

**START**

**Roll No. 26**

# **Planning Commission Minutes**

**JANUARY 8, 1959 to May 12, 1960**

**Planning Department  
City & County of Honolulu**

**FLASH NO. 1**

CITY PLANNING COMMISSION

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Jan. 8, 1959	Wahiawa - west corner of Wilikina Dr. & Kunia Rd - Man Kwong Au	4
Feb. 5, 1959	Wahiawa - west corner of Wilikina Dr. & Kunia Rd - Man Kwong Au	78
Feb. 26, 1959	Wahiawa - west corner of Wilikina Dr. & Kunia Rd - Man Kwong Au	156

ZONING - APARTMENT DISTRICT "C"

Jan. 15, 1959	Kaneohe - Aikahi Triangle - Centex-Trousdale Co.	25
Jan. 22, 1959	Kapalama - Vineyard Street - Sakuma Trust	38
Jan. 22, 1959	Moanalua - Red Hill - Hawaii Housing Authority	43
Jan. 29, 1959	Halawa-kai - mauka side of Salt Lake Blvd. between Saratoga Dr & Halawa Stream - Hawaii Hsng. Auth.	50
Jan. 29, 1959	Kaneohe - Aikahi Triangle - Centex-Trousdale Co.	58
Feb. 5, 1959	Halawa-kai - mauka side of Salt Lake Blvd. between Saratoga Dr & Halawa Stream - Hawaii Hsng. Auth.	73
Feb. 12, 1959	Halawa-kai - mauka side of Salt Lake Blvd. between Saratoga Dr & Halawa Stream - Hawaii Hsng. Auth.	92
Feb. 19, 1959	Kaneohe - Aikahi Triangle - Centex-Trousdale Co.	118
Feb. 19, 1959	Halawa-kai - mauka side of Salt Lake Blvd. - Hawaii Housing Authority	124
Feb. 26, 1959	Halawa - Moanalua Road & Halawa Heights Drive - Calvin C. McGregor	139
March 5, 1959	Moanalua - Moanalua Rd - International Develop. Co.	181
March 12, 1959	Kalihi - Ahonui St - Benito D. Batungbacal	183
March 19, 1959	Waipahu - mauka side of Farrington Hwy - Pacific Land Hui	198
March 19, 1959	Kalihi - Ahonui St - Benito D. Batungbacal	199
April 2, 1959	Halawa - Moanalua Road & Halawa Heights Drive - Calvin C. McGregor & Territory of Hawaii	224
April 2, 1959	Halawa-kai - Salt Lake Blvd - Hawaii Housing Auth.	249
April 16, 1959	Kaneohe - Aikahi Triangle - Centex-Trousdale Co.	276

ZONING - BUSINESS

Jan. 8, 1959	Kapalama - N. School St & Pohaku Street Ext - Sawai Brothers' Painting Co., Ltd.	3
Jan. 8, 1959	Halawa - Moanalua Road & Halawa Heights Road - Calvin C. McGregor	5
Jan. 8, 1959	Kaneohe - mauka side of Kamehameha Hwy & Wilson Tunnel Approach Road - Uyesato, Simms & Wong	6
Jan. 8, 1959	Palama - Waipa Lane - Z. Arakaki	19
Jan. 8, 1959	Aiea - Moanalua Road - K Tokuno	20
Jan. 8, 1959	Kapaakea - Coyne St - Japanese Chamber of Commerce	20
Jan. 15, 1959	Kaimuki - Waiialae Ave. bet. 7th & 8th Aves - Shimada Brothers, Ltd.	22
Jan. 15, 1959	Kaneohe - Aikahi Triangle - Centex-Trousdale Co.	25
Jan. 22, 1959	Kaimuki - Waiialae & 8th Aves - Lau Kiam & Lau Hoy	41

**ZONING - BUSINESS (CONT'D)**

Jan. 22, 1959	Kalihi - Konani Pl. bet. Kalihi Stream & Gulick Avenue - Kalihi Super Market	44
Jan. 29, 1959	Waikiki - Kapiolani Blvd - Finance Investment Co.Ltd.	57
Jan. 29, 1959	Kaneohe - Aikahi Triangle - Centex-Trousdale Co.	58
Jan. 29, 1959	Kaneohe - mauka side of Kamehameha Hwy & Wilson Tunnel Approach Rd - Uyesato, Simms & Wong	59
Feb. 5, 1959	Kaimuki - Waiialae & 8th Aves - Lau Kiam & Lau Hoy	72
Feb. 5, 1959	Palama - 709 & 719 N. School St - S. Sugihara, et al	73
Feb. 5, 1959	Kaimuki - Waiialae Avenue bet. 10th & Sierra Drive - Robert T. Lee	75
Feb. 5, 1959	Kalihi - N. School & Martin Streets	77
Feb. 5, 1959	Waikiki - Kalakaua Ave - bet. Beach Walk & Lewers Rd	78
Feb. 5, 1959	Kapalama - School St. & Pohaku Street Extension - Sawai Brothers' Painting Co. Ltd.	78
Feb. 5, 1959	Kaimuki - Waiialae Ave., bet. 7th & 8th Aves - Shimada Brothers, Ltd.	78
Feb. 12, 1959	Waikiki - Kapiolani Blvd - Finance Investment Co.Ltd.	94
Feb. 12, 1959	Kaneohe	95
Feb. 12, 1959	Haleiwa - Kamehameha Hwy & Amara Lane - Noriyu Koga	96
Feb. 12, 1959	Kalihi - Konani Pl. bet. Kalihi Stream & Gulick Avenue - Kalihi Super Market	110
Feb. 19, 1959	Palama - 709 & 719 N. School St - S. Sugihara, et al	113
Feb. 19, 1959	Halawa - Moanalua Rd & Halawa Heights Road - Calvin C. Mcgregor, agent	114
Feb. 19, 1959	Kaimuki - 2109-3117 Waiialae Ave - Mrs. Soon Pil Kim	118
Feb. 19, 1959	Kaneohe - Aikahi Triangle - Centex-Trousdale Co.	118
Feb. 19, 1959	Kaneohe - Kalihi Tunnel Approach Rd & Kamehameha Hwy - Uyesato, Simms & Wong	124
Feb. 26, 1959	Kalihi - N. School St & Martin St	155
Feb. 26, 1959	Waikiki - Kalakaua Ave. bet. Beach Walk & Lewers Rd	156
Feb. 26, 1959	Kapalama - School St & Pohaku Street Ext.	156
Feb. 26, 1959	Kaimuki - Waiialae Ave, bet. 7th & 8th Aves.	156
March 5, 1959	Waikiki - 2333 & 2343 Kapiolani Blvd - Finance Investment Co., Ltd.	157
March 5, 1959	Kaneohe - Kalihi Tunnel Approach Rd & Kamehameha Hwy - Uyesato, Simms & Wong	159
March 5, 1959	Kaimuki - Waiialae & 8th Aves - Lau Kiam & Lau Hoy	159
March 5, 1959	Kapahulu - Mooheau Ave- Isamu Okumura	161
March 5, 1959	Punaluu - Grace Kahoalii Estate & Cooke Trust Co.	163
March 19, 1959	Waimanalo - north side of Kalaniana'ole Highway - Shinichi Uohara, by: Hung Leong Ching	203
March 19, 1959	Kaneohe - Kamehameha Hwy & Kalihi Tunnel Approach Rd - Uyesato, Simms & Wong	203
March 19, 1959	Kaimuki - Waiialae & 8th Aves - Lau Kiam & Lau Hoy	205
April 2, 1959	Waiialae-Nui - mauka side of Waiialae Avenue, opp. Waiialae Shopping Center - Bishop Estate	226
April 9, 1959	Palolo - 3154 Waiialae Ave - Samuel K. Murakami	254
April 9, 1959	Kaneohe - 70 feet mauka of Kamehameha Hwy off Pahia Road - Tokio Yoshida	254
April 9, 1959	Makah, a Waianae - Capital Investment Co., Ltd.	254
April 9, 1959	Hauula - mauka side of Kamehameha Hwy - Richard Soo	255
April 9, 1959	Waimanalo - north side of Kalaniana'ole Highway - Shinichi Uohara	255
April 9, 1959	Kaneohe - makai side of Kamehameha Hwy - Nobutaro Harada	256
April 9, 1959	Kaimuki - Waiialae Ave & 8th Ave - Lau Kiam & Lau Hoy	269
April 16, 1959	Waiialae-nui - mauka side of Waiialae Ave, opposite Waiialae Shopping Center - Bishop Estate	276
April 16, 1959	Kaneohe - Kalihi Tunnel Approach Road & Kamehameha Hwy - Uyesato, Simms & Wong	276
April 16, 1959	Kaneohe - Aikahi Triangle - Centex-Trousdale Co.	276

**ZONING - CEMETERY USE**

April 2, 1959	Nuuanu - 114 Judd St - City Memorial Park	225
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**ZONING - CLASS A RESIDENTIAL**

April 2, 1959	Kaneohe - mauka side of Kam Hwy north of Kalihi Tunnel Approach Rd - Centex-Trousdale Co.	229
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**ZONING - CLASS A-1 RESIDENTIAL**

Jan. 8, 1959	Ewa Beach - west end of Papipi Rd - Campbell Estate	6
Jan. 15, 1959	Kaneohe - Aikahi Triangle - Centex-Trousdale Co.	25
Jan. 22, 1959	Ewa Beach - west end of Papipi Rd - Campbell Estate	40
Jan. 29, 1959	Kaneohe - Aikahi Triangle - Centex-Trousdale Co.	58
Feb. 5, 1959	Ewa Beach - west end of Papipi Rd - Campbell Estate	77
Feb. 19, 1959	Kaneohe - Aikahi Triangle - Centex-Trousdale Co.	118
March 5, 1959	Kalihi Valley - approx. 3 miles mauka of School St - Bishop Estate	160
March 5, 1959	Kaneohe - Aikahi Triangle - Centex-Trousdale Co.	162
March 5, 1959	Waipio - Waipio Tract Subdivision	162
April 2, 1959	Kaneohe - Aikahi Triangle - Centex-Trousdale Co.	228
April 16, 1959	Kaneohe - Aikahi Triangle - Centex-Trousdale Co.	276

**ZONING - CLASS A-2 RESIDENTIAL**

Jan. 22, 1959	Kaalaea - Wailehua Rd & Laumaula Road - Sing Chong Co., Ltd.	42
Jan. 22, 1959	Aiea - Heleconia Street	44
Feb. 12, 1959	Aiea - Heleconia Street	110
March 5, 1959	Kaneohe - Lilipuna Rd - Joyce Murakami	162
March 5, 1959	Moanalua - Foster Village	163
March 5, 1959	Kaalaea - Wailehua & Laumaula Rds - Sing Chong Co. Ltd.	163
March 12, 1959	Kaneohe - Lilipuna Road - Joyce Murakami	182
March 19, 1959	Kaneohe - Lilipuna Road - Joyce Murakami	199
April 9, 1959	Halawa - Foster Village	253

**ZONING - CLASS AA RESIDENTIAL**

Jan. 8, 1959	Ewa Beach - west end of Papipi Rd - Campbell Estate	6
Jan. 22, 1959	Ewa Beach - west end of Papipi Rd - Campbell Estate	40
Feb. 5, 1959	Ewa Beach - west end of Papipi Rd - Campbell Estate	77

**ZONING - CONDITIONAL USES**

March 12, 1959	Manoa - makai side of Seaview Dr - The Hawaiian Evangelical Assoc.	183
April 2, 1959	Manoa - makai side of Seaview Dr - The Hawaiian Evangelical Assoc.	224

**ZONING - HIGHWAY PROTECTIVE & RURAL PROTECTIVE**

Feb. 5, 1959	Kaena, Waialua - Farrington Highway	78
Feb. 26, 1959	Kaena, Waialua - Farrington Highway	156

**ZONING - HOTEL AND APARTMENT**

Jan. 8, 1959	Auwaiolimu - Huali Street - T. Moriwaki	20
Jan. 8, 1959	Kewalo - Kamaile & Birch Sts - M. Dote	20
Jan. 8, 1959	Kewalo - Piikoi St - M. Morita	20
Jan. 15, 1959	Wahiawa - north side of Wilikina Dr - Harold Goodman	24
Jan. 15, 1959	Waimalu - Kamehameha Hwy & Moanalua Rd - Kalauao Development Co.	24
Jan. 15, 1959	Kaneohe - Aikahi Triangle - Centex-Trousdale Co.	25
Jan. 22, 1959	Waimalu - Kamehameha Hwy & Moanalua Rd - Kalauao Development Co.	40
Jan. 22, 1959	Waianae, Pokai Bay - Bayview Street - Harry S. Morse, Jr., et al	40
Jan. 22, 1959	Wahiawa - north side of Wilikina Dr - Harold Goodman	41
Jan. 22, 1959	Waikiki - Kalakaua Ave - Robert Hendry	43
Jan. 29, 1959	Kaneohe - Aikahi Triangle - Centex-Trousdale Co.	58

ZONING - HOTEL AND APARTMENT (CONT'D)

Feb. 5, 1959	Waikiki - 3003 Kalakaua Ave - Jack Leong, et al	73
Feb. 5, 1959	Palolo - 3220 Waiialae Ave - K. C. Chong	76
Feb. 12, 1959	Waikiki - 3003 Kalakaua Ave - Jack Leong, et al	92
Feb. 12, 1959	Kaneohe	95
Feb. 12, 1959	Puunui - Liliha St & Dayton Ln - Hong Chee Chung	97
Feb. 12, 1959	Waipahu - mauka side of Farrington Highway - Pacific Land Hui	98
Feb. 19, 1959	Puunui - Puunui Avenue & Kauai St - Allan M. Koide	115
Feb. 19, 1959	Punchbowl - 1637 Kamamalu Ave - Ethel Dowsett Von Geldern	116
Feb. 19, 1959	Pauoa - 1733 Lusitana St - Marion Faria, estate, By: Mrs. Lillian Love, et al	116
Feb. 19, 1959	Makiki - Makiki St. - Mr. & Mrs. Adolph Gertz	117
Feb. 19, 1959	Kewalo - Pensacola & Kamaile Sts - Maria R. Gomes	117
Feb. 19, 1959	Kaneohe - Aikahi Triangle - Centex-Trousdale Co.	118
Feb. 19, 1959	Kaneohe - Kaneohe Bay Dr & Kam Hwy - Kaneohe Ranch	123
Feb. 26, 1959	Punchbowl - 1637 Kamamalu Ave - Ethel Dowsett Von Geldern	138
Feb. 26, 1959	Waipahu - Farrington Hwy - Ben Mau & Associates	139
Feb. 26, 1959	Kailua - north side of Kawainui St - Marshall Wright, et al	140
Feb. 26, 1959	Kapahulu - Leahi Ave - Manuel Gomes	141
Feb. 26, 1959	Waikiki - Kalakaua Ave - Jack Leong, et al	142
Feb. 26, 1959	Waikiki - Kalakaua Ave. bet. Coconut Rd & Poni Moi	156
March 5, 1959	Waipahu - mauka side of Farrington Hwy - Pacific Land Hui	159
March 5, 1959	Waikiki - 3019 Kalakaua Ave - Mr. & Mrs. Adolph C. Sendel	160
March 5, 1959	Kaneohe - Kalama Beach - Kaneohe Ranch Co.	162
March 5, 1959	Punaluu - Grace Kahoalii Estate & Desmond Hallaran	163
March 12, 1959	Waipahu - mauka side of Farrington Hwy - Pacific Land Hui	182
March 12, 1959	Wahiawa - 25 Kamehameha Hwy - Merton A. Mack	183
March 12, 1959	Makiki - Nehoa & Anapuni Sts - American Association of University Women	184
March 19, 1959	Wahiawa - 25 Kamehameha Hwy - Merton A. Mack	200
March 19, 1959	Makiki - Nehoa & Anapuni Sts - American Association of University Women	200
March 19, 1959	Kalihi - McNeill & Kaiwiula Sts - Bishop Estate	201
March 19, 1959	Waikiki - Kokohead end of Kalakaua Ave - Kalakaua Land Development Co - by David A. Benz	202
March 19, 1959	Punaluu - makai side of Kamehameha Hwy - Desmond Hallaran & Grace Kahoalii Estate	204
March 19, 1959	Waikiki - Kalakaua Ave - Jack Leong, et al	220
April 2, 1959	Waiialae-nui - mauka side of Waiialae Ave, opposite Waiialae Shopping Center - Bishop Estate	226
April 2, 1959	Kalama Beach - Kaneohe Ranch Co.	228
April 9, 1959	Waipahu - makai side of Farrington Hwy - Ben Mau and Associates	253
April 9, 1959	Puunui - 1819-1823 Sereno Lane - James T. Kakuda	253
April 9, 1959	Punchbowl - 1637 Kamamalu Ave - Ethel Dowsett Von Geldern	255
April 16, 1959	Waikiki - 3065 Kalakaua Ave - Kalakaua Land Develop Co.	272
April 16, 1959	Punaluu - makai side of Kamehameha Hwy - Desmond Hallaran & Grace Kahoalii Estate	273
April 16, 1959	Kalihi - McNeill & Kaiwiula Sts - Bishop Estate	275
April 16, 1959	Waiialae-nui - mauka side of Waiialae Ave, opposite Waiialae Shopping Center - Bishop Estate	276
April 16, 1959	Waipahu - 94-506 Farrington Hwy - Duncan & Joanna Lee	277
April 16, 1959	Kapahulu - Lakimau St - Ella L. Ing	277

ZONING - INDUSTRIAL

Jan. 22, 1959	Waimano - makai side of Kamehameha Hwy opposite Puu Poni Street - Kaname Saito	41
Feb. 5, 1959	Kalihi-kai - Hau St & Kalani St - Kenneth Kimura	74

### ZONING - INDUSTRIAL (CONT'D)

Feb. 12, 1959	Waimano - makai side of Kamehameha Hwy - Kaname Saito	95
Feb. 19, 1959	Kaneohe - Kam Hwy & Luluku Rd - Reuben M. Wong	124
Feb. 26, 1959	Waimano - makai side of Kamehameha Hwy - Kaname Saito	137
March 19, 1959	Waimano - makai side of Kamehameha Hwy - Kaname Saito	203
April 9, 1959	Kaneohe - Kam Hwy & Luluku Rd - Rueben M. Wong	254

### ZONING - GENERAL INDUSTRIAL

March 5, 1959	Waimalu - makai side of Kamehameha Hwy - Hirotohi Yamamoto & Assoc. & McCandless Estate	161
March 12, 1959	Waimalu - makai side of Kamehameha Hwy - Hirotohi Yamamoto & Assoc. & McCandless Estate	182
March 19, 1959	Waimalu - makai side of Kamehameha Hwy - Hirotohi Yamamoto & Assoc. & McCandless Estate	199
April 2, 1959	Honouliuli, Ewa - Barber's Pt. - Campbell Estate	230

### ZONING - NOXIOUS INDUSTRIAL

April 2, 1959	Honouliuli, Ewa - Barber's Point - Campbell Estate	230
April 16, 1959	Honouliuli, Ewa - Barber's Point - Campbell Estate	274

### ZONING - SEMI-INDUSTRIAL

Jan. 8, 1959	Kewalo - area back of Keeaumoku Street between Liona Place & Rycroft St - Edward Y. F. Liu	4
Feb. 12, 1959	Kewalo - area back of Keeaumoku Street between Liona Place & Rycroft St - Edward Y. F. Liu	95
Feb. 26, 1959	Kalihi-kai - Hau St & Kalani St - Kenneth Kimura	138
March 5, 1959	Kewalo - Keeaumoku Street - Edward Y. F. Liu	165
April 2, 1959	Kalihi-kai - Hau St & Kalani St - Kenneth Kimura	224
April 2, 1959	Kewalo - Keeaumoku Street - Edward Y. F. Liu	249
April 9, 1959	Kalihi-kai - Hau St & Kalani St - Kenneth Kimura	257

### ZONING - MISCELLANEOUS

Jan. 8, 1959	Kahala Heights - end of Maunahilu Pl - M. Yoshimoto	7
Jan. 29, 1959	Kualoa - Mr. & Mrs. Edward Chester	60
Feb. 5, 1959	Kahaluu - Kahaluu Beach Lots - Hector J. Baxter	76
Feb. 5, 1959	Palolo Valley - Kauhana St - Yee Akin	77
Feb. 26, 1959	Kapahulu - Leahi Ave - Manuel Gomes	141
Feb. 26, 1959	Letter from the Moiliili Businessmen & Professional Association	156
March 5, 1959	Kaneohe-Kailua - Kailua Rd & Kalaniana'ole Highway - Windward Oahu Community Assocl	163
March 19, 1959	Wailupe - off Kalaniana'ole Hwy - Francis Lee	197
March 19, 1959	Waikiki - minimum lot size for apartment development	202
April 2, 1959	Kailua - Ililani Street (Kalaheo Hillside)	231
April 2, 1959	Waikiki - Saratoga Rd & Kalia Rd - Y.W.C.A.	231
April 9, 1959	Kaneohe Heights - end of Keana Road	257
April 16, 1959	Waikiki - Saratoga Rd & Kalia Rd - Y.W.C.A.	278

### ZONING - ORDINANCE

Jan. 15, 1959	Conditional use law	24
Jan. 22, 1959	Conditional use law	43
Jan. 29, 1959	Off-street parking district (automobile)	50
Feb. 5, 1959	Off-street automobile parking district	73
Feb. 5, 1959	Comprehensive zoning law	77
Feb. 12, 1959	Off-street automobile parking district	94
March 5, 1959	Off-street automobile parking district	165
March 5, 1959	Conditional use district	181
March 19, 1959	Separate Hotel, Apartment, and Resort Center Districts	205
March 19, 1959	Ordinance 1471, accessory uses within Hotel & Apartment Districts	206
April 16, 1959	Off-street automobile parking district	292

ZONING VARIANCE

Jan. 8, 1959	Kaimuki - 752 15th Avenue - Violet Weeks	5
Jan. 8, 1959	Pearl City - Lehua Ave & First St - Dr. Kobashigawa	6
Jan. 15, 1959	Pauoa - 1824-1828 Fort St - Mrs. Lum Chun Yee	23
Jan. 15, 1959	Kahaluu - Waihee Valley - U. Nakama	27
Jan. 22, 1959	Pearl City - Lehua Ave & First St - Dr. Kobashigawa	39
Feb. 5, 1959	Pearl City - Lehua Ave & First St - Dr. Kobashigawa	78
Feb. 12, 1959	Kewalo - 827 Piikoi St - Hawaiian Trust Co. Ltd.	98
Feb. 12, 1959	Palolo - 2006-A 9th Avenue - Francis X. McKenna	98
Feb. 12, 1959	Kaimuki - 1019 13th Ave - Joseph Soo Tong Nam	99
Feb. 19, 1959	Palolo - 2006-A 9th Avenue - Francis X. McKenna	114
Feb. 19, 1959	Aliamanu - Salt Lake Blvd & Likini Pl - Dr. Marie V. Moore	114
Feb. 19, 1959	Kapahulu - 946 6th Ave - Mr. & Mrs. Arthur K.T. Wong	118
Feb. 19, 1959	Pearl City - Lehua Ave & First St - Dr. Kobashigawa	134
Feb. 26, 1959	Kewalo - 827 Piikoi St - Hawaiian Trust Co. Ltd.	136
Feb. 26, 1959	Nuuanu - 1834 Nuuanu Ave - Dr. John M. Felix	138
Feb. 26, 1959	Lower Manoa - 2141 Metcalf Street - Mr. & Mrs. John U. Webster	139
Feb. 26, 1959	Lualualei - Clarence C. T. Loo	141
March 5, 1959	Aliamanu - Salt Lake Blvd & Likini Pl - William J. McDonough, D. C.	162
March 12, 1959	Wahiawa - 114 Makaweo Ave - Edward Uetake	183
March 12, 1959	Halawa-kai - makai side of Salt Lake Blvd - James T. Ownby	183
March 19, 1959	Wahiawa - 114 Makaweo Ave - Edward Uetake	200
March 19, 1959	Makiki - 1223 Wilder Ave - Mrs. Jean T. Jamieson	203
March 19, 1959	Kewalo - 827 Piikoi St - Hawaiian Trust Co. Ltd.	205
April 9, 1959	Waiialae-Iki - 1164-B Iki Pl - Larry Y. Inouye	254
April 9, 1959	Palolo - 2006-A 9th Avenue - Francis X. McKenna	255
April 9, 1959	Kaneohe - Kalaheo Village - Centex-Trousdale Co.	256
April 9, 1959	Kahaluu - 47-319 Ahuimanu Rd - Mrs. Winnie Chang	257
April 16, 1959	Waiialae-Iki - 1164-B Iki Pl - Larry Y. Inouye	276
April 16, 1959	Halawa - Moanalua Rd - Clarke-Halawa Co. -- Pacific Cement & Aggregates, Inc.	277
April 16, 1959	Kewalo - Piikoi St - Walker Estate	292

ZONING VIOLATIONS

Jan. 29, 1959	Kaimuki - 811 11th Ave - Illegal rental units	60
Feb. 5, 1959	Kaimuki - 752 15th Ave - Illegal rental unit	77
Feb. 5, 1959	Kaimuki - 913-B 8th Ave - Illegal rental unit	77
Feb. 12, 1959	Kaimuki - 3626-A Crater Rd - Illegal rental unit	99
Feb. 12, 1959	Kaimuki - 1048 17th Ave - Illegal rental unit	99
Feb. 12, 1959	Kaimuki - 2450 10th Ave - Illegal kitchen facilities	99
Feb. 12, 1959	Kalihi - 708 Mokauea St - Illegal rental unit	99
Feb. 26, 1959	Kewalo - 928-E Cedar St - Illegal business oper.	141
Feb. 26, 1959	Kaimuki - 752 15th Ave - Illegal rental unit	141
Feb. 26, 1959	Wailupe - 5980 Kalaniana'ole Hwy - duplex unit	141
Feb. 26, 1959	Kapahulu - 3227 Brokaw St - Illegal rental unit	141
March 12, 1959	Manoa - 3254 Paty Dr - Alleged rental unit	184
March 12, 1959	Kaimuki - 3458 Pahoa Ave - Alleged business oper.	184
March 12, 1959	Kailua - 736-A Maluniu Ave - Alleged business oper.	184
March 12, 1959	Kapahulu - 1034 Kapahulu Ave - Alleged business op.	184
March 19, 1959	Kaimuki - 942-A 11th Ave - Illegal kitchen unit	205
April 16, 1959	Manoa - 2550-A E. Manoa Rd - Illegal rental unit	280
April 16, 1959	Aina Haina - 5237 Oio Dr - Alleged rental unit	280
April 16, 1959	Checking of classified ads	280

Meeting of the City Planning Commission

January 8, 1959

The City Planning Commission met in regular session on Thursday, January 8, 1959, at 2:20 p.m., in the Conference Room of the City Hall Annex with Chairman A. J. Gignoux presiding:

**PRESENT:**

A. J. Gignoux, Chairman  
Katsuro Miho  
Harold Kometani  
Tyler Harr  
Cyril Lemmon  
John H. Felix  
Leighton S. C. Louis, Director

**ABSENT:**

George Centeio (on trip)  
R. G. Rietow (Hilo)  
Henry Chun Hoon (Hilo)  
Frank W. Hustace, Jr.

**MINUTES:**

The minutes of December 29, 1958, as circulated, were approved on the motion of Mr. Lemmon and second of Mr. Harr.

**MASTER PLAN  
PUBLIC UTILITIES  
BUS ROUTE  
PEARL CITY HEIGHTS**

The Commission reviewed again a request from the Leeward Bus Company for approval of its bus route to serve the Pearl City Heights area. The Commission visited the site to check a left turn movement across Kamehameha Highway from Puu Poni Street.

Mr. Lemmon's motion to disapprove this bus service route and to have the staff make a study and recommend an alternate route to avoid a very dangerous left turn movement was seconded by Mr. Miho and carried.

**MASTER PLAN  
PUBLIC UTILITIES  
BUS ROUTE  
KAILUA-LANIKAI**

The Commission, on the motion of Mr. Kometani and second of Mr. Harr, approved the original bus route of the Leeward Bus Company to serve the Kailua-Lanikai area.

The Commission on December 29, 1958, had approved an alternate route; however, the Bus Company is requesting this change because the Public Utilities Commission had approved the original route and disapproved the alternate route.

**MASTER PLAN  
MANOA  
MASTER PLAN ROADWAY  
EWA SIDE OF MANOA  
CEMETERY**

In compliance with Public Works Committee Report No. 5023, the staff has given further study to the master plan alignment of a proposed road connecting East Manoa Road with vacant lands on the ewa side of Manoa Cemetery.

The staff reported that a new alignment may be more practical as far as the City is concerned due to the fact that existing rights-of-way will be used to serve the road extension. This new alignment will take more of the cemetery lands on the east side but will take less cemetery lands within the triangle strip area.

At the time the Manoa Chinese Cemetery was granted permission to construct a building within the right-of-way area, it stated that it would be agreeable to any reasonable change in the road alignment that will take more lands on the mauka side belonging to the Cemetery. A letter to this effect is on file.

The Commission voted to recommend to the Board of Supervisors the new road alignment, on the motion of Mr. Lemmon and second of Mr. Harr.

MASTER PLAN  
SCHOOL & PARK SITE  
KAILUA  
KAELEFULU  
SUBDIVISION

The Commission was informed that a revision has been made with respect to the size and location of the school and park site for the Kaelepulu Fish Pond Subdivision. The general location of the school and park site was approved by the Commission on December 18, 1958, after a public hearing.

The revised plan shows a shorter lake frontage for the school and park site, with 7.5 acres allocated for the school and 9 acres for the park. Four acres of the park site will be made a part of the school for playground purposes and 5 acres will be for marina development. The revised plan has been approved by the developer of the subdivision and letters are on file from the Department of Public Instruction and the Board of Public Parks and Recreation indicating their approval of the proposed site.

PUBLIC HEARING  
MASTER PLAN  
MANOA  
DELETION OF  
HUAPALA STREET  
EXTENSION

A public hearing was held to consider the amendment to the Master Plan Street Layout for portion of Section 5 (Manoa-Woodlawn) by deleting the proposed Huapala Street Extension between East Manoa Road and Kolowalu Street.

The request for deletion of Huapala Street Extension was made by a property owner who proposes to develop a shopping center in the area. He believes that the deletion of the roadway would be desirable and to the best interest of the public since more off-street parking facilities will be created, traffic hazards will be eliminated, and a better over-all shopping center plan could be established.

One letter of protest was filed by the Magoon Estate, Limited. The Estate pointed out that it owns approximately 50 acres of land in the area and believes that Huapala Street Extension is needed to provide adequate access from its land to the business areas in Manoa.

Mr. George Houghtailing, planning consultant for the owner of the land, pointed out that Huapala Street Extension was originally established on the master plan to serve a residential subdivision. With the zoning of the entire area of land to business, the need for the roadway has become unnecessary. To permit the limited number of people desiring to go through the area from Kolowalu Street to East Manoa Road, the design of the shopping center has been made to provide egress and ingress movements within the area. The pavement width of this access roadway will be 28 feet. He indicated that the people from the upper regions of Manoa could use Lowrey Avenue or Alaula Way for access into and out of the Valley area.

Mr. Lemmon was of the opinion that the roadway was designed to serve the large areas of land within the district and to delete it to create a shopping center was not proper.

The Director pointed out on the map several large undeveloped acreage of lands east of Kolowalu Street. He stressed that adequate access is necessary from these areas to the existing business areas and public facilities of Manoa. Deletion of Huapala Street Extension would mean that access must be made through Lowrey Avenue and Alaula Way which are approximately 1600 feet apart and wholly inadequate to serve the proposed residential developments east of Kolowalu Street. Huapala Street Extension is also necessary to and was designed to provide better access for service and emergency vehicles. Upon an inquiry from a Commission member, the Director stated that the potential

population for that portion of the Valley area is about 1500 to 1600 people.

The Commission closed the public hearing and took the matter under advisement on the motion of Mr. Komatani and second of Mr. Felix.

Mr. Felix stated that by deleting Huapala Street Extension, a better shopping center development could be provided. He believed that the off-street parking facilities of the shopping center could be utilized by the people desiring to patronize existing business establishments in the area which are without adequate parking facilities.

Upon being requested for the staff's recommendation, the Director reported that since no new facts have been presented to justify the deletion, it recommends the retention of Huapala Street Extension. He pointed out that the shopping center is only a neighborhood center to serve the people and is incidental to the residential development of Manoa. He stated, however, that if the Valley area were undeveloped, a shopping center development with its proper street patterns could be designed; but, he pointed out that this is a developed residential area with its master planned street system to best serve the area.

Mr. Komatani believed that a compromise was in order. He pointed out that the developers of the shopping center are not completely eliminating access from one area to the other. He believed that the 28-foot pavement thoroughfare within the shopping center area is most satisfactory and pointed out as an example the success of the Waiialae-Kahala Shopping Center with a similar situation. He stated that he is ready to vote on this matter.

Upon an inquiry from Mr. Lemmon, the Director reported that, excluding the applicant's business zone, approximately 4-1/2 acres of land in Manoa are zoned for business of which 2.4 acres or 53% is used for business purposes and the remainder is still in residential use.

Mr. Felix stated that at the time of the rezoning request he was against any additional business zoning, but since the business zoning was granted, he believes that the shopping center development should be an orderly one and made a motion to approve the deletion of Huapala Street Extension. This motion was seconded by Mr. Harr and carried. Messrs. Lemmon and Miho voted in the negative.

A public hearing was held to consider the change in zoning from Class A Residential to Business for the rear portion of a parcel of land situated on the makai-waikiki corner of North School Street and Pohaku Street Extension. This is an extension of the existing business district.

Development plans have been submitted showing off-street parking areas in the front and back portions of the lot to serve the business development.

No protests were received. The public hearing was closed and the matter was taken under advisement on the motion of Mr. Felix and second of Mr. Komatani.

The Commission voted to approve the change in zoning to Business on the motion of Mr. Harr and second of Mr. Lemmon.

PUBLIC HEARING  
ZONING BUSINESS  
KAPALAMA  
N. SCHOOL STREET &  
POHAKU STREET  
EXTENSION  
SAWAI BROTHERS'  
PAINTING CO. LTD.

**PUBLIC HEARING  
ZONING APARTMENT  
DISTRICT "B"  
WAHIAWA  
WEST CORNER OF  
WILIKINA DRIVE  
AND KUNIA ROAD  
MAN KWONG AU**

A public hearing was held to consider the change in zoning from existing Highway Protective to Apartment District "B" for approximately 89,900# of land situated on the west corner of Wilikina Drive and Kunia Road, at Wahiawa.

The applicant has submitted plans showing the subdivision of the area into 6,000# lots with a 32-foot roadway with access on Kunia Road. The Commission had visited the site and recommended the Apartment District "B" zoning to limit the number of units in the area.

Apartment District "B" zoning, providing for quadruplex units on each 6,000# of lot area was approved and became effective on December 11, 1958.

No protests were received. The public hearing was closed and the matter was taken under advisement on the motion of Mr. Kometani and second of Mr. Harr.

The Commission approved the change in zoning to Apartment District "B" on the motion of Mr. Kometani and second of Mr. Harr.

**PUBLIC HEARING  
MASTER PLAN  
KALIHI-UKA  
WIDENING OF AKAHI  
STREET & EXTENSION  
OF GULICK AVENUE**

A public hearing was continued to consider the widening of Akahi Street to a 56-foot roadway and the extension of Gulick Avenue on the mauka side of Likelike Highway to connect with Akahi Street.

An alternate road connection to provide better access and grades is being proposed and the public hearing was kept open to permit two property owners affected by this change to appear before the Commission. However, to date, they have not appeared before the Commission to discuss this matter.

The Commission, on the motion of Mr. Felix and second of Mr. Lemmon, voted to keep the public hearing open for one week and instructed the staff to contact the two property owners.

**ZONING SEMI-INDUS-  
TRIAL  
KEWALO  
AREA BACK OF  
KEEAUMOKU STREET  
BETWEEN LIONA PLACE  
AND RYCROFT STREET  
EDWARD Y. F. LIU**

The Commission members visited the strip of land back of Keeaumoku Street between Liona Place and Rycroft Street for which a request for change in zoning from Hotel and Apartment to Semi-Industrial was made. A public hearing was held on December 29, 1958, for the extension of the Semi-Industrial zone.

The Director reported that a letter has been received from the applicant requesting that the Commission defer action until development plans for his lands are presented.

On the motion of Mr. Lemmon and second of Mr. Harr, the Commission voted to defer action pending submission of development plans.

**OFF-STREET PARKING  
VARIANCE  
KEWALO  
1336 KAMAILE STREET  
JIMMY'S ABALONE  
CHIPS CO., LTD.**

The Commission reviewed further a request from the Jimmy's Abalone Chips Co., Ltd., for variance from the off-street parking requirements so that it may extend its present warehouse structure to house its food manufacturing operations. The Company's present operation at Kapahulu must be discontinued due to the fact that it may be in violation of the zoning laws and the regulations of the Board of Health.

The Commission members had visited the site. The Director reported that the Company has at present 40% of the area set aside for off-street parking and the proposed extension

will diminish the parking area to 35%.

The Commission noted that since the proposed operation would be for a temporary period only, portions of the present warehouse area could be utilized for this operation. In addition, the Commission members noted that there is inadequate parking for the applicant's present fleet of trucks and business clients.

The Director reported that, by Committee Report #5012, the Board of Supervisors has transmitted a letter from a property owner, complaining about the present operations of Jimmy's Abalone Chips Co., Ltd., in Kapahulu.

On the basis that sufficient off-street parking spaces must be provided for this business operation, the Commission voted to disapprove this application, on the motion of Mr. Miho and second of Mr. Lemmon.

The Commission reviewed further a request for change in zoning from Rural Protective to Business for approximately 17,250 $\frac{1}{2}$  of land situated on the mauka side of Moanalua Road and Ewa side of Halawa Heights Road. This is a remnant parcel created as a result of the realignment of Halawa Heights Road.

The Director reported that the Territory of Hawaii which owns approximately 20,255 $\frac{1}{2}$  of land, being the abandoned roadway and adjoining the applicant's parcel of land, has requested that the Commission also consider the rezoning of its lands.

The Commission members visited the site and noted the residential developments in the area. On the basis that business zoning would not be compatible with the surrounding uses, and that traffic resulting from business operations at this isolated corner will create additional traffic hazards, the Commission voted to disapprove this application on the motion of Mr. Lemmon and second of Mr. Miho.

The Director reported that the staff is conducting a study of the Aiea-Halawa area and it may recommend apartment uses for this area which adjoins the Naval Housing.

The Commission considered a request for variance from existing Class A Residential regulations so that the owner may continue living in a converted servant's quarters and rent out the main dwelling. The property containing 5,950 $\frac{1}{2}$  is situated at 752 15th Avenue, Kaimuki.

The staff reported that the owner on July 22, 1958, obtained a building permit to convert an existing double car garage, attached to the main dwelling, into a maid's quarters and a permit to construct a new double car garage. An inspection of the site revealed that the attached garage has been converted into a living unit with sink and stove facilities.

On the basis that this is a personal hardship and not hardship relating to the use of the land, the Commission voted to disapprove this application on the motion of Mr. Miho and second of Mr. Lemmon. The Commission stated that this matter should be referred to Sam Harris of the Public Prosecutor's office for correction of the zoning violation.

ZONING BUSINESS  
HALAWA  
MOANALUA ROAD AND  
HALAWA HEIGHTS ROAD  
CALVIN C. MCGREGOR

ZONING VARIANCE  
KAIMUKI  
752 15TH AVENUE  
VIOLET WEEKS

**OFF-STREET PARKING  
VARIANCE  
EWA  
EWA BEACH  
ESTATE OF JAMES  
CAMPBELL**

The Commission reviewed a request from the Estate of James Campbell for variance from the off-street parking regulations for its industrial park development in Ewa.

The Estate stated that it will provide off-street parking facilities equivalent to the total number of employees on duty in any one work shift plus one space for every 1,000 square feet of floor area. It based its request on the fact that:

- (1) The industrial lots are large and the 40% of area requirement would be in excess of the parking needs;
- (2) Some industries will be working two or more shifts in a 24-hour period and therefore would be required to provide an excessive number of spaces for the number of employees actually on duty; and
- (3) The Trustees intend to apply for a traffic ordinance which will restrict or prohibit the parking of motor vehicles on the streets in this industrial district and that such a restriction will be incorporated in the lease.

The staff reported that under the present law, parking needs for one work shift must be provided for in lieu of 40% of the lot area; however, the type of use must be specified in order to fall within the exceptions. The request, in this application, is to apply to all uses within the industrial park development.

The Commission voted to defer action and instructed the staff to determine the type of uses and study the matter further on the motion of Mr. Miho and second of Mr. Lemmon.

**ZONING CLASS AA  
& A-1 RESIDENTIAL  
EWA BEACH  
WEST END OF  
PAPIPI ROAD  
JAMES CAMPBELL  
ESTATE**

The Commission, on the motion of Mr. Miho and second of Mr. Felix, authorized the calling of a public hearing to change the zoning from existing Rural Highway Protective Zone, Rural Protective Zone, and Rural Class A Residential to Rural Class AA and Rural Class A-1 Residential for areas of land situated at the west end of Papiapi Road at Ewa Beach.

The rezoning request was made following the Commission's suggestion that Class AA and Class A-1 Residential zoning should be established for this area.

**ZONING BUSINESS  
KANEHOHE  
MAUKA SIDE OF  
KAMEHAMEHA HIGHWAY  
& WILSON TUNNEL  
APPROACH ROAD  
UYESATO, SIMMS  
& WONG**

The Commission acknowledged receipt of a letter from Gordon Simms, H. Uyesato, and F. Wong, requesting that the Commission make a decision on their request for business zoning of the parcel of land situated at Likelike Highway and Kamehameha Highway.

The Commission noted that an over-all study of the Kaneohe-Heeia area by the staff is pending and voted to reaffirm its previous action of deferment until completion of the study on the motion of Mr. Miho and second of Mr. Felix.

**ZONING VARIANCE  
PEARL CITY  
LEHUA AVENUE  
AND FIRST STREET  
DR. KOBASHIGAWA**

The Commission, on the motion of Mr. Miho and second of Mr. Kometani, authorized the calling of a public hearing to consider a variance from the Rural Protective zoning regulations to permit the operation of a doctor's office in an existing non-conforming business building situated at the corner of Lehua Avenue and First Street, Pearl City.

The present structure houses the post office, a beauty salon, and apartments.

ZONING MISC.  
KAHALA HEIGHTS  
END OF MAUNAHILU PL.  
M. YOSHIMOTO

Mr. Gignoux inquired of the Director regarding the progress of a study being made to help improve a situation whereby property owners had filed a complaint against the construction of four "cheap" dwellings in one corner of a parcel of land situated at the end of Maunahilu Place, Kahala Heights.

The Director reported that he has conferred with the City and County Attorney to draft an ordinance that would require a given number of acreage to surround each house. Regarding the complaint, he stated that he had inspected the site and noted that the houses are well spaced apart, and not concentrated in one corner. He stated that the homes are of standard make; however, he believes that the basis of the complaint is because the homes are built on stilts and the color scheme of the houses does not blend with the surrounding development. He pointed out that control of architectural design may not be enforceable for residential areas; however, control within historical sites on the mainland has been upheld on the basis of benefit to the public.

The following subdivision actions were taken by the Commission on the motion of Mr. Kometani and second of Mr. Harr:

SUBDIVISION  
KALIHI  
GULICK AND SCHOOL STREETS  
CHUNG LEE SHEE  
SURV: P. LOW ENGINE-  
ERING CO.  
BUSINESS

The Commission granted tentative approval to the proposed consolidation of Lots 6 & 17 and a portion of Lots 7 & 16 of the Waikoa Tract (Tax Map Key 1-3-15:1 & 12) at Kalihi into Lot A, 16,395 $\frac{1}{2}$  less 1,237 $\frac{1}{2}$  master plan setback area and leaving a net area of 15,158 $\frac{1}{2}$  whereon exists a superette and two dwellings.

The extension of the Business zone was adopted by the Commission on November 6, 1958.

This consolidation plan is submitted to comply with one of the requirements of the rezoning application which the Commission already approved.

Approval of this consolidation will be subject to the filing of final survey maps noting the master plan setback.

Mr. Miho disqualified himself from voting on this matter.

SUBDIVISION  
MAEMAE  
PACIFIC HEIGHTS ROAD  
HENRY HONG CHUNG, ET AL  
SURV: TH. HIGHWAY DEPT.  
CLASS A

Approval was granted to the proposed subdivision of Lot 1-B of Land Court Application 689 at Maemae into 3 lots: 1-B-1, 1.121 acres; 1-B-2, 0.208 acre less 0.079 acre master plan setback area leaving a net area of 0.129 acre; 1-B-3, 1.163 acres designation of restriction of access rights affecting Lots 1-B-1 and 1-B-2.

Lot 1-B-3 and the restriction of access rights are required by the Territory of Hawaii for the construction of the Nuuanu Highway, Federal Aid Project No. BU-061-1(7), Kuakini Street to Coelho Way.

Lots 1-B-2 and 1-B-3 have been acquired by the Territory. Lot 1-B-2 will be retained by the Territory.

Final survey maps have been filed.

SUBDIVISION  
NUUANU VALLEY  
OFF PUIWA LANE  
ESTATE OF HARRIET  
EMILY WIGHT  
EXECUTOR: HAWAIIAN TRUST  
CO., LTD.  
SURV: WRIGHT, HARVEY  
& WRIGHT  
CLASS AA & A

Approval was granted to the proposed subdivision of Lot A of Land Court Application 1441 at Nuuanu Valley into 2 lots: A-1, 20.409 acres with various improvements and less 0.054 acre master plan setback area and leaving a net area of 20.355 acres; and A-2, 50.944 acres with various improvements.

Access for Lot A-2 is over Dow and Henry Streets, both being private rights-of-way.

Any further subdivision of Lot A-2 will require proper and adequate access.

Final survey maps have been filed.

SUBDIVISION  
MAKIKI  
MAKIKI ROUND TOP DR.  
MILTON CADES  
SURV: R. M. TOWILL  
CLASS A

Tentative approval was granted to the proposed consolidation and resubdivision of portions of Grant 8338 to Charles A. Drew at Makiki into 3 lots: A, 5,872# less 660# for roadway easement leaving a net area of 5,212#; and the designation of Easement A (driveway easement) 12-foot wide over Lot A in favor of Lot B for access to Makiki Round Top Drive over an existing driveway; and B, 6,661#; C, 16,119#.

Tentative approval was granted by the Commission on May 1, 1958 to a two lot subdivision plan.

An existing dwelling now straddles the proposed common boundary of Lots A and B. Makiki Street is not a through street.

Approval will be subject to compliance with Class A zoning requirements, building spacing requirements, and Board of Water Supply requirements.

Final maps have been filed.

SUBDIVISION  
KALIA  
UNIVERSITY AVENUE AND  
KAPIOLAN BLVD.  
LUM YIP KEE, LTD.  
SUB-LESSEES: LOWELL  
C. E. ING, ET AL  
SURV: GILBERT K. MINN  
HOTEL & APARTMENT

Tentative approval was granted to the proposed consolidation and resubdivision of Grant 10530, Grant 10600, Lot 33-A-1 of Land Court Application 801, and Lot A-3-B-1 of Land Court Application 906 at Kalia into 2 Lots: 1, 10,555# whereon exists an apartment building; and 2, 7,000#.

Water and sewers are available.

Approval will be subject to compliance with building spacing requirements and the filing of final survey maps.

SUBDIVISION  
MANOA  
WOODLAWN DRIVE  
ALBERT E. STANLEY  
SURV: R. M. TOWILL  
CLASS AA

Tentative approval was granted to the proposed subdivision of Lot 16 of Land Court Application 321 at Manoa into 2 lots: 16-B, 10,000#; 16-A, 15,365# less 1,300# master plan setback area and 2,320# roadway easement area, leaving a net area of 11,745# together with an existing dwelling and garage.

Contours show approximately 25% grade.

The Commission granted a modification for the 16-foot roadway easement which exceeds the 120 feet maximum by 38 feet.

Approval will be subject to compliance with building spacing, Class AA zoning, Board of Water Supply and Division of Sewers requirements, certification of the 16-foot right-of-way by the Chief Engineer and the filing of final survey maps.

SUBDIVISION  
WILHELMINA RISE  
MITSUGU YOSHIMOTO  
SURV: PARK & PARK  
CLASS A

Approval was granted to the proposed consolidation of Lots 1 & 2 being a portion of portion "A" of L. P. 8165, Land Commission Award 8559-B, Apana 32 to W. C. Lunailo (Kahala Heights Tract) at Kapahulu into Lot 7, 43,756#. Water is available.

Final survey maps showing the consolidation have been filed.

SUBDIVISION  
KAHALUU  
OKANA PLACE  
ROY S. TOMIHAMA  
SURV: A. Y. AKINAKA  
CLASS AA ZONE  
(AGRICULTURAL SUBDVN)

Tentative approval was granted to the proposed subdivision of Lot 423 of Land Court Application 979 at Kahaluu into 3 lots: 423-A, 1.000 acres; 423-B, 1.000 acres; 423-C, 1.190 acres less 0.004 acre (200#) master plan setback area leaving a net area of 1.1867 acres and being a 24-foot flag lot.

The Commission on October 9, 1958, voted to defer action pending an amendment to the Subdivision Rules and Regulations whereby only one dwelling unit per acre will be allowed within an agricultural subdivision regardless of the existing zoning.

Resolution 1009, amending Section 19 of the Subdivision Rules and Regulations relating to Agricultural Subdivisions was adopted by the Commission and approved by the Board of Supervisors effective January 1, 1959.

By letter dated October 6, 1958, A. Y. Akinaka, engineer, states that the owners agree to impose a restrictive covenant in the Petition for Subdivision that only one dwelling will be permitted per lot until Okana Place is considered an acceptable road by the City Planning Commission within a Class AA Residential zone.

Approval of this subdivision will be subject to compliance with building spacing requirements, a duly acknowledged letter stating that this is an agricultural subdivision, certification from the Chief Engineer that Okana Place meets the agricultural roadway standards.

SUBDIVISION  
PUPUKEA  
OFF KAMEHAMEHA HIGHWAY  
HARRIET L. POLLOCK  
SURV: CLARENCE J. OLDS  
HIGHWAY PROTECTIVE

Tentative approval was granted to the proposed subdivision of Lot 17, Pupukea, Paumalu Beach Lots being a portion of Grant 7453 to A. D. Lansch at Pupukea into three lots: 17-A, 5,627#; 17-B, 5,980# less 470# being a 5-foot right-of-way to the beach in favor of Lot 17-A and being a 12-foot flag lot; and 17-C, 5,273# being a 12-foot flag lot.

Ke-Ike Road is a public right-of-way with a 10 to 12 foot pavement. Water is available.

Approval will be subject to certification from the Board of Health and the filing of final maps.

SUBDIVISION  
WAIALUA  
KAPAHU STREET  
EUGENE F. KENNEDY  
SURV: A.E. MINVIELLE, JR.  
CLASS AA

Tentative approval was granted to the proposed subdivision of Lot 249, Land Court Application 1089 at Waialua into three lots: 249-A, 13,390# with an existing dwelling; 249-B, 13,370#; 249-C, 10,500# with an existing garage together with Easement 12 for irrigation purposes.

The existing dwelling straddles the common boundary line of Lots 249-A and 249-B. Kapahu Street is a public right-of-way.

Inasmuch as this subdivision abuts an irrigation ditch, this matter will be referred to the Chief Engineer for his comments and recommendations regarding drainage requirements and the suitability of the lots for residential purposes. Water is available. No sewers are available.

Approval of this subdivision will be subject to certification from the Chief Engineer on drainage and suitability of the lots for residential use, certification from the Board of Health, compliance with building spacing requirements and the filing of final maps.

SUBDIVISION  
EWA  
OFF PAPIPI ROAD  
JAMES CAMPBELL ESTATE  
SURV: H. BARTHOLOMEW  
& ASSOCIATES  
CLASS A, HIGHWAY &  
RURAL PROTECTIVE ZONE

The Commission reviewed the revised proposed subdivision of Lot 297 and portions of Lots 295, 321, and 322 of Land Court Application 1069 at Ewa into 223 residential lots with areas ranging from 7,500 $\pm$  to 23,200 $\pm$ , together with 32, 44, and 60-foot rights-of-way and 3 private rights-of-way of 10-foot width as access to the beach restricted to Lots 2, 7, 8, 9, 10, and 15; one 15-foot right-of-way (walkway) between Lots 183 and 184 to the future school; one park site of 3.5 $\frac{1}{2}$  acres; one church site of 2.0 $\frac{1}{2}$  acres; one proposed shopping center site of 4.1 $\frac{1}{2}$  acres and three remainder lots: 227, 1.0 $\frac{1}{2}$  acre; 228, 3.1 $\frac{1}{2}$  acres; 229, 35,750 $\frac{1}{2}$  square feet; and Lot 230, 25,500 $\pm$ , being a road reserve lot extending to the boundary of the proposed subdivision.

An overall development plan has been submitted.

Tentative approval was granted by the Commission on December 11, 1958, to a previous subdivision plan. The Commission also requested the applicant to apply for rezoning to Class AA Residential district for all lots along the beach frontage which have areas of 10,000 $\pm$  and over and to Class A-1 Residential district for all lots below 10,000 $\pm$ .

The applicant will be informed that the Commission makes no commitment regarding the proposed shopping center, and that the right-of-way, being Lot 230, should be constructed to the limits of the boundary line.

The Commission also stated that a 56-foot right-of-way should be provided for the roadway within the first block to provide for adequate traffic circulation within the area.

Tentative approval was reaffirmed with approval subject to construction of street improvements and utilities to the limits of the boundary, compliance with drainage requirements, certification from the Board of Health, and the filing of final survey maps.

Approval was granted to the proposed subdivision of Lot 2-C of Land Court Consolidation 58 at Waipio into 2 lots: 2-C-1, 3 $\pm$  and 2-C-2, 79 $\pm$ .

SUBDIVISION  
WAIPAHU  
OFF FARRINGTON HIGHWAY  
HUNG WAI CHING, ET AL  
SURV: T.H. HIGHWAY DEPT.  
CLASS A

Designation of restriction of access rights affecting Lot 2-C-1, Lot 2-C-2 and the restriction of access rights are required by the Territory of Hawaii for the construction of the Farrington Highway, Federal Aid Project #F-4(8).

Final survey maps have been filed.

SUBDIVISION  
WAIPAHAU  
OFF FARRINGTON HIGHWAY  
HUNG WAI CHING, ET AL  
SURV: T.H. HIGHWAY DEPT.  
CLASS A

Approval was granted to the proposed subdivision of the following lots of Land Court Application 1000 at Waipahu:

- (1) Lot 62-A into 2 lots: 62-A-1, 1.746 acres and 62-A-2, 0.557 acre;
- (2) Lot 62-C into 2 lots: 62-C-1, 2.703 acres and 62-C-2, 0.967 acre;
- (3) Lot 63-A (KAHU Radio Station site) into 2 lots: 63-A-1, 0.472 acre whereon exists the KAHU Radio Station and 63-A-2, 0.128 acre;
- (4) Designation of restriction of access rights affecting Lots 62-A-1, 62-C-1 and 63-A-1.

Lots 62-A-2, 62-C-2 and 63-A-2 and the restriction of access rights are required by the Territory of Hawaii for the construction of the Farrington Highway Federal Aid Project #F-4(8).

Final survey maps have been filed.

SUBDIVISION  
WAIKIKI MAUKA  
UNIVERSITY AVENUE &  
KAPIOLANI BLVD.  
LUM YIP KEE, LTD.  
SURV: PARK & PARK  
HOTEL & APARTMENT

The Commission accepted withdrawal of the proposed consolidation and resubdivision of Land Court Consolidation 15 and portions of Land Court Application 737, 710, and 919 at Waikiki Mauka into 13 residential lots with areas ranging from 9,600 $\mu$  to 25,300 $\mu$  less master plan setbacks on several lots with net areas ranging from 8,720 $\mu$  to 25,300 $\mu$ .

On February 13, 1958, the City Planning Commission voted to defer action on this matter pending clarification of the right-of-way width of University Avenue.

By letter dated January 5, 1959, the applicant requested withdrawal of said consolidation and resubdivision plan.

SUBDIVISION  
DAMON TRACT  
MAKAI SIDE OF NIMITZ HWY  
LOYALTY INVESTMENT CO.  
SURV: R. M. TOWILL CORP.  
AIRPORT DISTRICT

The Commission authorized the submission of the construction plan for a 64 lot subdivision to the Chief Engineer for his check and approval.

Tentative approval was granted by the Commission on October 31, 1957. An extension of one year was granted by the Commission on December 29, 1958. Drainage requirements will be subject to the approval of the Bureau of Plans.

SUBDIVISION  
KAILUA  
BETWEEN KAILUA ROAD  
AND KAELEPULU CANAL  
KANEHOE RANCH CO.  
DEVELOPER: CENTEX  
CONSTRUCTION CO.  
SURV: R. M. TOWILL  
GENERAL INDUSTRIAL  
AND RURAL PROTECTIVE

The construction plans submitted for this subdivision were authorized to be transmitted to the Chief Engineer for his check and approval.

Tentative approval was granted by the Commission on September 11, 1958 for 23 lots.

The surveyor will be informed that all road grades for Road "A" and "B" shall in no case be less than 0.40% grade in accordance with Section 10-I of the Subdivision Rules and Regulations.

Drainage requirements will be subject to the approval of the Bureau of Plans.

SUBDIVISION  
KAIMUKI  
17TH AVENUE  
ROSE K. Y. AU HOY  
SURV: P. LOW ENGINE-  
ERING CO.  
CLASS A

The Commission reviewed the revised proposed subdivi-  
sion of Lot 12 of the Ocean View Tract (F. P. 37) at  
Kaimuki into 6 lots with areas ranging from 5,000 $\pm$   
to 5,401 $\pm$  with Lot 12-F being a 12-foot flag lot;  
together with Lot 12-G, 6,138 $\pm$ , being a 24-foot  
right-of-way.

Portion of Lot 12-C and Lot 12-G (roadway) and all  
of Lots 12-D, 12-E, 12-F are in the master plan  
requirements for the Mauka Arterial.

The three structures on the premises will be moved  
to conform to the building code.

By letter dated January 5, 1959, Mr. W. M. P. Wong,  
agent for the applicant, requested reconsideration  
of the disapproval of the subdivision plan on  
December 11, 1958. The revised plan shows a 24-foot  
right-of-way in lieu of the 20-foot right-of-way.

Since this subdivision is affected by the Mauka  
Arterial, the Commission voted to defer action for  
one week and to inform the Territorial Highway  
Department that unless provisions are made immediately  
to acquire the affected lands, the Commission must  
grant approval to this subdivision.

SUBDIVISION  
KAHALUU  
OFF AHALELO ROAD  
SHIGEMICHI TOMEI  
SURV: MASAJI YAMASHITA  
CLASS AA

The Commission reviewed the proposed subdivision of  
Lot 6-A of portion deed of Kam IV to James Steward  
at Kahaluu into 3 lots: A, 1.0 acre less 0.172 acre  
master plan setback area leaving a net area of 0.828  
acre; B, 1.0 acre less 0.333 acre master plan setback  
area leaving a net area of 0.667 acre; C, 7.516 acres,  
being a 44-foot flag lot less 0.877 acre master plan  
setback area leaving a net area of 6.639 acres with  
an existing dwelling and storehouse.

Resolution #1009, limiting one dwelling unit to an  
acre became effective January 1, 1959. A duly  
acknowledged letter stating that these lots are to  
be used for farm purposes only has been filed.

The Commission granted tentative approval with  
approval subject to a certification from the Chief  
Engineer regarding the adequacy of Ahaolelo Road  
to serve an agricultural subdivision, compliance with  
the requirements of the Suburban Water System,  
compliance with the 60-foot right-of-way as master  
planned, and the filing of final maps.

SUBDIVISION  
KANEHOHE  
KAPALAI ROAD  
FRANCIS KANAHELE  
SURV: F.H. KANAHELE  
CLASS AA

The Commission granted approval to the proposed  
subdivision of Parcel 2 of Tax Map Key 4-5-39 (Grant  
7269) of Halekou Waikalukai at Kaneohe into three  
lots: 2-A, 40,128 $\pm$  less 400 $\pm$  master plan setback area  
leaving a net area of 39,728 $\pm$ ; 2-B, 40,550 $\pm$  less  
1,470 $\pm$  setback area leaving a net area of 38,080 $\pm$ ;  
2-C, 41,534 $\pm$  less 1,700 $\pm$  setback area leaving a net  
area of 39,834 $\pm$ , together with Land Court Application  
669 (2,722 $\pm$ ) being a 10-foot right-of-way (ditch).

Tentative approval was granted by the Commission on  
October 2, 1958, with approval subject to construction  
of a passable pavement for Kapalai Road in compliance  
with the recommendation of the Chief Engineer,  
installation of adequate water lines in compliance  
with the requirements of Suburban Water System and  
the filing of final survey maps noting the master plan  
setback.

Mr. F. Kanahale, by letter dated December 23, 1958, requested final approval for the following reasons:

- (1) That Kapalai Road is a public right-of-way and adequately paved;
- (2) Suburban Water System states that there is no objection for a partition subdivision to the same owner;
- (3) Should the City and County ever plan an improvement district for a Kapalai cul-de-sac within five years, he will definitely be in favor of same.

By letter dated December 29, 1958, the Suburban Water System informed the Commission that water is now being served to the existing house; and also recommended that the requirements for water pipe should be waived, in this case, as this is a subdivision for the transfer of title only and the settlement of the estate.

A staff check revealed that paved Kapalai Road is a public street.

Final survey maps noting the master plan setback areas have been filed.

The Commission reviewed the proposed subdivision of Lot 240 of Land Court Application 1095 at Malaekahana into two lots: 240-A, 1.210 acres with an existing dwelling; 240-B, 1.250 acres with an existing dwelling.

The Commission on December 18, 1958, voted to defer action pending clarification of access to Lots 240-A and 240-B.

A copy of the document dated August 1, 1945 in which the James Campbell Estate leases Lot 240 containing an area of 2.460 acres, more or less, together with a right-of-way for ingress and egress over Lots 270 and 271 of Land Court Application 1095, subject however, to railroad right-of-way in favor of Kahuku Plantation Co., being Easement 16 of Land Court Application 1095, has been filed. Also, a copy of a document dated July 10, 1956, in which the Kahuku Plantation Company surrenders its interest in Easement 16, a railroad right-of-way has been filed. Presently, Lots 270 and 271 are being used for ingress and egress purposes.

Campbell Estate, by letter dated December 16, 1958, has given its authorization to the Kimballs to submit this subdivision application.

The Commission voted to defer action for consultation with the Campbell Estate regarding the possibility of subdividing Lots 270 and 271 of Land Court Application 1095 and consolidating it with the abutting lots to provide direct access to Kamehameha Highway.

The Commission also requested an extension of time to act on this subdivision; otherwise, it must disapprove the subdivision plan.

SUBDIVISION  
MALAEKAHANA  
KAMEHAMEHA HIGHWAY  
JAMES CAMPBELL ESTATE  
LESSEE: RICHARD K.  
KIMBALL  
HIG. HWAY AND RURAL  
PROTECTIVE

SUBDIVISION  
LUALUALEI  
FARRINGTON HIGHWAY  
A.H.F. CASTRO, ET AL  
SURV: W.P. THOMPSON  
HIGHWAY & RURAL  
PROTECTIVE

On the basis of inadequate access to Lot D, the Commission disapproved the proposed subdivision of Lot 1 of the Puu-O-Hulu house lots at Lualualei (Tax Map Key 8-7-06:1) into 4 lots: A, 5,161 $\frac{1}{2}$  with an existing single family dwelling; B, 5,100 $\frac{1}{2}$  with an existing single family dwelling; C, 5,100 $\frac{1}{2}$  and D, 88,286 $\frac{1}{2}$  being a 20-foot flag lot.

Lot D, 88,286 $\frac{1}{2}$  may be further subdivided into 17 residential lots or 17 houses may be constructed thereon; therefore, the 20-foot entrance is inadequate for future subdivision.

The following subdivisions which were granted tentative approval and now conform to requirements for approval were approved by the Commission on the motion of Mr. Kometai and second of Mr. Harr:

SUBDIVISION  
KALIHI  
KALIHI STREET  
YOSHIKO YOSHIDA  
SURV: C & C LAND DIV.  
CLASS AA

1. Proposed subdivision of Lot 1-A-5, Land Court Application 834 at Kalihi Valley into three lots: 1-A-5-A, 2.675 acres, less 0.028 acre master plan setback area, leaving a net area of 2.647 acres; 1-A-5-B, 1.777 acres; 1-A-5-C, 9.548 acres, and designation of Easements "A" and "B" over Lot 1-A-5-A.

Tentative approval was granted by the Commission on December 18, 1958.

Proposed Lots 1-A-5-B, 1-A-5-C and Easements "A" and "B" were acquired by the City and County of Honolulu by eminent domain proceedings, Civil No. 2776.

Right-of-way of Lot 1-A-5-B will be part of the Kalihi Tunnel Approach Road.

This subdivision is for conveyance purposes. However, water is not available to Lot 1-A-5-C and water is not available to Lot 1-A-5-A above the 500-foot elevation contour. Lot 1-A-5-C will be used as part of the Honolulu Watershed Reserve Western Section.

By letter dated December 29, 1958, Vernon T. Tashima, Deputy City and County Attorney informs the Commission that Easement A and Easement B are drainage easements, and also advised that only vehicular access, and not pedestrian access, will be denied to Lot 1-A-5-B from proposed Lot 1-A-5-C.

Final survey maps and a copy of the Petition for Subdivision have been filed.

SUBDIVISION  
KALIHI-KAI  
PUUHALE ROAD, NEAR  
DILLINGHAM BLVD.  
OAHU RAILWAY & LAND CO.  
SURV: R.M. TOWILL CORP.  
GENERAL INDUSTRIAL

2. Proposed consolidation and resubdivision of Lots 3-A-3-A, 3-A-4-A, 3-A-3-B-1, 3-A-1-A-2, 3-A-1-B-1-A, 3-A-1-B-1-B, 3-A-3-B-2-C-2, 3-A-3-B-2-C-3, 8, 9, and 24 into: Lots 33, 54,252 $\frac{1}{2}$  less 18,165 $\frac{1}{2}$  setback area leaving a net area of 36,087 $\frac{1}{2}$ , site for the Athletic Supply Co.; 34, 43,657 $\frac{1}{2}$ ; 35, 39,007 $\frac{1}{2}$  with existing improvements to be used jointly and in consolidation with the adjoining unregistered properties; together with Lot 37, 518 $\frac{1}{2}$ , a sewer easement and Lot 38, 20,273 $\frac{1}{2}$  less 1,540 $\frac{1}{2}$  master plan setback area leaving net area of 18,734 $\frac{1}{2}$  being a 44-foot right-of-way.

Approval was granted by the Commission on August 15, 1957, on the basis of the filing of 100% surety bond in the amount of \$19,000 guaranteeing completion of street improvements and utilities; filing of a copy of petition for subdivision in the Land Court

with a restrictive covenant that Lot 36 will be used jointly and in consolidation with the abutting parcels of land situated northwesterly between Nimitz Highway and the Oahu Railway and Land Company's right-of-way; and filing of a bond with the Building Department guaranteeing conformance with Building Code requirements.

By letter dated March 12, 1958, the Board of Water Supply certified the completion of the water system in accordance with approved construction plans.

By letter dated December 23, 1958, the Chief Engineer certified the completion of construction of improvements in accordance with the approved plans.

The Chief Engineer will be authorized to return the bond to the owner.

Final approval.

SUBDIVISION  
KALIHI  
SAND ISLAND ACCESS ROAD  
& NIMITZ HIGHWAY  
OAHU RAILWAY & LAND CO.  
SURV: R. M. TOWILL CORP.  
NOXIOUS INDUSTRIAL

3. Proposed consolidation of Lots 3-B-1-A-2-E and 28 of Land Court Application 258 at Kalihi-Kai and resubdivision of said consolidation into the following lots: 35, 84,409 $\frac{1}{2}$  to be used with abutting unregistered land to create a lot of 99,674 $\frac{1}{2}$ ; 36, 139,067 $\frac{1}{2}$  to be used with adjoining unregistered lots to create an area of 210,773 $\frac{1}{2}$ ; 37, 851 $\frac{1}{2}$  for the rounding of corner and 38, 209 $\frac{1}{2}$  for rounding of corner.

Approval was granted by the Commission on January 23, 1958, on the basis of filing of the following approved documents:

- (1) 100% surety bond in the amount of \$24,000 guaranteeing the completion of street improvements and utilities;
- (2) Agreement between Oahu Railway and Land Co., and the City and County of Honolulu;
- (3) List of construction proposals and the estimated costs.

A copy of a Petition with a restrictive covenant that Lots 35 and 36 are to be used as one lot with abutting unregistered lots has been filed.

By letter dated December 2, 1958, the Board of Water Supply certified the completion of the water system.

By letter dated December 23, 1958, the Chief Engineer certified the completion of construction of improvements in accordance with the approved plans.

The Chief Engineer will be authorized to return the bond to the owner.

Final approval.

SUBDIVISION  
PALOLO  
MOKUNA PLACE  
UYECHI KAMADO  
CLASS A

4. Proposed subdivision of Land Court Application 704 at Palolo into two lots: 2-A-1, 5,040 $\frac{1}{2}$  with existing dwelling; 2-A-2, 13,286 $\frac{1}{2}$  together with Lot 2-A-3 being a 12-foot right-of-way.

Tentative approval was granted by the Commission on January 23, 1958.

By letter dated January 16, 1958, the applicant stated that the existing two-unit dwelling on Lot 2-A-1 will be converted to a single-family dwelling after the consummation of the subdivision. This subdivision is requested so that a daughter may build on the interior lot.

Water is available up to the 300-foot contour. Board of Health, building spacing, Division of Sewers requirements have been met. A certified check in the amount of \$500 guaranteeing compliance with the requirements of Class A residential district has been filed.

Final survey maps have been filed.

SUBDIVISION  
KAILUA  
HELE STREET (PORTION  
OF UNIT IV)  
JOE PAO, ET AL  
SURV: PARK & PARK  
CLASS A-2

5. Proposed consolidation and resubdivision of Lots 515 to 533 inclusive and a portion of Lot 570 (roadway) of Land Court Application 1508 into 19 residential lots with areas ranging from 5,595 $\frac{1}{2}$  to 8,241 $\frac{1}{2}$  (Lots 575 to 595) and Lots 592, 5,644 $\frac{1}{2}$  being a roadway lot of 44-foot wide (proposed Road "K") and designation of Easements 23 to 26 inclusive.

Tentative approval was granted by the Commission on August 21, 1958.

Approval was granted by the Commission on November 21, 1957, to Unit IV (of which the above subdivision is a part thereof) on the basis of filing of the following approved documents:

- (1) 50% surety bond in the amount of \$208,766.30 guaranteeing the completion of street improvements and utilities;
- (2) Agreement between Joseph P. Pao and Michael T. Scarfone and the City and County of Honolulu;
- (3) 50% standard contract bond in the amount of \$208,766.30;
- (4) Copy of contract between Joseph R. Pao and Michael Scarfone and the Hercules Construction Co..

The reason for this consolidation and resubdivision is that the present Road "K" ends against a high bank. Therefore, it is necessary to relocate the roadway lot to a new location to facilitate the future extension of Road "K". The 50% surety bond submitted for Unit IV is still in effect.

Final maps noting Lot 592 as a roadway lot has been filed.

SUBDIVISION  
KANEHOHE  
KANEHOHE BAY DRIVE  
SIDNEY J. WEINRICH  
SURV: W.P. THOMPSON  
CLASS AA

6. Proposed consolidation and resubdivision of Lots 5, 11, and B-17-A-1 of Land Court Application 743 at Kaneohe into two lots: 29, 12,347 $\frac{1}{2}$ ; and Easement Q being a 5-foot path and 30, 13,227 $\frac{1}{2}$  with an existing dwelling and garage.

Access for proposed Lots 29 and 30 is over Lot B-19 (20-foot roadway easement) of Land Court Certificate of Title No. 65,819.

By letter dated December 31, 1951, to R. M. Towill, surveyor, the City Planning Commission stated that

it has no objections to the removal of the restriction on building requirements and that the easement prohibition is a matter between the owner and the prospective purchaser.

Tentative approval was granted by the Commission on October 30, 1958.

Building spacing, Board of Health and Suburban Water System requirements have been met.

Final maps have been filed.

SUBDIVISION  
KAHALUU  
WALLEHUA ROAD (KAHALUU  
TOWN LOTS)  
SING CHONG CO., LTD.  
SURV: B. H. MCKEAGUE  
HIGHWAY & RURAL PROT.  
(REZONED TO CLASS AA)

7. Proposed subdivision of Lots Q-1-F and Q-1-H (Map 4) of Land Court Application 1594 at Kaalaea into 26 lots with areas ranging from 7,708 $\frac{1}{2}$  to 108,017 $\frac{1}{2}$  and the designation of Easements A, B, C, D, and E, and delineation of Easement F over and across Lot P-2 (Map 3) and Lot Q-1-G (Map 4).

Tentative approval was granted by the Commission on December 18, 1958, to the revised plan with approval subject to filing of final survey maps showing the master plan roadway system for the area.

Approval was granted by the Commission on May 10, 1956, to the original subdivision of Lots P and Q on the basis of filing of the following approved documents:

- (1) 50% surety bond in the amount of \$4,000;
- (2) Agreement between the owner and the City and County of Honolulu;
- (3) Copy of agreement between the subdivider and Pacific Construction Co., Ltd.;
- (4) 50% Contractor Bond in the amount of \$4,000.

This subdivision plan is a part of the subdivision approved on May 10, 1956.

By letter dated December 10, 1958, Attorney M. B. Henshaw informed the Commission that at the date of approval (May 10, 1956) Land Court Application 1594 was still pending. By deed dated March 23, 1954, recorded in Liber 2805, Page 55, Sing Chong Co., Ltd., conveyed to Mr. B. H. McKeague Lot Q-1 of Land Court Application 1594.

Proposed Lot 26 and abutting Lot P-1 were subdivided into eight residential lots with areas ranging from 8,789 $\frac{1}{2}$  to 8,819 $\frac{1}{2}$  together with a 10-foot right-of-way. This subdivision was approved on May 10, 1956.

Lots 26 to 34 inclusive, have not been sold by Mr. McKeague. By this revised plan, these lots are consolidated into proposed Lot 26 and existing Lot P-1.

The purpose of this subdivision plan is to enable the applicant to prepare a petition to the Land Court for a court order whereby he will obtain a transfer certificate of title. The bond filed is still in effect and will not be returned to the owner until the completion of the construction of street improvements and utilities.

Final maps showing the master plan roadway system for the area has been filed.

**SUBDIVISION MISC.  
FILING FEE FOR  
DECEMBER, 1958**

The following subdivision filing fees were reported for the month of December, 1958:

35 applications .....	\$350.00
467 lots .....	467.00
	<hr/>
	\$817.00

**STREET NAMES  
HAUULA  
KAIPAPAU AREA**

On the motion of Mr. Felix and second of Mr. Kometani, the Commission adopted the following street names for roadways within the Kaipapau area, Hauula and authorized the transmission of same to the Board of Supervisors for approval:

- AHINALU PLACE** - Deadend roadway off Kamehameha Highway on the makai side and being between Kahikole Place and Haukoi Place.  
Meaning: Scattered gray.
- HAUKOI PLACE** - Deadend roadway off Kamehameha Highway on the makai side and being between Ahinalu Place and Kaipapau Loop.  
Meaning: Floater, as on a fish net.
- KAIPAPAU LOOP** - Loop roadway off Kamehameha Highway on the makai side and being between Haukoi Place and Pipilani Place.  
Meaning: Shallow water (this being the district name).
- KAHIKOLE PLACE** - Deadend roadway off Kamehameha Highway on the makai side and being between Kaupau Place and Ahinalu Place.  
Meaning: The early morning sun that has lost the red glow of dawn.
- KAUPAU PLACE** - Deadend roadway off Kamehameha Highway on the makai side and being on the Lai side of Kahikole Place.  
Meaning: An edible brown seaweed with many slender branches.
- PIPILANI PLACE** - Deadend roadway off Kamehameha Highway on the makai side and being on the Kaneohe side of Kaipapau Loop.  
Meaning: Some kind of green seaweed.

**STREET NAMES  
WAIALAE-IKI  
GOLF COURSE ADDITION  
SUBDIVISION**

On the motion of Mr. Kometani and second of Mr. Harr, the Commission adopted the following street names for roadways within the Golf Course Addition Subdivision, Waialae-Iki and authorized the transmission of same to the Board of Supervisors for approval:

- LAUKAHI STREET** - Roadway running mauka off Kalaniana'ole Highway and being ewa of the park and school site.  
Meaning: A short plant with round leaves and flowers come out in long clusters.
- ANALII STREET** - Roadway from Laukahi Street running parallel too and terminating at Kalaniana'ole Highway.  
Meaning: Hawaiian fern which is smaller than the Iwa and thrives on mountain sides, caves and in other places where there is much moisture.

- ANALII PLACE** - Deadend roadway off Analii Street being on the makai side of and between Laukahi Street and the school and park site.  
**Meaning:** Same as the preceding name.
- POOLA STREET** - Roadway off Analii Street running parallel to Kalaniana'ole Highway thence running in a mauka direction to its terminus.  
**Meaning:** Stevedore
- POOLA PLACE** - Deadend roadway off Poola Street at the mauka end.  
**Meaning:** Stevedore.
- WAA STREET** - Roadway off Poola Street running in a Koko Head direction thence makai to its terminus at Kalaniana'ole Highway.  
**Meaning:** A canoe; small boat.

**STREET NAMES  
 KANBOHE  
 HALEKOU HEIGHTS  
 SUBDIVISION**

On the motion of Mr. Kometani and second of Mr. Harr, the Commission adopted the following street name for a roadway within the Halekou Heights Subdivision and authorized the transmission of same to the Board of Supervisors for approval:

- NOHOMALU PLACE** - Deadend roadway off Halekou Road within the Halekou Heights Subdivision second series.  
**Meaning:** Under the shade.

**STREET NAMES  
 UYEDA LANE  
 (PIKANELE PLACE)**

By Committee Report No. 3813, the Board of Supervisors had transmitted to the Commission for consideration, a letter from a property owner suggesting that the name "Uyeda Lane" be designated for a 20-foot lane off School Street. The Commission had recommended "Pikanele Place" in lieu of "Uyeda Lane"; however, the property owners living in the lane have voted against any change in the present address system, using School Street with alphabets for their addresses.

In view of the fact that this lane is a private right-of-way and the property owners are satisfied with the present street address system, the Commission voted to advise the Board that the right-of-way remain unnamed, on the motion of Mr. Felix and second of Mr. Lemmon.

The following informative communications and committee reports of the Board of Supervisors were received and placed on file:

Communications from the Clerk's office advising the Commission that:

**MASTER PLAN  
 BUILDING PERMIT  
 KALIHI VALLEY  
 M.P. ROADWAY BET.  
 LIKELIKE HWY &  
 KALIHI VALLEY RD.**

1. The Superintendent of Buildings was directed to issue a building permit to Mr. Edward Ching to construct houses on his lot situated between Kalihi Valley Road and Likelike Highway at Kalihi Valley in view of the fact that the City does not have sufficient funds to acquire said property for right-of-way purposes established on the Master Plan;

**ZONING BUSINESS  
 PALAMA  
 WAIPA LANE  
 Z. ARAKAKI**

2. The Board of Supervisors approved Resolution No. 1005, amending the Comprehensive Zoning Map of the Master Plan of the City and County of Honolulu by changing a portion of Class A Residential District No. 26 at Palama to Business District No. 251.

ZONING HOTEL-APT.  
AUWAIOLIMU  
HUALI STREET  
T. MORIWAKI

3. The Board of Supervisors approved Resolution No. amending the Comprehensive Zoning Map of the Master of the City and County of Honolulu by changing a portion of Class B Residential District No. 5 to Hotel and Apartment District No. 108 for land situated on the north of Huali Street between Prospect Street and Kamamalu Street at Auwaiolimu.

ZONING BUSINESS  
AIEA  
MOANALUA ROAD  
K. TOKUNO

Committee Report #4979--Advising the Commission that Board approved Resolution No. 1012, amending a portion of the Comprehensive Zoning Map of the Master Plan of the City and County of Honolulu by changing a portion of Rural Class A Residential District No. 10 at Aiea, Oahu to Rural Business District No. 162.

MISC.  
AIR CONDITIONING  
UNITS IN THE  
CONFERENCE ROOM

Committee Report #5030--Advising the Commission that Board approved the installation of two 2 H. P. air conditioning units in the City Planning Commission Conference Room.

ZONING HOTEL-APT.  
KEWALO  
KAMAILE & BIRCH STS.  
M. DOTE

Committee Report #5090--Advising the Commission that Board approved Resolution No. 982, amending the Comprehensive Zoning Map of the Master Plan of the City and County of Honolulu by changing a portion of Class B Residential District No. 7 to Hotel and Apartment District No. 105 for lands situated on the mauka-ewa corner Kamaile Street and Birch Street at Kewalo.

ZONING HOTEL-APT.  
PALAMA  
SCHOOL STREET  
HAWAII HOUSING  
AUTHORITY

Committee Report #5091--Advising the Commission that Board approved Resolution No. 1010, amending the Comprehensive Zoning Map of the Master Plan of the City and County of Honolulu by changing portions of Class A Residential District No. 26 to Hotel and Apartment District No. 109-A and Hotel and Apartment District No. 109-Lanakila, makai of School Street.

ZONING HOTEL-APT.  
KEWALO  
PIIKOI STREET  
M. MORITA

Committee Report #5092--Advising the Commission that Board approved Resolution No. 1011, amending the Comprehensive Zoning Map of the Master Plan of the City and County of Honolulu by changing a portion of Class A Residential District No. 18 to Hotel and Apartment District No. 110 for land situated on the ewa side Piikoi Street between Rycroft Street and Hoolai Street at Kewalo.

ZONING BUSINESS  
KAPAAKEA  
COYNE STREET  
JAPANESE CHAMBER  
OF COMMERCE

Committee Report #5146--Advising the Commission that Board approved Resolution No. 1013 amending a portion of the Comprehensive Zoning Map of the City and County of Honolulu by changing a portion of Class A Residential District No. 15 to Business District No. 253 for land situated on the makai side of Coyne Street between Isenberg Street and Kaialiu Street at Kapaaakea.

MISC.  
LETTER FROM ALLSTATE  
INSURANCE CO.

The Commission received and filed a letter from Mr. Richard C. Lonergan, Investment Manager of the Allstate Insurance Company, extending an invitation to the Commission members to visit his organization in Chicago if any members happen to be there.

URBAN PLANNING  
GRANT  
REMUNERATION

The Commission, on the motion of Mr. Felix and seconded by Mr. Lennon, authorized the payment of \$3,000 to the consultants for services rendered from December 1, 1958, for work performed on land use and economic study. A chart showing the status of progress made also been submitted.

URBAN PLANNING  
GRANT  
LETTER FROM MR.  
CHARLES BENNETT

The Commission reviewed a letter from Mr. Charles Bennett, planning consultant, stating that the economic base study for the City of Honolulu cannot be completed without the completion of the entire economic base report.

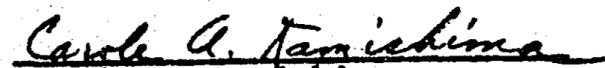
The Commission took this matter under advisement.

MISC.  
URBAN RENEWAL  
PANEL DISCUSSION

The Commission was informed that Mr. David K. Bent, Urban Renewal Coordinator, has invited the members to attend a panel discussion on Urban Renewal on Thursday, January 22, 1958, at 10:00 a.m., in the Library of Hawaii assembly room.

The meeting adjourned at 3:35 p.m.

Respectfully submitted,

  
Carole A. Kamishima  
City Planning Secretary

Meeting of the City Planning Commission

January 15, 1959

The City Planning Commission met in regular session on Thursday, January 15, 1959, at 2:45 p.m., in the Conference Room of the City Hall Annex with Chairman A. J. Gignoux presiding:

**PRESENT:**

A. J. Gignoux, Chairman  
Henry Chun Hoon  
Katsuro Miho  
Harold Kometani  
Cyril Lemmon  
John H. Felix  
Frank W. Hustace, Jr.  
Leighton S. C. Louis, Director

**ABSENT:**

George Centelo  
R. G. Rietow  
Tyler Harr

**MINUTES:**

The minutes of January 8, 1959, as circulated, were approved on the motion of Mr. Lemmon and second of Mr. Felix.

**MASTER PLAN  
BEACH RIGHTS-OF-WAY  
KAHUKU  
KAWELA BAY**

By letter dated January 9, 1959, the Trustees of the Estate of James Campbell requested that no action be taken at this time for the acquisition of public beach access at Kawela Bay, Kahuku, in view of the fact that this area is subject to redevelopment in the near future. They are willing to discuss this matter with the Commission to work out satisfactory arrangements when the redevelopment plans are initiated.

The Commission, on the motion of Mr. Miho and second of Mr. Chun Hoon, voted to transmit this letter to the Board of Supervisors for its information and disposition.

**MASTER PLAN  
PARK SITE  
ST. LOUIS HEIGHTS  
CHAMINADE TRACT  
SUBDIVISION**

The Commission received and filed a communication from the Board of Supervisors informing the Commission and the Board of Public Parks and Recreation that the City does not have funds at the present time to acquire an area set aside for a park site in the Chaminade Tract Subdivision in St. Louis Heights.

**PUBLIC HEARING  
ZONING BUSINESS  
KAIMUKI  
WAIALAE AVE. BET.  
7TH & 8TH AVENUES  
SHIMADA BROS, LTD.**

A public hearing was held to consider the change in zoning from Class A Residential to Business for the rear portion of a parcel of land at 3384 Waialae Avenue, situated on the mauka side of Waialae Avenue between 7th and 8th Avenues. This is an extension of the existing business district.

The applicant proposes to demolish the existing buildings and construct a superette market with off-street parking facilities on the front portion of the lot.

No protests were received. The public hearing was closed and the matter was taken under advisement on the motion of Mr. Felix and second of Mr. Chun Hoon.

The Commission voted to approve the change in zoning to Business on the motion of Mr. Chun Hoon and second of Mr. Miho.

**PUBLIC HEARING  
MASTER PLAN  
KALIHI-UKA  
WIDENING OF AKAHI  
STREET & EXTENSION  
OF GULICK AVENUE**

Continuation of a public hearing was held to consider the widening of Akahi Street to a 56-foot roadway and the extension of Gulick Avenue on the mauka side of Likelike Highway to connect with Akahi Street.

The public hearing was kept open to permit two property owners affected by an alternate road connection to appear before the Commission. Notices were sent to them on two separate occasions.

The staff reported that the alternate route as recommended by the Chief Engineer's office and the staff would provide for a better street alignment and street grade and would permit the two property owners to develop their properties for residential uses.

Attorney Don Hamilton, who represents Mr. & Mrs. L. K. Igarashi, requested that the Commission give serious consideration to the alternate route. He believed that the alternate road connection is more practical and would be of more benefit to all concerned.

The Commission voted to keep this public hearing open and authorized the calling of another public hearing to consider the alternate plan which would provide for a road connection between Likelike Highway and Kalihi Street, on the motion of Mr. Kometani and second of Mr. Miho.

**ZONING VARIANCE  
PAUOA  
1824-1828 FORT ST.  
MRS. LUM CHUN YEE**

The Commission considered a request for variance from existing Class B Residential regulations to permit the construction of a new duplex unit on a property situated on the ewa side of Fort Street between Kuakini and Funchal Streets.

The applicant stated that a highway project will take 8,690 $\frac{1}{2}$  of her 21,537 $\frac{1}{2}$  property, leaving a net area of 12,847 $\frac{1}{2}$ . As a result, four buildings with the following uses: general store, saimin shop, shoe repair shop, beauty shop, and her residence, will be destroyed. There will remain on the property five single family dwellings and two duplex dwellings. The owner proposes to demolish two single family dwellings not affected by the highway and construct a duplex dwelling for her own use. She is making this request on the basis of mental and physical hardship suffered as a result of loss of her home and business operations.

The staff pointed out that this property is within the master planned area for the expansion of Kawananakoa School. The Department of Public Instruction has recently filed a request with the Board of Supervisors to purchase the remaining area for the school; however, no action has been taken by the Board.

The Commission voted to defer action pending the outcome of the D.P.I.'s request on the motion of Mr. Miho and second of Mr. Hustace.

Since this request for variance constitutes personal hardship and not hardship relating to the use of the land, the Commission voted to reconsider its previous action and to disapprove this request on the motion of Mr. Hustace and second of Mr. Miho.

ZONING HOTEL-APT.  
WAHIAWA  
NORTH SIDE OF  
WILIKINA DRIVE  
HAROLD GOODMAN

The Commission considered a request for change in zoning from Rural Business to Hotel and Apartment for a parcel of land containing 12,213 $\frac{1}{2}$ sq, situated on the north side of Wilikina Drive, Wahiawa.

The staff pointed out that the complex of the surrounding area is apartment uses. This property is situated adjacent to a Hotel and Apartment district on the west side and a school on the east side. The Commission's attention was called to the fact that an adjacent area was changed from Business to Hotel and Apartment zoning, and subsequently, the owner moved upon the premises three large barrack type of structures which were converted to apartment units.

The Commission expressed its opinion that second-hand structures should not be permitted in the area.

Attorney Kinji Kanazawa, representing the applicant, stated that he also represented the owner of the adjoining property at the time of the rezoning request to apartment use. He stated that at the time of the request, he had informed the Commission that the barrack type structures were to be moved onto the property and the first floor would be of hollow-tile construction. He stated that over \$100,000 were expended for the renovation of the buildings. He indicated that this disclosure was also made to the Wahiawa Community Association which had voiced no objections to the proposed construction.

In order to clear the records, the Director pointed out to Mr. Kanazawa that at the time of rezoning for the adjoining land, the applicant had not informed the Commission of the intent to use the three old barracks.

Upon being questioned about the proposed type of construction for the applicant's property, Mr. Kanazawa stated that they are negotiating with the military for similar types of building. These buildings are situated in Schofield Barracks and are quadruplex units serving as living quarters for the military officers.

The Commission voted to visit the site and check the buildings proposed to be moved on the premises, on the motion of Mr. Lemmon and second of Mr. Miho.

ZONING HOTEL-APT.  
WAIMALU  
KAMEHAMEHA HIGHWAY  
& MOANALUA ROAD  
KALAUAO DEVELOPMENT  
CO.

The Commission reviewed a request for change in zoning from Highway Protective and Rural Protective to Hotel and Apartment for 12 parcels of land totaling 2.4 acres situated on the mauka side of Kamehameha Highway and adjacent to Waimalu Tract.

The staff reported that this area seems to be a natural extension of the Hotel and Apartment zone provided, however, that no access from the lots be permitted on Kamehameha Highway.

The Commission voted to visit the site on the motion of Mr. Felix and second of Mr. Miho. The Board of Water Supply and the Sewer Department will be advised of this proposed development so that their recommendations with respect to utilities may be received.

ZONING ORDINANCE  
CONDITIONAL USE  
LAW

On the motion of Mr. Miho and second of Mr. Felix, the Commission approved Resolution No. 989 creating a new use district known as the Conditional Use District, which permits certain uses to be located near University operations.

**ZONING BUSINESS,  
CLASS A-1 RESIDEN-  
TIAL, HOTEL-APT.,  
& APARTMENT DIST.  
"C"**

**KANEHOE  
AIKAHI TRIANGLE  
CENTEX-TROUSDALE  
COMPANY**

At the public hearing held on December 4, 1958, several objections were made to the inclusion of "religious institutions other than churches", and "convents" in the proposed use list. The Commission approved the elimination of these uses. Research institutions, as suggested, were not included in the proposed use list since certain types of research institutions may not be compatible with surrounding residential uses and University operations.

The Commission reviewed a request for change in zoning from Class AA Residential to Business, Class A-1 Residential, Hotel and Apartment, and Apartment District "C" zoning for land situated on the north corner of Kaneohe Bay Drive and Mokapu Road being the Aikahi Triangle Subdivision.

The proposal is to zone approximately 15.25 acres located adjacent to the sewage treatment plant and school site to Hotel and Apartment, approximately 38.42 acres to Class A-1 Residential zone, approximately 8.0 acres located along Kaneohe Bay Drive and Mokapu Road to Business zone and about 5.2 acres to Apartment District "C" zoning. Class AA Residential zoning will be retained for about 6.39 acres situated between Mokapu Road and the Class A-1 Residential area.

The staff reported that a small neighborhood shopping center limited to 5 or 6 acres would be convenient but not a necessity to serve the residential development in the area. The staff believes that Apartment District "B" or "C" may be suitable, if property developed and landscaped, for the 5.2 acres area adjoining the proposed shopping center. Class A-1 Residential zoning may be suitable for the interior areas; however, it believes that the remaining areas should be retained as Class AA Residential because of the existing Class AA Residential zoning in the Kaimalino, Kalama, and Kalaheo districts.

The Director read a letter from the Kaimalino Community Association, signed by its president Kenneth R. Cross, commenting on the proposed development. The Association questions the necessity of a shopping center but does not question the convenience of it. If the area can support a shopping center, then its concern is the size and design of the development. Regarding the Class A-1 Residential zoning, it sees no substantial objections to it. The Association believes that there is no necessity for Apartment "C" zoning. It believes that the Hotel and Apartment, and Apartment zoning next to the school would raise serious traffic safety problems for the school area.

Mr. Ernest J. Viner, engineer for the developers, pointed out that a great deal of planning was made for an over-all development of the Aikahi Triangle area. With the various types of proposed uses, he did not believe Class A-1 Residential zoning was incompatible. Regarding the business area, he stated that sufficient space is necessary to develop an orderly shopping center with properly grouped buildings, off-street parking spaces and landscaping. He pointed out that a minimum of 8 acres is necessary for this neighborhood shopping center. Regarding the Hotel and Apartment zoning, he pointed out that a very desirable type of development is proposed.

The Commission voted to visit the site again on the motion of Mr. Miho and second of Mr. Lemmon.

MISCELLANEOUS  
HEIGHTS OF BUILDING  
KEWALO  
KAPIOLANI BLVD. &  
KEEAUMOKU STREET  
HAWAIIAN LAND CO.  
LTD.

The Board of Supervisors had requested the Commission's recommendation on the Hawaiian Land Company, Limited's application for variance from Ordinance 1505 governing the height of structures fronting public streets. The Land Company proposes to erect a 19-story office building on the Ewa corner of Kapiolani Boulevard, Keeaumoku and Kona Streets. About 6 stories of the mauka portion of the structure and the "top" above the roof fall within the 30 degree plane from vertical on Kapiolani Boulevard. The total floor area affected is approximately 8,000 square feet which represents only 2/3 of the floor area of one story of the entire structure. The request is to permit the applicant to construct within the 30 degree plane in view of the fact that the structure is relatively narrow with adequate setback from the street frontages and adjoining property. The first two stories of the structure cover the entire lot and will be developed for off-street parking. The remainder of the structure rises from about the center of the lot and covers only 34% of the lot area.

The staff noted that the main portion of the proposed structure is setback 50 feet from Kapiolani Boulevard and 40 feet from Keeaumoku Street, thereby offering a tower type of development from the second story and above. Although the proposed structure will violate the present Ordinance 1505, it does not violate the principles of a proposed comprehensive zoning law which will permit the construction of a structure with floor area not to exceed 500% of the lot area. The proposed change in the law also coincides with the principles recommended by the A.I.A. The proposed structure excluding the off-street parking areas has a total floor area of approximately 600% of the lot area. Under the ordinance as proposed by the A.I.A. and the planning consultants, structures in business areas will be limited to 500% of the lot area without providing for any setback from the streets or property lines. The staff is of the opinion that proper setbacks should be provided so that buildings such as that proposed by the Land Company will provide for adequate light and air from the surrounding areas without undue restrictions to the size of the structure.

The Director pointed out the difference between the Land Company's building and one that is proposed to be constructed on Kuhio Avenue between Walina Street and Nahua Street. The structure proposed for that lot is over 200 feet long and 150 feet high with its front along the boundary of Kuhio Avenue. The result of this construction would create a canyon 150 feet above Kuhio Avenue, and the floors above the 80-foot heights would fall within the 30 degree plane established by Ordinance 1505.

The Commission noted the setbacks provided by the structure, the small area falling beyond the 30 degree plane, and the over-all design which will provide for adequate light and air and were of the opinion that the proposed change in the ordinance seems reasonable and that to deny the applicant's request at this time in light of the proposed change would be unfair. On the foregoing basis, the Commission, on the motion of Mr. Hustace and second of Mr. Kometani, voted to inform the Board of Supervisors that the building as designed, does not conflict with the health and welfare of the public and that structures of this nature may be permitted in a proposed comprehensive zoning ordinance being prepared by the Planning Commission.

Appearing before the Commission was Mr. Don Graham, who submitted a few remarks with respect to the development of the area and the fact that wide open spaces will be maintained between this structure and the Ala Moana Shopping Center. He also mentioned the fact that adequate off-street parking facilities will be provided and the foregoing restrictions on spacing and off-street parking will be incorporated in the leases to the tenants.

ZONING VARIANCE  
KAHALUU  
WAIHEE VALLEY  
U. NAKAMA

The Board of Supervisors has requested the Commission to reconsider its action with respect to the application of Mr. U. Nakama for variance from existing Rural Protective uses and Rural Class AA zoning so that he may operate a piggery on his premises in Waihee Valley. The Board is of the opinion that a variance for a limited period may be justified in view of the personal hardship created when a subdivision was approved for agricultural purposes in 1956.

The Commission again studied the problem and reviewed the facts relating to Mr. Nakama's situation. The Commission noted that there is very little likelihood of financial hardship to Mr. Nakama as a result of the subdivision and that there is no evidence of hardship relating to the use of the land.

Although the Commission members were very sympathetic to the problems of Mr. Nakama, the members were unanimous in their opinion that personal hardship, if any, cannot be the basis for granting of the variance for the establishment of a piggery within the Waihee-Kahaluu area. Therefore, the Commission voted to advise the Board that there are no grounds for the granting of a variance to Mr. Nakama on the motion of Mr. Felix and second of Mr. Miho.

The following subdivision actions were taken by the Commission on the motion of Mr. Miho and second of Mr. Chun Hoon:

SUBDIVISION  
KALIHI  
KAHUIKI STREET  
THOMAS TAMASHIRO  
SURV: S. TAKEMOTO  
CLASS B

The Commission voted to defer action on the proposed subdivision of portion of Grant 3559 to Lot P, Fernandez at Kalihi into 4 lots with areas ranging from 3,500 $\pm$  to 4,354 $\pm$  together with Lot 5, 1,574 $\pm$  being a 16-foot right-of-way.

The existing building will be demolished.

The subdivider will be requested to submit a revised subdivision plan providing a wider lot width for Lot 4.

SUBDIVISION  
KAKAOKO  
SOUTH & POHUKAINA STS.  
BISHOP ESTATE  
SURV: G. PODMORE  
GENERAL INDUSTRIAL

Tentative approval was granted to the proposed consolidation and resubdivision of Lots 6, 7, 8, 9, 10, & 11, Block B-4 portion of Kaakaukui at Kakaako into 5 lots with areas ranging from 7,000 $\pm$  to 19,000 $\pm$  with various improvements on the premises.

All existing improvements will be razed and new buildings will be constructed thereon. Off-street parking requirements will be met upon application for building permits.

Although the Master Plan failed to provide for property line radius for the street corners, the Commission requested the owner to establish a setback for traffic safety purposes.

SUBDIVISION  
MAKIKI  
GREEN, ERNEST AND  
LUNALILO STREETS  
BOK SOO SUR  
SURV: S. TAKEMOTO  
HOTEL & APARTMENT

Approval of this subdivision will be subject to compliance with building spacing and Sewer Department requirements.

Tentative approval was granted to the proposed subdivision of a portion of Grant 3304 to Robert Sterling at Makiki into 2 lots: A, 37,962 $\frac{1}{2}$  less 55 $\frac{1}{2}$  master plan setback area and leaving a net area of 37,447 $\frac{1}{2}$  together with various improvements on the premises; B, 26,838 $\frac{1}{2}$  less 398 $\frac{1}{2}$  master plan setback area and leaving a net area of 26,440 $\frac{1}{2}$  together with various improvements on the premises.

Water and sewers are available. Off-street parking requirements for Lots A and B must comply with Ordinance 1561.

Approval will be subject to compliance with building spacing requirements, off-street parking requirements of Ordinance 1561, and the filing of final maps noting the master plan setback areas.

SUBDIVISION  
WAIKIKI  
KAMOKU STREET  
CLUB 100  
SURV: K. SAIKI  
HOTEL & APARTMENT

Approval was granted to the proposed consolidation of Lots F, G, & H of Kamoku Tract (F. P. 480) and Lot F-2-A of Land Court Application 796 at Waikiki into one lot of 21,600 $\frac{1}{2}$ .

Final survey maps have been filed.

SUBDIVISION  
WAIALAE-IKI  
OFF IKI PLACE  
SURV: WRIGHT, HARVEY  
& WRIGHT  
CLASS A-1  
GEORGE Y.M. HEW

Approval was granted to the proposed consolidation of Lots 5-A and 5-B of Land Court Application 666 and Land Commission Award 1791:1 being R. P. 2639, to Kuaha no (Kaina and Pipi Heirs), at Waialae-Iki into one lot of 39,735 $\frac{1}{2}$  with various improvements on the premises.

Final survey maps have been filed.

SUBDIVISION  
WAILUPE  
OFF WEST HIND DRIVE  
ROBERT HIND, LTD.  
SURV: PARK & PARK  
CLASS AA & A-1

Approval was granted to the proposed consolidation of Lot A-2-B-2 of Land Court Application 1032 and portion of R. P. 3578, Land Commission Award 10613, Apana 3 to A. Paki at Waialae-Iki into one lot of 1,117.25 acres.

This consolidation is required to give Lot A-2-B-2 ingress and egress from Kalaniana'ole Highway. The present owner will convey Lot A-2-B-2 to the B. P. Bishop Estate.

The subdivision of Lot A-2-B into 2 lots--A-2-B-1 and A-2-B-2--was approved by the Commission on December 5, 1957, on the basis of submission of a copy of the Petition for Subdivision and consolidation with a restrictive covenant that Lot A-2-B-2 will be used and sold together with Lot 1460.

Parcel A is presently being developed as the Golf Course Addition Subdivision. Access to Lot A-2-B-2 must be provided.

Final survey maps showing the consolidation have been filed.

SUBDIVISION  
KAILUA  
KAELEPULU POND  
(AINA-O-KAELEPULU, UNIT I)  
B. P. BISHOP ESTATE  
AGENT: JOE R. PAO  
SURV: ARAKAKI & HANATANI  
RURAL PROTECTIVE  
(PROPOSED CLASS A-1)

The Commission granted tentative approval to the revised proposed subdivision of a portion of Land Commission Award 7713, Apana 45 to V. Kamamalu at Kailua into 193 residential lots with areas ranging from 7,500 $\pm$  to 14,200 $\pm$  less master plan setback area of 275 $\pm$  to 1,200 $\pm$  and leaving net areas ranging from 6,300 $\pm$  to 14,200 $\pm$  together with 32, 44, and 60 foot rights-of-way and leaving a remainder area of 361.289 $\pm$  acres.

Tentative approval was granted by the Commission on November 6, 1958, to a subdivision plan of 131 lots as part of the proposed Kaelepulu Fish Pond Subdivision.

On December 18, 1958, the Commission held a public hearing and approved the request for rezoning from Rural Protective zone to Residential Class A-1 District for this area; and on January 8, 1959, a public hearing was held and the Commission approved a plan with respect to the size and location of the school and park site to serve the entire proposed Kaelepulu Fish Pond Subdivision.

By letter dated January 6, 1959, the Chief Engineer informed the Commission that Unit I of Aina-O-Kaelepulu as delineated on the general plan of December 12, 1958, and as revised on December 29, 1958, may be developed at this time. It is his understanding that the subdivider will make no further request until the drainage problem as a whole is resolved.

The applicant requested that road improvements along Keolu Drive excepting for earth ditches not be made at this time. Keolu Drive will be fully improved under the next increment approximately one year from the commencement and construction of Aina-O-Kaelepulu Subdivision.

By letter dated October 28, 1958, the Board of Health informed the Commission that because of the high water table underlying the areas of the proposed subdivision cesspools cannot be depended upon to give reasonably satisfactory service as a means of sewage disposal, therefore, it recommended that the proposed subdivision be sewered. The size of the proposed subdivision and the existence of large areas of unoccupied land adjacent to the subdivision make it feasible to consider the use of oxidation ponds and chlorination as a sewage treatment method, provided basic conditions are met as specified in the letter.

Also, majority of the lots in this proposed subdivision are below the existing road grade and have no surface drainage. By letter dated October 27, 1958, the Chief Engineer informed the Commission that the subdivision engineers have submitted drainage and runoff studies and an over-all drainage plan for the proposed development for review. Comments and recommendations will be made after the data submitted are reviewed. He stated that a complete soil study should be made and a report submitted prior to any grading work. He suggested that tentative approval be given to this subdivision with the understanding that all drainage problems must be satisfactorily resolved before construction will be approved.

The applicant will be informed that the 80-foot right-of-way proposed for Keolu Drive is still on the Master Plan for the Kailua-Lanikai section, and that a public hearing should be called to amend the alignment of Keolu Drive to provide for a new 80-foot right-of-way.

Approval of this subdivision will be subject to approval of an amendment to the master planned roadway after a public hearing, compliance with building spacing requirements, construction of all street improvements and utilities, compliance with all drainage requirements of the Bureau of Plans, certification from the Board of Health, and the filing of final survey maps showing the setback for road widening and building construction on existing Keolu Drive for an 80-foot right-of-way.

SUBDIVISION  
KANEHOHE  
LILIPUNA ROAD  
M. WONG  
SURV: CLARENCE J. OLDS  
CLASS A-1

Tentative approval was granted to the proposed consolidation and resubdivision of Lots 5-A-1 and 5-A-2 of Konohuluiwi being a portion of Grant 7511 to Isaac Adams at Kaneohe into 2 lots: 5-X, 10,266 $\mu$  with an existing single family dwelling; 5-Y, 11,249 $\mu$ .

This subdivision is for the readjustment of boundaries to comply with building spacing requirements.

Approval will be subject to compliance with building spacing requirements and a certification from the Board of Health.

SUBDIVISION  
KANEHOHE  
KANEHOHE BAY DRIVE  
KANEHOHE RANCH CO.  
SURV: R. M. TOWILL  
RURAL PROTECTIVE  
AND RURAL FARM ZONE

Tentative approval was granted to the revised proposed consolidation and resubdivision of a portion of Grant 8921 to Jason Andrade and R. P. 1381, Land Commission Award 4238-B, Apana 1 to Kauhi and the remainder of Parcel 1 of Tax Map Key 4-5-30 into 4 residential lots with areas ranging from 8,000 $\mu$  to 11,700 $\mu$  with Lot 2 being a 12-foot flag lot and leaving a remainder area of 151.639 $\mu$  acres.

Tentative approval was granted by the Commission to a 4-lot subdivision plan on September 25, 1958.

Approval will be subject to compliance with the requirements of the Suburban Water System, and the Division of Sewers, certification from the Board of Health on cesspool construction, and the filing of final survey maps.

SUBDIVISION  
KAHALUU  
AHILAMA ROAD  
MABEL M. TSUHA YONAMINE,  
ET AL  
SURV: S. TAKEMOTO  
CLASS AA AND RURAL  
PROTECTIVE

Tentative approval was granted to the proposed subdivision of Lot 16 of Land Court Application 1133 and portions of Grant 1812 and Grant 11072 at Waihee into 2 lots: 16-A, 2.97 acres less 0.234 acres master plan setback area leaving a net area of 2.736 acres with an existing dwelling; 16-B, 2.25 acres less 0.191 acre master plan setback area leaving a net area of 2.059 acres.

Resolution #1009 limiting one dwelling per acre became effective on January 1, 1959.

Approval of this subdivision will be subject to the filing of a duly acknowledged letter stating that the subdivision is for agricultural purposes, certification from the Chief Engineer that Ahilama Road meets the standards for an agricultural subdivision, compliance with the requirements of the Board of Health and building spacing, and the filing of final maps. Water is available.

**SUBDIVISION  
KAHALUU  
WAIHEE ROAD AND  
AHILAMA ROAD  
JOHN MATTSO  
AGENT: KENNETH OLDS  
SURV: A.E. MINVIELLE, JR.  
CLASS AA AND RURAL  
PROTECTIVE**

Tentative approval was granted to the proposed subdivision of Lot 17-A of Land Court Application 1133 at Waihee into 2 lots: 17-A-1, 10.025 acres less 0.064 acre master plan setback area leaving a net area of 9.961 $\frac{1}{2}$  acres; 17-A-2, 11.655 acres less 1.569 acres master plan setback area leaving a net area of 10.086 $\frac{1}{2}$  acres.

The subdivision creating Lot 17-A, 21.68 acres was approved by the Commission on October 18, 1956, and is an agricultural subdivision. Water is available.

The gross area for Lot 17-A is 21.68 acres less Exclusion 12 and 13, 0.67 acre, leaving a net area of 21.01 acres.

Approval will be subject to the filing of a duly acknowledged letter stating that this subdivision is for agricultural purposes, certification from the Chief Engineer that Lot 46, being Waihee Road and Ahilama Road, meets the standards for an agricultural subdivision, certification from the Board of Health, and the filing of final maps noting the master plan setback areas.

**SUBDIVISION  
KAHALUU  
MAWAENA STREET  
ALLEN ROY WEHR  
SURV: W. P. THOMPSON  
CLASS AA**

Tentative approval was granted to the proposed consolidation and resubdivision of Lots 602-A and 602-B of Land Court Application 979 at Kahaluu into 2 lots: 794, 0.527 acre (22,956 $\frac{1}{2}$ ); 795, 0.543 acre (23,653 $\frac{1}{2}$ ) together with an existing single family dwelling and garage and the designation of Easement 94 over and across Lot 795 and Easement 95 affecting Lot 794.

Mawaena Street is a public right-of-way. Water is available.

Approval will be subject to compliance with building spacing requirements and certification from the Board of Health for cesspool construction.

**SUBDIVISION  
KAHALUU  
MELEKULA STREET  
M. YEE REALTY LTD.  
SURV: JAMES FOSTER  
CLASS AA**

Tentative approval was granted to the proposed consolidation and resubdivision of Lots 667-E-15, 667-E-16 and 667-E-17 and a portion of Exclusion 2 (Lots 15, 16, and 17 of R. P. 4016, Land Commission Award 2246-B, Apana 1) at Kahaluu into 11 residential lots with areas ranging from 10,000 $\frac{1}{2}$  to 14,800 $\frac{1}{2}$  together with Lot 12 a 24-foot right-of-way of 9,900 $\frac{1}{2}$ .

Melekula Street is a public right-of-way.

The Commission granted modification for the length of the 24-foot right-of-way which exceeds the maximum of 250 feet by 50 feet. It requested the rounding of corners and a cul-de-sac at the end of Lots 6 and 7.

Approval will be subject to construction of street improvements and utilities, clarification by the Chief Engineer regarding drainage facilities for Lot 6 to 11 inclusive which abut the stream, certification from the Board of Health, and the filing of final maps.

SUBDIVISION  
MOANALUA  
MOANALUA GARDENS, UNIT IV  
INTERNATIONAL DEVELOP. CO.  
SURV: R. M. TOWILL  
CLASS A-1 & A-2

The Commission reviewed the proposed subdivision of Lot 118-P of Land Court Application 1074, Moanalua Gardens Unit 4 at Moanalua into 154 residential lots with areas ranging from 6,000 $\pm$  to 13,200 $\pm$  and a well site of 400 $\pm$  together with 24, 32, 44, and 56-foot rights-of-way.

Tentative approval was granted by the Commission on April 10, 1958, together with lot width modification for Lots 13, 40, 64 to 67 inclusive, 72, and 77.

The Commission also requested that a neighborhood park site (Lots 86 to 94 inclusive) be set aside to serve Units I, IV, and V, and also a confirmation from the Department of Public Instruction regarding the location of the proposed school site within the subdivision.

The Commission voted to request the Board of Supervisors to require the applicant to file an undertaking for the acquisition of the property for school and park sites pursuant to Section 149-95, Revised Laws of Hawaii 1955.

SUBDIVISION  
KALIHI  
PUAALA STREET  
S. HORITA  
SURV: A. Y. AKINAKA  
CLASS A

The Commission granted approval to the proposed consolidation and resubdivision of Lots 10 and 11, Block B of Ulu Tract (F. P. 26) at Kalihi into 2 lots: 10, 5,681 $\pm$  less 40 $\pm$  master plan setback area leaving a net area of 5,641 $\pm$  together with a single family dwelling; 11, 6,395 $\pm$  less 205 $\pm$  master plan setback area leaving a net area of 6,190 $\pm$  together with a single family dwelling.

The purpose of this subdivision is to readjust the boundaries. Water and sewers are available.

By this consolidation and resubdivision, a better condition is created. Puaala Street is a private right-of-way owned by Akau and Isaac Tesha (F.P. 26).

SUBDIVISION  
WAIKIKI  
DATE STREET  
CITY & COUNTY OF HON.  
SURV: C & C LAND DIV.  
HOTEL & APARTMENT

The Commission reviewed the proposed subdivision of Lot L-1 of Land Court Consolidation 34 at Waikiki into 2 lots: L-1-B, 3,503 $\pm$  to be used as part of Mahiai Place; L-1-A, 4,041 $\pm$ .

Water is available on Date Street.

Lot L-1-A is a portion of a right-of-way deleted from the master plan.

The Commission voted to grant tentative approval to this subdivision with approval subject to the filing of a restrictive covenant in the Land Court that no construction will be permitted on Lot L-1-A unless it is consolidated with other lands to create lots having 5,000 $\pm$  or more in area.

SUBDIVISION  
MANOA  
KAKELA DR. & KAKELA PL.  
NANCY OAKLEY HEDEMANN,  
ET AL  
SURV: W. P. THOMPSON  
CLASS A

On the basis of inadequate access, the Commission disapproved the proposed consolidation and resubdivision of Lots 1 and 2 of Land Court Application 752 at Punahou into 3 lots: 37, 5,198 $\pm$  together with a 10-foot building setback line; 38, 5,010 $\pm$  together with a single family dwelling; 39, 6,991 $\pm$  together with a single family dwelling and a 10-foot building setback line.

The 20-foot right-of-way serving proposed Lot 38 and two existing large lots is a private right-of-way.

SUBDIVISION  
WAIALAE-NUI-MAUKA  
HALEKOA DRIVE  
BISHOP ESTATE  
SURV: R. M. TOWILL  
CLASS A-1

The Commission reviewed the revised proposed subdivision of a portion of R. P. 4475, Land Commission Award 7713, Apana 50 to V. Kamamalu at Waialae Nui into the following:

1. Section 1, Unit A, into 76 residential lots with areas ranging from 7,500 $\pm$  to 19,324 $\pm$ ; one existing reservoir lot of 42,677 $\pm$  (0.980 acre) being Exclusion 1; together with 16, 24, 32, and 44-foot rights-of-way and a remnant lot of 1,331 $\pm$  being Lot 162. Lots 1, 34, and 160 are flag lots.

2. Section 1, Unit B, into 85 residential lots with areas ranging from 7,500 $\pm$  to 16,512 $\pm$ ; one proposed park site of 53,631 $\pm$  (Lot 173); one reservoir site of 48,790 $\pm$  (Lot 174); together with 32 and 44-foot rights-of-way and leaving a remainder area of 2,543 $\pm$  acres. Lots 48 and 123 are flag lots.

3. Designation of Easements 1 to 30 inclusive.

Tentative approval was granted by the Commission to the original subdivision plan of 165 residential lots on November 29, 1956, and on May 16, 1957, the Commission granted its tentative approval to a revised subdivision plan of 165 lots.

At its meeting on May 29, 1958, the Commission granted an extension of time until May 16, 1959 to the applicant to complete street improvements and utilities within the proposed subdivision.

Due to the high cost of the access road as shown on the first revised plan, the Trustees of the Bishop Estate have decided to omit it and return to the original scheme to which tentative approval was granted by the Commission on November 29, 1956.

The Commission voted to grant tentative approval and stated that the subdivider should submit a letter stating whether or not the entire tract can be developed within a year's period or will be constructed in stages beyond the one year period. If the entire tract cannot be developed within a year's period, then tentative approval will be granted to the first unit only.

Approval of this subdivision will be subject to compliance with drainage requirements of the Bureau of Plans, construction of all street improvements and utilities and the filing of final survey maps showing the consolidation of Lot 162 with abutting Lot 392 of the Aina Koa Subdivision.

SUBDIVISION  
KULIOUOU  
OFF KULIOUOU ROAD  
TSUNEJIRO ISHII, ET AL  
SURV: S. TAKEMOTO  
CLASS A-1

The Commission reviewed the proposed subdivision of Lot 535-B of Land Court Application 578 at Kulioou into 7 lots with areas ranging from 7,140 $\pm$  to 9,103 $\pm$  together with Lots 535-B-8 (4,284 $\pm$ ) and 535-B-9 (4,284 $\pm$ ) being extensions of existing Lani and Kahinu Streets.

Lots 535-B-3, 535-B-4, and 535-B-5 each with 1,140 $\pm$  are below the minimum lot size area of a Class A-1 zone. Modification for lot width is required for all the lots.

The applicant must construct Lani Street and Kahinu Street to the boundary line.

The Commission voted to advise the applicant to comply with Ordinance 1567 by circulating a petition to property owners within a radius of 500 feet and stated that it makes no commitments to approve the subdivision.

**SUBDIVISION  
WAHIAWA  
OFF CALIFORNIA AVE.  
KANAME SAITO, ET AL  
SURV: PARK & PARK  
CLASS A-1 & A-2**

The Commission reviewed the revised subdivision of the following:

1. Revised proposed subdivision of portion of Homestead Road (portion of Government Land at Wahiawa) into 20 lots with areas ranging from 1,515 $\frac{1}{2}$  to 5,136 $\frac{1}{2}$  with Lot 1, 4,906 $\frac{1}{2}$  being a roadway lot. Lots 2 to 19 inclusive, will be consolidated and used and sold together with abutting Lots 125 to 142 inclusive of Land Court Application 680 and Lot 20 will be consolidated and used and sold together with abutting Lot 21 of portion of Grant 973 to J. Robinson, R. Lawrence, and R. Holt.

2. Revised proposed subdivision of portion of Grant 973 to J. Robinson, R. Lawrence, and R. Holt into 10 lots (21 to 30 inclusive) with areas ranging from 327 $\frac{1}{2}$  to 11,035 $\frac{1}{2}$ . (Lot 25, 11,035 $\frac{1}{2}$  will be for a roadway lot being a 44-foot right-of-way).

Approval of the subdivision was granted on July 10, 1958. Lots 4 to 18 inclusive of the revised subdivision of the portion of Homestead Road will be consolidated with abutting Lots 126 to 140 inclusive of Land Court Application 680. Lots 23 and 24 of portion of Grant 973 to J. Robinson, R. Lawrence, and R. Holt will have net areas ranging from 7,362 $\frac{1}{2}$  to 7,391 $\frac{1}{2}$  which are below the 7,500 $\frac{1}{2}$  minimum lot size area required for Class A-1 Residential District. Fifteen lots will have substandard areas by this revision.

Construction of site improvements for the entire Brannen Tract is in the advanced stage of completion. Therefore, by letter dated January 12, 1959, Park and Park, surveyors for the applicant, requested modification in the lot area requirement for a Class A-1 Residential District. The following reasons were given for this request:

(1) Discrepancies were found in azimuths and distance as shown on maps filed at the Territorial Survey Office and those measured in the field by the surveyor's crew;

(2) Land Division of the City and County of Honolulu and the Survey Department of the Territory of Hawaii were asked to conduct studies and surveys to establish corrected azimuths and distances. The revised subdivision plan uses the corrected data which results in 15 substandard lots;

(3) It would be too costly to readjust the lot boundaries inasmuch as the construction of street improvements and utilities has progress to an advanced stage of completion.

Mr. Ernest Park, surveyor, explained that the azimuths and distance for this area were established about

35 to 40 years ago and noted in the Land Court map. He had accepted the Land Court map as correct without resurveying the area, and recently learned that the Federal Government had originally surveyed the area and established the boundary line west of the Land Court line. Rather than questioning the Federal Government's action, the surveyors had revised the subdivision plan and as a result, 15 lots are below the minimum lot area requirement of 7,500 $\pm$ . Mr. Park requested that the Commission grant modification from the lot area requirements of 7,500 $\pm$  for the 15 lots.

The Commission pointed out to Mr. Park that had he surveyed the area again, this error would not have occurred. However, in view of the fact that the error in azimuths was made by a governmental agency, the Commission, on the motion of Mr. Felix and second of Mr. Komatani, voted to look with favor to the granting of lot size modification to the 15 lots subject to certification on lot size variance from the Board of Supervisors after compliance with Ordinance 1567.

The subdivider was advised to circulate notices under the provisions of Ordinance 1567.

**SUBDIVISION  
AIEA  
NEAR KAHILINAI ROAD  
OAHU SUGAR CO., LTD.  
SURV: JAMES B. MANN  
RURAL PROTECTIVE AND  
CLASS AA**

The Commission reviewed the proposed subdivision of a portion of Parcel 5 of Tax Map Key 9-9-10 being a portion of land covered by Quit Claim Deed, United States of America, to Waialua Agricultural Co., Ltd., dated January 26, 1929, and recorded in Book 1000 pages 114 to 122 and portion of Aiea Heights Subdivision No. 1 (F. P. 447) at Aiea into 4 parcels: 1, 12,378 $\pm$ ; 2, 7,719 $\pm$ ; 3, 6,463 $\pm$ ; 4, 6,755 $\pm$  and a remainder area of 49.962 acres being used at present for sugar cane cultivation together with Easement D being an electric power line easement.

Parcels 1 to 4 inclusive will be conveyed to the abutting owners of Lots 106, 90, 89, and 88.

In view of the fact that Parcels 1 to 4 are situated in a deep drainage gulch, the Commission voted to defer action and refer the subdivision to the Chief Engineer for clarification of drainage facilities and for further studies.

**SUBDIVISION  
AIEA  
OFF WELELAU PLACE  
IRIWIN M. CHELF  
SURV: K. BANATANI  
CLASS AA**

On the basis of failure to provide satisfactory access, the Commission disapproved the proposed subdivision of Lot 1 of the Sunset View Lots (F. P. 417) at Aiea into 4 lots with areas ranging from 16,168 $\pm$  to 99,420 $\pm$ . Contours show 30% grades. Lots 1-A (62,235 $\pm$ ) and 1-D (99,420 $\pm$ ) are 12-foot flag lots.

The Commission stated that Welelau Place, a public right-of-way, should be extended to serve Lots 1-A and 1-D. The Commission also noted that because of adverse topography, construction of homes may be concentrated on the level portions of the two large lots, Lots 1-A and 1-D.

The applicant by letter dated January 10, 1959, stated that no further subdivision will be made due to steep land slopes.

SUBDIVISION  
HALAWA  
AIEA NAVAL ACCESS ROAD  
CHAN MAU  
SURV: K. HANATANI  
BUSINESS

The Commission granted tentative approval to the proposed subdivision of Lot 90 of Land Court Application 1573 at Halawa into two lots: 90-A, 23,075 $\pm$  less 1,000 $\pm$  roadway easement area, leaving a net area of 22,075 $\pm$  together with an eight-unit apartment building; 90-B, 33,400 $\pm$  together with an existing market and single family dwelling. The plan also shows 12,665 $\pm$  for off-street parking purposes.

Approval of this subdivision will be subject to compliance with building spacing requirements, off-street parking requirements, and the filing of final survey maps.

SUBDIVISION  
PALOLO  
WAIOMAO ROAD  
SHOKI YAMAUCHI  
SURV: PARK & PARK  
CLASS A

The Commission on December 29, 1958, authorized the submission of the construction plan to the Chief Engineer and requested his comments and recommendations regarding a request for road grade variance from the applicant's engineer for a roadway which is in excess of the 15% grade specified in the Subdivision Rules and Regulations.

Tentative approval was granted by the Commission on November 6, 1958.

The Commission was informed that by letter dated January 9, 1958, the Chief Engineer recommended that the variance be granted for the following reasons:

1. That the variance for the road grade within the subdivision is reasonable.
2. A study of the construction plans shows that a lesser grade than 19% for this cul-de-sac roadway will necessitate much more excavation and thus will involve excessive costs for the improvements and lot grading rendering the subdivision impractical.

SUBDIVISION  
KAIMUKI  
SEVENTEENTH AVENUE  
ROSIE K. Y. AU HOY  
SURV: P. LOW ENGINE-  
ERING CO.  
CLASS A

The Commission reviewed again the proposed subdivision of Lot 12 of the Ocean View Tract (F. P. 37) at Kaimuki into 6 lots with areas ranging from 5,000 $\pm$  to 5,401 $\pm$  with Lot 12-F being a 12-foot flag lot together with Lot 12-B, 6,138 $\pm$  being a 24-foot right-of-way.

Portions of Lots 12-C and 12-G (roadway) and all of Lots 12-D, 12-E, and 12-F are in the master plan requirements for the Mauka Arterial. The three structures on the premises will be removed to conform to the building code.

The Territorial Highway Department by letter dated January 14, 1959, informed the Commission that negotiations are under way to acquire the affected lots inasmuch as funds are available for the acquisition.

The Commission voted to grant tentative approval with approval subject to construction of street improvements and utilities, compliance with building spacing and Board of Water Supply requirements, certification from the Board of Health and the filing of final survey maps.

SUBDIVISION  
MALAEKAHANA  
KAMEHAMEHA HIGHWAY  
JAMES CAMPBELL ESTATE  
LESSEE: RICHARD K.  
KIMBALL  
HIGHWAY AND RURAL  
PROTECTIVE

The Commission reviewed again the proposed subdivision of Lot 240 of Land Court Application 1095 at Malaekahana into two lots: 240-A, 1.210 acres with an existing dwelling; 240-B, 1.250 acres with an existing dwelling.

A document has been filed with the Commission showing that the lessee has a right of ingress and egress over an abandoned railroad right-of-way also owned by the Campbell Estate.

The lessee, Richard K. Kimball, stated that he will file with the Commission proper documents showing that both of the subdivided lots will have easements over and across the railroad right-of-way for access purposes.

Tentative approval was granted by the Commission with approval subject to the filing of the necessary documents showing proper access for the two lots.

The meeting adjourned at 4:45 p.m.

Respectfully submitted,

  
Carole A. Kamishima  
City Planning Secretary

Meeting of the City Planning Commission

January 22, 1959

The City Planning Commission met in regular session on Thursday, January 22, 1959, at 2:05 p.m., in the Conference Room of the City Hall Annex with Chairman A. J. Gignoux presiding:

**PRESENT:**

A. J. Gignoux, Chairman  
R. G. Rietow  
Henry Chun Hoon  
Katsuro Miho  
Harold Kometani  
Cyril Lemmon  
John Felix  
Frank Hustace, Jr.  
Leighton S. C. Louis, Director

**ABSENT:**

Tyler Harr  
George Centeio

**MINUTES:**

The minutes of January 15, 1959, as circulated, were approved on the motion of Mr. Kometani and second of Mr. Lemmon.

**MASTER PLAN  
ZONING APARTMENT  
DISTRICT "C"  
KAPALAMA  
VINEYARD STREET  
AMENDMENT TO  
STREET LAYOUT  
SAKUMA TRUST**

The Commission considered further a proposal to amend Master Plan Section 9 (Kapalama) by providing a new street pattern for the area bounded by Lunalilo Freeway, Vineyard Street, and Liliha Street. A public hearing to consider this proposal was held on September 11, 1958, and the Commission had kept the hearing open pending further consultations with property owners who will be affected by this change.

The staff reported that it has held two meetings with the property owners subsequent to the public hearing. Out of the 45 property owners who attended the night meetings with the staff, three were definitely opposed to the proposal. The Hongwanji Mission is against the change because a proposed roadway would straddle a new structure and cut its property in half. Two property owners are against it because the roadway would affect portions of their properties so as to leave unusable remnants.

The Director stated that the roadway affecting the Hongwanji Mission's property could be made into deadend streets terminating on both ends of the Mission's property provided that the property is retained for school purposes. He stated that a request from the Sakuma Trust for rezoning of its property fronting Vineyard Street to apartment use is pending and its development is dependent upon the realignment of Waipa Lane.

A letter of protest against the proposed change signed by five property owners was filed with the Commission and read by the Director. These property owners are against the change because a roadway will bisect their properties and render useless the remaining portions of their land.

The Commission voted to close the public hearing and to approve the amendment to Master Plan Section 9 by establishing a new street pattern with two deadend 44-foot rights-of-way, on the motion of Mr. Lemmon and second of Mr. Chun Hoon.

The Commission decided to withhold action on the Sakuma Trust request for rezoning pending approval of the resolution for the master plan change by the Board of Supervisors.

**MASTER PLAN  
LEGISLATION  
PROPOSED CHANGES**

The Commission was informed that the Mayor has requested that any proposed changes to legislation be submitted on or before Monday, January 26, 1959, so that the Legislative Committee may be properly advised regarding these changes.

The Director reported that the ambiguity of Section 149-183, Master Plan of the City, Section 149-184, Master Plan Amendments, and Section 149-197, Zoning, should be resolved. At the present time, the procedure for a public hearing for amendments to the master plan is different from the zoning public hearing. This matter should be clarified so that it is clear that the hearings for master plan changes all items other than zoning. Zoning is merely a tool to implement the master plan.

The Director also reported that Section 142-1, Revised Laws of Hawaii 1955, relating to dedication of streets after a subdivision and construction of streets had been completed should be amended. The present law states that owners may dedicate or surrender such streets to the City, and the City must accept without exercise of discretion. This means that ten years after a street had been constructed and in disrepair, the City upon dedication must accept.

The Commission voted to authorize the Director to act on behalf of the Commission in recommending any changes to legislation regarding city planning matters, on the motion of Mr. Miho and second of Mr. Rietow.

Mr. Chun Hoon inquired whether any legislation could be enacted that would set aside funds for the acquisition of street setback areas.

The Director stated that under the Capital Improvement Program, a revolving fund to take care of such acquisition is being considered.

**PUBLIC HEARING  
ZONING VARIANCE  
PEARL CITY  
LEHUA AVENUE AND  
FIRST STREET  
DR. S. KOBASHIGAWA**

A public hearing was held to consider a variance from existing Rural Protective zoning regulations to permit the operation of a doctor's office within an existing business building at Pearl City, situated on the makai-waikiki corner of Lehua Avenue and First Street.

No written protests were filed. The Director stated that the business building constructed in 1954 is of Type II construction and contains the following non-conforming uses: post office, beauty shop, and apartments. There is a vacant office area that the applicant wishes to rent for medical office purposes. He stated that hardship relating to the use of the land exists due to the fact that the use of a vacant store space within a building used for other business purposes falls within the three elements which constitute hardship. Therefore, a variance can be considered. However, if all of the uses within the building were to be changed, a different situation exists.

Dr. Kobashigawa, the prospective tenant, was present in the audience.

The Commission closed the public hearing and took the matter under advisement on the motion of Mr. Rietow and second of Mr. Lemmon.

The Commission voted to approve the variance based on the finding of fact that hardship relating to the use of the land exists on the motion of Mr. Rietow and second of Mr. Miho.

**PUBLIC HEARING  
ZONING CLASS A-1  
AND CLASS AA  
RESIDENTIAL  
EWA BEACH  
CAMPBELL ESTATE**

A public hearing was held to consider the change in zoning from Rural Highway Protective and Rural Protective uses and Rural Class A Residential to Rural Class A-1 and Rural Class AA Residential zones for land situated at Ewa Beach, west end of Papipi Road.

The Campbell Estate is proposing a subdivision of the area into residential lots.

No protests were received. The Commission closed the public hearing and took the matter under advisement on the motion of Mr. Miho and second of Mr. Rietow.

The Commission approved the changes in zoning to Class A-1 and Class AA Residential on the motion of Mr. Rietow and second of Mr. Miho.

**ZONING HOTEL-APT.  
WAIMALU  
KAMEHAMEHA HIGHWAY  
& MOANALUA ROAD  
KALAUAO DEVELOP-  
MENT CO.**

The Commission considered again a request for change in zoning from Highway Protective and Rural Protective to Hotel and Apartment for 12 parcels of land totaling 2.40 acres, situated on the mauka side of Kamehameha Highway adjacent to Waimalu Tract.

The staff reported that this area seems to be a natural extension of the existing Hotel and Apartment district at Waimalu Tract provided, however, that no access from the lots is permitted on Kamehameha Highway.

The Commission members had visited the site. Being one of the members who visited the site, Mr. Kometani expressed his opinion that the area in question should not be zoned for apartment uses despite the fact that the adjoining area is in apartment zoning. He pointed out that the area is bounded by Moanalua Road and Kamehameha Highway, both of which bear fast moving traffic, and to permit a heavier density of population would not be advisable because of added traffic hazards and lack of play area for the children in the apartment area.

Some of the other members were of the opinion that this area was a natural extension of the existing apartment zoning. However, they expressed their concern regarding a non-conforming service station operation adjoining this area in question.

The Commission then discussed the possibility of restricting the development of the area to Apartment District "B" or "C" type of uses to control population density and types of construction. Under the Apartment "B" zoning, quadruplex units are permitted while under the Apartment "C" zoning, three story apartments may be constructed.

The Director reported that this area has no sewers, therefore, requirements of the Sewer Department and the Board of Health must be complied with before the zoning is granted.

The Commission voted to look with favor to Apartment District "B" zoning, subject to the submission of development plans showing the street pattern for the area with access on Moanalua Road and compliance with the requirements of the Sewer Department and the Board of Health, on the motion of Mr. Lemmon and second of Mr. Rietow.

**ZONING HOTEL-APT.  
WAIANAE, POKAI BAY  
BAYVIEW STREET  
HARRY S. MORSE, JR.  
ET AL**

The Commission members visited the site at Pokai Bay for which a request for change in zoning from Rural Protective to Hotel and Apartment was made for four parcels of land

totaling 34,774 $\frac{1}{2}$ , situated on the makai side of Bayview Street, Waianae.

Mr. Chun Hoon, who visited the site, was of the opinion that this area at Pokai Beach could be made into a very beautiful resort center. He believed that this application should be deferred until a resort area zoning law is enacted.

The Director reported that the staff also believes this area would be very desirable as a resort center. He stated that at the time the Waikiki land use study report was completed, he had recommended an amendment to the present zoning law by creating a new use district known as "Tourist Resort District I". Under this law, more flexibility for development of resort areas with compatible business uses can be permitted. The minimum lot area will be 10,000 $\frac{1}{2}$  since smaller areas may destroy the potential of a resort area. Other types of tourist areas that would permit motels and restricted business uses could also be considered. He suggested that these proposals should be considered by the private consultants hired under the Urban Planning Grant Contract in their planning studies and changes in the zoning laws.

Mr. Chun Hoon made a motion to defer action on this application and requested that the staff work with the private consultants to study the entire area at Pokai Bay for resort development together with the street pattern. This motion seconded by Mr. Rietow was carried.

ZONING HOTEL-APT.  
WAHIAWA  
NORTH SIDE OF  
WILIKINA DRIVE  
HAROLD GOODMAN

The Commission considered again a request for change in zoning from Rural Business to Hotel and Apartment for a parcel of land containing 12,213 $\frac{1}{2}$  situated on the north side of Wilikina Drive, Wahiawa.

The Commission members had visited the site to check the existing development in the area. Photographs taken of the buildings on the adjoining lot were shown to the members who had not visited the site.

The Commission was of the opinion that the business zoning should remain as part of the comprehensive zoning plan for Wahiawa. A motion to disapprove the request for change in zoning was made by Mr. Kometani, seconded by Mr. Lemmon and carried.

ZONING INDUSTRIAL  
WAIMANO  
MAKAI SIDE OF  
KAMEHAMEHA HIGHWAY  
OPP. PUU PONI ST.  
KANAME SAITO

The Commission, on the motion of Mr. Rietow and second of Mr. Lemmon, voted to defer action on the request for change in zoning from Rural Business, Highway Protective and Rural Protective to Industrial for two parcels of land situated on the makai side of Kamehameha Highway opposite Puu Poni Street, Waimano.

The applicant proposes to operate a bus terminal on this property. The applicant had requested deferment until he is able to obtain access right clearance from the Territorial Highway Department.

ZONING BUSINESS  
KAIMUKI  
WAIALAE & 8TH AVES.  
LAU KIAM AND  
LAU HOY

The Commission reviewed a request for change in zoning from Class A Residential to Business for the rear portion of a parcel of land containing 13,914 $\frac{1}{2}$  of which 8,914 $\frac{1}{2}$  is zoned for Business and 5,000 $\frac{1}{2}$  is zoned for Class A Residential use.

The applicant has submitted development plans showing the construction of a new office and shop building in the

back portion of the lot with provisions for 40% of the lot area for off-street parking purposes. The applicant stated that four existing dwellings on the premises will be demolished.

The Commission voted to authorize the calling of a public hearing to consider the zoning change on the motion of Mr. Felix and second of Mr. Chun Hoon. The Commission requested that the applicant file a bond assuring the removal of the four existing dwelling units.

**ZONING CLASS A-2  
RESIDENTIAL  
KAALAEA  
WAILEHUA ROAD &  
LAUMAULA ROAD  
SING CHONG CO.,  
LTD.**

The Commission reviewed a request for change in zoning from Rural Class AA Residential and Rural Protective to Rural Class A-2 Residential for approximately 18 acres of land in Kaalaea situated at the junction of Wailehua and Laumaula Roads.

The applicant presented a schematic scheme for a 64 lot subdivision with areas ranging from 6,000sq to 48,304sq together with 50- 44- and 20-foot rights-of-way.

The staff reported that this property is within the area covered by the Heeia, Kahaluu, Waihee, and Kaalaea Comprehensive Zoning and Master Plan established in 1957. The Class AA Residential zoning was established on the basis that people would prefer larger lots in a rural area away from town. However, the Director pointed out that this was the same basis for the Commission's action in its zoning of the Kaneohe area for Class AA Residential use; however, due to the change in conditions as a result of the two tunnel projects, there has been and will be heavier demand for house lots in the Kaneohe area and the Commission had rezoned certain areas in Kaneohe to Class A-1 Residential zone.

The Director stated that in planning for the future development of the area, the Commission should consider the different classifications of residential zoning so that purchasers and developers of land may be properly advised regarding the exact classification of zoning. Once the Commission establishes the classification of residential zoning of an area, this zoning should seldom be changed. In this manner the seller of the land and the purchasers would be properly advised of the residential classification and therefore discourage land speculation.

It is the belief of the staff that different types of residential classifications should be established in the community, but they should not be spotted all over the area by individual applications. The staff is not ready to make any recommendations at this time without a population distribution study and economic study which are being conducted at present.

Regarding the proposed subdivision of the area into Class A-2 Residential lots, the staff presented a revised layout plan which complies with the master planned roadway system providing for a better roadway pattern with lots of 7,500sq.

Attorney Charles Dwight, representing the applicant, Sing Chong Co., Ltd., stated that the subdivision plan is only preliminary to show how the area can be developed. He pointed out that the Commission had zoned an area close to the applicant's property for general and limited industrial uses. In order to provide home sites for the people working in the industrial area, the Company is

requesting Class A-2 Residential zoning for these people who can't afford Class AA Residential lots. He did not believe it advisable to locate Class AA Residential development next to an industrial district.

In reference to an existing roadway which is to be abandoned according to the master plan roadway system of the area, Mr. Dwight stated that this roadway was retained in the development plans because of the problem of dedication by 140 different owners.

The Director stated that the staff does not disagree with the theory that residential lots of smaller size should be near the employment centers; however, he stated that the classification of the lots should be based on economic demand and population distribution. He pointed out that there is no prospect for development of the waterfront industrial areas for several years. If the applicant plans to develop his property in the very near future for residential use, then these lots will be purchased not by people working in the industrial area but by people from other areas. He stated that the problem of dedicating the roadway to the City could be resolved through condemnation proceedings.

Mr. Lemmon made a motion to defer action pending a study of the area by the staff regarding the classifications of residential zoning. This motion was seconded by Mr. Rietow and carried.

**MISC.  
ATTORNEY BERTRAM T.  
KANBARA AS C.P.C.  
COUNSEL**

The Commission acknowledged receipt of a letter from Norman K. Chung, City and County Attorney, advising the Commission that Attorney Bertram T. Kanbara has been assigned as legal counsel for the Commission.

The Commission, on the motion of Mr. Chun Hoon and second of Mr. Felix, voted to submit a letter of thanks to Mr. Chung along with a word of commendation and appreciation for the services of Attorney Walter M. Heen, formerly assigned to the Commission.

**ZONING HOTEL-APT.  
WAIKIKI  
KALAKAUA AVENUE  
ROBERT HENDRY**

An executed copy of the third party beneficial contract relating to the Robert Hendry property in Waikiki was received by the staff. The Commission had approved the change in zoning to Hotel and Apartment for this property and formal adoption was pending receipt of this contract.

The Commission instructed the staff to check the contract and deferred action for one week on the motion of Mr. Miho and second of Mr. Rietow.

On the motion of Mr. Miho and second of Mr. Felix, the Commission approved the following resolutions of the City Planning Commission and authorized the transmission of same to the Mayor and the Board of Supervisors for approval:

**ZONING ORDINANCE  
CONDITIONAL USE LAW**

1. Resolution No. 989, amending Chapter 21 of the Revised Ordinances of Honolulu 1957, relating to zoning, by adding Article 9 pertaining to Other Use Districts (Conditional Use District).

**ZONING APT. "C"  
MOANALUA  
RED HILL  
HAWAII HOUSING  
AUTHORITY**

2. Resolution No. 1018, amending the comprehensive zoning map of the Master Plan of the City and County of Honolulu by changing a portion of Class A-1 Residential District No. 18 at Moanalua to Apartment District "C" No. 4 for land situated on the mauka side of Moanalua Road between the Moanalua Golf Course and the Military Reservation.

ZONING BUSINESS  
KALIHI  
KALIHI SUPER  
MARKET

3. Resolution No. 1019 amending the comprehensive zoning map of the Master Plan of the City and County of Honolulu by changing a portion of Class B Residential District No. 2 at Kalihi for land situated on the makai side of Konani Place between Kalihi Stream and Gulick Avenue to Business District No. 254.

ZONING CLASS A-2  
RESIDENTIAL  
AIEA  
HELECONIA STREET

4. Resolution No. 1020, amending the comprehensive zoning map of the Master Plan of the City and County of Honolulu by changing a portion of Rural Class AA Residential District No. 11 at Aiea, Ewa to Rural Class A-2 Residential District No. 6 for land situated on the west side of Heleconia Street between Moanalua Road and Olopana Street.

TRAFFIC  
ELEVATED HIGHWAYS

Mr. Rietow inquired whether or not it would be feasible to construct an elevated highway for Kamehameha Highway between Aiea Junction and Pearl City due to heavy traffic circulation through this area.

The Commission instructed the staff to conduct a study in line with this suggestion on the motion of Mr. Rietow and second of Mr. Felix.

The following subdivision actions were taken by the Commission on the motion of Mr. Chun Hoon and second of Mr. Kometani:

SUBDIVISION  
IWILEI  
OFF KUWILI STREET  
OAHU RAILWAY & LAND CO.  
SURV: R. M. TOWILL  
GENERAL INDUSTRIAL

The Commission granted tentative approval to the proposed consolidation and resubdivision of portion of Grant 4417, Apana 3 to the Oahu Railway & Land Co., being Lots 15, 16, 17, and 18 of Land Court Application 1758 (pending) at Iwilei into 3 lots: 31, 39,690 $\frac{1}{2}$  less 4,025 $\frac{1}{2}$  master plan aerial highway leaving a net area of 35,665 $\frac{1}{2}$  with various improvements; 32, 114,342 $\frac{1}{2}$  less 29,243 $\frac{1}{2}$  master plan aerial highway leaving a net area of 85,099 $\frac{1}{2}$  with various improvements; 33, 60,124 $\frac{1}{2}$  whereon exists the O. R. & L. right-of-way tracts and designation of Easements 25 and 26. Lots 31 and 32 are presently leased to GasPro, Ltd.

Approval of this subdivision will be subject to compliance with building spacing and Division of Sewers requirements, and the filing of final maps noting the master plan aerial highway.

SUBDIVISION  
KAWAIAHAO  
PUNCHBOWL STREET  
MEDICAL GROUP, ET AL  
SURV: R. M. TOWILL  
FIRE DISTRICT #1 & #2

Approval was granted to the proposed subdivision and consolidation of the following:

(1) Proposed subdivision of portions of R. P. 294, Land Commission Award 119 to Abner Paki no Konia, R. P. 4466 Land Commission Award 639 to Hinau Ano; R. P. 590, Land Commission Award 280 to Kaaha no Kahanawai at Kawaiahao into 2 lots: A, 24,897 $\frac{1}{2}$  presently used as a parking lot by the Medical Group; B, 773 $\frac{1}{2}$ . Lot B (773 $\frac{1}{2}$ ) will be consolidated with the abutting lot;

(2) Proposed consolidation of Lots 1 and 2-A of Land Court Application 1353 and Lot B (being portion of Land Commission Award 280 to Kaaha no Kahanawai at Kawaiahao) into Lot 1, 40,388 $\frac{1}{2}$  whereon exists the Honolulu Lithograph Company.

Water and sewer services are available.

Final maps showing the consolidation have been filed.

SUBDIVISION  
MAKIKI  
KEEAUMOKU STREET  
ARCHIBALD S. GUILD, ET AL  
SURV: R. M. TOWILL  
CLASS A

The Commission voted to defer action on the proposed subdivision and consolidation of the following:

(1) Proposed subdivision of Lot A-1 of Land Court Application 767 at Makiki into 2 lots: A-1-A, 12,741 $\mu$  less 787 $\mu$  master plan setback leaving a net area of 11,954 $\mu$  with an existing dwelling; A-1-B, 311 $\mu$  less 38 $\mu$  leaving a net area of 273 $\mu$ ;

(2) Proposed consolidation of Lots A-1-B (311 $\mu$ ) and A-2 (4,504 $\mu$ ) of Land Court Application 767 into Lot C, 4,815 $\mu$  less 1,936 $\mu$  master plan setback area leaving a net area of 2,879 $\mu$ .

Water and sewers are available. By the consolidation of Lots A-1-B and A-2, a larger lot is created being proposed Lot C, 4,815 $\mu$ .

The staff will check whether or not an existing dwelling complies with the restrictions of the zoning law.

SUBDIVISION  
KANEHOE  
HALEKOU ROAD  
RYOICHI KAWASAKI  
AGENT: JAMES M. HIRATA  
SURV: PARK & PARK  
CLASS A-1

Tentative approval was granted to the proposed subdivision of portion of Grant 8534 at Kaneohe into 2 lots: 1, 7,500 $\mu$  less 655 $\mu$  master plan setback area leaving a net area of 6,845 $\mu$ ; 2, 8,753 $\mu$  less 156 $\mu$  master plan setback area leaving a net area of 8,597 $\mu$  and being a 12-foot flag lot.

Lot width modification for Lot 1 was granted by the Commission. Approval of this subdivision will be subject to a certification from the Board of Health and the filing of final maps noting the master plan setback.

SUBDIVISION  
EWA  
OFF FARRINGTON HIGHWAY  
JAMES CAMPBELL ESTATE  
SURV: H. BARTHOLOMEW  
& ASSOCIATES  
NOXIOUS INDUSTRIAL

The construction plans submitted for this subdivision for Unit I (24 lots) were authorized to be transmitted to the Chief Engineer for his check and approval.

Tentative approval was granted by the Commission on September 25, 1958, to a subdivision plan of 38 lots.

Drainage requirements will be subject to approval of the Bureau of Plans.

SUBDIVISION  
PEARL CITY  
PEARL CITY HIGHLANDS,  
UNIT 5  
PACIFIC LAND HUI  
SURV: JAMES S. HARA  
RURAL PROTECTIVE

The construction plans submitted for this subdivision were authorized to be transmitted to the Chief Engineer for his check and approval.

Tentative approval was granted by the Commission on July 24, 1958.

Drainage requirements will be subject to approval of the Bureau of Plans.

SUBDIVISION  
KALIHI  
KAHAUIKI STREET  
THOMAS TAMASHIRO  
SURV: S. TAKEMOTO  
CLASS B RESIDENTIAL

Tentative approval was granted to the revised proposed subdivision of portion of Grant 3559 to Lot P. Fernandez at Kalihi into 4 lots with areas ranging from 3,500 $\mu$  to 4,226 $\mu$  together with Lot 5, 1,489 $\mu$  being a 16-foot right-of-way.

The existing buildings will be demolished. The Commission on January 15, 1959, voted to defer action and requested a wider lot width for Lot 4.

The Commission granted modification for lot width for Lots 2, 3, and 4.

**SUBDIVISION  
WAIKIKI  
SARATOGA ROAD  
LENOX H. STRONG  
SURV: R. M. TOWILL  
HOTEL & APARTMENT**

**SUBDIVISION  
PAUOA VALLEY  
KEKUANONI STREET  
SAM KALAMA  
AGENT: WILLIAM K. AMONA  
CLASS A**

**SUBDIVISION  
WAIALAE-IKI  
MAKAI SIDE OF  
KALANIANA'OLE HIGHWAY  
(GOLF COURSE SUBDIVI-  
SION PARK SITE)  
B. P. BISHOP ESTATE  
CLASS A-1**

Approval of this subdivision will be subject to the construction of the 16-foot right-of-way, compliance with requirements for building spacing, water, and sewer, and the filing of final survey maps.

Approval was granted to the proposed consolidation of Lots 10 and 12, Beach Walk Tract (P. P. 140) at Waikiki into one lot of 11,956 $\frac{1}{2}$ .

Final survey maps have been filed.

The Commission reviewed the proposed subdivision of portions of Grant 4197 to Keauloa, R. P. 7283, Land Commission Award 1602 to Kahawai and R. P. 7376, Land Commission Award 5235, Apana 2 to S. Kaapuiki at Pauoa into 3 lots with areas ranging from 8,931 $\frac{1}{2}$  to 17,861 $\frac{1}{2}$  together with a sewer easement being 10 feet wide.

The purpose of this subdivision is for an agreed partition between the owners. Water and sewer services are available.

Tentative approval was granted by the Commission on November 20, 1958, to a subdivision plan of 6 lots together with a 16-foot right-of-way. The Chief Engineer recommended that at least a 15-foot wide drainage easement be provided from the top of the bank of Pauoa Street.

Attorney William K. Amona reported that the purpose of this subdivision is to partition the property so that Mr. & Mrs. Andrade, who own one-half interest in the property, may be assigned Lot A-1 and the other two heirs may be assigned Lots A-2 and A-3. However, since one of the heirs is a minor, this petition is now pending in court. He stated that Judge Fairbanks had just appointed Attorney Robert St. Sure as the guardian ad litem, for the minor. The matter of the proposed subdivision plan has not been presented to Mr. St. Sure.

The Commission instructed the Director to meet with Mr. Amona and Mr. St. Sure regarding this subdivision and voted to defer action on the motion of Mr. Miho and second of Mr. Rietow.

The Commission reviewed the proposed subdivision of Lot 47, Land Court Application 1010, Land Commission Award 3437-B, Apana 1 and portions of Lot C of Land Court Application 828 and Land Commission Award 10613, Apana 3 at Waialae Iki into five lots with areas ranging from 12,240 $\frac{1}{2}$  to 14,580 $\frac{1}{2}$  together with a 32-foot deadend circle.

This subdivision is within the proposed park site of the Golf Course Subdivision and the Commission deferred action on November 27, 1957.

On January 2, 1958, the Commission granted a one-year's extension of time to complete the construction of street improvements and utilities within the Golf Course Subdivision on the basis that the Trustees of the Bishop Estate are willing to give the City and County of Honolulu until December 31, 1958, to acquire the park site within this subdivision.

On October 16, 1958, the Commission granted a second one-year's extension of time. Street improvements and utilities are under construction now.

Although the Board of Supervisors by Committee Report No. 2185 indicated that funds are not available to purchase this park site, the Commission felt that a park site is needed in this type of subdivision even if the lot sizes are large in comparison with other Honolulu residential developments, and instructed the staff to make further studies on methods of acquiring the park site.

The staff reported that the Board of Supervisors will not purchase park sites which are not part of a school development due to the lack of sufficient funds.

The Bishop Estate by letter dated January 16, 1959, stated that, "In view of the fact that the City and County of Honolulu did not take steps provided under Sections 149-94 to 149-96, R. L. H. 1955, to acquire the proposed park site within 120 days of the filing of undertaking or prior to December 31, 1958, as agreed and also in view of the announced policy of the Board of Supervisors not to acquire small park sites which are not adjoining or a part of a public school grounds, it is respectfully requested that the City Planning Commission now give favorable consideration to the granting of tentative approval to the subdivision of the park site within the Golf Course Subdivision in accordance with the preliminary plan heretofore submitted."

The Commission voted to grant tentative approval with approval subject to construction of street improvements and utilities and the filing of final survey maps.

The Commission reviewed the proposed subdivision of Lot 439 (playground) of Land Court Application 1508 at Keolu Hills into 15 lots with areas ranging from 6,000 $\pm$  to 7,880 $\pm$  together with a 24-foot right-of-way.

On December 11, 1958, the Commission granted a six-month's extension of time as requested by the applicant pending receipt of a Committee Report from the Board of Supervisors on the acquisition of the proposed playground site.

Committee Report dated September 2, 1958 from the Finance Committee referred the request for acquisition of the playground site to the Parks Board for its comments and recommendations.

The Parks Board by letter dated September 16, 1958, recommended to the Mayor and the Board that this park site and another site offered by Joe Pao next to the Sewage Treatment Plant between Keolu Hills Drive and Kaelepulu Pond be referred to the Community Association for its comments.

The Keolu-Kai Community Association by letter dated September 29, 1958, informed the Parks Board that this proposed park site will not meet the needs of the entire community and strongly urged the acquisition

SUBDIVISION  
KAILUA  
KAILUA HEIGHTS  
(POR. OF UNIT IV)  
JOE PAO, ET AL  
AGENT: CHUNG DEO AHN  
SURV: PARK & PARK  
CLASS A-2

of the site between Keolu Drive and Kaelepulu Pond adjacent to the Sewage Treatment Plant.

The Hui-O-Kailua by letter dated October 1, 1958, to the Mayor and the Board fully supports the request of the Keolu-Kai Community Association for the acquisition of the park site on Keolu Drive.

The Board of Supervisors by Oral Committee of the Whole Report of November 26, 1958, received and filed the communications relating to the two park sites.

The Commission voted to grant tentative approval with approval subject to the construction of street improvements and utilities and the filing of final survey maps.

The following subdivisions which were granted tentative approval and now conform to requirements for approval were approved by the Commission on the motion of Mr. Chun Hoon and second of Mr. Kometani:

**SUBDIVISION  
LUALUALEI, WAIANAE  
LUALUALEI HOMESTEAD  
ROAD & FARRINGTON HWY  
E. F. FITZSIMMONS  
SURV: PARK & PARK  
CLASS A-2**

1. Proposed subdivision of Lot 514-A-1 of Land Court Application 1102 at Lualualei, Waianae designated as Waianae Town Tract, Unit 1 into 35 residential lots with areas ranging from 6,000 $\pm$  to 7,754 $\pm$  and two lots: 557, 426,016 $\pm$  designated as Waianae Town Tract No. 3 and 579, 476,014 $\pm$  designated as Waianae Town Tract No. 2, together with 44 and 56-foot rights-of-way.

A playground site of 58,000 $\pm$  is proposed within Waianae Town Tract No. 3 (Lot 557).

Tentative approval was granted by the Commission on July 11, 1957, to the over-all subdivision plan of 136 residential lots and a park site of 58,000 $\pm$ .

Resolution No. 913 creating Rural Class A-2 Residential District No. 3 became effective on December 31, 1957.

The following documents were filed and approved as to form by the Attorney's office:

- (1) 100% contractor's performance bond in the amount of \$82,936.69;
- (2) 50% surety bond in the amount of \$41,468.35 guaranteeing the completion of street improvements and utilities;
- (3) Agreement between E. F. Fitzsimmons, Ltd., and the City and County of Honolulu;
- (4) Copy of a contract between E. F. Fitzsimmons, Ltd., and Hercules Construction Co., Ltd.;
- (5) Copy of the estimated cost of construction;
- (6) 50% surety bond in the amount of \$5,275.00 guaranteeing additional work to be performed under Unit 1 for the construction of drainage facilities;
- (7) Copy of the estimated cost of additional work for Unit 1;

(8) 100% contractor's performance bond in the amount of \$10,550;

(9) Supplementary agreement between E. F. Fitzsimmons and the City and County of Honolulu.

Final maps have been filed.

SUBDIVISION  
MAUNALUA  
END OF FORTLOCK ROAD  
BISHOP ESTATE  
SURV: G. PODMORE  
CLASS AA

2. Proposed subdivision of Parcel 1 of Tax Map Key 3-9-13 at Maunaloa into two lots: 1, 234,500 $\mu$  (5.383 acres); 2, the remaining area of 62.310 acres less 2,400 $\mu$  (roadway easement area) leaving an area of 62.305 $\mu$  acres.

Tentative approval was granted on December 18, 1958.

In lieu of actual construction, Mr. Kaiser has deposited a certified check in the amount of \$15,000 guaranteeing construction of street improvements and utilities, and filed an agreement between the City and County of Honolulu and Henry J. Kaiser.

Board of Health requirements have been met. Final maps have been filed.

The meeting adjourned at 3:25 p.m.

Respectfully submitted,

Carole A. Kamishima  
Carole A. Kamishima  
City Planning Secretary

Meeting of the City Planning Commission

January 29, 1959

The City Planning Commission met in regular session on Thursday, January 29, 1959, at 2:10 p.m., in the Conference Room of the City Hall Annex and in the Assembly Room of the Board of Supervisors with Chairman A. J. Gignoux presiding:

**PRESENT:** A. J. Gignoux, Chairman  
R. G. Rietow  
Henry Chun Hoon  
Katsuro Miho  
Harold Kometani  
Cyril Lemmon  
George Centeio  
John Felix  
Leighton S. C. Louis, Director

**ABSENT:** Tyler Harr  
Frank W. Hustace, Jr.

**MINUTES:** The minutes of January 22, 1959, as circulated, were approved on the motion of Mr. Felix and second of Mr. Lemmon.

**PUBLIC HEARING  
ZONING ORDINANCE  
OFF-STREET AUTOMO-  
BILE PARKING  
DISTRICT** A public hearing was held to consider proposed Resolution No. 1017, amending Chapter 21 of the Revised Ordinances of Honolulu 1957, relating to zoning, by adding Article 9, Other Use Districts, Section 21-9.2, creating an "Off-Street Automobile Parking District".

The Director reported that the purpose of this ordinance is to permit business houses without adequate off-street parking facilities to utilize adjoining lots which may be in residential or hotel zoning for off-street parking purposes. He expressed his opinion that to require concrete or masonry fence or wall along the street boundary or along the property boundary is creating too high a standard for this use. However, the Commission stated that the purpose of that requirement was for the protection of adjoining owners from exhaust fumes and for the protection of children.

No protests were received. The Commission closed the public hearing and took the matter under advisement on the motion of Mr. Centeio and second of Mr. Lemmon.

**PUBLIC HEARING  
ZONING APARTMENT  
DISTRICT "C"  
HALAWA-KAI  
MAUKA SIDE OF SALT  
LAKE BLVD. BETWEEN  
SARATOGA DRIVE &  
HALAWA STREAM  
HAWAII HOUSING  
AUTHORITY** A public hearing was held to consider the change in zoning from Rural Protective to Apartment District "C" for approximately 22.4 acres of land situated on the mauka side of Salt Lake Boulevard, between Saratoga Drive and Halawa Stream, for the establishment of a low-income housing site.

The Director reported that over 400 cards of protests were filed with the Commission. These protests are from residents of the Foster Village area.

Mr. Robert H. Lloyd, chairman of the Hawaii Housing Authority pointed out the problems faced by the Authority to provide adequate housing for displaced persons and the difficulty in selecting suitable sites. He stated that in 1958, 1,200 families were placed in public housing and there are over 1,200 more active applications on file. He reported that the 1957 Legislature instructed the Authority to increase its program as much as possible to meet the housing need. The Board of Supervisors in

disapproving the Authority's request for public housing in the Kalihi-kai area, stated that until all suitable vacant lands are used for public housing, it was not to come before the Board for any rezoning of developed areas.

He stated that the Authority was successful in obtaining the former Robert L. Stevenson School for housing for elderly people. It has considered cane land next to the Alvah A. Scott School in Aiea but was advised by the City Planning Commission that this may not be a suitable site since the land may be needed for expansion of the school. The site under consideration today was suggested since it is vacant land and adjacent to the Halawa Housing, an existing public housing facility.

Mr. Lloyd reported that approximately 62 buildings will be constructed on the 22 acres providing for about 200 family units. He did not believe this would create a high density. He then showed renditions of the proposed one story and two story apartments which would be compatible in appearance to other homes in the area. A plot plan of the area was also shown. He pointed out that these homes will cost about \$15,000 each including land acquisition and site improvement and cannot be construed to be cheap or undesirable.

Mr. Lloyd indicated that the common opinion of the people was that public housing projects tend to decrease the value of adjoining properties. In order to prove or disapprove this theory, the Authority had retained the services of Mr. Edward A. Bolles, a certified appraiser, to make a study of land valuation in the immediate vicinity of 5 of the public housing projects in the city and how the valuation of those properties has been affected over the past 5 years. Mr. Bolles' report showed that in every case, property values in the adjacent areas have increased; and Mr. Lloyd cited as an example, the Wilson Tract area adjacent to Kalihi Housing where land value had increased since the Honolulu Redevelopment Agency had improved the area through slum clearance.

Mr. Lloyd stressed that its aim is to provide better living conditions for the low-income families and to afford them an opportunity to relocate in their own homes later. The average occupancy of these families is 2 years and 10 months, pointing out the fact that public housings have given them the initiative to better themselves. He urged the Commission to rezone this cane land to Apartment District "C" zone, for a higher and better use, which is, in this case, public housing.

Mr. David McClung, executive secretary of the Central Labor Council A.F.L.-C.I.O., and representative to the Territorial House of Representative from the 14th District, voiced his support on the request for locating public housing in the Halawa-kai area. He stressed that there is an acute housing shortage in the island and not much progress has been made to relieve this shortage. He stated that, "The argument, as Mr. Lloyd mentioned, is always that public housing project decreases the value of land around it. This is always the argument--no matter whether it is the people who live around there or whether it's the person who owns the land who is putting forth the argument. It seems to me that this is nothing but a make shift argument and it supprises me greatly that people who happen to have enough money to buy a home of their own or rent

a private apartment all of a sudden don't like other people living next to them just because they don't make quite as much money as they do, and, really that's the only difference of people who live in public housing, which is an indication that they feel that these families aren't quite as good as they are.

"Now, the juvenile delinquency problem as mentioned is, it seems to me, a problem that is same as in a public housing area as any other area, but if you want to talk about delinquency and break-ins and ransacked houses and so on, take a look at the history of Aina Haina which is not a public housing area. Do all the people who do the ransacking there come from Palolo housing or Kalakaua housing or others? I dare say not.

"There have been plenty of surveys made, both by the public housing administration throughout the mainland and right here locally, that show that public housing projects do not decrease the value of surrounding properties. One area that would be equivalent or similar to the public housing project would be the area at Papakolea which is largely occupied by people in the lower income bracket and yet right next door to it you can't touch a square foot of that land for \$3. I think it really boils down to the psychological factor that they either don't want someone living next door who is of different race or because they don't make enough money--they are an entirely different type of individual."

Mr. McClung urged the Commission, despite the protests, to zone this area under consideration for public housing so that the Hawaii Housing Authority can proceed to place 200 families in decent homes.

Mr. O. C. Soares, director of Rent Control, reported on the housing situation in Honolulu. He stated that despite many new home construction and rental units, the housing shortage will continue for many years. To achieve a ratio of 3 persons per unit, approximately 51,000 housing units will be needed by 1966. In 1958, 5,128 units were built. By taking this figure and the 3.5 person ratio per unit, by 1966 there will still be a shortage of over 15,000 units. Housing units demolished were not calculated in these figures. He reported that the Hawaii Housing Authority has a waiting list of 1,200 persons. In 1958, 1,000 persons were displaced and in 5 years it is estimated that 4,000 persons will be displaced by government action alone. Therefore, he stressed that the need for more housing units is urgent.

Commenting on the Capehart Housing project by the Federal Government, Mr. Soares stated that this project will take care of less than 1/2 of the military housing need. The military personnel with their dependents will be relieved somewhat but not completely.

Mr. Soares then cited statistics on population increase in relation to construction of new dwelling units since 1953. He stated that in 1953, the ratio of population against building was approximately 3 to 1; in 1958, the ratio was more than 5 to 1. Therefore, to help relieve this shortage, he requested the Commission to zone this area for public housing so that the project can be started immediately.

He then stated that factors other than financing, high cost,

and land availability result in housing shortage. The first is the failure of land owners to provide additional rental or saleable units and the second is the misuse of land. He declared that the development proposed in the area under consideration is proper use of land. He stressed that potential land owners should have foresight to plan for a project that would help relieve the housing shortage for the betterment of the people of Honolulu.

Mr. Edward Burns, manager of the Honolulu Redevelopment Agency, reported that the Agency will be engaged in displacing families in the next several years due to the Queen-Emma project. 644 families will be displaced of whom 192 are eligible for low rent housing. The Kukui Project which will be started in the next two years will displace 1,305 families of whom 570 are eligible for low rent housing. One of the plights of the Housing Authority to find suitable housing for these families is due to the Agency's program of slum clearance. The Agency has and is also attempting to find lands suitable for development of housing for displaced persons. He pointed out to the Commission that it should give serious consideration to the fact that there is a shortage of available land suitable for development of low-income and low-middle-income family units.

Mr. Joseph Morrocco, president of the Kaloaloa Community Association in the Damon Tract area, pointed out that the people in this community are also concerned about adequate housing. They are also being displaced. He believed that people should support the Federal Government in providing low-cost housing units for displaced families because there is a definite shortage.

Mr. Harry Lee, speaking as a representative from the office of the Urban Renewal Coordinator, stated that Mayor Blaisdell has expressed his concern on the shortage of housing for displaced persons in the low-middle-income and low-income groups. There is a definite need right now for over 1,000 units. The Mayor is concerned because without housing for these families, inception of public projects such as the airport expansion, highways, and other projects in the city will be hindered. Therefore, the Mayor solicits the assistance of the people in permitting the Hawaii Housing Authority to proceed with its plans for development of low-income housing units now and not two or four years hence.

Mr. Ralph Brandt, who resides in Foster Village and who is president of the Foster Village Community Association, gave a brief history of the formation and accomplishments of the Community Association. He stated that the Association formed in June 1957 is incorporated and is self supported. It maintains its own recreational facilities and youth groups such as, athletic activities for the teenagers and the sub-teenagers, boy and girl scout organizations, and other community groups for the benefit of the area. Mayor Blaisdell had lauded the Association in June 1958 when he said that it was a wonderful experience to see a community take hold and run itself without calling on the city for assistance.

Mr. Brandt pointed out that when the present development in the Village is completed, there will be approximately 3,000 residents of whom 1,900 will be children--a small city in itself. The residents of Foster Village do not object to low-income housing but object to its

construction in the area presently proposed. They feel strongly that the low-income housing project can and should be placed in a more appropriate area.

Mr. Laurence F. Blodgett, chairman of the public housing committee of the Foster Village Community Association, reiterated that the Association vigorously opposes low-income housing development in the Halawa-kai area next to Foster Village which is approximately 3/10 of a mile away. He reported that the Village area is the highest taxed area in the Aiea-Halawa area. He stated that 650 Halawa residents have signed a petition opposing the proposed development. He filed this petition with the Commission. He pointed out that the Halawa Public Housing development which is adjacent to the area under consideration is temporary only and is occupied by over 50% of military personnel and veterans; therefore, its location in this area provides no basis for starting a permanent public housing project in the area. He reported that the majority of the homes in the Village are financed by F.H.A. insured loans and the Federal Government has an investment of about \$8,200,000. He believes that the F.H.A. is opposed to the Halawa-kai housing project. The Association feels that it is not in the interest of good city planning to place a community earning a maximum of \$3,200 per year (with approximately 34% on relief) next to a well-planned neighborhood where the average income is \$9,000 a year. It feels that this factor will seriously reduce property value in Foster Village.

Mr. Blodgett stated further that public facilities and services such as, police protection, schools, highways, and public transportation are spread so thin that they are practically non-existent. He questioned how the people in the housing area are going to get to their jobs. There is no H.R.T. bus service. There is also insufficient police protection. The ratio is one police officer for every 5,000 persons in the Aiea-Halawa area, whereas the overall average is one police officer for every 1,100 persons on the island. The Association urges that the investments made by individuals and by the Federal Government agencies be protected by discouraging the building of low-income housing units in Halawa-kai.

Mrs. Barbara Salvani, a resident of Foster Village, presented statistics on juvenile delinquency obtained from the Honolulu Police Department and the warden of the Oahu Prison for offenses committed for areas where public housing projects are located as against those areas where there is no public housing. These figures show that more offenses are committed by children from schools fed by public housing. It was the enviable record of low juvenile delinquency report from schools in Halawa that attracted her to move to this area. (Statistics presented were filed with the Commission.)

She pointed out that the schools in the Halawa area are over-crowded with no definite plans for construction of additional schools. There is no public transportation in the area for the school children, necessitating private vehicles or chartered busses to transport the children to schools which are not within walking distance. She requested that the Commission consider the facts just presented before permitting additional school-age children from a low-income housing development to go in the Halawa area.

Mr. T. Jack Foster, Jr., developer of the Foster Village and a future resident of the area, stated that he is also president of the Home Builders Association and the chairman of the Mayor's committee to investigate housing for displaced persons; therefore, he is aware of the great need for housing for displaced persons in the low-income group. However, he declared that this should not be the basis for "throwing good planning out the window". He pointed out that West Honolulu has the largest expansion of developable land close to Honolulu. With the completion of the Mauka Arterial and the Wilson Tunnel, the hub of the City of Honolulu will be moving to West Honolulu so that the Commission has a great responsibility in planning properly for this expansion.

He pointed out on a map the site of two existing public housing projects and a jail site in Halawa. He declared that these uses were spotted over a vast expansion of desirable land and questioned whether this was good planning. He stated that as a developer he proposes to develop for residential purpose the cane land situated between the Foster Village and the proposed housing site. However, he believed that if public housing is permitted to locate in the area under consideration, neither he nor any other developer would take the risk of developing the cane land. He hoped that the fact that there is serious need for public housing would not prevent the Commission from planning for the future expansion of West Honolulu.

Mr. Alex Castro, realtor, inquired of Mr. Lloyd whether the Authority considered moving the proposed housing site to a proposed high school site at Aiea and moving the school site to the proposed housing site.

Mr. Lloyd replied that the Department of Public Instruction must be consulted for that answer. However, as far as the Authority is concerned, the sewer system in the Aiea area is not adequate for the purpose of public housing. Regarding the site under consideration today, the Authority will provide its own sewer treatment plant. Commenting on the statement made that there is inadequate public transportation system for this area, Mr. Lloyd stated that 80% of the tenants for public housing have their own cars.

Mr. Castro was of the opinion that the Commission should investigate the possibility of site exchange and should consult with the D.P.I. on this matter. He stated unequivocally that he has a high respect for Mr. Bolles, however, Mr. Bolles' report that public housing does not depress adjoining land value, is prejudiced, inadequate, and incomplete. He believed that public housing hinders the rise of land value for adjoining properties.

He remarked that the plans for the buildings are beautiful and no doubt will be well constructed; however, he cited the density problem. He indicated that the area will have more than 10 families per acre, whereas, the Foster Village area has 5 families per acre--an increase of 100% in density.

He pointed out that prior to control, many areas have been poorly planned. These are gradually being eliminated. Therefore, he stated that proper planning would require approximately 100 acres of land for public housing and not a mere 22 acres. He did not believe it practical to install a sewer treatment plant to serve the development

of just 22 acres. A private developer would never subject himself to such an extra expense. He requested that the Commission keep this area available for expansion of the middle-income and high-middle-income group residential development by private enterprise. He reiterated that the Commission should check whether it would be possible to exchange sites with the D.P.I.

Mr. A. W. McLean, a resident of Foster Village, pointed out that proper city planning would require that public facilities such as, transportation and shopping areas be available in the immediate vicinity of a public housing project. He stated that there is no public transportation system and the present Halawa Housing shopping center is temporary and small and would not be adequate to serve the housing development. He then brought up the subject of the proposed sewer treatment plant which would be connected to Halawa Stream. He presented for the Commission's consideration the fact that this same situation arose in a town in Rhode Island and the people for miles complained because of the stench.

Mr. Blodgett stated that if this sewer treatment plant is to be built in Halawa, the Housing officials should receive a letter from the Sewer Department assuring that adequate personnel and funds will be maintained to prevent any noxious odors to emanate from the plant. He pointed out the problem that exists in Keolu Hills.

Mrs. Janyth Husic suggested that the Commission read an article in the December issue of the U. S. News and World Report magazine regarding the increase of crime wave in Philadelphia due to the location of low-income housing next to a middle income residential development. This same situation may happen here.

Mr. Joseph Kealoha, a citizen and Christian, read an excerpt from a book stating in part that all citizens have a right to the full and equal protection of the law; each has a right to be secure in his own person and property provided he does not trespass upon the rights of others. No one has the right to do or say anything which interferes with the right, liberty, prosperity, and happiness of another. He takes no position one way or the other on the matter under consideration today.

Mr. William Bains-Jordan, representing the Aiea Community Association with over 15,000 members, reported that last year when the Hawaii Housing Authority decided to locate public housing site in the Aiea-Halawa area, a meeting was held with the various governmental officials and interested parties to select an area more suitable for such housing. The area under consideration was selected because it was believed to be the least objectionable site and the most appropriate; it is close to a highway with public transportation such as, the Aiea Shuttle Bus and the Leeward Bus; it is close for connection to the sewer system; it is adjacent to an existing shopping center; and it is close to the Moanalua Shopping Center, a large shopping center. The area next to Alvah Scott Elementary School as originally proposed was not suitable because of the lack of most of these public facilities. He believed that if public housing must locate in the Aiea-Halawa area, it be located in this area under consideration.

Mr. Kenneth Shioi, contractor, took no position for or against the proposal under consideration. He indicated

that the Queen-Emma Project and the Kukui Project are for the purpose of slum clearance financed by Federal and Territorial funds which are the taxpayers' money. He suggested that the Commission and the Honolulu Redevelopment Agency consider setting aside portions of these areas for development of high-rise or multi-story apartments for development by private enterprise under the Federal Aid 221 Program for displaced persons. He cited the failure of the 221 Program because land and development costs are very high. He believed that his suggestion may help relieve this problem to some extent.

Mr. Lee Maice, executive director of the Hawaii Housing Authority, summarized that the Commission's decision rests on two basic points: first, the need, and secondly, good land use planning. Good planning comes within the jurisdiction of the Commission, however, the need has been graphically demonstrated.

The Commission voted to close the public hearing and took the matter under advisement on the motion of Mr. Felix and second of Mr. Chun Hoon.

ZONING BUSINESS  
WAIKIKI  
KAPIOLANI BLVD.  
FINANCE INVESTMENT  
CO., LTD.

The Commission reviewed a request for change in zoning from Hotel and Apartment to Business for approximately 4 acres of land situated on the makai side of Kapiolani Boulevard, being the former American-Chinese Club premises.

The applicant has submitted a petition signed by approximately 75% of the property owners and lessees within a radius of 750 feet supporting this zoning change.

The staff reported that it has made a preliminary study of this area, however, additional time is required to study all pertinent facts so that a definite recommendation can be made. The petition must also be checked for correctness of the 75% ratio.

The Director reported that the staff inadvertently informed the applicant of the procedure followed in the past, i.e., to obtain consent by 75% of the lots. He has rechecked the statutes governing this matter and the statute states that the signatures of 75% of persons, and not by lots, having interest in a land must join in the petition. For example, five persons owning a piece of property as tenants in common are considered as five separate persons; husband and wife as joint owners are considered as two separate persons. The City and County Attorney will be requested to render a written opinion on this matter. However, regardless of this point, he stated that the Commission should be informed of all facts regarding the proposed development and decide whether or not a public hearing should be authorized. Otherwise, the applicant should be requested to submit a revised petition.

Mr. Hiram Fong, president of the Finance Investment Co., Ltd., requested the Commission to consider rezoning the property in question. He understands that the Commission had established a policy many years ago not to permit any business zones in the Kapiolani Boulevard area between McCully Street and Harding Avenue. He pointed out that since 1937, the population of Oahu has increased 50% from 240,000 to 500,000 persons. Throughout the years, the Commission had zoned many areas to business and limited industrial uses; for instance, areas on both sides of Ala Moana Boulevard from town to Ward Street, both sides

of Ala Moana Boulevard from town to Ward Street, both sides of Kapiolani Boulevard from town to Kalakaua Avenue, the Ala Moana shopping center, the section by Hawaiian Village, Kalakaua Avenue in the Waikiki area, King Street, Beretania Street, Waialae Avenue between Kokohead Avenue and First Avenue, etc. In 1949, the Commission granted business zoning to a super market and a service station at McCully and Kapiolani Boulevard. He pointed out that this section of Kapiolani Boulevard between McCully Street and Harding Avenue is the only section not zoned for business and requested that the Commission extend the business zone to include this area.

Mr. Fong reported that he has filed a petition signed by over 75% of the people within a radius of 750 feet approving this zoning change. The McCully Community Association by letter dated January 12, 1959, has also gone on record supporting the zoning change.

He stated that the Wigwam Department Store is contemplating a business building of approximately 54,000 square feet in sales space with approximately 2/3 of the property set aside for off-street parking purpose to accommodate approximately 350 to 450 cars. He stated that the development will be very attractive and about 3 million dollars will be expended for the land and building, and inventory.

Mr. Homer G. Powell, representing the Wigwam Store and reporting on the operations of the Store, stated that store spaces are leased to various merchants. With a combined advertising program and all operations under one roof, low marked up prices can be maintained for the people of Hawaii. He stressed that this type of business operation is needed here. He reported that Wigwam in Kalihi is a tremendous success and has doubled its planned sales program in the 7 months of operation. He stated that the development will be well-planned with adequate plantings and shrubs and the building will be setback in the rear of the property with parking in the front. He believed that with the many apartment developments in the area, a business operation is needed.

A rendition of the proposed development was shown to the Commission.

The Commission voted to defer action pending further staff study on the motion of Mr. Felix and second of Mr. Lemmon. Mr. Miho disqualified himself from voting on this matter.

The Commission visited the site at Aikahi Triangle, Kaneohe, for which a request for change in zoning from Class AA Residential to Class A-1 Residential, Hotel and Apartment, Apartment District "C", and Business was made.

Mr. Rietow, who visited the site, stated that until the staff's report is completed so that the Commission may be informed of proper land use and zoning for the Kailua-Kaneohe-Heeia area, he does not believe action should be taken at this time. Hasty action may result in poor planning. He made a motion to defer action.

Mr. Ernest J. Viner, engineer for the developers, reiterated his point that his organization has given deep thought to the attractive development of this area and that the proposed development of the Aikahi Triangle area will be very desirable and will materialize into a very

ZONING BUSINESS,  
CLASS A-1 RESIDEN-  
TIAL, HOTEL-APT.,  
& APT. DIST. "C"  
Kaneohe  
AIKAHI TRIANGLE  
CENTER-TROUSDALE  
COMPANY

nice community. Regarding the interior area proposed for Class A-1 zoning, he pointed out that Centex houses proposed to be constructed in the area are very desirable and nothing but praise has been accorded these houses. He indicated that the house and lot will cost over \$21,000 and persons who could qualify for these homes must have an income of \$800 or more a month. The percentage of people who could qualify is very small, therefore, the developers can assure a well-planned neighborhood. He requested that the Commission give the developers an opportunity to develop this area properly.

Mr. Thomas Beattie, chairman of the Steering Committee of the Kaimalino Community Association, stated that the Association has filed a letter indicating its opposition to any rezoning of the area. The reason for the retention of the Class AA zoning is that when the Kaimalino Community was established, the people were assured of a fine residential district to the extent that every house plan was reviewed by the Kaneohe Ranch Company and had to pass an architectural review board. Therefore, the people are concerned over the type of construction and sizes of the lots in the Aikahi Triangle area.

Upon being questioned by a Commission member whether the people had any objections to the type of homes proposed to be constructed by the developers, Mr. Beattie stated that he believes the people would not object; however, he stated that they are definitely opposed to any business or apartment zones in the area. In effect, the Association is changing its stand with respect to the business uses.

The Commission stated that a formal letter indicating the Association's change in position should be filed.

ZONING BUSINESS  
KANEHOE  
MAUKA SIDE OF  
KAMEHAMEHA HIGHWAY  
AND WILSON TUNNEL  
APPROACH ROAD  
UYESATO, SIMMS,  
AND WONG

In conjunction with the preceding application, the Commission also considered the application of Simms, et al., for change in zoning from existing Rural Class A-1 Residential to Business for approximately 85,469 $\mu$  of land situated on the mauka-Pali side of Kamehameha Highway and Wilson Tunnel Approach Road.

Mr. George Houghtailing, planning consultant for the applicants, pointed out that the Commission was presented with all facts based on compatible use of the area to business and impracticability of the area for residential use. He believed that the Commission should grant the rezoning of the area to business.

Mr. Kometani was of the opinion that the Aikahi Triangle area should be retained as Class AA Residential zone. He believed that the Commission had enough facts to vote on the matter and additional studies were not necessary.

The Director replied that if the application is disapproved, there must be firm basis for the disapproval so that a re-application can be dissuaded. He elaborated on the present land use and the additional residential development proposed in the Kailua-Kaneohe area. Tentative plans are being made for a shopping center in Olomana. The Maunawili and Kawainui Swamp areas are also being studied for additional residential development. Since there have been many requests for changes in land uses for the Kailua-Kaneohe area, the Director stressed that additional studies must be made to coordinate these uses in the master plan and if revisions are necessary then they should be made

However, if the Commission still believes that the area should remain in Class AA zone, then the Commission should take a firm stand now.

Mr. Rietow stated that the staff's recommendation should be received before the Commission makes a decision. He repeated his motion to defer action pending completion of the staff's study. This motion seconded by Mr. Miho was carried.

ZONING MISC.  
KUALOA  
MR. & MRS. EDWARD  
CHESTER

The Commission acknowledged receipt of a letter from Mr. & Mrs. Edward Chester of Kualoa notifying the Commission that his property at Kualoa is on the market for sale.

ZONING VIOLATION  
KAIMUKI  
811 11TH AVENUE  
ILLEGAL RENTAL  
UNITS

The Commission received and placed on file a report from Sam Harris of the Public Prosecutors Office reporting that an alleged zoning violation at 811 11th Avenue is being corrected. The alleged violation involved illegal rental units on a property containing 15,000 $\mu$  situated within a Class A Residential area.

The Commission deferred action on the following applications:

MASTER PLAN  
PUBLIC UTILITIES  
BUS ROUTE

1. A request from the Trade Wind Tours of Hawaii for approval of its proposed bus route around the island.

ZONING HOTEL-APT.  
WAIKIKI  
KALAKAUA AVENUE  
JACK LEONG, ET AL

2. Review of the third party beneficial contract on the request by Jack Leong, et al., for change in zoning from Class A Residential to Hotel and Apartment for land situated on the makai side of Kalakaua Avenue.

ZONING BUSINESS  
PALAMA  
SCHOOL STREET  
SUGIHARA

3. A request for change in zoning from Class A Residential to Business for a parcel of land totaling 8,891 $\mu$  situated on the makai side of School Street directly opposite Saint Theresa's Catholic Church.

ZONING INDUSTRIAL  
KALIHI-KAI  
HAU STREET AND  
KALANI STREET  
KENNETH KIMURA

4. A request for change in zoning from Class A Residential to Industrial for a portion of land totaling 9,600 $\mu$  situated between Kalani Street and Hau Street, Kalihi-kai.

ZONING BUSINESS  
KAIMUKI  
WAIALAE AVENUE  
ROBERT T. LEE

5. A request for extension of the Business district for parcel of land situated on the mauka side of Waialae Avenue between 10th Avenue and Sierra Drive.

ZONING MISC.  
KAHALUU  
HECTOR J. BAXTER

6. A request for information from Mr. Hector J. Baxter with respect to construction of an additional home on a parcel of land situated at Kahaluu.

The following subdivision actions were taken by the Commission on the motion of Mr. Chun Hoon and second of Mr. Centelo:

SUBDIVISION  
KALIHI KAI  
KING STREET  
JOHNNY Y. TAMAYE  
SURV: T.H. HIGHWAY DEPT.  
GENERAL INDUSTRIAL

The Commission granted approval to the proposed subdivision of Lot A-1-A-4 of Land Court Application 839 at Kalihi into 2 lots: A-1-A-4-A, 6,308 $\mu$ ; A-1-A-4-B, 188 $\mu$ .

Lot A-1-A-4-B (188 $\mu$ ) is required by the Territory of Hawaii for the construction of the Lumailo Freeway Federal Aid Project F 59(2), Section G.

Final survey maps and a copy of a petition for subdivision have been filed.

SUBDIVISION  
ALEWA HEIGHTS  
AULII STREET  
ALICE M. ESPINDA  
SURV: K. SAIKI  
CLASS A

Tentative approval was granted to the proposed subdivision of portion of Grant 5569 (Tax Map Key 1-8-35: 2) to W. H. McCormack at Alewa Heights into 2 lots: A, 12,300 $\mu$  together with an existing dwelling and garage; B, 7,000 $\mu$ ; together with Lot C, 2,460 $\mu$  being a 16-foot right-of-way.

The Commission granted modification for the length of the 16-foot right-of-way which exceeds the 120 feet maximum by 25 feet. Contours show approximately 35% grade.

Approval of this subdivision will be subject to compliance with building spacing, Class A zoning, and Board of Water Supply requirements, the construction of the 16-foot right-of-way and the filing of final survey maps showing the rounding of corners.

SUBDIVISION  
BERETANIA  
BETWEEN FORT AND BISHOP  
STREETS  
ROMAN CATHOLIC CHURCH  
IN THE TERR. OF HAWAII  
SURV: R. M. TOWILL  
FIRE DISTRICT #1

Approval was granted to the proposed subdivision of Lot 1 (being Parcels 14 and 25 of Tax Map Key 2-1-10) of Land Court Application 1385 at the southwesterly side of Beretania Street into 2 lots: 1-A, 52,190 $\mu$  whereon exists a parking lot used by Petrous Service Station, the C. Y. O. building and the Cathedral; 1-B, 819 $\mu$  and delineation of Easement A.

Lot 1-B is required by the Territory of Hawaii for the construction of the Nuuanu Highway Federal Aid Project No. BU-061-1(6).

Final survey maps and a copy of the petition for subdivision have been filed.

SUBDIVISION  
KAKAOKO  
AUAHI & KEAWE STREETS  
BISHOP ESTATE  
SURV: G. PODMORE  
GENERAL INDUSTRIAL

Approval was granted to the proposed consolidation of Lots 1, 2, 7, and 8, Block 8-B portion of Kakaokukui at Kakaoko into Lot 9, 15,736 $\mu$  less 800 $\mu$  master plan setback leaving a net area of 14,936 $\mu$ .

Final survey maps showing the consolidation have been filed.

SUBDIVISION  
MCCULLY  
DATE & PUMEHANA STREETS  
FUMITO NISHIMURA, ET AL  
AGENT: ALAN MASAKI  
SURV: ARTHUR Y. AKINAKA  
HOTEL & APARTMENT

Approval was granted to the proposed consolidation of Lots A-1, A-2, and A-3 of Block 22 of Land Court Application 279 at McCully into Lot 91 with 5,000 $\mu$ .

Final survey maps showing the consolidation have been filed.

SUBDIVISION  
MAKIKI  
KEEAUMOKU STREET  
ARCHIBALD S. GUILD, ET AL  
SURV: R. M. TOWILL  
CLASS A

Approval was granted to the proposed subdivision and consolidation of the following:

(1) Proposed subdivision of Lot A-1 of Land Court Application 767 at Makiki into 2 lots: A-1-A, 12,741 $\mu$  less 787 $\mu$  master plan setback area leaving a net area of 11,954 $\mu$  with an existing single family dwelling; A-1-B, 311 $\mu$  less 38 $\mu$  master plan setback area leaving a net area of 273 $\mu$ .

(2) Proposed consolidation of Lots A-1-B (311 $\mu$ ) and A-2, (4,504 $\mu$ ) of Land Court Application 767 into Lot C, 4,815 $\mu$  less 1,936 $\mu$  master plan setback area leaving a net area of 2,879 $\mu$ .

The Commission on January 22, 1959, deferred action. A field survey by the staff on January 23, 1959,

revealed a single family dwelling structure on the premises. Water and sewers are available.

By the consolidation of Lots A-1-B and A-2, a larger lot is created.

Final maps have been filed.

SUBDIVISION  
MANOA  
SEAVIEW DRIVE  
A. C. WATERHOUSE  
AGENT: MAE JUNE BRASH  
CLASS A

Tentative approval was granted to the proposed subdivision of Lot 3, Block F, Seaview Tract at Punahou into 2 lots: A, 5,500 $\mu$ ; B, 7,282 $\mu$  together with an existing single family dwelling.

Access for Lot B is over an existing 12-foot easement in favor of the owner of Lot 3 over Parcel 23 of Tax Map Key 2-8-16 and thence to Vancouver Drive. There is an existing single family dwelling on Lot B and an existing garage on Lot A.

Approval will be subject to compliance with building spacing, Board of Water Supply and Division of Sewers requirements, creation of off-street parking facilities for Lot B, compliance with Class A zoning requirements, and the filing of final maps.

SUBDIVISION  
KAIMUKI  
THIRD AVENUE  
HAMA EMERSON  
AGENT: ANDREW YUKITOMO  
SURV: T. HARANO  
CLASS B

Tentative approval was granted to the proposed subdivision of Lot 10, Block 10 of Kaimuki Tract at Kaimuki into 2 lots: 1, 7,304 $\mu$  with an existing single family dwelling; 2, 7,696 $\mu$  with two existing single family dwellings and being a 12-foot flag lot.

The garage straddling the common boundary of proposed Lots 1 and 2 will be demolished. Water is available.

Since the lots may be further subdivided, the Commission requested a 16-foot right-of-way.

Approval of this subdivision will be subject to compliance with building spacing, off-street parking, and Division of Sewers requirements, construction of a 16-foot right-of-way, and the filing of final maps showing the rounding of corners for ease of access.

SUBDIVISION  
NIU  
KALANIANA'OLE HIGHWAY  
MARY L. PFLUEGER  
SURV: WRIGHT, HARVEY  
& WRIGHT  
CLASS AA

Tentative approval was granted to the revised proposed subdivision of a portion of Lot 41 of the Niu Beach Lots (F. P. 279) at Niu into 2 lots: A, 29,271 $\mu$  with an existing dwelling, servant's quarters and garage, less 4,000 $\mu$  master plan setback area leaving a net area of 25,271 $\mu$ ; B, 16,994 $\mu$  less 2,250 $\mu$  master plan setback area leaving a net area of 14,744 $\mu$ .

Tentative approval was granted by the Commission to a 2-lot subdivision plan on December 4, 1958.

Approval of this subdivision will be subject to compliance with building spacing and Class AA zoning requirements. Final maps have been filed. Board of Water Supply and Board of Health requirements have been met.

SUBDIVISION  
KANE'OEHE  
KEAAHALA ROAD & ANOI RD.  
HARRY K. JOHNSON  
AGENT: AVON YAP  
SURV: PARK & PARK  
CLASS A-1

Tentative approval was granted to the proposed subdivision of Lot 42 of the Halekauwila Farms at Kane'oehe into 2 lots: 42-A, 8,665 $\mu$  less 850 $\mu$  master plan setback area leaving a net area of 7,815 $\mu$ ; 42-B, 8,125 $\mu$  less 480 $\mu$  master plan setback area leaving a net area of 7,645 $\mu$  together with an existing dwelling.

SUBDIVISION  
WAHIAWA  
OFF CALIFORNIA AVENUE  
KANAME SAITO, ET AL  
SURV: PARK & PARK  
CLASS A-1 and A-2

Approval of this subdivision will be subject to compliance with building spacing, Class A-1, and Board of Health requirements, and the filing of final maps noting the master plan setback areas.

The Commission granted approval to the proposed subdivision of Lot 152 (roadway) of Land Court Application 680 into 4 lots: 152-A, 44,233 $\pm$ ; 152-B, 10,424 $\pm$ ; 152-C, 4,663 $\pm$ ; 152-D, 20,229 $\pm$ .

This subdivision is for conveyance purposes only.

Lot 152-A will be exchanged for a portion of California Avenue which adjoins the subdivision and will be abandoned as a roadway by the Territory of Hawaii.

Final maps have been filed.

SUBDIVISION  
KAILUA  
ULUOPIHI LOOP (7 lots)  
(POHAKUPU PARK SITE)  
KANZOHE RANCH CO.  
SURV: R.M. TOWILL  
CLASS A-1

The construction plans submitted for this subdivision were authorized to be transmitted to the Chief Engineer for his check and approval.

Tentative approval was granted by the Commission on October 30, 1958.

SUBDIVISION  
KAILUA  
KAILUA HEIGHTS (PORTION  
OF UNIT IV, PARK SITE)  
JOE PAO, ET AL  
AGENT: CHUNG DHO AHN  
SURV: PARK & PARK  
CLASS A-2

The construction plans submitted for this subdivision were authorized to be transmitted to the Chief Engineer for his check and approval.

Tentative approval was granted by the Commission on January 22, 1959.

Drainage requirements will be subject to the approval of the Chief Engineer. The surveyor will be informed that the construction plans submitted do not show any notation regarding street signs.

SUBDIVISION  
NIU VALLEY  
OFF KALANIANAOLE HIGHWAY  
CHARLES LUCAS  
SURV: R. M. TOWILL  
CLASS AA & A-1

An extension of one year was granted by the Commission to the proposed subdivision of portion of Parcel 1 of Tax Map Key 3-7-04, Niu Valley development "K", Unit 1 into 162 residential lots with areas ranging from 7,500 $\pm$  to 16,000 $\pm$ , a playground of 2.0 acres and a business lot, together with 44, 56, 50, and 90-foot rights-of-way.

Tentative approval was granted by the Commission on December 19, 1957.

The engineer for the project stated that the delay in development is due to sewage disposal problems.

SUBDIVISION  
WAIPIO  
WAIPIO ACRES TRACT,  
UNIT III  
FINANCE REALTY CO., LTD.  
SURV: PARK & PARK  
RURAL PROTECTIVE

An extension of one year was granted by the Commission to the proposed subdivision of Waipio Tract Unit III at Waikakalua, Tax Map Key 9-5-01 into 188 residential lots with areas ranging from 5,000 $\pm$  to 18,000 $\pm$ ; 4 large lots ranging from 21,500 $\pm$  to 100,000 $\pm$ ; together with 24 and 44-foot rights-of-way.

Tentative approval was granted by the Commission on March 6, 1958.

By letter dated January 27, 1959, Park & Park, engineer for the applicant, requested an extension of time to complete construction of street improvements and utilities. Lot drainage is partially completed and grading is 60% completed.

SUBDIVISION  
PUPUKEA  
HOLAWA STREET  
KENNETH PANG, ET AL  
RURAL PROTECTIVE

The Commission requested that the subdivider consider zoning the area to Class A or A-2 Residential districts. The staff reported that it will make a study and recommend the type of zoning for this area.

The Commission reviewed the proposed subdivision of Lots 121 and 122 of Pupukea, Paumalu Beach Lots being Grant 8196 at Pupukea into 11 lots with areas ranging from 5,021 $\frac{1}{2}$  to 5,419 $\frac{1}{2}$  together with a 32-foot right-of-way and Lot F, 5,324 $\frac{1}{2}$  less 600 $\frac{1}{2}$  for an 8-foot right-of-way to the beach and leaving a net area of 4,724 $\frac{1}{2}$ .

This subdivision is to be developed under the F.H.A. 221 Program for displaced persons.

The subdivider is requesting a waiver of standard curbs and gutters for this subdivision inasmuch as the surface drainage is good due to porous soil conditions.

Mr. Kenneth Pang, the subdivider, stated that he is requesting the waiver of curbs and gutters because he is required to pay for a 6-inch water line that runs from the main highway into the subdivision. He is required by the Board of Water Supply to put in a 6-inch water line in lieu of an existing one inch water line. In order to reduce development costs he is requesting this waiver. He stated that he will be willing to give a voluntary assessment of 3 $\frac{1}{2}$ ¢ a square foot of the land toward the construction of the water line. He reported that the land is about 12 feet above the beach level on a high mound and is of sandy soil. He pointed out that the surface drainage is very good with no problem of water puddles even after a heavy rain storm.

The Commission noted that the porous condition of the land is similar, if not better, to the condition at Ewa Plantation Village where the requirement of curbs and gutters was waived by the Commission. However, it pointed out that this exception to the standards was made because the Village was a built up area with existing homes and streets. The porous condition of the soil was not the sole basis for the waiver.

Mr. Chun Hoon believed that further study should be given to this area because of the sandy soil. He believed that by installing curbs and gutters, an adverse effect might result.

The Director reported that a study is being made to determine whether or not sidewalk areas are needed in the rural areas, such as, Kaneohe and Kailua, because it was learned that children are walking on the streets instead of the shoulder areas. He pointed out that curbs and gutters are not only for drainage purposes, but are for the protection of the shoulders to minimize city maintenance and for the protection of pedestrians. He reported that the Commission had been severely criticized for its action of the Ewa Village area. If the Commission believes that a waiver is justified then it should establish a policy for granting such waiver on the basis of soil conditions.

Mr. Kometani stated that he has heard criticisms made against the Commission because its standards are retarding the progress of the 221 Housing Program. If this is true, he believed that further studies should be made. Consultations with the Mayor's committee on 221 Housing should be made before taking action on this subdivision. He pointed out that not one area has been developed under the 221 Program.

The Director indicated that one of the reasons for this is the fact that there is such a great demand for homes and the people are paying higher prices for them so that the developers are not attracted to the 221 Program. He did not believe the standard for curbs and gutters is the basis for the failure of this Program. The Director reported that the Mayor has appointed a special committee to investigate where the 221 Program has failed and how the city can help this Program. This report will probably take three or four weeks to complete and he believes the Commission will be requested to study this matter. In the meantime, he believed that the Commission should act on the subdivision so that the subdivider may proceed with his plans, and, if the waiver of curbs is granted, it may be done before the construction is initiated.

However, some of the Commission members believed that action on this subdivision should be deferred until the problem of waiver of standards is resolved.

Mr. Lemmon's motion to disapprove the request for waiver of curbs and gutters was seconded by Mr. Centelo but was lost on the negative votes by Messrs. Kometani, Rietow and Chun Hoon.

A new motion was made by Mr. Kometani to defer action and to request the committee that was appointed by the Mayor to expedite its studies. This motion seconded by Mr. Rietow was carried. Mr. Lemmon voted in the negative.

SUBDIVISION  
KANEHOE  
WILLIAM HENRY ROAD  
LOUIS K. KAONOHI  
SURV: C. J. OLDS  
CLASS A-1

The Commission reviewed the proposed subdivision of Lot 17-A of Land Court Application 1196 at Kaneohe into three lots: 17-A-1, 7,500 $\pm$  less 900 $\pm$  master plan setback area leaving a net area of 6,600 $\pm$  with an existing dwelling; 17-A-2, 7,128 $\pm$  less 645 $\pm$  master plan setback area leaving a net area of 6,483 $\pm$  with an existing dwelling; 17-A-3, 7,500 $\pm$  less 625 $\pm$  master plan setback area leaving a net area of 6,875 $\pm$  with an existing two-story dwelling and garage.

The Commission on December 18, 1958, voted to defer action and advised the applicant to comply with the provisions of Ordinance 1567.

On January 12, 1959, the applicant mailed 71 letters by certified mail to various owners and lessees of property to comply with the provisions of Ordinance 1567. Of the 71 letters mailed, no letter of protest was received.

The Commission voted to grant tentative approval with approval subject to compliance with building spacing and Board of Health requirements, certification from the Board of Supervisors for modification in lot size for Lot 17-A-2 which falls below the minimum area of a Class A-1 Residential District and the filing of final survey maps.

SUBDIVISION  
WAIPIO, WAIKAKALUA  
WAIKINI & WAIMAKUA DR.  
FINANCE REALTY CO. LTD.  
SURV: P. LOW ENGINEER-  
ING CO.  
RURAL PROTECTIVE

The Commission reviewed the proposed subdivision of Lot 912 of Land Court Application 1000 at Waipio into 3 lots: 912-A, 6,546 $\frac{1}{2}$ ; 912-B, 6,554 $\frac{1}{2}$ ; and 912-C, 6,200 $\frac{1}{2}$  together with a drainage easement 25 feet side over and across Lots 912-A and 912-B.

Lot 912-C will be sold to the Honolulu Gas Company for its gas storage tanks.

The road alignment and grade have not been firmed. The Commission stated that the roadway should be constructed to the wooden bridge leading to Waipio Camp, and the lot boundary should be realigned.

It voted to grant tentative approval with approval subject to construction of the roadway and the filing of final survey maps showing a revised boundary.

Mr. Miho disqualified himself from voting on this matter.

SUBDIVISION  
WAIMALU  
OFF KAMEHAMEHA HIGHWAY  
L. L. MCCANDLESS ESTATE  
SURV: JAMES B. MANN  
HIGHWAY & RURAL  
PROTECTIVE

The Commission reviewed the proposed subdivision of lands covered by Tax Map Key 9-8-09: 2, 5, and 6 at Waimalu into 4 lots: 1, 10.22 acres; 2, 18.03 acres; 3, 3.80 acres; 4, 3.41 acres less 0.11 acre for roadway easement leaving a net area of 3.30 $\frac{1}{2}$  acres.

Temporary access to Parcel 3 will be provided over Parcel 1. Upon completion of the roadways in Parcel 1, permanent access will be provided for Parcel 3.

Mr. Walter Ackerman, Jr., representing the McCandless Estate, stated that the land is to be sold to a group of developers. This subdivision is necessary because Parcels 3 and 4 are to be retained by the Estate because there is a question of title. The existing railroad right-of-way that runs through the property is owned by the U. S. Government and there has never been any dispute over the right to cross this right-of-way. There is access to the interior lots at present but he stated that permanent access will be provided after the roadways in Parcel 1 are completed.

However, the Commission pointed out that adequate access must be shown before approval can be granted to this subdivision.

Mr. Sakae Takahashi stated that access from Kamehameha Highway into the interior lots will be shown on the map. The Navy has also given a general access right over the entire railroad right-of-way.

The Commission voted to grant tentative approval with approval subject to the filing of final maps showing satisfactory access and a letter from the Navy granting access over the railroad right-of-way.

SUBDIVISION  
AIEA HEIGHTS  
AIEA HEIGHTS DRIVE  
WILLIAM C. VANNATTA,  
ET AL  
SURV: A.E. MINVIELLE, JR.  
CLASS AA

At the request of the subdivider, the Commission deferred action on the proposed consolidation and resubdivision of Parcels 14 and 32, portion of Grant 7281 at Aiea Heights into 11 lots with areas ranging from 10,000 $\frac{1}{2}$  to 76,300 $\frac{1}{2}$  with an existing dwelling on Lot 11 together with a 32-foot right-of-way with a 20-foot entrance.

The Commission had granted tentative approval on May 29, 1957, to the subdivision plan. On October 24, 1957

it voted to reconsider its action on the basis of new facts and requested an opinion from the Attorney's office whether or not the Commission could disapprove this subdivision even though the developer had expended some money for site improvement.

The Attorney's opinion dated January 22, 1959, was circulated to the Commission members.

The following subdivisions which were granted tentative approval and now conform to requirements for approval were approved by the Commission on the motion of Mr. Chun Hoon and second of Mr. Centelo:

**SUBDIVISION  
KAKAOKO  
SOUTH & POHUKAINA STS.  
BISHOP ESTATE  
SURV: G. FODMORE  
GENERAL INDUSTRIAL**

1. Proposed consolidation and resubdivision of Lots 6, 7, 8, 9, 10, and 11, Block B-4 portion of Kaakaukui at Kakaako into 5 lots with areas ranging from 7,000 $\mu$  to 19,000 $\mu$  with various improvements on the premises. All existing improvements in this block will be razed and new buildings constructed thereon.

Tentative approval was granted by the Commission on January 15, 1959, and also requested the owner to consider the establishment of a property line radii on the corners of South and Pohukaina Streets, and South and Reed Lane.

Off-street parking requirements will be met upon application for building permits. Water is available. Division of Sewers requirements have been met. Final maps noting the property line radii at South and Pohukaina Streets have been filed.

**SUBDIVISION  
MAKIKI HEIGHTS  
OFF MAKIKI HEIGHTS DR.  
VIOLET CASPAR  
SURV: WRIGHT, HARVEY  
& WRIGHT  
CLASS AA**

2. Proposed consolidation and resubdivision of Parcels 6 and 15 of Tax Map Key 2-5-09 being Grant 11515 to Gerald W. Fisher and wife and portions of Grant 6644 to Y. S. Stackable and Grant 11516 to R. B. Johnson and A. K. C. Johnson at Makiki Heights into 2 lots: A, 18,168 $\mu$  together with an existing single family dwelling and improvements; B, 15,295 $\mu$  being a 13-foot flag lot.

Tentative approval was granted by the Commission on December 18, 1958.

The purpose of this subdivision is for the readjustment of boundary between Lots A and B. Building spacing requirements have been met. Final maps have been filed.

**SUBDIVISION  
KAALAWAI  
DIAMOND HEAD ROAD  
HERBERT HIRANO  
SURV: PARK & PARK  
CLASS A-1**

3. Proposed subdivision of Lot C, portion of Land Commission Award 8559-B, Apana 32 to W. C. Lunalilo at Kaalawai into five lots: C-1, 7,504 $\mu$ ; C-2, 7,574 $\mu$ ; C-3, 7,618 $\mu$ ; C-4, 7,500 $\mu$  together with a 3-foot wide water line easement; C-5, 7,527 $\mu$  together with C-6, a 20-foot roadway lot of 4,724 $\mu$ .

Approval was granted by the Commission on July 10, 1958, on the basis of filing of the following approved documents:

(1) 100% surety bond in the amount of \$18,000 guaranteeing the completion of street improvements and utilities.

(2) Agreement between Herbert Hirano and the City and County of Honolulu.

(3) Contract between Herbert Hirano and the Territorial Contractor in the amount of \$17,923.63 guaranteeing completion of street improvements and utilities.

By letter dated December 19, 1958, the Board of Water Supply certified the completion of the water system in accordance with approved plans.

By letter dated January 14, 1959, the Chief Engineer certified the completion of street improvements and drainage facilities in accordance with the approved plans.

Final maps have been filed. The Chief Engineer will be authorized to return the bond to the owner.

Final approval.

SUBDIVISION  
KANEHOE  
KANEHOE BAY DRIVE  
KANEHOE RANCH CO.  
ASSOCIATED ENGINEERS:  
SURV.  
LESSEE: MAURICE H.  
MCLENNAN  
CLASS AA

4. Proposed subdivision of Lot 6, Panahana Subdivision at Kaneohe into 2 lots: 6-A, 20,714 $\mu$  with an existing single family dwelling less 4,528 $\mu$  16-foot roadway easement area leaving a net area of 16,186 $\mu$ ; 6-B, 17,337 $\mu$  less 1,128 $\mu$  for a 6-foot pedestrian right-of-way to the beach in favor of Lot 6-A and leaving a net area of 16,209 $\mu$ .

Tentative approval was granted by the Commission on November 20, 1958, and also modification for the 16-foot right-of-way which exceeds the 120 feet maximum by 178 feet.

The Commission also advised the applicant that only one single family dwelling can be constructed on each lot due to the fact that when the area of the easement is deducted from the total area of Lot 6-A, it will leave a net area of 16,209 $\mu$  which is inadequate to construct two single family dwellings.

Building spacing, Class AA zoning, Board of Health and Suburban Water System requirements have been met.

The following documents approved as to form by the City and County Attorney's office have been filed:

(1) Agreement between Helen McLennan and the City and County of Honolulu.

(2) A certified check in the amount of \$675 as bond for the construction of the roadway.

Final maps have been filed.

SUBDIVISION  
KANEHOE  
ANOI ROAD  
GEORGE B. ZALOPANY, JR.  
ET AL.  
SURV: JAMES S. HARA  
CLASS A-1

5. Proposed subdivision of Lots 107-A-2 and 107-B-2 of Halekauwila Farms at Kaneohe into 6 lots with areas ranging from 8,000 $\mu$  to 11,292 $\mu$ .

Tentative approval was granted by the Commission on August 14, 1958.

The contract for the construction of Anoi Road under Improvement District No. 127 has been awarded to Oahu Construction Company by the City.

Building spacing, and Board of Health requirements have been met. All dwellings on the premises are single family dwellings. Final maps have been filed.

DIVISION  
DHE  
KOU ROAD  
ICHI KAWASAKI  
ENT: JAMES HIRATA  
RV: PARK & PARK  
ASS A-1

SUBDIVISION  
WAHIAWA  
KILEA PLACE  
AKIRA MISAWA AND  
KENNETH FUKUGAWA  
SURV: R.M. TOWILL  
CLASS AA (FORMERLY  
CLASS A)

6. Proposed subdivision of portion of Grant 8534 to Edmund I. Kellert at Kaneohe into 2 lots: 1, 7,500 $\mu$  less 655 $\mu$  master plan setback area leaving a net area of 6,845 $\mu$ ; 2, 8,753 $\mu$  less 156 $\mu$  master plan setback area leaving a net area of 8,597 $\mu$  and being a 12-foot flag lot.

Tentative approval was granted by the Commission on January 22, 1959, together with lot width modification for Lot 1.

Water is available. Board of Health requirements have been met. Final maps noting the master plan setback areas have been filed.

7. Proposed subdivision of a portion of Grant 4624 to H. R. Hana at Wahiawa into 47 residential lots with areas ranging from 5,000 $\mu$  to 10,094 $\mu$  served by 44 and 56-foot rights-of-way.

Approval was granted by the Commission on September 12, 1957, on the basis of filing of the following approved documents:

(1) 100% surety bond in the amount of \$63,500 to guarantee the completion of street improvements and utilities.

(2) Agreement between the owners, Akira Misawa and Kenneth K. Fukugawa, and the City and County of Honolulu.

(3) Copy of contract between the owners and E. E. Black, Ltd., contractor.

By letter dated January 15, 1959, the Chief Engineer certified the completion of street improvements and utilities and drainage facilities in accordance with approved plans.

The Chief Engineer will be authorized to return the bond to the owner.

Final approval.

The meeting adjourned at 5:15 p.m.

Respectfully submitted,

*Carole A. Kamishima*  
Carole A. Kamishima  
City Planning Secretary

Meeting of the City Planning Commission

February 5, 1959

The City Planning Commission met in regular session on Thursday, February 5, 1959, at 2:20 p.m., in the Conference Room of the City Hall Annex with Acting Chairman Henry Chun-Hoon presiding:

**PRESENT:** Henry Chun-Hoon, Acting Chairman  
Harold Kometani  
Cyril W. Lemmon  
John H. Felix  
George Centeio  
Leighton S. C. Louis, Director

**ABSENT:** A. J. Gignoux  
R. G. Rietow  
Katsuro Miho  
Tyler Harr  
Frank W. Hustace, Jr.

**MINUTES:** The minutes of January 29, 1959, as circulated, were approved on the motion of Mr. Kometani and second of Mr. Centeio.

**MASTER PLAN  
PALOLO VALLEY  
PARK SITE**

The Commission reviewed a request to delete a master planned park site in Palolo Valley containing an area of 1.76 acres and owned by the Territory of Hawaii. The Moiliili Higashi Hongwanji Mission has a proposal to use this area for church and educational purposes with provisions for adequate open play area for the children in the neighborhood in the event it is the successful bidder for the property.

The Director reported that several conferences have been held by representatives of the Mission with the Board of Supervisors, representatives of the Board of Public Parks and Recreation, and the Commissioner of Public Lands. He stated that Mr. Nobriga of the Parks Board voiced no objections to the Church's proposal since a playground area would be set aside and the high cost of maintaining a 1.76-acre park would not be practical in comparison to a larger area. The Land Commissioner is also in favor of the proposal if there is no public use for the land. However, certain conditions or restrictions will be required as conditions for the sale. Among these are (1) that the premises will be used for church purposes; (2) that the total land area will be used in the following manner: 20% of the land area for buildings; 24% for off-street parking for a minimum of 56 cars; 40% open space for park purpose and for use by the public; and 16% for miscellaneous uses such as walkways and plantings; (3) that the height of the church building and tower will be limited to 35 feet and the school building to 25 feet; (4) that the roadway leading from Palolo Avenue to the property will be improved with sidewalks and pavement according to standards; and (5) that the premises will be used for church purposes for a period of at least 50 years. The Mission plans to spend about \$100,000 for this development.

Mr. D. Seeley, from the Parks Board, declared that the Parks Board has not changed its position in its desire to obtain this site for playground purposes. He referred to the letter from the Parks Board dated November 18, 1958, addressed to the Planning Commission stating that it is not lessening its efforts to acquire this property for a

playground site. He was not aware of Mr. Nobriga's declaration on behalf of the Parks Board at the Board of Supervisor's meeting, but he pointed out that the letter of November 18th is the official communication and recommendation of the Parks Board. He requested that the Commission withhold action on this subject matter until the Parks Board can meet and discuss this matter further.

Mr. Seeley remarked that he could not understand the Land Commissioner's recent action in view of a letter from him stating that when a public agency requires land for a public purpose, it should have preference over private enterprise. He stated that the proposal by the Mission to set aside recreational areas is commendable but he asserted that the Parks Board cannot and should not lessen its efforts to expand the public park system where it is definitely needed since it has an obligation to plan broadly for public recreational facilities. Long range planning is necessary and he believed that lack of funds to acquire park sites should not deter this planning.

Attorney Edwin Honda, representing the Mission, pointed out that several meetings were held with the Finance Committee of the Board of Supervisors with Mr. Nobriga and the Land Commissioner present. In the course of the meetings, the Board stated that there are no funds to provide for the maintenance of the park site. If the Land Commissioner and the Planning Commission approve the plans submitted, the land will be placed on auction for church, school, and playground purposes.

He indicated that the Mission is being displaced by the Mauka Arterial project and must relocate within two years. He pointed out that the development proposed would provide a better recreational area for the children than the Parks Board could offer, and that the basement of the church can be used for social functions.

In reply to a question from a Commission member, Mr. Honda stated that one of the restrictions for development of the area is that construction must follow the plan as submitted and additional buildings cannot and will not be constructed. Mr. Honda further stated that he has filed a petition with the Land Commissioner signed by more than 2,100 persons who are members of the Mission or are residents in the Palolo area requesting that the Land Commissioner set aside the property in question for sale by public auction so that the church may be located there. However, he has not recently canvassed the residents in the neighborhood for their opinion on this proposed development.

The Commission voted to defer action pending receipt of comments from the Parks Board, on the motion of Mr. Lemmon and second of Mr. Felix.

A request by the Trade Wind Transportation Company, Ltd., for approval of its proposed bus route around the island was reviewed by the Commission.

The route begins from Waikiki through the downtown area, to Nuuanu Avenue, over the Pali to Kamehameha Highway going through Kaneohe, Kahuku, Wahiawa, Aiea, onto the Makai Arterial and back to Waikiki.

In view of the fact that the exact route through the downtown area has not been specified clearly, the Director stated that this information must be provided before the

MASTER PLAN  
PUBLIC UTILITIES  
BUS ROUTE  
AROUND THE ISLAND  
TRADE WIND  
TRANSPORTATION CO.

Commission can grant approval. The problem of large busses making left or right turn movements in downtown may pose a traffic problem.

A representative from the Transportation Company stated that the proposed route is an existing route used by other around the island tour companies. It is his understanding that these companies did not obtain approval of this bus route from the Planning Commission as required by statute before obtaining certification from the Public Utilities Commission.

The Commission voted to defer action for receipt of the exact route of travel and for staff study, on the motion of Mr. Kometani and second of Mr. Lemmon. Mr. Felix disqualified himself from voting on this matter.

**PUBLIC HEARING  
MASTER PLAN  
KALIHI UKA  
EXTENSION OF GULICK  
AVENUE TO KALIHI  
STREET**

A public hearing was held to consider the amendment to Master Plan Section 8 (Kalihi-uka) for a proposed extension of Gulick Avenue between Likelike Highway and Kalihi Street.

This is the route to provide access from Likelike Highway to Liliha Street and to open up more land for residential development. This route will affect the properties of the Fong Hing Estate, Mrs. M. Yamashiro, and Mr. & Mrs. Kiyabu who were notified of this public hearing.

A representative from the Fong Hing Estate stated that he is not familiar with the proposal and requested additional time to study the matter. Attorney Don Hamilton, representing property owners Mr. & Mrs. S. Kiyabu and Mr. & Mrs. M. Igarashi, was present in the audience.

Action on this public hearing was taken together with the following public hearing.

**PUBLIC HEARING  
MASTER PLAN  
KALIHI UKA  
EXTENSION OF GULICK  
AVE. TO AKAHI ST.  
& WIDENING OF AKAHI  
STREET**

In conjunction with the preceding public hearing, a continuation of a public hearing was held to consider the amendment to Master Plan Section 8 (Kalihi-uka) for a proposed extension of Gulick Avenue between Likelike Highway and Akahi Street and widening of Akahi Street on the makai side to a 56-foot right-of-way to Kalihi Street.

The Commission voted to close the two public hearings and to take the matter under advisement on the motion of Mr. Felix and second of Mr. Centeio.

The Commission voted to defer action until Mr. Fong had an opportunity to review the proposed plans on the motion of Mr. Kometani and second of Mr. Lemmon.

**PUBLIC HEARING  
ZONING BUSINESS  
KAIMUKI  
WAIALAE & 8TH AVES.  
LAU KIAM AND  
LAU HOY**

A public hearing was held to consider the change in zoning from existing Class A Residential to Business for the rear portion of a parcel of land situated at the mauka-ewa corner of Waialae Avenue and 8th Avenue. Presently 8,914 $\frac{1}{2}$  of the property is zoned for business and the balance of 5,000 $\frac{1}{2}$  is still in Class A Residential.

The applicant has submitted a plot plan showing a proposed shop and office building with 43% of the area for off-street parking purpose.

The applicant and Mr. Edmund Loui present in the audience stated that they plan to construct an apartment at a later date and may use the lower floor for warehousing purposes.

A property owner in the near vicinity, Mr. H. M. McGurn, stated that he is in favor of the plans for an apartment development.

No protests were received. The public hearing was closed and the matter was taken under advisement on the motion of Mr. Lemmon and second of Mr. Felix.

The Commission noted that it had disapproved a former application by the same owner on the basis of his proposal to construct apartments which was incompatible with the business zone requested. It stated that this application was considered because of the applicant's proposal for a business development. However, some of the members were of the opinion that the applicant may be confused regarding the proper and compatible use of this property with the surrounding uses.

A motion to defer action for consultation of the applicant with the Director was made by Mr. Felix, seconded by Mr. Centeio, and carried.

ZONING ORDINANCE  
OFF-STREET AUTOMO-  
BILE PARKING  
DISTRICT

A public hearing was held on January 29, 1959, to consider proposed Resolution No. 1017 to amend Chapter 21 of the Revised Ordinances of Honolulu 1957 relating to other use districts by establishing an "Off-Street Automobile Parking District".

The Commission, on the motion of Mr. Felix and second of Mr. Centeio, voted to defer action until the presence of a fuller Commission.

ZONING APARTMENT  
DISTRICT "C"  
HALAWA KAI  
SALT LAKE BOULEVARD  
BET. SARATOGA DR.  
& HALAWA STREAM  
HAWAII HOUSING  
AUTHORITY

The Commission, on the motion of Mr. Felix and second of Mr. Centeio, voted to defer action on the request for change in zoning from Rural Protective uses to Apartment District "C" use for about 22 acres of land situated in Halawa-kai on the mauka side of Salt Lake Boulevard between Saratoga Drive and Halawa Stream. The area is proposed for a low-income housing site by the Hawaii Housing Authority. A public hearing was held on January 29, 1959, where presentations for and against the zoning change were made.

The Commission stated that its action is based on the fact that there is insufficient Commission members to vote on this important issue. It noted that Commissioners Gignoux, Rietow, Miho, Harr, and Hustace were absent.

The staff reported that it has completed its study and is ready to make its presentation to the Commission. However, this presentation was also deferred until more members were present.

ZONING HOTEL-APT.  
WAIKIKI  
3003 KALAKAUA AVE.  
JACK LEONG, ET AL

The Commission was informed that the applicants, Jack Leong, et al, have filed with the Commission an executed third party beneficiary contract with respect to certain restrictions on the use of the land on the makai side of Kalakaua Avenue near Diamond Head.

A public hearing to consider the change in zoning from Class A Residential to Hotel and Apartment has been scheduled for February 12, 1959.

ZONING BUSINESS  
PALAMA  
709 & 719 N. SCHOOL  
S. SUGIHARA, ET AL

The Commission reviewed again a request for change in zoning from Class A Residential to Business for an 8,891 $\frac{1}{2}$  parcel of land situated on the makai side of School Street directly opposite the St. Theresa's Catholic Church.

Because of the Lunalilo Freeway Project by the Territory, the applicant must vacate his present premises and desires to relocate his service station operation on the property under consideration.

The staff reported that it has completed its studies regarding displaced businesses and believes that the area bounded by the proposed Lunalilo Freeway, School Street and Palama Street would be an ideal location for centralizing business operations to serve the area mauka of the arterial. However, since this area is developed with residences on small lots, consolidation of lots for business uses should be made before rezoning can be granted. The property under consideration is sufficient in area for the proposed business operation.

The Commission stated that the width of the property may not be sufficient for ease of ingress and egress.

Attorney Morio Omori, representing the applicants, stated that access rights beyond the boundary of the present lot can be obtained since the adjoining lot is owned by the same person.

Mr. Felix's motion to look with favor to this area bounded by the Lunalilo Freeway, School Street, and Palama Street for business uses as a future redevelopment project, was seconded by Mr. Lemmon and carried.

Mr. Chun Hoon expressed his opinion that consultations should be held with property owners regarding this proposal, with adequate street pattern and adequate size lots.

The Commission authorized the calling of a public hearing to consider the change in zoning, subject to the submission of development plans, on the motion of Mr. Felix and second of Mr. Lemmon.

ZONING INDUSTRIAL  
KALIHI-KAI  
HAU STREET AND  
KALANI STREET  
KENNETH KIMURA

The Commission considered a request for reconsideration of the Commission's action on a proposal to change the zoning from Class A Residential to Industrial for a portion of a parcel of land containing 9,600 $\pm$  situated between Mokauea Street and Puuhale Road with frontages on Hau Street and Kalani Street. Presently, 4,800 $\pm$  of the lot is zoned for Business and the remaining area is zoned for Class A Residential.

The Commission noted that in August 1957, it had voted to look with favor to semi-industrial and general industrial uses for this area at Kalihi-kai subject, however, to the improvement of the streets for 56-foot rights-of-way.

The applicant stated that he has been unsuccessful in initiating an improvement district; therefore, if the rezoning is granted, he is willing to establish a setback for the widening of Hau Street, and he will support an improvement district if initiated in the future.

Mr. Centeio was of the opinion that since the applicant has been unsuccessful in initiating an improvement district and since he is willing to provide for a setback and participate in an improvement district, the rezoning should be granted. He believed that the failure to improve the streets at this time should not be the basis for jeopardizing the applicant from utilizing his land for the highest and best use.

The Director pointed out that if the Commission believes this area should be zoned at this time without the improvements, it must then be ready to rezone the Palama and the Kewalo Districts where numerous requests for hotel and apartment zoning have been made, and where the Commission had withheld any further zoning until the streets were improved. He also pointed out the problem arising with a present request to delete a master planned roadway in Kalihi-uka where several property owners were permitted to subdivide their lands with the necessary setback areas when they stated that they will be willing to participate in an improvement district for the extension of Lakaloa Street. The property owners have reversed their position and have petitioned the Board of Supervisors to delete this roadway extension from the master plan. The same problem also exists in the Kakaako district zoned for industrial uses where the improvement costs are so high that the City has been unable to participate in its share of the improvement costs.

The Director indicated that an industrial development will create a heavier density and provisions must be made to widen the streets to provide for this new use, otherwise, a situation requiring renewal programs may be created. He stated that a 40-foot right-of-way for the area may be permissible if it is fully improved, in lieu of the 56-foot due to the 5,000sq lots. He reported that the applicant in April, 1957, had petitioned the Board of Supervisors for initiation of an improvement district for this area and this matter was referred to the Chief Engineer for study and report to the Board. However, the Chief Engineer has other priority areas for study and has not been able to present its report to the Board for the Kalihi-kai area.

Attorney Morio Omori, representing the applicant, believed that the Commission should not compare this area with other areas in the City. He pointed out that in the first place, the Commission had looked with favor to this area for semi and general industrial uses. In the second place, a problem seems to be one of adequate parking, which the applicant will provide. The street itself is not a major problem because Hau Street is not a major thoroughfare and can be considered to be a deadend street terminating at Puuhale Road. He pointed out that widening of Hau Street may be impractical because the lots bordering this street all have an area of 5,000sq or less and widening would create many substandard lots. He declared that a hardship in the use of the land has been created because of the failure to initiate an improvement district. Since the applicant had stated his willingness to provide for a setback for future road widening and participation in an improvement district if initiated in the future, he believed that the Commission should grant this rezoning.

The Commission took this matter under advisement on the motion of Mr. Felix and second of Mr. Kometani.

A motion to defer action for visit of the site was made by Mr. Kometani seconded by Mr. Centeio and carried.

ZONING BUSINESS  
KAIMUKI  
WAIALAE AVENUE BET.  
10TH & SIERRA AVES.  
ROBERT T. LEE

The Commission considered a request for change in zoning from Class A Residential to Business for the rear portion of a parcel of land situated on the mauka side of Waialae Avenue between 10th Avenue and Sierra Drive. This parcel contains 21,500sq in land area, 14,000sq of which is zoned business and the remainder or 7,500sq is zoned Class A Residential.

The Commission noted that the entire frontage of this property is covered by a business building and it questioned how the applicant proposes to provide adequate access into the interior of the lot and adequate off-street parking facilities.

The Commission, on the motion of Mr. Lemmon and second of Mr. Kometani, voted to defer action for submission of development plans showing access and off-street parking facilities. However, it makes no commitments at this time to approve this zoning change.

ZONING MISC.  
KAHALUU  
KAHALUU BEACH LOTS  
HECTOR J. BAXTER

Mrs. Hector J. Baxter appeared before the Commission for advise on whether or not she may erect a dwelling on a 10,500sq lot which is part of a small lot situated on the makai side of Kamehameha Highway at Kahaluu Beach Lot identified as Tax Map Key 4-7-19 parcels 8-A and 8-B. She intends to purchase this property for construction of a home on the 10,500sq lot and to use an existing dwelling on the makai lot. She was informed by the real estate agent that she can build a home after June, 1960, when a restrictive covenant that runs with the land expires. Since this area is zoned Class AA, her question is whether or not another home may be permitted on the lot.

The staff reported that in 1940, when this area was subdivided, certain restrictions were placed on the deed. One of these restrictions is that no dwellings or garages, except boat houses, will be permitted on the small makai lot. The Commission had relied on this restrictive covenant in granting approval to the substandard lots of 1,500sq to 3,000sq. The staff had checked the building permit records which showed that in March 1950, an addition was made to an existing dwelling on the makai lot; however, there is no known record when the dwelling was first erected.

The Commission informed Mrs. Baxter that it is not in a position to advise her whether or not to purchase the property since there may be a violation of the private covenant if she constructed a dwelling on the 10,500sq lot. The City cannot enforce the private covenant but the property owners in the area may.

The Commission stated that the lots along the beach frontage are too small for residential development and instructed the staff to study and recommend use of this area for other purposes, such as a park site, on the motion of Mr. Felix and second of Mr. Centeio.

ZONING HOTEL-APT.  
PALOLO  
3220 WAIALAE AVE.  
K. C. CHONG

The Commission considered a request for change in zoning from Class A Residential to Hotel and Apartment for the rear portion of a parcel of land situated on the mauka side of Waialae Avenue about 120 feet ewa of Palolo Avenue. The first 90 feet or 4,500sq of the lot is zoned for business and the remaining 5,422sq is zoned for residential use.

The Commission noted that it had disapproved a request for business zoning for this same parcel of land in December, 1958. The applicant had proposed to raise one of the frame dwellings and operate a garment manufacturing plant on the ground floor.

On the basis that apartment zoning in the rear portions of these lots does not fit in with the zoning plan for the area, the Commission voted to not look with favor to this request, on the motion of Mr. Felix and second of Mr. Centeio.

**ZONING ORDINANCE  
COMPREHENSIVE ZONING  
LAW**

The staff reported that it has reviewed the comprehensive zoning law proposed by the private consultants and is of the opinion that, in general, the proposals setting up the different zone districts are reasonable and appropriate; however, further analysis with respect to details of each district must be made. In addition, the legal terminology of the proposed ordinance is being scrutinized by the consultants, attorneys, and the City and County Attorney's office. There will be some changes made with respect to certain elements for the use districts as well as possible changes to the designation or title of each district. However, the basic problem at the present time is to adopt the comprehensive zoning changes in principle with the segregation of the different residential, apartment, hotel, business, industrial, agricultural, farm, flood plans and community uses so that the consultants may proceed with their planning of the urban areas.

The Commission requested a meeting with the Director to review these proposals and arranged for a meeting on Thursday, February 12, 1959, at 10:00 a.m., in the Conference Room of the Planning Commission.

A motion to adopt the comprehensive zoning law in principle only was made by Mr. Lemmon, seconded by Mr. Felix, and carried.

**ZONING CLASS AA &  
CLASS A-1 RESI.  
EWA BEACH  
CAMPBELL ESTATE**

The Commission acknowledged receipt of a letter from the Campbell Estate requesting that the resolution covering the zoning changes for its land at Ewa from Rural Residential to Class AA and A-1 Residential be temporarily delayed so that the exact metes and bounds descriptions may be prepared after the construction of the roadways has been completed.

**ZONING VIOLATIONS  
KAIMUKI  
752 15th AVENUE  
ILLEGAL RENTAL UNIT**

The Commission received and placed on file the following reports from Sam Harris of the Public Prosecutor's office reporting on alleged zoning violations:

(1) An alleged zoning violation at 752 15th Avenue has been corrected. The owner of the premises had converted a servant's quarters into a dwelling unit with intent to rent the main dwelling unit for income purpose.

**ZONING VIOLATION  
KAIMUKI  
913-B 8TH AVENUE  
ILLEGAL RENTAL UNIT**

(2) An alleged zoning violation at 913-B 8th Avenue has been corrected. The owner had converted a servant's quarters into a dwelling unit and had rented same.

**ZONING MISC.  
PALOLO VALLEY  
KAUHANA STREET  
YEE AKIN**

The Commission, on the motion of Mr. Felix and second of Mr. Centeio, voted to defer action for staff study on a problem that has arisen with respect to the issuance of a variance for off-street parking purpose in conjunction with the creation of a business district for the operation of the Yee Akin Grocery in Palolo Valley.

The Commission, on the motion of Mr. Lemmon and second of Mr. Centeio, voted to adopt the following City Planning Commission Resolutions and Variance permit and authorized the transmission of same to the Mayor and the Board of Supervisors for approval:

**ZONING BUSINESS  
KALIHI  
N. SCHOOL STREET  
& MARTIN STREET**

1. Resolution No. 1007, changing a portion of Class B Residential District No. 2 to Business District No. 252 for land situated off the makai-waikiki corner of North School Street and Martin Street, Kalihi, Honolulu.

- ZONING HIGHWAY PROT. & RURAL PROTECTIVE KAENA, WAIALUA FARRINGTON HGY
2. Resolution No. 1015, repealing Resolution No. 889 of the City Planning Commission relating to the boundaries of Rural Noxious Industry District No. 4, rezoning the aforementioned area to Highway Protective Zone and Rural Protective Zone for land situated on the mauka side of Farrington Highway, between Dillingham Airfield and Globe Wireless Station at Kaena, Waialua, Oahu, T. H.
- MASTER PLAN KAILUA-KANEOHE SCHOOL & PARK SITE AIKAHI TRIANGLE
3. Resolution No. 1016, amending a portion of Master Plan Section for Kailua-Kaneohe by establishing a school site, a park site, and a sewage treatment plant site at Aikahi, Kaneohe, Koolaupoko, Oahu, T. H.
- ZONING BUSINESS WAIKIKI KALAKAUA AVENUE BET. BEACH WALK & LEWERS ROAD
4. Resolution No. 1021, changing a portion of Hotel and Apartment District "A" to Business District No. 255 for land situated off the makai side of Kalakaua Avenue between Beach Walk and Lewers Road, Waikiki, Honolulu.
- ZONING BUSINESS KAPALAMA SCHOOL STREET & POHAKU ST. EXT.
5. Resolution No. 1022, changing a portion of Class A Residential District No. 9 to Business District No. 256 for land situated off the makai side of School Street on the Waikiki side of Pohaku Street Extension, Kapalama, Honolulu.
- ZONING APARTMENT DISTRICT "B" WAHIAWA WILIKINA DRIVE & KUNIA ROAD
6. Resolution No. 1023, changing a portion of Highway Protective zone to Rural Apartment District "B" No. 1 for land situated on the west corner of Wilikina Drive and Kunia Road, Wahiawa, Oahu.
- ZONING BUSINESS KAIMUKI WAIALAE AVENUE, BET. 7TH & 8TH AVENUES
7. Resolution No. 1024, changing a portion of Class A Residential District No. 21 to Business District No. 257 for land situated on the mauka side of Waialae Avenue between 7th and 8th Avenues, Kaimuki, Honolulu.
- ZONING VARIANCE PEARL CITY LEHUA AVENUE AND FIRST STREET
8. Variance Permit No. 372, permitting the operation of a doctor's office within an existing building on land situated on the makai-waikiki corner of Lehua Avenue and First Street, Manana (Pearl City), Ewa, Oahu.
- ZONING HOTEL-APT WAIKIKI KALAKAUA AVENUE ROBERT HENDRY
9. Resolution No. 1014, changing a portion of Class A Residential District No. 11 in Waikiki to Hotel and Apartment District No. 111 for land situated on the makai side of Kalakaua Avenue.

The following subdivision actions were taken by the Commission on the motion of Mr. Lemmon and second of Mr. Centeio:

- SUBDIVISION KALIHI KING STREET AH FOOK CHING AGENT: TERRITORY OF HAWAII SURV: T.H. HIGHWAY DEPT. GENERAL INDUSTRIAL
- Approval was granted to the proposed subdivision of Lot A-1-A-5 of Land Court Application 839 at Kalihi into 2 lots: A-1-A-5-A, 6,039sq; A-1-A-5-B, 62sq.
- Lot A-1-A-5-B, 62sq, is required by the Territory of Hawaii for the construction of the Lunalilo Freeway Federal Aid Project No. 59(2).

Final maps and a copy of the Petition for Subdivision have been filed.

- SUBDIVISION KALIHI KING STREET HAW'N EVANGELICAL ASS'N SURV: TERR. OF HAWAII BUSINESS & CLASS B

Tentative approval was granted to the proposed subdivision of Lot 1 of Land Court Application 210 at Kalihi into 4 lots: 1-A, 32,369sq or 0.743 acre; 1-B, 4.233 acres; 1-C, 65,934sq or 1.514 acres; 1-D, 4,675sq or 0.107 acre and the restriction of access rights affecting Lots 1-A and 1-B.

Lots 1-C and 1-D and the restriction of access rights are required by the Territory of Hawaii for the construction of the Lunalilo Freeway Federal Aid Project No. F 59(2).

Lot 1-A will be sold by the present owner to the abutting owner and will not be used as a separate lot.

Approval of this subdivision will be subject to the filing of final maps showing the consolidation of proposed Lot 1-A (32,369 $\mu$ ) with Tax Map Key 1-3-02:46 (145,049 $\mu$ ) to create a lot of 177,418 $\mu$ .

SUBDIVISION  
KAAKAUKUKUI  
KUKUI STREET & NUUANU AVE.  
BISHOP ESTATE AND  
CARLOS A. W. LONG, ET AL  
FIRE DISTRICT #2

Tentative approval was granted to the proposed subdivision and consolidation of the following:

(1) Proposed subdivision of R. P. 3447 of Land Commission Award 1090, Apana 2 to Ione Kapena at Kaakaukui into 3 lots: A, 22,698 $\mu$  less 32 $\mu$  master plan setback area leaving a net area of 22,666 $\mu$ ; B, 2,188 $\mu$ ; and C, 1,076 $\mu$ .

(2) Proposed subdivision of R. P. 4484, Land Commission Award 7712, Apana 6, Part 3 to V. Kamamalu at Kaakaukui into 5 lots: 1, 13,589 $\mu$  less 5,046 $\mu$  master plan setback area leaving a net area of 8,543 $\mu$ ; 2, 12,036 $\mu$  less 425 $\mu$  master plan setback area leaving a net area of 11,611 $\mu$ ; 3, 12,258 $\mu$  less 1,561 $\mu$  master plan setback area leaving a net area of 10,697 $\mu$ ; 4, 1,224 $\mu$  less 160 $\mu$  master plan setback area leaving a net area of 1,064 $\mu$ ; 5, 2,040 $\mu$  less 547 $\mu$  master plan setback area leaving a net area of 1,493 $\mu$ .

(3) Proposed consolidation of the above subdivision into the following:

Lots 4 (1,224 $\mu$ ) and 5 (2,040 $\mu$ ) of R. P. 4484 Land Commission Award 7712, Apana 6, Part 3 will be consolidated with Lot A (22,698 $\mu$ ) of R. P. 3447, Land Commission Award 1090, Apana 2 to create a lot of 25,962 $\mu$  less 739 $\mu$  master plan setback area leaving a net area of 25,223 $\mu$ ;

Lot B (2,188 $\mu$ ) of R. P. 3447 Land Commission Award 1090, Apana 2 will be consolidated with Lot 1 (13,589 $\mu$ ) of R. P. 4484 Land Commission Award 7712, Apana 6, Part 3 to create a lot of 15,777 $\mu$  less 5,046 $\mu$  master plan setback area leaving a net area of 10,731 $\mu$ ;

Lot C (1,076 $\mu$ ) of R. P. 3447, Land Commission Award 1090, Apana 2 will be consolidated with Lot 2 (12,036 $\mu$ ) of R. P. 4484, Land Commission Award 7712, Apana 1, Part 3 to create a lot of 13,112 $\mu$  less 425 $\mu$  master plan setback area leaving a net area of 12,687 $\mu$ .

This subdivision is for the purpose of land exchange between Carlos A. W. Long, et al., and the Bishop Estate. The Bishop Estate plans to use this area for commercial purposes.

Approval of this subdivision will be subject to compliance with Board of Water Supply, Division of Sewers and building spacing requirements, and the filing of final survey maps showing the master plan setback areas and 20-foot property line radius for the 32-foot right-of-way.

SUBDIVISION  
PUNCHBOWL  
KAPIOLANI BLVD & HOTEL ST.  
HON. STAR BULLETIN, LTD.  
SURV: R.M. TOWILL  
FIRE DISTRICT #2

Approval was granted to the proposed subdivision of Lot A-1-C of Land Court Application 683 at Honolulu into 2 lots: A-1-C-1, 8,445 $\mu$  and A-1-C-2, 20,213 $\mu$ .

Proposed Lots A-1-C-1 and A-1-C-2 are presently being used as an off-street parking lot. This subdivision is within the area master planned as a civic center site.

Water and sewers are available. Final survey maps have been filed.

SUBDIVISION  
MANOA  
BEAUMONT WOODS PLACE  
RICHARD K. TONGG, ET AL  
SURV: GILBERT K. MINN  
CLASS AA

Tentative approval was granted to the proposed subdivision of Lot 4-H of Land Court Application 221, Woodlawn Tract, Section B at Manoa into 2 lots: 4-H-1, 10,000sq; 4-H-2, 12,552sq being a 12-foot flag lot, together with a 5-foot setback line.

Because of the steep grade of the land, the Commission requested a 16-foot right-of-way in lieu of the 12-foot right-of-way and the rounding of the corner at the entrance.

Approval of this subdivision will be subject to compliance with Board of Water Supply and Division of Sewer requirements, and the filing of final maps showing the rounding of corners at the entrance of the 16-foot right-of-way.

SUBDIVISION  
KAPAHULU  
LEAHI AVENUE  
RAMON N. CHIYA, ET AL  
SURV: JAMES S. HARA  
CLASS B

Tentative approval was granted to the proposed subdivision of Parcel 44 of Tax Map Key 3-1-23 at Kapahulu into 3 lots: A, 3,500sq; B, 3,500sq and C, 3,570sq with an existing single family dwelling.

The existing dwelling straddling Lots A & B and the garage on Lot B will be demolished.

Approval will be subject to compliance with building spacing, Division of Sewers, and Board of Water Supply requirements, construction of the 12-foot right-of-way with rounding of the corner, and the filing of final maps.

SUBDIVISION  
KAPAHULU  
LAKIMAU STREET  
GEORGE E. F. TYAU, ET AL  
SURV: R. M. TOWILL  
CLASS B

Tentative approval was granted to the proposed consolidation and resubdivision of Lots 23-A, 23-B, 24-A and 24-B of Land Court Application 468 at Kapahulu into 2 lots: 48, 7,000sq with an existing dwelling and garage; 49, 6,414sq with an existing dwelling and being a 12-foot flag lot.

Approval will be subject to compliance with Class B zoning, building spacing, and Division of Sewers requirements, and the filing of final maps showing the rounding of the corner at the 12-foot right-of-way entrance.

SUBDIVISION  
KAIMUKI  
SEVENTH AVENUE  
RICHARD K. CONDON, ET AL  
AGENT: A. PETER HOWELL  
SURV: WRIGHT, HARVEY  
& WRIGHT  
CLASS A

Tentative approval was granted to the proposed consolidation and resubdivision of Lot 10 and a portion of Lot 12, Block 39 of the Kaimuki Tract into 2 lots: A, 10,306sq with two existing single family dwellings; B, 5,000sq with an existing dwelling; together with Lot C, 1,694sq being a 12-foot right-of-way; and designation of Easement 1 & 2.

Modification was granted by the Commission for the 12-foot right-of-way which exceeds the 120 feet maximum by 21 feet.

Approval of this subdivision will be subject to compliance with building spacing, Class A zoning, and the Board of Water Supply requirements, construction of the 12-foot right-of-way with a rounded corner at its entrance, and the filing of final maps.

SUBDIVISION  
KAIMUKI  
EIGHT AVENUE  
MARGARET LEE, ET AL  
AGENT: HERBERT FUKATA  
SURV: K. SAIKI  
CLASS A

Tentative approval was granted to the proposed subdivision of Lot 22, Section E, Land Court Application 563 at Kaimuki into 2 lots: 22-A, 5,000 $\mu$  with an existing dwelling; 22-B, 5,000 $\mu$  being a 12-foot flag lot.

The Commission granted lot width modification for Lot 22-A and also modification of the 12-foot flag for Lot 22-B which exceeds the maximum length of 120 feet by 31 feet.

Approval will be subject to compliance with building spacing, Board of Water Supply, and Division of Sewers requirements, and the filing of final maps showing the rounding of corners at the entrance of the right-of-way. The existing dwelling on the premises will be removed.

SUBDIVISION  
KANEHOE  
COBB-ADAMS ROAD  
BESSIE MCCABE, ET AL  
SURV: JAMES M. DUNN  
CLASS A-1

Tentative approval was granted to the proposed subdivision and consolidation of the following at Kaneohe being Grant 7553 to Henry Cobb-Adams:

- (1) Proposed subdivision of Parcel 6, Tax Map Key 4-5-14 into 2 lots: A, 12,264 $\mu$ ; B, 521 $\mu$ ;
- (2) Proposed subdivision of Parcel 45, Tax Map Key 4-5-14 into 2 lots: C, 10,836 $\mu$ ; D, 521 $\mu$ ;
- (3) Proposed consolidation of Lot B (521 $\mu$ , Tax Map Key 4-5-14:6) with Lot C (10,836 $\mu$ , Tax Map Key 4-5-14:45) to create Lot F, 11,357 $\mu$ ;
- (4) Proposed consolidation of Lot D (521 $\mu$ , Tax Map Key 4-5-14:45) with Lot E (14,486 $\mu$ , Tax Map Key 4-5-14:32) to create Lot G, 15,007 $\mu$ .

This subdivision is for the purpose of land exchange. Final maps have been filed.

Approval will be subject to a certification from the Board of Health.

SUBDIVISION  
KANEHOE  
PALEKA ROAD  
KENNETH SHIOI  
AGENT: P. W. WON  
REALTY CO.  
SURV: R. M. TOWILL  
CLASS A-1

The Commission granted tentative approval to the revised proposed subdivision of Parcel 2 and 52 of Tax Map Key 4-5-22 at Paleka Road being Anolani Tract at Kaneohe into 35 residential lots with areas ranging from 7,500 $\mu$  to 35,700 $\mu$  together with 16-, 32-, and 44-foot rights-of-way.

Tentative approval was granted by the Commission on March 20, 1958, to a subdivision plan of 36 lots.

Mr. M. P. Correa, engineer for the applicant, by letter dated February 2, 1959, informed the Commission that they have exhausted practically all means for a firm commitment from the City regarding initiation and participation of an improvement district for the extension of Anoi Road.

By the revised map submitted, the main access for this subdivision will be from Paleka Road instead of the Anoi Road extension (Master Plan roadway). However the subdivision provides for the widening of Anoi Road to a 60-foot right-of-way.

Approval will be subject to compliance with building spacing requirements, certification from the Board of

SUBDIVISION  
LAIE  
NAUPAKA STREET  
JAMES M. FUJIWARA  
CLASS A-1

Health, construction of all street improvements and utilities and drainage facilities and the filing of final maps providing for the widening of Anoi Street.

Tentative approval was granted to the proposed subdivision of Lot 12 of Land Court Application 776 at Laie into 3 lots: 12-A, 7,500 $\pm$ ; 12-B, 7,500 $\pm$ ; 12-C, 7,500 $\pm$  together with a 12-foot right-of-way.

The Commission granted modification for the 12-foot right-of-way which exceeds the maximum length of 120 feet by 70 feet.

Naupaka Street is a public right-of-way.

Approval of this subdivision will be subject to the construction of the 12-foot right-of-way, certification from the private water supplier that water is available, certification from the Board of Health regarding adequacy and potability of the private water system's water and usage of cesspools, and the filing of final maps.

SUBDIVISION  
WAIPIO  
WAIMAKUA DRIVE  
DAVID FUNAKOSHI  
AGENT: ROBERT NAKAMURA  
RURAL PROTECTIVE

Tentative approval was granted to the proposed subdivision of Lots 577 and 578 of Land Court Application 1000 at Waipio into 4 lots: A, 5,450 $\pm$ ; B, 5,400 $\pm$ ; C, 8,200 $\pm$  together with an existing single family dwelling; D, 8,600 $\pm$  together with a 16-foot right-of-way.

The Commission granted modification for the 16-foot right-of-way which exceeds the maximum of 120 feet by 69 feet.

Waimakua Drive is a public right-of-way.

Approval will be subject to compliance with building spacing, Division of Sewers, and Board of Water Supply requirements, construction of the 16-foot right-of-way with a rounded entrance, and the filing of final maps.

SUBDIVISION  
WAIMALU  
OFF MOANALUA ROAD  
(WAIMALU PARK SITE)  
M. SHIMIZU AND WON  
SIK YOU  
SURV: PARK & PARK  
RURAL PROTECTIVE

Tentative approval was granted by the Commission to the proposed consolidation and resubdivision of Lots 79, 80, 81, 82, and 219 of File Plan 593 at Waimalu into 16 residential lots with areas ranging from 5,000 $\pm$  to 2.5 $\frac{1}{2}$  acres together with a 32-foot right-of-way.

Lot 17, 2.5 $\frac{1}{2}$  acres will be conveyed to the Board of Water Supply and is a 25-foot flag lot.

The Board of Supervisors by Committee Report #4804 dated December 16, 1958, informed the City Planning Commission that no funds are available for the purchase of this park site.

Approval will be subject to construction of street improvements and utilities and drainage facilities, and the filing of final maps.

The Commission stated that in the event Lot 17 is further subdivided, the subdivider must provide for a minimum 32-foot deadend roadway.

SUBDIVISION  
KAILUA  
JUNCTION OF KAILUA ROAD  
& KALANIANAOLE HIGHWAY  
(OLOMANA TRACT)  
KANEHOE RANCH CO. LTD.  
SURV: R.M. TOWILL  
CLASS A-1

The Commission granted an extension of one year to the proposed subdivision of Olomana Tract, situated at the junction of Kailua Road and Kalaniana'ole Highway into 288 residential lots with areas ranging from 7,500 $\pm$  to 16,800 $\pm$  and a future business site, together with 56, 44, and 32-foot rights-of-way.

Tentative approval was granted by the Commission on December 5, 1957.

By letter dated January 27, 1959, R. M. Towill Corp., engineers for the applicant, requested an extension of one year to complete the construction of street improvements and utilities. Construction plans are being circulated for signatures.

The Chief Engineer by letter dated November 21, 1958, informed the Commission that, "The Chief Engineer's office permits the use of rolled curbs in lieu of standard curbs and gutters for road grades less than 7%. This practice is in conformity with the Territorial Highway Department's standards. For road grades of 7% or greater, the standard curb and gutter will apply."

Limit of water service is to the 170-foot elevation; therefore, all lots above the 170-foot level must be consolidated to form one lot unless water service can be provided.

The Commission stated that it gives no consideration at this time for the proposed business zoning.

SUBDIVISION  
KAILUA  
KALAHEO VILLAGE, UNITS  
19 TO 23 (36 lots)  
KANEHOE RANCH CO.  
SURV: R. M. TOWILL  
CLASS A-1

The construction plans submitted for this subdivision were authorized to be transmitted to the Chief Engineer for his check and approval.

Tentative approval was granted by the Commission on April 10, 1958, to Units 19 and 20, and action was deferred on Units 21, 22, & 23.

Drainage requirements will be subject to the approval of the Chief Engineer's office.

SUBDIVISION  
EWA, HONOULIULI  
OFF FT. WEAVER ROAD  
LEEWARD ESTATES, UNIT 2  
(74 lots)  
LEEWARD DEVELOPMENT CO.  
SURV: R. M. TOWILL  
RURAL PROTECTIVE

The construction plans submitted for this subdivision were authorized to be transmitted to the Chief Engineer for his check and approval.

Tentative approval was granted by the Commission on November 14, 1957.

Drainage requirements will be subject to the approval of the Chief Engineer's office.

SUBDIVISION  
EWA  
IROQUOIS POINT  
UNITED STATES OF AMERICA

Approval was granted to the proposed subdivision of Lot 784-K of Land Court Application 242 at Ewa into 3 lots: 784-K-1, 79.9074 acres; 784-K-2, 3.6496 acres; K-3, 0.1147 acre, and the designation of Easements 28 and 29.

The Navy Real Estate Department has submitted this subdivision at Iroquois Point for the purpose of establishing a telephone substation site.

Final maps have been filed.

SUBDIVISION  
KALIHI  
OFF LAKALOA PLACE  
MITSUE FUJIMOTO, ET AL  
AGENT: HENRY OSHIRO  
SURV: A.E. MINVIELLE, JR.  
CLASS A

The Commission reviewed the proposed consolidation and resubdivision of Lots 6-B and 6-c, portion of R. P. 682, Land Commission Award 1214, Apana 1 and Apana 2 to Kaua and R. P. 4245, Land Commission Award 2375, Apana 1 to Kinui at Kalihi into 3 residential lots: Lot A, 7,295 $\mu$  less 450 $\mu$  master plan setback area leaving a net area of 6,845 $\mu$ ; B, 5,217 $\mu$ ; C, 8,432 $\mu$  less 4,075 $\mu$  (2,975 $\mu$  for master plan roadway-Lakaloa Place extension), 1,100 $\mu$  being a remnant lot after the construction of Lakaloa Place; and leaving a net area of 4,357 $\mu$ , together with an existing 15-foot roadway.

Tentative approval was granted by the Commission on September 4, 1958.

A field survey by the staff together with a representative from the Chief Engineer's office on January 26, 1959, showed that the existing 15-foot right-of-way is fully paved.

A bond in the form of a cashier's check in the amount of \$250 has been filed to assure conformance with Class A zoning requirements.

Final maps showing a 15-foot right-of-way with a turn-around and the master planned extension of Lakaloa Place have been filed.

The Commission was informed that the final maps filed show a different subdivision from that of the preliminary map submitted at the time tentative approval was granted. However, on the basis that this subdivision has complied with all the requirements of the Subdivision Rules and Regulations, the Commission voted to grant final approval.

SUBDIVISION  
KANEHOE  
WAIKALUA ROAD  
SAMUEL KEAWEKANE  
SURV: ASSOCIATED  
ENGINEERS  
CLASS A

On the basis of inadequate access, the Commission disapproved the proposed subdivision of Parcel 6 of Tax Map Key 4-5-09 at Waikalua into 6 lots with areas ranging from 5,200 $\mu$  to 6,650 $\mu$  less master plan setback areas ranging from 144 $\mu$  to 2,022 $\mu$  and leaving net areas ranging from 3,281 $\mu$  to 6,384 $\mu$ .

Lots 4 and 5 are 12-foot flag lots. At present 9 lots are using the existing 20-foot right-of-way for access. Four of the above proposed lots will also be utilizing the 20-foot right-of-way making a total of 13 lots using this right-of-way which is inadequate.

SUBDIVISION  
WAIANAE  
KUWALE ROAD  
CECILIA KUAKINI  
AGENT: KOOJIN GOYA  
SURV: S. TAKEMOTO

The Commission reviewed the proposed subdivision of portion of Grant 9572, Lot 118 of Lualualei Homesteads (3rd series) at Waianae into 11 lots with areas ranging in size from 0.876 acre to 1.0 acre and a 44-foot right-of-way being Lot 118-M together with an existing single family dwelling on Lot 118-A, together with a flume and pipeline easement.

A duly acknowledged letter has been received informing the Commission that this subdivision is for agricultural purposes.

Lots 118-A and 118-B which front Kuwale Road do not conform to the minimum lot area of an agricultural subdivision; however, since there is a possibility that Kuwale Road is a public right-of-way, the staff was instructed to clarify this matter.

SUBDIVISION  
MANANA UKA  
WAIMANO HOME ROAD  
HAW'N LAND AND IMPROVE-  
MENT CO., LTD., ET AL  
SURV: R. M. TOWILL  
RURAL PROTECTIVE

The Commission granted tentative approval to this subdivision with approval subject to construction of street improvements and utilities and drainage facilities to meet agricultural subdivision standards, certification by the Chief Engineer that Kuwale Road is adequate for an agricultural subdivision, certification from the Board of Health and the filing of final survey maps.

The Commission voted to defer action on the proposed consolidation and resubdivision of Lots 11-D-1-A and 11-D-1-B of Land Court Application 1695 at Manana Uka into 2 lots: 470, 3.931 acres; 471, 61.697 acres, being the remainder area, together with a 10-foot building setback line along Waimano Home Road.

Lot 470 (3.931 acres) will be used as a church site in substitution for Lot 11-D-1-A (3.702 acres). Lot 11-D-1-A (3.702 acres) was approved by the Commission on May 8, 1958. Water is available.

A consultation will be held with the subdivider, the D.P.I. and others regarding the study of master plan changes in the area. This subdivision will also be referred to the Territorial Highway Department since Waimano Home Road is part of the Federal Aid Project.

SUBDIVISION  
AIEA HEIGHTS  
HOKIO PLACE  
KENNETH ING, ET AL  
SURV: PARK & PARK  
CLASS AA

The Commission granted tentative approval to the proposed subdivision of portions of Grant 7306 and Grant 6883, abutting the proposed Hokio Place Improvement District at Aiea Heights into 10 lots with areas ranging from 10,154 $\mu$  to 12,954 $\mu$  together with two 16-foot rights-of-way.

Various owners (9 owners) have petitioned the Board of Supervisors for the Hokio Place Improvement District. A copy of the Petition to the Board of Supervisors has been filed.

Approval will be subject to construction of the two 16-foot rights-of-way, adoption of an improvement district for Hokio Place by the Board of Supervisors, compliance with building spacing requirements, construction of all street improvements and utilities and drainage and the filing of final maps.

SUBDIVISION  
NUUANU VALLEY  
PUIWA LANE  
GERALD K. CORBETT, ET AL  
SURV: R. M. TOWILL  
CLASS AA

The Commission reviewed the proposed subdivision of Lot 2-A, Land Court Application 302 at Nuuanu Valley into 3 lots: 2-A-1, 10,000 $\mu$  less 204 $\mu$  master plan setback area leaving a net area of 9,796 $\mu$  together with an existing garage and dwelling and being a 12-foot flag lot; 2-A-2, 10,000 $\mu$  less 2,329 $\mu$  master plan setback area leaving a net area of 7,671 $\mu$ ; 2-A-3, 14,800 $\mu$  less 204 $\mu$  master plan setback area leaving a net area of 14,596 $\mu$  together with an existing dwelling and being a 12-foot flag lot.

This subdivision has been designed to best fit the existing Auwai and Pools and to preserve the beauty and privacy of the land.

Because of the odd shaped lots created by two flag lots, which may give rise to traffic hazards, the Commission requested that the subdivision plan be revised to provide for one flag lot. Action was deferred by the Commission for consultation with the owner for a revised plan.

SUBDIVISION  
AIEA  
NEAR KAHILINAI ROAD  
OAHU SUGAR CO. LTD.  
SURV: JAMES B. MANN  
RURAL PROTECTIVE  
& CLASS AA

The Commission granted tentative approval to the proposed subdivision of a portion of Parcel 5 of Tax Map Key 9-9-10 being a portion of land covered by Quit Claim Deed, United States of America, to Waialua Agricultural Co., Ltd., dated January 26, 1929, and recorded in Book 1000 pages 114 to 122 and portion of Aiea Heights subdivision no. 1 (F. P. 447) at Aiea into 4 parcels; 1, 12,378 $\frac{1}{2}$ ; 2, 7,719 $\frac{1}{2}$ ; 3, 6,463 $\frac{1}{2}$ ; 4, 6,755 $\frac{1}{2}$  and a remainder area of 49.962 acres being used at present for sugar cane cultivation together with Easement "D" for electric power line purposes.

The Commission on January 15, 1959, deferred action and referred the matter to the Chief Engineer for his comments. The Chief Engineer by letter dated January 27, 1959, stated that the natural gully is presently being used for drainage purposes and that drainage easements over the lots should be granted to the City.

Parcels 1 to 4 inclusive will be conveyed to the abutting owners of Lots 106, 90, 89, and 88.

Approval of this subdivision will be subject to compliance with the requirements of the Board of Health and the Chief Engineer, and the filing of final maps showing the consolidation of Parcels 1 to 4 inclusive with Lots 88, 89, 90, and 106 to create areas ranging from 17,873 $\frac{1}{2}$  to 22,657 $\frac{1}{2}$ .

The following subdivisions which had been granted tentative approval and now conform to requirements for approval were approved by the Commission on the motion of Mr. Felix and second of Mr. Centeio:

SUBDIVISION  
MAKIKI  
BOUND TOP DRIVE  
MILTON CADES  
SURV: R. M. TOWILL  
CLASS A

1. Proposed consolidation and resubdivision of portions of Grant 8338 to Charles A. Drew at Makiki into 3 lots: A, 5,872 $\frac{1}{2}$  less 660 $\frac{1}{2}$  for roadway easement leaving a net area of 5,212 $\frac{1}{2}$ ; and the designation of Easement A (driveway easement) 12-foot wide over Lot A in favor of Lot B for access to Makiki Round Top over an existing driveway; and B, 6,661 $\frac{1}{2}$ ; C, 16,119 $\frac{1}{2}$ .

Tentative approval was granted by the Commission on January 3, 1959.

Makiki Street is not a through street. Field survey by a representative of the Building Department on February 2, 1959, found the structures on the premises to be single family dwellings.

Building spacing, Board of Water Supply, and Board of Health requirements have been met. Final maps have been filed.

SUBDIVISION  
KAILUA  
KANEAPU ROAD  
JUVENAL COITO  
SURV: JAMES F. FOSTER  
CLASS A-1

2. Proposed subdivision of Lot C-2 of consolidation of Part I and Part II of Lot C of Lot 39 of Kawaihoa Beach Lots at Kailua into 2 lots: Lot C-2-A, 7,560 $\frac{1}{2}$  with an existing single family dwelling; Lot C-2-B, 9,240 $\frac{1}{2}$  with an existing single family dwelling, being a 12-foot flag lot.

Tentative approval was granted by the Commission on November 3, 1958. Lot width modification was granted to Lot C-2-A.

Building spacing and Board of Health requirements have been met. Water is available. Kaneapu Road is a government road. Final maps have been filed.

SUBDIVISION  
NANAKULI  
KAWAO AVENUE  
HAWAIIAN HOMES COMMISSION  
SURV: TERR. OF HAWAII  
RURAL PROTECTIVE

3. Proposed subdivision of Lot 220 of Tax Map Key 8-9-04 of the Nanakuli Residence Lots at Nanakuli into 2 lots: 220-A, 0.222 acre (9,670sq) with an existing duplex; 220-B, 0.283 acre (12,327sq) being a 12-foot flag lot.

Tentative approval was granted on August 21, 1958. Suburban Water System, Board of Health and building spacing requirements have been met. Final maps have been filed.

SUBDIVISION  
PUULOA, EWA  
PAPIPI ROAD  
E. F. FITZSIMMONS, LTD.  
SURV: A.E. MINVIELLE, JR.  
CLASS A

4. Proposed consolidation of Lots 865, 866 and 867 of Land Court Application 242 at Puuloa, Ewa, and resubdivision of said consolidation into 26 lots with areas ranging from 5,000sq to 5,597sq together with 44-foot right-of-way.

Approval was granted by the Commission on July 24, 1958, on the basis of filing of the following approved documents:

(1) 100% surety bond in the amount of \$39,000 (Kaiulani Homes Unit I) guaranteeing completion of street improvements and utilities;

(2) Agreement between Hawaii Builders Supply Co., Ltd., and the City and County of Honolulu;

(3) Contract between E. F. Fitzsimmons, Ltd., owner, and the Hercules Construction Co., Ltd., contractor, in the amount of \$47,000 guaranteeing completion of street improvements and utilities (\$39,000 for Unit I and \$8,000 for Unit II);

(4) Copy of the estimated construction costs.

Final maps have been filed.

The Chief Engineer will be authorized to return the bond for Kaiulani Homes Unit I to the owner.

Final approval (Kaiulani Homes Unit I).

SUBDIVISION  
KAHALUU, KOOLAUPOKO  
AHUIMANU ROAD  
IRIS J. CULLEN  
SURV: R. M. TOWILL  
CLASS AA (FORMERLY  
RURAL PROTECTIVE)

5. Proposed subdivision of Lot A-34 of Land Court Application 979 at Kahaluu into 5 lots: four 9,000sq lots and one lot of 0.624 acre, together with a 20-foot right-of-way, designation of Easement 86, and a 2-foot building setback along the frontage of Ahuimanu Road.

Approval was granted by the Commission on January 17, 1957, on the basis that Lot 775 (0.624 acre) will not be further subdivided and also on the basis of filing of the following approved documents:

(1) 100% surety bond in the amount of \$4,365 to guarantee construction of street improvements and utilities;

(2) Agreement between Iris J. Cullen and the City and County of Honolulu;

(3) Copy of contract between Iris J. Cullen and Gilbert D. Kobatake, contractor;

(4) Copy of 50% contractor's performance bond in the amount of \$2,182.50.

By letter dated January 22, 1959, the Chief Engineer certified the construction of road improvements and water in accordance with the approved plans.

The Chief Engineer will be authorized to return the bond to the owner. Final maps have been filed.

Final approval.

SUBDIVISION  
WAIALUA  
KAPAHU STREET  
EUGENE F. KENNEDY  
SURV: A.E. MINVIELLE, JR.  
CLASS AA

6. Proposed subdivision of Lot 249, Land Court Application 1089 at Waialua into three residential lots: 249-A, 12,598sq; 249-B, 12,617sq; 249-C, 12,050sq together with Easement 12 for irrigation purposes.

Tentative approval was granted by the Commission on January 8, 1959.

A cashier's check has been filed to comply with building spacing requirements. The Chief Engineer by letter dated January 21, 1959, informed the Commission that the three lots have adequate building areas and that Waialua Agricultural Co. will relocate its ditch within Easement 12 in the future.

Board of Health requirements have been met. Water is available. Final maps have been filed.

SUBDIVISION MISC.  
FILING FEE FOR  
JANUARY, 1959

The following subdivision filing fees have been reported for January, 1959:

38 applications .....	\$380.00
174 lots .....	<u>174.00</u>
	\$554.00

SUBDIVISION MISC.  
WAILUPE  
BOARD OF WATER SUPPLY

The Commission acknowledged receipt of a letter from the Board of Water Supply advising the Commission that an application has been made for water services to 60 residential units on 143 acres of land situated in Wailupe. The Board stated that water service is not adequate unless the applicant complies with the standard requirements for water service facilities to provide water for domestic uses and fire protection purposes.

The Commission noted that building permits may be withheld if there is inadequate domestic water service or if any lots subdivided do not have adequate access.

SUBDIVISION MISC.  
WAIPIO

The Commission was informed that Hughes and Alexander, attorneys-at-law, has filed with the Commission a copy of a letter addressed to the Land Court informing of problems arising from subdivision of lands in Waipio. The attorneys stated that the fact that the City Planning Commission approved the subdivision maps should not deprive property owners of any rights relating to the land.

On the motion of Mr. Felix and second of Mr. Lemmon, the Commission voted to advise the attorneys that under the requirements of the Subdivision Rules and Regulations, all subdivision maps which are granted final approval are stamped by licensed surveyors and licensed land court surveyors who have the duty and responsibility to see that the maps contain all the necessary information to protect the rights of the land owner and all others who have an interest in the lands subdivided; therefore, the Commission relies upon the official stamp of the surveyors in granting final approval.

**STREET NAMES  
NUUANU**

Action on the street names recommended for roadways within the Nuuanu area was deferred by the Commission on the motion of Mr. Lemmon and second of Mr. Centeio pending further studies for more suitable names.

**STREET NAMES  
WAIPIO ACRES  
SUBDIVISION, UNIT  
III**

On the motion of Mr. Centeio and second of Mr. Felix, the Commission adopted the following street names for roadways within the Waipio Acres Subdivision, Unit III:

- WAIMAKUA DRIVE** - Running mauka thence terminating at Wailawa Street at the intersection of Wailawa, Waiala and Waimakua Drive.
- WAILAWA STREET** - Running mauka thence terminating at Waimakua Drive at the intersection of Waimaku Drive, Wailawa & Waiala Streets.
- WAIPOO STREET** - Redesignation. Now roadway from Waipono Street to Waiala Street between Wailawa and Waiala Streets.
- WAIPOO PLACE** - Delete from further usage.
- WAIKI PLACE** - Redesignation. Now deadend roadway off Wailawa Street between Waipono Street and Wailawa Street being on the Kipapa side.
- WAIALA STREET** - Redesignation. Now roadway from Waimakua Drive running mauka to its terminus at the intersection of Wailawa Street and Waimakua Drive.
- WAIALA PLACE** - Delete from further usage.
- WAIANUHEA PLACE** - Deadend roadway off Waimakua Drive, mauka of Waiala Street.  
Meaning: cool, soft fragrance.
- WAIONI STREET** - Roadway off Wailawa Street between Waiki and Waiala Streets.  
Meaning: moving water.
- WAIONI PLACE** - Deadend roadway at the end of and off of Waioni Street, mauka of Waipuolo Place.
- WAIPUOLO PLACE** - Deadend roadway off Waioni Street being between Waioni Place and Wailawa Street.  
Meaning: bundled water.

**STREET NAMES  
KALIHI  
COLBURN STREET**

On the motion of Mr. Centeio and second of Mr. Felix, the Commission adopted the following street name for a roadway within the Monmouth Industrial Subdivision, adjacent to G.E.M.:

- COLBURN STREET** - Extension of an existing roadway to extend from Waiakamilo Road to Dillingham Blvd.

**MASTER PLAN  
KAPALAMA  
SCHOOL AND  
BOUGHTAILING RD**

The Commission received and placed on file a communication from the Board of Supervisors stating that it does not have funds to purchase the setback area for the makai side of School Street and Boughtailing Road, therefore, a building permit was issued to Mr. Arthur Akinaka to encroach within the 10-foot area.

URBAN REDEVELOPMENT  
OAHU PLANNING  
ASSOCIATES  
REMUNERATION

The Commission, on the motion of Mr. Felix and second of Mr. Centeio, authorized the payment of \$3,750 to the Oahu Planning Associates for services rendered between January 1 to 31, 1959. The services are as follows:

ECONOMIC BASE - Research and analysis of statistical data .....	\$1,500.00
LAND USE - Mapping existing land use and age of structures for base map .....	1,500.00
ZONING ORDINANCE - Preparation of Comprehensive Zoning Ordinance .....	<u>750.00</u>

TOTAL AMOUNT: \$3,750.00

The consultants have also submitted a progress chart which shows an increase of 4.1% since their last report in December, 1958.

The meeting adjourned at 4:20 p.m.

Respectfully submitted,

Carole A. Kamishima  
Carole A. Kamishima  
City Planning Secretary

Meeting of the City Planning Commission

February 12, 1959

The City Planning Commission met in regular session on Thursday, February 12, 1959, at 2:00 p.m., in the Conference Room of the City Hall Annex with Chairman A. J. Gignoux presiding:

**PRESENT:** A. J. Gignoux, Chairman  
R. G. Rietow  
Henry Chun Hoon  
Katsuro Miho  
Harold Kometani  
Cyril W. Lemmon  
John H. Felix  
George Centeio  
Leighton S. C. Louis, Director

**ABSENT:** Tyler Harr  
Frank W. Hustace, Jr.

**MINUTES:** The minutes of February 5, 1959, were corrected as follows:

The date of the meeting was changed from February 6th to 5th, and the following City Planning Commission Resolution No. 1014 adopted by the Commission was included:

9. Resolution No. 1014, changing a portion of Class A Residential District No. 11 in Waikiki to Hotel and Apartment District No. 111 for land situated on the makai side of Kalakaua Avenue.

The minutes, as corrected, were approved on the motion of Mr. Felix and second of Mr. Centeio.

**MASTER PLAN  
PUBLIC UTILITIES  
BUS ROUTE  
AROUND THE ISLAND  
TRADE WIND  
TRANSPORTATION CO.**

A request for approval of a bus route for around-the-island tours conducted by the Trade Wind Transportation Company was reviewed by the Commission.

The tour will begin at the terminal on Hobron Lane and proceed along Kalia Road, Lewers Road, Kalakaua Avenue, Kaiulani Avenue, Kuhio Avenue, Kalakaua Avenue, Beretania Street, Keeaumoku Street, Lunalilo Freeway, Magellan Street, School Street, Nuuanu Avenue to the Pali, around the island through Kahuku, Haleiwa, Wahiawa via Kamehameha Highway, Middle Street, Nimitz Highway, Ala Moana and back to the hotels and point of beginning.

An alternate route will be taken in the event passengers are to be picked up at the Young Hotel, as follows: From Kuhio Avenue along Kalakaua Avenue, Ala Moana, Bishop Street, Beretania Street and heading towards the Pali on Nuuanu Avenue. On the return trip, the alternate route will also include Nimitz Highway Nuuanu Avenue, Hotel Street, Bishop Street, Ala Moana and back to Waikiki.

The Commission stated that Magellan Street may be too narrow for traffic circulation and suggested an alternate route which would use Captain Cooke Avenue, Vineyard Arterial and Nuuanu Avenue.

A representative of the Transportation Company accepted this amendment.

A motion to approve the amended bus route was made by Mr. Lemmon, seconded by Mr. Centeio, and carried. Mr. Felix disqualified himself from voting on this matter.

**MASTER PLAN  
MANOA  
MASTER PLANNED  
ROADWAY EWA SIDE  
OF MANOA CEMETERY**

**PUBLIC HEARING  
ZONING HOTEL-APT.  
WAIKIKI  
3003 KALAKAUA AVE.  
JACK LEONG, ET AL**

**ZONING APARTMENT  
DISTRICT "C"  
HALAWA-KAI  
MAUKA SIDE OF SALT  
LAKE BLVD., BETWEEN  
SARATOGA DRIVE &  
HALAWA STREAM  
HAWAII HOUSING  
AUTHORITY**

Since it is the understanding of the Commission that Grayline Hawaii Ltd., and the Honolulu Rapid Transit Co., are conducting regularly scheduled around-the-island tours without obtaining prior approval from the City Planning Commission for the route, the Commission voted to advise the Public Utilities Commission of the statutory requirements.

The Commission, on the motion of Mr. Kometani and second of Mr. Centelo, authorized the calling of a public hearing to amend Master Plan Section 6 (Manoa) by providing for a new alignment of a proposed road connecting East Manoa Road with vacant lands on the ewa side of Manoa Cemetery.

Mr. Chun Hoon disqualified himself from voting on this matter.

A public hearing was held to consider a change in zoning from Class A Residential to Hotel and Apartment for a 16,957 $\frac{1}{2}$  parcel of land situated at 3003 Kalakaua Avenue. This property is within the area the Commission has indicated as desirable for apartment development.

The applicant proposes to construct a 10-story apartment structure and provide adequate off-street parking facilities.

The Director reported that the applicant has filed an executed copy of a third party beneficiary contract with respect to certain restrictions on the use of the land. These restrictions are: (1) provisions for off-street parking facilities on the basis of one parking space for each apartment unit; (2) adherence to the 6-foot setback along Kalakaua Avenue for future road widening; (3) prohibition against any form of business use; (4) building to be set backed 40 more or less feet from the property line; and (5) an agreement to participate in any improvement district for street widening and utility purposes.

No protests were received. The Commission closed the public hearing and took the matter under advisement on the motion of Mr. Felix and second of Mr. Lemmon.

The change in zoning to Hotel and Apartment was approved by the Commission on the motion of Mr. Rietow and second of Mr. Chun Hoon.

The Commission considered further a request for change in zoning from Rural Protective uses to Apartment District "C" use for approximately 22 acres of land at Halawa-kai situated on the mauka side of Salt Lake Boulevard between Saratoga Drive and Halawa Stream. This area is proposed for a low-income housing development. A public hearing was held on January 29, 1959, at which time presentations in favor of and against the zoning change were made. The Commission had closed the public hearing and had taken the matter under advisement.

The Director reported that the Aiea Community Association has filed a letter stating that its boundaries extend from Halawa Stream to Waimalu Stream and serve the Halawa, Aiea, and Waimalu areas, therefore, the Halawa-kai site is within its community. It recommends that the rezoning to apartment be approved.

The staff has made an intensive study of uses in the surrounding area and a land use map showing the various uses was presented for the Commission's review.

The Director pointed out that land-use wise, the site under consideration for development of low-income housing would fit in with the future complex of the Halawa-kai area. A study of the area between Moanalua and Waipahu is being conducted to set the future land-use pattern. Much of the cane land mauka of Kamehameha Highway for the Aiea-Kalauao-Waimalu area seems to be suitable for residential uses. The strip of land makai of Kamehameha Highway may be suitable for multiple-family uses or light industrial development. The Halawa-kai area between Saratoga Road and Foster Village was the former proposed Halawa golf course site, however, due to the fact that the property owners and Oahu Sugar Company had stated that this was one of the most valuable areas for the raising of cane, the City had dropped its plans for a golf course. The area is now being studied for a possible residential use or of same nature, or other uses which may be compatible to the surrounding area. There is no question that the multiple-family development proposed for the 22 acres fits in with the present and proposed uses of the adjoining areas.

The Director further stated that the Department of Public Instruction has clarified the problem of public schools to serve that district. The three elementary schools, Halawa-kai, Aiea, and Alvah Scott, are operating at capacity enrollment, however, with the proposed construction of Waimalu Elementary and Aiea High School and Intermediate schools, the enrollment in the three existing elementary schools will be diminished to the extent that children from the proposed housing development will be taken care of. It is estimated that about 250 children will be of school age from the proposed housing project.

He stated that the Hawaii Housing Authority proposes to construct its own sewage treatment plant subject to Board of Health regulations for complete treatment. The Leeward Bus Company provides regular service along Kamehameha Highway. If there is sufficient demand, transportation systems could be made available on Salt Lake Boulevard. The strongest protests were made by Foster Village community which believed that the proposed use would be incompatible with its residential use. The residents have made substantial investments in their homes and do not wish to have their single family residential development jeopardized. They also believed that land values will be depreciated and juvenile delinquency in the area and in the public schools will increase. The Director stated that conflicting statistics have been received; one from the Foster Village Community Association showing a high rate of juvenile delinquencies in schools fed by low-income housing projects, and the other from the Hawaii Housing Authority showing that, ratio-wise, juvenile delinquency in low-income housing projects is no greater than in other residential areas.

He reviewed for the Commission's benefit the problems that were encountered in selecting suitable sites for low-income housing projects. The Kalihi-kai area which the Commission had approved for low-income housing projects was disapproved by the Board of Supervisors on the basis that vacant lands should be utilized before developed areas. After extensive studies, the Halawa-kai area was selected as an experimental area outside of the city limits for development of 200 units. This site was selected because it adjoins an existing housing project operated jointly by the Navy and the Housing Authority and is presently 1/4 mile from the developed Foster Village.

The Director reported that no new protests have been received. The Commission has received a report by Mr. Edward A. Bolles, M.A.I., reporting on survey of real property values, letters from the Department of Public Instruction commenting on the school system and from the Board of Health regarding the sewage treatment plant, two statistics reports on juvenile delinquency, a letter from the Aiea Community Association and a letter from Mr. David Bent, Urban Renewal Coordinator, requesting that the Commission give every consideration in approving the Halawa-kai site for public housing.

Mr. Miho inquired whether any other studies were made, aside from Mr. Bolles' report, regarding real estate valuation. The Director replied that at the public hearing, Mr. Alex Castro, real estate broker, remarked that Mr. Bolles' report does not reflect the true difference in valuation in comparison with residential areas away from housing projects. Mr. Castro pointed out that there was a natural rise in land value in the past 10-15 years no matter where a parcel of land was located and believed that land values for properties adjoining a housing project would have risen higher if there was no housing project.

Mr. Lee Maice, from the Hawaii Housing Authority, Mr. Jack Foster, Jr., developer, and Mr. Laurence F. Blodgett, representing the Foster Village Community Association, were present in the audience and stated that they had no new facts to present. Representative David McClung was also present in the audience.

Mr. Kometani made a motion to approve the change in zoning on the basis that the proposed use would be in keeping with good planning and compatible to surrounding uses with access to major public facilities. This motion was seconded by Mr. Miho and carried. Mr. Felix voted in the negative. Mr. Felix stated that although he is 100% in favor of public housing projects, he did not believe that public housing for this area would provide for the highest and best use of the land. He believed that public housing should be located in redevelopment project areas such as the Queen-Emma project. He stated that the area under consideration is an experimental area so admitted by the public housing administration executives. There is also lack of mass transportation in the area. He stated that the Hawaii Housing Authority should be commended for its work. Mr. Lemmon disqualified himself from voting on this matter.

ZONING ORDINANCE  
OFF-STREET  
AUTOMOBILE PARKING  
DISTRICT

The Commission, on the motion of Mr. Chun Hoon and second of Mr. Felix, approved Resolution No. 1017, which amends Chapter 21 of the Revised Ordinances of Honolulu 1957, relating to zoning, by adding Article 9, Other use Districts, Section 21-9.2, creating an "Off-Street Automobile Parking District".

The Director stated that the purpose of this amendment is to designate areas for off-street parking as a supplemental to hotel, apartment, industrial, or business operations, in lieu of granting variances.

ZONING BUSINESS  
WAIKIKI  
KAPIOLANI BLVD.  
FINANCE INVESTMENT  
CO.LTD.

The Commission reviewed again a request for change in zoning from Hotel and Apartment to Business for approximately 4 acres of land situated on the makai side of Kapiolani Boulevard being the former American-Chinese Clubhouse premises. The Wigwam Department Store proposes to erect a new store on this area.

The Director reported that the applicant has filed a petition signed by 75.7% of property owners within a radius of 750 feet, therefore, under the statute, the

Commission must call a public hearing. A letter has been received from the Moiliili Community Association requesting that it be informed of any developments or public meetings relating to the subject matter.

The staff reported that it has completed its studies and is ready to make its presentation.

The Commission stated that the presentation could be made at the public hearing and authorized the calling of a public hearing on the motion of Mr. Rietow and second of Mr. Centeio. Mr. Miho disqualified himself from voting on this matter.

Mr. Hiram Fong, representing the applicant, was present in the audience.

**ZONING BUSINESS,  
HOTEL-APARTMENT  
KANEHOHE**

The staff reported that it has completed its preliminary land-use and zoning studies for the Kaneohe-Heeia area and will be ready to make its presentation to the Commission next week so that individual applications may be considered.

A motion to defer action for one week was made by Mr. Felix, seconded by Mr. Centeio, and carried.

**ZONING INDUSTRIAL  
WAIMANO  
MAKAI SIDE OF  
KAMEHAMEHA HIGHWAY  
KANAME SAITO  
AGENT: MAN KWONG AU**

The Commission considered a request for change in zoning from Highway Protective, Rural Protective and Business to Industrial for two parcels of land totaling 3.822 acres situated on the makai side of Kamehameha Highway adjoining the Hawaiian Electric Waiuu Power Plant. Approximately 1.75 acres is presently zoned for business and the remainder of the area is zoned for highway protective uses.

The applicant, operator of the Leeward Bus Company, has obtained a 40-year lease from the Oahu Sugar Company and the Bishop Estate and desires to relocate his bus terminal from Waipahu to Waimano.

The staff reported that the proposed use for this area is reasonable since the Commission had looked with favor to industrial zoning for this area ewa of the Power Plant and makai of Kamehameha Highway.

The Director stated that the applicant has filed with the Commission a copy of a letter from the Territorial Highway Department granting the Leeward Bus Company ingress and egress rights fronting Kamehameha Highway. Development plans have also been submitted. A copy of an economic study made by John Child & Company has been submitted by the applicant for the Commission's perusal.

The Commission authorized the calling of a public hearing on the motion of Mr. Rietow and second of Mr. Miho. The Commission requested that the applicant submit his plans for ingress and egress movements from his property.

Mr. Man Kwong Au, representing the applicant and who was in the audience, stated that he will submit the plans as requested.

**ZONING SEMI-  
INDUSTRIAL  
KEWALO  
KOKOHEAD SIDE OF  
KEEAUMOKU STREET  
EDWARD Y. F. LIU**

The Commission reviewed further a request for extension of the Semi-Industrial zone to include a triangular strip of land which was formerly set aside for roadway purpose. This property, situated approximately 235 feet Koko Head side of Keeaumoku Street, is served by a 20-foot right-of-way and is zoned for hotel and apartment purposes.

A public hearing was held on December 29, 1959, at which time two sub-lessees within the area protested that additional semi-industrial uses will create traffic problems and that the applicant should comply with the building and zoning ordinances before the zoning is granted. The Bishop Estate had also filed a protest. The Commission had deferred action for visit of the site and submission of development plans.

The Director reported that the applicant has submitted development plans showing the construction of two hollow-tile structures with ground floor parking of 7 cars and additional parking of 7 cars on the roof of one of the structures. The Commission had visited the site and noted that this parcel of land is contiguous to existing semi-industrial uses on the Ewa side and adjoins a hotel and apartment area on the East side.

The Director pointed out that the applicant's property is the only parcel which is separate and apart from the other portions of this strip of land which was created as a remnant by the abandonment of the master planned roadway. The remaining portions are part of existing lots.

The Commission expressed its apprehension of the proposed plans for off-street parking facilities on the roof of the building. However, the Director pointed out that the applicant has, in accordance with law, provided the necessary 40% of the lot area or its equivalent for off-street parking purposes. He believed that the applicant should be required to post a bond to assure removal of the temporary structures on the property.

Mr. Felix was of the opinion that business zoning would be more in keeping with compatible uses since this area adjoins a hotel-apartment zone.

A motion to approve the change in zoning subject to posting of a bond to remove the existing structures was made by Mr. Centeio seconded by Mr. Chun Hoon and carried.

ZONING BUSINESS  
HALEIWA  
KAMEHAMEHA HIGHWAY  
AND AMARA LANE  
NORIYU KOGA

An application requesting that the Commission reconsider a request for change in zoning from Highway Protective uses to Business use for a 6,856sq parcel of land situated on the mauka side of Kamehameha Highway and Amara Lane, Haleiwa, was reviewed by the Commission.

The applicant stated that he has an option for a 30-year lease with the Bishop Estate so that he may relocate his retail flower shop business. Under the terms of the lease, he must first obtain rezoning of the property to business and must construct a hollow-tile concrete building costing not less than \$13,000.

The Director pointed out that majority of the business operations along the highway are non-conforming with a few areas zoned by the Commission. He stated that the purpose of planning is to discourage strip zoning and provide for a shopping center concept of business operations. He indicated that the Commission on two separate occasions deferred action on this request pending completion of an over-all master plan study for the Haleiwa-Waiialua district by the consultants under the Urban Planning Grant. The correspondence of October 13, 1958 and November 12, 1958, sent to the applicant stating the Commission's position were read by the Director.

Mr. Centeio believed that the Commission should take action and not jeopardize the applicant's use of his property.

Mr. Kometani was of the opinion that since the strips on both sides of Kamehameha Highway are built up with business uses, the applicant's request should be given consideration.

The Director stressed that the situation may be different if the applicant proposes to improve his existing business use on the same property; however, in this case, he is considering a business use on a different property. The Director also stated that the planning consultants in reply to an inquiry from the Commission regarding numerous requests for business zones in the rural area, stated that this would be spot zoning. The consultants are working on priority areas such as Punaluu, Waianae, Pearl City, and Ewa; therefore, it may be 6 or 9 months before they can complete their studies for the Haleiwa-Kahuku area. The Territorial Highway Department is also proposing a major highway system within this area and the exact route is not known. He indicated that development of the Haleiwa area into a community comparable to the Kailua-Kaneohe area would take about 10 to 15 years. Therefore, a master plan is necessary to guide the future development of the area. However, if the Commission believes that the proposed use will not destroy the planning for this area and is a logical use then it should grant the rezoning.

On the basis that the surrounding area is developed for business uses and the applicant will be improving his business operation, a motion was made by Mr. Centeio to authorize the calling of a public hearing; however, this motion seconded by Mr. Kometani was lost on the negative votes by Commissioners Rietow, Lemmon, Miho and Chun Hoon.

A new motion to reaffirm the Commission's previous action to defer action until completion of the over-all master plan for the Haleiwa area by the consultants, was made by Mr. Chun Hoon seconded by Mr. Rietow and unanimously carried.

The Commission stated that the consultants should be requested to expedite their studies for the Haleiwa area without jeopardizing other studies of priority areas. It also instructed the staff to check with the Territorial Highway Department for the route of the proposed highway project.

ZONING HOTEL-APT.  
PUUNUI  
LILIHA STREET &  
DAYTON LANE  
HONG CHEE CHUNG  
AGENT: JAMES W.  
PELTIER

Mr. James W. Peltier, representing the applicant, requested that the Commission approve a change in zoning from Class A Residential to Hotel and Apartment for a 2,735 $\frac{1}{2}$  parcel of land situated at the corner of Liliha Street and Dayton Lane. He pointed out that the condition of the existing dwelling is so bad that renovation would be very costly. The owner would like to tear down this structure and erect a hollow-tile apartment with two units for use by himself and his son. He believed that this new structure would enhance the beauty of the property and take care of the housing needs for two families.

The Director pointed out that the area on the Ewa side of Liliha Street is zoned Class B Residential and on the Koko Head side is zoned Class A Residential. The predominant use is single-family residential and the Commission had disapproved numerous requests for apartment zoning. He also pointed out that a 2,735 $\frac{1}{2}$  lot is too small for a desirable apartment development.

ZONING VARIANCE  
KEWALO  
827 PIIKOI STREET  
HAWAIIAN TRUST  
CO. LTD.

On the basis that the area of the lot is too small for apartment development and apartment zoning would constitute spot zoning, the Commission voted to disapprove this application on the motion of Mr. Centio and second of Mr. Rietow.

A request for information or a variance from existing hotel and apartment uses for a property situated at 827 Piikoi Street was reviewed by the Commission.

The applicant stated that two prospective tenants have expressed their desire to use the existing building as a studio workshop for sculptural and painting work only and that no advertising or retailing will be done.

The Commission stated that the proposed use is a business operation and noted that it had disapproved other requests for variances for business operations within this property.

The Director stated that there may be evidence of hardship relating to the use of the land since there is an existing building and the property cannot be developed until the Estate proceedings are settled in court.

Mrs. Waddoups and Mrs. McLaughlin, the prospective tenants, requested that the Commission permit them to use the existing structure. Rental will be on a month to month basis until the Estate is settled.

This matter was taken under advisement on the motion of Mr. Felix and second of Mr. Chun Hoon.

The Commission voted to authorize the calling of a public hearing to consider a variance with restrictions on the use and length of the variance, on the motion of Mr. Lemmon and second of Mr. Rietow.

ZONING VARIANCE  
PALOLO  
2006-A 9TH AVENUE  
FRANCIS X. MCKENNA

The Commission reviewed a request for variance from existing Class A Residential regulations so that an additional dwelling may be constructed on a lot having 9,693sq situated on the ewa side of 9th Avenue between Kalua Road and Palolo Elementary School. The lot lacks 307sq to comply with the 10,000sq required for two dwelli

The Commission noted a stream running along the back portion of the lot and questioned whether there is sufficient area for construction of another dwelling.

A motion to visit the site was made by Mr. Felix second by Mr. Centio and carried.

ZONING HOTEL-APT.  
WAIPAHO  
MAUKA SIDE OF  
FARRINGTON HIGHWAY  
PACIFIC LAND HUI  
AGENT: ATTORNEY ROY  
E. TAKUSHI

The Commission reviewed a request for change in zoning from Business to Hotel and Apartment for land situated on the mauka side of Farrington Highway, ewa of the Waipahu Drainage Canal in Waipahu. The area in question was zoned to business in 1955 with variance for off-street parking purposes as part of a proposed shopping center development.

The applicant is requesting this change due to the fact that the Territorial Highway Department is in the process of acquiring a 50-foot strip of land for the widening of Farrington Highway. The area is being resubdivided to provide for two tier of lots fronting the highway for business and the interior lots for hotel and apartment uses.

Attorney Roy Takushi, representing the applicant, pointed out that the request is reasonable since the hotel and

apartment area will be bounded by the Waipahu Community Church on theewa side, residential uses on the mauka side, a drainage canal and a park on the downtown side and business lots on the makai side. He believed that the area under consideration would be a natural transitional area for residential uses.

The Director pointed out that the Commission had disapproved a request for Apartment District "C" zoning for an adjoining area because it believed that it was premature at that time for such use. He suggested that the Commission visit the site again.

A motion to visit the site was made by Mr. Lemmon seconded by Mr. Miho and carried.

ZONING VARIANCE  
KAIMUKI  
1019 13TH AVENUE  
JOSEPH SOO TONG NAM  
BY: LEWERS T.  
STERRY, ATTORNEY

The Commission reviewed a request for variance from existing Class A Residential regulations to permit 6 units on a parcel of land containing 9,750 $\pm$  situated at 1019 13th Avenue.

The staff reported that a two-story dwelling was converted to four apartment units in 1941, thereby, it has been established as a non-conforming use. However, in 1957, a permit was issued for a two-story maid's quarters in the rear portion of the lot. This structure was converted into a duplex unit which is in violation of the zoning law. The applicant is requesting a variance so that he may continue the duplex use.

On the basis that this area is predominantly residential, the Commission voted to disapprove the request on the motion of Mr. Rietow and second of Mr. Lemmon. The violation is to be referred to Sam Harris of the Public Prosecutor's office for correction.

ZONING VIOLATIONS:

The Commission received and placed on file the following report from Sam Harris of the Public Prosecutor's office reporting on alleged zoning violations:

KAIMUKI  
3626-A CRATER ROAD  
ILLEGAL RENTAL UNIT

1. 3626-A Crater Road  
Basement with kitchen. Stove and sink removed on February 9, 1959. Tenant will partake of main kitchen -- Violation cleared.

KAIMUKI  
1048 17TH AVENUE  
ILLEGAL RENTAL UNIT

2. 1048 17th Avenue  
Servant's quarters with laundry tray and stove. New owner occupying said quarters and renting main dwelling. Stove removed from accessory quarters -- Violation cleared.

KAIMUKI  
2450 10TH AVENUE  
ILLEGAL KITCHEN  
FACILITIES

3. 2450 10th Avenue  
Servant's quarters with sink and stove occupied by two sons. Stove and sink removed. Sons will use kitchen in main family dwelling -- Violation cleared.

KALIHI  
708 MOKAUEA STREET.  
ILLEGAL RENTAL UNIT

4. 708 Mokauea Street  
Servant's quarters with sink and stove. Owner occupies same and rents main dwelling. Stove and sink removed - Violation cleared.

MASTER PLAN  
MANOA-WOODLAWN  
DELETION OF  
HIAPALA STREET

On the motion of Mr. Miho and second of Mr. Felix, the Commission adopted and authorized for transmission to the Mayor and Board of Supervisors, City Planning Commission Resolution No. 1025, amending a portion of Section 5 (Manoa Woodlawn) of the Master Plan of the City and County of Honolulu by deleting proposed Huapala Street Extension between East Manoa Road and Kolowalu Street.

**MISC.  
THURSDAY MEETINGS,  
INFORMAL**

On the motion of Mr. Felix and second of Mr. Chun Hoon, the Commission established a policy to hold informal meetings at 8:00 a.m., every Thursday in the Conference Room of the City Planning Commission to discuss planning matters. Whenever necessary, the consultants will be requested to be present at these meetings.

The following subdivision actions were taken by the Commission on the motion of Mr. Chun Hoon and second of Mr. Lammon:

**SUBDIVISION  
KALIHI  
GULICK AVENUE & PUAALA ST.  
CHARLES MULLEITNER, ET AL  
SURV: ASSOCIATED ENGINEERS  
CLASS A**

The Commission granted tentative approval to the proposed consolidation and resubdivision of Lots 2, 3, 4, Block B, Ulu Tract at Kalihi into 2 lots: A, 8,980 $\pm$ ; B, 8,980 $\pm$ .

The existing dwelling on proposed Lot A will be removed.

Approval will be subject to compliance with building spacing, Class A zoning, Board of Water Supply and Division of Sewers requirements, and the filing of final maps.

**SUBDIVISION  
KALIA  
KEEAUMOKU STREET  
K. J. LUKE AND HAW'N  
LAND CO., LTD.  
SURV: JAMES B. MANN  
BUSINESS**

Action was deferred on the proposed subdivision and consolidation of the following:

(1) Proposed subdivision of Land Court Consolidation 65 at Kalia into 2 lots: 2-A, 550 $\pm$ ; 2-B, the remainder area being the existing Keeaumoku Street;

(2) Proposed subdivision of Land Court Consolidation 20 at Kalia into 2 lots: 26-A, 550 $\pm$ ; 26-B, 12,552 $\pm$ ;

(3) Proposed consolidation of Lot 2-A (550 $\pm$ ) of Land Court Consolidation 65 with Lot 26-B (12,552 $\pm$ ) of Land Court Consolidation 20 to create a lot of 13,102 $\pm$ ;

(4) Proposed consolidation of Lot 26-A (550 $\pm$ ) of Land Court Consolidation 20 with Lot 2-B of Land Court Consolidation 65 to become a portion of Keeaumoku Street together with a 10-foot building setback line on Kapiolani Boulevard.

Keeaumoku Street is a private right-of-way.

The Board of Water Supply had requested deferral for further study.

**SUBDIVISION  
MANOA  
EAST MANOA ROAD  
LUM YIP KEE, ET AL  
SURV: COMMUNITY PLANNING,  
INC.  
CLASS A-1**

The Commission voted to defer action on the proposed subdivision of Parcel 8, Tax Map Key 2-9-44 (being Land Court Application 953) at Manoa into 59 lots with areas ranging from 7,500 $\pm$  to 11,400 $\pm$  together with 24, 32, 44, and 56-foot rights-of-way and a remnant lot of 9,184 $\pm$ . Lot 24 (8,100 $\pm$ ) is a 12-foot flag lot.

Lot width modification is required for Lot 59. Lot 41 is an irregular lot with a width of 5 feet to 20 feet by a length of 140 feet (2,000 $\pm$ ).

The Board of Supervisors by Committee Report #136 dated January 20, 1959, recommended the approval of the realignment of the master plan roadway connecting East Manoa Road with the applicant's property.

The Chief Engineer had requested deferral for study

SUBDIVISION  
MANOA  
WOODLAWN DRIVE  
ALBERT E. STANLEY  
SURV: R. M. TOWILL CORP.  
CLASS AA

of drainage facilities and suitability of lots along Manoa Stream for residential structures. Also, a consultation must be held with the staff regarding a revised lot area for Lot 41 and clarification of the use of the remnant lot (9,184#).

Tentative approval was granted to the revised proposed subdivision of Lot 16 of Land Court Application 321 at Manoa into 2 lots: 16-A, 12,845# less 1,092# master plan setback area leaving a net area of 11,753# together with an existing dwelling and garage; and 16-B, 12,520# less 208# master plan setback area and 2,312# roadway easement area, leaving a net area of 10,000# and being a 16-foot flag lot.

Tentative approval was granted by the Commission on January 8, 1959, to a subdivision plan of 2 lots with a 16-foot easement.

The Commission granted modification for the 16-foot driveway portion of Lot 16-B which exceeds the 120 feet maximum by 36 feet. Contours show approximately 25% grade.

The proposed 16-foot roadway easement area of Lot 16-B is at present being used as a 10-foot wide concrete driveway. Lot 16-A will be granted an easement over the driveway portion of Lot 16-B for access to the existing garage.

Approval will be subject to compliance with building spacing, Class AA zoning, Board of Water Supply and Division of Sewers requirements, and the filing of final survey maps noting the master plan setback areas and rounding of corners for ease of access.

SUBDIVISION  
KAPAHULU  
KILAUEA AVE & 17TH AVE.  
ETHEL K. YEE  
SURV: PARK & PARK  
CLASS A

Tentative approval was granted to the proposed subdivision of portion of Lots 3 & 4 of Block 87 of the "New Ocean View Tract" (F. P. 37) at Kapahulu into 2 lots: A, 5,025# less 1,005# leaving a net area of 4,020# and B, 6,225# less 1,331# master plan setback area leaving a net area of 4,894# with an existing dwelling.

The existing dwelling will be relocated to conform to building spacing requirements.

Approval will be subject to compliance with building spacing, Class A zoning, Board of Water Supply, and Board of Health requirements and the filing of final maps showing the master plan setback area.

SUBDIVISION:  
KANEHOE  
KAMEHAMEHA HIGHWAY  
HAW'N MEMORIAL PARK  
SURV: R. M. TOWILL  
CLASS AA (CEMETERY USE)

Approval was granted to the proposed subdivision and consolidation of the following:

(1) Proposed subdivision of Parcel 2-A, Hawaiian Memorial Park (being portion of Royal Patent 7994, Land Commission Award 4452, Apana 13 to H. Kalama) at Kaneohe into 2 parcels: 2-C, 1.032 acres; 2-D, 4.480 acres.

(2) Proposed consolidation of Parcel 2-C, 1.032 acres and 2-B, 1.484 acres (Hawaiian Memorial Park) being portion of R. P. 7984, Land Commission Award 4452, Apana 13 to H. Kalama to create a parcel of 2.516 acres.

Parcel 2-C will be purchased by the Hawaiian Memorial Park Corp., for another increment of the development of the cemetery.

This subdivision is for conveyance purposes.

Final maps showing the consolidation of Parcels 2-C (1.032 acres) and 2-B (1.484 acres) to create a parcel of 2.516 acres have been filed.

SUBDIVISION  
KAHALUU  
OFF AHALELO ROAD  
SHIGEMICHI TOMEI  
SURV: MASAJI YAMASHITA  
CLASS AA

Tentative approval was granted to the revised proposed subdivision of Lot 6-A of portion deed of Kam IV to James Steward at Kahaluu into 2 lots: A, 1.0 acre less 0.172 acre master plan roadway area leaving a net area of 0.828 acre (36,067 $\phi$ ); B, 8.516 acres less 1.210 acres master plan roadway area leaving a net area of 7.306 acres together with an existing dwelling and storage shed.

Tentative approval was granted by the Commission on January 8, 1959, to a subdivision plan of 3 lots.

Resolution #1009 limiting one dwelling to an acre became effective on January 1, 1959. A duly acknowledged letter stating that these lots are to be used for farm purposes only has been filed.

Approval of this subdivision will be subject to compliance with Board of Water Supply requirements, certification from the Chief Engineer that Mapele Road meets the requirements of the agricultural subdivision road standards, and the filing of final survey maps noting the master plan setback areas.

SUBDIVISION  
KAHALUU  
OFF OKANA PLACE  
BUSTER WOO, ET AL  
SURV: PARK & PARK  
CLASS AA (AGRICULTURE  
SUBDIVISION)

Tentative approval was granted to the proposed subdivision of Lot 421 of Land Court Application 979 at Kahaluu into 3 lots: A, 45,500 $\phi$ ; B, 48,000 $\phi$ ; C, 62,000 $\phi$  together with a 44-foot right-of-way.

Resolution #1009, relating to agricultural subdivision, limiting one dwelling to an acre became effective on January 1, 1959.

Contours show approximately 40% to 50% grades. Water service is limited to the 200-foot elevation.

The subdivision creating Lot 421 was approved under agricultural subdivision standards (51-92).

Approval of this subdivision will be subject to the filing of a duly acknowledged letter stating that the lots are to be used for agricultural purpose only, certification and comments from the Chief Engineer that Okana Place is adequate for an agricultural subdivision and suitability of the lots for residential structures, compliance with the requirements of the Board of Water Supply and the Board of Health, construction of the 44-foot right-of-way to meet agricultural standards and grade requirements, and the filing of final maps.

SUBDIVISION  
WAIALAE-IKI  
OFF KALANIANAOLE HIGHWAY  
(BLUE FLAME SUBDIVISION)  
BISHOP ESTATE  
SURV: WRIGHT, HARVEY &  
WRIGHT  
CLASS AA & A-1

The construction plans submitted for this subdivision were authorized to be transmitted to the Chief Engineer for his check and approval.

Tentative approval was granted on October 30, 1958. Drainage requirements will be subject to approval by the Chief Engineer.

SUBDIVISION  
PEARL CITY  
THIRD STREET  
CHOKO MAKABE  
SURV: S. TAKEMOTO  
RURAL PROTECTIVE

The Commission accepted withdrawal of the proposed subdivision of Lot 11 of Pearl City Lots, Block 5 at Pearl City into 2 lots: 11-A, 5,625 $\pm$  together with an existing dwelling; 11-B, 5,625 $\pm$  being a 12-foot flag lot.

The applicant by letter dated February 11, 1959, requested withdrawal of this subdivision.

SUBDIVISION  
KALIHI  
OFF KAM IV ROAD  
M. T. WAUKE  
SURV: Y. ARAKAKI  
CLASS A

The Commission voted to defer action on the proposed subdivision of portions of Land Court Application 1045 & 1737 at Kalihi into 9 lots with areas ranging from 5,000 $\pm$  to 5,900 $\pm$ .

The existing dwelling over the common boundary of proposed Lots K & L will be removed or relocated.

A letter from the owner dated January 27, 1959, authorizing Y. Arakaki as engineer has been filed superceding the letter of April 28, 1958, authorizing R. M. Towill Corp., as engineer.

A consultation will be held with the subdivider for a revised plan.

SUBDIVISION  
MANOA  
KAKELA DRIVE & KAKELA PL.  
NANCY OAKLEY HEDEMANN,  
ET AL  
SURV: W. P. THOMPSON  
CLASS A

The Commission reviewed the revised proposed consolidation and resubdivision of Lots 1 and 2 of Land Court Application 752 at Punahou into 3 lots: 37, 5,198 $\pm$ ; 38, 5,010 $\pm$  with an existing single family dwelling; 39, 6,991 $\pm$  with an existing single family dwelling together with a 10-foot building setback line on Kakela Place.

The Commission on January 15, 1959, disapproved a former subdivision plan of 3 lots on the basis of inadequate access for the lot fronting the 20-foot right-of-way.

The applicant is requesting reconsideration of the disapproval action of the Commission on the basis of a letter dated February 3, 1959, from George P. Siu of the Office of the Commissioner of Public Lands informing the Commission that "a title study prepared by the abstractor of this department reveals that the Territory is the owner of the 20-foot alley at the foot of Kakela Drive...According to our records, said title was acquired by deed dated January 30, 1906 from the Trustees, Oahu College and recorded in Liber 278, Pages 118-127."

The Commission granted tentative approval with approval subject to compliance with building spacing, Class A zoning, and Board of Health requirements, certification of the pavement for the 20-foot right-of-way, and filing of final survey maps.

SUBDIVISION  
AIEA HEIGHTS  
AIEA HEIGHTS DRIVE  
WILLIAM C. VANNATTA, ET AL  
SURV: A.E. MINVIELLE, JR.  
CLASS AA

The Commission reviewed further the proposed consolidation and resubdivision of Parcels 14 and 32, portion of Grant 7281 at Aiea Heights into 11 lots with areas ranging from 10,000 $\pm$  to 76,300 $\pm$  with an existing dwelling on Lot 11 together with a 32-foot right-of-way with a 20-foot entrance roadway.

After the Commission had granted tentative approval on May 29, 1957, to the subdivision plan, other property owners who have an interest in an existing

20-foot right-of-way, filed a letter of protest calling the Commission's attention to the fact that the existing 20-foot entrance is inadequate for access to the proposed subdivision. The applicant for the subdivision has a one-quarter undivided interest in this 20-foot right-of-way.

On October 24, 1957, the Commission voted to reconsider its action of May 29, 1957, pending receipt of an opinion from the City and County Attorney's office whether or not the Commission may disapprove this subdivision based on new facts and whether or not the individual members would be liable since the subdivider had expended sums of money in preparing his preliminary plans.

The Director reported that the Attorney by opinion dated January 22, 1959, stated that the tentative approval granted by the Commission has no legal effect due to the fact that at the time the Commission granted the modification from the Subdivision Rules and Regulations, it did not specify the basis for the modification. The minutes of May 29, 1957, were checked and no record of the reasons were made. The Attorney further stated that the Commission has basis for disapproving the subdivision since it does not conform to all the Subdivision Rules and Regulations, therefore, the applicant has no legal right to recover his expenses incurred although made in reliance thereon, from the City. It is his opinion that the individual commissioners would incur no personal liability from a revocation of the tentative approval.

Mr. Kometani stated that it was his understanding that the Commission granted the tentative approval and modification on the basis that the subdivider had an interest in the 20-foot right-of-way and there was a showing of hardship since the subdivider was unsuccessful in obtaining approval from the other property owners to widen the right-of-way. The other commissioners were of the same opinion.

Attorney V. H. Myhre, representing Mr. & Mrs. Hannus and Mr. & Mrs. Okuma, adjoining property owners, pointed out to the Commission that the 20-foot right-of-way has a pavement of 16 feet which is wholly inadequate to serve 10 additional lots. The length of the right-of-way is 260 feet and the subdivider's roadway is another 450 feet making a roadway of over 700 feet in length. He believed that if the Commission visited the site, it could see that the 20-foot right-of-way is entirely inadequate.

The Commission advised Mr. Myhre that some members had visited the site and had noted the adverse topography for other access to this subdivision.

The Director stated that the subdivider is willing, at his own expense, to pave the 20-foot right-of-way to its full width. Mr. Myhre stated that he was not aware of this fact and he would like to discuss this matter further with his clients for their opinion.

Mr. Herman Lum, representing the subdivider, stated that his client is willing to pave the 20-foot

right-of-way to its full width.

A motion to defer action for one week was made by Mr. Centeio, seconded by Mr. Rietow, and carried.

The following subdivisions which were granted tentative approval and now conform to requirements for approval were approved by the Commission on the motion of Mr. Chun Hoon and second of Mr. Leamon:

**SUBDIVISION  
IWILEI  
OFF KUWILI STREET  
OAHU RAILWAY & LAND CO.  
SURV: R. M. TOWILL CORP.  
GENERAL INDUSTRIAL**

1. Proposed consolidation and resubdivision of portion of Grant 4417, Apana 3 to the Oahu Railway and Land Co., being Lots 15, 16, 17, and 18 of Land Court Application 1758 (pending) at Iwilei into 3 lots: 31, 39,690 $\pm$  less 4,025 $\pm$  master plan aerial highway leaving a net area of 35,665 $\pm$  with various improvements; 32, 114,342 $\pm$  less 29,243 $\pm$  master plan aerial highway leaving a net area of 85,099 $\pm$  with various improvements; 33, 60,124 $\pm$  whereon exists the O. R. & L. right-of-way tracks and designation of Easements 25 and 26.

Tentative approval was granted by the Commission on January 22, 1959.

Building spacing and Division of Sewers requirements have been met.

By letter dated February 5, 1959, the Building Department informed the Commission that a bond, guaranteeing conformance with building code requirements has been filed.

**SUBDIVISION  
KAPALAMA  
WAIKAMILO & DILLINGHAM  
MONMOUTH INC., ET AL  
AGENT: J. CLARKE  
SURV: WRIGHT, HARVEY &  
WRIGHT  
GENERAL INDUSTRIAL**

2. Proposed consolidation and resubdivision of Lots 4, 5, 6, and 7 of portion of R. P. 7834, Land Commission Award 7714-B, Apana 7 to M. Kekua'iwa at Kapalama into 3 lots with areas ranging from 10,315 $\pm$  to 16,676 $\pm$ , Lot 17 being a flag lot.

Tentative approval was granted by the Commission on November 20, 1958.

Board of Health, Board of Water Supply and Division of Sewers requirements have been met.

Final survey maps have been filed noting that Lot 17 will not be further subdivided unless satisfactory and adequate access is provided in compliance with the Subdivision Rules and Regulations of the City and County of Honolulu.

**SUBDIVISION  
PUUNUI  
LILIIA STREET  
ALBERT K. YONAOSHI,  
(A/S EDITH G. SORENSON)  
SURV: Y. ARAKAKI  
CLASS A**

3. Proposed subdivision of portions of Land Commission Award 8434, Apana 5, Land Commission Award 610, Apana 4 and Grant 2591, Apana 3 to I. Richardson at Puunui into 8 residential lots with areas ranging from 5,000 $\pm$  to 5,001 $\pm$  together with Lot 9, a 14-foot right-of-way of 1,200 $\pm$  to serve Lots 5 and 6.

Tentative approval was granted on July 3, 1958.

Field survey by the staff found the existing dwelling on the premises already demolished. Board of Health and Board of Water Supply requirements have been met.

The following documents have been filed and approved as to form by the City and County Attorney's office:

(1) A cashier's check in the amount of \$2,300 has been filed guaranteeing construction of the 14-foot right-of-way and compliance with the requirements of the Division of Sewers.

(2) An agreement between Albert K. Yonaoshi and Charles H. Kimura and the City & County of Honolulu.

(3) Copy of the estimated cost of construction of the 14-foot right-of-way.

Final maps have been filed.

SUBDIVISION  
KEWALO  
KEWALO STREET  
KEWALO DEVELOPMENT CO.  
SURV: PARK & PARK  
HOTEL & APARTMENT

4. Proposed subdivision of a portion of Grant 3135 at Makiki into two lots: A, 13,500 $\mu$  less 2,160 $\mu$  roadway easement area, leaving a net area of 11,340 $\mu$ ; B, 13,500 $\mu$ .

Tentative approval was granted on December 18, 1958.

The subdivision is for mortgage purposes. Any further subdivision of Lot A or B (so as to use the 16-foot right-of-way) will not be granted unless a 24-foot roadway is constructed.

Division of Sewers requirements and Board of Water Supply requirements have been met. Field survey shows no buildings on the lot.

The following documents have been filed and approved as to form by the City and County Attorney's office:

(1) 100% surety bond in the amount of \$947.10 guaranteeing the construction of the 16-foot easement.

(2) Agreement between Roy E. Takushi, Agent, and the City and County of Honolulu.

(3) Copy of the estimated cost of construction.

Final maps have been filed.

SUBDIVISION  
KALIA  
UNIVERSITY AVENUE AND  
KAPIOLANI BLVD.  
LUM YIP KEE, LTD.  
SUB-LESSEES: LOWELL  
C. E. ING, ET AL  
SURV: GILBERT K. MINN  
HOTEL & APARTMENT

5. Proposed consolidation and resubdivision of Grant 10530, Grant 10600, Lot 33-A-1 of Land Court Application 801, and Lot A-3-B-1 of Land Court Application 900 at Kalia into 2 lots: 1, 10,555 $\mu$  whereon exists an apartment building; and 2, 7,000 $\mu$ .

Tentative approval was granted on January 8, 1959.

Water and sewers are available. Board of Health and building spacing requirements have been met.

SUBDIVISION  
KAPAAKEA, MOILIILI  
OFF VARSITY CIRCLE  
BISHOP ESTATE  
AGENT: GEORGE HASEGAWA  
SURV: A. AKINAKA  
HOTEL & APARTMENT

6. Proposed subdivision of Kolo Place Tract being a portion of Royal Patents 4475, and 7789, Land Commission Award 7713, Apana 39 to V. Kamamalu at Kapaakea into 8 lots with areas ranging from 10,426 $\mu$  to 5,801 $\mu$  together with a 32-foot right-of-way.

Approval was granted by the Commission on January 30, 1958, on the basis of filing the following documents approved as to form by the City and County Attorney's office:

(1) 100% surety bond in the amount of \$39,776.99 guaranteeing completion of street improvements and utilities.

(2) Agreement between Clarence K. Nakamura and Fumio Ito, developers, and the City and County of Honolulu.

(3) 100% contractor's performance bond in the amount of \$39,776.99.

(4) Copy of contract between Clarence K. Nakamura and Fumio Ito and Gilbert D. Kobatake, contractor.

By letter dated April 23, 1958, the Board of Water Supply informed the Commission that the water system in the above subdivision has been completed in accordance with approved construction plans.

By letter dated February 2, 1959, the Chief Engineer certified the completion of construction of street improvements and utilities in accordance with approved plans. Final maps have been filed.

The Chief Engineer will be authorized to return the bond to the owner.

Final approval.

SUBDIVISION  
KAIMUKI  
ELEVENTH AVENUE  
YASUTARO SOGA  
SURV: PARK & PARK  
CLASS A

7. Proposed subdivision of Parcel 11, Tax Map Key 3-2-25, being the consolidation of Lot 11 and portions of Lots 9, 10, 12, 13, 14 and 15 of Block 44 of the Kaimuki Tract, being also a portion of L. P. 8165, Land Commission Award 8559-B, Apana 32 to W. C. Lunalilo at Kaimuki into 5 lots with areas ranging from 5,000 $\mu$  to 16,442 $\mu$  with an existing dwelling on Lot A, together with a 20-foot roadway lot (Lot F, 6,556 $\mu$ ).

Approval was granted by the Commission on December 4, 1958, on the basis of filing of the following documents approved as to form by the City and County Attorney's office:

(1) 100% surety bond in the amount of \$4,300 guaranteeing construction of street improvements and utilities.

(2) Copy of the agreement between Bonded Investment Co., Ltd., and the City and County of Honolulu.

(3) Copy of the estimate of construction costs in the amount of \$4,274.50.

Field survey by the staff and a representative of the Bureau of Plans on February 10, 1959, found that the construction of the right-of-way has been completed.

Board of Health requirements have been met.

The Chief Engineer will be authorized to return the bond to the owner.

Final approval.

SUBDIVISION  
KULIOUOU  
KULIOUOU ROAD  
JOHN KANDA  
AGENT: RICHARD KAGEYAMA  
CLASS A-1

8. Proposed subdivision of Lot 2, portion of Grant 8050 to C. Holt, portion of Lot 45 of Kuliouou Homesteads at Kuliouou into 2 lots: 2-A, 7,155 $\mu$ ; 2-B, 7,500 $\mu$  being a 12-foot flag lot.

Tentative approval was granted on July 31, 1958.

The Board of Supervisors by Committee Report No. 3028 dated August 12, 1958, certified the lot size area of Lot 2-A which falls below the minimum lot area requirement of a Class A-1 zone.

Board of Health and Board of Water Supply requirements have been met. Final maps have been filed.

SUBDIVISION  
KULIOUOU  
KULIOUOU ROAD  
WALLACE K. REEVES & WIFE  
SURV: WALTER P. THOMPSON  
CLASS AA

9. Proposed consolidation and resubdivision of Lots 5 and 6, portion of Lots 40 and 44, Kuliouou Homesteads into 8 lots with areas ranging from 9,108 $\mu$  to 10,000 $\mu$  together with a 20-foot right-of-way.

Tentative approval was granted on September 9, 1954, and an extension of time was granted on May 9, 1957, to construct all improvements.

By Committee Report No. 3146 dated September 21, 1954, the Board of Supervisors certified lot size area variance for the two lots which fall below the minimum 10,000 $\mu$  for a Class AA zone.

By letter dated November 12, 1958, the Chief Engineer certified the completion of the 20-foot right-of-way in accordance with the approved plans.

No sewers are available. Board of Water Supply and Board of Health requirements have been met. Final maps have been filed.

No performance bond had been submitted for this private right-of-way.

SUBDIVISION  
KANEHOE  
KEAAHALA RD & ANOI ROAD  
HARRY K. JOHNSON  
AGENT: AVON YAP  
SURV: PARK & PARK  
CLASS A-1

10. Proposed subdivision of portion of Lot 2, Section 4, Part 1 of Land Court Award 387, R. P. 1958 to A. P. Mission, being also Lot 42 of the "Halekauwila Farms" at Kaneohe into 2 lots: 42-A, 8,665 $\mu$  less 850 $\mu$  master plan setback area leaving a net area of 7,815 $\mu$ ; 42-B, 8,125 $\mu$  less 480 $\mu$  master plan setback area leaving a net area of 7,645 $\mu$  together with an existing single family dwelling.

Tentative approval was granted on January 29, 1959.

Building spacing and Board of Health requirements have been met. No sewers. Water is available. Final maps noting the master plan setback areas have been filed.

SUBDIVISION  
KAHALUU  
MELEKULA DRIVE  
RICHARD K. S. TONGG  
SURV: P. LOW ENGINE-  
ERING CO.  
CLASS AA

11. Proposed subdivision of Lot 667-E-1 of Land Court Application 979 at Kahaluu into 4 lots: 667-E-1-A, 13,068 $\mu$ ; 667-E-1-B, 11,168 $\mu$  being a 12-foot flag lot; 667-E-1-C, 10,113 $\mu$ ; and 667-E-1-D, 10,071 $\mu$ .

Tentative approval was granted on December 18, 1958.

A portion of Lot 667-E-1-A is across the stream since the owner plans to retain Lot 667-E-1-A and wishes to include a portion of the opposite bank in his development of said lot.

By letter dated October 29, 1958, the Chief Engineer informed the Commission that, "when the lots are graded under provisions of a grading permit,

sufficient stream area should be provided to care for storm water."

Melekula Drive has been dedicated to the City and is a public right-of-way.

Board of Health and Suburban Water System requirements have been met. Grading requirements of the Chief Engineer's office have been met. Final survey maps have been filed.

SUBDIVISION  
WAHIAWA  
CALIFORNIA AVE.  
SECURITY FINANCE CO. LTD.  
SURV: B. H. MCKEAGUE  
AND ASSOCIATES  
CLASS A-1

12. Proposed subdivision of a portion of Grant 4621 to Edgar Wood at Wahiawa into 10 lots with areas ranging from 7,500 $\psi$  to 7,505 $\psi$  together with a 32-foot right-of-way.

Approval was granted on October 20, 1955, on the basis of filing of the following documents:

(1) 100% surety bond in the amount of \$5,500 guaranteeing construction of street improvements and utilities.

(2) Copy of an agreement between the subdivider, Security Finance Co., and the City and County of Honolulu.

By letter dated June 22, 1956, the Chief Engineer informed the Commission that the construction of improvements and utilities within the above subdivision has been completed in accordance with the approved plans.

The Chief Engineer will be authorized to return the bond to the owner.

Final approval.

SUBDIVISION  
AIEA  
NAPUANANI ROAD  
JOHN Y. COSTA  
SURV: A.E. MINVIELLE, JR.  
CLASS AA

13. Proposed subdivision of Lot 2 of Lot 19 of Aiea Homesteads portion of Grant 7218 to Mary O'Sullivan at Aiea into three lots: 2-A, 10,001 $\psi$  less 1,521 $\psi$  master plan setback area leaving a net area of 8,480 $\psi$ ; 2-B, 12,467 $\psi$  less 294 $\psi$  master plan setback area leaving a net area of 12,173 $\psi$  and being a 19-foot flag lot; 2-C, 10,004 $\psi$  less 2,464 $\psi$  master plan setback area leaving a net area of 7,540 $\psi$ .

Tentative approval was granted by the Commission on May 8, 1958. Water is available. Board of Health and building spacing requirements have been met.

By letter dated October 1, 1958, Mr. Morio Omori, attorney for the applicant, requested reconsideration of the 20-foot pavement requirement since it would impose an undue burden on the owner to pave the entire 20-foot and also stated that the owner is willing to pave 10 feet of the roadway that abuts on their property.

The Chief Engineer by letters dated October 15, 1958 and January 5, 1959, informed the Commission that, "Inasmuch as the road is a government right-of-way, we have no objection to the applicant's request." "... the owners of the above captioned subdivision have complied with the pavement requirements for their frontage as agreed upon in our letter dated October 15, 1958."

Final survey maps have been filed.

The Commission received and placed on the file, the following Committee Reports of the Board of Supervisors:

ZONING BUSINESS  
KALIHI  
KONANI PLACE BET.  
KALIHI STREAM AND  
GULICK AVE.  
KALIHI SUPER MARKET

1. Committee Report #296, approving City Planning Commission Resolution No. 1019, amending the comprehensive zoning map of the Master Plan of the City and County of Honolulu by changing a portion of Class B Residential District No. 2 to Business District No. 254 for land situated on the makai side of Konani Place between Kalihi Stream and Gulick Avenue at Kalihi.

ZONING CLASS A-2  
RESIDENTIAL  
AIEA  
HELECONIA ST.

2. Committee Report #297, approving City Planning Commission Resolution No. 1020, amending the comprehensive zoning map of the Master Plan of the City and County of Honolulu by changing a portion of Rural Class AA Residential District No. 11 to Rural Class A-2 Residential District No. 6 for land situated on the west side of Heleconia Street between Moanalua Road and Olopana Street at Aiea, Ewa.

The meeting adjourned at 3:55 p.m.

Respectfully submitted,

Carole A. Kamishima  
Carole A. Kamishima  
City Planning Secretary

Meeting of the City Planning Commission

February 19, 1959

The City Planning Commission met in regular session on Thursday, February 19, 1959, at 2:00 p.m., in the Conference Room of the City Hall Annex with Chairman A. J. Gignoux presiding:

**PRESENT:** A. J. Gignoux, Chairman  
R. G. Rietow  
Henry Chun Hoon  
Harold Kometani  
Cyril W. Lemmon  
George Centeio  
John H. Felix  
Tsutomu Izumi  
Leighton S. C. Louis, Director

**ABSENT:** Katsuro Miho  
Frank W. Hustace, Jr.

**MINUTES:** The minutes of February 19, 1959, were amended to include the following statement made by Mr. Felix regarding the rezoning application of the Hawaii Housing Authority for the Halawa-kai area to Apartment District C:

"He stated that the area under consideration is an experimental area so admitted by the public housing administration executives. There is also lack of mass transportation in the area. He stated that the Hawaii Housing Authority should be commended for its work."

The minutes, as amended, were approved on the motion of Mr. Felix and second of Mr. Lemmon.

**MASTER PLAN  
PUBLIC UTILITIES  
BUS ROUTE  
PEARL CITY HIGHLANDS  
LEEWARD BUS CO.**

The Commission considered a request from the Leeward Bus Company for approval of its bus routes to serve the Pearl City Highlands residential district. The route will be as follows:

The Honolulu-bound buses will make a left turn into Waimano Home Road from Kamehameha Highway, right turn to Noelani Street, right turn on Hoomalu Street, and continue to Waimano Home Road and to Kamehameha Highway, then a right turn at the intersection controlled by traffic lights, and finally towards Honolulu.

The Ewa-bound buses will turn right from Kamehameha Highway into Puu Poni Street, right turn on Hoomalu Street, left turn on Noelani Street, left turn to Waimano Home Road, right turn to Kamehameha Highway headed towards Ewa.

The Commission voted to approve the bus routes on the motion of Mr. Felix and second of Mr. Lemmon.

**MASTER PLAN  
PUBLIC UTILITIES  
BUS ROUTE  
WAIMALU  
LEEWARD BUS CO.**

The Leeward Bus Company has also requested approval of its proposed bus routes to serve the Waimalu residential district. The routes are as follows:

The Honolulu-bound buses will travel on Moanalua Road, turn right on Iii Ipo Street, turn left on Hekaha Street, and then towards Honolulu on Moanalua Road. The return trip will follow the same roads as proposed.

The Director pointed out that the present bus services along Moanalua Road is within a very short walking distance from the Waimalu community. To permit unnecessary bus

movements within the residential area will create additional hazards for the children and pedestrians.

The Commission voted to disapprove this proposed bus route on the motion of Mr. Felix and second of Mr. Lemmon.

MASTER PLAN  
PARK SITE  
PALOLO  
"CUMMINS DAIRY"

The Commission acknowledged receipt of a letter from the Board of Public Parks and Recreation stating that it has not changed its position regarding the proposed use of the former "Cummins Dairy" site in Palolo for playground purposes. The Board stated that it had requested the Mayor and the Board of Supervisors to officially set aside this 1.7 acres for playground purposes provided that finances can be assured for development of the playground. Therefore, final determination of financing has been left to the Board of Supervisors.

The Commission noted that a proposal is before the Board of Supervisors and the Territorial Land Commissioner's office to use this land for a church site.

The Commission voted to defer action pending clarification from the Board of Supervisors regarding the status of the area, on the motion of Mr. Kometani and second of Mr. Felix.

MASTER PLAN  
URBAN REDEVELOPMENT  
KAPALAMA  
KOEKA STREET  
HONOLULU REDEVELOPMENT AGENCY

The Honolulu Redevelopment Agency has distributed to the Commission members, copies of its report on redevelopment plan for a 3-acre tract of land situated on Kokea Street, Kapalama. The Agency has approved this site for development of multiple family units to handle persons displaced by governmental projects. Since this area is master planned for a park site, the Agency is requesting that the master plan be amended to delete this park site and to zone the area for hotel and apartment uses.

The Director reported that the Agency has given its assurance that a park site will be provided for in the near vicinity; therefore, the general plan as recommended may be approved so that immediate steps can be taken to provide for auxiliary housing areas.

The Commission stated that it desires to study the report and requested a special meeting with Mr. Edward Burns of the Honolulu Redevelopment Agency. A motion to defer action for further study was made by Mr. Felix seconded by Mr. Lemmon and carried.

MASTER PLAN  
KALIHI UKA  
EXTENSION OF GULICK  
AVENUE TO KALIHI  
STREET

The Commission considered again a proposal to amend Master Plan Section 8 (Kalihi-Uka) by providing for the extension of Gulick Avenue from Likelike Highway to Kalihi Street. This is an alternate route suggested by the staff of the Planning Commission and the Chief Engineer's office to provide for a better street alignment and street grade. This route will also open up lands for residential development. A public hearing was held on February 5, 1959.

The Director reported that the Fong Hing Estate, affected by this change, has given its approval to the alternate route. He suggested, however, that a letter should be received from the Fong Hing Estate indicating its approval of the relocation of the roadway. The Director further reported that the Bishop Trust Company, representative of the Yamashiro, property owners affected by this change, has been notified of this new proposal. No statement has been received from the Company or the property owners.

Attorney Don Hamilton, representing property owners Mr. and Mrs. S. Kiyabu and Mr. & Mrs. M. Igarashi, stated that this alternate plan coincides with the owners original plan. Therefore, they do not object. Mr. Hamilton believed that a statement in writing from his clients approving the alternate route was not necessary.

A motion to approve the amendment to Master Plan Section 8 by providing for the extension of Gulick Avenue between Likelike Highway and Kalihi Street was made by Mr. Felix seconded by Mr. Lemmon and carried. Mr. Kometani disqualified himself from voting on this matter.

The Commission also requested that the Fong Hing Estate file a letter with the Commission stating its position on this matter.

**MASTER PLAN  
KALIHI UKA  
EXTENSION OF GULICK  
AVENUE TO AKAHI  
STREET AND WIDENING  
OF AKAHI STREET**

The Commission, on the motion of Mr. Felix and second of Mr. Lemmon, voted to disapprove the proposed amendment to Master Plan Section 8 (Kalihi-Uka) providing for the extension of Gulick Avenue between Likelike Highway and Akahi Street and the widening of Akahi Street to a 56-foot right-of-way. Mr. Kometani disqualified himself from voting on this matter.

**MASTER PLAN  
KAKAOKO-KEWALO  
FIREMEN'S TRAINING  
CENTER**

The Board of Supervisors by Committee Report No. 329, has referred to the Commission for comments a proposal by the Board of Supervisors to request the Governor to set aside 2-1/2 acres of Territorial land in the Ala Moana area near the incinerator for use by the Fire Department as a training center. The Board is questioning whether or not the location of the proposed use would be suitable for the area under consideration and is in compliance with the master plan.

The Commission stated that land in this area is too valuable for such use and believed that the staff should study and recommend other suitable areas. It also suggested that the Territorial Land Commissioner be contacted for suggested Territorial lands available for such use.

The Director reported that a firemen's training center has not been established on the master plan. The staff has spoken to Chief Blaisdell of the Fire Department who stated that a site close to town, that has high water pressure lines nearby, and where oil and gasoline fires can be started without danger to adjoining areas is needed. The staff believes that a better site would be on Sand Island or Fahi Lagoon. However, the matter of height restriction according to airport standards must be studied.

The Commission voted to defer action and referred this matter to the staff for study and recommendation and also to the Land Commissioner for his comments, on the motion of Mr. Felix and second of Mr. Centeio.

**PUBLIC HEARING  
ZONING BUSINESS  
PALAMA  
709 & 719 N.  
SCHOOL STREET  
S. SUGIHARA, ET AL**

A public hearing was held to consider a change in zoning from Class A Residential to Business for a 8,891 $\frac{1}{2}$  parcel of land situated on the makai side of North School Street, directly opposite St. Theresa Catholic Church.

This property is within the area the Commission had voted to look with favor for business uses as a future redevelopment project. The applicant is being displaced from his present location due to a highway project and desires to relocate his service station operation.

Attorney Mr. O Omori, representing the applicant, presented for the Commission's review development plans of the proposed service station which is a standard pattern used by the Shell Oil Company for most of its operations.

The Commission questioned the ingress and egress movements from this station. It requested plans for these movements so it can be assured that there would be no traffic congestion.

No protests were received. The Commission closed the public hearing and took the matter under advisement on the motion of Mr. Rietow and second of Mr. Centeio.

A motion to approve the change in zoning subject to the submission of final plans showing the ingress and egress movements was made by Mr. Rietow seconded by Mr. Centeio and carried.

Mr. Chun Hoon inquired of Mr. Omori whether or not the operators of the station plan to conduct automobile repairing in conjunction with the gas station operation. Mr. Omori replied that the operators do not intend to conduct major automobile repairing except minor repair work as part of the gas station operation.

ZONING VARIANCE  
PALOLO  
2006-A 9TH AVENUE  
FRANCIS X. MCKENNA

The Commission members visited 2006-A 9th Avenue for which a request for variance from existing Class A Residential regulations was made so that the owner may construct an additional dwelling on a 9,693 $\frac{1}{2}$  lot. This lot is an interior lot and lacks 307 $\frac{1}{2}$  to comply with the 10,000 $\frac{1}{2}$  requirements for two dwellings. The Commission believed that the request was reasonable.

The staff raised a question that the existing 20-foot right-of-way may be too narrow to serve four homes in the event an additional home is permitted to be built on an adjoining property.

The Commission voted to advise the applicant to circulate a petition in accordance with Ordinance 1567, on the motion of Mr. Rietow and second of Mr. Felix.

ZONING VARIANCE  
ALIAMANU  
SALT LAKE BLVD. &  
LIKINI PLACE  
DR. MARIE V. MOORE

The Commission considered a request from Dr. Marie V. Moore, chiropractor, to permit her to transfer her variance permit to another chiropractor or medical doctor since she must terminate her practice due to ill health.

The Commission noted that Variance Permit #292 was issued to Dr. Moore in 1955 for the establishment of a chiropractor's office within an area zoned for hotel and apartment purposes fronting Salt Lake Boulevard. This permit was issued prior to the City and County Attorney's opinion stating that variances can be issued only when there is a showing of hardship in the use of a land and not on personal hardship.

The Commission voted to look with disfavor to the request and stated that the variance permit is to terminate as soon as Dr. Moore ceases her operation, on the motion of Mr. Rietow and second of Mr. Felix.

ZONING BUSINESS  
HALAWA  
MOANALUA ROAD &  
HALAWA HEIGHTS ROAD  
CALVIN C. MCGREGOR,  
AGENT

The Commission considered again a request for change in zoning from Rural Protective to Business for a triangular-shaped parcel of land containing 17,250 $\frac{1}{2}$  in area and situated on the mauka-Ewa corner of Halawa Heights Drive and Moanalua Road. This is a remnant parcel created as a result of the realignment of Halawa Heights Road.

The Director reported that the Territory of Hawaii has also joined in with this request for business zone for its land containing 20,255 $\frac{1}{2}$  adjoining the applicant's property. He noted that the Commission had disapproved this request in January, 1959, on the basis that business zoning would constitute spot zoning.

Mr. Calvin C. McGregor, representing the applicant, reported that the owner of the land, Bishop Estate, the lessee, Oahu Sugar Company, Mr. Lee Maice of the Hawaii Housing Authority, and the Navy do not object to business zoning for this area. He pointed out that this area was formerly used for a restaurant operation, therefore, this same use would be conducive toward putting the land to its highest and best use. He did not believe the land would be suitable for agricultural or residential uses. He indicated that it is his understanding that the Naval Housing operation will terminate in about 30 months. He stated that the Territorial Highway Department has given its assurance that access from Halawa Road will be granted.

Upon the Commission's inquiry of the proposed use for the area, Mr. McGregor stated that a used car operation will be there temporarily until a restaurant operation (Pete's Place) is ready to locate there. He reported that a restaurant will be needed in the area to serve the anticipated residential population increase.

The Commission voted to take the matter under advisement on the motion of Mr. Rietow and second of Mr. Felix.

Mr. Rietow made a motion to disapprove this application on the basis that business uses in this area would be spot zoning. Mr. Felix seconded this motion.

Before a vote was taken, Mr. Kometani inquired what the staff believes to be compatible use for this land if this request is denied. He believed that a well-developed restaurant operation would be suitable for this isolated piece of property.

Mr. Centeio believed that a person should be allowed to utilize his land in some manner suitable to the area. He did not believe the term "spot zoning" was applicable to this area.

The staff reported that it recommends hotel and apartment or Apartment District C uses for this area as compatible uses with the adjoining Naval Housing development. The lease for the housing development will terminate in 1960 with an option for renewal for 5 years. It understands that the Hawaii Housing Authority plans to renew the lease. The Director reported that a study is being conducted for the Halawa-Aiea area.

A vote was taken and the motion to disapprove was passed. Messrs. Centeio and Kometani voted in the negative.

ZONING HOTEL-APT.  
PUUNUI  
PUUNUI AVENUE &  
KAUAI STREET  
ALLAN M. KOIDE,  
ET AL.

The Commission reviewed a request for change in zoning from Class A Residential to Hotel and Apartment for a 18,200 $\frac{1}{2}$  parcel of land situated at the corner of Puunui Avenue and Kauai Street.

Mr. Allan Koide, the applicant, stated that he has contacted about 75% of the property owners within a radius of 500 feet and almost all of them have signed a petition approving the change in zoning to hotel and apartment.

He stated that majority of the owners stated that they believe the Puunui area should be granted hotel and apartment zoning since many other areas have been granted this zoning. He requested that the Commission consider his request for rezoning.

The Director pointed out that the Puunui area is strictly a residential area with 94% of the lots used for single-family purposes. A small area at the upper fringe of Puunui near the Oahu Country Club was zoned to Hotel and Apartment in 1930.

This matter was taken under advisement on the motion of Mr. Felix and second of Mr. Kometani.

The Commission voted to disapprove this request on the motion of Mr. Rietow and second of Mr. Lemmon, on the basis that Puunui should be retained for single-family residential purposes.

ZONING HOTEL-APT.  
PUNCHBOWL  
1637 KAMAMALU AVE.  
ETHEL DOWSETT VON  
GELDERN

A request for change in zoning from Class B Residential to Hotel and Apartment for a 14,405 $\frac{1}{2}$  parcel of land situated at 1637 Kamamalu Avenue, Punchbowl, was considered by the Commission.

The applicant proposes to demolish the seven existing dwellings on the property and construct a three-story building with 20 to 24 units and provide off-street parking stalls for 10 to 12 cars on the ground floor of the building.

The Director reported that this property is situated within the area the Commission had designated as desirable for hotel and apartment purposes. Other requests for hotel and apartment zoning were granted on the basis that one parking stall for each unit has been provided. He pointed out that the applicant's proposal to provide only 10 to 12 parking stalls would force people to park on the narrow curved street.

A motion to visit the site was made by Mr. Felix seconded by Mr. Centeio and carried.

ZONING HOTEL-APT.  
PAUOA  
1733 LUSITANA ST.  
MARION FARIA, ESTATE  
BY: MRS. LILLIAN  
LOVE, ET AL

The Commission considered a request for change in zoning from Class B Residential to Hotel and Apartment for a 7,418 $\frac{1}{2}$  parcel of land situated at 1733 Lusitana Street.

The applicants believe that the present housing situation justifies the change in zoning so that more units can be made available to the people, and that this area is also close to the downtown area making it ideal for apartment use.

The staff pointed out that this area is a well-developed single-family residential area and is outside of the area the Commission had designated as desirable for hotel and apartment uses.

The applicant's sister was present in the audience and she requested that the Commission give favorable consideration to their request because they believe this property to be best suited for apartment development.

This matter was taken under advisement on the motion of Mr. Felix and second of Mr. Rietow.

A motion to disapprove this request was made by Mr. Rietow seconded by Mr. Lemmon and carried. Mr. Centeio voted in the negative. He believed that the land should be put to

ZONING HOTEL-APT.  
MAKIKI  
MAKIKI STREET  
MR. & MRS. ADOLPH  
GERTZ  
BY: BISHOP TRUST  
CO. LTD.

hotel and apartment uses because the land value is too high for residential use. Since most of the houses in the area are over 50 years old, a new use would improve the area.

The Commission considered a request for change in zoning from Class A Residential to Hotel and Apartment for a 1.03 acre parcel of land situated in the Makiki district. This lot is an interior lot with ingress and egress from a 20-foot right-of-way.

The applicants propose to develop garden type of apartments. They requested that the staff, in making its neighborhood analysis, give consideration to this area for hotel and apartment zoning.

The staff reported that this property is situated above the area the Commission had repeatedly disapproved hotel and apartment zoning on the basis that apartment zoned areas in the Makiki area are not fully developed for that use.

The Commission voted to disapprove this request on the motion of Mr. Felix and second of Mr. Izumi. Mr. Kometani disqualified himself from voting on this matter.

ZONING HOTEL-APT.  
KEWALO  
PENSACOLA &  
KAMAILE STREETS  
MRS. MARIA R.  
GOMES

The Commission reviewed a request for change in zoning from Class A Residential to Hotel and Apartment for a 5,060# parcel of land situated at the corner of Pensacola and Kamaile Streets.

The Director reported that this property is within the area the Commission had designated as desirable for hotel and apartment uses, however, it had recently withheld further rezoning until the streets are improved in accordance with city standards.

A motion to look with disfavor to the rezoning request until the streets are improved was made by Mr. Felix seconded by Mr. Chun Hoon and carried. Messrs. Rietow and Izumi did not vote.

Mr. Rietow remarked that since the Commission had approved numerous other requests for hotel and apartment zoning, something should be done to educate the people to improve the area. He suggested that Mr. David Bent, Urban Renewal Coordinator, be requested to help the people in this area.

For the benefit of the Commission members who were not familiar with the existing situation of this area, the Director explained that many years ago, the Commission stated that this area bounded by Pensacola Street, King Street, Sheridan Street, and Kapiolani Boulevard is desirable for hotel and apartment developments. Throughout the years, it had zoned many properties for such uses. Recently, it noted the high density created by these uses and stated that the streets and utilities must be improved to city standards in order to provide for proper drainage, public utilities, and safer roads for travel; otherwise, the streets may never be improved because of high cost of improvements. The Director stated that the Board of Supervisors was requested to initiate an improvement district; however, it has not taken action because the Chief Engineer is occupied with other improvement district studies. He believed that a request for improvement district should be initiated by the property owners. He stated that Mr. Bent is the person qualified to start a neighborhood renewal program.

ZONING BUSINESS  
KAIMUKI  
2109-3117 WAIALAE  
AVENUE  
MRS. SOON PIL KIM

A motion to request Mr. Bent to contact the property owners for an improvement district was made by Mr. Felix seconded by Mr. Rietow and carried.

The Board of Supervisors by Committee Report No. 403, has referred to the Commission for consideration a request by Mrs. Soon Pil Kim for change in zoning from Class B Residential to Business for her property located at 2109-3117 Waiialae Avenue. A portion of her property is zoned for business.

The Director reported that this property has an elevation of 5-6 feet from the sidewalk. He believed that this property is not suitable for business development because of its location. He indicated that this area is within the Kapahulu neighborhood analysis study and the report should be ready for the Commission's review in about one or two weeks. New land uses for the area makai of Waiialae Avenue may be proposed, and he suggested that action be deferred until completion of the study.

A motion to defer action until completion of the Kapahulu neighborhood analysis report was made by Mr. Centeio seconded by Mr. Lemmon and carried.

ZONING VARIANCE  
KAPAHULU  
946 6TH AVENUE  
MR. & MRS. ARTHUR  
K. T. WONG

The Commission considered a request for permission to replace an existing single-family dwelling situated on a 6,720 $\frac{1}{2}$  lot at 946 6th Avenue, Kapahulu. This area is zoned Class B Residential and there are two existing dwellings on this lot.

The applicants stated that alterations to the dwelling would not be advisable because of economy and pointed out that a new dwelling would tend to improve the appearance of the neighborhood.

The Director reported that this area is also within the Kapahulu neighborhood analysis study and the staff may recommend Class A Residential zoning.

The Commission voted to defer action until completion of the Kapahulu neighborhood analysis report on the motion of Mr. Centeio and second of Mr. Felix.

ZONING BUSINESS,  
HOTEL-APARTMENT,  
APARTMENT DISTRICT  
C, & CLASS A-1  
RESIDENTIAL  
KANEHOE  
AIKAHI TRIANGLE  
CENTEX-TROUSDALE  
CO.

The Director reported that the staff has completed its preliminary land use and zoning studies for the Kaneohe-Heeia area and presented the following report:

"The staff has studied the Kailua-Kaneohe-Heeia area in general. The predominant use or primary use of all three areas is residential. All other uses are service, therefore, we can't see the need for major heavy industrial zones. Basic industrial uses should be located in Kailua.

"We divided the study area into three districts--Aikahi, Kaneohe, and Heeia. In Area 1, Aikahi-Mikiola, our study shows that by 1975, based on our time table for construction and development of this area with respect to water, sewer treatment and highways, this area will have about 7,500 persons. Using the design criteria of 1.25 acres per thousand persons, about 9 or 10 acres of business is needed. Also, an area for service type of light industrial uses is recommended. However, due to the fact that Kailua proper has sufficient industrial areas, no industries should be located at Aikahi. Assuming that 11.25% of the population is in the elementary school age, a new elementary school to serve the student population

for the area will be needed. We also worked out driving distance areas and limited the time-distance to 5 minutes which we felt was the logical and convenient driving time-distance to shopping centers from home.

"The other area that was considered was the Kaneohe-Halekou area. The estimated population for this area based on present zoning is 20,500 persons. There are 6,000 persons living here now. For that district we will need two elementary schools. We already have one elementary school, which is the Kaneohe Elementary School and Castle High School. The study also shows that 23 acres of business to serve the area and 20 acres of light service industrial uses may be needed. It is recommended that the area for light industrial uses be placed in the area across from the Windward City and Pali side of Kaneohe Bay Drive.

"Area 3, Kaneohe-Heeia, will have a potential population in 1975 of 24,900 persons. There are 7,200 persons living there now. With that population, three elementary schools will be needed. One is in existence. In all three areas, we find that Castle High School is large enough to handle the intermediate and high school level up to 1975. We also find that about 28 acres is needed for business and about 25 acres for light service industry. The present zoning in Kaneohe-Heeia is 8 acres of business and approximately 7 acres of industrial uses. Therefore, an increase by 1975 in stage development of additional 20 acres for business and about 18 acres of light industrial and general industrial will be needed. We don't recommend general industrial uses for Area 2 because we feel that this can be concentrated back in Kaneohe town.

"The primary road systems in existence are the Nuuanu Pali Road running all the way to Kailua, and the Kalihi Tunnel Approach Road to Kaneohe Bay Drive to cut over the saddle to Mokapu Airfield. Proposed on the master plan is a divided highway from Kalihi Tunnel Approach Road to Kahaluu. The Territory has a primary road system to Kaneohe town and Haiku Road with a plan to join at Kahaluu across the Heeia saddle. We feel that this connection is not needed. The primary system should run in the back. The staff will discuss this problem with the Territorial Highway Department. A primary road system is needed to connect the Mokapu and Kaneohe areas with the Waimanalo-Kailua junction. Originally a plan for a road to connect Kailua Road with the Kalihi portal was proposed. An alternate route is recommended to eliminate the expensive project as originally planned. The new route will follow Kamehameha Highway along the golf course and join the Kalihi Tunnel Approach Road following a master planned 60-foot road which should be widened to a divided highway. The remaining roads form the secondary system. Secondary roads connecting the Kahaluu primary road with Kaneohe town is part of the plan. The proposed road to connect the makai side of Kawainui Swamp with Kalaheo is not as important. An adequate street pattern exists to provide for access to Kailua Shopping Center.

"After taking into consideration all of the facts relating to driving time-distance, population increases, zoning, accessibility, topography, availability of water and sewage facilities, and the time schedule for construction of our primary road systems, an over-all future land use plan was prepared for these three areas. It is recommended that a small neighborhood shopping center be provided at the Aikahi Triangle area. It is believed that the

population increase by 1965 will support a shopping center of 4 to 5 acres and that eventually by 1975, a 8 or 9-acre site is warranted. It is also recommended that approximately 20 acres of land mauka side of Kamehameha Highway and opposite Windward City be set aside for light service industrial uses. No additional business zoning should be permitted for Area 2. The business district for Kaneohe town can be expanded to provide for additional 20 acres, and industrial zoning totaling 25 acres should be provided. This industrial area can be located mauka of the business area opposite Lilipuna Road.

"Apartment zones should be provided for at Heeia fish pond and the proposed marina development by Bishop Estate as well as in the area on both sides of Kealahala. This latter apartment area will be along the Approach Road through Kaneohe town from the primary Kaneohe-Kahaluu highway. It is also suggested that large acreages be set aside along the slopes of Kapaa range for high-rise apartment development based on two to five-acre lots. This area adjoins the Tommy McCormack's subdivision and should provide for a spectacular view of the mountains and Kaneohe bay. All of these apartment areas are within 20 to 25 minutes driving distance from the City of Honolulu and sufficiently close to recreational facilities in Kaneohe Bay to provide for attractive and stable apartment development. The staff sees no serious objections to fine apartment development surrounding the business area at Aikahi Triangle.

"It is believed that this future land use scheme provides for the development for those three districts to take care of the needs and development of those areas. The Commission's attention is also invited to the public facilities which are or will be needed by 1975, such as the elementary schools, parks and playgrounds, sewage treatment plants, and community areas. The final analysis of the population distribution of this area will be dependent on the population projections and population distribution report which will be finished by the economist under the Urban Planning Grant contract.

"The Kawainui Swamp and the Maunawili areas have not been included in this planning stage because of flexibility of developments in those areas. Due to the great acreage which is needed to handle the flood waters from the tremendous water shed areas mauka of Maunawili, there seems to be a definite need to provide for large flood control plans. This may be done by damming Kawainui Swamp or damming Maunawili. In either case, the Ewa areas can then be developed for residential purposes. Whichever plan is followed, it would seem that a small shopping center, such as that recommended for Aikahi Triangle, will be needed. The question arises as to the area already zoned for business purposes situated in the Keolu Hills district. Off-hand, it seems that neighborhood shopping center for that area may not be needed due to its close proximity to Kailua Shopping Center. However, further studies and evaluations must be made for that portion of Kailua. Also detailed opinion surveys and economic studies should be made in order to firm up the exact type of business which can survive in these small neighborhood shopping centers.

"These opinion surveys and economic studies will be of benefit to the developers so that a time table for development of business uses can be established. To zone an area

many years before its need will place the Commission in the same situation that it was faced with in the Windward City rezoning because once the zoning is accomplished, it would be very difficult for the Commission to dezone the area. By setting aside land for possible future land uses, the property owner is guided and may prepare his plans accordingly. If at the time an area is ripe for redevelopment and for new projects, and the owner fails to pursue the proper course, the Commission may then review other areas and set them aside for immediate new land uses and proper zoning procedures."

The Commission then considered the request from the Centex-Trousdale Co., for change in zoning from Class AA Residential to Business, Hotel and Apartment, Apartment District C and Class A-1 Residential for lands situated in the Aikahi Triangle area on Mokapu Road. The proposal is to zone 8.0 acres for business, 15.25 acres for hotel and apartment, 5.2 acres for Apartment District C, and 38.42 acres for Class A-1 Residential uses. Approximately 6.39 acres of land fronting Mokapu Road will be retained in Class AA Residential zone.

The Commission members raised several questions with respect to the need for neighborhood business district at the present time or in the future for the Aikahi Triangle area. Question with respect to control of the proposed uses was also raised.

It was pointed out that under the new neighborhood business zoning law, the uses permissible are specified. The Commission was of the opinion that any change in zoning for this particular area should be dependent upon the creation of a neighborhood business district law; therefore, the staff was directed to review the provisions of the proposed neighborhood business district law and submit its recommendation to the Commission for official action.

Mr. E. J. Viner, engineer for the applicant, again pointed out that the developers will put in only a model neighborhood shopping center which will not detract from the surrounding residential uses.

Mr. Tom Beattie, chairman of the Steering Committee of the Kaimalino Community Association stated that the Association is against any changes in zoning for the Aikahi Triangle area. He stated that he speaks as an official member of the Steering Committee of the Community Association and that all correspondence and statements made heretofore are withdrawn. The Association is afraid that any business development may lead to undesirable uses incompatible with the fine existing residential development. Mr. Beattie filed with the Commission a letter stating the Association's position.

Mr. Rietow inquired of Mr. Beattie whether or not the Association would object to a business zone if a control on the type of permissible business uses is made, that is, eliminating bars or similar uses. Mr. Beattie replied that he cannot speak for the Association on this matter and a meeting must be held to obtain the views of the people.

Mr. Viner stated that it is the developer's desire to create something that would be of asset to the community. They will not object to any control that the city may propose for this area.

The Commission voted to take this matter under advisement on the motion of Mr. Felix and second of Mr. Centeio.

Mr. Felix made a motion to look with disfavor to the rezoning of the Aikahi Triangle area to Business, Hotel and Apartment, Apartment District C, and Class A-1 Residential and to retain the area in its present zoning of Class AA Residential. This motion was seconded by Mr. Komatani and carried. Mr. Rietow voted in the negative. Mr. Chun Hoon stated that he is not ready to vote.

Mr. Rietow stated that if the Commission believes there is a need in the future then it should also include in the motion that it will eventually look with favor to the business zone when the need arises. Mr. Felix stated that he accepts the amendment.

The Director then questioned whether or not the Commission intends to disapprove the future land use plan as recommended for Aikahi Triangle. He reviewed again the definite need for a neighborhood shopping center by 1975 with a population projection of 7,500 persons. In 1965, there may be a need for a smaller business area. However, presently, studies show that 2,000 persons cannot support a neighborhood shopping center. He stated that the studies also show that this area at Aikahi Triangle would be the logical place for a small shopping center. It may not have to be at Aikahi Triangle but could be across the street which is presently built up with residences. He stated that 8-10 acres is desirable in 1975, but due to the close proximity to major shopping centers, a total of 4-5 acres may be sufficient.

Mr. Felix stated that he accepts the staff's report in general but questioned the suggested location of the business area. He believed that action should be deferred until further studies of the staff's report are made.

Mr. Chun Hoon stated that since the staff had recommended this area for a neighborhood shopping center as a future need, the Commission should consider this zoning now rather than disapproving the application.

After further discussion, Mr. Lemmon made a motion to accept the staff's recommendation to look at Aikahi Triangle section with a future business area of about 4-5 acres. This motion was seconded by Mr. Rietow and carried. Messrs. Centeio and Izumi voted in the negative. Messrs. Chun Hoon and Felix stated that they do not understand the motion and did not vote.

The Director explained that the purpose of the action just taken is to look with favor to this area as a future business area so that developers and other people may be guided by it. As the area develops and a need for a shopping center is shown, the Commission can then zone the area.

Mr. Chun Hoon stated that he understood the purpose of a guide for the future, but raised a point that this purpose may be defeated if the area is developed for other uses besides business. He believed that zoning should be established now.

The Director stated that if the owner of the land wishes to follow the present zoning and put the land to residential use, even in face of the plan for a shopping center, then

it is the owner's prerogative. In such a case, another area can be set aside for business uses. The Director pointed out the Windward City development as an example. This development was not completed until 6 years after zoning because the developer was not ready, although other business people were requesting business zoning. He asserted that the same thing will happen if the Aikahi area is zoned now. A restriction on the use of the land will be made because of the zoning. He believed that zoning should be established after a need is shown.

Mr. Rietow then mentioned the Waianae-Waiialua area where a comprehensive master plan of the area is now being prepared. He pointed out that these areas are not ready for development now but as the population increases, the growth of the area will follow the master plan. Similarly, the Kailua community has grown in an orderly fashion by following a master plan for development. Therefore, by the actions taken today, the Commission is setting a guide for acceptable future uses and development of the Aikahi area.

Mr. Felix then questioned how a neighborhood shopping center can survive if there are regional shopping centers in the Kailua-Kaneohe area.

The Director pointed out that a regional shopping center is where almost any sort of commodity could be bought, whereas, a neighborhood shopping center has controlled type of uses. These uses would be a small grocery store, an ice cream parlor or similar uses and will not be in direct competition with the regional shopping centers. He stated that a proposed neighborhood shopping center ordinance could be enacted before the Commission decide to zone for such uses. The Director then informed the Commission that when the master plan for the rural areas has been completed under the Urban Planning Grant studies, the Commission must also make decisions similar to the one it faces.

The Commission then considered hotel and apartment uses for the Aikahi Triangle area. A motion to not look with favor to hotel and apartment zoning at any time was made by Mr. Chun Hoon seconded by Mr. Kometani and carried.

In discussing the Class A-1 Residential zoning for the interior area, the Director pointed out that this use may be advisable since it would be in an interior area and the developer proposes to retain a buffer of Class AA Residential zoning along the highway.

However, some of the Commission members believed that the area should remain in Class AA Residential zoning because the present complex seems to be a high-class residential area.

Mr. Chun Hoon's motion to authorize the calling of a public hearing for Class A-1 Residential zoning for the interior area, seconded by Mr. Rietow, was defeated. Commissioners Kometani, Centeio, Felix, and Izumi voted in the negative.

ZONING HOTEL-APT.  
KANEHOHE  
KANEHOHE BAY DRIVE  
& KAMEHAMEHA HWY  
KANEHOHE RANCH CO.

The Commission then considered the request of the Kaneohe Ranch Co., Ltd., for change in zoning from Class A-1 Residential to Hotel and Apartment for approximately 3.56 acres of land situated on the makai-Kaneohe corner of Kaneohe Bay Drive and Kamehameha Highway.

On the basis that this use would not fit in with the over-all zoning plan for the Kaneohe area, the Commission voted to look with disfavor to this request on the motion of Mr. Komatani and second of Mr. Chun Hoon.

ZONING BUSINESS  
KANEHOHE  
KALIHI TUNNEL  
APPROACH ROAD &  
KAMEHAMEHA HIGHWAY  
GORDON SIMMS, ET AL

The Commission also considered a request from Gordon Simms, et al., for change in zoning from Class A-1 Residential to Business for 6 parcels of land totaling approximately 85,469# situated on the mauka-Pali corner of Kalihi Tunnel Approach Road and Kamehameha Highway.

The applicants propose to remodel an existing service station and construct a professional building and a drive-in restaurant.

This is within the area the staff had recommended for light service industrial uses. The Commission voted to visit the site again, on the motion of Mr. Komatani and second of Mr. Lemmon.

ZONING INDUSTRIAL  
KANEHOHE  
KAMEHAMEHA HIGHWAY  
& LULUKU ROAD  
REUBEN M. WONG

A request for change in zoning from Rural Class A-1 Residential to Industrial for two parcels of land totaling 13,017# and situated at the corner of Kamehameha Highway and Luluku Road was also considered by the Commission.

The applicant proposes to expand his service station and automobile repair operations.

Since this area is also within the area recommended for light service industrial uses, the Commission voted to visit the site on the motion of Mr. Rietow and second of Mr. Centeio.

ZONING APARTMENT  
DISTRICT C  
HALAWA KAI  
MAUKA SIDE OF SALT  
LAKE BOULEVARD  
HAWAII HOUSING  
AUTHORITY

On the motion of Mr. Chun Hoon and second of Mr. Centeio, the Commission adopted and authorized for transmission to the Mayor and the Board of Supervisors, City Planning Commission Resolution No. 1027 which changes a portion of Rural Protective zone to Rural Apartment District C No. 2 for 22 acres of land situated on the mauka side of Salt Lake Boulevard between Saratoga Drive and Halawa Stream, Halawa. This area is for the Hawaii Housing Authority's low-income housing project of 200 units.

The following subdivision actions were taken by the Commission on the motion of Mr. Komatani and second of Mr. Chun Hoon:

SUBDIVISION  
MAUNALUA  
END OF FORTLOCK ROAD  
BISHOP ESTATE  
LESSEE: HENRY J. KAISER  
SURV: G. PODMORE  
CLASS AA

The Commission granted approval to the revised proposed subdivision of Parcel 1 of Tax Map Key 3-9-13 at Maunaloa into two lots: 1, 7.100 acres (309,300#); 2, the remaining area of 60.593 acres less 2,400# (0.005 acre) roadway easement area leaving an area of 60.588 acres on the basis of the filing of the following documents:

- (1) Two certified checks totaling \$15,000 guaranteeing construction of street improvements and utilities;
- (2) Agreement between the City and County of Honolulu and Henry J. Kaiser.

Final maps have been filed.

SUBDIVISION  
KAPULIKOLO  
RIVER & QUEEN STREETS  
CITY & COUNTY OF HONOLULU  
SURV: C & C LAND DIV.  
FIRE DISTRICT #1

Tentative approval was granted to the proposed subdivision of Lot A of Land Court Application 708 at Kapulikolo into 2 lots: A-1, 1,369# and A-2, 23,578# less 2,443# leaving a net area of 21,135# being the present parking site #8.

Proposed Lot A-1 and a non-exclusive easement for ingress and egress purposes over the entire Lot A-2 (parking lot) are to be conveyed to James R. Winston in exchange for lands owned by Mr. Winston together with the restriction of access rights affecting Lot A-2.

This subdivision is within the master planned Chinatown area.

A copy of a petition for subdivision and notation of easement has been filed. Approval of this subdivision will be subject to the filing of a consolidation map showing proposed Lot A-1 (1,369 $\frac{1}{2}$ ) consolidated with Parcel 29, Tax Map Key 1-7-02 (5,266 $\frac{1}{2}$ ) to create a lot of 6,635 $\frac{1}{2}$ , and that Lot A-1 is for ingress and egress purposes only and not for construction of buildings.

SUBDIVISION  
WAIKIKI  
KAPIOLANI BLVD & KONA ST.  
EVERGREEN LIMITED  
SURV: PARK & PARK  
BUSINESS

Approval was granted to the proposed consolidation of Lots 32 and 33 of Land Court Consolidation 20 at Kalia into Lot 65, 25,000 $\frac{1}{2}$  with a 10-foot building setback on Kapiolani Boulevard.

Final maps showing the consolidation have been filed.

SUBDIVISION  
KALIA  
KEEAUMOKU STREET  
K. J. LUKE AND HAWAIIAN  
LAND CO., LTD.  
SURV: JAMES B. MANN  
BUSINESS

Tentative approval was granted to the proposed subdivision and consolidation of the following:

(1) Proposed subdivision of Land Court Consolidation 65 at Kalia into 2 lots: 2-A, 550 $\frac{1}{2}$ ; 2-B, the remainder area being the existing Keeaumoku Street;

(2) Proposed subdivision of Land Court Consolidation 20 at Kalia into 2 lots: 26-A, 550 $\frac{1}{2}$ ; 26-B, 12,552 $\frac{1}{2}$ ;

(3) Proposed consolidation of Lot 2-A (550 $\frac{1}{2}$ ) of Land Court Consolidation 65 with Lot 26-B (12,552 $\frac{1}{2}$ ) of Land Court Consolidation 20 to create a lot of 13,102 $\frac{1}{2}$ ;

(4) Proposed consolidation of Lot 26-A (550 $\frac{1}{2}$ ) of Land Court Consolidation 20 with Lot 2-B of Land Court Consolidation 65 to become a portion of Keeaumoku Street together with a 10-foot building setback line on Kapiolani Boulevard.

The Commission on February 12, 1959, voted to defer action on this matter at the request of the Board of Water Supply. Keeaumoku Street is a private right-of-way. Board of Water Supply requires easements. Final maps have been filed.

Approval will be subject to compliance with Board of Water Supply requirements.

SUBDIVISION  
PAWAA-KAI  
KALAKAUA AVENUE  
TADAO TAMURA  
SURV: PARK & PARK  
BUSINESS

Approval was granted to the proposed consolidation of Lots A-7, A-8, and A-9 of Land Court Application 1263 at Pawaa-kai into Lot 1, 16,942 $\frac{1}{2}$ .

Final maps showing the consolidation have been filed.

SUBDIVISION  
MONSARRAT & KANAINA AVES.  
EDWARD K. Y. HO  
SURV: KAZUTAKA SAIKI  
BUSINESS

Approval was granted to the proposed consolidation of portion of L. P. 8165, Part B, Land Commission Award 5889-B, Apana 32 to William C. Lunalilo (being Tax Map Key 3-1-24: 9, 10, & 11) at Kapahulu into one lot of 17,831 $\frac{1}{2}$ . Final maps showing the consolidation have been filed.

SUBDIVISION  
KAPAHULU  
WAIALAE & 21ST AVES  
STANDARD OIL CO., OF  
CALIFORNIA  
LESSEES: JOE FATT & JAN  
MORASI  
SURV: A.E. MINVIELLE, JR.  
BUSINESS

The Commission reviewed the proposed subdivision of Lot 26-B, Salvation Army Tract (F.P. 520) at Kapahulu into 2 lots: 26-B-1, 15,260 $\mu$  less 4,420 $\mu$  master plan setback area and roadway easement areas being two 14-foot rights-of-way for ingress and egress, leaving a net area of 10,840 $\mu$  whereon exists a service station together with additional off-street parking spaces on Lot 26-A-1 (6,257 $\mu$ ); 26-B-2, 10,050 $\mu$ .

The Commission noted that this is the same area for which other requests for subdivision were denied by the Commission on the basis that the subdivider was unable to obtain approval from the Times Super Market to use an adjoining off-street parking area in conjunction with a proposed business development.

The Commission was informed that Teruya Brothers, Ltd., operator of the Times Super Market, has filed a letter dated February 16, 1959, stating that it will allow the lessee of proposed Lot 26-B-2 to use in common the off-street parking area provided that Lot 26-B-2 is used for a drive-in restaurant operation only. Access to this lot is over two 14-foot roadway easements over and across Lot 26-B-1.

The staff pointed out that the City may not be able to enforce the private covenant restricting the use to drive-in operations only. It also believed that the interior lot should be treated as a separate business lot and 40% of the area must be set aside for off-street parking purposes.

Mr. Kometani suggested that the applicant provide a 24-foot easement to Lot 26-B-2 in compliance with the Subdivision Rules & Regulations. The Director pointed out that the two 14-foot easements provide for one way ingress and egress.

Mr. Joe Fatt, the applicant, stated that he will submit a revised plan showing a 24-foot easement in lieu of the 14-foot easement.

The Commission voted to defer action for receipt of a revised plan and referral of the subdivision plan to the Territorial Highway Department since this plan is affected by the Pahoa, Harding, mid-block arterial tie-in with Waialae Avenue.

SUBDIVISION  
WAIMANALO  
HIHIMANU & HINALEA STS.  
LOUIS FERNANDEZ, ET AL  
SURV: PARK & PARK  
CLASS AA

Tentative approval was granted to the proposed consolidation and resubdivision of Grants 11552 and 11424 (Tax Map Key 4-1-06: 52 & 55) at Waimanalo into 2 lots: A, 10,125 $\mu$ ; B, 12,375 $\mu$ .

Hinalea and Hihimanu Streets are public rights-of-way within the Waimanalo Beach Lots. Water is available.

This subdivision is for readjustment of boundaries purpose to comply with building spacing requirements.

Approval of this subdivision will be subject to compliance with building spacing, Class AA zoning, and Board of Health requirements, and the filing of final maps.

SUBDIVISION  
KAILUA  
KALAHEO VILLAGE, UNITS  
19 & 20  
KANEHOE RANCH CO.  
SURV: R. M. TOWILL  
CLASS A-1

The Commission reviewed the proposed subdivision of a portion of Royal Patent 5642, Land Commission Award 7122, Apana 6 to T. Tute into the following:

(1) Revised proposed subdivision of Kalaheo Village Unit 19 into 48 residential lots with areas ranging from 9,222 $\frac{1}{2}$  to 17,679 $\frac{1}{2}$  together with 32, 44, and 110-foot rights-of-way together with Lot 50 being a 44-foot road reserve lot of 4,444 $\frac{1}{2}$  and the designation of Easements A, B, C, D, E, F, & G.

(2) Revised proposed subdivision of Kalaheo Village Unit 20 into 140 residential lots with areas ranging from 7,840 $\frac{1}{2}$  to 13,600 $\frac{1}{2}$  together with 44, 56, 80, & 110-foot rights-of-way together with a 25-foot wide easement for canal maintenance purposes for Lots 1 to 16 inclusive.

No park site is shown on both of the above Units 19 and 20. The final boundaries of the proposed elementary school will be subject to negotiation with the Department of Public Instruction and the developers.

Tentative approval was granted by the Commission on April 10, 1958, to Units 19 and 20 (Unit 19, 36 lots; Unit 20, 42 lots) so that the Territorial Highway Department may proceed with its plans to construct a 110-foot roadway.

The Commission voted to grant tentative approval to Unit 19 only, with approval subject to construction of all street improvements and utilities and drainage facilities, including Lot 50 a road reserve lot of 4,444 $\frac{1}{2}$  and the filing of final survey maps.

Action was deferred on Unit 20 pending clarification of the park and elementary school sites.

SUBDIVISION  
KANEHOE  
LILIPUNA ROAD  
M. WOND  
SURV: CLARENCE J. OLDS  
CLASS A-1

Tentative approval was granted to the revised proposed consolidation and resubdivision of lots 5-A-1 and 5-A-2 of Konoluluiwi being a portion of Grant 7511 to Isaac Adams at Kaneohe into 2 lots: 5-X, 10,557 $\frac{1}{2}$  with an existing single family dwelling; 5-Y, 11,552 $\frac{1}{2}$ .

Tentative approval was granted by the Commission to a subdivision plan of 2 lots on January 15, 1959.

This subdivision is for the purpose of readjusting the boundaries to comply with building spacing requirements.

Approval will be subject to compliance with building spacing requirements. Water is available. Final maps have been filed.

SUBDIVISION  
KANEHOE  
OFF KAMEHAMEHA HIGHWAY  
HAWAIIAN MEMORIAL PARK  
SURV: R. M. TOWILL  
CLASS AA (CEMETERY USE)

Approval was granted to the proposed subdivision of Parcel 2-C of the Hawaiian Memorial Park, Unit 2 being also a portion of R. P. 7984, Land Commission Award 4452, Apana 13 to H. Kalama at Kaneohe into the following: (A) 1,445 interment plots with dimensions of 3.33' x 9.00' containing 29.97 $\frac{1}{2}$  each; (B) Lot 1, 609.38 $\frac{1}{2}$  for planting and beautification; (C) Lot 2, 1021.97 $\frac{1}{2}$  for planting and beautification.

Final survey maps have been filed.

SUBDIVISION  
WAIALUA  
PAALAA ROAD  
VICTORIA H. LESLIE, ET AL  
SURV: BERNARD H. MCKEAGUE  
RURAL PROTECTIVE

Tentative approval was granted to the proposed consolidation and resubdivision of portions of R. P. 901, Land Commission Award 10690 to Paakonia and R. P. 4475, Land Commission Award 7713, Apana 34 to V. Kamamalu, (being old leaseholds having areas of 1.12 and 2.0 acres) at Paalaakai, Waialua, into 2 parcels of 1.069 acres and 2.01 acres with various improvements on the premises.

A recent field survey by B. H. McKeague, surveyor, found the areas to be calculated as 1.069 acres and 2.01 acres instead of 1.12 acres and 2.00 acres.

The purpose of this subdivision is for readjustment of boundaries. Paalaa Street is a private right-of-way. Approval will be subject to the filing of final survey maps.

SUBDIVISION  
KALEPOHAKU  
CHAMINADE TRACT  
MARIANIST PROVINCE OF  
THE PACIFIC  
DEVELOPER: J.M. TANAKA  
ENGINEER: R. M. TOWILL  
CLASS A

The construction plans submitted for Unit 1 (73 lots) of this subdivision were authorized to be transmitted to the Chief Engineer for his check and approval.

Tentative approval was granted by the Commission on December 29, 1958.

SUBDIVISION  
NUUANU VALLEY  
NUUANU AVE & COELHO WAY  
TERRITORY OF HAWAII  
SURV: T.H. LAND DIVISION  
CLASS AA

The Commission reviewed the proposed consolidation and resubdivision of Lots 1, 2, and 3 of Land Court Application 1151 at Nuuanu Valley into 3 lots: 19, 10,531 $\frac{1}{2}$ ; 20, 1,306 $\frac{1}{2}$ ; 21, 6,461 $\frac{1}{2}$  and the restriction of access rights affecting Lots 20 and 21.

Tentative approval was granted by the Commission on July 10, 1958.

Proposed Lot 19 (10,531 $\frac{1}{2}$ ) will become part of the Nuuanu Highway. Proposed Lot 20 will be sold to the abutting owner.

The Commission was informed that the City and County Attorney's office by an opinion rendered on February 12, 1959 (59-19) stated that this subdivision plan is not properly before the Board of Supervisors because the preliminary steps required by law have not been complied with. The records indicate that requirements of Section 21-2.11, R. O. 1957, has not been complied with. Hence, the action of the Commission is nugatory, and the matter is not properly before the Board.

The Director reported that the applicant (Territory of Hawaii) must comply with the provisions of Ordinance 1567 by circulating a petition to property owners within a radius of 750 feet. He pointed out that this may not be advisable for a governmental agency creating subdivisions for a public need, since strict compliance of the law may hinder expediency of public projects. He proposed that the ordinance be revised to exempt Territorial and City and County agencies, when subdividing for public purposes, from compliance with the provisions of Ordinance 1567, subject, however, to approval by the City Planning Commission and the Board of Supervisors.

A motion to recommend to the Board of Supervisors that the present ordinance be revised to exempt Territorial

and City and County agencies from compliance with Ordinance 1567 was made by Mr. Rietow, seconded by Mr. Lemmon, and carried.

SUBDIVISION  
KAKAOKO  
KAMAHI STREET  
VICTORIA WARD, LTD.  
SURV: W. P. THOMPSON  
GENERAL INDUSTRIAL

The Commission was informed that it had granted approval on April 17, 1958, to the proposed consolidation of Lots 47 and 49, Block 4 of Land Court Application 670 at Kewalo into Lot 43, 12,500 $\pm$  less 500 $\pm$  master plan setback area leaving a net area of 12,000 $\pm$ .

By letter dated February 16, 1959, Mr. Edward C. Hustace, manager of Victoria Ward, Ltd., stated that, "Upon receipt of approval by the City Planning Commission, we anticipated filing said consolidation with the Land Court. However, this was not done since a proposed lease for subject properties was not consummated. We now request that the consolidation plan be canceled and that the lots (47 and 49) be restored to their original size of 6,250 $\pm$  each.

The Director pointed out that the subdivider must either file a new subdivision showing the two lots or the Commission must recall the final maps stamped as approved.

The Commission voted to disapprove the consolidation plan on the basis that the applicant has submitted a withdrawal.

SUBDIVISION  
WAHIAWA  
KARSTEN DRIVE  
EMMETT P. SIMPSON  
CLASS A-1

The Commission reviewed the proposed subdivision of Lot 30 of "Wahiawa Heights" (F. P. 254) at Wahiawa into 5 lots with areas ranging from 7,500 $\pm$  to 8,000 $\pm$  and a 20-foot right-of-way.

The 20-foot right-of-way will be serving three interior lots.

The Director reported that the Chief Engineer has recommended that the subdivider either provide a 24-foot right-of-way in accordance with city standards or a 16-foot right-of-way so that it would remain a private roadway. The Chief Engineer has pointed out that numerous requests for garbage and maintenance services to lots on 20-foot rights-of-way have been made. These roadways are too narrow for easy maneuvering of service vehicles.

The Director reported that a 24-foot right-of-way is required by law for this subdivision; however, the Commission has established a policy by permitting 12- or 16-foot rights-of-way to serve two lots; 16- or 20-foot rights-of-way to serve three lots.

The Commission stated that its policy should be stated in writing so that subdividers and engineers may be properly advised. It instructed the staff to do so and voted to defer action on this subdivision.

The following subdivisions which were granted tentative approval and now conform to requirements for approval were approved by the Commission on the motion of Mr. Kometani and second of Mr. Chun Hoon:

SUBDIVISION  
KALIHI  
KING STREET  
HAWAIIAN EVANGELICAL  
ASSOCIATION  
SURV: TERR. OF HAWAII  
BUSINESS & CLASS B

1. Proposed subdivision and consolidation of the following:

(1) Proposed subdivision of Lot 1 of Land Court Application 210 at Kalihi into 4 lots: 1-A, 32,369 $\frac{1}{2}$  or 0.743 acre; 1-B, 4.233 acres; 1-C, 65,934 $\frac{1}{2}$  or 1.514 acres; 1-D, 4,675 $\frac{1}{2}$  or 0.107 acre and the restriction of access rights affecting Lots 1-A and 1-B.

(2) Proposed consolidation of Lot 1-A of Land Court Application 210 and Lot 2-A of Land Court Application 978 at Kalihi into one lot of 177,418 $\frac{1}{2}$  less 19,200 $\frac{1}{2}$  master plan roadway area leaving a net area of 158,218 $\frac{1}{2}$ .

Tentative approval was granted by the Commission on February 5, 1959 to the proposed subdivision of Lot

Lots 1-C and 1-D and the restriction of access rights are required by the Territory of Hawaii for the construction of the Lunalilo Freeway Federal Aid Project No. F 59(2). Lot 1-A will be sold by the present owner to the abutting owner and will not be used as a separate lot.

A copy of the Petition for Subdivision has been filed with a restrictive covenant that Lot 1-A will not be sold as a separate lot. Final maps have been filed.

SUBDIVISION  
KALIHI  
KAHAIKI STREET  
THOMAS TAMASHIRO  
SURV: S. TAKEMOTO  
CLASS B

2. Proposed subdivision of portion of Grant 3559 to Lot P. Fernandez at Kalihi into 4 lots with areas ranging from 3,500 $\frac{1}{2}$  to 4,226 $\frac{1}{2}$  together with Lot 5, 1,489 $\frac{1}{2}$  being a 16-foot right-of-way.

Tentative approval was granted by the Commission on January 22, 1959, together with lot width modification for Lots 2, 3, and 4. The existing building on the premises has been demolished.

The following documents, approved as to form by the Attorney's office, have been filed:

(1) Agreement between Thomas I. Tamashiro and the City and County of Honolulu;

(2) Cashier's check in the amount of \$1,343 guaranteeing the construction of the 16-foot right-of-way and utilities;

(3) A copy of the estimated cost of construction;

(4) Bonds in the amount of \$400 and \$550 have been posted with the Division of Sewers and the Board of Water Supply for adequate lateral connections.

Final maps have been filed.

SUBDIVISION  
KALIHI  
GULICK AND SCHOOL STS.  
CHUN LEE SHEE  
SURV: P. LOW ENGINEER-  
ING CO.  
BUSINESS

3. Proposed consolidation of Lots 6 and 17 and a portion of Lots 7 and 16 of the Waikoa Tract (Tax Key 1-3-15: 1 and 12) at Kalihi into Lot A, 16,395 $\frac{1}{2}$  less 1,237 $\frac{1}{2}$  master plan setback area and leaving a net area of 15,158 $\frac{1}{2}$  whereon exists a superette and two existing dwellings.

Tentative approval was granted by the Commission on January 8, 1959. The extension of the Business zone

was adopted by the Commission on November 6, 1958.

This consolidation plan is submitted to comply with one of the requirements of the rezoning application which the Commission had approved. Final survey maps noting the consolidation have been filed.

SUBDIVISION  
ALEWA HEIGHTS  
AULII STREET  
ALICE M. ESPINDA  
SURV: K. SAIKI  
CLASS A

4. Proposed subdivision of portion of Grant 5569 to W. H. McCormack at Alewa Heights into two lots: A, 12,239 $\frac{1}{2}$  with an existing single-family dwelling and B, 7,000 $\frac{1}{2}$ .

Tentative approval was granted on January 29, 1959.

Board of Water Supply and building spacing requirements have been complied with. Field survey by staff shows that the 16-foot right-of-way has been constructed. Class A zoning requirements have been met. Final maps have been filed.

SUBDIVISION  
KAILUA, KOOLAUPOKO  
POHAKUPU TRACT  
KANEHOE RANCH CO. LTD.  
SURV: R. M. TOWILL CORP.  
CLASS A-1

5. Proposed subdivision of Pohakupu Tract into 303 residential lots with areas ranging from 7,500 $\frac{1}{2}$  to 15,044 $\frac{1}{2}$ ; two playground areas of 1.514 acres and 3.529 acres; one farmer's co-op lot of 20,808 $\frac{1}{2}$ ; two service station lots of 23,840 $\frac{1}{2}$  and 38,247 $\frac{1}{2}$ ; together with 44, 56, and 60-foot rights-of-way.

Approval was granted by the Commission on June 27, 1957, on the basis of the filing of the following documents:

- (1) 100% surety bond in the amount of \$975,000 guaranteeing completion of street improvements and utilities;
- (2) Agreement between the Waical Development Co., Ltd., developer of the subdivision, and the City and County of Honolulu;
- (3) A copy of the proposal showing the estimated improvement cost of Pohakupu Tract Units 1, 2, and 3;
- (4) A copy of the estimated cost of the one million gallon reservoir;
- (5) A copy of the estimated cost of the sewage treatment plant.

Final approval was granted by the Commission to Unit 1 (100 lots) on February 20, 1958, and to Unit 2 in September 2, 1958.

By letter dated February 9, 1959, the Chief Engineer certified the completion of street improvements and utilities within Unit 3 in accordance with the approved plans.

The Chief Engineer will be authorized to return the bond to the owner.

Final approval.

SUBDIVISION  
KANEHOE  
COBB-ADAMS ROAD  
BESSIE MCCABE, ET AL  
SURV: JAMES M. DUNN  
CLASS A-1

6. Proposed subdivision and consolidation of the following at Kaneohe being Grant 7553 to Henry Cobb-Adams:

- (1) Proposed subdivision of Parcel 6, Tax Map Key 4-5-14 into 2 lots: A, 12,264 $\frac{1}{2}$ ; B, 521 $\frac{1}{2}$ ;

(2) Proposed subdivision of Parcel 45, Tax Map Key 4-6-14 into 2 lots: C, 10,836 $\frac{1}{2}$ ; D, 521 $\frac{1}{2}$ ;

(3) Proposed consolidation of Lot B with Lot C to create Lot F, 11,357 $\frac{1}{2}$ ;

(4) Proposed consolidation of Lot D with Lot E to create Lot G, 15,007 $\frac{1}{2}$ .

Tentative approval was granted on February 5, 1959. Water is available from the Suburban Water Division of the Board of Water Supply. No sewers. Board of Health requirements have been met. Final maps have been filed.

SUBDIVISION  
KAHALUU  
MAWAENA STREET  
ALLEN ROY WEHR  
SURV: W. P. THOMPSON  
CLASS AA

7. Proposed consolidation and resubdivision of Lots 602-A and 602-B of Land Court Application 979 at Kahaluu into 2 lots: 794, 0.527 acre (22,956 $\frac{1}{2}$ ); 795, 0.543 acre (23,653 $\frac{1}{2}$ ) together with an existing single family dwelling and garage, and the designation of Easement 94 over and across Lot 795 and Easement 95 affecting Lot 794.

Tentative approval was granted by the Commission on January 15, 1959. Mawaena Street is a public right-of-way. Water is available. No sewers. Board of Health and building spacing requirements have been met. Final maps have been filed.

SUBDIVISION  
MAKAUA  
OFF KAMEHAMEHA HIGHWAY  
DEXTER DICKSON  
SURV: R. M. TOWILL  
HIGHWAY PROTECTIVE

8. Proposed consolidation and resubdivision of Lots D and E of the subdivision of Lots 3 and 4 of Makaua Beach Lots being R. P. 7985, Land Commission Award 8308, Apana 2 to Kekaha at Makaua into 2 lots of 7,650 $\frac{1}{2}$  and 9,350 $\frac{1}{2}$  together with a single family dwelling.

This consolidation and resubdivision is for the readjustment of boundary to meet building spacing requirements due to an error in construction.

Tentative approval was granted by the Commission on December 4, 1958. The 30-foot right-of-way is a private right-of-way. Water is available. No sewers are available. Board of Health and building spacing requirements have been met. Final maps have been filed.

SUBDIVISION  
PUPUKEA  
OFF KAMEHAMEHA HIGHWAY  
HARRIET L. POLLOCK  
SURV: CLARENCE J. OLDS  
HIGHWAY PROTECTIVE

9. Proposed subdivision of Lot 17, Pupukea, Paumalu Beach Lots being a portion of Grant 7453, to A. D. Lanach at Pupukea into 3 lots: 17-A, 5,627 $\frac{1}{2}$ ; 17-B, 5,980 $\frac{1}{2}$  less 470 $\frac{1}{2}$  being a 5-foot right-of-way to the beach in favor of Lot 17-A and being a 12-foot flag lot; and 17-C, 5,273 $\frac{1}{2}$  being a 12-foot flag lot.

Tentative approval was granted by the Commission on January 8, 1959. Ke-Ike Road is a public right-of-way with a 10-12 foot pavement. Water is available. No sewers. Board of Health requirements have been met. Final maps have been filed.

SUBDIVISION  
PEARL CITY  
MAHANA-UKA, WAIMANO HOME  
RD (PEARL CITY HIGHLANDS  
UNIT 4-E and 4-F)  
HUNG WAI CHING, ET AL  
SURV: JAMES S. HARA  
RURAL PROTECTIVE

10. Proposed subdivision of Pearl City Highlands, Unit 4-E, into 76 residential lots with areas ranging from 5,274 $\frac{1}{2}$  to 8,454 $\frac{1}{2}$  together with 16, 44, and 60-foot rights-of-way; Unit 4-F, into 26 residential lots with areas ranging from 5,551 $\frac{1}{2}$  to 6,759 $\frac{1}{2}$  together with a 44-foot right-of-way.

Approval to Unit 4-F was granted by the Commission on

August 28, 1958. Approval of Units 4-A, B, C, D, and E of 319 residential lots was granted by the Commissioner on September 12, 1957, on the basis of the submission of 50% surety bond, agreement between the subdivider and the City and County of Honolulu, 100% contractor's performance bond and final survey maps.

By letter dated February 11, 1959, the Chief Engineer certified the completion of street improvements and utilities in accordance with the approved plans.

The Chief Engineer will be authorized to return the bond to the owner.

Final approval.

SUBDIVISION  
HALAWA  
AIEA NAVAL ACCESS ROAD  
CHAN MAU  
SURV: K. HANATANI  
BUSINESS

11. Proposed subdivision of Lot 90 of Land Court Application 1573 at Halawa into 2 lots: 90-A, 23,075 $\mu$  less 1,000 $\mu$  roadway easement area, leaving a net area of 22,075 $\mu$  together with an 8-unit apartment building; 90-B, 33,400 $\mu$  together with an existing market and single family dwelling and designation of easement affecting Lot 90-A.

Tentative approval was granted on January 15, 1959. Water is available. Board of Health and building spacing requirements have been met.

This subdivision plan shows 12,665 $\mu$  for off-street parking purposes for proposed Lot 90-B. Final maps have been filed.

STREET NAMES  
NUUANU AREA

On the motion of Mr. Rietow and second of Mr. Lemmon, the Commission adopted the following street names for roadways in the Nuuanu area affected by a new highway system:

- NUUANU AVENUE - From Nimitz Highway to Wyllie Street.
- PALI HIGHWAY - From Beretania Street to the intersection of Kamehameha Highway and Kalaniana'ole Highway at the Castle's Ranch House.
- KAMEHAMEHA HIGHWAY- Beginning at the Kalaniana'ole Highway-Pali Highway intersection and running towards Kaneohe.
- FORT STREET - Between Nimitz Highway and its intersection with Pali Highway just mauka of Kukui Street (mauka portion redesignated as Pali Highway and Pacific Heights Road).
- PACIFIC HEIGHTS RD- Beginning at Pali Highway just mauka of Kuakini Street and extending mauka. (Portion of this was formerly known as Fort Street).
- NUUANU PALI DRIVE - Beginning at the intersection of Pali Highway near Carter's corner and following the old roadway to the Pali Lookout to its terminus at the old hairpin turn.
- WAOKANAKA STREET - Beginning at its intersection with Pali Highway and proceeding in the mauka direction to its terminus. (Portion of this was formerly known as Ala Kimo Dr).

STREET NAME  
WAIMALU  
KAUWA STREET

On the motion of Mr. Izumi and second of Mr. Centeio, the Commission adopted the following street name for a roadway within the Waimalu Development area:

KAUWA STREET - Roadway from Hekaha Street to Kanuku Street between Lokowai Street and Kamehameha Highway.  
Meaning: To serve.

ZONING VARIANCE  
PEARL CITY  
LEHUA AVENUE  
S. KOBASHIGAWA

The Commission received and placed on file Committee Report No. 388, informing the Commission that the Board of Supervisors has approved the granting of a variance to permit the operation of a doctor's office within a building being used for business purposes on Lehua Avenue, Pearl City.

The meeting adjourned at 5:00 p.m.

Respectfully submitted,

*Carole A. Kamishima*  
Carole A. Kamishima  
City Planning Secretary

Meeting of the City Planning Commission

February 26, 1959

The City Planning Commission met in regular session on Thursday, February 26, 1959, at 2:15 p.m., in the Conference Room of the City Hall Annex with Chairman A. J. Gignoux presiding:

**PRESENT:** A. J. Gignoux, Chairman  
Henry Chun Hoon  
Katsuro Miho  
Harold Kometani  
Cyril W. Lemmon  
George Centeio  
John H. Felix  
Tautomu Izumi  
Leighton S. C. Louis, Director

**ABSENT:** R. G. Rietow  
Frank W. Hustace, Jr,

**MINUTES:** The minutes of February 19, 1959, as circulated, were approved on the motion of Mr. Felix and second of Mr. Centeio.

**MASTER PLAN  
URBAN REDEVELOPMENT  
KAPALAMA  
KOKEA STREET  
PARK SITE  
HONOLULU REDEVELOP-  
MENT AGENCY**

The Honolulu Redevelopment Agency has submitted a report on "Redevelopment Plan for the Kokea Project Auxiliary Redevelopment Area" to provide housing for lower middle-income families displaced by governmental projects. The area is located along the Waikiki side of Kapalama Drainage Canal between North King Street and the proposed Vineyard Thoroughfare in the Kapalama district and contains a net area of 2.779 acres.

The development of this area will be undertaken by private enterprises whose plans and specifications with respect to use of land, architectural design of buildings and provisions for off-street parking areas and landscaping will be reviewed by the Redevelopment Agency and agencies of the Federal, Territorial and City and County government. The covenants with respect to land use, parking, rentals, etc., will be for 7 years, and thereafter the controls will be lifted. This area is zoned Class A Residential and is designated on the master plan for park purposes.

The Commission met with Mr. Edward Burns, Director of the Redevelopment Agency, to discuss this projected plan.

A motion to approve the plans as submitted by the Honolulu Redevelopment Agency was made by Mr. Felix seconded by Mr. Miho and carried.

**MASTER PLAN  
KALIHI  
KING STREET AND  
SELF LANE**

By Committee Report No. 490, the Board of Supervisors has referred to the City Planning Commission a request of the American Security Bank for permission to construct a new building up to the present property line on King Street and Self Lane.

The staff pointed out that this property is affected by a 15-foot setback on the makai side of King Street and a 5-foot setback on Self Lane for the future widening of these roadways. Some of the parcels along the makai side of King Street have been purchased by the City for the widening of King Street which is a main thoroughfare for the business district and residential zones of Kalihi. Self Lane should be widened to a 40-foot right-of-way to provide for proper traffic circulation in that highly dense

populated area. Therefore, the staff recommended that these setback areas be acquired since the widening of the roadways is necessary for the proper development of the business, industrial, and residential areas of Kalihi.

The Commission voted to recommend to the Board of Supervisors that these setback areas be acquired on the motion of Mr. Felix and second of Mr. Miho.

**MASTER PLAN  
KALIHI  
LUNALILO FREEWAY,  
BETWEEN KALIHI ST.  
& MIDDLE STREET**

A request of the Territorial Highway Department to have the Commission establish a public hearing date to consider the amendment to the master plan of the Kalihi area for the realignment of the Lunaliilo Freeway between Kalihi Street and Middle Street and the extension of Richard Lane from King Street into the War Housing area was considered by the Commission.

The Director pointed out that the change in alignment of the Freeway was made as a result of acquisition of properties by the Territory. There is only one section of the Freeway remaining for acquisition; however, in order to expedite the condemnation proceedings, the amendment to the master plan must be made. In addition, the extension of Richard Lane to run underneath the Freeway is proposed to provide for better traffic circulation to the areas mauka and makai of the Freeway.

The Commission authorized the calling of a public hearing to amend the master plan of Kalihi for the realignment of Lunaliilo Freeway and the extension of Richard Lane on the motion of Mr. Miho and second of Mr. Lemmon.

**PUBLIC HEARING  
MASTER PLAN  
MANOA  
REALIGNMENT OF A  
56-FOOT MASTER  
PLANNED ROADWAY**

A public hearing was held to consider the amendment to the Master Plan Street Layout for a portion of Section 6 (Manoa) by providing for the realignment of a 56-foot master planned roadway running along the makai boundary of the Manoa Chinese Cemetery ewa of East Manoa Road.

The staff pointed out that the proposal is to move the alignment of the present master planned roadway slightly mauka to follow the alignment of an existing right-of-way. This proposal has been approved by the property owners affected by this change.

No protests were received. The public hearing was closed and the matter was taken under advisement on the motion of Mr. Lemmon and second of Mr. Izumi.

The Commission voted to approve the amendment to Master Plan Section 6 (Manoa) on the motion of Mr. Lemmon and second of Mr. Izumi. Mr. Chun Hoon disqualified himself from voting on this matter.

**PUBLIC HEARING  
ZONING VARIANCE  
KEWALO  
827 PIIKOI STREET  
HAWAIIAN TRUST  
CO. LTD.**

A public hearing was held to consider a temporary zoning variance from existing Hotel and Apartment regulations to permit the use of an existing building for Art and Sculpture Studio on a parcel of land at 827 Piikoi Street situated on the Waikiki side of Piikoi Street between Rycroft and Elm Streets.

The Commission considered the zoning variance on the showing of hardship relating to the use of the land due to a delay in settling estate problems of the estate of Sophie K. Walker, deceased. The Commission also noted that no advertising or retailing will be performed on the premises.

Mrs. Waddoups and Mrs. McLaughlin, who plan to use the existing building for their art and sculpture work, assured the Commission that retailing will not be conducted on the premises. They stated that a University student will be living there to act as caretaker and that rental of the building will be on a month to month basis until the estate is settled.

In reply to the Director's question whether the lease agreement provides for off-street parking privileges within the premises, Mrs. Waddoups stated that she assumes this privilege is granted.

The Commission closed the public hearing and took the matter under advisement on the motion of Mr. Felix and second of Mr. Centeio.

The Commission considered the following: (1) That the owner of the property cannot utilize the property for the purpose zoned (apartment and hotel uses) until such time as the estate problems have been settled. It is anticipated that it would be about two years before the estate will be cleared through proper legal and judiciary channels; (2) That this large parcel of land is vacant except for a small hollow-tile structure which was formerly used as an office of a contracting use conducted on the property and later as an office for restricted business uses as permitted under a variance permit issued by the Commission.

Therefore, as a result of these circumstances, the Commission found the following: (1) That the land in question will not yield a reasonable return for a period of two years; (2) That the plight of the particular property is due to unique circumstances not related to the general conditions in the neighborhood; and, (3) That the use applied for will not alter the essential character of the neighborhood.

The Commission, on the motion of Mr. Kometani and second of Mr. Miho, voted to grant the variance for a period of two years with a right for extension or until such time as the estate is settled, whichever is sooner. Also, off-street parking facilities must be provided to handle any patrons and people working within the building.

A public hearing was held to consider the change in zoning from existing Rural Business, Highway Protective and Rural Protective zones to Industrial for land situated on the makai side of Kamehameha Highway, opposite Puu Poni Street.

The applicant, the Leeward Bus Company, has obtained a 40 year lease on the land and proposes to relocate its bus terminal operation.

The Commission requested development plans showing the ingress and egress movements from this area. Mr. Man Kwon Au, the agent, replied that Mr. Zane of the Territorial Highway Department had assured him that the development plans would be submitted in time for the public hearing.

Since the development plans have not been received, the Commission voted to keep the public hearing open until submission of the plans, on the motion of Mr. Felix and second of Mr. Lemmon.

PUBLIC HEARING  
ZONING INDUSTRIAL  
WAIMANO  
MAKAI SIDE OF  
KAMEHAMEHA HIGHWAY  
KANAME SAITO  
AGENT: MAN KWONG  
AU

ZONING HOTEL-APT.  
PUNCHBOWL  
1637 KAMAMALU AVE.  
ETHEL DOWSETT  
VON GELDERN

The Commission visited the property at 1637 Kamamalu Avenue containing 14,405sq for which a request for change in zoning from Class B Residential to Hotel and Apartment was made.

The applicant proposes to construct a three-story building with 20 to 24 units and provide off-street parking stalls for 10 to 12 cars on the ground floor of the building.

The Commission noted that the street is too narrow for off-street parking purposes. The Commission advised the applicant to submit revised plans showing one parking stall for each apartment unit on the motion of Mr. Felix and second of Mr. Centeio. Mr. Lemmon disqualified himself from voting on this matter.

ZONING SEMI-  
INDUSTRIAL  
KALIHI-KAI  
HAU STREET AND  
KALANI STREET  
KENNETH KIMURA,  
LESSEE  
BY: MORIO OMORI,  
ATTORNEY

The Commission considered a request for change in zoning from Class A Residential to Industrial for a portion of a parcel of land situated between Mokauea Street and Puuhale Road with frontages on Hau Street and Kalani Street. Presently, 4,800sq of the property is zoned for Business and the remainder of 4,800sq is zoned Class A Residential.

The Commission noted that it had looked with favor to semi-industrial and general industrial uses for this area at Kalihi-kai, subject, however, to the improvement of the streets for 56-foot rights-of-way. The Commission members visited the site.

The Director reported that the applicant has indicated his willingness to construct curbs, gutters, and sidewalks on his side of the property only subject to the Chief Engineer's specifications on grades and utilities. The applicant is also willing to post a bond for the full amount of the construction so that improvement of the property will not be delayed.

The Commission stated that if the applicant puts in the improvements following the master plan widths, it would consider the rezoning request. A motion to authorize the calling of a public hearing to consider semi-industrial zoning for this property was made by Mr. Centeio seconded by Mr. Felix and carried.

ZONING VARIANCE  
NUUANU  
1834 NUUANU AVENUE  
DR. JOHN M. FELIX

The Commission considered a request for extension of Condition 3 of Variance Permit #287 which was issued in 1955 to Dr. John M. Felix. Variance Permit #287 was issued to permit the use of an existing building and premises at 1834 Nuuanu Avenue for the operation of a doctor's office for one year. Condition 3 provides that a new medical building must be constructed thereafter.

A letter has been received from Mr. Albert M. Felix, stating that he is the Trustee for the children of Dr. & Mrs. John M. Felix, and due to unforeseen circumstances, he is requesting an extension of two years to comply with Condition 3.

The Commission voted to grant the extension of two years with provisions for no further extension, on the motion of Mr. Centeio and second of Mr. Lemmon. Mr. Felix disqualified himself from voting on this matter.

ZONING VARIANCE  
LOWER MANOA  
2141 METCALF ST.  
MR. & MRS. JOHN U.  
WEBSTER

Mr. John U. Webster, the applicant, requested the Commission to permit him to convert a basement into an apartment unit so that he could rent the upper floor and live in the basement unit.

This property containing 5,680 $\mu$  is situated on the Kokohead side of Metcalf Street and Ewa side of Hoonanea Street within a Class A Residential area.

Mr. Webster stated that he and his wife are 73 years old and are self employed at present but they are requesting this variance so that they may be assured of income after their retirement. He stated that he understands that he could have 5 boarders in his residence, however, he is not considering this use because of his age. Upon an inquiry from a Commission member, he stated that he purchased this property 5 years ago and is aware that this area is zoned for single family residential uses.

The Director pointed out that this property is subject to an 8-foot setback for the widening of Metcalf Street. He informed Mr. Webster that this area at Bingham Tract is considered to be a single family residential area and the staff recommends the continuance of this use until facts for a change in use can be shown.

The Commission voted to take this matter under advisement on the motion of Mr. Felix and second of Mr. Kometani.

On the basis that the area should remain in single family residential uses, the Commission voted to disapprove this application on the motion of Mr. Kometani and second of Mr. Centeio.

ZONING APARTMENT  
DISTRICT C  
HALAWA  
MOANALUA ROAD AND  
HALAWA HEIGHTS DR.  
CALVIN C. MCGREGOR

The Commission considered a request for change in zoning from Rural Protective to Hotel and Apartment for a 17,250 $\mu$  parcel of land situated on the mauka-ewa corner of Halawa Heights Drive and Moanalua Road.

The Commission noted that it had disapproved a request for change in zoning of this property to business and had indicated that the area would be suitable for apartment uses.

The Director reported that the Territory of Hawaii also joins in this request for change in zoning of its land containing 20,255 $\mu$  adjoining the applicant's property.

The Commission authorized the calling of a public hearing to consider Apartment District C zoning subject to submission of development plans on the motion of Mr. Kometani and second of Mr. Centeio.

ZONING HOTEL-APT.  
WAIPAHU  
FARRINGTON HIGHWAY  
BEN MAU & ASSOCIATES  
BY: WALTER G. CHUCK,  
ATTORNEY

A request for change in zoning from Rural Protective to Hotel and Apartment uses for a 1.316 acres parcel of land situated on the makai side of Farrington Highway, ewa of Waipahu High School was considered by the Commission. This area was set aside for park purposes as part of the development plan for hotel and apartment uses on 5,000 $\mu$  parcels of land.

The Director reported that the Board of Public Parks and Recreation and the Board of Supervisors stated that funds are not available for the purchase of the proposed park site. The Parks Board has advised the Board of Supervisors that in subdivisions of this nature where the park site is not to be acquired by the City, the subdivider should

not show the park site on the map so that all purchasers would be informed and there would be no misunderstanding.

In reply to an inquiry on the status of the letter sent to the Board of Supervisors jointly by the Parks Board and the Planning Commission with respect to recommendations for the establishment of park sites within new subdivisions, the Director stated that the Board has referred this matter to its legislative committee. The Commission asked that the Board be requested to expedite this matter.

A motion to authorize the calling of a public hearing to consider the change in zoning to hotel and apartment was made by Mr. Kometani seconded by Mr. Lemmon and carried.

Mr. Chun Hoon expressed his opinion that the Commission should consider zoning this area to Apartment District A which provides for duplex on 5,000 $\frac{1}{2}$  lots. It is his understanding that the developers propose to construct duplexes; however, he pointed out that should a large apartment structure or a hotel be permitted next to duplex units, a slum appearance may result.

The Director reported that the Board of Health regulations permit one cesspool to a lot with two units. Therefore, there is control at present on the type of construction for the area. He pointed out that the Commission has authority to control land use and could consider rezoning the area to Apartment District A. However, he reported that the enactment of Apartment District A has not been approved by the Commission.

A motion to discuss Apartment District A zoning on Thursday morning was made by Mr. Lemmon, seconded by Mr. Felix and carried.

ZONING HOTEL-APT.  
KAILUA  
NORTH SIDE OF  
KAWAINUI STREET  
MARSHALL F. WRIGHT,  
ET AL

The Commission reviewed a request for change in zoning from Rural Class A Residential to Hotel and Apartment for five parcels of land totaling 35,000 $\frac{1}{2}$  situated on the north side of Kawainui Street, east of Kihapai Street. Two lots are vacant and the other three lots are improved with four single family dwellings.

The applicant proposes to demolish two dwellings, retain two, and construct apartment buildings on the remaining portion of the property. The applicant pointed out that there is a need for more hotel and apartment districts in the Kailua area and indicated that most of the apartment districts in Kailua have been developed.

The Commission noted that it had considered the change in zoning for this area on two occasions and had denied the requests. It had visited the site and noticed that majority of the lots have been built up with single-family residences. The Commission had denied the requests on the basis that conversion of these dwellings for apartment uses would not be desirable, and that other apartment-hotel areas have not been fully developed.

The Commission voted to reaffirm its position of disapproving this request on the motion of Mr. Felix and second of Mr. Kometani.

The Director reported that the staff will conduct a study regarding the need for additional hotel and apartment areas for the Kailua area.

The Commission noted approximately 18 acres of land situated at Kalama which was zoned for hotel and apartment uses in 1952, and not utilized as such. Some Commission members believed that this area should be de-zoned and other areas considered for apartment uses.

The Director pointed out that if any resort hotel is to be constructed at Kalama, this area is best suited. It has a proposed park on the Kailua side and the Kawaiui Canal on the Kaneohe side. It is not bounded or surrounded by single family residential uses as would be other large parcels along Kalama Beach. Since the proposed use fits in with the over-all plan for Kailua, the land should be left in its present zoning.

Mr. Felix indicated that 7 years have elapsed and still there is no indication of development, therefore, the area should be de-zoned. He made a motion to consider de-zoning the 18 acres of land at Kalama from hotel and apartment uses. This motion seconded by Mr. Centeio was defeated on the negative votes of Commissioners Chun Hoon, Miho, Kometani, Lemmon, and Izumi.

A motion to request Mr. Castle, owner of the land, for his plans regarding the development of this area was made by Mr. Felix, seconded by Mr. Miho, and unanimously carried.

ZONING VARIANCE  
LUALUALEI  
CLARENCE C. T.  
LOO

The Commission was informed that Mr. Clarence C. T. Loo's lease to Mr. Cedric E. Sanders has been assigned to the Pacific Cement and Aggregates, Inc., on February 11, 1959. This assignment is with respect to the variance permit issued for the quarrying of coral at Lualualei.

ZONING VIOLATIONS:

The Commission received and placed on file the following reports from Sam Harris of the Public Prosecutor's office reporting on alleged zoning violations:

KEWALO  
928-E CEDAR ST.  
ILLEGAL BUSINESS OP.

(1) Operation of a machinery business in a Class B Residential district at 928-E Cedar Street. Violation has been cleared.

KAIMUKI  
752 15TH AVENUE  
ILLEGAL RENTAL UNIT

(2) Conversion of a servant's quarters into a rental unit at 752 15th Avenue within a residential area. Violation has been cleared.

WAILUPE  
5980 KALANIANAOLE HY.  
DUPLEX UNIT

(3) Conversion of a dwelling unit into a duplex within a residential area at 5980 Kalanianaole Highway. Violation has been cleared.

KAPAHULU  
3227 BROKAW ST.  
ILLEGAL RENTAL UNIT

(4) Utilizing of a servant's quarters as a rental unit within a residential zone for property situated at 3227 Brokaw Street. Violation has been cleared.

The Commission requested that Sam Harris check alleged zoning violations at Metcalf and Wilder Avenue, the Fernandez property; a junk yard operation on Hau Street; and alleged semi-industrial operations on 1218 Kapiolani Street.

ZONING MISC.  
ZONING HOTEL-APT.  
KAPAHULU  
LEAHI AVENUE  
MANUEL GOMES

The Commission was informed that a letter has been received from property owners in the Noela Tract area requesting the Commission's opinion on whether or not a building structure being constructed in the Gomes subdivision at Leahi Avenue violates the intent of the third party agreement relating to heights of structures.

The Director reported that the private covenant covering

the construction of buildings states that no structure shall exceed a height of three stories. The staff has checked the construction drawing and inspected the site. In view of the fact that certain amount of excavation work was necessary to lower the contour of the land to provide for off-street parking facilities, the structure is basically a three-story apartment building with underground off-street parking area.

The Director pointed out that the Commission had considered the third party beneficiary contract due to the fact that the city cannot enforce any private covenants relating to development of properties. Property owners within a radius of 750 feet have the right to enforce this covenant.

The Commission voted to inform the property owners of the staff's findings and to advise them of their right to enforce the restrictive covenants, on the motion of Mr. Felix and second of Mr. Chun Hoon. Messrs, Centeio and Lemmon disqualified themselves from voting on this matter.

ZONING HOTEL-APT.  
WAIKIKI  
KALAKAUA AVENUE  
JACK LEONG, ET AL

On the motion of Mr. Chun Hoon and second of Mr. Lemmon, the Commission adopted and authorized for transmission to the Mayor and the Board of Supervisors, City Planning Commission Resolution No. 1028, which changes a portion of Class A Residential District No. 11 to Hotel and Apartment District No. 112 for Jack Leong, et al's. property situated on the makai side of Kalakaua Avenue between Coconut Road and Poni Moi Road.

The following subdivision actions were taken by the Commission on the motion of Mr. Felix and second of Mr. Centeio:

SUBDIVISION  
KALIHI  
OFF KAM IV ROAD  
M. T. WAUKE  
SURV: Y. ARAKAKI  
CLASS A

The Commission granted tentative approval to the revised proposed subdivision of portions of Land Court Application 1045 and 1737 at Kalihi into 9 lots with areas ranging from 5,000 $\mu$  to 5,700 $\mu$  together with 40 and 16-foot rights-of-way.

The Commission on February 12, 1959, voted to defer action on the subdivision plan and requested for revised plans to provide for better buildable lots. The existing dwelling over the common boundary of proposed Lots K and L will be removed or relocated.

Approval of this subdivision will be subject to compliance with building spacing requirements, construction of all street improvements and utilities and drainage facilities and the filing of final survey maps.

SUBDIVISION  
KAPALAMA  
WAIKAMILO ROAD  
MONMOUTH INC., ET AL  
AGENT: J. CLARKE (A.H.  
RICE, CO., LTD.)  
SURV: WRIGHT, HARVEY  
& WRIGHT  
GENERAL INDUSTRIAL

Tentative approval was granted to the proposed consolidation of the following:

(1) Proposed consolidation of Lots 1, 2, & 3, being portion of R. P. 7834, Land Commission Award 7714-B, Apana 7 to M. Kekuaiwa and Lot EE-4-B, Section EE, Land Court Application 750 at Kapalama into 1 lot of 41,836 $\mu$ ;

(2) Proposed consolidation of Lots 13 and 14 being portion of R. P. 7834, Land Commission Award 7714-B, Apana 7 to M. Kekuaiwa and Lot F, Land Court Application 1334 at Kapalama into one lot of 10,873 $\mu$ .

SUBDIVISION  
PALAMA  
OFF SCHOOL STREET  
CITY & COUNTY OF HON.  
SURV: C & C OF HON.,  
LAND DIVISION  
CLASS A

Approval will be subject to compliance with the requirements of the Board of Water Supply.

Tentative approval was granted to the proposed subdivision of Lot H-3 of Land Court Application 557 at Palama into 2 lots: H-3-A, 1,114 $\frac{1}{2}$  being the remainder area; H-3-B, 372 $\frac{1}{2}$ .

Lot H-3-B is within the Palama Street extension. Lot H-3-A (1,114 $\frac{1}{2}$ ) will be sold to the abutting owner.

Approval will be subject to the filing of a map showing the consolidation of Lot H-3-A (1,114 $\frac{1}{2}$ ) with Lot H-4 and I-4 (Tax Map Key 1-7-44: 58, 1,634 $\frac{1}{2}$ ) to create a lot of 2,748 $\frac{1}{2}$ .

SUBDIVISION  
KAPAUHI  
FORT STREET  
ROYAL DEVELOPMENT CO. LTD.  
SURV: R. M. TOWILL, FOR  
TERR. HIGHWAY DEPT.  
FIRE DISTRICT #1 & #2

Approval was granted to the proposed subdivision of Parcel 27 Tax Map Key 2-1-09 being Land Court Application 722 at Kapauhi into 2 lots: 1, 13,459 $\frac{1}{2}$ ; 2, 5,769 $\frac{1}{2}$  and the restriction of access rights affecting Lot 1.

Lot 2 (5,769 $\frac{1}{2}$ ) and the restriction of access rights are required by the Territory of Hawaii for the construction of the Nuuanu Highway Federal Aid Project No. BU-061(6).

Final maps and a copy of the Petition for Subdivision have been filed.

SUBDIVISION  
KEWALO  
HALEKAUWILA & AHUI STS.  
VICTORIA WARD, LTD.  
SURV: W.P. THOMPSON  
GENERAL INDUSTRIAL

On the basis of the filing of final map showing the consolidation, approval was granted to the proposed consolidation of Lots 24, 25, and 26 of Land Court Application 670 at Kewalo into Lot 430, 15,000 $\frac{1}{2}$  less 1,425 $\frac{1}{2}$  master plan setback area leaving a net area of 13,575 $\frac{1}{2}$ .

SUBDIVISION  
PAUOA VALLEY  
KEKUANONI STREET  
SAM KALAMA  
AGENT: WILLIAM K. AMONA  
CLASS A

The Commission reviewed again the proposed subdivision of portions of Grant 4917 to Keauloa, R. P. 7283, Land Commission Award 1602 to Kahawai and R. P. 7376, Land Commission Award 5235, Apana 2 to S. Kaapuiki at Pauoa into 3 lots with areas ranging from 8,931 $\frac{1}{2}$  to 17,861 $\frac{1}{2}$  together with a sewer easement being 10-foot wide.

The Commission on January 22, 1959, voted to defer action on the subdivision plan. Water and sewer services are available.

Tentative approval was granted by the Commission on November 20, 1958, to a subdivision plan of 6 lots together with a 16-foot right-of-way. The Chief Engineer recommends that at least a 15-foot wide drainage easement be provided from the top of the bank of Pauoa Street.

However, a revised plan for 3 lots was submitted in order to clear a minor's interest in the property. The court has issued a court order assigning one of the lots to the minor.

Mr. William K. Amona, attorney for the applicant, has filed the following documents:

(1) "Petition for Approval of Voluntary Partition Agreement" filed in the Circuit Court, First Judicial Circuit on February 10, 1959;

(2) "Order Approving Voluntary Partition Agreement" dated February 24, 1959, signed by Judge McKinley and filed in the Circuit Court;

(3) A copy of the "Partition Deed" dated February 7, 1959, signed and executed and duly acknowledged by Joseph Thomas Andrade, Sue Kaawa Dela Cruz, Robert St. Sure, Angelina O. Andrade and Antonio C. Dela Cruz.

Final survey maps showing the 15-foot drainage easement have been filed.

The Commission granted approval to this subdivision.

SUBDIVISION  
PAUOA VALLEY  
KEKUANONI STREET  
SAM KALAMA  
CLASS A

The Commission reaffirmed the granting of tentative approval to proposed subdivision of portions of Grant 4197 to Keauloa, R. P. 7283, Land Commission Award 1602 to Kahawai, and R. P. 7376, Land Commission Award 5235, Apana 2 to S. Kaapuiki at Pauoa Valley into 6 lots with areas ranging from 5,000 $\mu$  to 6,700 $\mu$  together with a 16-foot right-of-way.

Tentative approval was granted by the Commission on November 20, 1958, to a sub division of 6 lots.

Approval of this subdivision will be subject to compliance with drainage requirements of the Chief Engineer, construction of the 16-foot right-of-way, compliance with the requirements of the Board of Water Supply and the Division of Sewers and the filing of final survey maps showing the 15-foot drainage easement and rounding of the corners and a notation that the 16-foot right-of-way is to serve the interior lots only.

SUBDIVISION  
MANOA  
TAKEO KISHIDA, ET AL  
CLASS A-1

Approval was granted to the proposed consolidation of Lots 264 and 265 as shown on Map 3 of Land Court Application 742 at Manoa into one lots of 11,960 $\mu$ .

The applicant proposes to build a residence in the center of the proposed lot.

Final maps showing the consolidation have been filed.

SUBDIVISION  
MANANA UKA  
WAIMANO HOME ROAD  
HAWAIIAN LAND & IMPROVE-  
MENT CO., LTD., ET AL  
SURV: R. M. TOWILL  
RURAL PROTECTIVE

The Commission granted approval to the proposed consolidation and resubdivision of Lots 11-D-1-A and 11-D-1-B of Land Court Application 1695 at Manana Uka into 2 lots: 470, 3.931 acres; 471, 61.697 acres, being the remainder area, together with a 10-foot building setback line along Waimano Home Road.

The Commission on February 5, 1959, voted to defer action on the matter pending further study of the Master Plan changes in this area. By letter dated February 17, 1959, Mr. J. C. Myatt of the Territorial Highway Department informed the Commission that Waimano Home Road is not a limited access highway. Therefore, it has no objection to the subdivision in the manner proposed.

Lot 470 (3.931 acres) will be used as a church site in substitution for Lot 11-D-1-A (3.702 acres).

The staff has made a study of the master plan changes in this area and has found that the shifting of the church site will not affect the proposed changes in the master plan.

Water is available. Final survey maps showing the 10-foot building setback line on Waimano Home Road have been filed.

SUBDIVISION  
WAIALUA  
KAMEHAMEHA HIGHWAY  
B. P. BISHOP ESTATE,  
ET AL  
SURV: G. PODMORE  
HIGHWAY & RURAL PROT.

Approval was granted to the proposed subdivision and consolidation of the following:

- (1) Proposed subdivision of R. P. 4475, Land Commission Award 7713, Apana 34 to V. Kamamalu at Waialua into two lots of 11,266 $\frac{1}{2}$  and 11,402 $\frac{1}{2}$ ;
- (2) Proposed subdivision of R. P. 1479, Land Commission Award 7342, Apana 9 to Kukoa at Waialua into two lots of 22,805 $\frac{1}{2}$  (0.523 acre), and 1.29 acres;
- (3) Proposed consolidation of portion of R. P. 4475 Land Commission Award 7713, Apana 34 (11,266 $\frac{1}{2}$ ) with portion of R. P. 1479, Land Commission Award 7342, Apana 9 (22,805 $\frac{1}{2}$ ) to create a lot of 34,071 $\frac{1}{2}$  (0.782 acre)
- (4) Proposed consolidation of portion of R. P. 4475 Land Commission Award 7713, Apana 34 (11,402 $\frac{1}{2}$ , 0.261 acres) with portion of R. P. 1479, Land Commission Award 7342, Apana 9, 1.29 acres to create a lot of 1.55 acres.

The purpose of this subdivision and consolidation is for land exchange. Final maps have been filed.

SUBDIVISION  
WAHIAWA  
WALEA AVENUE  
JOHN D. ADAMS, JR.  
SURV: ASSOCIATED  
ENGINEERS  
CLASS A-1

Tentative approval was granted to the proposed consolidation and resubdivision of Lots 15-A-1 and 15-A-2 (F. P. 305, Tax Map Key 7-5-02:2 ) at Wahiawa into 2 lots: 1, 9,300 $\frac{1}{2}$  with an existing dwelling and being a 12-foot flag lot; 2, 12,410 $\frac{1}{2}$ .

Approval will be subject to compliance with building spacing, Class A-1 zoning, and Board of Health requirements, and the filing of final maps showing the rounding of corner.

SUBDIVISION  
WAHIAWA  
KARSTEN DRIVE  
ERMETT P. SIMPSON  
CLASS A-1

The Commission reviewed further the revised proposed subdivision of Lot 30 of "Wahiawa Heights" (F.P. 254) at Wahiawa into 5 lots with areas ranging in size from 7,500 $\frac{1}{2}$  to 8,010 $\frac{1}{2}$  and a 16-foot right-of-way.

The Commission on February 19, 1959, voted to defer action pending further study of the right-of-way.

The revised plan shows a 16-foot right-of-way in lieu of a 20-foot right-of-way. The Bureau of Plans pointed out that it has received numerous requests for maintenance and garbage services to lots on 20 foot rights-of-way. It stated that 20-foot rights-of-way are too narrow for the service vehicles and recommended a 24-foot right-of-way according to city standards or a 16-foot right-of-way so that it would remain a private roadway.

The Commission discussed its policy of permitting 16 and 20-foot rights-of-way to serve two to six lots in lieu of the 24-foot requirement. Some of the Commission members stated that strict adherence to the 24-foot requirement should be made so that the problems of the Chief Engineer would be resolved. However, it was pointed out that strict adherence to two or three lot subdivisions would create drainage problems and would be too costly so that a subdivision would not be practical.

Mr. Cullen Pakk, from the Bureau of Plans, pointed out that the Bureau of Plans requires a distinction between public and private roadways. A 24-foot roadway will, upon dedication, become a public roadway but a 16-foot right-of-way will be considered as a private driveway. He reiterated the problems of the Chief Engineer regarding maintenance services to lots on 20-foot rights-of-way.

The Commission voted to establish a policy to permit 16-foot rights-of-way which do not exceed 120 feet to serve two or three lots. Rights-of-way to serve four or more lots must comply with the requirements of the Subdivision Rules and Regulations.

A Commission member suggested that a restriction be placed on the use of these rights-of-way to the interior lots only excluding any lots which have frontage on a public street. The Director pointed out that there may be no legal basis for enforcing this restriction. However, the Commission stated that, hereafter, the subdividers are to be required to place this restriction on the final maps filed.

The Commission granted tentative approval to this subdivision with approval subject to compliance with the requirements of the Board of Health and the Board of Water Supply, construction of the 16-foot right-of-way, and the filing of final survey maps with a note that only the interior lots are to use the 16-foot right-of-way.

SUBDIVISION  
WAIANA  
OFF FARRINGTON HIGHWAY  
JOSEPH L. DWIGHT  
SURV: WM. C. VANNATTA  
HIGHWAY & RURAL  
PROTECTIVE

The Commission deferred action on the proposed subdivision of Lot 18-A-1 being a portion of Grant 10011 to J. L. Dwight at Nanakuli into 59 residential lots with areas ranging from 5,000 $\pm$  to 7,170 $\pm$ ; one park site of 62,700 $\pm$ ; one parcel of 15,000 $\pm$ ; one parcel of 97,000 $\pm$  with two single family dwellings together with 44 and 32-foot rights-of-way. Lots 27 and 29 are flag lots. The existing buildings on Lots 1, 2, 3, and 1-B will be demolished.

This matter will be referred to the Territorial Highway Department since this subdivision abuts a Federal Aid Highway, to the Chief Engineer regarding drainage facilities for lots abutting the stream and suitability for residential building purposes, and to the staff for study of the street pattern.

SUBDIVISION  
HALAWA  
OFF NAULU PLACE  
FOSTER HOMES, LTD.  
SURV: PARK & PARK  
RURAL PROTECTIVE

The Commission granted approval to the proposed subdivision of Lot C being a portion of Exclusion 5 of Land Court Application 966 being also a portion of the Ahupuaa of Halawa at Halawa into 2 lots: C-1, 38,500 $\pm$  being the remainder area; C-2, 6,667 $\pm$ ; and the consolidation of Lot C-2 being a portion of Lot C of Exclusion 5 with Lot B-1 being a portion of Lot B of Exclusion 5 and Lot 60 of Land Court Application 966 into one lot of 22,282 $\pm$ .

Final maps showing the consolidation have been filed.

SUBDIVISION  
KALIHI-UKA  
KAMANAIKI & MURPHY STS.  
SERAPHINE G. PEDRA  
SURV: R.M. TOWILL  
CLASS B

The Commission voted to defer action on the proposed consolidation and resubdivision of portion of Lot 2, Lot 6, Block P, Kaiulani Tract and a portion of Murphy Street at Kalihi-Uka into 2 lots: A, 5,414 $\pm$  less 1,233 $\pm$  master plan setback area leaving a net area of 4,181 $\pm$  together with an existing dwelling; B, 6,227 $\pm$

less 2,908 $\frac{1}{2}$  master plan setback area leaving a net area of 3,319 $\frac{1}{2}$  and being a 12-foot flag lot.

Lot B, a 12-foot flag lot, runs along an existing 15-foot right-of-way.

The status of Murphy Street, whether private or public, will be checked by the staff.

The Commission reviewed the revised proposed subdivision and consolidation of the following:

SUBDIVISION  
WAHIAWA  
OFF CALIFORNIA AVENUE  
KANAME SAITO, ET AL  
SURV: PARK & PARK  
CLASS A-1 & A-2

(1) Revised proposed subdivision of portion of Homestead Road (portion of Government Land at Wahiawa) into 20 lots with areas ranging from 1,515 $\frac{1}{2}$  to 5,136 $\frac{1}{2}$  with Lot 1, 4,906 $\frac{1}{2}$  being a roadway lot. Lots 2 to 19 inclusive, will be consolidated and used and sold together with abutting Lots 125 to 142 inclusive of Land Court Application 680, and Lot 20 will be consolidated and used and sold together with abutting Lot 21 of portion of Grant 973 to J. Robinson, R. Lawrence and R. Holt.

(2) Revised proposed subdivision of portion of Grant 973 to J. Robinson, R. Lawrence and R. Holt at Wahiawa into 10 lots (Lots 21 to 30 inclusive) with areas ranging from 327 $\frac{1}{2}$  to 11,035 $\frac{1}{2}$  (Lot 25, 11,035 $\frac{1}{2}$  will be for a roadway lot being a 44-foot right-of-way).

Approval of the subdivision was granted on July 10, 1958. Lots 4 to 18 inclusive of the revised subdivision of the portion of Homestead Road will be consolidated with abutting Lots 126 to 140 inclusive of Land Court Application 680 and Lots 23 and 24 of portion of Grant 973 to J. Robinson, R. Lawrence and R. Holt will have net areas ranging from 7,362 $\frac{1}{2}$  to 7,391 $\frac{1}{2}$  which are below the 7,500 $\frac{1}{2}$  minimum lot size area required for Class A-1 residential district.

The Commission on January 15, 1959, voted to look with favor to the granting of modification from lot size areas for 15 lots and advised the applicant to comply with the provisions of Ordinance 1567. This action was taken on the basis of a letter from Park & Park, surveyors for the applicant, requesting this modification for the following reasons:

1. Discrepancies were found in azimuths and distance as shown on maps filed at the Territorial Survey office and those measured in the field by the surveyors for the developers.
2. Land Division of the City and County and the Survey Department of the Territory of Hawaii were asked to conduct studies and surveys to establish corrected azimuths and distances. The revised subdivision plan uses the corrected data which results in 15 sub-standard lots.
3. It would be too costly to readjust the lot boundaries inasmuch as the construction of street improvements and utilities are progressed to such an advanced stage of completion.

The following lots will be used and sold together as one lot:

- (A) Lot 21 (8,059 $\frac{1}{2}$ ) of Grant 973, with Lot 20 (1,515 $\frac{1}{2}$ ) of Homestead Road Subdivision to create Lot M, 9,574 $\frac{1}{2}$ ;
- (B) Lot 22 (4,783 $\frac{1}{2}$ ) of Grant 973 with Lot 125 (414 $\frac{1}{2}$ ) of Land Court Application 680 and Lot 19 (2,334 $\frac{1}{2}$ ) of Homestead Road Subdivision to create a lot of 7,531 $\frac{1}{2}$ , being Lot L;
- (C) Lot 23 (2,229 $\frac{1}{2}$ ) of Grant 973 with Lot 126 (2,376 $\frac{1}{2}$ ) of Land Court Application 680 and Lot 18 (2,786 $\frac{1}{2}$ ) of Homestead Road Subdivision to create Lot K, 7,391 $\frac{1}{2}$ ;
- (D) Lot 24 (327 $\frac{1}{2}$ ) of Grant 973 with Lot 127 (4,278 $\frac{1}{2}$ ) of Land Court Application 680 and Lot 17 (2,784 $\frac{1}{2}$ ) of Homestead Road Subdivision to create Lot J, 7,389 $\frac{1}{2}$ ;
- (E) Lot 26 (5,983 $\frac{1}{2}$ ) of Grant 973 with Lot 124 (17 $\frac{1}{2}$ ) of Land Court Application 680 to create Lot H, 6,000 $\frac{1}{2}$ ;
- (F) Lot 27 (4,729 $\frac{1}{2}$ ) of Grant 973 with Lot 123 (1,271 $\frac{1}{2}$ ) of Land Court Application 680 to create Lot G, 6,000 $\frac{1}{2}$ ;
- (G) Lot 28 (2,716 $\frac{1}{2}$ ) of Grant 973 with Lot 122 (3,284 $\frac{1}{2}$ ) of Land Court Application 680 to create Lot F, 6,000 $\frac{1}{2}$ ;
- (H) Lot 29 (726 $\frac{1}{2}$ ) of Grant 973 with Lot 121 (5,274 $\frac{1}{2}$ ) of Land Court Application 680 to create Lot E, 6,000 $\frac{1}{2}$ ;
- (I) Lot 30 (3,368 $\frac{1}{2}$ ) of Grant 973 with Lot 112 (3,051 $\frac{1}{2}$ ) of Land Court Application 680 to create Lot A, 6,215 $\frac{1}{2}$ ;
- (J) Lot 2 (5,136 $\frac{1}{2}$ ) of Homestead Road Subdivision with Lot 142 (3,507 $\frac{1}{2}$ ) of Land Court Application 680 to create a lot of 8,643 $\frac{1}{2}$  being Lot 144;
- (K) Lot 3 (2,874 $\frac{1}{2}$ ) of Homestead Road Subdivision with Lot 141 (4,770 $\frac{1}{2}$ ) of Land Court Application to create Lot 145, 7,644 $\frac{1}{2}$ ;
- (L) Lot 4 (2,756 $\frac{1}{2}$ ) of Homestead Road Subdivision with Lot 140 (4,606 $\frac{1}{2}$ ) of Land Court Application 680 to create Lot 146, 7,362 $\frac{1}{2}$ ;
- (M) Lot 5 (2,758 $\frac{1}{2}$ ) of Homestead Road Subdivision with Lot 139 (4,606 $\frac{1}{2}$ ) of Land Court Application 680 to create Lot 147, 7,364 $\frac{1}{2}$ ;
- (N) Lot 6 (2,760 $\frac{1}{2}$ ) of Homestead Road Subdivision with Lot 138, (4,606 $\frac{1}{2}$ ) of Land Court Application 680 to create Lot 148, 7,366 $\frac{1}{2}$ ;
- (O) Lot 7 (2,762 $\frac{1}{2}$ ) of Homestead Road Subdivision with Lot 137 (4,606 $\frac{1}{2}$ ) of Land Court Application 680 to create Lot 149, 7,368 $\frac{1}{2}$ ;
- (P) Lot 8 (2,764 $\frac{1}{2}$ ) of Homestead Road Subdivision with Lot 136 of Land Court Application 680 (4,606 $\frac{1}{2}$ ) to create Lot 150, 7,370 $\frac{1}{2}$ ;
- (Q) Lot 9 (2,767 $\frac{1}{2}$ ) of Homestead Road Subdivision with Lot 135 (4,606 $\frac{1}{2}$ ) of Land Court Application 680 to create Lot 151, 7,373 $\frac{1}{2}$ ;
- (R) Lot 10 (2,769 $\frac{1}{2}$ ) of Homestead Road Subdivision with Lot 134 (4,606 $\frac{1}{2}$ ) of Land Court Application 680 to create Lot 152, 7,375 $\frac{1}{2}$ ;

(S) Lot 11 (2,771 $\frac{1}{2}$ ) of Homestead Road Subdivision with Lot 133 (4,606 $\frac{1}{2}$ ) of Land Court Application 680 to create Lot 153, 7,378 $\frac{1}{2}$ ;

(T) Lot 12 (2,773 $\frac{1}{2}$ ) of Homestead Road Subdivision with Lot 132 (4,606 $\frac{1}{2}$ ) of Land Court Application 680 to create Lot 154, 7,380 $\frac{1}{2}$ ;

(U) Lot 13 (2,775 $\frac{1}{2}$ ) of Homestead Road Subdivision with Lot 131 (4,606 $\frac{1}{2}$ ) of Land Court Application 680 to create Lot 155, 7,382 $\frac{1}{2}$ ;

(V) Lot 14 (2,777 $\frac{1}{2}$ ) of Homestead Road Subdivision with Lot 130 (4,606 $\frac{1}{2}$ ) of Land Court Application 680 to create Lot 156, 7,384 $\frac{1}{2}$ ;

(W) Lot 15 (2,779 $\frac{1}{2}$ ) of Homestead Road Subdivision with Lot 129 (4,606 $\frac{1}{2}$ ) of Land Court Application 680 to create Lot 157, 7,386 $\frac{1}{2}$ ;

(X) Lot 16 (2,782 $\frac{1}{2}$ ) of Homestead Road Subdivision with Lot 128 (4,606 $\frac{1}{2}$ ) of Land Court Application 680 to create Lot 158, 7,388 $\frac{1}{2}$ .

In compliance with the provisions of Ordinance 1567, the applicant on February 6, 1959, mailed 14 letters by certified mail. Of the 14 letters mailed, one letter of protest was received.

Approval was granted by the Commission on July 10, 1958, to the Brannen Tract Subdivision on the basis of filing of the following documents approved as to form by the City and County Attorney's office:

(1) 50% surety bond in the amount of \$47,717.10 guaranteeing completion of street improvements and utilities;

(2) Agreement between Hawaii Builders Supply Co., Ltd., and the City and County of Honolulu;

(3) 50% contractor's performance bond in the amount of \$47,717.10;

(4) Copy of the contract between Kaname Saito and Takato Saito, owners, and the Territorial Contractors in the amount of \$95,434.21 to complete the street improvements and utilities.

Final survey maps have been filed.

The Commission granted modification to the 15 lots which fall below the minimum lot area requirements for Class A-1 Residential zone on the basis of hardship since construction of street improvements and utilities is nearly completed and requiring the correction of this situation would mean the reconstruction of the roadway.

Tentative approval was granted with approval subject to certification from the Board of Supervisors on lot size modification for the 15 lots.

SUBDIVISION  
MANOA  
EAST MANOA ROAD  
LUM YIP KEE, ET AL  
SURV: COMMUNITY  
PLANNING INC.  
CLASS A-1

The Commission reviewed the proposed subdivision of Parcel 8, Tax Map Key 2-9-44 (being Land Court Application 953) at Manoa into 59 lots with areas ranging from 7,500 $\pm$  to 11,400 $\pm$  together with 24, 32, 44 and 56-foot rights-of-way and a remnant lot of 9,184 $\pm$ . Lot 24 (8,100 $\pm$ ) is a 12-foot flag lot.

The Commission on February 12, 1959 voted to defer action to the subdivision plan at the request of the Chief Engineer for his further study on drainage facilities and the suitability of the lots along Manoa Stream for the construction of residential structures. Clarification regarding the use of the 9,184 $\pm$  remnant lot was also requested.

Lot width modification is required for lot 59. Lot 41 is an irregular lot with a 5' to 20' width by 140' in length (2,000 $\pm$ ).

By letter dated February 20, 1959, Mr. George K. Houghtailing of Community Planning Inc., informed the Commission that the 9,184 $\pm$  remnant lot presently is a roadway lot and will be left as a roadway with a possibility that said remnant lot will be sold to the adjoining property owner. It will not be built upon and will remain as an open right-of-way. Also, the owners are agreeable to setting aside a building setback along Manoa Stream of 20 foot width.

Committee Report No. 136 dated January 20, 1959, from the Board of Supervisors recommends the approval of the realignment of the master plan roadway connecting East Manoa Road with the applicant's land. A public hearing will be held for the proposed realignment.

The Commission granted tentative approval with approval subject to compliance with the construction of the master plan roadways, compliance with the requirements of the Chief Engineer regarding drainage, construction of all street improvements and utilities and the filing of final survey maps showing the 9,184 $\pm$  roadway lot consolidated with the adjoining lot. In addition, the Commission requested that the irregular boundary of Lot 41 caused by the narrow sliver of land be eliminated.

SUBDIVISION  
AIEA HEIGHTS  
AIEA HEIGHTS DRIVE  
WM. C. VANNATTA, ET AL  
SURV: A. E. MINVIELLE, JR.  
CLASS AA

The Commission reviewed again the proposed consolidation and resubdivision of Parcels 14 and 32, portion of Grant 7281 at Aiea Heights into 11 lots with areas ranging from 10,000 $\pm$  to 76,300 $\pm$  with an existing dwelling on Lot 11, together with a 32-foot right-of-way with a 20-foot entrance.

The Commission had deferred action on this subdivision to permit the attorney for the property owners who are protesting this subdivision to consult with them regarding the proposal by the subdivider to pave the existing 20-foot right-of-way to its full width. The Director informed the Commission that Mr. Myhre, the attorney for the protestants, stated that the property owners have not made a decision. Mr. Myhre is requesting deferral for further consultations.

Some of the Commission members believed that a decision should be made today since this matter has been deferred several times. They pointed out that the Commission had adequate basis for its action when it granted

tentative approval to this subdivision plan on May 29, 1957.

However, to permit Attorney Myhre to consult further with his clients, the Commission voted to defer action for one week on the motion of Mr. Centeio and second of Mr. Izumi. Mr. Felix voted in the negative.

SUBDIVISION  
MANOA  
FERDINAND AVENUE  
GEORGE G. CANTLAY  
CLASS AA

The Commission reviewed again an allegation by Mr. George G. Cantlay that the consolidation of a 3,648 $\frac{1}{2}$  lot with a 20,000 $\frac{1}{2}$  lot and which was later subdivided into two lots of 10,000 $\frac{1}{2}$  and 13,648 $\frac{1}{2}$  was in error. Mr. Cantlay claims that the 3,648 $\frac{1}{2}$  lot is a separate and distinct lot.

This matter was referred again to the City and County Attorney's office for an opinion. The Attorney by opinion dated February 20, 1959, stated that his office renders an opinion based on facts available in the record of the City Planning Commission. However, in view of the great variance between the record of the City Planning Commission and the facts alleged by Mr. Cantlay's attorney, he recommends that Mr. Cantlay be granted a hearing to present testimony and other evidence pertinent to the issue.

The Commission stated that on the basis of the attorney's first opinion dated September 13, 1957, it decided that Mr. Mann, duly licensed surveyor, did have ostensible authority to act for Mr. Cantlay in the subdivision of Parcel 22, Tax Map Key 2-9-08, into two lots of 10,000 $\frac{1}{2}$  and 13,648 $\frac{1}{2}$  submitted on August 16, 1951. As a result of approval of this subdivision, the Commission found that there has been a consolidation of the 3,648 $\frac{1}{2}$  lot with the 20,000 $\frac{1}{2}$  lot. In addition, the Commission noted that the fact that Mr. Cantlay sold the 10,000 $\frac{1}{2}$  parcel, he, as the owner, ratified the action of his surveyor, Mr. Mann.

The Commission stated that it has reviewed the City and County Attorney's opinion and finds no new evidence to justify the allegation made by Mr. Cantlay. It voted to reaffirm its previous position of not considering the 3,648 $\frac{1}{2}$  lot as a separate lot on the motion of Mr. Lemmon and second of Mr. Izumi. The Commission stated that Mr. Cantlay may appear before the Commission if he desires to do so.

The following subdivisions which were granted tentative approval and now conform to requirements for approval were approved by the Commission on the motion of Mr. Felix and second of Mr. Centeio:

SUBDIVISION  
KALIA  
KEEAUMOKU STREET  
K. J. LUKE & HAWAIIAN  
LAND CO., LTD.  
SURV: JAMES B. MANN  
BUSINESS

1. Proposed subdivision and consolidation of the following:

(1) Proposed subdivision of Land Court Consolidation 65 at Kalia into 2 lots: 2-A, 550 $\frac{1}{2}$ ; 2-B, the remainder area being the existing Keeaumoku Street;

(2) Proposed subdivision of Land Court Consolidation 20 at Kalia into 2 lots: 26-A, 550 $\frac{1}{2}$ ; 26-B, 12,552 $\frac{1}{2}$

(3) Proposed consolidation of Lot 2-A (550 $\frac{1}{2}$ ) of Land Court Consolidation 65 with Lot 26-B (12,552 $\frac{1}{2}$ ) of Land Court Consolidation 20 to create a lot of 13,102 $\frac{1}{2}$ ;

(4) Proposed consolidation of Lot 26-A (550 $\frac{1}{2}$ ) of Land Court Consolidation 20 with Lot 2-B of Land Court Consolidation 65 to become a portion of Keeaumoku Street.

Tentative approval was granted by the Commission on February 19, 1959.

Keeaumoku Street is a private right-of-way. Board of Water Supply requirements have been met. Final survey maps have been filed.

SUBDIVISION  
KANEHOE  
LILIPUNA ROAD  
M. WOND  
SURV: CLARENCE J. OLDS  
CLASS A-1

2. Proposed consolidation and resubdivision of Lots 5-A-1 and 5-A-2 of Konoluluiwi being a portion of Grant 7511 to Isaac Adams at Kaneohe into 2 lots: 5-X, 10,557 $\frac{1}{2}$  with an existing single family dwelling; 5-Y, 11,552 $\frac{1}{2}$ .

Tentative approval was granted by the Commission on February 19, 1959.

This subdivision is for the readjustment of boundaries to comply with building spacing requirements.

Water is available. Board of Health requirements and Building Department requirements have been met. Final maps have been filed.

SUBDIVISION  
KANEHOE, KOOLAUPOKO  
KANEHOE BAY DRIVE  
SHIRAI & ASSOCIATES  
SURV: PARK & PARK  
CLASS A-1 & BUSINESS

3. Proposed subdivision of Grant 8921 to Jason Andrade into 59 residential lots with areas ranging from 7,500 $\frac{1}{2}$  to 8,828 $\frac{1}{2}$ ; one lot of 22,501 $\frac{1}{2}$ ; one lot of 22,589 $\frac{1}{2}$ ; and the proposed subdivision of Lot 1 (213,844 $\frac{1}{2}$ ) of the Kaneohe Bay View Drive Tract being also portions of Royal Patent 6955, Land Commission Award 7587, Apana 2, Part 5 to L. Kealoha and Grant 8921 to Jason Andrade and all of Royal Patent 1381, Land Commission Award 4238-B, Apana 2 to Kauhi at Kaneohe into 27 lots with areas ranging from 7,500 $\frac{1}{2}$  to 9,971 $\frac{1}{2}$  together with 24, 60, 120 and 200-foot rights-of-way.

Approval was granted by the Commission on the basis of the filing of the following documents approved as to form by the City and County Attorney's office:

(1) 50% surety bond in the amount of \$68,350 to guarantee completion of construction of street improvements and utilities;

(2) Agreement between Shirai and Associates and the City and County of Honolulu;

(3) Copy of contract between the subdivider and Haisuka Brothers Ltd., contractor; and,

(4) 50% contractor's performance bond in the amount of \$68,343.11.

By letter dated February 12, 1959, the Chief Engineer certified the completion of street improvements and utilities in accordance with approved plans.

By letter dated February 25, 1959, the Suburban Water Division of the Board of Water Supply certified the completion of the water system.

Final survey maps have been filed.

SUBDIVISION  
WAHIAWA  
LOKO DRIVE  
M. SHINTARU  
ENGINEER: K. SUZUKI  
SURV: S. TAKEMOTO  
CLASS A-1

The Chief engineer will be authorized to return the bond to the owner.

Final approval.

4. Proposed consolidation and resubdivision of Lots 105 and 106 of Land Court Application 1062 Section B, Yamato Tract at Wahiawa into 12 lots with areas ranging from 5,497 $\frac{1}{2}$  to 6,859 $\frac{1}{2}$ , together with a 32-foot right-of-way.

Tentative approval was granted by the Commission on November 23, 1955.

An extension of six months was granted by the Commission on November 15, 1956 to complete construction of required street improvements and utilities.

By letter dated February 11, 1959, the Chief Engineer certified the completion of construction of street improvements and utilities in accordance with the approved plans.

By letter dated February 25, 1959, the Suburban Water Division of the Board of Water Supply certified the completion of the water system.

No performance bond has been submitted for this project.

Final maps have been filed. Final approval.

SUBDIVISION  
EWA  
FOSTER VILLAGE, UNIT III  
THE QUEEN'S HOSPITAL  
DEVELOPER: LIKINS  
FOSTER HONOLULU CORP.  
SURV: PARK & PARK  
RURAL PROTECTIVE

5. Proposed subdivision of Lot D of Block D of Land Court Application 966 and Lot B, being a portion of Exclusion 5 of Land Court Application 966 and being also a portion of the Ahupuaa of Halawa at Halawa into 66 lots with areas ranging from 5,960 $\frac{1}{2}$  to 15,600 $\frac{1}{2}$  together with 32-foot and 44-foot rights-of-way.

Approval was granted by the Commission on February 20, 1958, on the basis of filing of the following documents approved as to form by the City and County Attorney's office:

(1) 100% bond in the form of a Letter of Credit in the amount of \$19,500 from Republic National Bank of Dallas to guarantee completion of the unfinished portions of the street improvements and utilities;

(2) Agreement between Foster Homes, Ltd., and the City and County of Honolulu;

(3) Copy of a letter from the surveyor noting the amount of the unfinished work and certified by the Chief Engineer.

By letter dated April 23, 1958, the Board of Water Supply certified the completion of the water system in accordance with the approved plans.

By letter dated February 18, 1959, the Chief Engineer certified the completion of construction of street improvements and utilities in accordance with approved plans.

Final survey maps have been filed.

Final approval to Unit III.

The Chief Engineer will be authorized to return the bond to the owner.

The Commission instructed the staff to study and recommend a zoning classification for the Foster Village area.

SUBDIVISION:  
HALAWA  
FOSTER VILLAGE, UNIT IV-A  
QUEEN'S HOSPITAL  
DEVELOPER: LIKINS  
FOSTER HONOLULU CORP.  
SURV: PARK & PARK  
RURAL PROTECTIVE

6. Proposed subdivision of Lot E of Block E of Land Court Application 966 at Halawa into 48 residential lots with areas ranging from 6,000 $\frac{1}{2}$  to 6,844 $\frac{1}{2}$ , together with 44 and 56-foot rights-of-way.

Approval was granted by the Commission on February 20, 1958, on the basis of the filing of the following documents approved as to form by the City and County Attorney's office:

- (1) 100% bond in the form of a Letter of Credit in the amount of \$19,500 from Republic National Bank of Dallas to guarantee completion of the unfinished portion of the street improvements and utilities;
- (2) Agreement between Foster Homes, Ltd., and the City and County of Honolulu;
- (3) Copy of a letter from the surveyor noting the amount of the unfinished work and certified by the Chief Engineer.

By letter dated January 2, 1959, the Board of Water Supply certified the completion of the water system in accordance with the approved plans.

By letter dated February 18, 1959, the Chief Engineer certified the completion of construction of street improvements and utilities and drainage facilities in accordance with the approved plans.

Final survey maps have been filed. Final approval to Unit IV-A.

The Chief Engineer will be authorized to return the bond to the owner.

SUBDIVISION  
WAIPIO  
WAIKAKALAU GULCH,  
WAIPIO TRACT, UNIT I  
FINANCE REALTY CO., LTD.  
SURV: PARK & PARK  
RURAL PROTECTIVE

7. Proposed subdivision of Lot 463, Land Court Application 1000 being Unit I of Waipio Tract at Waipio into 43 lots with areas ranging from 6,610 $\frac{1}{2}$  to 39.30 acres, served by 32 and 44-foot rights-of-way.

Approval was granted by the Commission on August 30, 1956, on the basis of filing of the following documents approved as to form by the City and County Attorney's office:

- (1) Subdivision bond in the amount of \$69,700;
- (2) Agreement between the City and County of Honolulu and the subdivider;
- (3) Construction contract between the subdivider and the Highway Construction Co.;
- (4) Signed copy of the Board of Health's reply concerning the piggeries, etc., certifying compliance with their requirements.

By letter dated February 25, 1959, the Chief Engineer certified the completion of construction of street improvements and utilities in accordance with the approved plans.

By letter dated February 26, 1959, the Suburban Water Division of the Board of Water Supply certified the completion of the water system in accordance with the approved plans.

Final survey maps have been filed.

The Chief Engineer will be authorized to return the bond to the owner.

Final approval.

SUBDIVISION  
WAIPIO  
WAIKAKALAU GULCH,  
WAIPIO TRACT, UNIT II  
FINANCE REALTY CO., LTD.  
SURV: PARK & PARK  
RURAL PROTECTIVE

8. Proposed consolidation of Lots 1-A-12-G-1 and 587 of Land Court Application 1000 at Waipio into 137 residential lots with areas ranging from 5,420# to 158,563# together with 44 and 32-foot rights-of-way.

Approval was granted by the Commission on July 11, 1957, on the basis of filing of the following documents approved as to form by the City and County Attorney's office:

(1) 100% surety bond in the amount of \$275,000 guaranteeing construction of street improvements and utilities;

(2) Agreement between Finance Realty Co., Ltd., and the City and County of Honolulu; and,

(3) Copy of contract between Finance Realty Co., Ltd., and Highway Construction Co., Ltd., contractor, in the amount of \$275,000.

By letter dated February 25, 1959, the Chief Engineer certified the completion of construction of street improvements and utilities in accordance with the approved plans.

By letter dated February 26, 1959, the Suburban Water Division of the Board of Water Supply certified the completion of the water system in accordance with the approved plans.

Final survey maps have been filed.

The Chief Engineer will be authorized to return the bond to the owner.

Final approval.

The Commission received and placed on file the following communication and committee reports of the Board of Supervisors:

MISC.  
APPOINTMENT OF  
COMMISSION  
MEMBERS

1. The Board of Supervisors confirmed the appointments of Harold K. Kometani, Henry Chun Hoon, and Tsutomu Izumi as members of the City Planning Commission.

ZONING BUSINESS  
KALIHI  
N. SCHOOL ST. &  
MARTIN STREET

2. Committee Report No. 450--The change in zoning was approved for a portion of Class B Residential District No. 2 to Business District No. 252 for land situated off the makai-waikiki corner of N. School Street and Martin Street.

ZONING HOTEL-APT.  
WAIKIKI  
KALAKAUA AVENUE  
BET. COCONUT RD  
AND PONI MOI RD.

ZONING HIGHWAY &  
RURAL PROTECTIVE  
KAENA, WAIALUA  
FARRINGTON HWY

ZONING BUSINESS  
WAIKIKI  
KALAKAUA AVENUE  
BET. BEACH WALK AND  
LEWERS ROAD

ZONING BUSINESS  
KAPALAMA  
SCHOOL STREET AND  
POHAKU ST. EXT.

ZONING APARTMENT  
DISTRICT "B"  
WAHIAWA  
WILIKINA DRIVE  
AND KUNIA ROAD

ZONING BUSINESS  
KAIMUKI  
WAIALAE AVENUE  
BET. 7TH & 8TH AVES.

STREET NAME  
WAIPIC ACRES  
SUBDIVISION, UNIT III

STREET NAME  
KAPALAMA  
COLBURN STREET

MASTER PLAN  
MOILIILI  
KAHOALOHA LANE

ZONING MISC.  
LETTER FROM THE  
MOILIILI BUSINESS-  
MEN & PROFESSIONAL  
ASSOCIATION

3. Committee Report No. 451--approving the change in zoning for a portion of Class A Residential District No. 11 to Hotel and Apartment District No. 111 for land situated off the makai side of Kalakaua Avenue between Coconut Road and Poni Moi Road.

4. Committee Report No. 452--approving the rezoning of land situated on the mauka side of Farrington Highway between Dillingham Airfield and Globe Wireless Station at Kaena, Waialua, from Rural Noxious Industry District No. 4 to Highway Protective and Rural Protective zones.

5. Committee Report No. 454--approving the change in zoning for a portion of Hotel and Apartment District A to Business District No. 255 for land situated off the makai side of Kalakaua Avenue between Beach Walk and Lewers Road at Waikiki.

6. Committee Report No. 455--approving the change in zoning for a portion of Class A Residential District No. 9 to Business District No. 256 for land situated off the makai side of School Street on the waikiki side of Pohaku Street Extension at Kapalama.

7. Committee Report No. 456--approving the change in zoning for a portion of Highway Protective zone to Rural Apartment District "B" no. 1 for land situated on the west corner of Wilikina Drive and Kunia Road at Wahiawa.

8. Committee Report No. 457--approving the change in zoning for a portion of Class A Residential District No. 21 to Business District No. 257 for land situated on the mauka side of Waialae Avenue between 7th and 8th Avenues at Kaimuki.

9. Committee Report No. 458--approving the street names for roadways within the Waipio Acres Subdivision, Unit III.

10. Committee Report No. 459--approving the street name "Colburn Street" for a roadway within the Monmouth Industrial Subdivision at Kapalama.

11. Committee Report No. 475--informing the Commission that the Chief Engineer states that he believes that the construction of the roadway (Kahoaloha Lane) will not be realized prior to the construction of any apartment structure proposed by the Kuhio Investment Corporation.

12. Committee Report No. 494--informing the Commission that the Moiliili Businessmen & Professional Association has filed a letter requesting that it be notified of any public and official action taken by the Board or the Commission regarding the proposal to rezone the American-Chinese Club premises to accommodate the Wigwam Department Store.

The meeting adjourned at 3:55 p.m.

Respectfully submitted,

*Carole A. Kamishima*  
Carole A. Kamishima  
City Planning Secretary

Meeting of the City Planning Commission

March 5, 1959

The City Planning Commission met in regular session on Thursday, March 5, 1959, at 2:58 p.m., in the Conference Room of the City Hall Annex with Chairman A. J. Gignoux presiding:

**PRESENT:** A. J. Gignoux, Chairman  
R. G. Rietow  
Henry Chun Hoon  
Harold Kometani  
Cyril W. Lemmon  
George Centeio  
John H. Felix  
Tsutomu Izumi  
Leighton S. C. Louis, Director

**ABSENT:** Katsuro Miho  
Frank W. Hustace, Jr.

**MINUTES:** The minutes of February 26, 1959, as circulated, were approved on the motion of Mr. Lemmon and second of Mr. Kometani.

**MASTER PLAN  
PALOLO VALLEY  
PARK SITE  
"CUMMINS DAIRY"**

By Finance Committee Report No. 515, the Board of Supervisors recommended to the Commission that a 1.7 acres of land master planned for park purposes be set aside for use by the Territorial Land Commissioner in view of the fact that funds are not available at this time for development or improvement of the park site.

This area is the former "Cummins Dairy" site in Palolo and the Commission noted that a proposal is before the Board and the Land Commissioner's office to use this land for church purposes.

The Director reported that the Land Commissioner is in favor of the proposed church use, subject, however, to certain restrictions which will be written into the deed. These restrictions are: (1) that the premises will be used for church purposes; (2) that the total land area will be used in the following manner: 20% for buildings, 24% for off-street parking for a minimum of 56 cars, 40% open space for park purpose and for use by the public, and 16% for miscellaneous uses such as walkways and plantings; (3) that the height of the church building and tower will be limited to 35 feet and the school building to 25 feet; (4) that the roadway leading from Palolo Avenue to the property will be improved with sidewalks and pavement according to city standards; and (5) that the premises will be used for church purposes for a period of at least 50 years. The Moiliili Higashi Hongwanji Mission plans to spend about \$100,000 for this development since it is being displaced from its present location as a result of the Mauka Arterial project.

The Commission authorized the calling of a public hearing to delete the park site from the master plan so that church use as stated will be permitted on the motion of Mr. Rietow and second of Mr. Centeio.

**PUBLIC HEARING  
ZONING BUSINESS  
WAIKIKI  
2333 & 2343  
KAPIOLANI BLVD.  
FINANCE INVESTMENT  
CO. LTD.**

Pursuant to Section 149-198, Revised Laws of Hawaii 1955, as amended, a public hearing was held to consider a change in zoning from Hotel and Apartment to Business for approximately 4 acres of land situated on the makai side of Kapiolani Boulevard, opposite Isenberg and Hoawa Streets, being the former American-Chinese Club premises.

This public hearing was authorized on the basis of the filing of a petition signed by 75.7% of the property owners within a radius of 750 feet. The Wigwam Department Store proposes to construct a business building on this property.

The Director reported that the applicant, Finance Investment Company, Limited, has filed a letter stating that it wishes to withdraw its request for change in zoning.

The Commission stated that all interested parties should be heard because the public hearing has been established.

A letter from the Moiliili Business & Professional Association signed by its president, Makoto Kunimune, was read by the Director. The members of the Association protest the granting of any variance or change in zoning for business use for this property under consideration since they believe there are sufficient neighborhood business areas to serve the present demand. They have followed the master plan for Honolulu and pointed out that to permit additional business uses for an area that is not contiguous or near existing business areas would be inconsistent to good planning.

Mr. Makoto Kunimune, who was present, reiterated the position taken by the Association.

Attorney Kinji Kanazawa, representing the Association, reported that the business area of Moiliili has gone through several transitional periods due to the mauka arterial and other traffic problems and now is ready for further expansion because of increased business. However, the businessmen of Moiliili believe that this area under consideration for business use is not good city planning because it is not contiguous to existing business areas and is adjacent to a canal. They believe that the Moiliili business area should be considered as a neighborhood shopping center and not as a regional shopping center. Any consideration by the Commission for expansion of the business area should be within the boundaries of existing business areas. Therefore, the Association is definitely opposed to the rezoning or granting of a variance for use of the property for business.

The Commission inquired of Mr. Sheridan C. F. Ing, vice-president of Finance Investment Co., Ltd., whether the Investment Company has any reasons for the withdrawal. Mr. Ing stated that in view of the letter filed, he believed no additional statement was necessary, and thanked the Commission for having considered the application. In reply to another inquiry, whether or not the applicant expects to request a rezoning at some later date, Mr. Ing replied that the Board of Directors makes all decisions and he cannot speak for the Board.

The public hearing was closed and the matter was taken under advisement on the motion of Mr. Rietow and second of Mr. Centeio.

The Commission then discussed whether or not it should take any action on this application since the applicant had voluntarily withdrawn the petition. Mr. Felix believed that no action should be taken because the applicant withdrew his application and made a motion that, since the applicant withdrew his application, the Commission takes no action and recommends that the area be retained for hotel

and apartment uses. This motion died for the lack of a second.

The Director explained that withdrawal of the application for rezoning by the applicant has no legal effect since this matter is being considered at a public hearing after a duly published notice has been given. However, the Commission may take it into consideration when acting on the subject matter.

The other Commissioners believed that the Commission should make a decision to approve or disapprove business uses within this area so that the public may be advised. However, it stated that the staff's recommendation should be heard. The Director then presented the following:

"The staff has made a study and the conclusion is that any extension of the business zone beyond McCully within the hotel and apartment area is unwarranted. The study shows that there are several vacant lands which can be developed for business purposes within the boundaries of Kalakaua Avenue, Beretania Street, South Street, Ala Moana Boulevard and the canal. The fact that a special type of business wishes to operate within the area should not be the basis for disturbing our future land use plans for the development of this city.

"The staff noted that approximately 13 acres of land will be open up for new development under the Queen-Emma redevelopment project. The purpose of this redevelopment is to provide for an area for new and existing businesses to redevelop near the central business district area.

"There are sufficient business centers to serve the East side of Honolulu. Therefore, apartment development in the area East of McCully should be encouraged."

A motion to disapprove the rezoning of the area to business uses on the basis of the staff's recommendation was made by Mr. Izumi seconded by Mr. Centeio and carried. Mr. Chun Hoon disqualified himself from voting on this matter.

ZONING HOTEL-APT.  
WAIPAHU  
MAUKA SIDE OF  
FARRINGTON HIGHWAY  
PACIFIC LAND HUI  
AGENT: ATTORNEY  
ROY E. TAKUSHI

Pending a visit of the site, the Commission, on the motion of Mr. Chun Hoon and second of Mr. Centeio, voted to defer action on the request for change in zoning from Business to Hotel and Apartment for land situated on the mauka side of Farrington Highway, ewa of the Waipahu Drainage Canal.

ZONING BUSINESS  
KANEHOHE  
KALIHI TUNNEL  
APPROACH ROAD &  
KAMEHAMEHA HIGHWAY  
GORDON SIMS, ET AL

The Commission, on the motion of Mr. Chun Hoon and second of Mr. Centeio, voted to defer action on the request for change in zoning from Class A-1 Residential to Business for approximately 85,469sq of land situated on the mauka-Pali corner of Kamehameha Highway and Kalihi Tunnel Approach Road, pending a visit of the site.

ZONING BUSINESS  
KAIMUKI  
WAIALAE & 8TH AVES.  
LAU KIAM AND  
LAU HOY

The Commission considered further a request for change in zoning from existing Class A Residential to Business for the rear portion of a parcel of land situated at the mauka-ewa corner of Waialae Avenue and 8th Avenue. Presently 8,914sq of the property is zoned for business and the balance of 5,000sq is zoned Class A Residential. A public hearing was held on February 5, 1959, and the Commission had deferred action pending clarification from the applicant regarding the proposed development of the property.

The Director reported that the applicant has submitted a letter stating that the extension of the existing business zone is needed for the purpose of providing additional off-street parking and for the construction of a new business building. The first floor will be used for business and the second floor will be used for apartment purposes.

The Commission voted to approve the change in zoning on the motion of Mr. Centeio and second of Mr. Chun Hoon. Commissioners Felix, Rietow, and Izumi voted in the negative. Approval was granted with the express condition that the development will follow the plan submitted for parking and business.

ZONING CLASS A-1  
RESIDENTIAL  
KALIHI VALLEY  
APPROX. 3 MILES  
MAUKA OF SCHOOL ST.  
BISHOP ESTATE

The Commission considered a request for change in zoning from Class AA Residential to Class A-1 Residential for 22 acres of land situated in Kalihi Valley within the forest reserve area.

The Commission noted that the surrounding area is zoned Class AA Residential and believed that because of the topography of the land, large lots should be retained.

A motion to refer this matter to the Board of Agriculture and Forestry for its comments and to retain this area for Class AA Residential uses was made by Mr. Felix seconded by Mr. Kometani and carried.

ZONING HOTEL -APT.  
WAIKIKI  
3019 KALAKAUA AVE.  
MR. & MRS. ADOLPH  
C. SENDEL  
BY: C. J. KIM,  
ENGINEER

Mr. C. J. Kim, engineer for the applicant, requested a change in zoning from Class A Residential to Hotel and Apartment for a 6,787 $\frac{1}{2}$  parcel of land situated on the makai side of Kalakaua Avenue. He stated that a new 12-story apartment building with a penthouse and parking for 12 cars is proposed to be constructed. There will be one luxurious deluxe apartment per floor and the penthouse will be a recreational area and not to be used as an apartment unit.

The Commission stated that the applicant should file a third party beneficiary contract providing for certain restrictions on the use of the property similar to those filed by other applicants for hotel and apartment zone in this area. These restrictions are: (1) provide for off-street parking facilities on the basis of one parking space for each unit; (2) provide for a setback of 6 feet for future road widening purpose; (3) agree to participate in an improvement district for the improvement of the streets and utilities; and (4) prohibit any business uses on the premises.

The Commission, on the motion of Mr. Rietow and second of Mr. Kometani, authorized the calling of a public hearing subject to the applicant's filing of the third party beneficiary contract.

Mr. Chun Hoon stated that since the Commission leaned with favor to this area makai of Kalakaua Avenue for hotel and apartment uses, it should now consider restricting the size of lots suitable for such uses. He believed that the property owners should be encouraged to consolidate their lots.

The Commission checked the tax map for lot sizes within this area and concurred with Mr. Chun Hoon's opinion. A motion to refer this matter to the staff for study and recommendation for lot sizes suitable for hotel and

apartment developments was made by Mr. Felix seconded by Mr. Lemmon and carried.

The Commission also checked the preliminary plans for the apartment development and questioned the accessibility of automobiles to the off-street parking spaces. The staff checked the drawings and found some discrepancies which will be called to the attention of the engineer.

ZONING BUSINESS  
KAPAHULU  
MOOHEAU AVENUE  
ISAMU OKUMURA  
AGENT: RICHARD M.  
KAGEYAMA

A request for change in zoning from Class B Residential to Business for two parcels of land totaling 10,000<sup>sq</sup> in area situated on the north side of Mooheau Avenue, 120 feet east of Kapahulu Avenue was considered by the Commission.

The staff reported that this area is set aside for off-street parking purposes under a variance permit issued in 1952. The applicant is requesting that this variance permit be canceled and the area rezoned to business so that the owner may use one lot for business purposes and the other for off-street parking purposes. The staff pointed out that the owner has converted the garage sheds and using the area for business purposes in violation of the zoning laws. Mr. Sam Harris of the Public Prosecutor's office has been notified of this violation and he is investigating the matter.

The Commission noted that this area is within the neighborhood analysis study of Kapahulu and voted to defer action on the motion of Mr. Rietow and second of Mr. Felix.

ZONING GENERAL  
INDUSTRIAL  
WAIMALU  
MAKAI SIDE OF  
KAMEHAMEHA HIGHWAY  
HIROTOSHI YAMAMOTO  
& ASSOCIATES, &  
MCCANDLESS ESTATE  
BY: SAKAE TAKAHASHI,  
ATTORNEY

The Commission considered a request for change in zoning from Highway Protective and Rural Protective to General Industrial for approximately 33.97 acres of land situated on the makai side of Kamehameha Highway directly opposite the Waimalu Subdivision. This is within the area the Commission is considering for limited and semi industrial uses and other uses as part of the over-all study for the Halawa-Waiiau district.

Mr. George Houghtaling, planning consultant for the applicants, indicated that several studies were made of this area in conjunction with the over-all zoned areas of Honolulu. It was concluded that industrial uses would be most desirable and feasible since this area fronts a restricted water frontage and there is a demand for more industrial areas. He recommended that properties fronting the water extending from Aiea all the way down to Kunia should be considered for industrial uses since these uses would not detract from the surrounding uses because of the ocean frontage and mixed uses within the vicinity. He reported that the definite plans of the Territorial Highway Department to relocate Kamehameha Highway is not known, therefore, the developers will provide for a setback and control access to Kamehameha Highway. He concluded that this area is most suitable for an industrial park development.

The Commission stated that it has not made a decision regarding the desirable type of uses for this area. A motion to visit the site was made by Mr. Lemmon seconded by Mr. Rietow and carried. The Commission instructed the staff to check on water and sewer requirements for the area.

ZONING CLASS A-2  
RESIDENTIAL  
KANEHOE  
LILIPUNA ROAD  
JOYCE MURAKAMI  
BY: SIDNEY I.  
HASHIMOTO, ATTY.

A request for change in zoning from Class AA Residential to Class A-2 Residential for a 31,136 $\frac{1}{2}$  parcel of land situated on Lilipuna Road, Kaneohe, was considered by the Commission.

The applicant pointed out that the surrounding areas have lots in the 5,000 to 6,000 $\frac{1}{2}$  class and that the change in zoning for this parcel of land will not detract from the surrounding neighborhood.

The Commission voted to defer action for staff study of lot sizes in the vicinity, on the motion of Mr. Chum Hoon and second of Mr. Centeio.

ZONING VARIANCE  
ALIAMANU  
SALT LAKE BLVD. &  
LIKINI PLACE  
WILLIAM J.  
MCDONOUGH, D. C.

Dr. William J. McDonough, chiropractor, by letter, requested that the Commission grant him a variance to practice chiropractic within the area to be vacated by Dr. Marie V. Moore at 3406 Salt Lake Boulevard. Dr. Moore plans to retire soon and since she is the only chiropractor in the area, no replacement would place a severe hardship on her patients. Dr. McDonough believes that the welfare of the community should be paramount and the Commission should give special consideration to this request.

The Commission noted that it had disapproved a similar request from Dr. Moore on the basis that there is no evidence of hardship relating to the use of the land and stated that the variance permit is to terminate as soon as Dr. Moore ceases her operation.

The Commission voted to disapprove this request on the motion of Mr. Centeio and second of Mr. Izumi.

ZONING CLASS A-1  
RESIDENTIAL  
KANEHOE  
AIKAHI TRIANGLE  
CENTEX-TROUSDALE  
CO.

By letter dated February 27, 1959, Mr. H. W. B. White, General Manager of Centex-Trousdale Company, requested an opportunity to appear before the Commission to submit their reasons for zoning of the Aikahi Triangle area from Class AA Residential to Class A-1 Residential and Apartment uses.

Mr. E. J. Viner, engineer, stated that he had just learned this morning (March 5, 1959) that the Commission would be considering this matter this afternoon and therefore, he is not ready to make his presentation. He requested that the Commission defer action for one week.

A motion to defer action for one week was made by Mr. Kometani seconded by Mr. Centeio and carried.

ZONING HOTEL-APT.  
KANEHOE  
KALAMA BEACH  
KANEHOE RANCH CO.

The Kaneohe Ranch Co., Ltd., has submitted a letter stating that the proposed development of the hotel and apartment zone on Kalama Beach is still very active. There are plans for a major hotel development as part of the future land use plan for this area; however, it believes that the timing is not right for the construction of such a hotel in Kailua at present.

The Commission voted to defer discussion on this matter for one week on the motion of Mr. Kometani and second of Mr. Centeio.

ZONING CLASS A-1  
RESIDENTIAL  
WAIPIO TRACT

The Commission had requested the staff to study the rezoning of the Waipio Tract area from its present Rural Protective zoning to restricted residential. The staff reported that a lot size study of the area shows that majority of the lots are 7,500 $\frac{1}{2}$  and over, therefore, it recommends rezoning of this area to Class A-1 Residential.

**ZONING CLASS A-2  
RESIDENTIAL  
FOSTER VILLAGE**

The Commission authorized the calling of a public hearing to consider Class A-1 Residential zoning for the Waipio Tract area on the motion of Mr. Chun Hoon and second of Mr. Rietow.

The staff also studied the rezoning of the Foster Village area from Rural Protective to restricted residential uses and recommended Class A-1 Residential zoning. A lot size study showed that 75.5% of the lots are between 6,000 and 7,499 $\frac{1}{2}$  in area.

A motion to authorize the calling of a public hearing to consider Class A-2 Residential zoning for the Foster Village area was made by Mr. Chun Hoon seconded by Mr. Izumi and carried.

**ZONING MISC.  
KANEHOE-KAILUA  
KAILUA ROAD AND  
KALANIANAOLE HWY.  
WINDWARD OAHU  
COMMUNITY ASSOC.**

The Windward Oahu Community Association, Inc., submitted a request to zone approximately 10 acres of land situated on the mauka-Kaneohe side of the intersection of Kailua Road, Kalanianaole Highway, and Ulukahiki Street from existing Rural and Highway Protective zoning so that the area may be used for hospital purposes.

The Director stated that under the Highway and Rural Protective zoning regulations, hospitals are permitted, therefore, rezoning is not required.

The Commission voted to so advise the applicant on the motion of Mr. Felix and second of Mr. Izumi.

**ZONING CLASS A-2  
RESIDENTIAL  
KAALAEA  
WAILUHIA & LAUMAULA  
ROADS  
SING CHONG CO., LTD.  
BY: WM. H. HEEN,  
ATTORNEY**

Mr. William H. Heen filed with the Commission an item which appeared in the Washington Post newspaper dated February 26, 1959, wherein the County Planning Board of the Maryland-National Capital Park and Planning Commission recommended the rezoning of lots in a certain area from 9,000 $\frac{1}{2}$  to 6,000 $\frac{1}{2}$ . Mr. Heen stated that this action is an indication that home sites of smaller areas in the rural districts should be made available to persons of moderate income.

Mr. Heen represents the Sing Chong Company, Limited, in its request for rezoning of approximately 18.615 acres of land in the Kaalaea District from Class AA to Class A-2 Residential district.

A motion to acknowledge receipt of Mr. Heen's letter and newspaper article with the information that the Commission is still studying the Kaalaea district was made by Mr. Chun Hoon seconded by Mr. Centeio and carried.

**ZONING BUSINESS  
& HOTEL-APT.  
PUNALUU  
GRACE KAHOALII  
ESTATE & COOKE  
TRUST CO.  
BY: JOHN PARKS,  
ATTORNEY**

Mr. John Parks, appearing on behalf of Mr. & Mrs. Hallaran, operators of "Pat's at Punaluu" a restaurant operation, requested that the Commission consider again the rezoning of the Grace Kahoalii Estate property at Punaluu to Business and Hotel and Apartment uses. He understands that the planning consultants hired under the Urban Planning Grant contract recommends that this area at Punaluu is a desirable area for the type of development proposed by the applicant. He stated that facilities offered by "Pat's at Punaluu" is in constant demand and since its lease on the present location has expired, it must relocate its operation as soon as possible. The new operation will be a restaurant-hotel combination with a Hawaiian motif and the owners are very anxious to go ahead with their plans. He requested that the Commission call a public hearing for the rezoning of this area.

The Commission noted that this property, consisting of approximately 5.5 acres, is situated on the makai side of Kamehameha Highway and an application is pending before the Commission from the Cooke Trust Company for rezoning of the area to Hotel and Apartment uses. The Commission had discussed the over-all development plans for the Punaluu area with the planning consultants and had adopted in principle the recommendation made for resort center development for this area, subject, however, to relocation of proposed public facilities and other features including the highway.

The Commission informed Mr. Parks of the tentative plans of the Commission to relocate Kamehameha Highway approximately 1,000 feet mauka from its present location. Mr. Parks stated that he was not aware of this proposal.

This matter was taken under advisement on the motion of Mr. Chun Hoon and second of Mr. Rietow.

The Commission discussed whether the proposed development fits in with the over-all plan for the Punaluu area since the applicants propose a combination restaurant and motel operation. It believed that another look at the area should be made. A motion to defer action for visit of the site was made by Mr. Chun Hoon seconded by Mr. Izumi and carried.

**URBAN REDEVELOPMENT  
KAPAHULU NEIGHBOR-  
HOOD ANALYSIS  
STUDY**

The staff completed its report on "Neighborhood Analysis for Urban Renewal of the Kapahulu District" and an informal discussion was held with the Commission, Mr. Edward Burns of the Honolulu Redevelopment Agency and Mr. David Bent, Urban Renewal Coordinator.

The Commission voted to adopt the report on the motion of Mr. Felix and second of Mr. Lemmon. Messrs. Rietow and Kometani abstained from voting on this matter since they did not review the report.

**MISC.  
CAPITOL SITE**

Mr. Kometani believed that the City Planning Commission should adopt a resolution indicating its position with respect to locating the capitol site within the civic center area for presentation to the legislature at its hearing tonight, Thursday, March 5, 1959.

The Director stated that the Board of Supervisors has adopted a resolution regarding this matter, therefore, a resolution from the Commission directly to the legislature may not be in order. If the Commission believes that a resolution should be adopted, it should be addressed to the Mayor and the Board of Supervisors with copies furnished to all the members of the House of Representatives and the Senate. He reported that he will speak at the hearing on behalf of the Mayor, the Board of Supervisors and the City Planning Commission.

The Commission voted to reaffirm its position that the capitol site be located within the civic center area and instructed the staff to draft a resolution to the Mayor and the Board indicating its position with copies to be furnished to each member of the House and the Senate, on the motion of Mr. Kometani and second of Mr. Felix.

The following resolutions of the City Planning Commission were adopted and authorized for transmission to the Mayor and the Board of Supervisors for approval on the motion of Mr. Rietow and second of Mr. Lemmon:

**ZONING ORDINANCE  
OFF-STREET AUTOMO-  
BILE PARKING DIST.**

1. Resolution No. 1017, amending Chapter 21 of the Revised Ordinances of Honolulu 1957 by adding Article 9, Other Use Districts, Section 21-9.2, creating "Off-street Automobile Parking District".

**MASTER PLAN  
BINGHAM-MOILIILI  
WIDENING OF  
KEEAUMOKU STREET &  
REALIGNMENT OF THE  
OVERPASS**

2. Resolution No. 1026, amending a portion of Master Plan Section 15 (Bingham-Moiliili) by: (1) realigning Keeaumoku Street overpass at Lunalilo Freeway; and (2) establishing a 24-foot setback line on the Waikiki side of Keeaumoku Street between Kinau Street and Beretania St.

**ZONING SEMI-  
INDUSTRIAL  
KEWALO  
KEEAUMOKU STREET**

3. Resolution No. 1029, changing a portion of Hotel and Apartment District No. 2 to Semi-Industrial District No. 8 for land situated about 236 feet off the Waikiki side of Keeaumoku Street between Lions Place and Rycroft Street, Kewalo.

The following subdivision actions were taken by the Commission on the motion of Mr. Chun Hoon and second of Mr. Lemmon:

**SUBDIVISION  
KALIA  
KAPIOLANI BLVD. &  
KEEAUMOKU STREET  
HAWAIIAN LAND CO., LTD.  
SURV: JAMES B. MANN  
BUSINESS**

The Commission granted approval to the proposed consolidation of Lots 23, 24, & 25-A of Land Court Consolidation 20 at Kalia into one lot of 38,984 $\frac{1}{2}$  together with a 10-foot building setback line on Kapiolani Boulevard.

Final maps showing the consolidation have been filed.

**SUBDIVISION  
WAIKIKI  
WINAM & OLOKELE AVES.  
TERRITORY OF HAWAII  
SURV: C & C LAND DIV.  
HOTEL & APARTMENT**

Tentative approval was granted to the proposed subdivision of Lot 2 as shown on Map 2 of Land Court Application 861 at Waikiki into 5 lots: 2-A, 3,625 $\frac{1}{2}$  (portion of existing Olokele Avenue); 2-B, 2,479 $\frac{1}{2}$ ; 2-C, 5,739 $\frac{1}{2}$  (Winam Avenue extension); 2-D, 2,365 $\frac{1}{2}$ ; 2-E, 9,617 $\frac{1}{2}$  (being portion of existing Winam Avenue).

Proposed Lot 2-B is to be sold to the abutting owner of Lot 3 and Lot 2-D is to be sold to the abutting owner of Lot 1. A copy of the Petition for Subdivision with a restrictive covenant that Lots 2-B and 2-D are to be sold to the abutting owners of Lots 3 and 1 and Lots 2-B and 2-D are to be treated as one lot with Lots 3 and 1 respectively in the event of resale has been filed.

By letter dated December 3, 1958, by J. T. Okamura, the Department of Public Instruction informed the Commission that it sees no objection to reducing the 60-foot right-of-way to a 32-foot right-of-way.

Committee Report No. 4882 dated December 16, 1958, requested the Chief Engineer to submit to the Board a draft of the resolution providing for the abandonment of the unrequired area of the present 60-foot right-of-way with request made therein to the Commissioner of Public Lands to sell the remnant to the interested abutting owners of property.

Approval will be subject to the filing of final maps showing the consolidation of Lots 2-B and 2-D with Lots 3 and 1, and compliance with requirements of the Division of Sewers.

SUBDIVISION  
WAIKIKI  
DIAMOND HEAD ROAD  
MURIEL C. DAMON, ET AL  
SURV: WRIGHT, HARVEY  
& WRIGHT  
CLASS A

Tentative approval was granted to the proposed subdivision and consolidation of the following:

- (1) Proposed subdivision of Lot C of Land Court Application 1005 at Waikiki into 2 lots: C-1, 10 $\mu$  and C-2, 676 $\mu$ .
- (2) Proposed subdivision of Land Court Application 1079 (being Tax Map Key 3-1-37: 4) at Waikiki into 2 lots: A, 12,801 $\mu$  with an existing dwelling and garage; and B, 10 $\mu$ .
- (3) Proposed consolidation of Lot A of Land Court Application 1079 with Lot C-1 of Land Court Application 1005 and Grant 11072 to Bishop Trust Co., Ltd., into one lot of 16,609 $\mu$  with an existing dwelling and garage.
- (4) Proposed consolidation of Lot 3 of Land Court Application 1005, Lot B (10 $\mu$ ) of Land Court Application 1079, Lot B (619 $\mu$ ) being Tax Map Key 3-1-37:8, and Lot C-2 of Land Court Application 1005 into one lot of 23,469 $\mu$  less 440 $\mu$  master plan setback area leaving a net area of 23,029 $\mu$ .

Final survey maps showing the consolidation have been filed. Approval will be subject to compliance with the requirements of the Board of Health.

SUBDIVISION  
KAIMUKI  
SEVENTH AVENUE  
RICHARD K. CONDON, ET AL  
AGENT: A. PETER HOWELL  
SURV: WRIGHT, HARVEY  
& WRIGHT  
CLASS A

The Commission granted tentative approval to the revised proposed consolidation and resubdivision of Lot 10 and a portion of Lot 12, Block 39 of the Kaimuki Tract at Kaimuki into 2 lots: A, 5,000 $\mu$  with an existing dwelling; B, 11,154 $\mu$  with two existing dwellings and Lot C, 846 $\mu$  being a 12-foot flag lot with corners rounded for ease of access.

Tentative approval was granted by the Commission on February 5, 1959, to a subdivision plan of two lots

Approval will be subject to compliance with requirements of the Building Department, Class A zoning, and the Board of Water Supply, and the construction of the 12-foot right-of-way.

SUBDIVISION  
WAIALAE-IKI  
HOKU AVENUE  
ICHIRO KAWANO, ET AL  
SURV: W. P. THOMPSON  
CLASS A

Tentative approval was granted to the proposed subdivision of Lot A, portion of Palolo Hill Tract, Section "A" (F. P. 44) at Waialae-Iki into 4 lots: 1, 5,280 $\mu$ ; 2, 5,740 $\mu$  less 150 $\mu$  master plan setback area leaving a net area of 5,590 $\mu$ ; 3, 5,300 $\mu$ ; 4, 5,840 $\mu$  together with a 16-foot right-of-way of 1,87

Hoku Street is a private roadway. Approval will be subject to compliance with the requirements of the Board of Water Supply and the Division of Sewers, construction of the 16-foot right-of-way, certification from the Chief Engineer that Hoku Street complies with the minimum roadway requirements including pavement width, and the filing of final maps noting the master plan setback areas.

SUBDIVISION  
KAILUA  
KEANIANI & ONEAWA STS.  
STEPHANIE P. MARCIEL,  
ET AL  
SURV: PARK & PARK  
CLASS A

Tentative approval was granted to the proposed consolidation and resubdivision of Lots 732-A, 1127 and 1128 of Land Court Application 495 at Kailua into 6 lots: A, 5,960 $\mu$  less 550 $\mu$  master plan setback area leaving a net area of 5,410 $\mu$ ; B, 5,300 $\mu$ ; C, 5,034 $\mu$  being a 20-foot flag lot with an existing single

family dwelling and garage; D, 5,164 $\mu$  E, 5,540 $\mu$  with an existing single family dwelling and garage (garage to be relocated); F, 5,000 $\mu$  with an existing single family dwelling; and G, 2,447 $\mu$  less 246 $\mu$  master plan setback area leaving a net area of 2,201 $\mu$  being a 16-foot right-of-way. Existing single family dwelling and garage on Lot C are to be relocated to Lot D to conform to building spacing requirements.

The Commission granted modification for the 16-foot right-of-way which exceeds the 120 feet maximum by 9 feet and also modification on lot width for Lot D.

Approval of this subdivision will be subject to compliance with building spacing, Class A zoning, and Board of Health requirements, and the filing of final maps showing the rounding of corner at Oneawa Street and the 16-foot right-of-way, the master plan setback area and noting that the 16-foot right-of-way is to serve three interior lots only.

SUBDIVISION  
KANEHOE  
WAIKALUA ROAD  
BERT K. IKEBE, ET AL  
SURV: JAMES F. POSTER  
CLASS A

Tentative approval was granted to the proposed subdivision of Lot 14 of Lot A of Land Court Application 747 at Kaneohe into 2 lots: 14-A, 5,653 $\mu$  less 50 $\mu$  master plan setback area leaving a net area of 5,603 $\mu$  and being a 12-foot flag lot with a single family dwelling and garage; and 14-B, 5,355 $\mu$  less 355 $\mu$  master plan setback area leaving a net area of 5,000 $\mu$ .

Water is available. Approval will be subject to compliance with Board of Health requirements, building spacing requirements, and the filing of final maps showing the rounding of the corner for ease of access.

SUBDIVISION  
KAALAEA  
AHILAMA & LAMAULA RDS  
SING CHONG CO., LTD.  
SURV: R. M. TOWILL  
CLASS AA AND RURAL  
PROTECTIVE (AGRICULTURAL SUBDIVISION)

Tentative approval was granted to the proposed subdivision of Tract 18, portion of R. P. 7531, Land Commission Award 8559-B, Apana 33 to Wm. C. Lunalilo (cert. of boundaries #58) at Kaalaea into 2 parcels: Tract 18-A, 4.729 acres less 0.030 acres master plan setback area leaving a net area of 4.699 acres and Tract 18-B, 1.097 acres.

A duly acknowledged letter stating that this subdivision is for agricultural purposes has been filed. Water is available.

Approval will be subject to certification from the Chief Engineer that Ahilama and Lamaula Roads meet the requirements of an agricultural subdivision, compliance with the requirements of the Board of Health and the filing of final survey maps noting the master plan area.

SUBDIVISION  
KAIPAPAU  
KAMEHAMEHA HIGHWAY  
ESTATE OF GEORGE W.  
COSTA, ET AL  
AGENT: LOUIS COSTA,  
ADMINISTRATOR  
HIGHWAY & RURAL  
PROTECTIVE

The Commission reviewed the proposed subdivision of Lots 4 and 5 of Land Court Consolidation 23 as shown on Map 3 at Kaipapau into 5 lots: 4-A, 10,000 $\mu$  with an existing dwelling; 4-B, 46,300 $\mu$  being a 16-foot flag lot; 5-A, 6,600 $\mu$ ; 5-B, 6,700 $\mu$  and 5-C, 46,300 $\mu$  being a 16-foot flag lot.

The purpose of this subdivision is to separate the interests of the heirs to the estate. Water is available.

The Commission stated that a 32-foot standard right-of-way should be provided in lieu of the two 16-foot flag for access to Lots 4-B and 5-C. Also, any future

subdivision of either or both of Lots 4-B and 5-C will require the construction of a standard 32-foot roadway.

Action on this subdivision was deferred for a revised map with a 32-foot right-of-way, and referral to the Territorial Highway Department for comments.

SUBDIVISION  
WAIANAE  
MANO AVENUE  
HAWAIIAN HOMES COMMISSION  
SURV: TERR. OF HAWAII  
RURAL PROTECTIVE

Tentative approval was granted to the proposed subdivision of Lot 142 of Nanakuli residence lots first series at Waianae into 2 lots: 142-A, 0.51 acres (22,215 $\mu$ ) and 142-B, 0.72 acres (31,363 $\mu$ ) being a 20-foot flag lot with an existing dwelling.

Mano Avenue is a right-of-way owned by Hawaiian Homes Commission. Lot 142-B may be further subdivided into 6 lots. Water is available.

The applicant was informed that further subdivision of Lot 142-B will require construction of standard rights-of-way in compliance with the Subdivision Rules and Regulations.

Approval will be subject to compliance with building spacing, Rural Protective zoning, and Board of Health requirements, and the filing of final maps showing rounding of corners at the entrance forease of access and a 24-foot flag lot in lieu of the 20-foot flag.

SUBDIVISION  
WAIANAE  
KEAULANA AVENUE  
HAWAIIAN HOMES  
COMMISSION  
SURV: T.H. SURVEY DEPT.  
RURAL PROTECTIVE

Tentative approval was granted to the proposed subdivision of Lot 9 of the Nanakuli Residence lots 1st series at Waianae into 2 lots: 9-A, 0.252 acre (10,977 $\mu$ ) together with various structures on the premises; 9-B, 0.253 acre (11,020 $\mu$ ) and being a 20-foot flag lot.

Lots 9-A and 9-B may be further subdivided into 2 lots each. Keaulana Avenue is a right-of-way owned by the Hawaiian Homes Commission.

The Commission granted modification for the 20-foot flag which exceeds the maximum length of 120 feet by 17 feet.

Approval will be subject to compliance with building spacing, Rural Protective zoning, and Board of Health requirements, and the filing of final maps showing the rounding of corners for ease of access.

SUBDIVISION  
WAIPIO  
WAIMAKIA DRIVE  
DAVID FUNAKOSHI, ET AL  
AGENT: ROBERT NAKAMURA  
RURAL PROTECTIVE

The Commission reviewed the revised proposed subdivision of Land Court Application 1000 at Waipio into 3 lots: 1067, 5,925 $\mu$ ; 1068, 7,634 $\mu$  together with an existing single family dwelling; 1069, 15,076 $\mu$  and 1070, 2,721 $\mu$  being a 16-foot right-of-way.

Tentative approval was granted by the Commission on February 5, 1959, to a 4-lot subdivision plan.

The staff reported that Lot 1069 may be further subdivided into 3 lots and under the provisions of Resolution 563, three single family dwellings or two duplexes may be constructed on the lot. Therefore, a 24-foot right-of-way in lieu of the 16-foot right-of-way is recommended for future subdivision of Lot 1069, and to move the turn-around to the end of the driveway.

The Commission deferred action and requested revised plans showing a 24-foot right-of-way.

SUBDIVISION  
PEARL CITY  
FIRST STREET  
FUKUICHI FUJIOKA  
SURV: S. TAKEMOTO  
RURAL PROTECTIVE

Tentative approval was granted to the proposed subdivision of Lot 7 of Block 2 of Pearl City Lots (being Tax Map Key 9-7-22: 22) at Pearl City into 2 lots: 7-A, 5,000 $\mu$  with various structures on the premises; 7-B, 6,250 $\mu$  with various structures on the premises and being a 12-foot flag lot.

Water is available. Approval of this subdivision will be subject to compliance with building spacing, Rural Protective zoning, and Division of Sewers requirements, and the filing of final maps showing the corners rounded for ease of access.

SUBDIVISION  
WAIMALU  
KAMEHAMEHA HIGHWAY &  
MOANALUA ROAD  
RAYMOND T. HARADA  
HIGHWAY & RURAL  
PROTECTIVE

At the request of the Division of Sewers, the Commission deferred action on the proposed consolidation and resubdivision of portions of Land Commission Award 8525-B, Part 3, Land Commission Award 9400:1 and Land Commission Award 5524:6 being Parcels 7, 12 to 17 inclusive, and 26 of Tax Map Key 9-8-09 at Waimalu into 10 lots with areas ranging from 6,000 $\mu$  to 11,500 $\mu$  together with a 32-foot right-of-way.

The Commission on January 22, 1959, voted to look with favor to rezoning the area to Apartment District "B" uses (Resolution #1004) with a minimum lot area of 6,000 $\mu$ .

SUBDIVISION  
MOANALUA  
SALT LAKE BLVD., LAKE-  
SHORE UNIT NO. 3  
INTERNATIONAL DEVELOP-  
MENT CO.  
SURV: R. M. TOWILL  
CLASS A & A-2

An extension of one year was granted to the proposed subdivision of portion of Lot 55, Land Court Application 1074 being Unit 3 into 356 residential lots and proposed subdivision of Lakeshore Unit 3 Addition into 10 lots.

Tentative approval was granted by the Commission on January 30, 1958 to the proposed subdivision of 356 lots and on April 10, 1958 to the 10-lot subdivision.

By letter dated March 3, 1959, R. M. Towill Corp., requested an extension of time to complete the construction of street improvements and utilities on the basis that the sewer trunk line to serve this area has not been constructed and also the enlargement of the drainage outlet is under discussion by the City and County and the applicants.

The Commission requested that the subdivider submit a letter stating whether or not the entire tract can be developed within a year's period or be constructed in stages beyond the one-year period.

SUBDIVISION  
KAILUA  
ENCHANTED LAKES UNIT I  
(AINA-O-KAELEPULU)  
BISHOP ESTATE  
AGENT: JOE PAO  
SURV: ARAKAKAI AND  
HANATANI  
RURAL PROTECTIVE  
(CLASS A-1 ZONE)

Construction plans submitted for this subdivision (193 lots and a remainder area) were authorized to be transmitted to the Chief Engineer for his check and approval.

Tentative approval was granted by the Commission on January 15, 1959.

Drainage requirements will be subject to approval by the Chief Engineer. The request of the surveyor for permission to install rolled curbs in lieu of standard curbs and gutters will be referred to the Chief Engineer.

SUBDIVISION  
KANEOTE  
KANEOTE BAY DRIVE  
KANEOTE RANCH CO.  
SURV: R. M. TOWILL  
RURAL PROTECTIVE &  
RURAL FARM

The sewer construction plans (4 lots) submitted for this subdivision were authorized to be transmitted to the Chief Engineer for his check and approval.

Tentative approval was granted by the Commission on January 15, 1959.

SUBDIVISION  
WAIPAHU  
OFF FARRINGTON HIGHWAY  
BEN MAU & ASSOCIATES  
AGENT: WALTER CHUCK  
SURV: PARK & PARK  
RURAL BUSINESS, HOTEL  
& APARTMENT, & RURAL  
PROTECTIVE

Construction plans submitted for this subdivision (200 residential and a business lot and 34 lots proposed within the park site) were authorized to be transmitted to the Chief Engineer for his check and approval.

Tentative approval was granted by the Commission on September 5, 1958.

The following comments will be referred to the surveyor:

- (1) Master plan curb returns to be indicated as shown on the construction plan;
- (2) The required road width for a 44-foot right-of-way is 28 feet (curb to curb) and not 24 feet as shown on the construction plan;
- (3) The subdivision of the proposed park site and the 3.11 acre parcel adjoining the proposed park site was not presented before the Commission; therefore, the proposed 34-lot subdivision as shown on the construction plan should be deleted at this time.

Drainage requirements will be subject to the approval of the Chief Engineer.

SUBDIVISION  
WAIMALU  
(PARK SITE)  
M. SHIMIZU & WON SIK YOU  
SURV: PARK & PARK  
RURAL PROTECTIVE

Construction plans submitted for this subdivision were authorized to be transmitted to the Chief Engineer for his check and approval.

Tentative approval was granted on February 5, 1959.

The request of the surveyor for permission to install rolled curbs in lieu of standard curbs and gutters will be referred to the Chief Engineer. Drainage requirements will be subject to approval of the Chief Engineer.

SUBDIVISION  
PEARL CITY HEIGHTS  
OFF WAIMANO ROAD (PEARL  
CITY TERRACE-PARK SITE)  
WAIMANALO AGRICULTURAL  
CO. LTD.  
SURV: P. LOW ENGINE-  
ERING CO.  
RURAL PROTECTIVE

The Commission authorized the transmission of construction plans submitted for this subdivision (15 lots) to the Chief Engineer for his check and approval.

Drainage requirements will be subject to approval of the Chief Engineer.

Tentative approval was granted by the Commission on December 18, 1958.

SUBDIVISION  
WAIPAHU  
KAHUALANI ST (PUULANI  
VILLAGE, UNIT 2)  
YOSHIKAWA DEVELOPMENT CO.  
SURV: S. TAKEMOTO  
CLASS A

The Commission granted an extension of 30 days to the proposed consolidation and resubdivision of Lots 70, 71, 73 and 83 (proposed) and being portion of Lot 108 of Land Court Consolidation 55 at Waipahu into 15 residential lots with areas ranging from 5,000 $\pm$  to 8,780 $\pm$  together with a 24-foot right-of-way and 696 $\pm$  for ingress and egress for Exclusion 5 (being 15 feet in width) and a lot of 19,608 $\pm$ .

The Commission on December 29, 1958, granted an extension of time of 60 days.

By letter dated March 4, 1959, Yoshikawa Development Co., requested an extension of an additional 30 days to complete the revised subdivision plan.

SUBDIVISION  
KAHALUU-KOOLAUPOKO  
(BELDENVUE TRACT)  
CULLEN'S LTD.  
CLASS AA (FORMERLY  
RURAL PROTECTIVE)

Proposed subdivision of Unit 1, Part 2 of Beldenvue Tract situated at Kahaluu into 41 lots and Unit 1, Part 1, into 10 lots was reviewed by the Commission.

Tentative approval was granted by the Commission to Unit 1, Part 1 (10 lots) on August 15, 1957, and Unit 1, Part 2 (41 lots) on September 5, 1957.

By letter dated March 4, 1959, the applicant requested an extension of time to complete the construction of street improvements and utilities on the basis of difficulties in engineering design, grading requirements to satisfy F. H. A. standards and requirements of the Board of Health.

An extension of six months was granted to the applicant on his letter of September 8, 1958.

The Commission granted an additional six months for completion of this subdivision.

SUBDIVISION  
KALIHI VALLEY  
OFF KALIHI VALLEY RD.  
GEORGE K. B. MOW, ET AL  
SURV: JAMES ZANE  
CLASS A-1

The Commission reviewed the proposed subdivision of Lot 1-G-6 (Map 4) of Land Court Application 874 at Kalihi Valley into 6 lots: 2, 8,973sq; 3, 8,967sq; 4, 7,500sq; 5, 7,510sq being a 12-foot flag lot; 6, 10,583sq with an existing building and garage; 7, 26,580sq with two existing buildings and two garages.

Ingress and egress to Kalihi Valley from proposed Lot 7 is over an existing 30-foot right-of-way. Lot 7 may be further subdivided into 3 lots. Papali Street is a private right-of-way.

Lot 1-G-6 was approved by the Commission on June 29, 1950, and by letter dated July 5, 1950, the Commission informed the applicant that should this lot be further subdivided in the future, the requirements of the Subdivision Rules and Regulations must be complied with. The master planned roadway with curbs, gutters and utilities should be constructed.

On the basis of inadequate access, the Commission voted to disapprove this application.

SUBDIVISION  
ALEWA HEIGHTS  
OFF AULII STREET  
ROSA SYLVESTER  
AGENT: VINCENT H. YANO  
CLASS A

At the request of the agent, the Commission voted to defer action on the proposed subdivision of a portion of Lot 83 of "Alewa Heights Lots" being a portion of Grant 5594 to Manuel De Souza Moraes at Alewa Heights into 2 lots: A, 5,200sq and B, 5,200sq with an existing dwelling.

The existing dwelling located on proposed Lot B will be demolished and replaced by a new residence if this application for subdivision is approved.

This subdivision is off a 20-foot driveway with a 16-foot driveway entrance.

SUBDIVISION  
WAIALAE-NUI-  
MAUKA, HALEKOA DRIVE  
(WAIALAE NUI RIDGE)  
BISHOP ESTATE  
SURV: R. M. TOWILL  
CLASS A-1

The Commission reviewed the proposed subdivision of a portion of R. P. 4475, Land Commission Award 7713, Apana 50 to V. Kamamalu at Waialae Nui into the following:

(1) Section 1, Unit A, into 76 residential lots with areas ranging from 7,500 $\mu$  to 19,324 $\mu$ ; one existing Reservoir Lot of 42,677 $\mu$  (0.980 ac.) being Exclusion 1; together with 16, 24, 32, and 44-foot rights-of-way and a remnant lot of 1,331 $\mu$  being Lot 162; Lots 1, 34, and 160 being flag lots.

(2) Section 1, Unit B, into 85 residential lots with areas ranging from 7,500 $\mu$  to 16,512 $\mu$ ; one proposed park site of 53,631 $\mu$  (Lot 173); one reservoir site of 48,790 $\mu$  (lot 174); together with 32 and 44-foot rights-of-way and leaving a remainder area of 2,543 $\mu$  acres. Lots 48 and 123 are flag lots.

(3) Designation of Easements 1 to 30 inclusive.

Tentative approval was granted by the Commission on January 15, 1959 to Section 1, Unit A (76 residential lots) and requested the subdivider to submit a letter stating whether or not the entire tract can be developed within a year's period or be constructed in stages beyond the one year period.

By letter dated February 25, 1959, the Trustees of the Bishop Estate informed the Commission that, "inasmuch as the entire tract, which includes Units A and B, cannot be developed within a year, the Trustees voted to request that you grant tentative approval for Unit A only."

The Commission reaffirmed tentative approval to Unit A only and requested a temporary turn-around at the end of the 44-foot right-of-way. The Commission requested withdrawal of Unit B, Section I until such time the Trustees are ready for its development.

Approval of Unit A will be subject to construction of all street improvements and utilities, compliance with drainage requirements of the Bureau of Plans, and the filing of final survey maps showing the consolidation of Lot 162 with abutting Lot 392 of the Aina Koa Subdivision and showing a turn-around at the end of the 44-foot right-of-way.

SUBDIVISION  
PUPUKEA  
HOLAWA STREET  
KENNETH PANG, ET AL  
RURAL PROTECTIVE

The Commission granted tentative approval to the proposed subdivision of Lots 121 and 122 of Pupukea, Paumalu Beach Lots being Grant 8196 at Pupukea into 11 lots with areas ranging from 5,021 $\mu$  to 5,419 $\mu$  together with a 32-foot right-of-way and Lot F, 5,324 $\mu$  less 600 $\mu$  for an 8-foot right-of-way to the beach and leaving a net area of 4,724 $\mu$ .

The Commission on January 29, 1959, voted to defer action on the request for the waiver of curbs and gutters pending completion of a study to be made by the committee appointed by the Mayor to expedite the 221 program.

Holawa Street is a public right-of-way. Approval will be subject to construction of all street improvements and utilities and drainage facilities and the filing of final survey maps.

SUBDIVISION  
LUALUALEI  
HALONA STREET  
ARTHUR H. UESUGI, ET AL  
SURV: S. TAKEMOTO  
RURAL PROTECTIVE

The Commission reviewed the proposed subdivision of Lot 199-A of Lualualei Homestead Third Series, being portion of Grant 9839 to P. Y. Lum Sing at Waianae into 2 lots: 199-A, 1.0 acre with a 60-foot frontage; 199-A-2 being the remainder area of 4.44 acres.

Resolution 563 permits the construction of eight single family dwellings (5,000 $\mu$  each) or 5 duplexes (7,500 $\mu$  each) and one single family dwelling on Lot 199-A-1 (1.0 acre).

Water is available. Lot 199-A-2 may be further subdivided into long lots of 1.0 $\frac{1}{2}$  acre each, with a 60-foot frontage. Halona Street is a government right-of-way.

Action was deferred for consultation with the applicant for a more desirable subdivision plan.

SUBDIVISION  
WAIANAE  
PUHAWAI ROAD  
SEICHI AND TSURUKO  
SAKIHAMA  
SURV: S. TAKEMOTO  
RURAL PROTECTIVE  
(AGRICULTURAL SUBDVN)

Proposed subdivision of portion of Grant 9214 to Keawe Aiko being also Lot 149 of Lualualei Homesteads, Third Series, at Waianae into two lots: 149-A, 2.0 acres and 149-B, 9.93 acres being the remainder area was reviewed by the Commission.

The Commission on January 16, 1958, voted to disapprove the subdivision on the basis that water is not available and that Puhawai Road is inadequate for access purposes.

By letter dated February 26, 1959, Richard Y. Sakihama requested reconsideration of the action of the Commission of January 16, 1958, on the basis that water is now available. By letter dated January 29, 1959, the Suburban Water Division of the Board of Water Supply informed the Commission that water is available to the subject subdivision.

Puhawai Road is a public right-of-way. The Commission voted to advise the applicant to submit a formal application for this subdivision plan.

SUBDIVISION  
LUALUALEI  
FARRINGTON HIGHWAY  
A. H. F. CASTRO, ET AL  
SURV: W. P. THOMPSON  
HIGHWAY & RURAL  
PROTECTIVE

The Commission reviewed the revised proposed subdivision of Lot 1 of the Puu-O-Hulu house lots at Lualualei (Tax Map Key 8-7-06: 1) into 5 lots: A, 6,161 $\mu$ ; B, 5,100 $\mu$ ; C, 5,100 $\mu$ ; D, 39,908 $\mu$ ; E, 44,670 $\mu$  together with Lot F, 3,708 $\mu$  being a 20-foot right-of-way.

The Commission on January 8, 1959, voted to disapprove a subdivision plan of 4 lots on the basis that the 20-foot right-of-way is inadequate to serve the interior lots. Lots A and B have an existing single family dwelling on each lot.

Applicant by letter dated February 4, 1959, requested reconsideration of the disapproval by the Commission on January 8, 1959. Lots D and E may be further subdivided into 15 lots, therefore, the 20-foot entrance is inadequate for future subdivision and under the provisions of Resolution 400 and 563, 15 dwellings may be constructed. The staff recommended a 32-foot right-of-way.

The Commission believed that a 20-foot right-of-way may be adequate; however, voted to visit the site.

SUBDIVISION  
AIEA HEIGHTS  
AIEA HEIGHTS DRIVE  
WILLIAM C. VANNATTA,  
ET AL  
SURV: A.E. MINVIELLE, JR.  
CLASS AA

The Commission reviewed again proposed consolidation and resubdivision of Parcels 14 and 32, portion of Grant 7281 at Aiea Heights into 11 lots with areas ranging from 10,000 $\frac{1}{2}$  to 76,300 $\frac{1}{2}$  with an existing dwelling on Lot 11 together with a 32-foot right-of-way with a 20-foot entrance.

The Commission on February 26, 1959, voted to defer action for one week at the request of the protestants' attorney.

Mr. V. H. Myhre, representing property owners Mr. & Mrs. Hannus and Mr. & Mrs. Okuma, reiterated the stand that the 20-foot right-of-way entrance with a 16-foot pavement is inadequate to serve 10 additional lots because of traffic and maintenance problems. He pointed out that other access into the subdivision should be considered through an existing roadway further down. He indicated that the Commission had referred this matter to the City and County Attorney's office for an opinion which opinion stated that the Commission has basis for disapproving the subdivision because it does not conform to all the requirements of the Subdivision Rules and Regulations. Mr. Myhre further stated that his clients still believe that widening of the roadway to a full 20-foot pavement, at the expense of the subdivider, is too narrow. There is also a problem of cutting into Mr. Okuma's garage if this is done.

Mr. Kometani questioned the right of Mr. Okuma to encroach within the right-of-way. He pointed out that under the Rules and Regulations, the Commission has the right to grant modifications if there is a finding of hardship. The Commission had found hardship after considering the facts relating to this case. Two things were considered by the Commission when it granted tentative approval to this subdivision plan on May 29, 1957. One, the subdivider had an undivided one-quarter interest in the 20-foot right-of-way, and two, that the Commission visited the site and found that access through another roadway was impractical due to topography. He believed that the protestants have not presented any new facts for consideration by the Commission.

This matter was taken under advisement on the motion of Mr. Chun Hoon and second of Mr. Rietow.

Mr. Herman Lum, who appeared later and represents the applicant, emphasized that the Commission granted the tentative approval after considering all the facts presented by the subdivider. No mis-representation was made and since the Commission believed there were extenuating circumstances, it granted the modification. Commenting on the C & C Attorney's opinion stating that the tentative approval granted by the Commission has no legal effect due to the fact that when the modification was granted basis for the modification was not specified, Mr. Lum stated that if the opinion was drafted correctly, it would see that the Commission granted the tentative approval because it found basis for the modification. He pointed out that the facts presented by the protestants are the same facts that were considered by the Commission at the time this subdivision was submitted for tentative approval. There has been no new facts presented. He stated that the subdivider has expended about \$1,400 in improvement costs.

The Commission members who visited the site stated that they believe it would be impractical to use an alternate road for access purposes.

Mr. Chun Hoon recalled that the subdivider had also attempted to acquire properties along the right-of-way for road widening purposes but was unsuccessful.

Mrs. Hannus, who was in the audience, stated that the subdivider did attempt to purchase her property along the right-of-way but because the roadway would run directly along her bedroom window, she had objected.

This matter was taken under advisement on the motion of Mr. Kometani and second of Mr. Felix.

Some of the Commission members stated that they were ready to vote on this matter since it had considered all of the facts and found a showing of hardship when it first granted the modification.

The Director suggested that the Commission visit the site again for the benefit of the new members who were not familiar with this matter.

A motion to defer action for visit of site was made by Mr. Izumi, seconded by Mr. Lemmon, and carried.

The following subdivisions which were granted tentative approval and now conform to requirements for approval were approved by the Commission on the motion of Mr. Chun Hoon and second of Mr. Lemmon:

SUBDIVISION  
KAPALAMA  
WAIKAMALO & DILLINGHAM  
MONMOUTH INC., ET AL  
AGENT: CLARKE INVESTMENT  
CO.  
SURV: WRIGHT, HARVEY  
& WRIGHT  
GENERAL INDUSTRIAL

1. Proposed consolidation of the following:

1. Lots 1, 2, and 3, being portion of R. P. 7834, Land Commission Award 7714-B, Apana 7 to M. Kekuaiwa and Lot EE-4-B, Section EE, Land Court Application 750 at Kapalama into one lot of 41,836±;

2. Lots 13 and 14, being portion of R. P. 7834, Land Commission Award 7714-B, Apana 7 to M. Kekuaiwa and Lot F, Land Court Application 1334 at Kapalama into one lot of 10,873±.

Tentative approval was granted by the Commission on February 26, 1959.

Board of Water Supply requirements have been met. The following documents approved as to form by the City and County Attorney's office for the over-all subdivision have been filed:

(1) 50% surety bond in the amount of \$25,750 guaranteeing completion of street improvements and utilities;

(2) Agreement between Clarke Investment Corp., and the City and County of Honolulu;

(3) Copy of a contract between Clarke Investment Corp., and the Hercules Construction Co., Ltd., and Hercules Equipment Co., Ltd., contractors, in the amount of \$51,500;

(4) Copy of the Contractor's Bond in the amount of \$51,500.

Final survey maps showing the above consolidations have been filed.

SUBDIVISION  
KAPALAMA  
KALIHI ST & LUNALILO  
FREEWAY  
CITY & COUNTY OF HON.  
SURV: T.H. HIGHWAY DEPT.  
CLASS A, BUSINESS, &  
UNRESTRICTED RESIDENTIAL

2. Proposed subdivision of the following:

1. Lot A-1-A-1 of Land Court Application 750, Section F at Kapalama into three lots: A-1-A-1-A, 1,152,367 $\frac{1}{2}$  whereon exists the Farrington High School; A-1-A-1-B, 118,195 $\frac{1}{2}$ ; A-1-A-1-C, 16,178 $\frac{1}{2}$ .

2. Lot A-1-A-2 of Land Court Application 750 into two lots: A-1-A-2-A, 2,205 $\frac{1}{2}$  and A-1-A-2-B, 16,541 $\frac{1}{2}$ .

3. Proposed designation of Easement U over and across Lot A-1-A-2-A and the restriction of access rights affecting Lots A-1-A-1-A and A-1-A-2-A.

Tentative approval was granted by the Commission on November 13, 1958.

A copy of the Petition for Subdivision in the Land Court with a restrictive covenant that Lot A-1-A-2-A (2,205 $\frac{1}{2}$ ) will not be used as a separate lot for building purposes but would be used with the abutting land; and, if said lot is sold to the abutting owner, the purchaser will be required to file a consolidation map with the City Planning Commission to conform with zoning requirements then existing has been filed.

Final survey maps have been filed.

SUBDIVISION  
KAPAHULU  
LEAHI AVENUE  
RAMON N. CHIYA, ET AL  
SURV: JAMES S. HARA  
CLASS B

3. Proposed subdivision of Parcel 44 of Tax Map Key 3-1-23 at Kapahulu into three lots: 48, 3,501 $\frac{1}{2}$ ; 49, 3,500 $\frac{1}{2}$ ; 50, 3,540 $\frac{1}{2}$ ; and 51, 1,197 $\frac{1}{2}$  being a 12-foot right-of-way.

Tentative approval was granted by the Commission on February 5, 1959.

Building spacing, Division of Sewers, and Board of Water Supply requirements have been met. The following documents have been approved as to form by the City and County Attorney's office:

(1) A copy of an agreement between Jack H. Ujimori and Ramon N. Chiya and the City and County of Honolulu;

(2) A cashier's check in the amount of \$400 has been filed to guarantee construction of the 12-foot right-of-way.

Final survey maps showing a rounding of the corner at the entrance of the 12-foot right-of-way have been filed.

SUBDIVISION  
KAPAHULU  
LAKIMAU STREET  
GEORGE E. F. TYAU, ET AL  
SURV: R. M. TOWILL  
CLASS B

4. Proposed consolidation and resubdivision of Lots 23-A, 23-B, 24-A and 24-B of Land Court Application 468 at Kapahulu into two lots: 48, 7,000 $\frac{1}{2}$ ; 49, 6,414 $\frac{1}{2}$ ; a 12-foot flag lot; and the designation of Easement C over and across Lot 48.

Tentative approval was granted by the Commission on February 5, 1959.

Class B zoning, building spacing and Division of Sewers requirements have been met. Final survey maps noting the rounding of the corner for ease of access have been filed.

SUBDIVISION  
KAPAHULU  
HARDING & 5TH AVENUES  
EN OI FARM, DECEASED  
TRUSTEE: HAWAIIAN  
TRUST CO.  
SURV: K. HANATANI  
CLASS B

5. Proposed consolidation and resubdivision of Lots 13 and 14 of Block 9, Kaimuki Tract, at Kapahulu into two lots: A, 12,000sq with four existing dwellings and garages; and B, 18,000sq with existing garages and storage shed.

Approval was granted by the Commission on February 13, 1958, on the basis of filing of the following documents approved as to form by the City and County Attorney's office:

(1) 100% surety bond in the amount of \$1,800 guaranteeing installation of sewer lines and compliance with zoning requirements;

(2) Agreement between Hawaiian Trust Co., Ltd., trustee under the will of En Oi Farm, deceased, and the City and County of Honolulu.

Building Department by letter dated February 7, 1958, informed the Commission that adequate bonds have been posted to guarantee conformance with building code requirements.

By letter dated February 27, 1959, the Chief Engineer informed the Commission that the construction of sewer improvements has been completed in accordance with the approved plans.

Final survey maps have been filed.

The Chief Engineer will be authorized to return the bond to the owner.

Final approval.

SUBDIVISION  
NIU  
KALANIANA'OLE HIGHWAY  
MARY L. PFLUEGER  
SURV: WRIGHT, HARVEY  
& WRIGHT  
CLASS AA

6. Proposed subdivision of a portion of Lot 41 of the Niu Beach Lots (P. P. 279) at Niu into two lots: A, 29,271sq with an existing single family dwelling, servants' quarters and garage, less 4,000sq master plan setback area, leaving a net area of 25,271sq; B, 16,994sq less 2,250sq master plan setback leaving a net area of 14,744sq.

Tentative approval was granted by the Commission on January 29, 1959.

Requirements of the Board of Water Supply, the Board of Health, building spacing, and Class AA zoning have been met. Final survey maps have been filed.

SUBDIVISION  
KAHALUU  
AHLAMA ROAD  
MABEL TSUHA YONAMINE,  
ET AL  
SURV: S. TAKEMOTO  
CLASS AA & RURAL PROT.

7. Proposed subdivision and consolidation of the following:

1. Proposed subdivision of Grant 1812 to B. W. Parker and Grant 11072 at Waihee into two lots: A, 0.76 acre less 0.14 acre (6,000sq) master plan setback area leaving a net area of 0.622 acre; B, 0.978 acre less 0.15 (6,600sq) master plan setback area, leaving a net area of 0.828 acre;

2. Proposed subdivision of Lot 16 of Land Court Application 1133 at Waihee into three lots: 16-A, 2.208 acre less 0.20 (9,000sq) acre master plan setback area leaving a net area of 2.008 acres; 16-B, 1.233 acres; 16-C, 0.02 acre (913sq) less 0.007 acre (300sq) master plan setback area, leaving a net area of 613sq;

3. Proposed consolidation of Lot 16-A of Land Court Application 1133 (2.208 acres) with Lot A of Grant 1812 and portion of Grant 11072 to B. W. Parker (0.762 acre) to create a lot area of 2.970 acres less 0.34 acre master plan setback area leaving a net area of 2.630<sup>+</sup> acres;

4. proposed consolidation of Lot 16-B (1.233 acres) with Lot 16-C (0.02 acre) of Land Court Application 1133 with Lot B (0.978 acre) of Portion of Grant 1812 and Grant 11072 to B. W. Parker to create a lot of 2.231 acres less 0.157 acre master plan setback area leaving a net area of 2.093<sup>+</sup> acres.

Tentative approval was granted by the Commission on January 15, 1959.

A duly acknowledged letter stating that this subdivision is for agricultural purposes has been filed.

A field survey by the staff and a representative of the Chief Engineer's office on February 27, 1959, found that Ahilama Road meets the requirements for an agricultural subdivision.

Water is available. Building spacing and Board of Health requirements have been met. Final survey maps showing the consolidation of the above parcels and showing the master plan roadways affecting the property have been filed.

SUBDIVISION  
KAHALUU  
WAIHEE & AHILAMA ROADS  
AGENT: KENNETH OLDS  
SURV: A.E. MINVIELLE, JR.  
CLASS AA & RURAL PROT.

8. Proposed subdivision of Lot 17-A of Land Court Application 1133 at Waihee into two lots: 17-A-1, 10.064 acres less 0.013 acre master plan setback area, leaving a net area of 10.051<sup>+</sup> acres; 17-A-2, 11.616 acres less 1.620<sup>+</sup> acres master plan setback area, less Exclusions 12 and 13 (0.67 acre) leaving a net area of 9.326<sup>+</sup> acres.

Tentative approval was granted by the Commission on January 15, 1959.

The subdivision creating Lot 17-A (21.68 acres) was approved by the Commission on October 18, 1956, and being an agricultural subdivision.

Water is available. No sewers. Board of Health requirements have been met. A duly acknowledged letter stating that this subdivision is for agricultural purposes has been filed.

Field survey by the staff and a representative of the Chief Engineer's office on February 27, 1959, found that Waihee Road and Ahilama Road meet the requirements for an agricultural subdivision.

Final survey maps showing the master plan roadways affecting this property have been filed.

SUBDIVISION  
KAHALUU  
OFF LULANI STREET  
EUNICE L. MATTHEWS  
AGENT: S.W. THOMPSON  
SURV: R. M. TOWILL  
CLASS AA

9. Proposed subdivision of Lot 583 of Land Court Application 979 at Kahaluu into three lots: 583-A, 12,512<sup>+</sup>; 583-B, 25,393<sup>+</sup>; and 583-C, 12,370<sup>+</sup> together with Lot 583-D, 3,505<sup>+</sup> being a 16-foot right-of-way with a turn-around.

Tentative approval was granted by the Commission on September 11, 1958.

Requirements of the Board of Health and the Suburban Water Division of the Board of Water Supply have been met. Field survey by the staff and a representative of the Chief Engineer's office on February 27, 1959, found that the construction of the 16-foot right-of-way with a standard turn-around (14-foot pavement) has been completed. Final survey maps have been filed.

Any further subdivision of Lot 583-B will require a 24-foot right-of-way.

SUBDIVISION  
KAHALUU  
OKANA PLACE  
ROY S. TOMIHAMA  
SURV: A. Y. AKINAKA  
CLASS AA (AGRICUL-  
TURAL SUBDIVISION)

10. Proposed subdivision of Lot 423 of Land Court Application 979 at Kahaluu into three lots: 423-A, 1.000 acres; 423-B, 1.000 acres; 423-C, 1.190 acres less 0.004 acre (200 $\phi$ ) master plan setback area leaving a net area of 1.186 $\frac{1}{2}$  acres and being a 24-foot flag lot.

Tentative approval was granted by the Commission on January 8, 1959.

Resolution No. 1009, amending Section 19 of the Subdivision Rules and Regulations relating to agricultural subdivisions was adopted by the Commission and approved by the Board of Supervisors and became effective on January 1, 1959.

By letter dated October 6, 1958, A. Y. Akinaka, engineer, states that the owners agree to impose a restrictive covenant in the Petition for Subdivision that only one dwelling will be permitted per lot until Okana Place is considered an acceptable road by the City Planning Commission within a Class AA Residential zone.

Water is available. Building spacing and Board of Health requirements have been met.

A duly acknowledged letter stating that this subdivision is for agricultural purposes has been filed.

A field survey by the staff and a representative of the Chief Engineer's office on February 27, 1959, found that Okana Place meets the requirements for an agricultural subdivision. Final survey maps have been filed.

SUBDIVISION  
NANAKULI  
MANG AVENUE  
HAWAIIAN HOMES  
COMMISSION  
SURV: TERR. OF HAWAII  
RURAL PROTECTIVE

11. Proposed subdivision of Lot 267, Nanakuli Residence Lots First Series at Nanakuli into two lots: 267-A, 0.27 acre (11,761 $\phi$ ); 267-B, 0.34 acre (14,810 $\phi$ ) being a 20-foot flag lot.

Tentative approval was granted by the Commission on October 16, 1958, together with modification for the driveway of the flag lot which exceeds the maximum length of 120 feet by 27 feet.

Board of Health requirements have been met. Water is available.

Final survey maps showing a 20-foot flag lot for Lot 267-B in lieu of the 12-foot flag lot have been filed.

SUBDIVISION  
NANAKULI  
PILILAAU AVENUE  
HAWAIIAN HOMES COMM.  
SURV: TERR. OF HAWAII  
RURAL PROTECTIVE

12. Proposed subdivision of Lot 235 of Nanakuli Residence Lots First Series at Nanakuli into two lots: 235-A, 0.23 acre (9,935 $\phi$ ); 235-B, 0.28 acre (12,196 $\phi$ ) being a 20-foot flag lot.

Tentative approval was granted by the Commission on October 30, 1958.

Building spacing and Board of Health requirements have been met. Water is available.

Final survey maps showing a 20-foot flag lot in lieu of the 12-foot flag lot have been filed.

SUBDIVISION  
WAIPIO  
WAIPIO ACRES TRACT,  
UNIT III  
FINANCE REALTY CO. LTD.  
SURV: PARK & PARK  
RURAL PROTECTIVE

13. Proposed subdivision of Waipio Tract Unit III being Lot 934 of Land Court Application 1000 (Tax Map Key 9-5-01) at Waipio into 187 lots with areas ranging from 5,203 $\frac{1}{2}$  to 115,044 $\frac{1}{2}$  together with 24 and 44-foot rights-of-way, together with Lot 1090 (7,116 $\frac{1}{2}$ ) being a road reserve lot for access to P.R. I. lands.

Tentative approval was granted by the Commission on March 6, 1958.

The final survey maps submitted show two 24-foot rights-of-way in lieu of a 32-foot right-of-way requested by the Commission.

An extension of time of one year was granted by the Commission on January 29, 1959.

The following documents approved as to form by the City and County Attorney's office have been filed:

(1) 100% surety bond in the amount of \$102,365 guaranteeing construction of street improvements and utilities for Unit III-A;

(2) 100% surety bond in the amount of \$50,315 guaranteeing construction of street improvements and utilities for Unit III-B;

(3) 100% surety bond in the amount of \$32,965 guaranteeing construction of street improvements and utilities for Unit III-C;

(4) 100% surety bond in the amount of \$55,520 guaranteeing construction of street improvements and utilities for Unit III-D;

(5) 100% surety bond in the amount of \$45,110 guaranteeing construction of street improvements and utilities for Unit III-E;

(6) 100% surety bond in the amount of \$34,700 guaranteeing construction of street improvements and utilities for Unit III-F;

(7) Copies of the Agreements between Finance Realty Co., and the City and County of Honolulu for Units III-A to III-F inclusive;

(8) Copy of the contract between Finance Realty Co., and the Highway Construction Company.

Final survey maps have been filed.

SUBDIVISION MISC.  
FILING FEE FOR  
FEBRUARY, 1959

The following filing fees were collected for the month of February, 1959:

43 applications .....	\$430.00
248 lots .....	248.00
Total ....	\$678.00

The Commission received and placed on file the following communication from the Clerk's office advising that through the adoption of an Oral Committee of the Whole Report, the following City Planning Commission resolutions were approved:

ZONING ORDINANCE  
CONDITIONAL USE  
DISTRICT

1. Resolution No. 989, amending Chapter 21 of the Revised Ordinances of Honolulu 1957, relating to zoning, by adding Article 9 pertaining to Other Use Districts (Conditional Use District).

ZONING APARTMENT  
DISTRICT "C"  
MOANALUA  
MOANALUA ROAD  
INTERNATIONAL  
DEVELOPMENT CO.

2. Resolution No. 1018, amending the comprehensive zoning map of the Master Plan by changing a portion of Class A-1 Residential District No. 18 to Apartment District "C" No. 4 for land situated on the mauka side of Moanalua Road between the Moanalua Golf Course and the Military Reservation at Moanalua.

MASTER PLAN  
KAILUA-KANEHOE  
AIKAHI  
SCHOOL & PARK SITES

3. Resolution No. 1016, amending a portion of Master Plan Section for Kailua-Kaneohe, by establishing a school site, park site and a sewage treatment plant at Aikahi, Kaneohe.

URBAN REDEVELOPMENT  
OAHU PLANNING ASSOC.  
REMUNERATION

On the motion of Mr. Chun Hoon and second of Mr. Centeio, the Commission authorized the payment of \$3,000 to the Oahu Planning Associates for services rendered during the month of February, 1959. The services cover the following:

Economic Base -- Research and analysis of  
statistical data .....\$1,500

Land Use -- Mapping existing land use and  
age of structures for base map....-1,500

Total: \$3,000

MISC.  
REMUNERATION FOR  
COMMISSION  
MEMBERS

The matter of remuneration for Commission members was brought up again. Mr. Felix believed that a request should be made to the Mayor and the Board of Supervisors that each Commissioner receive remuneration of \$20 per meeting not to exceed \$100 per month.

Some of the Commission members believed that this request should not be made at this time. Mr. Rietow stated that he read an article which states that planning commissioners in the United States are not paid for their services.

Mr. Felix stated that he has visited several cities in the United States and the planning commissioners do receive remuneration for expenses incurred.

After further discussion, the Commission decided to write to the Mayor and the Board stating the reasons the Commission believes it should be paid. The staff was instructed to draft the letter.

The meeting adjourned at 5:00 p.m.

Respectfully submitted,

*Carole A. Kamishima*  
Carole A. Kamishima  
City Planning Secretary

Meeting of the City Planning Commission

March 12, 1959

The City Planning Commission met in regular session on Thursday, March 12, 1959, at 1:40 p.m., in the Conference Room of the City Hall Annex with Chairman A. J. Gignoux, presiding:

**PRESENT:**

A. J. Gignoux, Chairman  
R. G. Rietow  
Henry Chun Hoon  
Katsuro Miho  
Cyril W. Lemmon  
John H. Felix  
Tsutomu Izumi  
Leighton S. C. Louis, Director

**ABSENT:**

Harold Kometani  
George Centeio  
Frank W. Hustace, Jr.

**MINUTES:**

The minutes of March 5, 1959, as circulated, were approved on the motion of Mr. Lemmon and second of Mr. Rietow.

**MASTER PLAN  
URBAN REDEVELOPMENT  
IMPROVEMENT DIST.  
KEWALO AREA**

The Commission acknowledged receipt of a letter from Mr. David Bent, Urban Renewal Coordinator, stating that his office will take the initiative to organize the property owners in the Kewalo area for the possibility of improving the streets in accordance with city standards.

**MASTER PLAN  
URBAN REDEVELOPMENT  
HOUSING FOR  
DISPLACED PERSONS**

The Commission also acknowledged receipt of a letter from Mr. David Bent, recommending that the City Planning Commission give every consideration to the position of private developers in providing housing for persons displaced by government projects. Mr. Bent's letter was prompted by a letter from the Kaneohe Ranch Co., Ltd., suggesting that the City's zoning, engineering and subdivision requirements for low middle-income housing be reduced for private developers if the City is to expect any help in the relocation of governmental displaced families.

**ZONING HOTEL-APT.  
WAIPAHU  
MAUKA SIDE OF  
FARRINGTON HWY  
PACIFIC LAND HUI  
AGENT: ATTORNEY  
ROY E. TAKUSHI**

The Commission visited a parcel of land at Waipahu for which a request for change in zoning from Business to Hotel and Apartment was made. This land is situated on the mauka side of Farrington Highway, ewa of the Waipahu Drainage Canal. A multiple family development is proposed.

The Commission voted to defer action on the motion of Mr. Chun Hoon and second of Mr. Lemmon.

**ZONING GENERAL  
INDUSTRIAL  
WAIMALU  
MAKAI SIDE OF  
KAMEHAMEHA HIGHWAY  
H. YAMAMOTO & ASSOC.  
& MCCANDLESS EST.**

The Commission, on the motion of Mr. Chun Hoon and second of Mr. Lemmon, voted to defer action on the request for change in zoning from Highway and Rural Protective uses to General Industrial for land situated on the makai side of Kamehameha Highway, Waimalu.

The Commission members had visited the site in the morning.

**ZONING CLASS A-2  
RESIDENTIAL  
Kaneohe  
LILIPUNA ROAD  
JOYCE MURAKAMI  
BY: SIDNEY I.  
HASHIMOTO, ATTY**

The staff reported that it has completed its study with respect to lot sizes in the surrounding area of a 31,136 $\pm$  parcel of land situated on Lilipuna Road, Kaneohe, for which a request for change in zoning from Class AA Residential to Class A-2 Residential was made.

The applicant pointed out that lots in the surrounding areas are in the 5,000 $\pm$  to 6,000 $\pm$  class, therefore, the

change in zoning for this parcel of land will not detract from the surrounding area.

The Commission voted to defer action on the motion of Mr. Rietow and second of Mr. Izumi.

ZONING APARTMENT  
DISTRICT C  
KALIHI  
AHONUI STREET  
BENITO D.  
BATUNGBACAL

The Commission voted to defer action on a request for change in zoning from Class B Residential to Apartment District C for a 19,959sq parcel of land adjoining the Kalihi War Housing area, on the motion of Mr. Felix and second of Mr. Lemmon.

The applicant states that his property could be developed for apartment use to take care of displaced persons from the proposed urban redevelopment project; namely, the Queen-Emma and Kukui Street projects. The proposed use will also be compatible with surrounding uses because of the public housing project adjoining his property.

ZONING VARIANCE  
WAHIAWA  
114 MAKAWEO AVENUE  
EDWARD UETAKE  
BY: ROBERT M.  
FRANCOVICH

Action on a request for variance from existing Class A-1 Residential regulations to permit the construction of an additional house on a 21,780sq parcel of land situated at 114 Makaweo Avenue, Wahiawa, was deferred by the Commission on the motion of Mr. Felix and second of Mr. Lemmon.

There are two dwellings on the property at present and the lot lacks 720sq to comply with Rural Class A-1 Residential requirement for three units.

ZONING HOTEL-APT.  
WAHIAWA  
25 KAMEHAMEHA HWY  
MR. & MRS. MERTON  
A. MACK

The Commission, on the motion of Mr. Felix and second of Mr. Lemmon, voted to defer action on a request for change in zoning from Business to Hotel and Apartment to permit the conversion of a wooden building for apartment use. The lot has 4,818sq and is situated on the makai side of Kamehameha Highway near the former Wahiawa post office building. This structure was used as a medical office for the past 15 years and the applicant claims that it is impossible to rent the building for business purposes.

ZONING CONDITIONAL  
USES  
MANOA  
MAKAI SIDE OF  
SEAVIEW DRIVE  
THE HAWAIIAN  
EVANGELICAL ASSOC.

The Commission considered a request for variance from existing Class A Residential regulations to permit the construction and operation of a Student Fellowship Center on a 7,812sq parcel of land situated on the makai side of Seaview Drive near the University of Hawaii.

The Commission noted that the "Conditional Use Law" was enacted, which permits the establishment of uses compatible with university and college operations and do not detract from the surrounding residential development.

A motion to authorize the calling of a public hearing was made by Mr. Felix, seconded by Mr. Izumi and carried.

ZONING VARIANCE  
HALAWA-KAI  
MAKAI SIDE OF SALT  
LAKE BLVD.  
JAMES T. OWNBY  
BY: ERNEST LINDEMAN

The Commission considered a request for variance from existing Rural Protective zoning regulations to permit the construction of a radio transmitting tower on a parcel of land situated on the makai side of Salt Lake Boulevard at Halawa-kai.

The Commission requested plot plans showing the proposed location of the structure and letters of authorization from the owner of the land (the Queen's Hospital) and the lessee (Oahu Sugar Company) on the motion of Mr. Felix and second of Mr. Chun Hoon.

ZONING HOTEL-APT.  
MAKIKI  
NEHOA & ANAPUNI STS.  
AMERICAN ASSOCIATION  
OF UNIVERSITY WOMEN  
BY: MRS. KELLERMAN,  
PRESIDENT

On the motion of Mr. Lemmon and second of Mr. Rietow, the Commission voted to defer action on a request for change in zoning from Class A Residential to Hotel and Apartment for a 9,062 $\frac{1}{2}$  parcel of land situated at Nehoa and Anapuni Streets.

An existing large two-story building is presently being used as a club house. The applicant points out that since it would be uneconomical to repair the building, the proposal is to erect a new hollow tile club house with meeting room, apartment units, and off-street parking areas.

ZONING VIOLATIONS:

The Commission received and placed on file the following reports from Sam Harris of the Public Prosecutor's office reporting on alleged zoning violations:

MANOA  
3254 PATY DRIVE  
ALLEGED RENTAL UNIT

(1) 3254 Paty Drive -- alleged conversion of a basement into a rental unit. An investigation revealed that there are no kitchen facilities and that the basement area is rented out to a couple who are considered roomers.

KAIKUKI  
3458 PAHOA AVENUE  
ALLEGED BUSINESS  
OPERATION

(2) 3458 Pahoa Avenue -- alleged operation of a business by Ace Tree Trimmers in Kaimuki. It was reported that the owner of the business parks his business vehicles at the Waiialae-Kahala Service Station. The other vehicles parked on Pahoa Avenue are used for transportation to and from work.

KAILUA  
736-A MALUNIU AVE.  
ALLEGED BUSINESS  
OPERATION

(3) 736-A Maluniu Avenue -- alleged operation of an auto repair business in a residential district in Kailua. Upon investigation, it was discovered that the son of the owner occasionally works on his friends' vehicles as a hobby. The owner stated that his son was advised not to repair automobiles in the area.

KAPAHULU  
1034 KAPAHULU AVE.  
ALLEGED BUSINESS  
OPERATION

(4) 1034 Kapahulu Avenue -- alleged violation in a hotel and apartment zone, regarding the operation of a contractor's yard. The area is zoned business and the owner of the property saws lumber. The complainant was advised to file a complaint with the police department in the event of noise nuisance. The contractor stated that he will relocate his equipment so as to minimize the noise factor.

The following subdivision actions were taken by the Commission on the motion of Mr. Chun Hoon and second of Mr. Rietow:

SUBDIVISION  
KAPALAMA  
WAIKAMILO ROAD  
MONMOUTH INC., ET AL  
AGENT: J. CLARKE  
(A.H. RICE CO., LTD.)  
SURV: WRIGHT, HARVEY  
& WRIGHT  
GENERAL INDUSTRIAL

At the request of the subdivider, the Commission deferred action on the proposed subdivision and consolidation of the following:

(1) Proposed consolidation and resubdivision of Lots D, E, and G of Land Court Application 1334 into 2 lots: J, 10,910 $\frac{1}{2}$  and K, 2,827 $\frac{1}{2}$ . Lot K will be consolidated with Lot 12 of portion of R. P. 7834, Land Commission Award 7714-B, Apana 7 to M. Kekuaiwa.

(2) Proposed consolidation of Lots D, E, and a portion of K of Land Court Application 1334 to create Lot J, 10,910 $\frac{1}{2}$  and the consolidation of Lot K, 2,827 $\frac{1}{2}$  of Land Court Application 1334 with Lot 12 (4,594 $\frac{1}{2}$ ) of portion of R. P. 7834, Land Commission Award 7714-B, Apana 7 to M. Kekuaiwa at Kapalama into a lot of 7,421 $\frac{1}{2}$ .

The following documents approved as to form by the City and County Attorney's office have been filed for the overall Monmouth Inc., subdivision:

(1) 50% surety bond in the amount of \$25,750 guaranteeing completion of street improvements and utilities;

(2) Agreement between Clarke Investment Corp., and the City and County of Honolulu;

(3) Copy of a contract between Clarke Investment Corp., and the Hercules Construction Co., Ltd., and Hercules Equipment Co., Ltd., contractors, in the amount of \$51,500;

(4) Copy of the Contractor's Bond in the amount of \$51,500.

SUBDIVISION  
ALEWA HEIGHTS  
HILLCREST AVENUE &  
KAMALII ROAD  
MRS. RUBY K. LESLIE  
AGENT: R. KEMBLE  
CLASS A

The Commission granted tentative approval to the proposed subdivision of Lot 11 of Land Court Application 290, Section E at Alewa Heights into 2 lots: 11-A, 6,000 $\pm$  less 2,070 $\pm$  master plan setback area leaving a net area of 4,970 $\pm$  and 11-B, 5,950 $\pm$  less 330 $\pm$  master plan setback area leaving a net area of 5,620 $\pm$  together with an existing dwelling.

Approval will be subject to compliance with building spacing, Class A zoning, Board of Water Supply, and Division of Sewer requirements, and the filing of final survey maps noting the master plan setback areas.

SUBDIVISION  
NUUANU  
NUUANU AVENUE  
HAWAIIAN BAPTIST  
MISSION  
CLASS A & HOTEL & APT.

Approval was granted to the proposed consolidation of Lot 3, 4, and A being portions of R. P. No. 1 to Robert Boyd on Land Commission Award No. 2 to Robert Kilday and Grant 6768 to H. M. Von Holt at Nuuanu into one lot of 24,548 $\pm$  less 750 $\pm$  master plan setback area leaving a net area of 23,798 $\pm$ .

Final maps showing the consolidation have been filed.

SUBDIVISION  
PAUOA VALLEY  
KEKUANONI STREET  
SAM KALAMA  
AGENT: WILLIAM K. AMONA

Approval was granted to the revised proposed consolidation and resubdivision of Lots A-1 and A-2 being portions of Grant 4917 to Keauloa, R. P. 7283, Land Commission Award 5235, Apana 6 to S. Kaapuiki at Pauoa into 4 lots with areas ranging from 5,017 $\pm$  to 7,415 $\pm$  together with Lot A-3, 2,628 $\pm$  being a 16-foot right-of-way.

The tentative approval granted by the Commission on February 26, 1959, to the subdivision plan of 6 lots was rescinded.

By letter dated March 5, 1959, Mr. Robert E. St. Sure informed the Commission that his appointment as guardian was limited to the subdivision plan into 3 lots, to wit: A-1, A-2, and A-3 (this subdivision was approved by the Commission on February 26, 1959). "Furthermore, if I am appointed as guardian at the time of the sale of the minor's land, I certainly have no objection to the subdivision as submitted (the six lot subdivision plan) since the minor's interest will be converted from real property into personal property."

Board of Water Supply requirements have been met. Building spacing requirements have been met per letter dated March 11, 1959, from the Building Department informing the Commission that a bond in the amount of \$200 has been posted for the removal of the building within 90 days. Division of Sewers requirements have been met.

The following documents approved as to form by the City and County Attorney's office have been filed:

(1) 100% surety bond in the amount of \$2,000 guaranteeing the construction of the 16-foot driveway;

(2) Agreement between Samuel K. Kalama and the City and County of Honolulu;

(3) Copy of contract between Samuel K. Kalama and the S. McCabe Paving Co.

Final survey maps showing a 15-foot drainage easement have been filed.

SUBDIVISION  
MAIKI  
MAIKI HEIGHTS DRIVE  
ALICE C. SPALDING  
SURV: JAMES B. MANN  
CLASS AA

Tentative approval was granted to the proposed subdivision of Parcel 1 of Tax Map Key 2-5-08 being portion of Grant 5198, 5359, 5360, 5433 and 5354 at Makiki Heights into 2 parcels of 0.47 acre (20,480sq) and 2.977 acres less 0.006 acre (296sq) (approved by the Commission on May 5, 1955, for conveyance purposes and to be consolidated with Tax Map Key 2-5-08: 4) and leaving a net area of 2.971+ acres.

Approval will be subject to compliance with grading requirements of the Chief Engineer, compliance with requirements of the Board of Water Supply, the Board of Health and building spacing, and the filing of final survey maps deleting the 296sq lot.

SUBDIVISION  
KAIMUKI  
19TH AVENUE  
RAYMOND NIKAIKO  
CLASS A

Tentative approval was granted to the proposed subdivision of Lot 6 of Block 10 of "New Ocean View Tract" at Kaimuki into 3 lots: 6-A, 5,000sq; 6-B, 5,000sq; 6-C, 5,000sq with an existing single family dwelling and shed. Lots 6-B and 6-C are both 12-foot flag lots.

Approval of this subdivision will be subject to compliance with building spacing, Board of Water Supply and Board of Health requirements, and the filing of final survey maps showing the rounding of the corner for the two 12-foot flag lots for ease of access.

SUBDIVISION  
WILHELMINA RISE  
CLARENCE K. KARIMOTO,  
ET AL  
SURV: R.M. TOWILL CORP.  
CLASS A

Tentative approval was granted to the proposed consolidation and resubdivision of Lot 3 and 4 of Land Court Application 1358 at Wilhelmina Rise into 2 lots: 13, 11,017sq together with existing structures on the premises; 14, 5,729sq.

The purpose of this subdivision is for readjustment of boundaries to meet building spacing requirements.

Approval will be subject to compliance with building spacing, Class A zoning, and Board of Health requirements.

SUBDIVISION  
WILHELMINA RISE  
PHILIP W. WON, ET AL  
SURV: R. M. TOWILL CORP.  
CLASS A

Tentative approval was granted to the proposed subdivision and consolidation of the following:

(1) Proposed subdivision of Lot 1 of Lani Hale Tract (being portions of Tax Map Key 3-3-35: 1 and 3-3-31:5) at Wilhelmina Rise into 2 parcels: 1-A, 27,408sq; 1-B, 63,308sq.

(2) Proposed consolidation of Lot 1-A (27,408sq) R. P. 5667, Apana 1 to Iona Pehu for Keekapu of Land

Commission Award 5931, Part 1 to Pehu with Lot 10 (3,068 $\mu$ ) of Land Court Application 1358 to create a lot of 30,476 $\mu$ .

(3) Proposed consolidation of Lot 1-B (63,308 $\mu$ ) of R. P. 5667, Apana 1 to Iona Pehu for Keekapu on Land Commission Award 5931, Part 1 to Pehu with Lot 465 (11,238 $\mu$ ) of Section "D" Palolo Hill Tract (F. P. 48) at Wilhelmina Rise into one lot of 74,546 $\mu$ .

Water is available. Approval will be subject to compliance with Board of Health requirements.

✓ SUBDIVISION  
KANEHOE  
WAIKAPOKI & WAILELE RDS  
ROBERT C. CHING  
CLASS A-1

The Commission reviewed the proposed consolidation and resubdivision of Lots 1, 2, and 3 of Grant 8857 to H. H. Parker at Kaneohe into 5 lots with areas ranging from 8,000 $\mu$  to 8,400 $\mu$  less master plan setback areas ranging from 120 $\mu$  to 890 $\mu$  and leaving net areas ranging from 7,510 $\mu$  to 8,000 $\mu$  together with Lot 6, 4,800 $\mu$  being a road reserve lot.

The staff recommended that the master planned roadway on the applicant's side of Waialele Road be constructed according to city standards with curbs and gutters.

The Commission granted tentative approval with approval subject to construction of the master planned roadway on the applicant's side of Waialele Road, compliance with building spacing, Class A-1 zoning, and Board of Health requirements, and the filing of final survey maps noting a rounding of the corner at the entrance of Lot 1 with a curb return to the master plan setback line and noting the master plan setback areas.

SUBDIVISION ✓  
KANEHOE  
KAPALAI ROAD  
MIRIAM H. WONG  
SURV: JAMES F. FOSTER  
CLASS A-1

Tentative approval was granted to the proposed subdivision of Lot 1 of Kaneohe Lots (F. P. 296) being parcel 25 of Tax Map Key 4-5-27 at Kaneohe into 2 lots: 1-A, 8,466 $\mu$  less 900 $\mu$  master plan setback area leaving a net area of 7,566 $\mu$  with an existing single family dwelling and garage and 1-B, 8,917 $\mu$  less 1,350 $\mu$  master plan setback area leaving a net area of 7,567 $\mu$ .

Kapalai Road is a public right-of-way. Water is available.

Approval will be subject to compliance with building spacing requirements, certification from the Board of Health, and the filing of final survey maps noting the master plan setback area.

SUBDIVISION ✓  
KAHALUU  
MAPUMAPU STREET  
KENNETH M. AFUSO  
AGENT: JERRY CHING  
SURV: CLARENCE J. OLDS  
RURAL PROTECTIVE  
(AGRICULTURAL SUBDVN)

Tentative approval was granted to the proposed subdivision of Lot 25 of Land Court Application 1133 (Map 8) at Waihee into 2 lots: 25-A, 1.006 acres; 25-B, 1.010 acres.

Resolution No. 1009 amending Section 19 of the Subdivision Rules and Regulations became effective on January 1, 1959.

A duly acknowledged letter stating that this subdivision is for agricultural purposes has been filed.

Approval of this subdivision will be subject to certification by the Chief Engineer that Mapumapu Road meets the requirements of an agricultural subdivision roadway, compliance with Board of Health and Board of Water Supply requirements.

SUBDIVISION  
HAKIPUU  
KAMEHAMEHA HIGHWAY  
HENRY KAAWA, ET AL  
SURV: W.P. THOMPSON  
HIGHWAY PROTECTIVE

The Commission deferred action on the proposed subdivision of R. P. 1429 Land Commission Award 5979, Apana 1 to Maopo and a portion of Old Highway as shown on Tax Map Key 4-9-01: 16 and 21 at Hakipuu into 4 lots with areas ranging from 8,976 $\mu$  to 8,986 $\mu$  with Lot 5, 2,048 $\mu$  being a 16-foot right-of-way. The existing single family dwelling straddling proposed Lots 1, 2, and 5 is to be relocated on proposed Lot 3.

This subdivision will be referred to the Territorial Highway Department since it abuts a Federal Aid Highway.

SUBDIVISION ✓  
LAIE  
NAUPAKA STREET (LAIE  
POINT)  
JAMES M. FUJIWARA  
CLASS A-1

The Commission reviewed the revised proposed subdivision of Lot 12 of Land Court Application 776 at Laie Point into 2 lots: 12-A, 16,866 $\mu$  being a 16-foot flag lot; 12-B, 8,690 $\mu$ .

The tentative approval granted by the Commission on February 5, 1959, to a subdivision plan of 3 lots was rescinded.

The Commission granted tentative approval to this subdivision plan with approval subject to certification from the owner of the private water source that water will be available, and the filing of final survey maps showing the rounding of the corner at the entrance of the 16-foot right-of-way.

SUBDIVISION  
WAIANAE  
FARRINGTON HIGHWAY  
DAVID T. OKIMOTO, ET AL  
HIGHWAY PROTECTIVE

Proposed consolidation of Lots 208 and 209 as shown on Map 11 Land Court Application 1102 at Waianae into Lot 557, 20,722 $\mu$  was granted approval on the basis that final maps showing the consolidation have been filed.

SUBDIVISION  
WAIPAHU  
WAIPAHU & WAIKELE RDS.  
BOARD OF WATER SUPPLY,  
ET AL  
SURV: R. M. TOWILL  
RURAL PROTECTIVE

On the basis of filing of final maps, the Commission granted approval to the proposed subdivision of the following:

(1) Proposed subdivision of Grant 8939, Section 1 and Section 2 at Waikele into 2 parcels: A, 2.055 acres less 0.041 acre master plan setback area leaving a net area of 2.014 $\frac{1}{2}$  acres; B, 3.323 acres less 0.09 acre master plan setback area leaving a net area of 3.233 $\frac{1}{2}$  acres.

(2) Proposed subdivision of a portion of Land Commission Award 10474, Apana 9 to N. Namsuu and R. P. 4486, Apana 1, Mahele Award 4 to Luhuhiwalani at Waikele into 2 parcels: Lot 1 being the remainder area of 1,326.713 acres less 0.001 master plan setback area and 0.676 acre for 20-foot roadway easement leaving a net area of 1,326.036 $\frac{1}{2}$  acres; 2, 1.379 acres.

Lot 2 is a proposed well site. The James Campbell Estate will convey Lot A (2.055 acres) of Grant 8939, Sections 1 and 2 to the Board of Water Supply for the sole purpose of enabling the Board of Water Supply to convey Lot A to the heirs of James Robinson, et al, in exchange for the well site being Lot 2 (1.379 acres) portion of Land Commission Award 10474, Apana 9 together with the 20-foot right-of-way easement which will become a part of the Ewa Waianae water development.

SUBDIVISION  
KALIHI  
OFF KAM IV ROAD  
M. T. WAUKE  
SURV: Y. ARAKAKI  
CLASS A

The construction plans submitted for this subdivision (9 lots) were authorized to be transmitted to the Chief Engineer for his check and approval.

Tentative approval was granted by the Commission on February 26, 1959.

The following recommendations will be referred to the surveyor:

- (1) Provide for 20-foot property line radius at the intersection of Kam IV Road.
- (2) Extend the sidewalk to Kam IV Road.

Drainage facilities will be subject to the approval of the Chief Engineer.

SUBDIVISION  
NUUANU  
NUUANU VALLEY  
EDWIN L. PARIS, ET AL.  
AGENT: LEWERS & COOKE  
SURV: ASSOCIATED  
ENGINEERS  
CLASS AA

Construction plans submitted for this subdivision were authorized to be transmitted to the Chief Engineer for his check and approval.

Tentative approval was granted by the Commission on October 16, 1958.

The staff has recommended the granting of approval for the 19% road grade variance for the deadend roadway. The Chief Engineer has approved the road grade of 19%.

SUBDIVISION  
WAHIAWA  
OFF CALIFORNIA AVE.  
KOJI TSUJIMURA  
AGENT: A. J. WARD  
SURV: PARK & PARK  
CLASS A-1

The Commission reviewed the proposed consolidation and resubdivision of Lots 55, 56, and 57 of File Plan 319 at Wahiawa into nine lots with areas ranging from 7,500 $\mu$  to 8,190 $\mu$  less master plan areas for Lots 1, 2, 3, 4, 6, and 7, said lots falling below 7,500 $\mu$ .

Tentative approval was granted by the Commission on July 25, 1957.

By letter dated March 10, 1959, Mr. A. J. Ward, agent for the owner, requested an extension of 90 days to complete construction of street improvements and utilities. The roadway is about 90% completed.

The Commission granted the 90-days' extension of time.

SUBDIVISION  
ALEWA HEIGHTS  
OFF AULII STREET  
ROSA SYLVESTER  
AGENT: VINCENT H. YANO  
CLASS A

At the request of the attorney for the applicant, the Commission voted to defer action on the proposed subdivision of a portion of Lot 83 of "Alewa Heights Lots" being a portion of Grant 5594 to Manuel De Souza Moraes at Alewa Heights into 2 lots: A, 5,200 $\mu$  and B, 5,200 $\mu$  with an existing dwelling.

SUBDIVISION  
KAPAHULU  
DATE STREET  
LUM YIP KEE, LTD.  
DEVELOPERS: KAPICLANI  
DEVELOPMENT CO.  
HOTEL & APARTMENT

The Commission granted tentative approval to the proposed consolidation and resubdivision of Lots 1 to 20 inclusive of Land Court Consolidation 8 at Kapahulu into 20 lots with areas ranging from 5,145 $\mu$  to 6,110 $\mu$  together with a 40-foot right-of-way.

The 40-foot right-of-way within the proposed subdivision is now under construction. The purpose of this subdivision is for readjustment of boundaries.

Approval will be subject to filing of final survey map

SUBDIVISION  
KAILUA  
KALAHEO VILLAGE, UNIT 20  
KANEHOE RANCH CO.  
SURV: R. M. TOWILL  
CLASS A-1

The Commission reviewed the proposed subdivision of a portion of Royal Patent 5642, Land Commission Award 7122, Apana 6 to T. Tute and being Kalaheo Village Unit No. 20 into 140 residential lots with areas ranging from 7,840 $\frac{1}{2}$  to 13,600 $\frac{1}{2}$  together with 110, 80, 56, and 44-foot rights-of-way together with a 25-foot wide easement for canal maintenance purposes for Lots 1 to 16, inclusive.

The Commission on February 19, 1959 voted to defer action on the subdivision plan inasmuch as the location of the elementary school and park site have not been firmed.

No park site is shown on Units 19 and 20.

The final boundaries of the proposed elementary school will be subject to negotiation with the Department of Public Instruction and the developers. By letter dated March 4, 1959, Mr. James T. Okamura of the D. P. I. informed the Commission that a 10-acre site would be required in this area.

The tentative approval granted by the Commission on April 10, 1958 to Unit 20 was rescinded. The purpose of the tentative approval granted on April 10, 1958 to Units 19 and 20 was so that the Territorial Highway Department may proceed with its plans to construct a 110-foot roadway.

The Commission granted tentative approval to this subdivision with approval subject to construction of all street improvements and utilities and drainage facilities, location of a park and a school site, and the filing of final survey maps.

SUBDIVISION  
KAHALUU  
OFF AHAOLELO ROAD  
ALBERT L. LUM, ET AL  
SURV: A.E. MINVIELLE, JR.  
CLASS AA (AGRICULTURAL  
SUBDIVISION)

The Commission voted to defer action on the proposed subdivision of portion of Land of Kahaluu by Deed of Administration of the Estate of Kamehameha IV to James Steward being Parcel 23 of Tax Map Key 4-7-28 at Kahaluu into 2 parcels: A, 1.4 $\frac{1}{2}$  acres less 0.273 acre (11,890 $\frac{1}{2}$ ) master plan roadway area leaving a net area of 1.127 $\frac{1}{2}$  acres; B, 5.847 acres less 0.867 acre (37,765 $\frac{1}{2}$ ) master plan roadway areas (including the 12- and 20-foot roadway easement areas) leaving a net area of 4.980 $\frac{1}{2}$  acres.

Section 10-L(1) requires a 44-foot right-of-way for an agricultural subdivision.

The Commission on May 26, 1955 (51-315) disapproved the subdivision plan submitted for this parcel of land (Tax Map Key 4-7-28: 23) into 3 lots on the basis of inadequate access and informed the applicant that the roadway must be constructed to comply with the requirements for an agricultural subdivision.

SUBDIVISION  
PAUMALU  
OFF KAMEHAMEHA HIGHWAY  
S. G. KOENIG, ET AL  
SURV: W. P. THOMPSON  
RURAL FARMING NO. 1

The Commission voted to defer action on the proposed subdivision of Lot 45 of Land Court Consolidation 49 at Paumalu into 2 lots: 45-A, 1.09 acres and 45-B, 1.09 acres less 0.04 acre (1,904 $\frac{1}{2}$ ) roadway easement area leaving a net area of 1.05 $\frac{1}{2}$  acres.

Access for Lots 45-A and 45-B is over a 12-foot roadway easement off a 24-foot entrance.

The existing 24-foot right-of-way is inadequate to

SUBDIVISION  
WAIPIO  
WAIMAKUA DRIVE  
DAVID FUNAKOSHI, ET AL  
AGENT: ROBERT NAKAMURA  
RURAL PROTECTIVE

serve an agricultural subdivision. Section 10-L(1) and Section 19 of the Subdivision Rules and Regulations require a 44-foot right-of-way.

The Commission reviewed the proposed subdivision of Land Court Application 1000 at Waipio into 3 lots: 1067, 5,925 $\frac{1}{2}$ ; 1068, 7,634 $\frac{1}{2}$ ; together with an existing single family dwelling; 1069, 15,076 $\frac{1}{2}$  and 1070, 2,721 $\frac{1}{2}$  being a 16-foot right-of-way.

The Commission on March 5, 1959, voted to defer action and requested that revised plans showing a 24-foot right-of-way be submitted since Lot 1069 may be further subdivided into 3 lots and under the provisions of Resolution 563, three single family dwellings or two duplexes may be constructed on the lot.

However, after a visit of the site, the Commission noted the topography of the land and stated that a 16-foot right-of-way is acceptable. However, in the event Lot 1069 is further subdivided, a 24-foot right-of-way is required.

Tentative approval was granted by the Commission with approval subject to construction of the 16-foot right-of-way, compliance with building spacing, Board of Water Supply and Board of Health requirements, and the filing of final maps showing the turn-around at the end of the 16-foot right-of-way.

Modification was granted for the 16-foot right-of-way which exceeds the 120 feet maximum length by 18 feet. A public hearing was authorized by the Commission for the rezoning of the Waipio Acres area to Class A-1 Residential zone.

SUBDIVISION  
EWA  
OFF FARRINGTON HIGHWAY  
JAMES CAMPBELL ESTATE  
SURV: HARLAND BARTHO-  
LOMEW & ASSOCIATES  
NOXIOUS INDUSTRIAL

The Commission granted approval to the proposed consolidation of Lots 429 to 436, inclusive, of Land Court Application 1069 at Ewa into the following: Lots 591 to 604 with areas ranging from 95,095 $\frac{1}{2}$  to 112,497 $\frac{1}{2}$  being industrial lots; Lot 605, 9,257 $\frac{1}{2}$  for Hawaiian Electric Co. Substation; Lots 606 to 612 with areas ranging from 100,100 $\frac{1}{2}$  to 20,000 acres, being industrial lots; Lot 613, 10,002 acres being the new Standard Oil Co. Lot (to replace Lot 434); Lot 614, 330,573 $\frac{1}{2}$  being a 80-foot right-of-way; Lots 615 (84,680 $\frac{1}{2}$ ) being an 80-foot right-of-way; Lot 616 (9,600 $\frac{1}{2}$ ) being an existing right-of-way; Lot 617 (35,776 $\frac{1}{2}$ ) being a 60-foot right-of-way; Lot 618 (1.133 acres) being a 60-foot right-of-way; Lot 619 (301,532 $\frac{1}{2}$ ) being an existing 60-foot right-of-way; Lot 620 (1.565 acres) being a 60-foot right-of-way; Lot 621 (182.589 acres) being a remainder lot; Lot 622 (32.862 acres) being a remainder lot less 0.938 roadway easement area leaving a net area of 31.924 $\frac{1}{2}$  acres; Lot 623 (184.369 acres) being a remainder lot; Lot 624 (495.257 acres) being a remainder lot; and the cancellation of Easements 28, 176, 177 and 180 and the designation of Easements 194 to 207, inclusive, together with 30-foot building setback lines on all roads.

Lots 429 to 436, inclusive, was approved by the Commission on December 5, 1957 (57-368).

Tentative approval was granted by the Commission on September 25, 1958 to a subdivision plan of 38 lots together with 60 and 80-foot rights-of-way.

The Commission on January 22, 1959, authorized the submission of the construction plan (24 lots) to the Chief Engineer (being the first increment); and the construction plan tracing was signed by the Director of the City Planning Commission on February 13, 1959.

The tentative approval granted by the Commission on September 25, 1958 to the subdivision plan submitted excluding the 24 lots of the first increment was rescinded.

Board of Health recommended approval (letter of June 13, 1958) based on the provisions that are incorporated in a letter dated June 6, 1958 which was addressed to the Health Department from Mr. Colin G. Lennox of the Campbell Estate.

The following documents approved as to form by the City and County Attorney's office have been filed:

- (1) Agreement between the Trustees of the Estate of James Campbell, and the City and County of Honolulu;
- (2) Copy of a contract between the Trustees of the Estate of James Campbell and C. W. Vincent, Inc.;
- (3) 100% contractor's performance bond (C. W. Vincent, Inc.) in the amount of \$46,079.20 guaranteeing the construction of the open storm drains in the subdivision;
- (4) Copy of a contract between the Trustees of the Estate of James Campbell and E. E. Black, Ltd.;
- (5) 100% contractor's performance bond (E. E. Black) in the amount of \$204,148.47 guaranteeing the construction of street improvements and utilities and drainage facilities;
- (6) A certificate of deposit in the amount of \$157,272.35 drawn on Bishop National Bank of Hawaii dated March 10, 1959.

SUBDIVISION  
AIEA HEIGHTS  
AIEA HEIGHTS DRIVE  
WILLIAM C. VANNATTA  
SURV: A.E. MINVIELLE, JR.  
CLASS AA

The Commission voted to defer action on the proposed consolidation and resubdivision of Parcels 14 and 32, portion of Grant 7281 at Aiea Heights into 11 lots with areas ranging from 10,000 $\mu$  to 76,300 $\mu$  less 2,463 $\mu$  master plan setback area leaving net areas ranging from 10,000 $\mu$  to 73,837 $\mu$  with an existing dwelling on Lot 11 together with a 32-foot right-of-way with a 20-foot entrance. Lots 7 and 11 are 12 and 20-foot flag lots.

In the morning the Commission members had again visited the site.

The following subdivisions which were granted tentative approval and now conform to requirements for approval were approved on the motion of Mr. Chun Hoon and second of Mr. Rietow:

SUBDIVISION  
PALAMA  
OFF SCHOOL STREET  
CITY & COUNTY OF HON.  
SURV: C & C LAND DIV.  
CLASS A

1. Proposed subdivision of Lot H-3 of Land Court Application 557 at Palama into 2 lots: H-3-A, 1,114 $\mu$  being the remainder area; H-3-B, 372 $\mu$ .

Tentative approval was granted by the Commission on February 26, 1959. Lot H-3-B is within the Palama Street Extension. Lot H-3-A will be sold to the abutting owner.

A copy of the deed with a restrictive covenant that Lot H-3-A will be used as one lot with Lots H-4 and I-4 being Parcel 58 of Tax Map Key 1-7-44 has been filed. Final survey maps have been filed.

SUBDIVISION  
WAIMANALO  
HIHIMANU & HINALEA STS.  
LOUIS FERNANDEZ, ET AL  
SURV: PARK & PARK  
CLASS AA

2. Proposed consolidation and resubdivision of Lots 69 and 70 of the "Waimanalo Beach Lots" being all of Grants 11552 and 11424 at Waimanalo into 2 lots: A, 10,125±; B, 12,375±.

Tentative approval was granted by the Commission on February 19, 1959.

Building spacing, Class AA zoning and Board of Health requirements have been met. Final survey maps have been filed.

SUBDIVISION  
KANEHOE  
WAIKALUA ROAD  
HARRY KIM, ET AL  
CLASS A

3. Proposed subdivision of portions of Grant 174 to P. F. Manini and R. P. 286, Land Commission Award 2004-B, Apana 1 to Kumuhoia at Kaneohe into eight residential lots with areas ranging from 5,008± to 6,517± less 1,414± and 1,560± master plan setback area leaving net areas ranging from 4,957± to 5,467± together with Lot 9, 5,921± being a 24-foot right-of-way.

Tentative approval was granted by the Commission on August 14, 1958 together with lot width modification for Lots 1 and 2. Board of Health requirements have been met.

The Commission on November 6, 1958 authorized the submission of the construction plans to the Chief Engineer for his review and comments.

The following documents approved as to form by the City and County Attorney's office have been filed:

(1) 100% surety bond in the amount of \$7,100 guaranteeing construction of street improvements and utilities;

(2) Agreement between Honolulu Property Investors, Ltd., (Harry Y. K. Kim, president) and the City and County of Honolulu;

(3) Copy of the contract between Honolulu Property Investors, Ltd., and Huitsuka Brothers, Ltd. contractor

Final survey maps have been filed.

SUBDIVISION  
KANEHOE  
KANEHOE BAY DRIVE  
KANEHOE RANCH CO.  
SURV: R. M. TOWILL  
RURAL PROTECTIVE &  
RURAL FARM ZONE

4. Proposed consolidation and resubdivision of a portion of Grant 8921 to Jason Andrade and Royal Patent 1381, Land Commission Award 4238-B, Apana 1, to Kauhi and the remainder of Parcel 1 of Tax Map Key 4-5-30 at Kaneohe into 4 lots: 1, 8,072±; 2, 11,672± and being a 12-foot flag lot; 3, 7,912±; 4, 7,487± and leaving a remainder area of 151.639± acres.

On March 5, 1959, the Commission authorized the submission of the sewer construction plan to the Chief Engineer.

Tentative approval was granted by the Commission on January 15, 1959. Board of Health, Suburban Water Division of the Board of Water Supply and Division of Sewers requirements have been met. Final survey maps have been filed.

STREET NAME  
WAIALAE-IKI  
WAIKI PLACE

The Commission, on the motion of Mr. Izumi and second of Mr. Rietow, approved the following street name for a roadway within the Golf Course Subdivision, Waialae-Iki:

WAIKI PLACE -- Deadend roadway off existing Waiiki Street.

STREET NAME  
KALIHI-UKA  
PUAHALA HOMES

On the motion of Mr. Rietow and second of Mr. Izumi, the Commission authorized the staff to further study proposed street names for roadways within the Puahala Homes.

"Puahala Street", a roadway off Lanakila Street on the ewa side of and just mauka of School Street, and "Puahala Place", a deadend roadway off Puahala Street being on the mauka side, were recommended. However, these are similar to other street names.

MISC.  
REMUNERATION FOR  
COMMISSION MEMBERS

The staff had prepared a draft of a letter to be sent to the Mayor and the Board of Supervisors regarding remuneration for Commission members.

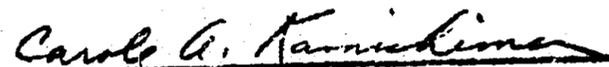
The Commission voted to adopt the letter, with an amendment changing \$20 per meeting to \$25 per meeting and other minor changes in wording, on the motion of Mr. Felix and second of Mr. Chun Hoon. Mr. Rietow voted in the negative.

MISC.  
MEETING OF  
MARCH 26, 1959

The Commission, on the motion of Mr. Felix and second of Mr. Chun Hoon, voted to forego the meeting of March 26, 1959, since that day is a legal holiday.

The meeting adjourned at 2:10 p.m.

Respectfully submitted,

  
Carole A. Kamishima  
City Planning Secretary

Meeting of the City Planning Commission

March 19, 1959

The City Planning Commission met in regular session on Thursday, March 19, 1959, at 2:10 p.m., in the Conference Room of the City Hall Annex with Chairman A. J. Gignoux presiding:

PRESENT: A. J. Gignoux, Chairman  
R. G. Rietow  
Henry Chun Hoon  
Katsuro Miho (excused at 4:30 p.m.)  
Harold Kometani  
John H. Felix  
Cyril W. Lemmon (excused at 5:20 p.m.)  
George Centelo  
Tsutomu Izumi  
Leighton S. C. Louis, Director

ABSENT: Frank W. Hustace, Jr.

MINUTES: The minutes of March 12, 1959, as circulated, were approved on the motion of Mr. Felix and second of Mr. Lemmon.

MASTER PLAN  
WAIKIKI  
BEACH IMPROVEMENT  
PLAN

A brochure graphically describing how Waikiki beach can be beautified and expanded toward the ocean was submitted by the Chamber of Commerce and copies of the plan were circulated to the Commission members. The Chamber is requesting that the Commission endorse the plan.

The Director reported that the plan seems logical as long as the area is filled with sand and not extended too far out so as to affect adversely the surf.

Mr. Izumi questioned the ownership of accreted land on private property. He cannot endorse a plan where sand filling with public funds will revert to private property owners as a result of accretion.

The Director reported that problems of ownership of accreted land, tide action, and other engineering studies are being made, but the Commission may endorse this plan in principle subject to those studies.

The Commission voted to endorse the plan on the bases that the filling will not adversely affect the surfing and the lands as created will remain public property, on the motion of Mr. Lemmon and second of Mr. Felix.

MASTER PLAN  
KANEHOHE  
SETBACK ON BOTH  
SIDES OF LILIPUNA  
ROAD

By Public Works Committee Report #502, the Board of Supervisors informed the Commission that a building permit was issued to the property owner of Parcel 66, Tax Map Key 4-5-01, Lilipuna Road, Kaneohe, to construct a two-story unit within the 8-foot road setback line shown on the master plan on the bases that the City is not in a position to acquire land at this time and there is a high cut on that side of the roadway which would increase the cost of construction. The Board recommended that the Commission consider shifting the proposed widening of Lilipuna Road to the opposite side to reduce the cost of construction.

The staff reported that there is a cut on one side of the road and a fill on the other, therefore, the entire Lilipuna Road as master planned would provide for balanced cuts and fills. Shifting of the lines in either direction would probably be made after detailed engineering plans

**PUBLIC HEARING  
MASTER PLAN  
REALIGNMENT OF  
LUNALILO FREEWAY  
& EXTENSION OF  
RICHARD LANE**

have been completed, therefore, it recommends that the master plan as it now stands be retained.

The Commission voted to adhere to the master plan on the motion of Mr. Rietow and second of Mr. Chun Hoon. The Board will be informed of the Commission's action.

A public hearing was held to consider amending a portion of Master Plan Section 7 (Kalihi-Kai) as follows:

- (1) To consider the realignment of the master planned Lunaliilo Freeway from Kalihi Street to Middle Street;
- (2) To consider the establishment of an interchange for the proposed Lunaliilo Freeway at the intersection of King Street and Middle Street; and
- (3) To consider the extension of Richard Lane to the proposed Rose Street extension within the Kalihi War Homes area, with an overpass at the proposed Lunaliilo Freeway.

The Director reported that the Territory acquired properties as whole parcels rather than portions, resulting in the change of alignment of the Freeway. Also additional lands were required to provide for better access along the Freeway. Extension of Richard Lane is proposed to provide another access to and from the heavily developed residential development in the upper area and the industrial-business development below King Street. Density of these areas warrants another connection and it was believed the logical area would be Richard Lane.

Several property owners in the audience voiced their objections to the proposal to extend Richard Lane and letters of protests were filed with the Commission. These letters signed by property owners living on Richard Lane were read by the Director.

Mr. Albert Zane, design engineer for the Territorial Highway Department, pointed out that the Territory has acquired all the necessary lands needed for the Freeway except the Yamane property. Proposed Richard Lane extension is the City and County's proposal and the design of the overpass at this point will be made to meet City plans. Traffic assignment for the year 1979, shows that approximately 33,000 vehicles will be using the Freeway of which 11,000 will go from the Freeway to Nimitz Highway and 22,000 continue on to Moanalua. In addition, approximately 6,000 vehicles are generated in this area from King Street to Middle Street, therefore, the original master plan as proposed is not adequate.

Mr. Miho questioned the change in alignment in view of the fact that the original plan was only three years old. He inquired of Mr. Zane whether this new plan would be adequate 20 years hence.

Mr. Zane replied that the new plan will be adequate for the next 20 years. The Director stated that the master plan must be amended to provide for changes in standards. He pointed out that the Territory proposed this change two years ago but the Commission had advised the Territory to clear negotiations with property owners for acquisition of additional lands before further amendments were to be made.

Mr. Tatsuki Yoshida, property owner living on Richard Lane, believed that the extension of Richard Lane is not necessary. He did not approve of a super highway running in the back and front of his property.

Mr. Samuel K. Aki, living on Richard Lane and speaking on behalf of the other property owners, pointed out that majority of the people have lived in this area for 30 to 40 years and they are quite satisfied in leaving Richard Lane in its present status as a deadend road. They are also objecting to any proposal to widen Richard Lane because several properties will be taken. He pointed out that they have no traffic problems there.

Mr. Aki presented a proposal that if Richard Lane must be widened and extended, the widening be made toward Kalihi Stream by filling the stream. He declared that price of land is so high that they would not be able to purchase comparable properties for the amount of money received for their properties by condemnation. He requested additional time to discuss this matter with the other property owners and requested a representative from the Commission.

Mr. Suyeki Okumura, representing Yamane Properties, Ltd., informed the Commission that his client is not opposed to the proposed freeway realignment. His client is interested in seeing the master plan for the freeway established so that condemnation proceedings may be started.

Mr. Chun Hoon inquired whether the design of the Freeway would be affected if Richard Lane extension is not made.

Mr. Zane replied that construction of the Freeway is under way up to the stream, therefore, a decision for the connection should be made as soon as possible. The Director suggested that in the event Richard Lane is not extended, a pedestrian underpass should be provided if possible.

The Commission approved the realignment of Lunalilo Freeway from Kalihi Street to Middle Street and an interchange at King and Middle Streets, and to keep the public hearing open for the proposal to extend Richard Lane to Rose Street extension, on the motion of Mr. Kometani and second of Mr. Felix.

Mr. Felix made a motion authorizing the Director to meet with the property owners. This motion was seconded by Mr. Centeio and carried.

By Committee Report #628, the Board of Supervisors has referred to the City Planning Commission for report, an inquiry by a property owner of Tax Map Key 3-8-14: 4 (Wallupe) whether or not he may construct another dwelling on his property.

The Director presented the following information:

(1) The property was subdivided into two lots, 578-A, 7,980 $\frac{1}{2}$ , and 578-B, 7,662 $\frac{1}{2}$ , as shown on Map 35 of Land Court Application 578 recorded in the office of the assistant registrar of the Land Court on September 26, 1940;

(2) A building permit for a single family dwelling was issued on April 23, 1941;

ZONING MISC.  
WALLUPE  
OFF KALANIANA'OLE  
HIGHWAY  
FRANCIS LEE

(3) A building permit for porch addition to the existing dwelling was issued on May 13, 1949;

(4) On December 7, 1951, the area was rezoned to Class AA Residential from Unrestricted Residential District;

(5) A field survey by the staff on March 9, 1959, showed that the single-family unit was converted into a duplex and is now a 2-story unit, and a 2-car garage straddles the common boundary line between Lots 578-A and 578-B. A check of the records revealed that no building permit was issued for the conversion of the single-family unit into a duplex; therefore, there may be a violation of the zoning laws.

The Director stated that according to the City & County Attorney's opinion with respect to whether or not a property owner has consolidated his lots is dependent upon the owners intent. In this instance, it seems that a consolidation was made by the construction of a garage across the common boundary line; however, the evidence is not conclusive. By changing the duplex unit into a single-family unit and removing the garage which straddles the boundary line, the property will then be placed in the category of two lots so that another unit may be constructed on Lot 578-B.

The Commission voted to transmit the information presented by the Director to the Board of Supervisors on the motion of Mr. Felix and second of Mr. Lemmon.

ZONING APARTMENT  
DISTRICT "C"  
WAIPAHU  
MAUKA SIDE OF  
FARRINGTON HIGHWAY  
PACIFIC LAND HUI  
BY: ATTORNEY ROY  
E. TAKUSHI

The Commission reviewed again a request for change in zoning from Business to Hotel and Apartment, extension of the existing Business zone and cancellation of the variance for off-street parking purposes for land situated on the mauka side of Farrington Highway ewa of the Waipahu Drainage Canal in Waipahu. The Commission members had revisited the site.

Attorney Roy E. Takushi, representing the applicant, pointed out that use of this property for hotel and apartment purposes will be compatible with the adjoining uses. He indicated the Waipahu Community Church on the ewa side, residential lots on the mauka side, the Waipahu Drainage Canal and a park on the downtown side, and business uses on the makai side of Farrington Highway. He requested that the Commission consider downzoning the area to hotel and apartment, extending the business area further into the property because of the proposed highway widening of 50 feet and cancelling the off-street parking variance.

The Director reported that the area in question would be a logical area for hotel and apartment developments, however, he pointed out that the Commission had zoned approximately 28 acres in Waipahu for hotel and apartment uses. To determine whether or not there will be more demand for apartments in Waipahu will require further study of population trend.

The Commission discussed whether to consider hotel and apartment zoning or Apartment District C zoning for this area. Mr. Roy Takushi stated that he would be agreeable to Apartment District C zoning. He stated that development plans will be submitted in time for the public hearing.

A motion to authorize the calling of a public hearing to consider Apartment District C zoning was made by Mr. Felix seconded by Mr. Centeio and carried.

ZONING GENERAL  
INDUSTRIAL  
WAIMALU  
MAKAI SIDE OF  
KAMEHAMEHA HWY  
H. YAMAMOTO &  
ASSOCIATES AND  
MCCANDLESS ESTATE

The Commission members visited the Waimalu area where it stated that industrial developments may be feasible. A request is before the Commission for change in zoning from Highway and Rural Protective to General Industrial zoning for approximately 31 acres of land situated on the makai side of Kamehameha Highway between Waimalu and Kalawao streams.

The Director reported that this is the same area that the Parks Board at one time proposed for a park development, however, this plan was abandoned after the Board of Supervisors stated that no funds were available for acquisition. He stated that the staff has not completed its study for the Aiea-Pearl City area and that this area is also under the Urban Planning Grant studies.

Mr. Felix believed that an appeal should be made to the Territorial Commission on Historic Site for setting aside this area as a historic site since he understands that it was once a fish pond used by royalty.

Mr. Rietow made a motion to defer action for one month pending completion of the staff's study and recommendation. This motion was seconded by Mr. Izumi and carried.

ZONING CLASS A-2  
RESIDENTIAL  
KANEEOHE  
LILIPUNA ROAD  
JOYCE MURAKAMI  
BY: ATTORNEY SIDNEY  
HASHIMOTO

Attorney Sidney Hashimoto, representing the applicant, requested a change in zoning from Rural Class AA Residential to Class A-2 Residential for a 31,136 $\frac{1}{2}$  parcel of land situated on the southwest corner of Lilipuna Place and Lilipuna Road. He pointed out that directly across the street is an undeveloped parcel of land and immediately adjacent to this lot are lots averaging 5,500 $\frac{1}{2}$  in area. There is a natural buffer separating the Class AA lots from the smaller lots by a natural bluff ranging from 20 to 30 feet; therefore, rezoning of this property to Class A-2 Residential will not destroy the compatibility of the surrounding uses.

The Commission members had visited the site and noted the existing uses in the area. The staff had completed its study with respect to lot sizes in the surrounding area and presented its report.

A motion to authorize the calling of a public hearing to consider Class A-2 Residential zoning for this property under consideration and to look with favor to Class A-2 Residential zoning for the property across the street was made by Mr. Rietow, seconded by Mr. Kometani and carried.

ZONING APARTMENT  
DISTRICT C  
KALIHI  
AHONU STREET  
BENITO D.  
BATUNGBACAL

The Commission considered a request for change in zoning from Class B Residential to Apartment District C for a 19,959 $\frac{1}{2}$  parcel of land situated at 1514 Ahonui Street adjoining the Kalihi War Housing area.

The applicant states that his property could be developed for apartment use to take care of displaced persons from proposed urban redevelopment projects, such as, the Queen-Emma and the Kukui Street projects. The proposed use will be compatible with surrounding uses because of the public housing project adjoining his property. He claims that the Commission would be taking the lead in providing areas for construction of multiple family units for the medium income families by rezoning this area for apartment uses.

The Director reported that the Commission had disapproved

this request on two occasions on the bases that the surrounding area is predominantly single family residential, and that the proposed use would not fit in with the comprehensive zoning plan for the City of Honolulu at this time. He stated that this whole area mauka of School Street is being studied under the neighborhood analysis and that the staff will make its recommendation after completion of the study.

The Commission voted to reaffirm its disapproval on the basis of incompatible uses and to advise the applicant that this area is being studied under the neighborhood analysis, on the motion of Mr. Felix and second of Mr. Chun Hoon.

ZONING VARIANCE  
WAHIAWA  
114 MAKAWEO AVENUE  
EDWARD UETAKE  
BY: ROBERT M.  
FRANCOVICH

The Commission considered a request for variance from existing Class A-1 Residential regulations to permit the construction of an additional dwelling on a lot having an area of 21,780sq. This lot lacks 720sq to comply with the 22,500sq requirement for 3 dwellings.

The Director reported that the Commission had granted a variance to a lot having a similar square footage in the neighborhood. There are about 17 other lots with similar lot sizes. This area was subdivided into 21,000sq lots and further subdivided into 10,000sq lots under the Class A Residential zoning. The change in zoning to Class A-1 was made in 1955.

The Commission voted to advise the applicant to circulate notices in compliance with the provisions of Ordinance 1567, on the motion of Mr. Felix and second of Mr. Chun-Hoon.

ZONING HOTEL & APT.  
WAHIAWA  
25 KAMEHAMEHA HWY  
MR. & MRS. MERTON  
A. MACK

The Commission voted to disapprove a request for change in zoning from Business to Hotel and Apartment to permit the conversion of a wooden building for apartment use, on the motion of Mr. Rietow and second of Mr. Chun Hoon.

The lot has 4,818sq in area and is situated on the makai side of Kamehameha Highway near the former Wahiawa post office building. This structure was used as a medical office for the last 15 years and the applicant claims that it is impossible to rent the building for business purposes.

The Commission's action was based on the fact that the proposed change in zoning would not be compatible to the surrounding business uses.

ZONING HOTEL & APT.  
MAKIKI  
NEHOA & ANAPUNI STS.  
AMERICAN ASSOCIA-  
TION OF UNIVERSITY  
WOMEN

Mrs. George H. Kellerman, President of the American Association of University Women, Honolulu Branch, requested the Commission to change the zoning of its property situated at 1839 Anapuni Street, containing an area of 9,062sq, from Class A Residential to Hotel and Apartment. She stated that the property was purchased in 1938, and for over 25 years the existing building was used as a club house and housing for international fellowship students from countries of the Pacific area and retired teachers. The income derived from the rental of rooms and dues collected from members have enabled the Association to carry on its various educational and charitable projects in the public interest. The Association is a non-profit organization and any contributions made to it are tax exempt.

She stated that it has become increasingly difficult to rent rooms in this old wooden dilapidated structure.

She requested that the change in zoning be permitted so that a new hollow-tile structure with a meeting room, apartment units and off-street parking facilities may be constructed. She stated that its plans are only preliminary and should the Commission consider the zoning change, the Association will spend about \$250 for construction plans. She believed that the Commission should visit the site to observe the surrounding uses and the wooden structure.

The Director indicated that nonprofit organizations cannot be situated in residential areas but are permissible in hotel and apartment areas. This property is within the area the Commission had denied many requests for hotel and apartment uses because the existing hotel and apartment areas in Makiki are not used to their maximum. He reported that this area of Makiki is part of the neighborhood analysis study for the City of Honolulu and upon completion of this study, new land use pattern may be proposed.

The Commission discussed whether the proposed use would fit into the "Conditional Use" District law.

This matter was taken under advisement on the motion of Mr. Felix and second of Mr. Lemmon. Mr. Kometani abstained from voting on this matter.

The Commission stated that it is sympathetic with the problems of the Association; however, it cannot legally approve the change in zoning requested. It voted to look with disfavor to the request at this time and to advise the applicant that a new land use study is being conducted. After its completion in about 6 months, the Commission may be in a position to give a definite decision. This motion was made by Mr. Felix seconded by Mr. Chun Hoon and carried. Mr. Kometani abstained from voting on this matter.

Mr. Kometani suggested that the Commission consider rezoning the Methodist Church property near the University of Hawaii to the Conditional Use District in order to eliminate any future question of illegality of variances granted.

ZONING HOTEL & APT.  
KALIHI  
MCNEILL AND  
KAIWIULA STREETS  
BISHOP ESTATE

Mr. Scott Durdan, representing the Bishop Estate, requested a change in zoning from Class A-1 Residential to Hotel and Apartment for a 45,000± parcel of land with frontage on both McNeill Street and Kaiwiula Street, mauka of Dillingham Boulevard. He stated that this parcel of land is a portion of the 7 block area selected by the Hawaii Housing Authority for a housing project. The Commission had looked with favor to hotel and apartment development for this area but the Board of Supervisors had disapproved the change in zoning. The Estate has held this area available for development by the Authority for approximately two years and was advised recently by the Authority that it has abandoned its plans to acquire the area. During this two-year period, the Estate has been deprived of revenue.

Mr. Durdan stated that this area is ideal for hotel and apartment development because of its easy accessibility to parks and schools and public transportation. A tenant is ready to proceed with a substantial apartment development. Mr. Durdan assured the Commission that the Estate will construct the street improvements according to city standards. Plans for development of the 7 blocks are being prepared but in the meantime the Estate is requesting

the rezoning of this portion only. He further stated that no one will be displaced.

The Director reported that the staff is restudying this area and may recommend concentration of businesses in one block and closing of Kaunualii Street between McNeill and Kalihi Streets so that there would be one contiguous piece between the school and the park. However, it is not ready to make definite recommendations for uses other than apartments at present. He stated that this area is desirable for apartment development but the Commission has a firm policy not to provide for a change in zoning unless the street improvements are initiated or a bond posted to guarantee the construction of same.

The Commission, on the motion of Mr. Lemmon and second of Mr. Felix, authorized the calling of a public hearing for hotel and apartment zoning change subject to the posting of a bond guaranteeing construction of necessary street improvements and utilities and a public hearing for the closing of Kaunualii Street between McNeill Street and Kalihi Street.

ZONING HOTEL & APT.  
WAIKIKI  
KOKOHEAD END OF  
KALAKAUA AVENUE  
KALAKAUA LAND  
DEVELOPMENT CO.  
BY: DAVID A. BENZ,  
PRESIDENT

The Commission considered a request for change in zoning from Class A Residential to Hotel and Apartment for a 4,799sq parcel of land situated at the end of Kalakaua Avenue and Coconut Avenue adjoining the Ruddy Tongg's (Kainalu) apartment development.

Mr. David A. Benz, president of the Kalakaua Land Development Company which owns the adjoining Kainalu apartment development, requested that the Commission consider rezoning this parcel of land for apartment use also. He stated that a 9-story apartment building of eight units with two off-street parking stalls for each unit is proposed. The Development Company is willing to provide for the same restrictions imposed on the Kainalu development which are; provision for off-street parking facilities, provision for a setback of six feet for future road widening purposes, agreement to participate in an improvement district for street and utility improvements when initiated, and prohibition of any business uses on the premises.

Mr. Benz requested that the Commission permit the Company to maintain the boundary line between the two properties because financing arrangements have been completed for the Kainalu development and to require a consolidation would place a severe hardship on the Company because a complete re-arrangement of the long-term financing would be required. The Company does not intend to sell this property and at the close of the financing period, the two development will be made as one project.

In reply to an inquiry from the Director, Mr. Benz stated that the existing sea wall will be maintained.

The Commission authorized the calling of a public hearing for a change in zoning to Hotel and Apartment on the motion of Mr. Kometani and second of Mr. Felix.

ZONING MISC.  
WAIKIKI  
MINIMUM LOT SIZE  
FOR APARTMENT  
DEVELOPMENT

In compliance with the request of the Commission to make an over-all study and recommendation for minimum lot size for apartment development in the Waikiki area makai of Kalakaua Avenue between Coconut Avenue and Kapiolani Park, the Director reported that the staff is ready to present its report.

The Commission voted to defer discussion of this matter on the motion of Mr. Chun Hoon and second of Mr. Rietow.

ZONING VARIANCE  
MAKIKI  
1223 WILDER AVENUE  
MRS. JEAN T.  
JAMIESON

The Commission reviewed a request for variance from the existing Hotel and Apartment zoning regulations to permit the operation of a beauty shop within a third-class duplex dwelling situated on a 5,723# parcel of land at the Waikiki-makai corner of Liholiho and Wilder Avenues.

On the bases that the proposed use is not compatible with surrounding uses and that there is no evidence of hardship relating to the use of the land, the Commission voted to disapprove this request on the motion of Mr. Komatani and second of Mr. Rietow.

ZONING BUSINESS  
WAIMANALO  
NORTH SIDE OF  
KALANIANA'OLE HWY  
SHINICHI UOHARA  
BY: HUNG LEONG  
CHING, AGENT

The Commission considered a request for amendment to existing Rural Business District No. 76 and Variance Permit No. 291 for off-street parking purposes for a parcel of land containing approximately 2-1/2 acres by zoning the entire area to Business.

The applicant stated that the irregular area designated for off-street parking purposes hinders the proper development of this area for business. He stated that the present off-street parking law requires the setting aside of 40% of the area for off-street parking, therefore, any business development must comply with this regulation. He proposes to subdivide this property into three lots so that a service station operation may be situated on one lot.

The Commission questioned the use of the remaining two lots should a service station be placed on one lot. It requested development plans for the entire area.

Mr. Chun Hoon believed that a setback for the future widening of Kamehameha Highway should be provided.

The Director reported that this area at Waimanalo is part of the studies being conducted under the Urban Planning Grant.

The Commission voted to defer action pending consultation with the applicant regarding development plans, on the motion of Mr. Komatani and second of Mr. Chun Hoon.

ZONING INDUSTRIAL  
WAIMANO  
MAKAI SIDE OF  
KAMEHAMEHA HWY  
KANAME SAITO  
BY: MAN KWONG AU,  
AGENT

The Director reported that the Leeward Bus Company has submitted plans showing the ingress and egress points to its property situated on the makai side of Kamehameha Highway at Waimano. Acceleration and deceleration lanes and free left turn movements into and out of the area are shown and the Territorial Highway Department has approved this plan.

A public hearing to consider the change in zoning from Rural Business, Highway Protective and Rural Protective to Industrial was held on February 26, 1959, and the Commission had deferred action pending receipt of these plans.

The Commission voted to approve the change in zoning to Industrial on the motion of Mr. Centeio and second of Mr. Izumi.

ZONING BUSINESS  
KANE'OHÉ  
KAMEHAMEHA HWY &  
KALIHI TUNNEL  
APPROACH ROAD  
GORDON SIMMS, ET AL

The Commission held a public hearing on November 20, 1958, to consider a change in zoning from Class A-1 Residential to Business for parcels of land totaling 85,469# in area situated on the mauka-Pali corner of Kamehameha Highway and Kalihi Tunnel Approach Road. Action was deferred pending completion of an over-all study by the staff of the

Kaneohe-Heeia area and a visit of the site.

The staff completed its report and had recommended light service industrial uses for this area mauka of Kamehameha Highway.

The Commission members visited the site and noted the existing development, such as, a slaughter house, and quonset huts in the area. There were some members who believed that business uses would not be desirable for this area. The Commission reviewed the development plans of the applicant showing off-street parking facilities in the front portion of the lot with the buildings setback in the rear portion with planting strips along the boundary of the lot. The Director recommended that a heavier planting strip be placed along the back of the lot.

Some members believed that business development for this property may encourage other property owners in the area to put their properties to a higher use.

A motion to approve the change in zoning to Business subject to the posting of a bond to assure removal of existing buildings on the property was made by Mr. Centeio seconded by Mr. Izumi and carried.

The Commission voted to look with favor to business uses for the area mauka of Kamehameha Highway up to the stream and between the Yamashiro property and Kalihi Tunnel Approach Road, on the motion of Mr. Centeio and second of Mr. Chum Hoon.

ZONING HOTEL & APT.  
PUNALUU  
MAKAI SIDE OF  
KAMEHAMEHA HWY  
DESMOND HALLABAN &  
GRACE KAHOALII EST.  
BY: JOHN E. PARKS  
& COOKE TRUST CO.,  
LTD.

The Commission reviewed again a request for change in zoning from Highway Protective to Hotel and Apartment for approximately 5.5 acres of land situated on the makai side of Kamehameha Highway in Punaluu. The Commission had deferred action pending completion of an over-all land use plan for the entire Punaluu district.

The Cooke Trust Co., Ltd., proposes a resort type of development for this area and "Pat's at Punaluu" proposes to locate its restaurant operation within this same area.

The Director reported that preliminary plans for the over-all development of the Punaluu area have been completed by the planning consultants. The plans were presented with the purpose of setting aside resort areas, residential areas, business areas, park and school sites, and relocation of the highway. The exact boundaries of these proposed uses will be established later after the consultants have completed their studies, but, in the meantime, the Commission should adopt the plan in principle so that the consultants can proceed with their final studies.

A motion to accept in principle the general plan as proposed for the Punaluu area only was made by Mr. Felix seconded by Mr. Lemmon and carried. Messrs. Centeio and Kometani voted in the negative.

Mr. Kometani inquired whether the action just taken by the Commission indicated that the Commission accepts the plans so that no further studies will be made by the consultants.

The Director stated that the plans are only preliminary and the consultants will make further studies. He reminded the Commission that it had requested the consultants to expedite their studies for the Punaluu area because of the

numerous requests received for rezoning in this area. The Commission should now determine whether or not it would consider individual rezoning applications if the proposed uses fall within the general plan. The application under consideration falls within the area recommended for resort development.

A motion to authorize the calling of a public hearing for hotel and apartment development subject to presentation of acceptable development plans was made by Mr. Rietow seconded by Mr. Felix and carried.

The Commission advised the representatives of the applicants who were in the audience that as soon as the comprehensive zoning law providing for resort center districts is enacted, this area under consideration will be zoned for resort purposes.

Mr. John Parks, attorney for "Pat's at Punaluu", and Mr. Campbell Stevenson acknowledged that they will not object to the proposed resort center zoning for the area. Attorney Parks stated that he will present development plans in line with resort center development for review by the Director.

**ZONING ORDINANCE  
SEPARATE HOTEL,  
APARTMENT, AND  
RESORT CENTER  
DISTRICTS**

Mr. Felix made a motion authorizing the Director to study methods for separating hotel uses and apartment uses from each other. An amendment was made by Mr. Centeio to include resort centers also. This motion was seconded by Mr. Lemmon and carried.

The Director informed the Commission that the proposed comprehensive zoning laws provide for the separation.

**ZONING VIOLATION  
KAIMUKI  
942-A 11TH AVENUE  
ILLEGAL KITCHEN  
UNIT**

The Commission received and placed on file a report from Sam Harris of the Public Prosecutor's office stating that an alleged zoning violation at 942-A 11th Avenue has been corrected. The violation involved an additional kitchen unit in a room above a garage.

On the motion of Mr. Centeio and second of Mr. Izumi, the Commission adopted the following Resolutions and Variance Permit of the City Planning Commission and authorized the transmission of same to the Mayor and the Board of Supervisors for approval:

**ZONING BUSINESS  
KAIMUKI  
WAIALAE & 8TH AVES.  
LAU KIAM & LAU HOY**

1. Resolution No. 1032, changing a portion of Class A Residential District No. 21 to Business District No. 29 for land situated on the ewa side of 8th Avenue, 90 feet mauka of Waialae Avenue at Kaimuki. This is an extension of the existing Business district.

**MASTER PLAN  
MANOA  
REALIGNMENT OF  
MASTER PLANNED  
ROADWAY**

2. Resolution No. 1033, changing the street layout of the master plan by amending a portion of Section 6 (Manoa) by realigning a portion of a 56-foot master planned street situated along the makai boundary of the Manoa Chinese Cemetery ewa of East Manoa Road.

**ZONING VARIANCE  
KEWALO  
PIIKOI STREET**

3. Variance Permit No. 373 in the matter of application of the Estate of Sophie K. Walker for variance in use from existing Hotel and Apartment zone to permit the use of an existing hollow tile structure for art and sculpture studio purposes situated on the waikiki side of Piikoi Street between Rycroft and Elm Streets at Kewalo.

ZONING ORDINANCE  
ACCESSORY USES  
WITHIN HOTEL &  
APARTMENT DISTRICTS

Commissioners Felix and Lemmon proposed an amendment to Ordinance 1471, relating to uses within Hotel and Apartment districts. Mr. Felix stated that "travel tour and transportation facilities" should be added to the list of permissible uses as personal services to occupants of buildings; otherwise, all the hotels presently operating these facilities would be in violation of the zoning laws. He also stated that all such hotel or apartment hotel buildings in which such accessory uses are permitted should contain more than 50 rooms instead of 20 and the term "uses" changed to "facilities". Mr. Felix put this into a motion which was seconded by Mr. Lemmon.

Mr. Kometani stated that he is in agreement to the change of 20 rooms to 50 rooms. After further discussion, Mr. Lemmon stated that the present requirement of more than 20 rooms is acceptable by him and Mr. Felix amended his motion to retain the provision of "more than 20 rooms".

The Director pointed out that the proposed comprehensive zoning law will provide for these amendments and revisions, and any new proposals should wait. This comprehensive zoning law will be ready for adoption as soon as the City and County Attorney has reviewed the legal terminology. He also stated that the amendment as proposed by Mr. Felix is minor and that there are no objections to tour offices and other uses presently operating in the hotels.

After further discussion, a vote was taken and the motion was carried. Messrs. Rietow and Chun Hoon voted in the negative.

The following subdivision actions were taken by the Commission on the motion of Mr. Chun Hoon and second of Mr. Kometani:

SUBDIVISION  
KAPALAMA  
WAIKAMALO ROAD  
MONMOUTH INC., ET AL  
AGENT: J. CLARKE (A.H.  
RICE CO., LTD.)  
SURV: WRIGHT, HARVEY &  
WRIGHT  
GENERAL INDUSTRIAL

The Commission granted approval to the proposed subdivision and consolidation of the following:

(1) Proposed consolidation and resubdivision of Lots D, E, & G of Land Court Application 1334 into 2 lots: J, 10,910 $\mu$  and K, 2,827 $\mu$ . Lot K will be consolidated with Lot 12 of portion of R. P. 7834, Land Commission Award 7714-B, Apana 7 to M. Kekuaia.

(2) Proposed consolidation of Lots D, E, and portion of K of Land Court Application 1334 to create Lot J, 10,910 $\mu$  and the consolidation of Lot K, 2,827 $\mu$  of Land Court Application 1334 with Lot 12 (4,594 $\mu$ ) of portion of R. P. 7834, Land Commission Award 7714-B, Apana 7 to M. Kekuaia at Kapalama into a lot of 7,421 $\mu$ .

The following documents approved as to form by the City and County Attorney's office have been filed for the over-all Monmouth Inc., subdivision:

(1) 50% surety bond in the amount of \$25,750 guaranteeing completion of street improvements and utilities;

(2) Agreement between Clarke Investment Corp., and the City and County of Honolulu;

(3) Copy of a contract between Clarke Investment Corp., and the Hercules Construction Co., Ltd., and Hercules Equipment Co., Ltd., contractors, in the amount of \$51,500;

(4) Copy of the Contractor's Bond in the amount of \$51,500.

Final survey maps have been filed.

SUBDIVISION  
BISHOP STREET  
BISHOP AND KING STS.  
BISHOP ESTATE, ET AL  
AGENT: ANDERSON, WRENN  
& JENKS  
SURV: R. M. TOWILL  
FIRE DISTRICT #1

The Commission granted approval to the proposed subdivision and consolidation of the following:

(1) Proposed subdivision of Parcel 10 of Tax Map Key 2-1-12 being portion of R. P. 299, Land Commission Award 113 to Abner Paki into 2 lots: 3, 2,931 $\mu$ ; 4, 7,162 $\mu$  whereon exists the old Hawaiian Trust Co., building;

(2) Proposed subdivision of Easement B of Land Court Application 1643 being Parcel 11 of Tax Map Key 2-1-12 (Bishop-Brewer Lane) into 3 lots: A, 1,546 $\mu$ ; B, 1,568 $\mu$ ; C, 2,408 $\mu$ ;

(3) Proposed subdivision of Lot 1-A of Land Court Application 233 into 2 lots: 1-A-1, 6,070 $\mu$  whereon exists the Boston Building; 1-A-2, 4,540 $\mu$ ;

(4) Proposed subdivision of Easement 1 of Land Court Application 233 into two easements: 1-A, 25 $\mu$  (Hawaiian Telephone Co., cable line); 1-B, 210 $\mu$  (Hawaiian Telephone Co., cable line);

(5) Proposed subdivision of Lot 2 of Land Court Application 233 into 2 lots: 2-A, 748 $\mu$  (Bishop-Brewer Lane); 2-B, 1,668 $\mu$  (Bishop-Brewer Lane);

(6) Proposed consolidation of Lot 1-A-2 (4,540 $\mu$ ) of Land Court Application 233; Lot 2-A (748 $\mu$ ) of Land Court Application 233; Lot 3 (2,931 $\mu$ ) being portions of Land Commission Award 113, R. P. 299, to Abner Paki; Lot B (1,568 $\mu$ ) being portion of Land Court Application 1643 and portions of R. P. 91 to Kahoa, John L. Rives and G. P. Rives, Land Commission Award 62 to John Rives and G. P. Rives; Parcel 2 of Tax Map Key 2-1-12 (18,852 $\mu$ ) and being Land Court Application 1643 into one lot of 28,639 $\mu$ .

The Bank of Hawaii proposes to lease Lot 1-A-2 (4,540 $\mu$ ) of Land Court Application 233 owned by C. Brewer Estate together with air rights over Lot 2-A (748 $\mu$ ) being a portion of the existing Bishop-Brewer Lane.

The areas to be leased from the Bishop Estate are Lot 3 (2,931 $\mu$ ) and the air rights over a portion of the Bishop-Brewer Lane, being Lot B (1,568 $\mu$ ).

The purpose of this subdivision is for consolidation only.

SUBDIVISION  
NUUANU VALLEY  
PUIWA LANE  
GERALD K. CORBETT, ET AL  
SURV: R. M. TOWILL  
CLASS AA

Tentative approval was granted to the revised proposed subdivision of Lot 2-A of Land Court Application 302 at Nuuanu Valley into 2 lots: 2-A-1, 24,827 $\mu$  less 448 $\mu$  master plan setback area leaving a net area of 24,379 $\mu$  together with two existing dwellings on the premises and being a 24-foot flag lot; 2-A-2, 10,021 $\mu$  less 2,139 $\mu$  master plan setback area leaving a net area of 7,882 $\mu$ .

Approval of this subdivision will be subject to compliance with building spacing, Board of Water Supply and Division of Sewers requirements, and the filing of final survey maps showing an increase in area for Lot 2-A-2 to a minimum of 10,000 $\mu$  after the acquisition of the master plan setback area, and showing the curb return to the master plan setback line.

SUBDIVISION  
KULAOKAHUA  
LUNALILO STREET  
JOSPEH G. ANTHONY,  
ET AL (TRUSTEES)  
SURV: T.H. HIGHWAY DEPT.  
HOTEL & APARTMENT

The Commission reviewed the proposed subdivision of Lot 2 (Map 2) of Land Court Application 1 at Kulaokahua into 3 lots: 2-A, 29,284 $\mu$ ; 2-B, 4,915 $\mu$ ; 2-C, 2,619 $\mu$  and the restriction of access rights affecting Lot 2-A. Lots 2-B and 2-C and the restriction of access rights are required by the Territory of Hawaii for the construction of the Lunalilo Freeway, Federal Aid Project #F 59(2), Section K.

Action on this subdivision was deferred for clarification regarding vehicular access to proposed Lot 2-A

SUBDIVISION  
WAIKIKI  
MAHIAI PLACE  
KAKUICHI YAMASHITA, ET AL  
AGENT: RICHARD M.  
KAGEYAMA  
SURV: TAKEO MORISATO  
HOTEL & APARTMENT

The Commission deferred action on the proposed subdivision of Parcel 24 of Tax Map Key 2-7-23 being Land Court Application 1451 at Waikiki into 4 lots with areas ranging from 5,001 $\mu$  to 5,125 $\mu$  with improvement on proposed Lots 1, 2, & 3; and Lot 5, 1,563 $\mu$  being a 16-foot right-of-way.

The lot does not have adequate access and the subdivider will be requested to clarify access.

SUBDIVISION  
MANOA VALLEY  
KUMU ST. & KUMU PL.  
HIROTOSHI YAMAMOTO  
CLASS A-1

The Commission granted tentative approval to the proposed consolidation and resubdivision of Lots 107 and 108 of Bishop-Manoa Tract at Manoa Valley into 2 lots: A, 7,501 $\mu$  and B, 7,500 $\mu$  with an existing single family dwelling.

The purpose of this subdivision is to comply with building spacing requirements. The contractor made an error with the property pin and built the existing dwelling too close to the boundary line.

Approval will be subject to compliance with building spacing and Division of Sewer requirements and the filing of final survey maps.

SUBDIVISION  
PALOLO VALLEY  
MOKUNA PL & SIERRA DR.  
JAMES J. RODRIGUES, ET AL  
AGENT: ANDREW T.  
YUKITOMO  
SURV: T. HARANO  
CLASS A

The Commission reviewed the proposed consolidation and resubdivision of Lots 15-A, 15-B, 16-B and 28 of Land Court Application 704 at Palolo Valley into 5 lots: 31, 5,000sq with an existing dwelling; 32, 5,386sq being a 12-foot flag lot with an existing dwelling; 33, 5,000sq; 34, 5,000sq; 35, 8,494sq; 36, 1,813sq being a 14-foot right-of-way.

The staff recommended a 16-foot right-of-way in lieu of a 14-foot right-of-way so that the three lots (Lots 33, 34, & 35) may utilize the roadway. The contours show grades of approximately 45% to 60%.

The Commission voted to visit the site and to refer this subdivision to the Chief Engineer regarding the suitability of the lots for residential building purposes.

SUBDIVISION  
KAILUA  
KEOLU DRIVE  
JOE PAO  
SURV: PARK & PARK  
CLASS A-1

Action was deferred by the Commission for the proposed subdivision of Lot C-1 of Land Court Application 1508 at Kailua into 2 lots: C-1-A, 0.65 acre (28,314sq) less 0.0055 acre (2,432sq) roadway setback area being a net area of 0.6445 acres; C-1-B, 2.62 acres being the remainder area.

Keolu Drive at the subdivision site is only 44-foot in width, whereas the existing right-of-way on the north side has a width of 80 feet and the south side, 60 feet. A consultation will be held with the owner for the transition of the 80-foot right-of-way to a 60-foot right-of-way.

SUBDIVISION  
KAILUA  
ULUNIU STREET  
CHONG CHING SHEE, ET AL  
AGENT: C & C LAND DIV.  
SURV: R. M. TOWILL FOR  
C & C LAND DIVISION  
BUSINESS

The Commission reviewed the proposed subdivision of the following:

(1) Proposed subdivision of Lot 332-A of Land Court Application 495 into 2 lots: 332-A-1, 4,541sq being the remainder area; 332-A-2, 423sq;

(2) Proposed subdivision of Lot 332-B of Land Court Application into 2 lots: 332-B-1, 4,550sq being the remainder area; 332-B-2, 500sq;

(3) Proposed subdivision of Lot 332-F of Land Court Application 495 into 2 lots: 332-F-1, 4,033sq being a 20-foot right-of-way; 332-F-2, 277sq.

Lots 332-A-2 (423sq), 332-B-2 (500sq) and 332-F-2 (277sq) were acquired for road widening purposes from Chong Ching Shee, et al

A copy of the petition for subdivision in the Land Court has been filed. Final survey maps have been filed.

The Commission granted modification from the minimum lot size requirement for Lots 332-A-1 and 332-B-1 which fall below the 5,000sq requirement.

The Commission granted approval to this subdivision.

The Board of Supervisors will be notified of the Commission's action.

SUBDIVISION  
KANEHOE  
MAHALANI STREET  
SING LEN LAU, ET AL  
AGENT: MAURICE TAKASAKI  
SURV: PARK & PARK  
CLASS A

The Commission voted to defer action on the proposed consolidation and resubdivision of Lots 20, 21, 22, 23, 25 and 32 of Land Court Consolidation 46 at Kaneohe into Lots "A" to "H" inclusive, with areas ranging from 5,010 $\mu$  to 15,000 $\mu$  and Lot J, 7,400 $\mu$  being a 24-foot right-of-way. Single family dwellings and garages exist on proposed Lots A, B, F, and G. The existing hothouse straddling proposed Lots D and E is to be demolished.

A consultation will be held with the owner advising him that any further consolidation and resubdivision of the lots will require a 32-foot right-of-way.

SUBDIVISION ✓  
LAIE  
NAUPAKA STREET  
KIKUE KONDO, ET AL  
SURV: C & C LAND DIV.  
CLASS A-1

Tentative approval was granted to the proposed subdivision of Lot 26 as shown on Map 2 of Land Court Application 776 at Laie into 2 lots: 26-A, 23,539 $\mu$  and 26-B, 261 $\mu$ .

Proposed Lot 26-B will be conveyed to the City and County of Honolulu for a police radio station site.

Lot 26-B (261 $\mu$ ) is below the minimum lot size area of a Class A-1 Residential zone; therefore, a certification by the Board of Supervisors is required. Final survey maps have been filed.

Approval of this subdivision will be subject to certification by the Board of Supervisors on lot size variance for Lot 26-B.

SUBDIVISION ✓  
WAIANAЕ  
OFF FARRINGTON HWY  
HARRY KIM, ET AL  
HIGHWAY & RURAL  
PROTECTIVE

The Commission reviewed the proposed subdivision of portion of Lot 16-F of "Maile Lands" being portion of Grant 9362 at Maile into 7 lots with areas ranging in size from 5,200 $\mu$  to 7,200 $\mu$  and a 32-foot roadway.

The applicant by letter dated January 25, 1959, informed the Commission that this subdivision will be developed under the F.H.A. 221 Program. He is requesting a waiver of standard curbs and gutters for this subdivision inasmuch as the surface drainage is good due to porous soil conditions.

The Commission voted to disapprove the request for waiver of curbs and gutters and to defer action on this subdivision for referral to the Territorial Highway Department since this subdivision fronts a Federal Aid highway.

SUBDIVISION ✓  
EWA BEACH  
PAPIPI ROAD AND FORT  
WEAVER ROAD  
JAMES CAMPBELL ESTATE  
SURV: C & C LAND DIV.  
HIGHWAY & RURAL  
PROTECTIVE

Tentative approval was granted to the proposed subdivision of Lot 209 as shown on Map 34 of Land Court Application 1069 at Ewa into 3 lots: 209-A, 0.180 acre; 209-B, 10.127 acres and 209-C, 951.904 acres being the remainder area.

Proposed Lot 209-A is required for Papipi Road widening Lot 209-B was acquired by the City and County of Honolulu free and clear from all encumbrances for the Ewa Beach elementary school site.

Access for Lot 209-C to Papipi Road is over and across Easement 42. Access to Lot 209-B must be over entire

Lot 209-A and specified in the petition for subdivision in the Land Court.

Approval will be subject to filing of the petition for subdivision with clarification of access for Lot 209-B.

SUBDIVISION ✓  
WAIPAHU  
WAIPAHU ROAD  
RICHARD K. ARAKAKI  
CLASS A

On the basis of filing of final survey maps, approval was granted to the proposed consolidation of Lot 315 of Land Court Application 1000 and Lot 2-A-4-B of Land Court Consolidation 58 at Waipio into one lot of 10,448 $\mu$ .

SUBDIVISION ✓  
AIEA  
M. KOMI, LTD.  
SURV: WRIGHT, HARVEY  
& WRIGHT  
RURAL BUSINESS

Approval was granted to the proposed consolidation of portions of Grant 4270 to Honolulu Sugar Co., and Grant 7148 to Talula L. G. Miner at Aiea into Lot A, 44,370 $\mu$  less 9,680 $\mu$  master plan setback area leaving a net area of 34,690 $\mu$  with various improvements.

Resolution No. 931 creating Rural Business District No. 150 became effective on March 21, 1958.

Final survey maps have been filed.

SUBDIVISION ✓  
KANEHOHE  
PIKOILOA TRACTS, UNITS  
5, 6, 7, & 8  
KANEHOHE RANCH CO. LTD.  
AGENT: Q. C. LUM  
SURV: R.M. TOWILL CORP.  
CLASS A-1

The Commission reviewed the proposed subdivision of Pikoiloa Tract, Units 5, 6, 7, and 8 at Kaneohe into 153 residential lots with areas ranging from 7,500 $\mu$  to 15,000 $\mu$  together with 60, 44, and 32-foot rights-of-way.

Tentative approval was granted by the Commission on March 20, 1958.

On July 10, 1958, the Commission authorized the submission of the construction plans for Units 5, 6, 7, and 8 to the Chief Engineer. By letter dated March 16, 1959, Mr. E. J. Viner of Centex Trousdale Co., requested the following:

(1) Unit 5 - Extension of time for 6 months to September 20, 1959. The improvements in this unit are in an advanced stage of construction.

(2) Units 6, 7, and 8 - Extension of time for 12 months to March 20, 1960. The grading for Units 6 and 7 is nearing completion, but the construction of other improvements has not commenced.

An extension of time of 6 months for Unit 5 and one year for Units 6, 7, and 8 was granted by the Commission.

SUBDIVISION ✓  
ALEWA HEIGHTS  
OFF AULII STREET  
ROSA SYLVESTER  
AGENT: VINCENT H. YANO  
CLASS A

The Commission reviewed the proposed subdivision of a portion of Lot 83 of "Alewa Heights Lots" being a portion of Grant 5594 to Manuel De Souza-Moraes at Alewa Heights into 2 lots: A, 5,200 $\mu$  and B, 5,200 $\mu$  with an existing dwelling.

The existing dwelling located on proposed Lot B will be demolished and replaced by a new residence if this application for subdivision is approved.

The proposed subdivision is off a 20-foot driveway with a 16-foot driveway entrance. Seven lots are now using the existing 16 and 20 foot driveways. With the proposed subdivision, 8 lots will be using the inadequate right-of-way.

Attorney Vincent H. Yano, representing the applicant, pointed out that this property is the last lot in the area to be subdivided. He stated that Lot A will be rounded at the corner to help ease traffic circulation within the driveway. He believed that the applicant should not be denied his rights for subdivision of his land.

The Director reported that the subdivision in the interior with the 20-foot driveway was approved in 1941. To permit this subdivision with inadequate access would create an undesirable condition. He pointed out that there are many other subdivisions of this similar nature which must be granted approval even though there is inadequate access.

The Commission voted to visit the site.

SUBDIVISION  
KAIMUKI  
20TH AVENUE  
PEARL K. NYE  
AGENT: DUDLEY C. LEWIS  
SURV:A.E. MINVIELLE, JR.  
CLASS A

The Commission reviewed the proposed subdivision of portion of Lots 3, 4, and 5, Block 118 "New Ocean View Tract" (F. P. 37) and portion of Lot N-14 "Leahi Farm Tract" (F. P. 35) at Kaimuki into 7 lots with areas ranging from 4,185 $\frac{1}{2}$  to 8,920 $\frac{1}{2}$  together with Lot 6 (2,570 $\frac{1}{2}$ ) being a 20-foot right-of-way.

The 20-foot right-of-way is an existing right-of-way as ingress and egress to the above lots. Lots A (4,185 $\frac{1}{2}$ ) and B, (4,185 $\frac{1}{2}$ ) and being Tax Map Key 3-2-53: 85 will be remnant lots after the City acquires the parcel of land for the extension of 21st Avenue.

Proposed Lots 3, 4, and 5 do not have access unless 21st Avenue is constructed. Lots A and B fall below the minimum lot size requirements of a Class A zone and also lot width modification is required.

The Director stated that 21st Avenue fronting the applicant's property should be constructed according to the master plan with curbs and gutters and Lots A and B made into one lot to meet the minimum lot size requirement.

Attorney Lewis Sterry, representing the owner, stated that Lots A & B are remnants created by the master planned roadway, therefore, the matter of creating one or two lots is not of great concern to the owner. He is willing to continue the pavement of the existing street through his subdivision. Mr. Sterry stated that a great hardship will be placed on the owner if he is required to construct a standard roadway with curbs and gutters when the roadway on both ends of his lot remains as 20-foot rights-of-way. He pointed out that an improvement district to construct 21st Avenue may not be realized for two or three years.

The Director pointed out that the master planned road will create four new lots all of which have frontage on the new road, therefore, the subdivision is no different than any other.

The Commission voted to request the Board of Supervisors to create an improvement district to construct 21st Avenue between Kaimuki Avenue and Maunaloa Avenue on the motion of Mr. Chun Hoon and second of Mr. Miho. The Commission requested Mr. Sterry to grant the Commission an extension of 60 days to act on this subdivision. Mr. Sterry stated that for the records he will grant a 60 days extension. The Commission requested this extension in writing.

SUBDIVISION ✓  
KULIOUOU  
OFF KULIOUOU ROAD  
TSUNEJIRO ISHII, ET AL  
SURV: S. TAKEMOTO  
CLASS A-1

The Commission reviewed the proposed subdivision of Lot 535-B of Land Court Application 578 at Kuliouou into 7 lots with areas ranging from 7,140 $\frac{1}{2}$  to 9,103 $\frac{1}{2}$  together with Lots 535-B-8 (4,284 $\frac{1}{2}$ ) and 535-B-9 (4,284 $\frac{1}{2}$ ) being extensions of existing Lani and Kahinu Streets.

The Commission on January 15, 1959, advised the applicant to comply with the provisions of Ordinance 1567.

Lots 535-B-3, 535-B-4 and 535-B-5 each with 7,140 $\frac{1}{2}$  are below the minimum lot size area of a Class A-1 zone. Modification for lot width is required for Lots 535-B-4, B-5, B-6 and B-7.

The applicant in compliance with the provisions of Ordinance 1567, on February 27, 1959, mailed 47 letters by certified mail. Of the 47 letters mailed no letter of protest was received.

The applicant must construct Lani Street and Kahinu Street to the boundary line. No water is available above the 60-foot contour elevation.

The Commission granted lot width modification for Lots 535-B-4, 535-B-5, 535-B-6 and 535-B-7. Tentative approval was granted with approval subject to compliance with building spacing requirements, submission of contour maps as required by the Board of Water Supply, construction of all street improvements and utilities and drainage facilities, filing of final survey maps showing all lots above the 60-foot elevation as one lot, and certification by the Board of Supervisors on lot size variance for Lots 535-B-3, 535-B-4 and 535-B-5 which fall below the minimum lot area requirements for a Class A-1 Residential zone.

SUBDIVISION ✓  
KAHALUU  
OFF AHAOLELO ROAD  
ALBERT L. LUM, ET AL  
SURV: A.E. MINVIELLE, JR.  
CLASS AA (AGRICULTURAL  
SUBDIVISION)

On the basis of inadequate access, the Commission disapproved proposed subdivision of portion of land of Kahaluu by Deed of Administration of the Estate of Kamehameha IV to James Steward being Parcel 23 of Tax Map Key 4-7-28 at Kahaluu into 2 parcels: A, 1.4 $\frac{1}{2}$  acres less 0.273 acre (11,890 $\frac{1}{2}$ ) master plan roadway area leaving a net area of 1.127 $\frac{1}{2}$  acres; B, 5.847 acres less 0.867 acre (37,765 $\frac{1}{2}$ ) master plan roadway areas (including the 12 and 20-foot roadway easement areas) leaving a net area of 4.980 $\frac{1}{2}$  acres.

Section 10-L(1) and Section 19 of the Subdivision Rules and Regulations require a 44-foot right-of-way for an agricultural subdivision. Water is available.

The Commission on May 26, 1955, disapproved the subdivision plan submitted for this parcel of land (Tax Map Key 4-7-28: 23) into 3 lots on the basis of inadequate access and informed the applicant that the roadway must be constructed to comply with the requirements for an agricultural subdivision and the necessary master planned roads.

SUBDIVISION ✓  
PAUMALUU  
OFF KAMEHAMEHA HIGHWAY  
S. G. KOENING, ET AL  
SURV: W. P. THOMPSON  
RURAL FARMING NO. 1  
(RURAL PROTECTIVE)

On the basis of inadequate access, the Commission disapproved the proposed subdivision of Lot 45 of Land Court Consolidation 49 at Paumalu into 2 lots: 45-A, 1.09 acres and 45-B, 1.09 acres less 0.04 acre (1,904 $\frac{1}{2}$ ) roadway easement area leaving a net area of 1.05 $\frac{1}{2}$  acres.

Access for Lots 45-A and 45-B is over a 12-foot roadway easement off a 24-foot entrance.

SUBDIVISION ✓  
LUALUALEI  
FARRINGTON HIGHWAY  
A. H. F. CASTRO, ET AL  
SURV: W. P. THOMPSON  
HIGHWAY AND RURAL  
PROTECTIVE

The 12-foot easement is inadequate to serve an agricultural subdivision. Section 10-L(1) and Section 19 of the Subdivision Rules and Regulations require a 44-foot right-of-way.

The Commission reviewed the proposed subdivision of Lot 1 of the Puu-O-Hulu House Lots at Lualualei (Tax Map Key 8-7-06: 1) into 5 lots: A, 5,161sq; B, 5,100sq; C, 5,100sq; D, 39,908sq; E, 44,670sq; together with Lot F, 3,708sq being a 20-foot right-of-way.

The Commission on March 5, 1959, voted to defer action on the subdivision plan pending a visit of the site.

On January 8, 1959, the Commission disapproved the subdivision plan of 4 lots on the basis that the 20-foot right-of-way is inadequate to serve Lot D. Lots A and B have an existing single family dwelling on each lot. A 32-foot right-of-way in lieu of the 20-foot right-of-way is recommended.

Under the provisions of Resolution 400 and Resolution 563, seven single family dwellings or five duplexes may be constructed on Lot D (39,908sq) and eight single family dwellings or five duplexes and one single family dwelling may be constructed on Lot E (44,670sq).

By letter dated March 16, 1959, the Board of Health informed the Commission that Lots D and E are not suitable for the construction of cesspools.

On the basis of the Board of Health's information, the Commission voted to disapprove this subdivision.

SUBDIVISION ✓  
WAIMALU  
KAMEHAMEHA HIGHWAY &  
MOANALUA ROAD  
RAYMOND T. HARADA  
HIGHWAY AND RURAL  
PROTECTIVE

The Commission reviewed the proposed consolidation and resubdivision of portions of Land Commission Award 8525-B, Part 3, Land Commission Award 9400:1 and Land Commission Award 5524:6 being Parcels 7, 12 to 17 inclusive, and 26 of Tax Map Key 9-9-9 at Waimalu into (10) lots with areas ranging from 6,000sq to 11,500sq together with a 32-foot right-of-way.

The Commission on March 5, 1959, voted to defer action at the request of the Division of Sewers. The Division of Sewers by letter dated March 17, 1959, stated that sewers are not available at this time and to refer this matter to the Board of Health regarding the use of cesspools.

The Commission voted to defer action pending receipt of comments from the Board of Health.

SUBDIVISION ✓  
AIEA HEIGHTS  
AIEA HEIGHTS DRIVE  
WILLIAM C. VANNATTA,  
ET AL  
SURV: A.E. MINVIELLE, JR.  
CLASS AA

The Commission reviewed again the proposed consolidation and resubdivision of Parcels 14 and 32, portion of Grant 7281 at Aiea Heights into 11 lots with areas ranging from 10,000sq to 76,300sq less 2,463sq master plan setback area leaving net areas ranging from 10,000sq to 73,837sq with an existing dwelling on Lot 11 together with a 32-foot right-of-way with a 20-foot entrance. Lots 7 and 11 are 12 and 20-foot flag lots.

A protest is before the Commission from adjoining property owners stating that the 20-foot right-of-way entrance leading to the proposed subdivision is inadequate to serve additional lots. Tentative approval was granted by the Commission on May 29, 1957, to this subdivision plan.

The City and County Attorney's office by opinion dated January 22, 1959, stated that the tentative approval granted by the Commission has no legal effect since basis for the granting of modification from the Subdivision Rules and Regulations were not mentioned and recorded as an official action. The opinion further stated that the individual Commission members would incur no personal liability from a revocation of the tentative approval.

The Commission members visited the site again. Messrs. Izumi and Lemmon believed that access through an alternate road would be feasible by running the roadway along the boundary of the subdivision. However, in this manner, the number of lots will be diminished.

Mr. Kometani pointed out that the Commission had considered this alternate road for access but believed it was not practical because of the steep grade. He declared that all pertinent facts were considered by the Commission at the time tentative approval was granted and since no new facts have been presented, the Commission should reaffirm its tentative approval.

The Director explained that in view of the Attorney's opinion stating that the tentative approval granted in 1957 has no legal effect, a new action must be taken by the Commission. In granting tentative approval, the Commission must state the conditions based on finding of facts to justify the granting of modification.

Mr. Miho raised a legal point that if this subdivision is granted approval by the Commission, would the City or the individual commissioners be liable for an act the protestants claim is illegal according to the Rules and Regulations. He believed the Commission should act cautiously.

The Director reported that in 1956, Mr. Vannatta did submit a subdivision of this same parcel of land with access from the alternate road. However, this plan was withdrawn by the applicant apparently due to the 50% grade of the roadway.

Mr. V. H. Myhre, attorney for the protestants, stated again that the 20-foot right-of-way is inadequate to serve this subdivision. He stated that the Commission is inconsistent in its action by requiring the subdivider to put in a 32-foot right-of-way within his subdivision and say that a 20-foot entrance is adequate.

This matter was taken under advisement.

In further considering this matter, the Commission discussed again the feasibility of access through an alternate road. Some commissioners believed that the Chief Engineer's comments and determination on the feasibility of this roadway should be received. Also, the subdivider should be consulted whether he would consider access from this alternate road. However, other members believed this was not necessary since all these points were discussed before.

Mr. Chun Hoon raised a question whether the lots are suitable for building of residences. The Director reported that according to the records, this subdivision was not referred to the Chief Engineer for his comments regarding that matter.

Mr. Felix made a motion to grant tentative approval to this subdivision with a modification from the Subdivision Rules and Regulations on the basis of finding of hardship relating to the land because of its contour and grade and that no other access to the subdivision other than the one proposed by the subdivider would be feasible. Mr. Centelo seconded this motion, however, the motion was lost on the negative votes by Messrs. Rietow, Chun Hoon, and Izumi. Mr. Lemmon declined to vote. (Mr. Miho was not present at this time).

A new motion was made by Mr. Felix seconded by Mr. Rietow to defer action and to refer this matter to the Chief Engineer for his comments regarding buildability of the lots for residences and the staff to consult with the subdivider whether or not an alternate access through his property is feasible. This motion was carried. Messrs. Centelo and Kometani voted in the negative.

SUBDIVISION  
MANOA  
FERDINAND AVENUE  
GEORGE G. CANTLAY  
SURV: JAMES B. MANN  
CLASS AA

The Commission on February 26, 1959, voted to reaffirm its previous position of not considering the 3,648 $\frac{1}{2}$  lot as a separate lot on the basis that it finds no new evidence to justify the allegations made by Mr. Cantlay. The Commission further stated that Mr. Cantlay may appear before the Commission if he desires to do so.

By letter dated March 12, 1959, Mr. Daniel K. Inouye, attorney for the applicant, informed the Commission that, "We hereby respectfully request a hearing pursuant to the opinion of the City Attorney and a fair appraisal of all the testimony and evidence to preclude unnecessary expenses of litigation through the courts."

The Commission voted to advise Mr. Cantlay and his attorney to appear before the Commission for presentation of any testimony or evidence in this matter.

The following subdivisions which were granted tentative approval and now conform to requirements for approval were approved by the Commission on the motion of Mr. Chun Hoon and second of Mr. Centelo:

SUBDIVISION  
KAPAHULU  
DATE STREET  
LUM YIP KEE, LTD.  
DEVELOPERS: KAPIOLANI  
DEVELOPMENT CO.  
HOTEL & APARTMENT

1. Proposed consolidation and resubdivision of the following:

(1) Proposed consolidation and resubdivision of Lots 1 to 20 inclusive, 34 and 37 of Land Court Consolidation 8 Section I at Kamoku into 20 lots with areas ranging from 1,850 $\frac{1}{2}$  to 6,110 $\frac{1}{2}$ ;

(2) Proposed consolidation of Lot 47 (3,070 $\frac{1}{2}$ ) of Land Court Consolidation 8 with Lot B (3,040 $\frac{1}{2}$ ) of Parcel A, Territory of Hawaii to Lum Yip Kee, Ltd., (Tax Map Key 2-7-21:28) to create one lot of 6,110 $\frac{1}{2}$ ;

(3) Proposed consolidation of Lot 48 (1,850 $\frac{1}{2}$ ) of Land Court Consolidation 8 with Lot C (3,350 $\frac{1}{2}$ ) of Parcel A, Territory of Hawaii to Lum Yip Kee, Ltd., (Tax Map Key 2-7-21:22) to create one lot of 5,200 $\frac{1}{2}$ .

Tentative approval was granted by the Commission on March 12, 1959.

The 40-foot right-of-way within the proposed subdivision is now under construction. The purpose of this consolidation and resubdivision is for readjustment of boundaries.

A restrictive covenant in the Petition for Subdivision in the Land Court stating that Lots 47 of Land Court Consolidation 8 and Lot B of Parcel A, Territory of Hawaii to Lum Yip Kee, Ltd., will be used as one lot, and Lot 48 of Land Court Consolidation 8 and Lot C of Parcel A, Territory of Hawaii to Lum Yip Kee, Ltd. will be used as one lot have been filed.

Final survey maps have been filed.

SUBDIVISION  
MANOA  
SEAVIEW AVENUE  
HAWAII SCHOOL OF  
RELIGION  
SURV: R.M. TOWILL

2. Proposed subdivision of a portion of Lots 1 and 2, Block E, Seaview Estate at Manoa into two lots: A, 8,563 $\frac{1}{2}$ ; B, 7,812 $\frac{1}{2}$ .

Tentative approval was granted by the Commission on May 22, 1958.

Water and sewers are available. Requirements of the Board of Health, building spacing, and Class A zoning have been met. Final survey maps have been filed.

SUBDIVISION  
KANEHOHE  
OFF KEANA ROAD  
KANEHOHE RANCH CO.  
SURV: R.M. TOWILL  
CLASS AA

3. Proposed subdivision of a portion of the land of Pakui being portion of Parcel 1 of Tax Map Key 4-5-33 at Kaneohe into two parcels: A, 16.114 acres (701,925 $\frac{1}{2}$ ) less 0.006 acre (2,768 $\frac{1}{2}$ ) master plan setback area leaving a net area of 16.108 $\frac{1}{2}$  acres; B, 318.885 $\frac{1}{2}$  acres less 0.017 acre (7,649 $\frac{1}{2}$ ) being Easement "A" (44-foot wide) for roadway and utilities purposes, leaving a net area of 318.868 $\frac{1}{2}$  acres being the remainder area.

Tentative approval was granted by the Commission on December 18, 1958.

Board of Health requirements have been met. Keana Road is a public right-of-way.

The Commission on December 18, 1958, advised the applicant that the area is zoned for Class AA Residential use and that by approving this subdivision, it makes no commitments to approve any change in zoning.

The following documents approved as to form by the City and County Attorney's office have been filed:

- (1) Copy of the agreement between Hawaii Pacific Homes and the City and County of Honolulu;
- (2) 400 shares of Hawaiian Electric Co., Ltd., endorsed in blank by H. V. von Holt, owner. Market value of the stocks is \$20,000.
- (3) A copy of the estimated cost of construction.

Water is not available above the 280-foot contour. Final survey maps have been filed.

SUBDIVISION  
WAHIAWA  
OFF CALIFORNIA AVENUE  
KANAME SAITO, ET AL  
SURV: PARK & PARK  
CLASS A-1 and A-2

4. Proposed subdivision and consolidation of the following:

- (1) Proposed subdivision of portion of Homestead Road (portion of Government Land at Wahiawa) into 20 lots with areas ranging from 1,515 $\frac{1}{2}$  to 5,136 $\frac{1}{2}$  with Lot 1, 4,906 $\frac{1}{2}$  being a roadway lot. Lots 2 to 19 (inclusive) will be consolidated and used and sold together with abutting Lots 125 to 142 inclusive, of Land Court Application 680 and Lot 20 will be consolidated and used and sold together with abutting Lot 21 of portion

of Grant 973 to J. Robinson, R. Lawrence and R. Holt.

(2) Proposed subdivision of portion of Grant 973 to J. Robinson, R. Lawrence and R. Holt at Wahiawa into 10 lots (Lots 21 to 30 inclusive) with areas ranging from 327 $\mu$  to 11,035 $\mu$  (Lot 25, 11,035 $\mu$  will be for a roadway lot being a 44-foot right-of-way).

Approval of the subdivision was granted on July 10, 1958. Lots 4 to 18 inclusive of the revised subdivision of the portion of Homestead Road will be consolidated with abutting Lots 126 to 140 inclusive of Land Court Application 680 and Lots 23 and 24 of portion of Grant 973 to J. Robinson, R. Lawrence and R. Holt will have net areas ranging from 7,362 $\mu$  to 7,391 $\mu$  which are below the 7,500 $\mu$  minimum lot size area required for Class A-1 Residential district.

However, due to errors in surveys conducted by the Territorial offices, the subdivider's surveys and the federal government's, readjustment of boundaries is necessary leaving 15 lots below the minimum 7,500 $\mu$  requirements.

The following lots will be used and sold together as one lot:

(A) Lot 21 (8,059 $\mu$ ) of Grant 973, with Lot 20 (1,515 $\mu$ ) of Homestead Road Subdivision to create Lot M, 9,574 $\mu$ ;

(B) Lot 22 (4,783 $\mu$ ) of Grant 973 with Lot 125 (414 $\mu$ ) of Land Court Application 680 and Lot 19 (2,334 $\mu$ ) of Homestead Road Subdivision to create a lot of 7,531 $\mu$ , being Lot L;

(C) Lot 23 (2,229 $\mu$ ) of Grant 973 with Lot 126 (2,376 $\mu$ ) of Land Court Application 680 and Lot 18 (2,786 $\mu$ ) of Homestead Road Subdivision to create Lot K, 7,391 $\mu$ ;

(D) Lot 24, (327 $\mu$ ) of Grant 973 with Lot 127 (4,278 $\mu$ ) of Land Court Application 680 and Lot 17 (2,784 $\mu$ ) of Homestead Road Subdivision to create Lot J, 7,389 $\mu$ ;

(E) Lot 26 (5,983 $\mu$ ) of Grant 973 with Lot 124 (17 $\mu$ ) of Land Court Application 680 to create Lot H, 6,000 $\mu$ ;

(F) Lot 27 (4,729 $\mu$ ) of Grant 973 with Lot 123 (1,271 $\mu$ ) of Land Court Application 680 to create Lot G, 6,000 $\mu$ ;

(G) Lot 28 (2,716 $\mu$ ) of Grant 973 with Lot 122 (3,284 $\mu$ ) of Land Court Application 680 to create Lot F, 6,000 $\mu$ ;

(H) Lot 29 (726 $\mu$ ) of Grant 973 with Lot 121 (5,274 $\mu$ ) of Land Court Application 680 to create Lot E, 6,000 $\mu$ ;

(I) Lot 30 (3,368 $\mu$ ) of Grant 973 with Lot 112 (3,051 $\mu$ ) of Land Court Application 680 to create Lot A, 6,215 $\mu$ ;

(J) Lot 2 (5,136 $\mu$ ) of Homestead Road Subdivision with Lot 142 (3,507 $\mu$ ) of Land Court Application 680 to create a lot of 8,643 $\mu$  being Lot 144;

(K) Lot 3 (2,874 $\mu$ ) of Homestead Road Subdivision with Lot 141 (4,770 $\mu$ ) of Land Court Application to create Lot 145, 7,644 $\mu$ ;

(L) Lot 4 (2,756 $\frac{1}{2}$ ) of Homestead Road Subdivision with Lot 140 (4,606 $\frac{1}{2}$ ) of Land Court Application 680 to create Lot 146, 7,362 $\frac{1}{2}$ ;

(M) Lot 5 (2,758 $\frac{1}{2}$ ) of Homestead Road Subdivision with Lot 139 (4,606 $\frac{1}{2}$ ) of Land Court Application 680 to create Lot 147, 7,364 $\frac{1}{2}$ ;

(N) Lot 6 (2,760 $\frac{1}{2}$ ) of Homestead Road Subdivision with Lot 138 (4,606 $\frac{1}{2}$ ) of Land Court Application 680 to create Lot 148, 7,366 $\frac{1}{2}$ ;

(O) Lot 7 (2,762 $\frac{1}{2}$ ) of Homestead Road Subdivision with Lot 137, (4,606 $\frac{1}{2}$ ) of Land Court Application 680 to create Lot 149, 7,368 $\frac{1}{2}$ ;

(P) Lot 8 (2,764 $\frac{1}{2}$ ) of Homestead Road Subdivision with Lot 136 of Land Court Application 680 (4,606 $\frac{1}{2}$ ) to create Lot 150, 7,370 $\frac{1}{2}$ ;

(Q) Lot 9 (2,767 $\frac{1}{2}$ ) of Homestead Road Subdivision with Lot 135 (4,606 $\frac{1}{2}$ ) of Land Court Application 680 to create Lot 151, 7,373 $\frac{1}{2}$ ;

(R) Lot 10 (2,769 $\frac{1}{2}$ ) of Homestead Road Subdivision with Lot 134 (4,606 $\frac{1}{2}$ ) of Land Court Application 680 to create Lot 152, 7,375 $\frac{1}{2}$ ;

(S) Lot 11 (2,771 $\frac{1}{2}$ ) of Homestead Road Subdivision with Lot 133 (4,606 $\frac{1}{2}$ ) of Land Court Application 680 to create Lot 153, 7,378 $\frac{1}{2}$ ;

(T) Lot 12 (2,773 $\frac{1}{2}$ ) of Homestead Road Subdivision with Lot 132 (4,606 $\frac{1}{2}$ ) of Land Court Application 680 to create Lot 154, 7,380 $\frac{1}{2}$ ;

(U) Lot 13 (2,775 $\frac{1}{2}$ ) of Homestead Road Subdivision with Lot 131 (4,606 $\frac{1}{2}$ ) of Land Court Application 680 to create Lot 155, 7,382 $\frac{1}{2}$ ;

(V) Lot 14 (2,777 $\frac{1}{2}$ ) of Homestead Road Subdivision with Lot 130 (4,606 $\frac{1}{2}$ ) of Land Court Application 680 to create Lot 156, 7,384 $\frac{1}{2}$ ;

(W) Lot 15 (2,779 $\frac{1}{2}$ ) of Homestead Road Subdivision with Lot 129 (4,606 $\frac{1}{2}$ ) of Land Court Application 680 to create Lot 157, 7,386 $\frac{1}{2}$ ;

(X) Lot 16 (2,782 $\frac{1}{2}$ ) of Homestead Road Subdivision with Lot 128 (4,606 $\frac{1}{2}$ ) of Land Court Application 680 to create Lot 158, 7,388 $\frac{1}{2}$ .

In compliance with the provisions of Ordinance 1567, the applicant on February 6, 1959, mailed 14 letters by certified mail. Of the 14 letters mailed, one letter of protest was received.

The Board of Supervisors by Committee Report #693 dated March 10, 1959, certified the modification for lot area requirement within the Brannen Tract. The Commission had granted tentative approval on February 26, 1959, subject to certification from the Board of Supervisors and other requirements established on July 10, 1958.

The following documents approved as to form by the City and County Attorney's office were filed:

(1) 50% surety bond in the amount of \$47,717.10 guaranteeing completion of street improvements and utilities;

(2) Agreement between Hawaii Builders Supply Co., Ltd., and the City and County of Honolulu;

(3) 50% contractor's performance bond in the amount of \$47,717.10;

(4) Copy of the contract between Kaname Saito and Takato Saito, owners, and the Territorial Contractors in the amount of \$95,434.21 to complete the street improvements and utilities.

Final survey maps have been filed.

ZONING HOTEL & APT.  
WAIKIKI  
KALAKAUA AVENUE  
JACK LEONG, ET AL

The Commission received and placed on file Committee Report No. 692 advising the Commission that the Board of Supervisors approved City Planning Commission Resolution No. 1028, changing a portion of Class A Residential District No. 11 to Hotel and Apartment District No. 112 for land situated off the makai side of Kalakaua Avenue between Coconut Road and Poni Moi Road at Waikiki, Honolulu.

The meeting adjourned at 6:00 p.m.

Respectfully submitted,

*Carole A. Kamishima*  
Carole A. Kamishima  
City Planning Secretary

Meeting of the City Planning Commission

April 2, 1959

The City Planning Commission met in regular session on Thursday, April 2, 1959 at 2:00 p.m., in the Conference Room of the City Hall Annex with Chairman A. J. Gignoux presiding:

**PRESENT:** A. J. Gignoux, Chairman  
R. G. Rietow  
Henry Chun Hoon  
Katsuro Miho (excused from the meeting at about 3:45pm)  
Harold Komstani  
Cyril W. Lemmon  
George Centeio (excused from the meeting at 3:30 p.m.)  
John H. Felix  
Tsutomu Izumi  
Leighton S. C. Louis, Director

**ABSENT:** Frank W. Hustace, Jr.

**MINUTES:** The minutes of March 19, 1959, as circulated, were approved on the motion of Mr. Rietow and second of Mr. Komstani.

**MASTER PLAN  
MCCULLY  
WIDENING OF  
MCCULLY STREET**

The Board of Supervisors, by Committee Report No. 792, has referred to the Commission for recommendation, a proposal that the City purchase the entire parcel of land situated at 111 McCully Street or purchase the 20-foot setback area necessary for the widening of McCully Street. This property is situated on the Waikiki side of McCully Street between Young and Beretania Streets and consists of 9,050 $\pm$  of which 2,140 $\pm$  will be taken for the widening.

The staff reported that the widening of McCully Street between King Street and Beretania Street is necessary to tie in the McCully Street overpass with McCully Bridge for proper traffic circulation between Manoa and the Waikiki areas. It recommended that the Board be advised to acquire the property.

A motion to recommend to the Board of Supervisors that the setback area be acquired by the City was made by Mr. Chun Hoon seconded by Mr. Rietow and carried.

**SUBDIVISION REGULATIONS  
MASTER PLAN  
KAILUA  
KAILUA SEMI-  
INDUSTRIAL  
SUBDIVISION**

By Committee Report No. 734, the Board of Supervisors has referred to the Commission for its consideration, a request of the Kaneohe Ranch Co., Ltd., for waiver of the construction of sidewalks within its Kailua Semi-Industrial Subdivision, Unit I.

Mr. H. W. B. White, representing the Kaneohe Ranch Co., Ltd., pointed out that the type of business uses proposed, such as, paint shops, workshops, warehouses, etc., would not normally call for the attendance of the general public, therefore, pedestrian traffic is likely to be minimized. If sidewalks are put in, they must be broken up again to construct driveways. Driveways cannot be constructed at this time because the plans and requirements of the prospective lessees are not known.

Mr. E. J. Viner, engineer, added that the cost of putting in sidewalks for the 56-foot and 60-foot roadways will be about \$18,600. This would be an unnecessary expense since the sidewalks would have to be torn up.

Mr. White indicated that the area can be planted and

landscaped to present a more pleasing appearance. Maintenance of these landscaped areas can be enforced by lease covenants.

The staff reported that it does not favor elimination of sidewalks. The industrial area at Kailua is considered for service types of industrial use which is an integrated part of the business development. There will be some pedestrian traffic but not as much as in the retail areas. The Director cited as an example the Sheridan Tract and the Kakaako industrial areas with many service industries and where sidewalks are needed. Maintenance of the unpaved sidewalk areas has been neglected resulting in unsightly and unkept conditions. This same problem may arise in Kailua which will mean higher maintenance cost for the City.

The Director recommended that the developers post a bond guaranteeing the construction of sidewalks after all the driveways have been constructed. In this manner driveway costs will be borne by the lessees and the cost of sidewalk construction will be lessened.

Mr. White considered this recommendation but inquired whether the Commission would consider cutting the sidewalk area to 4-foot width.

This matter was taken under advisement on the motion of Mr. Izumi and second of Mr. Lemmon.

The Commission discussed the advantages and disadvantages of the full sidewalk areas for industrial sections such as, Kailua, Ewa, and Honolulu. It reached the conclusion that full sidewalks should be maintained for Kailua.

The Commission voted to disapprove the request for waiver of sidewalk construction and to inform the Board of its action, on the motion of Mr. Kometani and second of Mr. Chun Hoon.

MASTER PLAN  
KAILUA  
741 N. KALAHEO AVE.

Mr. Victor L. Morine, owner of the residence at 741 North Kalaheo Avenue, Kailua, was present to request the Commission to consider granting him permission to encroach 3 feet within the 8-foot building setback line fronting Kalaheo Avenue. He stated that he had contacted his neighbors and the Kaneohe Ranch Co., and they have indicated their approval of the plan to construct his two-car garage.

The Director pointed out that there is a master plan street setback area of 40 feet and a building setback area of 8 feet for this roadway. All the property owners in the area have complied with this requirement. He reported that a similar request was made by another property owner and the Commission had advised him to circulate a petition to his neighbors, five on each side of his property and ten across the street. However, no action was taken because the applicant did not reappear.

This matter was taken under advisement on the motion of Mr. Lemmon and second of Mr. Kometani.

The Commission discussed considering a 5-foot building setback on N. Kalaheo Avenue. The Director pointed out that this may not be advisable since all other property owners have adhered to the present requirement.

**PUBLIC HEARING  
MASTER PLAN  
PALOLO  
PALOLO AVENUE BET.  
PUKELE & PAALEA STS.  
DELETION OF  
PARK SITE**

A motion to write to the Kalama Community Association for its comments regarding this matter was made by Mr. Rietow seconded by Mr. Chum Hoon and carried.

A public hearing was held to consider the amendment to the Master Plan Section 26 (Palolo) by deleting a proposed park site situated on the Koko Head side of Palolo Avenue between Pukele Street and Paaalea Street.

A proposal is before the Territorial Land Commissioner's office to set aside this area for a church organization which will provide for playground facilities, off-street parking areas, church, and school uses. No written protests were filed.

Mr. A. L. Blomerley, chairman of the Board of Trustees, Honolulu Bible Church, 1635-A Palolo Avenue, voiced his objections to the proposal to delete the park site. The Trustees are vitally concerned with the problem of juvenile delinquency and they believe that efforts should be made to provide more play areas for the children in the community. He proposed that the dangerous "fire trap" buildings in the area be removed immediately and the area developed as a park. The Church is willing to aid in the financing of this project.

The Commission informed Mr. Blomerley that one of the conditions for the use of this parcel is to provide approximately 40% of the land area as open space for playground purposes. The land will be sold at public auction by the Land Commissioner's office with certain restrictions inserted in the deed of sale. Therefore, any church organization adhering to those conditions may develop the property.

Mr. Blomerley stated that he has no objections if the proposal is to provide playground facilities.

Attorney Edwin Honda, representing the Moiliili Higashi Hongwanji Mission, pointed out that several interested parties, representing the congregation, Palolo Civic Club, and P.T.A. are present in the audience.

Mr. James Detor from the Land Commissioner's office stated that the Land Commissioner's office has no objections to the proposed uses as long as the City indicates that it has no funds to maintain the park site.

Mr. Spark Matsunaga, representing the Palolo Civic Organization which consists of practically all of the families in the neighborhood, stated that the organization is in favor of the proposal. He requested that the Commission give favorable consideration to this request.

The public hearing was closed and the matter was taken under advisement on the motion of Mr. Felix and second of Mr. Lemmon.

The Commission voted to approve the amendment to Master Plan Section 26 (Palolo) by deleting the proposed park site for the uses as stated by the Land Commissioner's office, on the motion of Mr. Rietow and second of Mr. Kometani.

PUBLIC HEARING  
ZONING APARTMENT  
DISTRICT C  
HALAWA  
MOANALUA ROAD AND  
HALAWA HEIGHTS DR.  
BY: CALVIN C.  
MCGREGOR AND  
TERRITORY OF HAWAII

A public hearing was held to consider the change in zoning from existing Rural Protective zone to Apartment District C for two parcels of land situated on the northwest corner of Moanalua Road and Halawa Heights Drive.

The area in question consists of a remnant left by the realignment of Halawa Heights Drive and an abandoned parcel used for road purposes. The area adjoins the Navy Halawa Housing area operated by the Hawaii Housing Authority. Both parcels must be consolidated into one.

No protests were made. Attorney Calvin C. McGregor, representing one of the applicants, was present in the audience.

The public hearing was closed and the matter was taken under advisement on the motion of Mr. Rietow and second of Mr. Chun Hoon.

The Commission approved the change in zoning on the motion of Mr. Rietow and second of Mr. Kometani.

PUBLIC HEARING  
ZONING SEMI-INDUST.  
KALIHI-KAI  
HAU STREET, BETWEEN  
MOKAUEA STREET AND  
PUUFALE ROAD  
KENNETH KIMURA  
BY: MORIO OMDRI,  
ATTORNEY

A public hearing was held to consider the change in zoning from existing Class A Residential to Semi-Industrial for portion of a parcel of land situated on the makai side of Hau Street, between Mokauea Street and Puuhale Road. The property consists of 9,600 $\mu$  of which 4,800 $\mu$  is requested for the rezoning.

This property is situated within the area the Commission had indicated desirable for industrial development, subject, however, to the construction of street improvements and utilities.

The Director reported that the applicant has filed a bond for \$565.88 based on the Chief Engineer's estimate for the construction of the street improvements and utilities.

Mr. Morio Omori, attorney for the applicant, was present to answer any questions raised by the Commission.

No protests were made. The Commission closed the public hearing and took the matter under advisement on the motion of Mr. Felix and second of Mr. Kometani.

The change in zoning to Semi-Industrial was approved by the Commission on the motion of Mr. Rietow and second of Mr. Kometani.

PUBLIC HEARING  
ZONING CONDITIONAL  
USE DISTRICT  
MANOA  
SEAVIEW DRIVE  
THE HAWAIIAN  
EVANGELICAL ASSOC.

A public hearing was held to consider the change in zoning from existing Class A Residential to Conditional Use District for a parcel of land situated on the south side of Seaview Avenue, Manoa, near the University of Hawaii. The construction and operation of a Student Fellowship Center is proposed. Development plans were submitted.

Mr. H. L. Frost, architect for the Hawaiian Evangelical Association, pointed out that 10 off-street parking spaces will be provided in compliance with the 1 to 10 ratio. Living quarters have been provided for two University students who will act as custodians.

Mr. W. A. Stevens, representing the Evangelical Association stated that the Student Center will be available for use by approximately 500 students on the University campus.

The public hearing was closed and the matter was taken

under advisement on the motion of Mr. Kometani and second of Mr. Felix.

The Commission voted to approve the change in zoning to Conditional Use on the motion of Mr. Kometani and second of Mr. Rietow.

**PUBLIC HEARING  
MASTER PLAN  
KALIHI  
EXTENSION OF  
RICHARD LANE**

Continuation of a public hearing was held to consider the amendment to Master Plan Section 7 (Kalihi-Kai) by extending Richard Lane to join with the extension of Rose Street. At the public hearing held on March 19, 1959, several property owners living on Richard Lane protested to any proposed widening or extension of Richard Lane. They objected to another high-speed roadway in the area and pointed out the traffic congestion that would be created at the intersection of King Street and Richard Lane.

The Director reported that the staff had recommended the extension and the widening of Richard Lane to provide circulatory traffic movement between the areas mauka and makai of Lunalilo Freeway. The Territorial Highway Department will construct an underpass in order to provide access for the property owners landlocked as a result of the Freeway. He reported that he had met with the property owners affected by the change. The new proposal is to deadend Richard Lane at its present location and retain the present master planned right-of-way width of 40 feet.

Mr. Samuel Aki, living on Richard Lane and representing the rest of the property owners, stated that the new proposal submitted by the Director is acceptable by them.

Mr. Kam York Yee, a property owner, objected to the proposal to extend Richard Lane. He pointed out that his property would be cut into three parcels so as to create a hardship.

The Commission informed Mr. Yee that the Director had just presented a new proposal to deadend the road within his property. Mr. Yee stated that if that is the new proposal, he has no objections and that he would be willing to participate in the assessment to improve Richard Lane.

The public hearing was closed and the matter was taken under advisement on the motion of Mr. Lemmon and second of Mr. Izumi.

The Commission voted to approve the underpass for Richard Lane, to terminate it with a turn-around approximately 250 feet mauka of the Freeway, and to retain the master planned 40-foot right-of-way, on the motion of Mr. Lemmon and second of Mr. Izumi.

**ZONING OFF-STREET  
PARKING VARIANCE  
KEWALO  
1475-1477 S. KING ST.  
THOMAS LOO  
BY: ROBERT H.K.  
CHANG, ATTORNEY**

The Board of Supervisors by Committee Report No. 882, referred to the Commission for consideration a request by the owner of a property at 1475-1477 S. King Street for a variance from the off-street parking requirements. The lot in question has a total area of 2,453 $\frac{1}{2}$  of which 637 $\frac{1}{2}$  is to be acquired by the City for the widening of King Street leaving a remaining area of 1,816 $\frac{1}{2}$ .

The Director reported that in October, 1956, the Commission disapproved a subdivision of this parcel for road widening purposes by the Land Division of the City and County on the basis that the remnant created after the road taking would be inadequate to provide for proper business development and off-street parking facilities. The Commission and

the Board of Supervisors had denied a similar request for parking variance for this same parcel in 1957. The Board has stated that it is inclined to look with favor on the granting of this request for variance on the condition that the owner will indicate his willingness to pay his proportionate assessment for the creation of a public off-street parking improvement of the present off-street parking area acquired from Sears-Roebuck, if and when the same is undertaken. The Director also stated that the City has acquired all of the other parcels between Keeaumoku Street and Kahaka Lane for the widening of King Street.

Mr. Robert H. K. Chang, attorney for the applicant, stated that his client is in agreement with the conditions mentioned by the Board of Supervisors. It is his understanding that the Board will undertake a public off-street parking improvement district.

This matter was taken under advisement on the motion of Mr. Chun Hoon and second of Mr. Rietow.

The Commission noted the odd shape of the lot and the small lot area. Development of a small parcel of this nature is not within the principle of good city planning. It voted to advise the Board of Supervisors to purchase the whole parcel on the motion of Mr. Rietow and second of Mr. Lemmon.

ZONING CEMETERY USE  
NUUANU  
114 JUDD STREET  
CITY MEMORIAL PARK  
BY: JAMES H. KAMO,  
ATTORNEY

By Committee Report No. 757, the Board of Supervisors has referred to the Commission for consideration an application for use of a 28,882 $\frac{1}{2}$  parcel of land at 114 North Judd Street for cemetery purposes.

The Director reported that the applicant has complied with all of the requirements set forth by ordinance for cemetery use; however, there is a question on whether or not the applicant is legally entitled to process the application since the applicant is merely a prospective owner of the property involved.

Mr. James H. Kamo, attorney for the applicant, stated that the City Memorial Park has entered into a contract with the Hawaiian Trust Co., Ltd., executor of the property, to purchase the property in question. The Trust Company has no objections to the proposed use. Certifications of approval have also been obtained from the Board of Health and the Board of Water Supply.

The Commission instructed Mr. Kamo to obtain a letter of authorization from the Trust Company to process this application. A motion to authorize the setting of a date for the calling of a public hearing for cemetery use pending receipt of the letter of authorization was made by Mr. Felix seconded by Mr. Lemmon and carried.

Under the ordinance, the Commission is required to call a public hearing for the proposed use.

ZONING BUSINESS,  
HOTEL & APARTMENT  
WAIALAE-NUI  
MAUKA SIDE OF  
KALANIANA'OLE HWY  
OPP. WAIALAE  
SHOPPING CENTER  
BISHOP ESTATE

Mr. Scott Durdan, from the Bishop Estate, presented development plans for lands situated on the mauka side of Waialae Avenue opposite the Waialae Shopping Center. The request is for rezoning of approximately 111,000 $\frac{1}{2}$  of land from Class AA Residential to Business, approximately 5 acres of existing Business to Hotel and Apartment and about 23 acres of Class A-1 Residential to Hotel and Apartment.

Approximately 28 acres is proposed for hotel and apartment development and 5 acres for business use.

Mr. Durdan stated that the Trustees of the Estate are preparing plans for the extension of Hunakai Street and Kilauea Avenue mauka of Waialae Avenue, as well as the extension of Keanu Street to the Waialae-Kapahulu boundary from Hunakai Street, and the extension of Malia Street from Kilauea Avenue to connect with the adjoining Aina Koa Subdivision. The City is acquiring by condemnation approximately 10 acres of land at the mauka-easterly corner of Kilauea Avenue and Malia Street for an elementary school and park site. A church and a Y.M.C.A. site is set aside in the area Kokohead of Kilauea Avenue between Malia Street and the proposed business zone. The proposed business area fronting Waialae Avenue will be developed for uses compatible to the area and not in competition with the present Shopping Center.

Mr. Durdan then presented a set of standards adopted by the Trustees for the apartment development, as follows:

- (1) Density of the apartment lots ranging in size from 28,500 $\mu$  to 116,000 $\mu$  will be limited to 20 units per acre except the two tower apartments proposed on two lots. The sizes of the individual units will be limited for the tower apartments;
- (2) Off-street parking facilities will be provided at the ratio of 1-1/3 parking spaces per unit. The Trustees will designate the parking areas for each leasehold block to prevent parking against buildings;
- (3) Building setback on all lots not only from the streets but from all apartment buildings;
- (4) Placement of fences and hedges will be restricted for the apartment development to achieve an openness effect of development;
- (5) All service areas will be screened from the residential development by fences or hedges;
- (6) A landscaped architect will be retained to plan the major landscaping for the area.

Mr. Durdan requested that the Commission approve the subdivision plan for the area and the rezoning request so that the engineers can proceed with their construction plans. He assured the Commission that no construction of any sort will be started until the streets have been constructed according to city standards.

The Commission noted that the Bishop Estate had presented a similar plan 4 or 5 years ago. Mr. Durdan stated that the original plan was revised to provide for more residential development. He added that access rights at the intersection of Hunakai Street and Kilauea Avenue have been approved by the Territorial Highway Department.

Upon an inquiry from a Commission member regarding the setting aside of playground area for the development, Mr. Durdan stated that limiting the development to 20 units per acre will provide for sufficient area for playground purposes. He also stated that the lands in the valley will be set aside for single family purposes.

ZONING CLASS A-1  
RESIDENTIAL  
KANEOHE  
AIKAHI TRIANGLE  
CENTEX-TROUSDALE  
CO.

ZONING HOTEL-APT.  
KALAMA BEACH  
KANEOHE RANCH CO.

The Commission voted to defer action for further staff study on the motion of Mr. Izumi and second of Mr. Felix.

Mr. H. W. B. White, general manager of the Centex-Trousdale Company, requested that the Commission reconsider its action in disapproving the request for change in zoning from Class AA Residential to Class A-1 Residential, Business, Apartment District C, and Hotel and Apartment for land situated at Aikahi Triangle. He pointed out the housing shortage that exists in the City at present and stated that in order to make homes in the \$20,000 class available to the people, the size of the lots must be reduced from 10,000 $\mu$  to 7,500 $\mu$ . He cited as an example, an area immediately adjacent to the Aikahi Triangle area which has lots less than 10,000 $\mu$ . People are purchasing these lots while the Company is having difficulty selling the 10,000 $\mu$  lots. He requested that the same type of zoning classification be continued to the Triangle area. A buffer strip of 10,000 $\mu$  lots will be retained along Mokapu Road with construction of homes that will be compatible with the adjoining development.

He believed that if the Commission had considered the residential zoning of the Aikahi Triangle area together with other public facilities, such as, the sewage treatment plant, school and park site, and fire station site, the people would not have objected to the Company's proposed development since there was a misapprehension regarding a drive-in theater operation. He stated that a new plan will be presented to the community association and believed that the people would not object.

Regarding the proposed hotel and apartment area, Mr. White stated that this use was proposed to screen the residential area from the sewage treatment plant. However, since the Commission is against such use, this plan will be dropped and he requested that the 7,500 $\mu$  lots be extended to include this area.

Mr. White believed that the Commission's conception regarding business development in the area was "mythical". He declared that it would not be economically feasible to leave the land idle for five years. Because of taxes and other factors, homes will eventually be built and an opportunity for a business development will be lost unless it is zoned now. Furthermore, the use proposed is a neighborhood shopping center for the convenience of the public and the type of structure to be built will be compatible with the residential structures.

The area adjacent to the proposed business area was considered for apartment district "C" use to act as a buffer from the residential area and also to take care of the demand for more apartment areas. He stated that the apartment zone across the park on Kailua Road has been fully developed and there are demands for other apartment areas.

Mr. White then mentioned the 15 acres of hotel and apartment area zoned at Kalama Beach adjoining Mr. Castle's residence. The master plan for the area reserves it for the construction of a bungalow type hotel costing several million dollars; however, it is believed that the time is not economically right for the construction of such a hotel. Kaneohe Ranch Co., and Mr. Castle are willing to risk any added expense incurred by the delay in development.

since they believe the area is best suited as a resort center. This opportunity will be lost forever if the Commission permits other type of uses. He believed that the Commission should not be prejudiced from zoning other areas for apartment uses because of the zoning of this 15 acres for hotel and apartment.

The Director indicated that the apartment development on Kailua Road across from the park is very discouraging from the standpoint of good planning and healthy living conditions. The buildings are constructed with a minimum of yard space and parking. If that is the type of development proposed for other apartment areas, then the concept of garden type of apartment development for the rural areas is very discouraging.

Mr. White replied that the people are pleased with the apartments and developers are asking for additional areas to build such apartments.

This matter was taken under advisement on the motion of Mr. Felix and second of Mr. Kometani.

The Director reported that the staff had recommended Class A-1 Residential zoning for the interior area with buffer strips of Class AA zoning along Mokapu Road and Kaneohe Bay Drive, however, the Commission had disapproved this zoning. The staff also recommends eliminating apartment zones in the area.

The Commission noted that it had discussed the zoning of the Aikahi Triangle area about a month ago. A motion to defer action pending the presence of a fuller Commission was made by Mr. Chun Hoon seconded by Mr. Rietow and carried.

ZONING CLASS A  
RESIDENTIAL  
KANEHOE  
MAUKA SIDE OF  
KAMEHAMEHA HIGHWAY  
NORTH OF KALIHI  
TUNNEL APPROACH RD.  
CENTEX-TROUSDALE CO.

Mr. H. W. B. White, requested the rezoning of approximately 130 acres of land situated on the mauka side of Kamehameha Highway between the Kalihi Tunnel Approach Road and Paleka Road from Class A-1 Residential, Rural Protective and Rural Farm District to Class A Residential.

He reminded the Commission of the Mayor's committee to provide more low-cost housing to the people. The area under consideration is believed to be most suitable for this type of development because it is separated from the surrounding developments by a high bank at the rear of properties fronting Kamehameha Highway, the Territorial Hospital on the mauka side, Wilson Tunnel Approach Road on the east side and similar type of development on the west side. The development will follow the existing master planned roadways and the developers will participate in the construction of same.

Centex quality homes ranging in price from \$12,500 to \$14,000 are proposed to be sold at "package" with fee simple lots. In order to attain this low price field, a change in zoning to Class A (5,000sq) zoning is requested in addition to the waiver of curbs and gutters. Mr. White believed that a gutter system with proper road grading to take care of run off water similar to the Kalaheo Avenue area should be sufficient for this rural area. Problems with respect to suitable housing and adequacy of water have been resolved with the Federal Housing Administration and the Board of Water Supply.

Mr. White stated that since there is no sewerage system in the area, cesspools are proposed. He pointed out that the Kaneohe Ranch Co., had given to the City, a 15-acre site for a sewage treatment site in Kailua five years ago. He believed that the failure by the City to develop this plant should not impede the proposed residential development.

The Commission stated that elimination of curbs and gutters will result in high maintenance costs by the city and such matter should be discussed with the Chief Engineer.

The Director indicated that once this area is developed on 5,000 $\frac{1}{2}$  lots, it ceases to be classified as a rural area. With such a high density and the amount of traffic generated into the area, without curbs and gutters, the right-of-way will soon be in a deplorable condition.

Mr. Kometani inquired whether the developers plan to develop the area under the "221 Program". He stated that development under the "221 Program" would give assurance that the area will be developed for low-priced housing; however, the Commission has no assurance from the developers that they would abide by the proposal just presented.

Mr. White replied that they may be able to provide better "package deals" than that provided under the "221 Program".

The Commission voted to defer action for further staff study on the motion of Mr. Felix and second of Mr. Chun Hoon.

ZONING GENERAL  
INDUSTRIAL  
HONOULIULI, EWA  
BARBER'S POINT  
JAMES CAMPBELL  
ESTATE

The Commission considered a request for change in zoning from Rural Protective to General Industrial for approximately 72.6 acres of land situated at Ewa in the vicinity of Barber's Point within the Campbell Estate Industrial Park development.

Mr. Wade McVay from the Campbell Estate stated that it has entered into a contract with the Honolulu Construction and Draying Company for the construction of a deep water harbor for barge facilities. Approximately 20 acres will be used as a quarry processing site.

Mr. Leroy C. Bush from H. C. & D., stated that the excavation operation will take about 15 months. Since coral can be used as aggregate for concrete, it has leased a 20-acre site for the stock piling of coral and a plant for the crushing and mixing of the coral with concrete. Its plans also include the barging of sand, cinders and basalt rock from Molokai for the operation of a concrete batching plant. It is ready to begin this operation. Mr. Bush stated that this location was selected after careful study by engineers and consultation with the Harbor Board.

The Director suggested that the Board of Harbor Commission be contacted for its comments regarding this second harbor. Mr. Izumi also suggested that the Corps of Engineers be contacted for its comments.

This matter was taken under advisement on the motion of Mr. Felix and second of Mr. Chun Hoon.

A motion to authorize the calling of a public hearing for noxious industrial zone was made by Mr. Kometani seconded by Mr. Rietow and carried.

ZONING MISC.  
KAILUA  
ILILANI STREET

The Commission was informed that a letter of protest signed by several property owners living on Ililani Street, Kalaheo Hillside, was filed objecting to the location of a construction base yard in the area. Construction of a road and a subdivision is being done in the area.

The Director reported that he has contacted the Hercules Hood Construction Co., which stated that it will relocate its base yard. The Centex-Trousdale Co., also stated that it will remove its base yard from the area but requested a period of 30 days to remove all equipment and material. Mr. H. W. B. White stated that everything possible will be done to correct the situation.

ZONING MISC.  
BUILDING PERMIT  
WAIKIKI  
SARATOGA ROAD AND  
KALIA ROAD  
Y.W.C.A.

The Commission was informed that Roy C. and Estella L. Kelley, president of the Edgewater, Ltd., Hotel Operating Company of Hawaii, Ltd., and Island Services, Ltd., had filed a protest against the issuance of a building permit for a proposed building on the Y.W.C.A. property situated at the foot of Saratoga Road adjacent to The Reef Hotel. Reasons for the objections were given and Mr. Kelley requested that the building permit be withheld pending a hearing before the Commission at which time he and other interested property owners may present their objections to the Commission.

The Director reported that the staff had processed the building permit and from all indications the application complies with the zoning laws. The Superintendent of Buildings has been apprised of the protest and a copy of Mr. Kelley's letter was sent to him. The Director pointed out that the construction plans show off-street parking area exceeding 100% of the land area. The area of the lot is approximately 26,389 $\frac{1}{2}$  and off-street parking facilities as shown on the plan provided for a total of approximately 35,000 $\frac{1}{2}$  for off-street parking on the basement and ground levels. The plans show 66 parking stalls for 147 units which more than meets the requirement.

Some of the Commission members expressed their belief that off-street parking facilities for both uses must be provided. The Director pointed out that for the hotel and apartment hotel uses, the ordinance states that, "...no less than one off-street parking space shall be provided for every four guest rooms or suites...; provided, however, that for hotels and/or apartment hotels with permissible accessory uses, either no less than 40% of the total lot area or the ratio of one parking space for every four guest rooms shall be provided for off-street parking, whichever is the greater." He stated that where there are mixed uses in business or industrial zones, the 40% area requirement must be met, and not 40% plus one stall for each apartment unit. He suggested that this matter be referred to the City and County Attorney for a legal opinion.

Attorney William W. Saunders, representing the protestants, requested that the Commission give serious consideration to the specific objections to be presented regarding zoning violations and that the Commission rescind its findings regarding zoning regulations so that the building superintendent may be advised to withhold the approval of the building permit pending further studies.

Mr. Saunders stressed that a 14-story building, 30 feet in width, on a 50-foot wide property is over-development

of land. The lot is so narrow that it would be difficult to maneuver cars in the lot. He pointed out the following as violations of the zoning laws:

(1) The existing use of the property as a beach club is a non-conforming use since the ordinance defines "bona fide non-profit private clubs and lodges" and "eleemosynary institutions" as restricted business uses. Business and restricted business uses are prohibited in hotel and apartment districts. A gymnasium in the area is also a business use.

(2) Expansion of the non-conforming use is proposed. The law reads that non-conforming use cannot be expanded nor can any new non-conforming uses be added. At present only a small area within the existing building and fronting the beach is devoted to beach club purposes. The remainder of the area is used for landscaping and off-street parking. The proposal is to use approximately 12,000 $\pm$  of building area for the non-conforming use. In addition, new non-conforming uses are to be added, such as, an administrator's office, kitchen on the ground floor lanai, apartment for the director, kitchen for catering and large group use, multiple purpose rooms with individual kitchens and baths with the rooms so constructed that they open into one large area, enlarged men's and women's dressing rooms and shower areas, and a massage and steam room.

Mr. Saunders declared that a subdivision of the property was done without prior approval of the Commission. He stated that according to the lease recorded on March 25, 1959, portions of the first two floors will be utilized by the Y.W.C.A. and the remaining portions of the first two floors and the floors above will be for a co-operative apartment development. Therefore, a subdivision horizontally and laterally has been made.

Commenting on the off-street parking facilities, Mr. Saunders declared that one section of the ordinance is specific that any bona fide private clubs must provide no less than 40% of the lot area for off-street parking purposes. Under the hotel and apartment zoning, one parking stall for every four unit must be provided. Hence, the proposed off-street parking facilities fall below the required amount for both uses.

Mr. Saunders asked that the Commission study carefully the points just presented and withdraw the processing of the building permit by this office pending further study and referral to the City and County Attorney for an opinion. He stated that if the Commission believes in preventing over-crowding of land, it should prohibit the use proposed for the Y.W.C.A. property.

The Director disagreed with Mr. Saunders' interpretation regarding the subdivision of air space. He pointed out that if that is the case, then all co-operative apartments, rental units, and apartments are subdivisions; however, by statute, the subdivision is for land because of metes and bounds description, the tying in to monuments, and other requirements which clearly indicate their reference to land. If there is a subdivision of land in the lease then that should be corrected.

The Director stated that legal technicalities should be worked out among the City and County Attorney, the

applicant's attorney and the protestant's attorney, and if there is any question of fact or law that there was an illegal processing of the building permit, then the matter should be brought back to the Commission. The building superintendent should also be notified of the circumstances and be requested to withhold the issuance of the building permit until such time the legal problems are settled.

Mr. Chun Hoon inquired about the driveway area in conjunction with the off-street parking areas and the height of the building to comply with the Building Code. The Director explained that under the ordinance, if parking is by area, the driveway area is part of the 40%; however, if parking is by stalls, the number of stalls is considered and the driveway is excluded.

Mr. Saunders added that the proposed building is to be setback sufficiently from Kalia Road to fall within the required angle of 30 degrees to comply with building heights.

Mr. Izumi made a motion to refer this matter to the City and County Attorney for a legal opinion and discussion with the other two attorneys, and to advise the building superintendent that the building permit be withheld pending settlement of legal problems. Mr. Lemmon made an amendment to the motion to rescind the action of the staff in processing the building permit. Mr. Izumi accepted the amendment. The motion as amended was seconded by Mr. Kometani and carried. Mr. Felix excused himself from discussing and voting on this matter.

Mr. Izumi remarked that from an engineering standpoint, the development proposed is feasible; however, there is a question of adequate light and air.

The Commission voted to defer action on the following applications:

BUILDING PERMIT  
MASTER PLAN  
KAPALAMA  
MORRIS LANE

(1) A request for a building permit to construct within a master planned roadway situated at the end of Morris Lane, Kapalama, on a parcel of land containing 9,640sq.

MASTER PLAN  
KANEHOE-KAILUA  
SADDLE ROAD BET.  
KANEHOE BAY DRIVE  
AND MOKAPU ROAD

(2) Proposed amendment to the master plan section of Kaneohe-Kailua to provide for a connecting road between Kaneohe Bay Drive and Mokapu Road.

MASTER PLAN  
KAILUA-LANIKAI  
REALIGNMENT OF  
KEOLU DRIVE

(3) Proposed amendment to the Kailua-Lanikai master plan to provide for the realignment of Keolu Drive and as an 80-foot right-of-way with access to Kailua Road.

ZONING HOTEL-APT.  
PUUNUI  
1819-1823 SERENO LN.  
JAMES T. KAKUDA

(4) Request for change in zoning from Class A Residential to Hotel and Apartment for a 20,238sq parcel of land situated on Sereno Lane, Puunui.

ZONING BUSINESS  
PALOLO  
3154 WAIALAE AVE.  
SAMUEL K. MURAKAMI

(5) Request for change in zoning from Class A Residential to Business for the remaining portion of a parcel of land situated at the corner of Waialae Avenue and the entrance to Saint Louis College.

ZONING VARIANCE  
WAIALAE-IKI  
1164-B IKI PLACE  
LARRY Y. INOUE

(6) Request for variance from Class A-1 Residential regulations to permit the construction of an additional home on a 14,886sq parcel of land situated at 1164-B Iki Place, Waialae-Iki.

- ZONING INDUSTRIAL**  
KANEHOHE  
KAM HWY & LULUKU RD.  
RUEBEN M. WONG
- (7) Request for change in zoning from Class A-1 Residential to Industrial for parcels of land situated at the corner of Luluku Road and Kamehameha Highway.
- ZONING BUSINESS**  
KANEHOHE  
PAHIA ROAD  
HARUKO & TOKIO  
YOSHIDA
- (8) Request for change in zoning from Class A-1 Residential to Business for the remaining portion of a lot fronting Pahia Road, Kaneohe.
- ZONING BUSINESS**  
MAKAHA, WAIANAE  
CAPITAL INVESTMENT CO., LTD.
- (9) A request of Capital Investment Co., Ltd., for assurance that the Commission will not change its present business zone in Waianae for a period of 24 months.
- ZONING BUSINESS**  
HAUULA  
RICHARD SOO
- (10) Request for change in zoning from Rural Highway Protective uses to Business for parcels of land situated on the mauka side of Kamehameha Highway.

The following subdivision actions were taken by the Commission on the motion of Mr. Chun Hoon and second of Mr. Lemmon:

**SUBDIVISION** ✓  
KALIHI  
BANNISTER STREET  
NICK IKEDA  
BUSINESS

On the basis of filing of final consolidation map, the Commission granted approval to the proposed consolidation of Lots 91 and 92 of Waterhouse Tract (F. P. 79) at Niau, Kalihi into one lot of 5,438sq less 1,600sq master plan setback area leaving a net area of 3,838sq.

**SUBDIVISION** ✓  
ALEWA  
AULII STREET  
TAKESHI MATSUURA  
CLASS A

Approval was granted to the proposed consolidation of Lots 2-A-1 and 2-B-1, Block 1 Section "D" of Land Court Application 290 McInerny Park Tract at Alewa into one lot of 5,000sq.

Final maps showing the consolidation have been filed.

**SUBDIVISION** ✓  
WAIKIKI  
KALAKAUA AVENUE &  
BEACH WALK  
FRED A.W. McNAMARRA,  
ET AL  
SURV: R. M. TOWILL  
BUSINESS AND HOTEL &  
APT.

Tentative approval was granted to the proposed subdivision and consolidation of the following:

(1) Proposed subdivision of Lot 24 of Beach Walk Tract (F. P. 133) at Waikiki into 3 lots: 24-A, 6,673sq less 580sq master plan setback area leaving a net area of 6,093sq; 24-B, 9sq; 24-C, 70sq;

(2) Proposed consolidation of Lot 24-B (9sq) with Lot 23 to create a lot of 5,810sq less 706sq master plan setback area leaving a net area of 5,104sq;

(3) Proposed consolidation of Lot 24-C (70sq) with Lot 27 to create one lot of 6,340sq.

Approval will be subject to the filing of final survey maps.

**SUBDIVISION** ✓  
WAIKIKI  
DATE & KAMOKU STREETS  
OSCAR H. FISH  
HOTEL & APARTMENT

Tentative approval was granted to the proposed subdivision of Lot 1-G-1 of Land Court Application 797 at Kalokoeli, Waikiki into 2 lots: 1-G-1-A, 22,252sq; 1-G-1-B, 11,704sq.

The Commission granted its tentative approval on December 12, 1957, to the proposed subdivision of Lot 1-G (L. C. Appl. 797) and Parcel 18 of Tax Map Key 2-7-15 (Kapahulu Sewerage Station Site) with approval subject to the filing of final survey maps

showing the consolidation of Lot B (2-7-15:18) with Lot 1-G-1 (L. C. Appl. 797).

Approval of this subdivision will be subject to compliance with building spacing and Division of Sewers requirements, and the filing of final survey maps showing the consolidation of Lot B (Tax Map Key 2-7-15:18, 1,354 $\mu$ ) with Lot 1-G-1-A (22,252 $\mu$ ) of Land Court Application 797 to create a lot of 23,606 $\mu$ .

SUBDIVISION ✓  
WAIKIKI  
KAPIOLANI BLVD.  
LOUISE LEE LUM, ET AL  
SURV: ASSOCIATED  
ENGINEERS  
HOTEL & APARTMENT

Approval was granted to the proposed consolidation of the following lots as shown on Maps 8 and 13 of Land Court Application 768 at Waikiki:

- (1) Proposed consolidation of Lots 22 (4,034 $\mu$ ) and 2-A-3-D (1,166 $\mu$ ) into Lot 51, 5,200 $\mu$ ;
- (2) Proposed consolidation of Lots 24 (641 $\mu$ ) and 2-A-3-C (4,359 $\mu$ ) into Lot 52, 5,000 $\mu$ ;
- (3) Proposed consolidation of Lots 25 (4,861 $\mu$ ) and 2-A-3-E (280 $\mu$ ) into Lot 53, 5,141 $\mu$ .

Water is available. Final survey maps showing the consolidation have been filed.

SUBDIVISION ✓  
KAIMUKI  
19TH AVENUE  
RAY KIYUNA, ET AL  
TAKEO MORISATO  
CLASS A

Approval was granted to the proposed consolidation of Lots 11 and 13, Block 110 of the Kaimuki Tract situated on the southeast side of 19th Avenue between Maunaloa and Kilauea Avenues at Kaimuki into one lot of 15,000 $\mu$ .

Final maps showing the consolidation have been filed.

SUBDIVISION ✓  
WAIALAE-IKI  
END OF KAHALA AVENUE  
MATSON NAVIGATION CO.,  
AND BISHOP ESTATE  
SURV: G. PODMORE  
CLASS A-1

The Commission granted approval to the proposed consolidation and resubdivision of the following:

- (1) Proposed consolidation and resubdivision of Lots 1 to 21 inclusive, A, and B, and the 40-foot right-of-way of Land Court Application 665 at Waiialae-Iki into two lots: 22, 93,628 $\mu$ ; 23, 93,628 $\mu$ ;
- (2) The designation of Easement M (60-foot right-of-way) affecting Lot 51 and the cancellation of the 20-foot right-of-way in favor of Territorial Hotel Co., Ltd., to provide access for Lot 23;
- (3) Proposed consolidation of Lots 22 and 23 of Land Court Application 665 to create one lot of 187,256 $\mu$ .

The existing Waiialae Golf Club "club house" and dining room is over the proposed common boundary of Lots 22 and 23. Matson Navigation Co., proposes to deed Lot 23 in fee to the B. P. Bishop Estate. Proposed Lots 22 and 23 are presently under lease to the Waiialae Country Club.

Final maps showing the consolidation of Lots 22 and 23 have been filed.

SUBDIVISION ✓  
KULIOUOU  
KALANIANA'OLE HIGHWAY  
A. R. SCHEFFER & WIFE  
SURV: JAMES B. MANN  
CLASS AA

Approval was granted to the proposed consolidation of Lots 648, 649, and 650 of Land Court Application 578 at Kuliouou into Lot A-7-B-1-L, 36,880 $\mu$  less 7,350 $\mu$  master plan setback area leaving a net area of 29,530 $\mu$ .

The Commission on July 10, 1958, approved the

subdivision plan creating Lots 648, 649, and 650.

Final maps showing the consolidation have been filed.

SUBDIVISION ✓  
KAILUA  
KAILUA ROAD  
KANEHOE RANCH CO.  
SURV: R. M. TOWILL  
HIGHWAY & RURAL PROT.

Approval was granted to the proposed subdivision of a portion of R. P. 7983, Land Commission Award 4452, Apana 12 to H. Kalama and a portion of the land covered by Deed Minister of Interior to C. C. Harris, dated March 24, 1876 and recorded in Book 45, Page 286 and being portions of Parcel 10, Tax Map Key 4-2-13 at Kaneohe into two parcels: A, 85,566 $\mu$  or 1.964 acres parcel and a remainder area of 146.071 acres together with a 5,634 $\mu$  roadway (44-foot wide) easement lot.

Access to Kailua Road will be over the 44-foot roadway easement lot (5,634 $\mu$ ). The 85,566 $\mu$  parcel will be the future Kailua Baptist Church site.

Water and sewers are available. Final maps have been filed.

SUBDIVISION ✓  
KAILUA  
AINONI STREET  
NEE SUN CHANG  
SURV: JAMES ZANE  
CLASS AA

Approval was granted to the proposed consolidation of Lot 51 of Land Court Application 323 and Lot 2-A-82 of Land Court Application 677 at Kailua into Lot A, 20,000 $\mu$ .

Final maps showing the consolidation have been filed.

SUBDIVISION ✓  
KANEHOE  
LILIPUNA ROAD  
S. S. CHING  
SURV: S. TAKEMOTO  
CLASS AA

The Commission granted tentative approval to the revised proposed subdivision of Lot 68 of Land Court Application 1002 at Kaneohe into 6 lots with areas ranging from 10,000 $\mu$  to 22,791 $\mu$  less master plan setback areas of 576 $\mu$  and 776 $\mu$  leaving net areas ranging from 9,224 $\mu$  to 22,791 $\mu$  together with a 32-foot right-of-way of 11,235 $\mu$ .

The tentative approval granted by the Commission on September 25, 1958, to a subdivision plan of 8 lots was rescinded.

On the basis that the slope of the existing ground is too steep beyond the 300-foot point, the 32-foot right-of-way has been shortened. Limit of water service is up to 120 feet. Contour shows approximately 37% grades.

The subdivider will be advised of the water service restrictions and the limit of the grade for the roadway.

Approval of this subdivision will be subject to construction of street improvements and utilities and drainage facilities, grading requirements, certification from the Board of Health, filing of final survey maps showing all lots above the 120-foot elevation as one lot and increasing the areas for Lots 68-A and 68-F to a net area of 10,000 $\mu$  each after the acquisition for master plan setback.

SUBDIVISION ✓  
KANEHOE  
HALEKOU ROAD  
JOHN C. THOMPSON  
SURV: JAMES S. HARA  
CLASS A-1

Tentative approval was granted to the revised proposed subdivision of portion of Grant 8534, being also a portion of Lot 28 of the Halekou-Waikaluakai Homesteads at Kaneohe, Tax Map Key 4-5-36:4 into 12 lots with areas ranging from 7,501 $\mu$  to 29,442 $\mu$  less master plan setback area of 702 $\mu$  and 1,508 $\mu$  leaving net areas ranging from 7,501 $\mu$  to 27,934 $\mu$  together with Lot 13, 17,375 $\mu$  and being a 32-foot right-of-way.

Tentative approval granted by the Commission on June 26, 1958, to the subdivision plan of 14 lots was rescinded.

All existing buildings will be removed or relocated to conform with the Building Code, and also the Hawaiian Electric Co., transmission line will be relocated to within the proposed 32-foot right-of-way.

Lot width modification was granted by the Commission.

Approval will be subject to construction of all street improvements and utilities and drainage facilities, compliance with building spacing requirements, and the filing of final survey maps.

SUBDIVISION ✓  
KANEHOE  
MAHALANI STREET  
SING LEN LAU, ET AL  
AGENT: MAURICE TAKASAKI  
SURV: PARK & PARK  
CLASS A

Tentative approval was granted to the proposed consolidation and resubdivision of Lots 20, 21, 22, 23, 25, and 32 of Land Court Consolidation 46 at Kaneohe into Lots "A" to "H" inclusive, with areas ranging from 5,010 $\mu$  to 15,000 $\mu$  and Lot J, 7,400 $\mu$  being a 24-foot right-of-way.

Single family dwellings and garages exist on proposed Lots A, B, F, and G. The existing hothouse straddling proposed Lots D and E is to be demolished.

The Commission on March 19, 1959, voted to defer action and advised the applicants that any consolidation and resubdivision of any of the lots will require a 32-foot right-of-way.

By letter dated March 20, 1959, Mr. Takasaki stated that Lots C, F, G, and H will not be subdivided into smaller lots to take advantage of Class A zoning requirements and that these restrictions will be filed in Land Court by way of Petition in the Land Court for Subdivision.

Approval of this subdivision will be subject to construction of street improvements and utilities and drainage facilities, compliance with building spacing requirements, certification from the Board of Health, filing of a copy of the Petition for Subdivision in the Land Court with the restrictive covenant that Lots C, F, G, and H will not be subdivided into smaller lots, and the filing of final survey maps.

SUBDIVISION  
KANEHOE  
KANEHAMEHA HIGHWAY AND  
KANEHOE BAY DRIVE  
HAROLD CASTLE  
LESSEE: WINDWARD CITY, LTD.  
SURV: JAMES B. MANN  
RURAL BUSINESS

Tentative approval was granted to the proposed subdivision of Parcel 61 of Tax Map Key 4-5-60 at Kaneohe into 2 parcels: 1, 16,007 $\mu$  (0.367 $\frac{1}{2}$  acres) with an existing service station; and 2, 15,016 acres whereon exists the Windward City Shopping Center.

The purpose of this subdivision is to delineate the area of the existing service station site (proposed Parcel 1).

Water is available. Approval will be subject to the filing of final survey maps showing 40% off-street parking for Parcel 1.

SUBDIVISION  
HAKIPUU  
KANEHAMEHA HIGHWAY  
HENRY KA'AWA, ET AL  
SURV: W. P. THOMPSON  
HIGHWAY PROTECTIVE

The Commission reviewed the proposed subdivision of R. P. 1429, Land Commission Award 5979, Apana 1 to Maopo and a portion of Old Highway as shown on Tax Map Key 4-9-01:16 and 21 at Hakipuu into 4 lots with areas ranging from 8,976 to 8,986 $\mu$  with Lot 5, 2,048 $\mu$  being a 16-foot right-of-way.

The existing single family dwelling straddling proposed lots 1, 2, and 5 is to be relocated on proposed Lot 3. Water is available.

The Commission on March 12, 1959, deferred action pending comments and recommendations from the Territorial Highway Department regarding access along Kamehameha Highway. By letter dated March 30, 1959, the Territorial Highway Department stated that at present it has no plans for the improvement of Kamehameha Highway in the subject area.

Mr. Chun Hoon believed that this area should be zoned for single family residential purposes to prepare for the anticipated residential development of this area in the near future.

However, the Director pointed out that this area is still considered a rural area and complete development may not be realized for 10 or 15 years. Some of the other members concurred with Mr. Chun Hoon's belief.

A motion to defer action so that this matter may be discussed before a fuller Commission was made by Mr. Chun Hoon seconded by Mr. Rietow and carried.

SUBDIVISION  
WAIALUA  
PAALAA ROAD  
VICTORIA H. LESLIE,  
ET AL  
SURV: B.H. MCKEAGUE  
RURAL PROTECTIVE

The Commission granted approval to the revised proposed consolidation and resubdivision of portions of R. P. 901, Land Commission Award 10690 to Paakonia and R. P. 4475, Land Commission Award 7713, Apana 34 to V. Kamamalu, (being old leaseholds having areas of 1.12 and 2.0 acres) at Paalaakai, Waialua into 2 parcels of 1.007 acres and 2.063 acres with various improvements on the premises.

The tentative approval granted by the Commission on February 19, 1959, to a subdivision plan of 2 parcels was rescinded.

A recent field survey by B. H. McKeague, surveyor, found the areas being calculated as 1.007 acres and 2.063 acres instead of 1.112 acres and 2.00 acres. This subdivision is for readjustment of boundaries.

No sewers are available. Board of Health requirements have been met. Water is available. Final survey maps have been filed.

SUBDIVISION  
WAIANAE  
PUHAWAI ROAD  
SEICHI SAKIHAMA, ET AL  
SURV: S. TAKEMOTO  
RURAL PROTECTIVE  
(AGRICULTURAL SUBDVN)

Tentative approval was granted to the proposed subdivision of portion of Grant 9214 to Keawe Aiko being also Lot 149 of Lualualei Homesteads, third series at Waianae into 2 lots: 149-A, 2.0 acres and 149-B, 9.93 acres.

Puhawai Road is a public right-of-way. Water is available. The Commission on March 5, 1959, advised the applicant to submit a formal application inasmuch as the water moratorium has been lifted.

Approval will be subject to the filing of a duly acknowledged letter stating that this subdivision is for agricultural purposes, certification from the Chief Engineer as to the adequacy of the pavement of Puhawai Street, compliance with Board of Health requirements and the filing of final survey maps.

SUBDIVISION ✓  
MAILI  
OFF FARRINGTON HWY  
FREDERICK F.W. WONG,  
ET AL  
RURAL BUSINESS,  
HIGHWAY & RURAL PROT.  
(AGR. SUBDVN)

Tentative approval was granted to the proposed consolidation and resubdivision of Lots A, B, and 35-A (Tax Map Key 8-7-23: 36 and 49) being portions of Grant 8422 to Lizzie R. Gilliland at Maili into 2 parcels: C, 2.457 acres; D, 1.366 acres.

Approval will be subject to receipt of comments and recommendations from the Territorial Highway Department since this subdivision fronts a Federal Aid Highway, compliance with the requirements of the Board of Health and the building department and the filing of final survey maps.

SUBDIVISION ✓  
WAIANAE  
MANO AVENUE  
HAWAIIAN HOMES COMM.  
SURV: TERR. OF HAWAII  
RURAL PROTECTIVE

The Commission reviewed the revised proposed subdivision of Lot 142 of Nanakuli Residence Lots First Series at Waianae into 2 lots: 142-A, 0.504 acre (21,954 $\mu$ ); 142-B, 0.726 acre (31,624 $\mu$ ) and being a 20-foot flag lot with an existing dwelling.

The tentative approval granted by the Commission on March 5, 1959, to the subdivision plan of two lots was rescinded.

Mano Avenue is a right-of-way owned by Hawaiian Homes Commission. Lot 142-B (31,624 $\mu$ ) may be further subdivided into 6 lots. Water is available. No sewers. Board of Health requirements have been met.

The Commission on March 5, 1959, requested the applicant to submit a map showing a 24-foot flag lot in lieu of the 20-foot flag lot inasmuch as Lot 142-B may be further subdivided. The Hawaiian Homes Commission by letter dated March 24, 1959, stated that it owns the 10-foot right-of-way adjoining the 20-foot flag entrance and it can use any or all of this area to construct a wider flag entrance when needed.

Final maps have been filed.

The Commission granted tentative approval with approval subject to compliance with building spacing requirements. The applicant will be advised that further subdivision of Lot 142-B will require construction of standard rights-of-way in compliance with the Subdivision Rules and Regulations.

SUBDIVISION ✓  
EWA  
PAPIPI ROAD AND  
POHAKUPUNA ROAD  
OAHU SUGAR CO., LTD.  
AGENT: AMERICAN  
FACTORS, LTD.  
SURV: R. M. TOWILL  
CLASS A

The Commission granted tentative approval to the proposed consolidation and resubdivision of Lots 301-A, 302-A, 303-A, 305-A, 304, 306, 307 and 529 of Land Court Application 242 at Ewa into 152 residential lots with areas ranging from 6,000 $\mu$  to 9,800 $\mu$  and Lot 153, 65,000 $\mu$  being a proposed park site together with 16, 44, and 56-foot rights-of-way

Aikanaka Road is a paper right-of-way owned by the Territory of Hawaii.

Approval will be subject to the abandonment of a portion of Aikanaka Road by the Board of Supervisors and the Territorial Land Commissioner, construction of street improvements and utilities and drainage facilities, compliance with Board of Health requirements, and the filing of final maps.

SUBDIVISION ✓  
EWA  
POHAKUPUNA ROAD  
PAUL T. Y. WONG, ET AL  
SURV: R. M. TOWILL  
CLASS A

The Commission reviewed the proposed subdivision of the following:

(1) Proposed subdivision of Lot 2-A of Land Court Application 242 at Ewa into 2 lots: 2-A-1, 5,200 $\mu$  being a roadway lot; 2-A-2, 45,300 $\mu$  being the remainder area less 3,400 $\mu$  master plan roadway area leaving a net area of 41,900 $\mu$ .

(2) Proposed subdivision of Lot 2-B of Land Court Application 242 at Ewa into 2 lots: 2-B-1, 6,330 $\mu$  being a roadway lot and 2-B-2, 45,070 $\mu$  being the remainder area less 2,400 $\mu$  master plan roadway area leaving a net area of 42,670 $\mu$ .

The purpose of this subdivision is to create the right-of-way lots (2-A-1, 5,200 $\mu$  and 2-B-1, 6,330 $\mu$ ) to be conveyed to the City.

The Commission voted to defer action for submission of maps showing the buildings and for consultation with the subdivider with respect to future subdivision plans for Lots 2-A-2 and 2-B-2.

SUBDIVISION ✓  
PEARL CITY  
THIRD STREET & LEHUA AVE.  
KAZUO HIGUCHI, ET AL  
RURAL PROTECTIVE

Proposed consolidation of Lots 3 and 4, Block 4 of Pearl City lots at Pearl City into one lot of 22,500 $\mu$  was granted approval by the Commission on the basis that final maps showing the consolidation have been filed.

SUBDIVISION ✓  
KALIHI  
LEILANI STREET EXT.  
NOBUTARO HARADA  
SURV: PARK AND PARK  
AGENT: FUSAO TANIGUCHI  
CLASS A

Fusao Taniguchi, agent for Nobutaro Harada (owner) of Lot 1-B being Tax Map Key 1-3-25: 3 at Kalihi, by letter dated March 30, 1959, requested permission to construct two model homes on proposed Lots 3 and 4 and also informed the Commission that the model homes will not be sold, leased or rented until the construction of street improvements and utilities have been completed.

Tentative approval was granted by the Commission to the subdivision plan of 8 lots on March 13, 1958. Street improvements and utilities are partially completed.

The Commission granted the request for permission to construct two model homes.

SUBDIVISION ✓  
FUPUKEA  
HOLAWA STREET  
KENNETH PANG, ET AL  
RURAL PROTECTIVE

The construction plans submitted for this subdivision (11 lots) were authorized to be transmitted to the Chief Engineer for his check and approval.

Tentative approval was granted by the Commission on March 5, 1959.

The staff had recommended the approval of the request to install rolled curbs in lieu of standard curbs and gutters, subject, however, to the approval of the Chief Engineer. Drainage requirements will be subject to the approval of the Chief Engineer.

SUBDIVISION  
WAIPIO AND WAIKAKALUA  
WAIKINI ST & WAIMAKUA DR.  
FINANCE REALTY CO., LTD.  
SURV: P. LOW ENGINEER-  
ING CO. & PARK & PARK  
RURAL PROTECTIVE

Construction plans submitted for Unit II-B (Lot 8-A-17-C-A) were authorized to be transmitted to the Chief Engineer for his check and approval.

Tentative approval was granted by the Commission on January 29, 1959.

The request of the surveyor for road grade variance for Road H which is in excess of the 10% grade allowed for minor streets will be referred to the Chief Engineer. Drainage facilities will be subject to approval of the Chief Engineer.

SUBDIVISION  
AIEA HEIGHTS  
HOKIO PLACE  
KENNETH ING, ET AL  
SURV: PARK AND PARK  
CLASS AA

Construction plans submitted for this subdivision were authorized to be transmitted to the Chief Engineer for his check and approval.

Tentative approval was granted by the Commission on February 5, 1959, to a subdivision plan of 10 lots.

Drainage facilities will be subject to the approval of the Chief Engineer.

SUBDIVISION  
DAMON TRACT  
MAKAI SIDE OF NIMITZ  
HIGHWAY (UNIT I OF  
AIRPORT TRACT)  
LOYALTY INVESTMENTS  
SURV: COMMUNITY  
PLANNING INC.  
AIRPORT DISTRICT

The Commission reviewed the proposed subdivision of a portion of Kaloalua, Moanalua (Damon Tract) being Unit 1 of Airport Tract into 74 lots with areas ranging from 22,265 $\frac{1}{2}$  to 42,978 $\frac{1}{2}$  together with 56 and 60-foot rights-of-way, and a 20-foot building setback line on Nimitz Highway and a 50-foot building setback line on Lagoon Drive.

Tentative approval was granted by the Commission on October 31, 1957, to the over-all airport tract of 180 lots and an extension of time of one year was granted by the Commission on December 29, 1958, which will expire on December 29, 1959.

The applicant has now submitted plans for Unit 1 of the Airport Tract (74 lots). This plan deletes the 100-foot right-of-way for "F" Road as shown on the over-all map which was granted tentative approval by the Commission on October 31, 1957. The applicant by letter dated March 23, 1959, stated that the deletion is made in view of the fact that the access to the International Airport will be prohibited according to the plans of the Hawaii Aeronautics Commission. With no access to the airport area, this roadway becomes the secondary road for internal circulation serving two blocks. The Territorial Highway Department approves of the two surface access points on Nimitz Highway with only right turn movements.

The Commission on January 8, 1959, authorized the submission of the construction plan to the Chief Engineer.

The Commission discussed the problem of access to Lagoon Drive and "P" Road. Some members were of the opinion that the industrial traffic from the lots would interfere with the heavy traffic to the airport.

The Commission, on the motion of Mr. Chun Hoon and second of Mr. Rietow, voted to defer action for further clarification from the Hawaii Aeronautics Commission regarding the two access roads leading into the airport area and its intention of restricting access rights.

SUBDIVISION  
ALEWA HEIGHTS  
OFF AULII STREET  
ROSA SYLVESTER  
AGENT: VINCENT YANO  
CLASS A

Pending a visit of the site, the Commission voted to defer action on the proposed subdivision of a portion of Lot 83 of "Alewa Heights Lots" being a portion of Grant 5594 to Manuel De Souza Moraes at Alewa Heights into 2 lots: A, 5,200 $\frac{1}{2}$  and B, 5,200 $\frac{1}{2}$  with an existing dwelling.

SUBDIVISION ✓  
WAIKIKI  
MAHIAI PLACE  
KAKUICHI YAMASHITA,  
ET AL  
SURV: TAKEO MORISATO  
HOTEL & APARTMENT

The proposed subdivision is off a 20-foot driveway with a 16-foot driveway entrance. There are 7 lots now using the existing 16 and 20-foot driveways. With the proposed subdivision, 8 lots will be using the inadequate driveway.

The Commission reviewed the proposed subdivision of Parcel 24 of Tax Map Key 2-7-23 being Land Court Application 1451 at Waikiki into 4 lots with areas ranging from 5,001 $\frac{1}{2}$  to 5,125 $\frac{1}{2}$  with improvements on proposed Lots 1, 2, and 3. Lot 5, 1,563 $\frac{1}{2}$  is a 16-foot right-of-way.

The Commission on March 19, 1959, voted to defer action and requested the applicant to clarify the access to the proposed subdivision.

This subdivision is for partition purposes. Mahiai Place is a private right-of-way.

On the basis that there is inadequate access to serve this subdivision, the Commission voted to disapprove this subdivision.

SUBDIVISION ✓  
KAPAHULU  
KOKO DRIVE  
JOHN S. RAMSEY  
SURV: JAMES B. MANN  
CLASS A

Proposed subdivision of Parcel 5 of Tax Map Key 3-3-14 at Kapahulu into 2 parcels: A, 17,048 $\frac{1}{2}$  being a 20-foot flag lot and B, 18,745 $\frac{1}{2}$  with an existing dwelling was disapproved by the Commission on the basis of inadequate access.

Koko Drive is a paper road fronting the proposed subdivision and according to the City and County Attorney's opinion, a paper road is not a public right-of-way. Contours show approximately 10% to 15% grades.

The Commission also voted to visit the site.

SUBDIVISION ✓  
PALOLO VALLEY  
MOKUNA PLACE AND  
SIERRA DR.  
JAMES J. RODRIGUES, ET AL  
AGENT: ANDREW T.  
YUKITOMO  
SURV: T. HARANO  
CLASS A

Proposed consolidation and resubdivision of Lots 15-A, 15-B, and 16-B and 28 of Land Court Application 704 at Palolo Valley into 5 lots: 31, 5,000 $\frac{1}{2}$  with an existing dwelling; 32, 5,386 $\frac{1}{2}$  being a 12-foot flag lot with an existing dwelling; 33, 5,000 $\frac{1}{2}$ ; 34, 5,000 $\frac{1}{2}$ ; 35, 8,494 $\frac{1}{2}$ ; 36, 1,813 $\frac{1}{2}$  being a 14-foot right-of-way was reviewed again by the Commission.

The Commission on March 19, 1959, deferred action pending a visit of the site and referred the plan to the Chief Engineer for his comments and recommendations regarding the suitability of the lots for residential building purposes. It also requested that a 16-foot right-of-way be provided in lieu of the 14-foot roadway shown so that the 3 lots (Lots 33, 34, and 35) may utilize the said roadway.

By letter dated April 1, 1959, the Chief Engineer stated that on the basis of contours submitted for the subject subdivision, it believes suitable building sites can be provided by proper lot grading or terracing. However, the natural ground may be utilized by split-level or cantilever construction.

Contours show approximately 47% to 60% grades. The Commission voted to defer action pending a visit of the site.

SUBDIVISION ✓  
PALOLO VALLEY  
HANAKEALOHA PLACE  
DORA D. BROWN  
SURV: TAKEO MORISATO  
CLASS A

The Commission reviewed the proposed subdivision of Lot C being a portion of Lot 7 of the Palolo Valley Homesteads and also being a portion of Grant 12634 to Dora Daniels Brown at Palolo Valley into 2 lots: C-A, 4,993 $\mu$  with an existing single family dwelling and garage; and C-B, 5,000 $\mu$ .

Hanakealoaha Place fronting the proposed subdivision is a public right-of-way. Water and sewers are available.

Inasmuch as proposed Lot C-2 (4,993 $\mu$ ) is below the minimum lot size area required of a Class A zone, the Commission advised the applicant to circulate notices in compliance with the provisions of Ordinance 1567. The Commission also voted to visit the site.

SUBDIVISION ✓  
NIU VALLEY  
HALEOLA STREET  
AGENT: C.W. STEVENSON  
(COOKE TRUST CO.)  
SURV: WRIGHT, HARVEY  
& WRIGHT  
CLASS A-1

Proposed consolidation and resubdivision of Lots 40 and 41 (road reserve lots) Niu Valley area "A" (F.P. 529) at Niu into 2 lots: 116, 8,854 $\mu$  and 117, 6,833 $\mu$ , was reviewed by the Commission.

Inasmuch as Lot 117 falls below the minimum lot size area required within a Class A-1 zone, the Commission advised the applicant to comply with the provisions of Ordinance 1567.

This lot resulted by the creation of a road reserve lot which was abandoned due to the relocation of the connecting road to the Lucas Subdivision.

SUBDIVISION ✓  
KAILUA  
OFF KAILUA ROAD  
KANEHOE RANCH CO.  
SURV: R.M. TOWILL  
HIGHWAY PROTECTIVE

The Commission reviewed the proposed subdivision of a portion of land covered by Deed: Minister of Interior to C. C. Harris dated March 24, 1876 and recorded in Book 45, Page 286 at Kailua into 2 parcels: Parcel A, 16,025 $\mu$ ; Parcel B, 8,166 $\mu$  being a 32-foot roadway access lot and leaving a remainder area of 154.992 acres.

Parcel A will be used as a parking lot for the proposed windward branch Y.M.C.A., and access to Kailua Road will be over Easement A (44 feet) and Parcel B (32 feet).

The Y.M.C.A. site as shown on the plan was granted tentative approval by the Commission on May 15, 1958. The existing 1.306 acres for off-street parking will be diminished to 0.856 acre. Water is available.

The above subdivision is a portion of the 1.306 acre (Tax Map Key 4-2-13: por. 10) off-street parking lot for the Upo Heiau Park as shown on File No. C-SS 121-79 filed in the Territory Survey Office.

The Commission voted to defer action pending further clarification of the 1.306-acre lot to be used as a parking lot for the Y.M.C.A., and access to the remainder of the parking lot.

SUBDIVISION ✓  
WAHIAWA  
BETWEEN KILANI AND  
CALIFORNIA AVENUES  
HOME FACTORS, LTD.  
SURV: R. M. TOWILL  
BUSINESS

The Commission reviewed the proposed consolidation and resubdivision of Lots 222, 223-A, 223-B, 224-A and 224-B of Land Court Application 12 at Wahiawa into 16 lots with areas ranging from 5,000 $\mu$  to 5,800 $\mu$  together with Lot 17, a 44-foot right-of-way of 26,659 $\mu$ .

This subdivision is within the area master planned as a civic center site and the proposed expansion of Wahiawa Park.

The Commission voted to defer action for referral to the Board of Supervisors and the Board of Public Parks and Recreation for purchase of the site, and to the Wahiawa Community Association for its comments.

SUBDIVISION  
WAIANAE  
OFF FARRINGTON HIGHWAY  
JOSEPH L. DWIGHT  
ENGINEER-DEVELOPER:  
WM. C. VANNATTA  
HIGHWAY & RURAL PROT.

The Commission reviewed the proposed subdivision of Lot 18-A-1 being a portion of Grant 10011 to J. L. Dwight at Nanakuli into 59 residential lots with areas ranging from 5,000 $\psi$  to 7,170 $\psi$ ; one park site of 62,700 $\psi$ ; one parcel of 15,000 $\psi$ ; one parcel of 97,000 $\psi$  with two single family dwellings together with 44 and 32-foot rights-of-way. Lots 27 and 29 are flag lots.

The existing buildings on Lots 1, 2, 3, and 1-B will be demolished. The Commission on February 26, 1959, voted to defer action.

Mr. J. C. Myatt of the Territorial Highway Department by letter dated March 10, 1959, informed the Commission that Farrington Highway at this location is not now a limited access facility and it has no objection to the access proposed to the subdivision.

By letter dated March 17, 1959, the Board of Health recommended that a meeting be held to discuss the feasibility of constructing a sewerage system and a treatment plant for the disposal of domestic sewage between the owner or representative of the proposed subdivision with representatives of the Division of Sewers, Board of Health, and the City Planning Commission, and noted that the subdivision is located in close proximity to existing limestone quarries.

The Chief Engineer by letter dated March 16, 1959, recommended that a study be made by the subdivider's engineer to ascertain flood levels and to determine building setback lines and that drainage easements over such setback areas be given to the City for the proper maintenance of normal stream flow if dedication of the stream area is contemplated.

The Commission granted tentative approval with approval subject to compliance with requirements for a sewerage system, building spacing requirements, construction of street improvements and utilities and drainage facilities, construction of the necessary connecting road to the adjoining area and the filing of final survey maps. The subdivider is warned not to prepare construction plans without approval in writing from the Board of Health or the Sewer Department that cesspools or sewerage system will be needed.

SUBDIVISION MISC.  
PALOLO  
MOKUNA PLACE  
KANADO UYECHI  
CLASS A

Proposed subdivision of Lot 2-A of Land Court Application 704 at Palolo into 2 lots: 2-A-1, 13,286 $\psi$  and being a 12-foot flag lot; 2-A-2, 5,040 $\psi$  was reviewed by the Commission.

Approval was granted by the Commission on January 8, 1959, to the subdivision plan. A bond was posted on April 25, 1958, to assure removal of an existing kitchen facility to comply with Class A zoning requirements.

By letter dated March 21, 1959, Attorney George Hong requested an extension of time of nine months until December 30, 1959, to comply with the provisions of the agreement.

The Commission granted the extension of time to December 30, 1959.

SUBDIVISION MISC.  
FILING FEE FOR  
MARCH, 1959

The following subdivision filing fees were reported for the month of March, 1959:

51 applications .....	\$510.00
311 lots .....	<u>311.00</u>
	\$821.00

The following subdivisions which were granted tentative approval and now conform to requirements for approval were approved by the Commission on the motion of Mr. Chun Hoon and second of Mr. Rietow:

SUBDIVISION  
MANOA  
SEAVIEW DRIVE  
A. C. WATERHOUSE  
AGENT: MAE JUNE BRASH  
SURV: W. P. THOMPSON  
CLASS A

1. Proposed subdivision of Lot 3, Block F, Seaview Tract at Punahou into 2 lots: A, 5,500 $\mu$ ; B, 7,282 $\mu$  together with an existing single family dwelling.

Tentative approval was granted by the Commission on January 29, 1959.

Building spacing, Class A zoning, Board of Water Supply and Division of Sewers requirements have been met. Final survey maps and maps showing the creation of off-street parking for Lot B have been filed.

SUBDIVISION  
WAIKIKI  
DIAMOND HEAD ROAD  
MURIEL C. DAMON, ET AL  
SURV: WRIGHT, HARVEY  
& WRIGHT  
CLASS A

2. Proposed subdivision and consolidation of the following:

(1) Proposed subdivision of Lot C of Land Court Application 1005 at Waikiki into 2 lots: C-1, 10 $\mu$  and C-2, 676 $\mu$ .

(2) Proposed subdivision of Land Court Application 1079 (Tax Map Key 3-1-37: 4) at Waikiki into 2 lots: A, 12,801 $\mu$  with an existing dwelling and garage; B, 10 $\mu$ .

(3) Proposed consolidation of Lot A of Land Court Application 1079 with Lot C-1 of Land Court Application 1005 and Grant 11072 to Bishop Trust Co., Ltd., into one lot of 16,609 $\mu$  with an existing dwelling and garage.

(4) Proposed consolidation of Lot 3 of Land Court Application 1005, Lot B of Land Court Application 1079, Lot B (619 $\mu$ ) of Tax Map Key 3-1-37: 8, and Lot C-2 (676 $\mu$ ) of Land Court Application 1005 into one lot of 23,469 $\mu$  less 440 $\mu$  master plan setback area leaving a net area of 23,029 $\mu$ .

Tentative approval was granted by the Commission on March 5, 1959. No sewers are available. Board of Health requirements have been met. Final survey maps showing the consolidations have been filed.

SUBDIVISION  
WILHELMINA RISE  
PHILIP W. WON, ET AL  
SURV: R. M. TOWILL  
CLASS A

3. Proposed subdivision and consolidation of the following:

(1) Proposed subdivision of Lot 1 of Lani Hale Tract

(being portions of Tax Map Key 3-3-35:1 and 3-3-31:5) at Wilhelmina Rise into 2 parcels: 1-A, 27,408sq; 1-B, 63,308sq.

(2) Proposed consolidation of Lot 1-A (27,408sq) R. P. 5667, Apana 1, to Iona Pehu for Keekapu of Land Commission Award 5931, Part 1 to Pehu with Lot 10 (3,068sq) of Land Court Application 1358 to create a lot of 30,476sq.

(3) Proposed consolidation of Lot 1-B (63,308sq) of R. P. 5667, Apana 1 to Iona Pehu for Keekapu of Land Commission Award 5931, Part 1 to Pehu with Lot 465 (11,238sq) of Section D, Palolo Hill Tract (F. P. 48) at Wilhelmina Rise into one lot of 74,546sq.

Tentative approval was granted by the Commission on March 12, 1959.

Water is available. No sewers. Board of Health requirements have been met. Final survey maps have been filed.

SUBDIVISION  
KAILUA  
ENCHANTED LAKES ESTATES,  
UNIT 1  
BISHOP ESTATE  
DEVELOPER: JOE PAO, ET AL  
SURV: ARAKAKI AND HANATANI  
RURAL PROTECTIVE  
(PROPOSED A-1 ZONE)

4. Proposed subdivision of Enchanted Lake Estates Unit 1 being a portion of the land of Kaelepulu being a portion of R. P. 4475, Land Commission Award 7713, Apana 45 to V. Kamamalu at Kailua into 193 residential lots with areas ranging from 7,500sq to 15,517sq less master plan setback areas ranging from 400sq to 1,304sq leaving net areas ranging from 6,300sq to 15,517sq together with 60, 44, and 32-foot rights-of-way; Lot 194, 45,038sq less 15,204sq master plan roadway and existing Keolu Drive leaving a net area of 29,798sq; Lot 195, 102,553sq less 46,800sq master plan roadway area and existing Keolu Drive leaving a net area of 55,753sq and the designation of Easements A to H inclusive.

Tentative approval was granted by the Commission on January 15, 1959. The Commission on March 5, 1959, authorized the submission of the construction plan to the Chief Engineer.

Building spacing requirements have been met. Board of Health requirements have been met on the basis that the construction plan has been signed.

The applicant will be advised that a public hearing must be held for the realignment of Keolu Drive and approval by the Commission is required before the new road replacing a portion of Keolu Drive is to be constructed. Also, termination of the easement over that portion of Keolu Drive must be approved by all parties having an interest therein.

The following documents approved as to form by the office of the City and County Attorney have been filed:

(1) 100% surety bond in the amount of \$310,000 guaranteeing construction of street improvements and utilities;

(2) Agreement between Lakeside Development Co., Inc., (Unit 1-A); Golf Course Country Club, Inc., (Unit 1-B); Lagoon Shores Inc., (Unit 1-C); Seaside Estates, Inc., (Unit 1-D); and Enchanted Lake Estates Inc., (Unit 1-E); and the City and County of Honolulu.

(3) Copy of contract between Joseph R. Pao (owner) and Hercules Construction Co., Ltd., and Hercules Equipment Co., Inc. (contractors).

Final survey maps showing the master plan setback and building setback on the existing Keolu Drive to provide for an 80-foot right-of-way have been filed.

SUBDIVISION  
KANEHOE  
KALAHEO VILLAGE, UNIT 19  
H.K.L. CASTLE  
LESSEE: KANEHOE RANCH  
CO., LTD.  
DEVELOPER: CENTEX-  
TROUSDALE CO.  
CLASS A-1

5. Proposed subdivision of Kalaheo Village, Unit 19, being a portion of R. P. 5642, Land Commission Award 7122, Apana 6 to T. Tute into the following:

(1) Section A, 28 lots with areas ranging from 9,222 $\frac{1}{2}$  to 17,679 $\frac{1}{2}$  together with Lot 49 (18,589 $\frac{1}{2}$ ) and being a 32-foot right-of-way, and the designation of Easements A, B, C, D, and H.

(2) Section B, 20 lots with areas ranging from 9,900 $\frac{1}{2}$  to 11,220 $\frac{1}{2}$  together with Lot 50 (4,444 $\frac{1}{2}$ ) being a 44-foot right-of-way lot and the designation of Easements E, F, and G.

Tentative approval was granted by the Commission on February 19, 1959, to Unit 19.

The following documents approved as to form by the City and County Attorney's office have been filed:

- (1) 50% surety bond in the amount of \$27,637.
- (2) Agreement between Centex Construction Co., Inc. and Trousdale Construction Co., and the City and County of Honolulu.
- (3) 100% contractor's performance bond in the amount of \$55,273.15.
- (4) Copy of contract between Centex-Trousdale Company and Hercules Construction Co., Ltd.

Final survey maps have been filed.

SUBDIVISION  
KANEHOE  
PIKOILOA TRACT, UNIT 5  
KANEHOE RANCH CO., LTD.  
SURV: R. M. TOWILL  
CLASS A-1

6. Proposed subdivision plan of Pikoiloa Tract, Unit 5 being a portion of Royal Patent 7984, Land Commission Award 4452, Apana 13 to H. Kalama at Kaneohe into 43 residential lots with areas ranging from 7,500 $\frac{1}{2}$  to 10,390 $\frac{1}{2}$  together with 32, 44, and 60-foot rights-of-way and the designation of Easements A, B, C, and D.

Tentative approval was granted by the Commission on March 20, 1958. On July 10, 1958, the Commission authorized the submission of the construction plan to the Chief Engineer.

By letter dated February 4, 1957, the engineer for the applicant informed the Commission that, "it is planned to develop this subdivision by bridging the stream on Namoku Street between Pikoiloa Unit 3 and the proposed Unit 5.

The following documents approved as to form by the office of the City and County Attorney have been filed:

- (1) 50% surety bond in the amount of \$71,957 guaranteeing construction of street improvements and utilities.

(2) Agreement between Centex-Trousdale Co., and the City and County of Honolulu.

(3) Contractor's performance bond in the amount of \$143,915.10.

(4) Copy of Agreement between Centex-Trousdale Co., and Hercules Hood Construction Co.

Final survey maps have been filed.

SUBDIVISION  
WAIALUA  
OLD C. R. & L.  
RIGHT-OF-WAY  
CASTLE & COOKE, ET AL.  
SURV: R. M. TOWILL  
RURAL PROTECTIVE

7. Proposed subdivision and consolidation of the following:

(1) Proposed subdivision of former Oahu Railway and Land Company's 40-foot right-of-way being portions of R. P. 4475, Land Commission Award 7713, Apana 34 to V. Kamamalu and R. P. 1491, Land Commission Award 2903, Apana 3 to Kaula at Waialua into 2 lots: A, 11,090sq; B, 33,761sq.

(2) Proposed consolidation of Lot A (of the above subdivision) and portions of R. P. 4475, Land Commission Award 7713, Apana 34 to V. Kamamalu; R. P. 1491, Land Commission Award 2903, Apana 3 to Kaula and R. P. 888, Land Commission Award 8349, Apana 2 to Koha at Waialua (Tax Map Key 6-6-06: 8, 12 and a portion of 11) to create one lot of 38,589sq.

Tentative approval was granted by the Commission on December 11, 1958. The owner of the land is now at issue in a civil action in the Circuit Court of the First Judicial Court designated as Civil No. 1219. Copies of authorization from both potential owners have been submitted.

The subdivision is for the purpose of delineating Lot A (11,090sq) so that it may be conveyed to the abutting owner of Tax Map Key 6-6-06: 8.

The Commission on December 11, 1958, advised the applicant that no further subdivision of this consolidated property will be permitted until adequate access can be provided to the interior lots.

Final survey maps have been filed.

STREET NAME  
KAHALUU  
UAKOKO PLACE

On the motion of Mr. Izumi and second of Mr. Centeio, the Commission adopted the following street name for a roadway off Lulani Street, Kahaluu:

UAKOKO PLACE - Deadend roadway off Lulani Street between Lulani Place and Ahuimanu Rd.  
Meaning: Low lying rainbow.

STREET NAME  
KAILUA  
ONEAWA PLACE

On the motion of Mr. Rietow and second of Mr. Izumi, the Commission adopted the following street name for a roadway off Oneawa Street, Kailua:

ONEAWA PLACE - Deadend roadway off Oneawa Street between Nowela Place and Kaha Street.  
Meaning: Sandy landing.

**STREET NAMES:  
KANEHOE  
KEAKA TRACT**

The Commission, on the motion of Mr. Rietow and second of Mr. Izumi, adopted the following street names for roadways within the Keaka Tract, Kaneohe:

- HOLLOWAI STREET** - Roadway off Waikalua Road giving access to this subdivision.  
Meaning: Water ditch or course.
- HOLLOWAI PLACE** - Deadend roadway off Holowai Street.
- OOPUHUE PLACE** - Deadend roadway off Holowai Place.  
Meaning: Swell fishes, puffers, globefish.

The Commission received and placed on file the following communications and committee reports of the Board of Supervisors:

**ZONING APARTMENT  
DISTRICT C  
HALAWA  
SALT LAKE BLVD.**

1. Communication has been received from the Clerk's office advising the Commission that the Board of Supervisors approved Resolution No. 1027, changing a portion of Rural Protective zone to Rural Apartment District C No. 2 for land situated on the meuka side of Salt Lake Boulevard between Saratoga Drive and Halawa Stream, Halawa.

**ZONING SEMI-IND.  
KEWALO  
OFF KEEAUMOKU ST.**

2. Committee Report #773--advising the Commission that the Board approved Resolution No. 1029 changing a portion of Hotel and Apartment District No. 2 to Semi-Industrial District No. 8 for land situated about 236 feet off the Waikiki side of Keeaumoku Street between Liona Place and Rycroft Street at Kewalo.

**MISC.  
REMUNERATION FOR  
COMMISSION MEMBERS**

3. Committee Report #816--advising the Commission that its request for \$25 per meeting to each member with the total amount of not more than \$100 per month has been referred to the Legislative Committee of the Board for consideration.

**MISC.  
A.S.P.O. CONFERENCE**

In discussing the A.S.P.O. (American Society of Planning Officials) conference to be held in Minneapolis from May 10th to May 14th, 1959, majority of the Commission members believed that the whole Commission should attend since the subject matters to be discussed will be of benefit to the Commissioners on planning aspects.

Mr. Chun Hoon made a motion to request the Mayor and the Board of Supervisors to provide funds for the plane fare and per diem expenses of the Director and the Commission members who will be able to attend the conference. This motion was seconded by Mr. Lemmon and carried. Mr. Rietow abstained from voting on this matter.

The meeting adjourned at 5:45 p.m.

Respectfully submitted,

  
Carole A. Kamishima  
City Planning Secretary

Meeting of the City Planning Commission

April 9, 1959

The City Planning Commission met in regular session on Thursday, April 9, 1959, at 2:10 p.m., in the Conference Room of the City Hall Annex with Chairman A. J. Gignoux presiding:

**PRESENT:**

A. J. Gignoux, Chairman  
R. G. Rietow  
Henry Chun Hoon  
Harold Kometani  
Cyril W. Lemmon  
George Centeio (excused at 4:08 p.m.)  
John H. Felix  
Tsutomu Izumi  
Leighton S. C. Louis, Director

**ABSENT:**

Katsuro Miho  
Frank W. Hustace, Jr.

**MINUTES:**

The minutes of April 2, 1959, were corrected as follows, regarding the item of a building permit issued for the Y.W.C.A. property:

"Mr. Lemmon made an amendment to the motion to rescind the action of the staff in processing the building permit. Mr. Izumi accepted the amendment. The motion as amended was seconded by Mr. Kometani and carried."

The minutes, as corrected, were approved on the motion of Mr. Rietow and second of Mr. Lemmon.

Mr. Felix who was present after the minutes were approved, called for a correction of the minutes regarding the same item, to change the word "disqualified" to "excused". The minutes, as corrected, were approved on the motion of Mr. Lemmon and second of Mr. Kometani.

(During the meeting, William W. Saunders, Attorney for Roy C. Kelley, et al., filed with the Commission two letters regarding the issuance of a building permit for the Y.W.C.A. property.)

**MASTER PLAN  
SCHOOL & PARK SITE  
KANEEOHE  
MAUKA OF KAMEHAMEHA  
HWY, BET. KALIHI  
TUNNEL APPROACH ROAD  
AND PALEKA ROAD**

The Commission was informed by the staff that it has advised the Department of Public Instruction of a proposed residential development for the area mauka of Kamehameha Highway between Kalihi Tunnel Approach Road and Paleka Road. An over-all study of the area shows a need for an elementary school and a park site within the area, and the D.P.I. and the Board of Public Parks and Recreation should negotiate immediately for the acquisition of necessary land area for public use.

**MASTER PLAN  
WAIPIO  
SEWAGE TREATMENT  
PLANT**

The Commission acknowledged receipt of a letter from the Waipio Land Company, Limited, objecting to the proposed location of a sewage treatment plant adjacent to its property in Waipio.

The staff reported that the City and County engineers are still working on the proposed project and the exact location of the treatment plant has not been firmed.

The Commission voted to refer this matter to the Chief Engineer for his information on the motion of Mr. Chun Hoon and second of Mr. Kometani.

MASTER PLAN  
KALIHI-KAI  
ADDITION TO KALIHI-  
KAI ELEMENTARY  
SCHOOL

The Commission considered a request by the Department of Public Instruction to master plan approximately 2.1 acres of land situated between Libby Street and McNeill Street as an addition to the Kalihi-Kai Elementary School.

The Commission believed that this area is the logical area for expansion of the school; however, it noted that the Bishop Estate has plans for development of apartment and business uses within the vicinity and that a public hearing was authorized to abandon certain streets in the area. It believed that the entire block should be master planned for the school and the business frontage on Dillingham Boulevard changed.

The Commission voted to advise the D.P.I. of this proposed revision and requested its opinion on the matter, on the motion of Mr. Rietow and second of Mr. Felix.

MASTER PLAN  
BUILDING PERMIT  
KAPALAMA  
MORRIS LANE

A request for issuance of a building permit to construct on a 9,640 $\frac{1}{2}$  parcel of land situated at the end of Morris Lane was considered by the Commission.

The staff reported that this property is affected by a master plan roadway parallel to King Street and is within the area designated for redevelopment and renewal work.

The Commission voted to refer this matter to the Honolulu Redevelopment Agency for its comments and to the Board of Supervisors for acquisition of the property on the motion of Mr. Centeio and second of Mr. Izumi.

MASTER PLAN  
KANEHOE-KAILUA  
SADDLE ROAD BETWEEN  
KANEHOE BAY DRIVE  
AND MOKAPU ROAD

The Territorial Highway Department requested an amendment to the master plan section of Kaneohe-Kailua to provide for a connecting road between Kaneohe Bay Drive and Mokapu Road. This roadway will have a right-of-way width of 120 feet or more with a medial strip. The design was based on traffic counts and standards following the Federal Aid System.

The staff reported that if this connecting road is master planned and is constructed, the 100-foot right-of-way along Kaneohe Bay Drive will not be required. An 80-foot right-of-way will be sufficient to handle the traffic along this route which will be strictly a scenic drive and a service road for the homes along the route.

A motion to authorize the calling of a public hearing to provide for this connecting road and amendment to Kaneohe Bay Drive was made by Mr. Rietow seconded by Mr. Chun Hoon and carried.

MASTER PLAN  
KAILUA-LANIKAI  
KEOLU DRIVE

The Commission considered a proposed amendment to the master plan section of Kailua-Lanikai to provide for the realignment of Keolu Drive with a right-of-way width of 80 feet. This roadway will be part of the Kaelepulu Fish Pond development and will provide better access to public facilities.

The Commission stated that the original alignment seems more logical because of its continuity to Keolu Hills. The realignment will necessitate a right turn movement into and a left turn movement out of the area at the intersection with Kailua Road.

A motion to defer action for further staff study regarding the feasibility of the proposed intersection and preparation of a map showing all of the proposed development in

the area was made by Mr. Lemmon and seconded by Mr. Centelo. Mr. Felix proposed an amendment to the motion to include that the Traffic Safety Commission be consulted for its comments and recommendations. Messrs. Lemmon and Centelo accepted the amendment.

The Director pointed out that the City Planning Commission, as a policy matter, has never consulted the Traffic Safety Commission on master plan roadway design other than on staff level. He stated that the Planning Commission has on its staff a graduate engineer from the traffic school who is capable of handling such traffic design problems.

A vote taken on the motion to amend was lost on the basis of a tie vote.

Mr. Lemmon repeated his motion excluding the amendment. This motion was seconded by Mr. Izumi and carried. Commissioners Felix and Centelo did not vote.

MASTER PLAN  
CENTRAL BUSINESS  
DISTRICT  
KAPIOLANI STREET  
HONOLULU ACADEMY  
OF ARTS

By Committee Report No. 927, the Board of Supervisors referred to the Commission for consideration, a request of the Honolulu Academy of Arts to permit the construction of an addition to its building so as to encroach within the 24-foot setback area on Kapiolani Street.

The Commission noted that the proposed widening of Kapiolani Street is provided from the Waikiki side of the street only and believed that this was done because of existing public facilities. It also noted that the widening of Kapiolani Street is necessary to provide adequate access between the mauka and makai areas over the Freeway. Although the Commission recognized the public service provided by the Academy, it stated that the road widening is necessary for the benefit of the public and that any change to the Ewa side will affect expensive structures. It believed that an open storage area within the property could be utilized for the proposed addition.

Mr. Felix suggested that the Academy be permitted to send a representative to appear before the Commission. However, it was pointed out that the Commission finds no alternative and to delay action on the subject matter will merely mislead the Academy.

A motion to recommend to the Board of Supervisors that this request be disapproved for the reasons stated, was made by Mr. Izumi seconded by Mr. Lemmon and carried. Mr. Felix disqualified himself from voting on this matter.

MASTER PLAN  
WAIMANALO  
PROPOSED DEVELOPMENT  
OF LANDS

The Commission acknowledged receipt from Mr. Frank W. Hustace, Jr., Territorial Land Commissioner, copies of a report on the proposed development of lands in Waimanalo. Mr. Hustace requested that the Commission review the report so that the Territory may proceed with its development plans as soon as possible.

The Director reported that the Oahu Planning Associates has submitted its comments regarding this subject matter and has indicated general approval of the amended plan as submitted. The Director recommended that the Commission discuss this matter next week Thursday at its regular morning session.

The Commission voted to send a letter of acknowledgment and thanks to Mr. Hustace, on the motion of Mr. Chun Hoon and second of Mr. Lemmon.

**PUBLIC HEARING  
ZONING CLASS A-2  
RESIDENTIAL  
HALAWA  
FOSTER VILLAGE**

A public hearing was held to consider the change in zoning from existing Rural Protective zone to Class A-2 Residential for the area known as Foster Village, situated on the mauka side of Salt Lake Boulevard, between Aliamanu Tract and Halawa Stream.

This change in zoning was initiated by the Commission to establish single family residential uses. No protests were filed. The public hearing was closed and the matter was taken under advisement on the motion of Mr. Komatani and second of Mr. Lammon.

The change in zoning to Class A-2 Residential was approved by the Commission on the motion of Mr. Chun Hoon and second of Mr. Rietow.

**PUBLIC HEARING  
ZONING HOTEL-APT.  
WAIPAHU  
MAKAI SIDE OF  
FARRINGTON HWY**

A public hearing was held to consider the change in zoning from existing Highway Protective and Rural Protective zone to Hotel and Apartment for a 1.316-acre parcel of land situated on the makai side of Farrington Highway near the Waipahu High School.

This parcel of land was set aside for a park site, however, the Board of Supervisors and the Board of Public Parks and Recreation stated that funds are not available for the purchase of the park site. No protests were made. The public hearing was closed and the matter was taken under advisement on the motion of Mr. Felix and second of Mr. Centeio.

The change in zoning to Hotel and Apartment was approved by the Commission on the motion of Mr. Komatani and second of Mr. Centeio.

**ZONING HOTEL-APT.  
PUUNUI  
1819-1823 SERENO LN.  
JAMES T. KAKUDA  
BY: MORIO OMORI,  
ATTORNEY**

The Commission considered a request for change in zoning from Class A Residential to Hotel and Apartment for a 20,238 $\frac{1}{2}$  parcel of land situated on Sereno Lane.

The staff pointed out that this parcel of land is situated within the area the Commission had indicated as desirable for apartment development and had set the pattern for such use by zoning an area in the immediate vicinity for apartment use. The Commission considered this same request in March, 1957, at which time it stated that it would look with favor to the proposed zoning upon the widening of Sereno Lane to its master planned width of 40 feet and improvement of other streets in the area. The applicant stated that in order to facilitate zoning and development of the area, he is willing to widen the street fronting his property in accordance with the master plan and install all necessary improvement at his expense.

Mr. Chun Hoon recalled that the Commission, back in 1957, stated that the street pattern for the area should be established before it would consider any rezoning. He believed that the staff should conduct further studies and recommend a suitable street pattern for the area.

The Director stated that a 56-foot right-of-way is generally required for an apartment area; however, he pointed out that the Commission had indicated it would look with favor to apartment zoning upon the improvement of Sereno Lane to its present master plan width of 40 feet.

The Commission instructed the staff to conduct further studies and present its recommendation, and voted to defer action for one week on the motion of Mr. Centeio and second of Mr. Chun Hoon.

**ZONING BUSINESS  
PALOLO  
3154 WAIALAE AVE.  
SAMUEL K. MURAKAMI**

The Commission, on the motion of Mr. Rietow and second of Mr. Lemmon, authorized the calling of a public hearing to consider the change in zoning from Class A Residential to Business for the remaining portion of a parcel of land situated on the corner of Waialae Avenue and the entrance to Saint Louis College. Presently, 90 feet mauka of Waialae Avenue is zoned for business and the remaining 2,189 $\frac{1}{2}$  of the 6,932 $\frac{1}{2}$  lot is in Class A Residential.

The applicant proposes to convert an existing building on the premises for business use and will provide 40% of the area for parking purposes.

**ZONING VARIANCE  
WAIALAE-IKI  
1164-B IKI PLACE  
LARRY Y. INOUE  
BY: RICHARD M.  
KAGEYAMA**

The Commission considered a request for variance from the Class A-1 Residential regulations to permit the construction of an additional dwelling on a parcel of land having an area of 14,886 $\frac{1}{2}$ . The lot lacks 114 $\frac{1}{2}$  to comply with Class A-1 regulations for two dwellings.

The staff pointed out that the lot is an interior flag lot with a 10-foot right-of-way, 152 feet in length. Therefore, deducting the access area from the lot area will leave a net buildable area of 13,365 $\frac{1}{2}$ . It also stated that in 1951, under a different owner, the Commission and the Board of Supervisors approved the granting of a variance to permit two dwellings on this lot.

The Commission voted to visit the site on the motion of Mr. Izumi and second of Mr. Rietow.

**ZONING INDUSTRIAL  
KANEHOHE  
KAMEHAMEHA HWY  
AND LULUKU ROAD  
RUBEN M. WONG**

The Commission reviewed again a request for change in zoning from Class A-1 Residential to Industrial for two parcels of land totaling 13,017 $\frac{1}{2}$  situated at the corner of Luluku Road and Kamehameha Highway.

The applicant proposes to enlarge his service station to include an auto repair shop.

The Commission noted that it had looked with favor to business uses for this area mauka of Kamehameha Highway pending review of development plans.

A motion to defer action pending receipt of development plans was made by Mr. Lemmon seconded by Mr. Izumi and carried. Also, the applicant is to be advised that he must improve Luluku Road, on his side, to its master planned width.

**ZONING BUSINESS  
KANEHOHE  
70 FEET MAUKA OF  
KAMEHAMEHA HIGHWAY,  
OFF PAHIA ROAD  
TOKIO YOSHIDA  
BY: RICHARD M.  
KAGEYAMA**

Pending the submission of development plans, the Commission voted to defer action on the request for change in zoning from Class A-1 Residential to Business for the remaining portion of a 6,522 $\frac{1}{2}$  parcel of land situated on Pahia Road. The motion was made by Mr. Komatani, seconded by Mr. Rietow, and carried. Approximately 3/5 of the lot is zoned for business and the remaining portion is in Class A-1 Residential.

**ZONING BUSINESS  
MAKAHA, WAIANAE  
CAPITAL INVESTMENT  
CO., LTD.**

The Commission was informed that the Capital Investment Co., Ltd., is requesting assurance from the Commission that its present business zone in Waianae will not be changed for a period of 24 months. It stated that The Cornet Stores is interested in purchasing the property but desires to have 24 months to develop the property for business purposes.

The Commission, on the motion of Mr. Felix and second of Mr. Lemmon, voted to advise the applicant that the area

ZONING BUSINESS  
HAUULA  
MAUKA SIDE OF  
KANEHAMEHA HWY  
RICHARD SOO

is zoned for business use, and since the Commission believes this area is suitable for business development, there is no basis for a change in zoning at this time.

The Commission reviewed again a request for change in zoning from Rural Highway Protective to Business for three parcels of land totaling 13,507 $\frac{1}{2}$  situated on the mauka side of Kanehameha Highway, Kapaka, Hauula.

The Commission noted that the proposed development is not within the area set aside for business purposes under the preliminary comprehensive plan for development of the Punaluu-Hauula area.

A motion not to look with favor to this application was made by Mr. Komatani seconded by Mr. Rietow and carried.

ZONING HOTEL-APT.  
PUNCHBOWL  
1637 KAMAMALU AVE.  
ETHEL DOWSETT VON  
GELDERN

On February 26, 1959, the Commission stated that it will authorize the calling of a public hearing to consider a change in zoning from Class B Residential to Hotel and Apartment for a 14,405 $\frac{1}{2}$  parcel of land situated at 1637 Kamamalu Avenue provided that the applicant complies with the parking provisions as recommended by the Commission.

The Commission had visited the site and noticed the adverse topography of the land and poor street pattern in the area and recommended that the owner set aside one parking space for each apartment unit.

The applicant is requesting reconsideration on the basis that one parking space for every two units will be provided in accordance with the off-street parking law which will be effective July 1, 1959. The applicant also pointed out that it would not be economically sound to develop the property for apartment use on a lesser basis than one parking stall to each two units.

The Commission stated that the request was reasonable and voted to authorize the calling of a public hearing on the motion of Mr. Felix and second of Mr. Chun Hoon. Mr. Lemmon disqualified himself from voting on this matter.

ZONING VARIANCE  
PALOLO  
2006-A 9TH AVENUE  
FRANCIS X. MCKENNA

The Commission considered again a request for variance from Class A Residential regulations to permit the construction of an additional dwelling on a 9,693 $\frac{1}{2}$  parcel of land situated at 2006-A 9th Avenue, Palolo. The lot lacks 307 $\frac{1}{2}$  to comply with Class A regulations for two dwellings. The Commission had visited the site.

In compliance with the Commission's advice to circulate notices in accordance with the provisions of Ordinance 1567, the applicant mailed 81 certified letters to property owners within a radius of 500 feet. Only one letter of protest was filed with the Commission.

The Commission voted to approve the granting of a variance on the motion of Mr. Komatani and second of Mr. Izumi. It also voted to advise the applicant that subdivision of his land at any future date will not be permitted due to the 20-foot access.

ZONING BUSINESS  
WAIMANALO  
NORTH SIDE OF  
KALANIANA'OLE HWY  
SHINICHI UOHARA  
EDNG LEONG CHING, AGT.

The Commission reviewed the development plans submitted for a proposed business development on a 107,316 $\frac{1}{2}$  parcel of land situated on the north side of Kalaniana'ole Highway, Waimanalo. The request is to terminate the off-street parking variance for the area and amend the business zone

to include the whole parcel which is a subdivision into three lots. The owner proposes to use a 12,000 $\pm$  lot fronting the highway for a service station operation.

The Commission noted that this area had been zoned for business for many years without any development. It questioned the projected development of this area during the next 12 months.

Mr. Hung Leong Ching, agent for the owner, stated that the Union Oil Company will start construction as soon as the zoning is approved by the Commission. The remaining portion will be developed as soon as possible. He stated that the three parcels are under the ownership of one person.

The Commission authorized the calling of a public hearing on the motion of Mr. Rietow and second of Mr. Kometani.

ZONING BUSINESS  
KANEHOE  
MAKAI SIDE OF  
KAMEHAMEHA HIGHWAY  
HOBUTARO HARADA  
RALPH T. YAMAGUCHI,  
ATTORNEY

The Commission considered a request for extension of the existing business zone in Kaneohe town to include a parcel of land situated on the makai side of Kamehameha Highway between Keaahala Stream and Liliupuna Road. Approximately 10,000 $\pm$  of the 14,191 $\pm$  parcel of land is now zoned for business and the remaining area is in Class A-1 Residential use.

The applicant submitted development plans showing the construction of a business building with off-street parking facilities.

The Commission authorized the calling of a public hearing on the motion of Mr. Kometani and second of Mr. Lemmon.

ZONING VARIANCE  
KANEHOE  
KALAHEO VILLAGE  
CENTEX-TROUSDALE  
CO.

Mr. William Cullum and Mr. Elmer McLain, from the Centex Construction Company, requested a variance from existing zoning regulations to permit the establishment of a mill and storage yard on approximately 0.86 acre of land situated within the Kalaheo Village, Unit 20 Subdivision, adjoining Kawainui Canal. The Company is in the process of constructing single family dwellings in the Kalaheo Tract area and is requesting this variance to assure continuity of the use during the construction period.

Mr. Cullum stated that the Company plans to remain in this location for about a year and a half. Lumber and other building material will be stored and the area will be adequately fenced. He pointed out that the nearest residence is about 1,000 feet away on the Kailua side of Kawainui Canal. He indicated that the Company spent \$800 to move its present base yard operations from the Kalaheo Village area and requested some form of assurance that it could remain on this proposed location for the duration of the construction period.

Messrs. Felix and Rietow stated that a construction base yard for any type of building construction is a recognized fact; that, if the Commission considers a variance for one, it must also consider variances for others conducting similar uses.

Mr. Kometani pointed out that a protest against the location of the base yard in the Kalaheo Village residential area was made and believed that the Commission should consider a variance. He also suggested that the ordinance be amended to permit temporary construction base yards within areas under development.

Mr. McLain inquired how long they must wait for this permission since they are ready to start construction of homes in the area.

The Director informed him that if the Commission authorizes the calling of a public hearing, a minimum waiting period of 6 weeks is necessary.

This matter was taken under advisement on the motion of Mr. Felix and second of Mr. Chun Hoon.

The Commission then discussed the advisability of granting this variance in view of the fact that base yards have been accepted as an integrated part of any development. It also pointed out that there is no legal grounds to grant the variance.

The Commission stated that the proposed use is part of the use necessary for development of residences and voted to so advise the applicant on the motion of Mr. Felix and second of Mr. Izumi. It also stated that the applicant should be cautious of its own public relations.

A petition signed by 16 property owners in the Kaneohe Heights area was filed with the Commission protesting any proposed change in zoning from Class AA Residential use to Hotel and Apartment for a multi-story housing development for retired people for the property at the end of Keana Road.

The staff reported that no formal written application for the change in zoning has been received; however, the Commission had reviewed the subject matter on an advisory category when the Hawaii Pacific Homes requested information on the procedures necessary to permit the construction of such a development.

On the basis that no formal application for rezoning has been received, the Commission voted to file the petition for future reference, and to send a copy of the petition to the Hawaii Pacific Homes, on the motion of Mr. Felix and second of Mr. Chun Hoon.

The Commission considered a request for variance from the existing Class AA Residential regulations to permit the establishment of five dwellings on two parcels of land totaling 49,615 $\frac{1}{2}$  situated in Kahaluu Valley, fronting Ahuimanu Road. There is an existing dwelling on the property and the applicant proposes to erect four additional dwellings. The lot lacks 385 $\frac{1}{2}$  to comply with Class AA requirements for five dwellings. This property is not affected by any master plan changes.

The Commission voted to advise the applicant to circulate notices in compliance with the provisions of Ordinance 1567, to consolidate the two lots into one lot, and to fill her land in accordance with the Chief Engineer's requirements to avoid flooding, on the motion of Mr. Felix and second of Mr. Kometani.

The Commission, on the motion of Mr. Felix and second of Mr. Kometani, adopted and authorized transmission to the Mayor and the Board of Supervisors for approval, City Planning Commission Resolution No. 1035, changing a portion of Class A Residential District No. 22 to Semi-Industrial District No. 9 for land situated on the southwest side of Hau Street between Puuhale Road and Mokauea Street, Kalihi.

ZONING MISC.  
KANEHOE HEIGHTS  
END OF KEANA RD.

ZONING VARIANCE  
KAHALUU  
47-319 AHUIMANU RD.  
MRS. WINNIE CHANG

ZONING SEMI-IND.  
KALIHI  
HAU STREET  
KENNETH KIMURA

The following subdivision actions were taken by the Commission on the motion of Mr. Chun Hoon and second of Mr. Rietow:

SUBDIVISION  
KAPALAMA  
OFF DILLINGHAM BLVD.  
MONMOUTH INC., ET AL  
AGENT: J. K. CLARKE  
SURV: WRIGHT, HARVEY  
& WRIGHT  
GENERAL INDUSTRIAL

The Commission granted approval to the proposed consolidation of Lots 10 and 11 being a portion of R. P. 7834, Land Commission Award 7714-B, Apana 7 to M. Kakuaiwa at Kapalama into one lot of 11,536 $\frac{1}{2}$ .

Final survey maps showing the consolidation have been filed.

SUBDIVISION  
MANOA  
OAHU AVENUE  
SADATO MORIFUJI  
AGENT: B. T. OKAZAKI  
SURV: S. TAKENOTO  
CLASS A-1

Action was deferred on the proposed subdivision of Lot J of Land Court Application 193 at Manoa into 2 lots: J-1, 7,705 $\frac{1}{2}$  with an existing garage; and J-2, 10,021 $\frac{1}{2}$  with an existing building.

The Chief Engineer requested deferral for further study of the open ditch across proposed Lot J-1.

SUBDIVISION  
WAILUPE  
KALANIANA'OLE HIGHWAY  
& WEST HIND DRIVE  
ROBERT HIND, LTD.  
SURV: R.M. TOWILL CORP.  
BUSINESS & UNRESTRICTED  
RESIDENTIAL

The Commission reviewed the revised proposed subdivision of Lot 1078-A-1-A of Land Court Application 656 at Wailupe, Aina Haina into 3 lots: 1078-A-1-A-1, 10,004 $\frac{1}{2}$  to be leased as a church site; 1078-A-1-A-2, 22,147 $\frac{1}{2}$  to be sold to the Territory as a library site; 1078-A-1-A-3, 256,320 $\frac{1}{2}$  being the existing Aina Haina Shopping Center and the designation of Easement 82. The lot area of 1078-A-1-A-2 was increased from 15,000 $\frac{1}{2}$  to 22,147 $\frac{1}{2}$ .

The tentative approval granted by the Commission on January 16, 1958, was rescinded.

Communications received from the Wailupe Community Association and the Aina Haina Professional and Businessmen's Association indicate support of the location of the library and the church. The Territorial Highway Department informed the Commission by letter dated December 16, 1957, that access rights along Kalaniana'ole Highway were not acquired by the Territory.

The Commission granted tentative approval to the revised plan with approval subject to compliance with Board of Water Supply and Division of Sewers requirements.

SUBDIVISION  
KAILUA  
OFF KAILUA ROAD  
KANE'OLE RANCH CO., LTD.  
SURV: R.M. TOWILL CORP.  
HIGHWAY AND RURAL  
PROTECTIVE

The Commission reviewed the proposed subdivision of a portion of the lands of Pohakupu and Kukanono at Kailua, further identified as Parcel 10 of Tax Map Key 4-2-13 into 4 lots: 1, 2.073 acres; 2, 2.0 acres; 3, 2.0 acres; 4, 2.009 acres and a remainder lot of 147.105 acres.

Proposed Lots 1, 2, 3, and 4 are proposed church sites. Access to Lot 4 will be over Easement "A". Water is available. Any further subdivision of the interior areas will require the construction of standard roadways.

The Commission voted to defer action for referral to the Territorial Highway Department for clarification of access points for Lots 1, 2, 3, and the remaining area.

SUBDIVISION  
KAILUA  
KUAAINA WAY  
GEORGE L. ELLIOTT  
SURV: S. TAKEMOTO  
RURAL CLASS A

Tentative approval was granted to the proposed subdivision of Lot 1-E-22 of Land Court Application 495, Kailua Coconut Grove Tract at Kailua into 3 lots: 1-E-22-A, 6,880 $\mu$  less 616 $\mu$  master plan setback area leaving a net area of 6,264 $\mu$  with an existing building; 1-E-22-B, 5,000 $\mu$ ; 1-E-22-C, 5,000 $\mu$ ; and 1-E-22-D, 1,620 $\mu$  less 84 $\mu$  master plan setback area leaving a net area of 1,536 $\mu$ , being a 12-foot right-of-way lot.

Modification was granted for the 12-foot right-of-way which exceeds the maximum length of 120 feet by 15 feet.

Approval of this subdivision will be subject to compliance with building spacing, Class A zoning, Board of Health, and Board of Water Supply requirements, construction of the 12-foot right-of-way, and the filing of final survey maps noting the rounding of corners at the master plan setback line.

SUBDIVISION  
KANEHOHE  
KAMEHAMEHA HWY (UNIT 3)  
HAWAIIAN MEMORIAL PARK.  
SURV: R. M. TOWILL CORP.  
CLASS AA (CEMETERY  
ZONING)

Approval was granted to the proposed subdivision of Parcel 3 of Hawaiian Memorial Park being portion of R. P. 7984, Land Commission Award 4452, Apana 13 to H. Kalama at Kaneohe into 2 parcels: 3-A, 32.496 acres less 4.666 $\frac{1}{2}$  acres (214,330 $\mu$ ) for the realignment of Kamehameha Highway leaving a net area of 27.830 $\frac{1}{2}$  acres; and 3-B, 1.169 acres.

Parcel 3-B will be purchased by the Hawaiian Memorial Park Corp., for another increment of the development of the cemetery. Final survey maps have been filed.

SUBDIVISION  
KAHALUU  
LULANI STREET  
HENRY OSHIRO  
SURV: PARK & PARK  
CLASS AA

Tentative approval was granted to the revised proposed subdivision of Lot 589 of Land Court Application 979 at Kahaluu into 5 lots with areas ranging from 10,000 $\mu$  to 28,940 $\mu$  together with a 16-foot right-of-way.

The tentative approval granted by the Commission on October 16, 1958, to the subdivision plan of 6 lots together with a 24-foot right-of-way was rescinded.

Modification was granted for the 16-foot right-of-way which exceeds the 120-foot maximum length by 50 feet.

By letter dated April 6, 1959, Mr. Henry H. Oshiro, agent for the applicant, informed the Commission that Lots 1 and 2 will each have one single family unit only and will not be further subdivided. This will be incorporated in the Land Court petition for subdivision. The reason for these restrictions is that the owner claims both Lot 1 and 2, due to topography, cannot be further subdivided or have more than one single family dwellings constructed thereon; otherwise, a 24-foot right-of-way with standard curbs and gutters must be constructed.

Contours show approximately 25% to 49% grades. Limit of water service is to the 165-foot elevation.

Approval of this revised subdivision will be subject to the construction of the 16-foot right-of-way, compliance with the requirements of the Board of Health and the Board of Water Supply, filing of final survey maps, and the filing of a copy of the Petition for Subdivision in the Land Court with a restrictive covenant that Lots 1 and 2 will not be further subdivided nor more than one single family unit constructed on each lot. Lulani Street is a public right-of-way.

SUBDIVISION ✓  
KAIPAPAU  
KANEHAMEHA HIGHWAY  
ESTATE OF GEORGE W.  
COSTA, ET AL  
AGENT: LOUIS COSTA,  
ADMINISTRATOR  
HIGHWAY AND RURAL  
PROTECTIVE

Tentative approval was granted to the revised proposed subdivision of Lots 4 and 5 of Land Court Consolidation 23 as shown on Map 3 at Kaipapau into 4 lots: A, 10,000 $\pm$ ; B, 6,600 $\pm$ ; C, 6,700 $\pm$  and D, 92,600 $\pm$  being the remainder area with a 32-foot entrance.

The Commission on March 5, 1959, voted to defer action on the subdivision plan of 5 lots.

By letter dated March 23, 1959, the Territorial Highway Department informed the Commission that there are no definite plans to improve Kanehameha Highway in the vicinity of the above proposed subdivision and also that no restriction of access rights exists presently in the area.

Water is available. No sewers. Board of Health requirements have been met. Highway Protective zoning requirements have been met.

Approval will be subject to compliance with building spacing requirements and the filing of final survey maps. Further subdivision of Lot D will require construction of standard roadway.

SUBDIVISION ✓  
EWA  
OFF FORT WEAVER ROAD  
HICKS CONSTRUCTION  
SURV: NASAJI YAMASHITA  
RURAL CLASS A

The Commission reviewed the proposed subdivision of Lot 846-C of Land Court Application 242 at Ewa into 3 lots: 846-C-1, 6,000 $\pm$ ; 846-C-2, 6,700 $\pm$ ; 846-C-3, 7,200 $\pm$ ; and 846-C-4, 4,000 $\pm$ , a 20-foot right-of-way lot. Lot 846 is an existing 20-foot flag lot.

The Bureau of Plans recommended a 24-foot right-of-way; however, the staff pointed out that the Commission's policy is a 16-foot right-of-way to serve three lots, and in this case the existing right-of-way is 20-foot wide.

The Commission voted to grant tentative approval with approval subject to construction of the roadway, compliance with Board of Health requirements, receipt of comments and recommendations from the Territorial Highway Department and the filing of final maps.

SUBDIVISION ✓  
EWA BEACH  
BETWEEN AIKANAKA AND  
POHAKUPUNA ROADS  
TSUKASA SATO  
SURV: A.E. MINVIELLE, JR.  
CLASS A

The Commission reviewed the proposed subdivision of Lot 310 of Land Court Application 242 at Ewa into 21 residential lots with areas ranging from 5,400 $\pm$  to 7,150 $\pm$  together with a 44-foot loop road.

Tentative approval was granted by the Commission on November 27, 1957, together with lot width modification for Lots 9 and 13. By letter dated April 3, 1959, Mr. A. E. Minvielle, Jr., engineer for the applicant, requested an extension of time on the basis that water is now available at Ewa. At the time tentative approval was granted, the Suburban Water System informed the Commission by letter dated November 26, 1957, that the moratorium on subdivision is still in effect in this area.

Pohakupuna Road is a public right-of-way. Inasmuch as water is now available, tentative approval may be granted.

The Commission granted tentative approval with approval subject to compliance with Board of Health requirements, construction of all street improvements and utilities and drainage facilities, and the filing of final maps.

SUBDIVISION ✓  
EWA  
OFF FARRINGTON HIGHWAY  
JAMES CAMPBELL ESTATE  
SURV: WA JOONG LUM  
RURAL NOXIOUS IND.

Approval was granted to the proposed consolidation and resubdivision of Lots 608, 609, and 624 of Land Court Application 1069 at Ewa into 2 lots: 625, 9.803 acres; 626, 490.356 acres being the remainder area together with 32-foot and 40-foot setback lines.

The purpose of this subdivision is to lease Lot 625 (9.803 acres) to Ytong Hawaii for its fabricating plant site.

Final survey maps have been filed.

SUBDIVISION ✓  
LUALUALEI  
HALONA STREET  
ARTHUR H. UESUGI, ET AL  
SURV: S. TAKEMOTO  
RURAL PROTECTIVE

The Commission reviewed the proposed subdivision of Lot 199-A of Lualualei Homestead Third Series, being portion of Grant 9839 to P. Y. Lum Sing at Waianae into 2 lots: 199-A-1, 1.0 acre with a 60ft. frontage; 199-A-2, being the remainder area of 4.444 acres.

Resolution No. 563 permits the construction of eight single family dwellings (5,000sq each) or five duplexes (7,500sq each) and one single family dwelling on Lot 199-A-1 (1.0 acre).

The Commission on March 5, 1959, voted to defer action on the subdivision plan.

By letter dated April 6, 1959, Mr. S. Takemoto, surveyor for the applicant, requested an extension of time of 30 days to further study the feasibility of revising the subdivision plan.

The Commission granted the 30-days' extension of time.

SUBDIVISION ✓  
MAILI  
FARRINGTON HIGHWAY  
TOM HIRAHARA  
AGENT: FRANCIS Y. WONG  
SURV: PARK & PARK  
HIGHWAY AND RURAL  
PROTECTIVE

Upon the request of the subdivider, the Commission accepted withdrawal of the proposed subdivision of a portion of Grant 9519, being Lot 19-A-11 of Maili Lands at Maili into 117 residential lots with areas ranging from 5,700sq to 9,300sq, together with 44-foot rights-of-way and a park site of 43,000sq.

Tentative approval was granted by the Commission on May 1, 1958.

By letter dated April 4, 1959, Mr. Tom Hirahara, applicant, requested withdrawal of the subdivision plan.

The Commission deferred action on the proposed subdivision of the following:

(1) Proposed subdivision of Lot 114-A of Land Court Application 1000 at Waipahu into 2 lots: 114-A-1, 63,065sq; 114-A-2, 6,860sq;

(2) Proposed subdivision of Land Commission Award 5602 (Tax Map Key 9-4-15: 13) at Waipahu into 2 lots: 1, 60,076sq; 2, 6,190sq.

Lot 2 (6,190sq) of Land Commission Award 5602 will be conveyed to the abutting owner of Lot 114-A-1, and Lot 114-A-2 (6,860sq) of Land Court Application 1000 will be conveyed to the abutting owner of Lot 1.

The purpose of this subdivision is for exchange of land so that the common boundary can be straightened out.

✓  
SUBDIVISION  
KALIHI-UKA  
KAMANAIKI & MOANI STS.  
KAZUO MURAKAMI  
CLASS B

Clarification will be requested from the subdivider regarding access to the lot created by the proposed consolidation of Lots 1 and 114-A-2.

The Commission reviewed a sketch plan of the proposed subdivision of portions of Lots 7, 8, and 9 of Block "S" Kaiulani Tract (Tax Map Key 1-4-03:54) at Kalihi-Uka into 2 lots: A, 3,500 $\frac{1}{2}$  less 250 $\frac{1}{2}$  master plan setback area leaving a net area of 3,250 $\frac{1}{2}$  together with an existing single family dwelling; B, 6,908 $\frac{1}{2}$  less 1,192 $\frac{1}{2}$  master plan setback area leaving a net area of 5,716 $\frac{1}{2}$  together with two existing single family dwellings.

Kamanaiki and Moani Streets are private rights-of-way.

A variance permitting three dwellings on the lot was approved by the Commission on January 7, 1954, and approved by the Board of Supervisors by Committee Report No. 155 dated January 19, 1954. The lot lacks 92 $\frac{1}{2}$  to comply with Class B zoning regulations to permit three dwellings on the premises.

On the basis of non-compliance with Class B zoning regulations and that a subdivision into substandard lots in a Class B area would not be in keeping with good planning, the Commission voted to not look with favor to the proposed subdivision plan on the motion of Mr. Lemmon and second of Mr. Rietow.

✓  
SUBDIVISION  
KALIHI-UKA  
KAMANAIKI & MURPHY STS.  
SERAPHINE G. PEDRA  
SURV: R. M. TOWILL  
CLASS B

The Commission reviewed the proposed consolidation and resubdivision of portion of Lot 2, Lot 6, Block P, Kaiulani Tract and a portion of Murphy Street at Kalihi-uka into 2 lots: A, 5,414 $\frac{1}{2}$  less 1,233 $\frac{1}{2}$  master plan setback area leaving a net area of 4,181 $\frac{1}{2}$  together with an existing dwelling; B, 6,227 $\frac{1}{2}$  less 2,908 $\frac{1}{2}$  master plan setback area leaving a net area of 3,319 $\frac{1}{2}$  and being a 12-foot flag lot.

The Commission on February 26, 1959, voted to defer action and requested its staff to determine whether or not said Murphy Street is a public or private right-of-way.

Murphy Street is a private right-of-way owned by Ah Chee (deceased). It should be noted that Lot B is a 12-foot flag-lot along the existing 15-foot right-of-way.

Since there is still a doubt on the ownership of Murphy Street, the Commission requested the applicant to present some evidence of private ownership. It voted to grant tentative approval with approval subject to clarification of ownership of the private right-of-way, compliance with requirements of the Board of Water Supply, the Sewer Department, and the Building Department, and the filing of final survey maps.

✓  
SUBDIVISION  
ALEWA HEIGHTS  
OFF AULII STREET  
ROSA SYLVESTER  
AGENT: VINCENT H. YANO  
CLASS A

Pending a visit of the site, the Commission again voted to defer action on the proposed subdivision of a portion of Grant 5594 to Manuel De Souza Moraes at Alewa Heights into 2 lots: A, 5,200 $\frac{1}{2}$  and B, 5,200 $\frac{1}{2}$  with an existing dwelling.

Access to this subdivision is from a 16-foot and a 20-foot driveway.

SUBDIVISION  
KAPAHULU  
WAIALAE & 21ST AVENUES  
STANDARD OIL CO. OF  
CALIFORNIA  
LESSEES: JOE FATT AND  
JAN MORASI  
SURV: A.E. MINVIELLE,  
JR.  
BUSINESS

The Commission requested the subdivider to grant the Commission an extension of time to act on the subdivision, and in the absence of such an extension, the subdivision is disapproved on the basis of inadequate access to a public street.

The Commission reviewed the proposed subdivision of Lot 26-B, Salvation Army Tract (F. P. 520) at Kapahulu into 2 lots: 26-B-1, 15,260 $\mu$  less 4,420 $\mu$  master plan setback area and roadway easement areas being two 14-foot rights-of-way for ingress and egress, leaving a net area of 10,840 $\mu$  whereon exists a service station together with additional off-street parking spaces on Lot 26-A-1 (6,257 $\mu$ ); 26-B-2, 10,050 $\mu$ .

The Commission on February 19, 1959, voted to defer action on the subdivision plan and requested the applicant to submit revised plans showing a 24-foot easement into the interlot in lieu of the two 14-foot easements.

By letter dated March 30, 1959, the Territorial Highway Department stated that the Commission's proposal to allow a single 24-foot driveway easement along the northwesterly boundary of the property will be contrary to its future highway plans and therefore should be reconsidered and further informed the Commission of the following:

"(1) A separate egress to serve the back lot will in effect provide two egress locations for the combined parcel since the service station egress must of necessity continue to remain.

"(2) By agreement with the owners, Standard Oil Company of California, only one egress and one ingress will be provided in the future improvement of this roadway.

"(3) Also, certain conflict inherent to a combination ingress-egress driveway would possibly restrict the free flow in the service station area and may congest the through lanes of the highway unnecessarily.

"(4) We show on the attached plans the proposal which we deem the most advisable and we have discussed this problem with representatives of the owner who concur with these comments and our proposal."

Teruya Brothers, Ltd., by letter dated February 16, 1959, stated that it will allow the lessee of proposed Lot 26-B-2 to use in common the parking area leased by Times Super Market from Standard Oil Co., in conjunction with a hamburger drive-inn development only.

The Commission, on the motion of Mr. Centelo and second of Mr. Lemmon, voted to grant tentative approval with approval subject to compliance with requirements of the Sewer Department and the filing of final survey maps. Water is available.

SUBDIVISION  
PALOLO VALLEY  
MOKUNA PL. & SIERRA DR.  
JAMES J. RODRIGUES, ET AL  
AGENT; ANDREW YUKITOMO  
SURV: T. HARANO  
CLASS A

The Commission reviewed the proposed consolidation and resubdivision of Lots 15-A, 15-B, and 16-B and 28 of Land Court Application 704 at Palolo Valley into 5 lots: 31, 5,000 $\mu$  with an existing dwelling; 32, 5,386 $\mu$  being a 12-foot flag lot with an existing dwelling; 33, 5,000 $\mu$ ; 34, 5,000 $\mu$ ; 35, 8,494 $\mu$ ; 36, 1,813 $\mu$  being a 14-foot right-of-way.

The Commission on April 2, 1959 and March 19, 1959, voted to defer action on the subdivision plan pending a visit of the site and requested that a 16-foot right-of-way be provided in lieu of the 14-foot roadway shown so that the 3 lots (33, 34, and 35) may utilize the said roadway.

Contours show approximately 47% to 60% grades.

By letter dated April 1, 1959, the Chief Engineer informed the Commission that, "on the basis of contours submitted for the subject subdivision, we believe suitable building sites can be provided by proper lot grading or terracing. However, the natural ground may be utilized by split-level or cantilever construction."

The Commission members visited the site and noted the existence of buildings along the proposed right-of-way and questioned the applicant's compliance with building spacing requirements.

Mr. Andrew Yukitomo, agent for the applicant, was present and replied that this matter will be clarified by the owner. He pointed out that access from Sierra Drive was proposed to open up the back area for development.

The Commission, on the motion of Mr. Lemmon and second of Mr. Izumi, voted to revisit the site. It was granted an extension of time of two weeks from Mr. Yukitomo to act on this subdivision.

SUBDIVISION ✓  
HAKIPUU  
KAMEHAMEHA HIGHWAY  
HENRY KAWA, ET AL  
SURV: W. P. THOMPSON  
HIGHWAY PROTECTIVE

The Commission reviewed again the proposed subdivision of R. P. 1429, Land Commission Award 5979, Apana 1 to Maopo and a portion of Old Highway as shown on Tax Map Key 4-9-01: 16 and 21, at Hakipuu into 4 lots with areas ranging from 8,976 $\frac{1}{2}$  to 8,986 $\frac{1}{2}$  with Lot 5, 2,048 $\frac{1}{2}$  being a 16-foot right-of-way.

The existing single family dwelling straddling proposed Lots 1, 2, and 5 is to be relocated to proposed Lot 3.

By letter dated March 30, 1959, the Territorial Highway Department informed the Commission that at the present time it has no plans for the improvement of Kamehameha Highway in the subject area.

On April 2, 1959, the Commission discussed single family residential zoning for this area, however, action was deferred pending the presence of a fuller Commission.

The staff reported that it is not ready to zone this area at Hakipuu for single family residential purposes. However, after the planning consultants have completed their studies with respect to land use for this area, zoning may then be established. The Director pointed out that the application meets all the requirements of the subdivision rules and regulations.

On the motion of Mr. Izumi and second of Mr. Centelo, the Commission voted to grant tentative approval to this subdivision plan with approval subject to compliance with building spacing, construction of the 16-foot right-of-way and the filing of final survey maps.

SUBDIVISION  
WAIPAHU  
KAHAILANI ST. (PUULANI  
VILLAGE, UNIT 2)  
YOSHIKAWA DEVELOPMENT  
CO., LTD.  
SURV: S. TAKEMOTO  
CLASS A

The Commission reviewed the proposed consolidation and resubdivision of Lots 70, 71, 72, and 83 (proposed) and being portion of Lot 108 of Land Court Consolidation 55 at Waipahu into 15 residential lots with areas ranging from 5,000 $\pm$  to 8,780 $\pm$  together with a 24-foot right-of-way and 696 $\pm$  for ingress and egress for Exclusion 5 and being 15 feet in width, and one parcel of 19,608 $\pm$ . There are three 12-foot flag lots.

This subdivision was granted several extensions in order to permit the developer and an adjoining land owner to work out details to prevent landlocking of interior parcels.

The Commission granted a further extension of 60 days to complete revised subdivision plans.

The following subdivisions which were granted tentative approval and now conform to requirements for approval were approved by the Commission on the motion of Mr. Chun Hoon and second of Mr. Rietow:

SUBDIVISION  
ALEWA HEIGHTS  
HILLCREST AND KAMALII  
MRS. RUBY K. LESLIE  
AGENT: R. KEMBLE  
CLASS A

1. Proposed subdivision of Lot 11 of Land Court Application 290 Section E at Alewa Heights into 2 lots: 11-A, 5,945 $\pm$  less 2,070 $\pm$  master plan setback area leaving a net area of 3,875 $\pm$ ; and 11-B, 5,852 $\pm$  less 330 $\pm$  master plan setback area leaving a net area of 5,522 $\pm$  together with an existing single family dwelling.

Tentative approval was granted by the Commission on March 12, 1959.

Building spacing, Class A zoning, Board of Water Supply, Division of Sewers, and Board of Health requirements have been met. Final survey maps noting the master plan setback area have been filed.

SUBDIVISION  
WAIKIKI  
KALAKAUA AVENUE &  
BEACH WALK  
FRED A. W. MCNAMARBA,  
ET AL  
SURV: R. M. TOWILL  
BUSINESS AND HOTEL  
AND APARTMENT

2. Proposed subdivision and consolidation of the following:

(1) Proposed subdivision of Lot 24 of Beach Walk Tract (F. P. 133) at Waikiki into 3 lots: 24-A, 6,673 $\pm$  less 580 $\pm$  master plan setback area leaving a net area of 6,093 $\pm$ ; 24-B, 9 $\pm$ ; 24-C, 70 $\pm$ ;

(2) Proposed consolidation of Lot 24-B (9 $\pm$ ) with Lot 23 to create a lot of 5,810 $\pm$  less 706 $\pm$  master plan setback area leaving a net area of 5,104 $\pm$ ;

(3) Proposed consolidation of Lot 24-C (70 $\pm$ ) with Lot 27 to create one lot of 6,340 $\pm$ .

Final survey maps showing the consolidation have been filed.

SUBDIVISION  
MANOA  
WOODLAWN DRIVE  
ALBERT E. STANLEY  
SURV: R. M. TOWILL  
CLASS AA

3. Proposed subdivision of Lot 16 of Land Court Application 321 at Manoa into 2 lots: 16-A, 12,796 $\pm$  less 1,025 $\pm$  master plan setback area leaving a net area of 11,771 $\pm$  with an existing single family dwelling and garage; 16-B, 12,569 $\pm$  less 208 $\pm$  master plan setback area and 2,361 $\pm$  roadway easement area leaving a net area of 10,000 $\pm$  and being a 16-foot flag lot, and the designation of Easement 2.

Tentative approval was granted by the Commission on February 12, 1959, together with a modification in the length of the 16-foot driveway portion of Lot 16-B which exceeds the 120-foot maximum by 36 feet.

Contours show approximately 25% grade.

Lot 16-A will be granted an easement over the driveway portion of Lot 16-B for access to the existing garage located on Lot 16-A.

Board of Health, Building spacing, Board of Water Supply, Division of Sewers and Class AA zoning requirements have been met. Final survey maps showing the master plan setback area have been filed.

SUBDIVISION  
LAIE  
NAUPAKA STREET  
KIKUE KONDO, ET AL  
SURV: C & C LAND DIV.  
CLASS A-1

4. Proposed subdivision of Lot 26 of Land Court Application 776 at Laie into 2 lots: 26-A, 23,539 $\mu$  and 26-B, 261 $\mu$ .

Tentative approval was granted by the Commission on March 19, 1959.

Proposed Lot 26-B will be conveyed to the City and County of Honolulu for a police radio station site.

The Board of Supervisors by Committee Report No. 935 dated March 31, 1959, certified the minimum lot size area for Lot 26-B which falls below the minimum lot size area required for a residential Class A-1 district.

Final survey maps and a copy of the petition for subdivision in the Land Court have been filed.

SUBDIVISION  
KANEHOE  
WILLIAM HENRY ROAD  
LOUIS K. KAONOHI  
SURV: C. J. OLDS  
CLASS A-1

5. Proposed subdivision of Lot 17-A of Land Court Application 1196 at Kaneohe into three lots: 17-A-1, 7,500 $\mu$  less 900 $\mu$  master plan setback area leaving a net area of 6,600 $\mu$ ; 17-A-2, 7,128 $\mu$  less 645 $\mu$  master plan setback area leaving a net area of 6,483 $\mu$ ; 17-A-3, 7,500 $\mu$  less 625 $\mu$  master plan setback area leaving a net area of 6,875 $\mu$ .

Tentative approval was granted by the Commission on January 29, 1959. Building spacing, Board of Health requirements have been met. Water is available.

The Board of Supervisors by Committee Report No. 362 dated February 10, 1959 certified lot size requirement for Lot 17-A-2 which falls below the minimum lot size area required for a Class A-1 Residential district.

Final survey maps have been filed.

SUBDIVISION  
EWA-HONOULIULI  
OFF FT. WEAVER RD  
(UNIT 2)  
LEEWARD DEVELOPMENT  
CORP. (CAMPBELL EST.)  
SURV: R. M. TOWILL  
RURAL PROTECTIVE

6. Proposed subdivision of Lot 590 of Land Court Application 1069 at Ewa (Leeward Estates, Unit 2) into 74 residential lots with areas ranging from 6,000 $\mu$  to 8,953 $\mu$  together with 44-foot rights-of-way and Lot 666, 73.358 acres being the remainder area.

Tentative approval was granted by the Commission on November 14, 1957 to an over-all plan of 584 residential lots; church site of 22,000 $\mu$ ; park site of 4.38 acres and a business lot of 1.325 acres.

Since the Board of Supervisors had indicated that no funds are available to purchase the park site within the subdivision, the Commission suggested to the applicant the possibility of initiating an improvement district or obtaining an agreement that they would not further subdivide the park site as residential lots for five years.

By letter dated July 9, 1958, the Suburban Water Division of the Board of Water Supply informed the Commission that the Ewa Water System has been completed and water is available.

The following documents approved as to form by the City and County Attorney's office have been filed:

- (1) 50% surety bond in the amount of \$46,351.07 guaranteeing construction of street improvements and utilities.
- (2) Agreement between Leeward Development Corp. and the City and County of Honolulu.
- (3) Copy of contract between Leeward Development Corp., and Gilbert Kobatake, Inc., contractor.
- (4) Contractor's performance bond in the amount of \$92,702.13.

Final survey maps have been filed.

SUBDIVISION  
PEARL CITY  
FIRST STREET  
FUKUICHI FUJIOKA  
SURV: S. TAKEMOTO  
RURAL PROTECTIVE

7. Proposed subdivision of Lot 7 of Block 2 of Pearl City Lots at Pearl City into 2 lots: 7-A, 5,000sq; 7-B, 6,250sq and being a 12-foot flag lot.

Tentative approval was granted by the Commission on March 5, 1959.

Building spacing, Rural Protective zoning, and Division of Sewers requirements have been met. Water is available. Final survey maps have been filed.

SUBDIVISION  
EWA-HONOULIULI  
OFF FT. WEAVER ROAD  
(UNIT 4)  
LEEWARD DEVELOPMENT CO.  
(JAMES CAMPBELL EST.)  
SURV: R. M. TOWILL  
RURAL PROTECTIVE

8. Proposed consolidation and resubdivision of Lots 215 and 438 of Land Court Application 1069 at Ewa being Unit 4 into 50 residential lots with areas ranging from 6,000sq to 10,607sq together with Lot 589, 80,573sq being 44 and 56-foot rights-of-way and a 20-foot setback line on Ft. Weaver Road for the possible widening of Ft. Weaver Road in the future and also the designation of Easement 192 over and across Lot 590 being the remainder area of 86.237 acres.

Approval was granted by the Commission on October 2, 1958 on the basis of the filing of the following documents approved as to form by the City and County Attorney's office for the over-all development of Units 1 and 4:

- (1) 50% surety bond in the amount of \$117,350.71 guaranteeing completion of street improvements and utilities;
- (2) Agreement between Leeward Development Co., and the City and County of Honolulu;
- (3) Copy of the contractor's performance bond in the amount of \$234,701.41;
- (4) Copy of the contract between Leeward Development Co., developer, and Gilbert Kobatake, Inc., contractor.

By letter dated April 1, 1959, the Board of Water Supply informed the Commission that the water system for Unit 4 has been completed in accordance with the approved plans.

By letter dated April 7, 1959, the Chief Engineer informed the Commission that the construction of street improvements and utilities have been completed in accordance with the approved plans.

The performance bond will be retained until the completion of Unit I.

Final approval to Unit IV only.

**STREET NAMES  
KALIHI  
LEILANI PLACE**

The Commission adopted the following street name for a roadway off Leilani Street in Kalihi and authorized its transmission to the Mayor and the Board of Supervisors for approval, on the motion of Mr. Izumi and second of Mr. Rietow:

**LEILANI PLACE** - Deadend roadway off Leilani Street being just makai of the intersection of Leilani and Owawa Streets.

**STREET NAMES  
KAPALAMA  
LANAKILA AVE.**

The Commission adopted the following street name for a roadway being Lanakila Avenue Extension and authorized its transmission to the Mayor and the Board of Supervisors for approval, on the motion of Mr. Kometani and second of Mr. Izumi.

**LANAKILA AVENUE** - To be extended makai of School Street and to include roadway formerly known as Kilipaka Lane.

**KILIPAKA LANE** is to be deleted from further use.

**STREET NAMES  
WAHIAWA  
BRANNEN AND THE  
GRAND VIEW TRACTS**

On the motion of Mr. Izumi and second of Mr. Lemmon, the Commission adopted the following street names for roadways within the Brannen and the Grand View Tracts at Wahiawa and authorized the transmission of same to the Mayor and the Board of Supervisors for approval:

**CALIFORNIA AVENUE** - Extension of an existing roadway through this subdivision.

**HAUMALU PLACE** - Deadend roadway off California Avenue between Haumalu Place and Nonohe Street.  
Meaning: Quiet

**LEWA PLACE** - Deadend roadway off California Avenue between Haumalu Place and Nonohe Street.  
Meaning: Sky, atmosphere

**NONOHE STREET** - Roadway extending from California Avenue running in a Waialua direction thence looping around to terminate at Puninoni Street.  
Meaning: Attractive, beautiful

**NONOHE PLACE** - Deadend roadway off Nonohe Street.

**PUNINONI STREET** - Roadway off Nonohe Street thence terminating at California Avenue.  
Meaning: Fond of beauty

**PUNINONI PLACE** - Deadend roadway off Puninoni Street between Nonohe Street and California Avenue.

STREET NAMES  
HALEMAI STREET  
HALEHoola STREET

Mr. David Bent, Urban Renewal Coordinator, suggested that the Commission consider changing the street name "Halemai Street" meaning "sick house" to Halehoola Street" meaning "convalescent home" for a roadway near the Maunalani Convalescent Home because the people at the Home object to the name, "sick".

The Commission voted to approve the change in street name, subject, however, to staff study and recommendation, on the motion of Mr. Centeio and second of Mr. Lemmon.

ZONING BUSINESS  
KAIMUKI  
WAIALAE AVENUE &  
EIGHTH AVENUE

The Commission received and placed on file Committee Report No. 940, advising the Commission that the Board approved Resolution No. 1032, amending the comprehensive zoning map of the master plan of the City and County of Honolulu by changing a portion of Class A Residential District No. 21 to Business District No. 259 for land situated on the ewa side of 8th Avenue, 90 feet mauka of Waialae Avenue, at Kaimuki.

LEGISLATION  
DISBURSEMENTS

The Commission was informed by the Director that a city administration bill is pending before the legislature which provides that the chairman of the Commission or any employee authorized by the Commission can sign pay vouchers or other documents for disbursements for the City Planning Commission. The Director stated that this proposal was not processed through the Commission, however, he is in accord with the proposal since disbursements can be expedited.

MISC.  
A.S.P.O. CONFERENCE

The Director reported that he had spoken to several members of the Board of Supervisors and they believe that it would be impossible to finance the trip of all the Commissioners and the Director to attend the A.S.P.O. conference in Minneapolis, May 10th to May 14th 1959. However, they may look with favor to financing the trip of one or two persons.

Mr. Chun Hoon's motion to rescind the Commission's action taken on April 2, 1959, was seconded by Mr. Felix and carried.

A new motion was made by Mr. Felix to request the Mayor and the Board of Supervisors to provide funds for the expenses of two persons attending this conference. This motion seconded by Mr. Lemmon was carried.

Mr. Felix suggested that the Commission consider sending the Director and one Commissioner yearly to the mainland so that the Commission and the City may benefit from information on planning progress on the mainland.

MISC.  
REMUNERATION FOR  
COMMISSION MEMBERS

The Director reported that the Commission's request for payment of \$25 per meeting not to exceed \$100 per month to each commissioner was discussed by the Legislative Committee of the Board which had proposed an amendment to the statute to provide for this payment. However, the Committee has decided to study the possibility of providing this payment as expenses for the commissioners instead of remuneration.

Mr. Felix added that he had appeared before the Committee and clarified that the amount requested was not for payment but for coverage of expenses.

The meeting adjourned at 4:35 p.m.

Meeting of the City Planning Commission

April 16, 1959

The City Planning Commission met in regular session on Thursday, April 16, 1959, at 2:25 p.m., in the Conference Room of the City Hall Annex with Chairman A. J. Gignoux presiding:

PRESENT: A. J. Gignoux, Chairman  
R. G. Rietow  
Harold Kometani  
Henry Chun-Hoon  
Cyril W. Lemmon  
Tsutomu Izumi  
George Centeio  
John H. Felix (excused and left at 2:55 p.m.)  
Leighton S. C. Louis, Director  
Setsuo Izutsu, staff member

ABSENT: Katsuro Miho  
Frank W. Hustace, Jr.

MINUTES: The minutes of April 9, 1959, as circulated, were approved on the motion of Mr. Lemmon and second of Mr. Felix.

MASTER PLAN  
WAIMANALO  
PROPOSED DEVELOPMENT  
OF LAND The Commission, at an informal meeting, discussed a report submitted by Mr. Frank W. Hustace, Jr., Territorial Land Commissioner, with respect to proposed development of lands in Waimanalo Valley.

The consultants under the Urban Planning Grant Contract have indicated general approval of the plan as submitted.

A motion to defer action for further study was made by Mr. Lemmon, seconded by Mr. Rietow, and carried.

MASTER PLAN  
MAUNALUA  
PROPOSED DEVELOPMENT An over-all schematic development plan for Maunalua was presented to the Commission at an informal meeting by Mr. Henry J. Kaiser and Trustees of the Bishop Estate.

The Director reported that a subdivision plan in the Portlock area which was previously granted tentative approval and then withdrawn will be placed before the Commission for further consideration.

The Commission voted to defer action on this matter for further study on the motion of Mr. Lemmon and second of Mr. Rietow.

MASTER PLAN  
KAILUA  
741 N. KALAHEO AVE. The Commission considered again a request for variance from the 8-foot building setback line on Kalaheo Avenue so that a garage may be constructed three feet within the building setback line. The Commission had deferred action on April 2, 1959, pending receipt of comments from the Kalama Community Association.

The Director reported that the Association, through its president Mr. W. J. Froome, stated that it does not object to the granting of the variance. The Director indicated that the Commission on a similar request had advised the applicant to circulate a petition among his neighbors, five on each side of his property and ten across the street. All other property owners on Kalaheo Avenue have adhered to the present requirement.

Mr. Centeio believed that if the Commission grants this request to encroach within the building setback line, then

it should also consider granting this privilege to all other requests made on the whole island.

The Director pointed out that an 8-foot building setback exists on each side of Kalaheo Avenue between Kailua Road and Kainui Street and an 8-foot setback for street widening purposes for a 56-foot right-of-way. However, there is a 40-foot street widening setback on the mauka side for a distance of approximately 1200 feet from the south side of Kainui Street. He believed that an 80-foot right-of-way for this short stretch is not necessary, traffic-wise, but the 80-foot right-of-way north of Kainui Street should be maintained. A 56-foot right-of-way is sufficient for Kalaheo Avenue which is a secondary roadway.

The Commission authorized the calling of a public hearing to delete that portion of the setback area not needed for an 80-foot right-of-way, on the motion of Mr. Chun-Hoon and second of Mr. Centelo.

MASTER PLAN  
ALA MOANA  
"MAGIC ISLAND"

The Director reported that the Territorial Commissioner of Public Lands has submitted a report on scope of studies for possible development of portion of Ala Moana Reef Area. The Commissioner requests that the Planning Director examine the subject report in detail with a view toward advising the Planning Commission with respect to its completeness and whether or not the suggested studies should be carried out in detail as recommended. Seven consulting firms submitted their report giving in detail the scope of studies which cover engineering, architectural planning and economics. The Director reported that he had reviewed this report briefly and is not ready to make any recommendations.

The Commission voted to discuss this report at an informal meeting on the motion of Mr. Chun Hoon and second of Mr. Lemmon. It requested that copies of the report be made available to each Commissioner.

MASTER PLAN  
PUBLIC UTILITIES  
BUS ROUTE  
KAILUA-HONOLULU

The Leeward Bus Company requested an amendment to its Kailua-Honolulu bus route. The present route starts at Kailua opposite the Times Super Market proceeding along Kailua Road to Honolulu via Nuuanu Pali and Nuuanu Avenue, left turn to Vineyard Street, right turn to Queen-Emma Street, right turn to Beretania Street, left turn to Aala Street and then to the O.R. & L. Depot.

The amended route will begin in Kailua proceeding along the same route to Honolulu, and turn left on Vineyard Street, right turn on Queen-Emma Street, right turn on Beretania Street, left turn on Bishop Street, right turn on Halekauwila Street and then along Nimitz Highway, right turn to Iwilei Road and then to the O.R. & L. Depot at King and Iwilei Road.

The Director questioned the safety of the proposed movement into the terminal. He indicated that a bus proceeding at the "tail end" of a green light emerging from Iwilei Road onto King Street and attempting to turn left into the Depot will be making a hazardous movement and may cause traffic congestion. He suggested that the route be amended to use Hotel Street so that a normal left turn movement can be made into the area.

Mr. Amimoto, representing the applicant, stated that its present right turn movement from Aala Street and an

PUBLIC HEARING  
ZONING HOTEL & APT.  
WAIKIKI  
3065 KALAKAUA AVE.  
KALAKAUA LAND  
DEVELOPMENT, INC.

immediate left turn into the Depot seem more hazardous than the amended request. He stated that there are no provisions for a bus stop along any of the route on Beretania Street, thereby, forcing the discharge of passengers at the Depot. Many requests have been received to amend the route. In reference to the suggested route presented by the Director, he has no authority to make a decision on the matter.

The Commission voted to defer action for referral to the applicant regarding the new route along Hotel Street on the motion of Mr. Lemmon and second of Mr. Centeio.

A public hearing was held to consider the change in zoning from existing Class A Residential to Hotel and Apartment for a 4,799 $\frac{1}{2}$  parcel of land situated at 3065 Kalakaua Avenue adjoining the Kainalu apartment development.

The Commission noted that this adjoining parcel of land is owned by the same developers of the property under consideration and that it had permitted the maintenance of separate lot boundaries due to financial arrangements for the development. A third party beneficiary contract has also been filed with the Commission.

No protests were filed. The public hearing was closed and the matter was taken under advisement on the motion of Mr. Centeio and second of Mr. Lemmon.

The Commission voted to approve the change in zoning to Hotel and Apartment on the motion of Mr. Komzani and second of Mr. Centeio.

The Commission then discussed the size of lots that would be suitable for apartment development. It believed that lots below 5,000 $\frac{1}{2}$  may not be suitable.

The staff had made a study of the area makai of Kalakaua Avenue and presented a map showing the existing lots and proposed consolidation of several of the smaller lots. By following this pattern it is believed that the lot sizes would be suitable for apartment development.

Mr. Lemmon pointed out the projection of balconies over the 10-foot building setback line and believed that a restriction should be imposed to have the entire building adhere to the setback line, otherwise, a series of balconies will mar the affect of open spaces between buildings. A building with a center corridor would seem more practical.

The Director indicated that a stronger restriction on building setback was proposed about 3 years ago based on floor area ratio and building setback but strong objections were raised by owners of apartment and hotel business. However, better spacing and ground coverage controls are proposed under the proposed comprehensive zoning law. They should be enacted as soon as possible.

The Commission stated that it cannot impose a restriction on building setback for this particular application when it was not imposed on other zoning requests in the same area.

Mr. Chun-Hoon made a motion that the Commission do not consider changes in zoning in the area makai of Kalakaua

PUBLIC HEARING  
ZONING HOTEL & APT.  
PUNALUU  
MAKAI SIDE OF  
KAMEHAMEHA HIGHWAY  
DESMOND HALLARAN &  
GRACE KAHOALII  
ESTATE

Avenue between the Park and Coconut Avenue unless the smaller lots are consolidated as recommended by the staff or that the total area for development is satisfactory to the Commission. This motion was seconded by Mr. Lemmon and carried.

A public hearing was held to consider the change in zoning from existing Highway Protective zone to Hotel and Apartment for approximately 5 acres of land at Punaluu situated on the makai side of Kamehameha Highway, in the vicinity of the Kaya Store.

The Commission noted that the proposed development falls within the area designated for resort development under the preliminary development plan submitted for the Punaluu-Hauula area.

The Director read a letter from the Gray Line Hawaii, Ltd., signed by its President and General Manager, Robert C. Allen, approving the zoning for the operation of a restaurant and other accommodations.

Mr. John E. Parks, attorney for the applicants, filed a petition with the Commission signed by residents in the area stating that they have no objections to the proposed rezoning and development of the area. He also filed with the Commission letters from the Hawaii Visitors Bureau, Gray Line Hawaii, Ltd., Honolulu Rapid Transit Company, Ltd., MacKenzie Travel Organization, Kahuku Plantation Company, Trade Wind Transportation Company, Mr. & Mrs. Hal Bock, property owners in the Punaluu area, and Mr. Hulsey S. Lokey, president of The Interstate Company, a tourist, supporting the proposed development.

Architectural renditions of the proposed development were shown to the Commission.

Mr. Rietow inquired how far from the high water mark the developers intend to place the buildings.

Mr. George Wimberly, architect, stated that the high water mark is beyond the property line, therefore, construction will not be too close. It may be about 20 feet from the high water mark. He pointed out that ample parking spaces for private vehicles and buses have been provided for the development.

The Director indicated that construction too close to the high water mark should be discouraged, otherwise, there may be an encroachment along the beach so as to destroy the advantages of a resort development and prevent public use of the frontage. He informed the applicants that under the existing hotel and apartment law, restaurant facilities must be part of a hotel operation which has 21 or more rooms. There is no resort center zoning to permit the proposed construction of the restaurant facilities, separate from the hotel uses.

Attorney Parks stated that if the resort zoning is enacted, the plans will be made to accommodate the zoning.

Mr. Alexander D. Baillee, resident and president of the Punaluu Community Association, stated that the Association has no objection to the proposed plan as presented, in fact it welcomes the development.

The public hearing was closed and the matter was taken under advisement on the motion of Mr. Centeio and second of Mr. Lemmon.

The Commission voted to approve the change in zoning on the motion of Mr. Centeio and second of Mr. Lemmon.

Mr. Kometani questioned whether or not the comprehensive zoning plan for the Punaluu-Hauula area was adopted by the Commission.

The Director explained that the plan was approved by the Commission in principle only as a guide for development of the area, and zoning is to be established on the master plan as the applications are considered and if the proposed uses fit in with the plan.

Mr. Kometani then inquired how the public is to be notified that a comprehensive plan for this area exists so that it could be guided in its proposed development.

The Director stated that the plans are only preliminary and the consultants will present their final plan after their economic base study is completed. The final plan will then be presented to the public for review, discussion and finally adoption after a public hearing. The whole purpose of the preliminary plan was to guide the Commission due to numerous requests for development and so as not to hold up progressive changes.

Mr. Lemmon inquired whether it would be within the jurisdiction of the Commission to establish a building setback along the ocean frontage. The Director replied that it is and that a building setback should be established at 25 feet to 50 feet. However, he stated that if a building setback is to be established all along the beach frontage, a public hearing must be called.

Mr. Centeio stated that he lives in Punaluu and there is accretion of land of 25 to 30 feet from high water mark, therefore, a building setback is not necessary. He also pointed out that the Commission's attempt to establish setbacks in Ewa and in Waianae was defeated.

The Commission instructed the Director to consider a building setback area in appropriate areas in the next phase of the comprehensive study of the Punaluu area. This motion was made by Mr. Kometani seconded by Mr. Centeio and carried. The Commission also instructed the Director to confer with the developers regarding the Commission's thinking on discouraging construction too close to the high water mark.

PUBLIC HEARING  
ZONING NOXIOUS IND.  
HONOULIULI, EWA  
BARBER'S POINT  
CAMPBELL ESTATE

A public hearing was held to consider the change in zoning from existing Rural Protective zone to Noxious Industrial District for area of land situated on the southwest shoreline of the Island of Oahu, between Barber's Point and Kahe Point, Honouliuli, Ewa.

Construction of a barge harbor, quarrying and the operation of a concrete batching plant are proposed for the area. The Director reported that Mr. H. Butzine, Director of the Board of Harbor Commissioners, by phone, stated that at the present time it has no objections to the harbor development but future plans must be checked by the Harbor Commissioners. It makes no comments on the proposed change

in zoning since that is not within its jurisdiction. The U. S. Army Corps of Engineers also stated that it is not interested in the zoning application but any plans for a harbor development must be processed through its office.

Mr. M. L. Randolph, from the Camp bell Estate, pointed out that the two proposed uses are additions to its Industrial Park development which is being developed in increments. Other stages of development are about completed and it is in a position to make leases. He stated that the Estate will construct the approach road into the area from Farrington Highway although the area is now served by a paved roadway. An agreement has been signed with a corporation, headed by Mr. Leroy Bush, which will construct the harbor which should be in operation in 18 months. The Campbell Estate will put in shore facilities in accordance with the plans submitted to the Commission. He requested approval of the noxious industrial zoning and stated that a subdivision plan of the area will be submitted to the Commission for approval.

Mr. Leroy Bush, from Honolulu Construction and Draying Company, stated that the Company will excavate the harbor and that an adjoining 20-acre site has been leased for stock piling of coral and the operation of a concrete batching plant.

Mr. Ben Rush, consulting engineer for the Estate, stated that after extensive studies, the site under consideration was selected for the barge harbor.

The public hearing was closed and the matter was taken under advisement on the motion of Mr. Centeio and second of Mr. Lemmon.

A letter received from the U. S. Army Corps of Engineers was read by the Director. The Corps has no objections to the proposed work or to the proposed change in zoning to industrial uses; however, the portion of the proposed work lying seaward of the high water mark is within its jurisdiction, and prior to any work commencing there, the applicant must apply for a Department of the Army permit.

The Commission voted to approve the change in zoning to Noxious Industrial and to send a copy of the letter from the Corps of Engineers to the applicant, on the motion of Mr. Chun-Hoon and second of Mr. Kometani.

ZONING HOTEL & APT.  
KALIHI  
MCNEILL AND  
KAIWIULA STREETS  
BISHOP ESTATE  
MASTER PLAN  
SCHOOL SITE

The Commission had authorized the calling of a public hearing to consider the change in zoning from Class A-1 Residential to Hotel and Apartment for parcels of land situated on McNeill Street, Kalihi-Kai, subject to the construction of necessary street improvements or the posting of a bond for same. In conjunction with the zoning change, the Commission also authorized the calling of a public hearing for deletion of a portion of Kaumualii Street and Libby Street.

The Director reported that the Bishop Estate has posted a bond in the value of \$15,000 in conformance with the Chief Engineer's estimate of cost of construction. He recommended that the Commission also consider the application of the Department of Public Instruction to master plan approximately 2.1 acres of land situated between Libby Street and McNeill Street for school purposes. The proposed inclusion of the remainder of the block for school purposes as suggested by the Commission was referred

to the D.P.I. which stated orally that it does not need the additional area for the expansion of Kalihi-Kai School.

The Commission requested that the D.P.I. submit its reply in writing. It authorized the calling of a public hearing to master plan the 2.1 acre area for school purposes pending receipt of a letter from the D.P.I. on the motion of Mr. Rietow and second of Mr. Chun-Hoon.

ZONING BUSINESS,  
HOTEL & APARTMENT  
WAIALAE-NUI  
MAUKA SIDE OF  
WAIALAE AVENUE,  
OPPOSITE WAIALAE  
SHOPPING CENTER  
BISHOP ESTATE

The Commission reviewed again a request for change in zoning from Class AA and A-1 Residential to Hotel and Apartment and Business and rezoning from Business to Hotel and Apartment for parcels of land situated on the mauka side of Waialae Avenue opposite the Waialae Shopping Center. The proposal is to develop 6.2 acres for Business and the remainder in Hotel and Apartment uses.

The staff has completed its report and recommended 13.8 acres for Hotel-Apartment development and 16.2 acres for Apartment District C development. The interior area will be suitable for Apartment C development since the tower apartments will be situated in the back of the business area.

Mr. Kometani questioned the advisability of Apartment C zoning since the Bishop Estate stated that it will have high-rise apartments with controlled density.

Mr. Lemmon made a motion to authorize the calling of a public hearing to consider the change in zoning as recommended by the staff except for the Apartment C zoning. This matter will be discussed with the Bishop Estate to clarify the density of development. This motion was seconded by Mr. Centeio and carried.

ZONING VARIANCE  
WAIALAE-IKI  
1164-B IKI PLACE  
LARRY Y. INOUYE  
BY: RICHARD M.  
KAGEYAMA

Pending a visit of the site, the Commission voted to defer action on the request for variance from existing Class A-1 Residential regulations to permit the construction of an additional dwelling on a 14,886 $\frac{1}{2}$  parcel of land situated in Waialae-Iki. The motion was made by Mr. Kometani seconded by Mr. Centeio and carried.

ZONING CLASS A-1,  
BUSINESS, APARTMENT  
DISTRICT C  
KANEHOE  
AIKAHI TRIANGLE  
CENTEX-TROUSDALE  
CO.

At the request of the applicant, the Commission voted to defer action on the request for change in zoning from Class AA Residential to Class A-1 Residential, Business, and Apartment District C for lands situated at Aikahi Triangle, Kaneohe. The motion was made by Mr. Chun-Hoon seconded by Mr. Centeio and carried.

ZONING BUSINESS  
KANEHOE  
KALIHI TUNNEL  
APPROACH ROAD AND  
KAMEHAMEHA HIGHWAY  
GORDON SIMMS, ET AL

The Director reported that the staff has completed the preparation of the resolution which changes the zoning of six parcels of land situated on the mauka-Pali corner of Kalihi Tunnel Approach Road and Kamehameha Highway from Class A-1 Residential to Business. The resolution is ready for the Commission's adoption, however, a bond to guarantee removal of existing frame structures in the area has not been received. The applicants filed a letter stating that they will post a \$1,500 bond and requested that the resolution not be delayed. It is estimated that development of the area as shown on the tentative sketch will be completed in about 1-1/2 or 2 years.

The Commission stated that it is also its understanding that consolidation of the lots was to be made in order to develop the area in the manner shown on the plan

presented by the applicants. It voted to so advise the applicants on the motion of Mr. Rietow and second of Mr. Lemmon.

ZONING VARIANCE  
HALAWA  
MOANALUA ROAD  
CLARKE-HALAWA CO.  
PACIFIC CEMENT &  
AGGREGATES, INC.

By letter from John E. Parks, attorney for the Clarke-Halawa Rock Company, Limited, the Commission was advised that the assets of the Clarke-Halawa Company has been purchased by the Pacific Cement and Aggregates, Inc. This information was furnished in compliance with Variance Permit No. 368 issued to permit the quarrying of rock, rock products, and concrete products.

The Commission acknowledged receipt of this information and stated that it has no objections to the change in ownership on the motion of Mr. Kometani and second of Mr. Rietow.

ZONING HOTEL & APT.  
WAIPAHAU  
94-506 FARRINGTON  
HIGHWAY  
DUNCAN & JOANNA  
K. A. LEE

The Commission considered a request for change in zoning from Class A-1 Residential to Hotel and Apartment for a 13,591 $\frac{1}{2}$  parcel of land situated on the mauka side of Farrington Highway. This parcel of land adjoins an existing Hotel and Apartment zone and has a 100-foot frontage on Farrington Highway with a depth of 135 feet. There is a 50-foot setback for the widening of Farrington Highway and the net area remaining after the taking is 8,591 $\frac{1}{2}$ . The applicant proposes to construct a two-story apartment building with eight 2-bedroom units and provide one parking space for each apartment unit.

Mr. Chun-Hoon believed that Apartment District C zoning should be considered rather than hotel and apartment zoning. Mr. Kometani questioned the right of access onto Farrington Highway since the highway will be part of the defense highway system.

Mr. Centeio's motion, seconded by Mr. Izumi, to authorize the calling of a public hearing for hotel and apartment zoning was lost by the negative votes of Messrs. Rietow, Lemmon, Kometani and Chun-Hoon.

A new motion was made by Mr. Rietow to defer action for referral to the Territorial Highway Department for its comments. This motion was seconded by Mr. Chun-Hoon and carried.

ZONING HOTEL & APT.  
KAPAHULU  
LAKIMAU STREET  
ELLA L. ING

The Board of Supervisors by Committee Report No. 1021, referred to the Commission for consideration a request from Ella L. Ing for change in zoning from Class B Residential to Hotel and Apartment for her parcel of land situated in Kapahulu and containing 13,414 $\frac{1}{2}$ .

The Director read her letter suggesting that zoning changes in the Kapahulu area be made so as to boost Hawaii's economy.

The Commission noted that it had disapproved this request four times on the basis that hotel and apartment uses in this area do not fit in with the comprehensive zoning plan for the City of Honolulu.

The Commission voted to reaffirm its previous position on the motion of Mr. Rietow and second of Mr. Kometani and to advise the applicant that this area at Kapahulu is under study for renewal and rehabilitation work.

ZONING MISC.  
BUILDING PERMIT  
WAIKIKI  
SARATOGA ROAD  
AND KALIA ROAD  
Y.W.C.A.

The Director reported that the City and County Attorney's opinion relating to the possibility of a zoning violation on the Y.W.C.A. property situated on Kalia Road, Ewa of the Reef Hotel was received and the gist of the opinion states that there is no violation of zoning regulations under the existing circumstances. Copies of this opinion were circulated to the Commission members. He stated that a letter relating to the possibility of a violation of the subdivision rules and regulations was received from the protestant's attorney and this matter was transmitted to the C & C Attorney's office for review and comments. No reply has been received from the Attorney's office.

The Director further stated that copies of leases executed by the M.K.G. Corporation and the Y.W.C.A. were received from the attorney for the M.K.G. Corporation and these copies were immediately transmitted to the C & C Attorney's office for review to determine whether or not any subdivision of land was made by the two separate uses. All problems relating to legal questions were referred directly to the C & C Attorney's office.

Mr. Felix excused himself from discussing or voting on this matter.

Mr. William H. Saunders, attorney for the protestants Roy C. Kelley, et al, requested that the Commission appoint a fact-finding or liaison committee of one or more members of the Commission to meet with the attorneys involved to study thoroughly all the problems involved so that there will be no further dispute of factual matters. He indicated that at the time the original objections to the issuance of a building permit for the Y.W.C.A. property was filed, the reasons for the objections were hurriedly prepared without research. He stated that the Planning Director did not withhold processing of the permit. Subsequently, he had other facts to present. However, in reply to the first letter, the Director stated that the proposed development conforms with the zoning regulations. Mr. Saunders declared that the action taken by the Director was not a fair investigation of the factual and legal issue raised by Mr. Kelley.

Mr. Saunders further stated that he had requested a consultation with the C & C Attorney, the applicant's attorney and himself so that all facts may be presented. He pointed out that the C & C Attorney rendered his opinion without consulting him (Mr. Saunders) but had consulted with the applicant's attorney. He considers this an unfair investigation of the legal and factual background of the case. He believed that all other factual matters he has to present should have been considered by the C & C Attorney before the rendition of the opinion.

Mr. Saunders pointed out that one of the facts relates to the number of parking spaces submitted under the plan. He challenged the staff's contention that there are 66 parking stalls or that there are 35,000 $\phi$  for parking purposes. He indicated that the Director had stated that as a practical matter only two cars per bay can be accommodated. In order to get 66 parking stalls, three cars per bay must be considered. He then presented a scale drawing of the proposed building and pointed out that the bays are only 24 feet in width and because of

the short turning radius, it would be impossible to maneuver more than two cars per bay.

The Director reported that the plans show 66 parking spaces; however, upon a count of two cars per bay, there are 49 parking stalls. He apologized for the mis-quotation of figures.

Mr. Saunders asserted that there are only 33 parking spaces, four short of the required 37 as stated by the C & C Attorney with respect to the apartment development since 15 stalls will be reserved for the Y.W.C.A. He stated that all these objections are not being given full consideration and that the staff had glossed over the facts; therefore, rather than taking the Commission's time further, he requested that the chairman appoint a committee to review all the facts and make a finding, including legal reasonings, so that this matter can be resolved.

The Commission questioned the C & C Attorney's action in not consulting with the protestant's attorney. The Director stated that in the letter to the Attorney, a request was made to consult with both attorneys.

The Director informed Mr. Saunders that there was no attempt by the staff to "gloss" over the facts in favor of any one person. He indicated that the building permit should have been processed about a week before the complaint, however, it was held up for reasons unknown to him. In addition, the plan was presented and was reviewed as drawn. No lease agreement on the car space allotment was ever presented, therefore, the staff could not have known of any assignment of spaces.

Mr. Bertram Kanbara, Deputy City and County Attorney, reported that since the request for an opinion related to the 5 page letter submitted by Mr. Saunders and the letter was available, it was believed that this was adequate. There was nothing on hand from the developer's attorney, therefore, a consultation was held with the developer's attorney and on the basis of the information derived from both sides, the opinion was rendered.

Mr. Saunders reported that he has received an amendment to the leases which he believed was an attempt by the developer to nullify the subdivision point. He submitted that they probably would make other changes to change the facts in the case unless someone from the Commission make a complete and thorough investigation of the matter. He reiterated that a fact-finding committee be appointed so there would be no further dispute.

Mr. Rietow stated that this was a serious matter, therefore, a member of the architectural field familiar with plans should review the facts.

The Chairman recommended that Mr. Lemmon be appointed to serve on the committee since he is familiar with architectural matters.

The Commission voted to appoint Mr. Lemmon as a member of the committee on the motion of Mr. Centeio and second of Mr. Rietow. The C & C Attorney's office will be notified of this action.

Mr. Lemmon requested that Mr. Izumi, an engineer, be included to serve on the committee. The Commission approved the inclusion of Mr. Izumi to serve on the committee on the motion of Mr. Rietow and second of Mr. Centeio.

In discussing this matter further, Mr. Chun Hoon expressed his disappointment that the Commission acted without taking the matter under advisement for discussion later. However, he has no objections to the appointment of a committee. He expressed his concern that this matter may be delayed so long to the detriment of the developer. He believed that the developer should be informed of the protests raised and the fact that the Commission has appointed a committee to study the plans to be sure they comply with the zoning and subdivision laws. The matter should be expedited.

The Director stated that this is a legal problem and all of the facts which relate to this problem should be investigated by the C & C Attorney's office. If there is a failure to comply with the laws then the applicant should be so advised so that he can take steps to comply. In view of the fact that an adjoining owner has raised legal questions, the entire matter should be referred to the City & County Attorney as counsel for the Commission. Any factual data needed by his office can be obtained by contacting the parties involved or the Commission. Since this is the Attorney's problem and not the Commission's, until that problem is resolved, this matter should not be brought back to the Commission.

Mr. Chun Hoon expressed his opinion that the committee appointed should investigate the facts and these facts be handed over to the Attorney and in addition to fact finding, the Attorney should be requested to follow up the matter and render an opinion as soon as possible.

Mr. Chun Hoon made a motion to request the C & C Attorney to render a decision after the finding of facts and after consulting with both attorneys. This motion was seconded by Mr. Rietow and carried.

The Commission received and placed on file the following reports from Sam Harris of the Public Prosecutor's office reporting on alleged zoning violations:

ZONING VIOLATION  
MANOA  
2550-A E. MANOA RD.  
ILLEGAL RENTAL UNIT

1. 2550-A East Manoa Road -- A duplex situated on a 5,251 $\frac{1}{4}$  parcel of land on East Manoa Road was found to be contrary to the single family residential zoning laws. The realtor, advertising same as a duplex unit, and the owner were advised that the alleged violation must be corrected. The kitchen facilities in one of the duplexes have been removed and the unit is unoccupied.

ZONING VIOLATION  
AINA HAINA  
5237 OIO DRIVE  
ALLEGED RENTAL UNIT

2. 5237 Oio Drive -- An advertisement relating to an additional rental unit within a residential district was merely the renting of a room without kitchen facilities, therefore, no violation exists.

ZONING VIOLATIONS  
CHECKING OF  
CLASSIFIED ADS

3. Pursuant to the Commission's request, classified ads are being scrutinized where rental units had been advertised for sale within single family residential areas. Many of these have been referred to Sam Harris who has reported in detail regarding the possibility of violation. The report shows that many of the units are non-conforming units established before the zoning laws. Those that are in violation have been corrected.

MASTER PLAN  
KEWALO  
STATUS OF KONA ST.

By Committee Report No. 973, the Board of Supervisors requested a report from the City Planning Commission regarding the reasons Kona Street between Piikoi Street and Atkinson Drive, and Keeaumoku Street makai of Kapiolani Boulevard continue in existence as private thoroughfares. This question was raised by Senator Frank Fasi.

This matter was deferred for further staff study on the motion of Mr. Rietow and second of Mr. Kometard.

The following subdivision actions were taken by the Commission on the motion of Mr. Chun Hoon and second of Mr. Izumi:

SUBDIVISION ✓  
KAPALAMA  
KAPALAMA AVENUE  
BISHOP ESTATE  
SURV: H. BARTHOLOMEW &  
ASSOC.  
CLASS A & DUPLEX ZONE  
(VARIANCE #348)

The Commission granted tentative approval to the proposed subdivision of a portion of Lot A-1-B-1-A-2 of Land Court Application 750 and Board of Water Supply Reservoir site (being Lot 107 of the proposed Kam Terrace Subdivision) at Kapalama into 25 lots with areas ranging from 8,000 $\mu$  to 18,700 $\mu$  together with a 44-foot right-of-way loop road and two 10-foot walkways.

Lot 19, 18,700 $\mu$  less 900 $\mu$  master plan setback area leaving a net area of 17,800 $\mu$  will be a pump site for use by the Kamehameha School.

Tentative approval was granted by the Commission on December 20, 1956, to the over-all subdivision of Kamehameha Terrace. The reservoir site is presently owned by the City and County of Honolulu (Board of Water Supply). The Bishop Estate Trustees have recently completed negotiations with the Board of Water Supply for the acquisition of the Kalihi Reservoir site and letters to that effect have been filed.

Approval will be subject to construction of all street improvements and utilities and drainage facilities, compliance with building spacing, and the filing of final survey maps.

SUBDIVISION ✓  
MAKIKI  
PIIKOI & PENSACOLA STS.  
CITY & COUNTY, ET AL  
SURV: C & C LAND DIV.  
HOTEL & APARTMENT

Approval was granted to the proposed subdivision of Lot 1 of Grant 3554 to Mary E. Foster (Tax Map Key 2-4-30: 54 and 55) at Makiki into 2 parcels: A, 5,874 $\mu$  being the remainder area and a 57 $\mu$  parcel to be acquired by the City and County for the rounding of the corner of Pensacola and Piikoi Streets.

Final survey maps have been filed.

SUBDIVISION ✓  
MANOA  
EAST MANOA ROAD  
LUM YIP KEE, ET AL  
SURV: COMMUNITY  
PLANNING, INC.  
CLASS A-1

Approval was granted to the proposed consolidation and resubdivision of Lots 1, 2, 4, and 5-A of Land Court Application 953 at Manoa into 3 lots: 8, 320,107 $\mu$  less 63,800 $\mu$  master plan roadway area leaving a net area of 256,307 $\mu$ ; 9, 284,808 $\mu$  less 28,600 $\mu$  master plan roadway area leaving a net area of 256,208 $\mu$ ; 10, 8,231 $\mu$ .

By letter dated February 20, 1959, Mr. George Hough-tailing, planning consultant for the applicant, informed the Commission that proposed Lot 10 presently is a right-of-way and will be left as such with the possibility that said lot will be sold to the adjoining owner. It will not be built upon and will remain as an open right-of-way.

SUBDIVISION ✓  
WAIKIKI  
DIAMOND HEAD ROAD  
ALICE SPALDING BOWEN  
SURV: JOHN C. MANN  
CLASS AA

The purpose of this subdivision is to divide the interests of the owners for recordation. Tentative approval was granted on February 26, 1959, to the over-all subdivision into 59 lots.

Final survey maps have been filed.

Approval was granted to the proposed consolidation of Lot 7 and portion of Lots 6 and 8 (F. P. 292) and being a portion of Grant 3219 to Kahololio (Makalei Tract) at Waikiki into one lot of 23,986 $\mu$  less 3,059 $\mu$  master plan setback area leaving a net area of 20,927 $\mu$ .

Final survey maps have been filed.

SUBDIVISION ✓  
WAIALAE IKI  
KALANIANACLE HIGHWAY  
(PORTION OF GOLF  
COURSE ADDITION)  
BISHOP ESTATE  
SURV: PARK & PARK  
CLASS A-1

Tentative approval was granted to the proposed consolidation and resubdivision of Lots 43 to 47, inclusive, (proposed lots of the Golf Course Addition) and Lot A-2-B-2 of Land Court Application 1032 at Waiialae-Iki into 13 lots with areas ranging from 2,000 $\mu$  to 15,000 $\mu$  together with a 32-foot dead-end right-of-way.

Lot N, 2,000 $\mu$  will be a water pump house site to be used to supply water to a portion of Land Court Application 656 and Lot A-2-B-1.

Limit of water service is to the 100-foot elevation.

The Board of Supervisors will be advised that Lot N, 2,000 $\mu$ , is below the minimum lot size required under the Class A-1 zone.

Approval of this subdivision will be subject to construction of all street improvements and utilities and drainage facilities, filing of final survey maps, filing of a restrictive covenant in the Petition for Subdivision in the Land Court that Lot N will be used for pump site and not as a lot for residential building purposes, and certification from the Board of Supervisors on lot size modification for Lot N.

SUBDIVISION ✓  
KAILUA  
OFF KAILUA ROAD  
JAMES C. CASTLE, ET AL  
SURV: C & C LAND DIV.  
HIGHWAY AND RURAL  
PROTECTIVE

The Commission voted to defer action on the proposed subdivision of Parcel 1 of Tax Map Key 4-2-16 and being a portion of R. P. 7983, Land Commission Award 4452, Apana 12 to H. Kalama at Kailua into the following: Parcel 1, 9,660 $\mu$  (0.222 $\frac{1}{2}$  acre) being the proposed sewage pump station site; Parcel 2, 9,904 $\mu$  (0.227 $\frac{1}{2}$  acre) being a 40-foot access road easement; Parcel 3, 1,020 $\mu$  being a 20-foot wide sewer easement and leaving a remaining area of 664.649 $\frac{1}{2}$  acres less 0.227 $\frac{1}{2}$  acre (9,904 $\mu$ ) roadway easement area leaving a net area of 664.422 $\frac{1}{2}$  acres. Water is available.

This plan will be referred to the Territorial Highway Department for clarification of access points.

The applicant will be advised that any further subdivision of the remaining area will require the construction of standard roadways, including the widening of the 40-foot access road easement.

SUBDIVISION ✓  
KANEHOHE  
KAM HIGHWAY (UNIT 3)  
HAW'N MEMORIAL PARK.  
SURV: R.M. TOWILL  
CLASS AA (CEMETERY USE)

Approval was granted to the proposed subdivision of Parcel 3-B of the Hawaiian Memorial Park Unit 3 (central garden and Pali View Garden) being also a portion of R. P. 7984, Land Commission Award 4452, Apana 13 to H. Kalama at Kaneohe into the following:

(A) 1,309 interment plots of 3.33' x 9.00' containing 29.97 $\mu$  each; (B) Lots 1, 447.1 $\mu$ ; 2, 1401.43 $\mu$ ; 3, 451.4 $\mu$ ; 4, 237.34 $\mu$  for planting and beautification; (C) Lots 5, 5,724 $\mu$ ; 6, 3,409 $\mu$  are roadway lots being 32 feet in width.

Modification was granted for the 32-foot right-of-way which exceeds the 600-foot maximum length. Final survey maps have been filed.

SUBDIVISION ✓  
WAIANAЕ  
FARRINGTON HIGHWAY  
V. M. KANNO  
AGENT: FRANCIS Y. WONG  
HIGHWAY PROTECTIVE

Action was deferred on the proposed subdivision of a portion of Lot 16-M of "Lualualei Homesteads" second series being a portion of Grant 9420 to George R. Holt, Jr., at Lualualei, Waianae, into 3 lots: A, 5,280 $\mu$ ; B, 5,190 $\mu$  and C, 5,200 $\mu$ .

A better shaped lot for proposed Lots A and B may be realized by subdividing off the 30-foot right-of-way, otherwise modification of the lot width is required for these two lots. The 30-foot right-of-way is a private roadway. Water is available.

This matter will be referred to the Territorial Highway Department for clarification of access rights for Lots A and B from Kalaniana'ole Highway and also the Commission requested the staff to consult with the subdivider as to access rights of Lot C over the private 30-foot right-of-way and to revise the plan so that the boundary of Lots A and B be parallel to the highway to provide for better lots for residential building purposes.

SUBDIVISION ✓  
PUULOA  
PAPIPI AND AIKANAKA RDS.  
ROBERT U. MITSUYASU  
SURV: ASSOCIATED  
ENGINEERS  
CLASS A

The Commission voted to defer action on the proposed subdivision of Lots 308-A and 309 of Land Court Application 242 at Puuloa, Ewa into 53 lots with areas ranging from 5,000 $\mu$  to 5,650 $\mu$  together with a 44-foot right-of-way.

Papipi Road is a government right-of-way and Aikanaka Road is a paper right-of-way owned by the Territory of Hawaii.

The staff will confer with the subdivider regarding a street pattern layout for the area.

SUBDIVISION ✓  
WAIPAHU  
STANDARD INVESTMENTS,  
LTD.  
SURV: ARTHUR AKINAKA  
CLASS A-1

The Commission voted to defer action on the proposed subdivision of a portion of Government Remnant and a portion of Royal Patent 850, Land Commission Award 1005, Apana 1 to Kahiki (being Sections E and F of F. P. 606) at Waipahu into the following:

(1) Section E, 4,054.75 $\mu$  into 28 plots (3.50' x 2.00') of 7 $\mu$  and 147 plots (3.50' x 7.00') of 26.25 $\mu$ ;

(2) Section F, 729.75 $\mu$  into 18 plots (3.50' x 2.00') of 7 $\mu$  and 23 plots (3.50' x 7.00') of 26.25 $\mu$ ; and a remainder area of 902.5 $\mu$  for beautification purposes together with 1-foot and 2-foot walkways.

This matter will be referred to the Board of Health for clarification with respect to cemetery use. If the above parcel is not zoned for cemetery use, the applicant must comply with Sections 13.2-1 and 13.22 of the Revised Ordinances of Honolulu, 1957.

SUBDIVISION ✓  
MANANA UKA  
WAIMANO HOME ROAD  
HAWAIIAN LAND AND  
IMPROVEMENT CO.  
RURAL PROTECTIVE  
SURV: R.M. TOWILL

Approval was granted to the proposed consolidation and resubdivision of Lot 11-E-1 (Map 16) and 471 (Map 24) of Land Court Application 1695 at Manana Uka into 2 lots: 472, 61.497 acres; 473, 300.580 acres together with a 10-foot building setback line along Waimano Home Road.

By letter dated February 17, 1959, the Territorial Highway Department informed the Commission that Waimano Home Road is not a limited access highway.

The purpose of this consolidation and resubdivision is for readjustment of the boundary to delineate the cane raising area leased to Oahu Sugar Company and the portion not used for cane raising, which will be retained by Hawaiian Land and Improvement Co.

Water is available. Final survey maps have been filed.

SUBDIVISION ✓  
AUWAIOLIMU  
FORT ST NEAR KUAKINI ST.  
YOUNG TONG SHEE  
SURV: DONALD T. LO  
HOTEL & APARTMENT

The Commission reviewed the proposed subdivision of Lot E-1 of the Young Kwong Tat Tract, File Plan 207, into two residential lots: E-1-A, 8,490 $\mu$  less 1,400 $\mu$  easement area, leaving a net area of 7,090 $\mu$  with existing dwellings and garage; and E-1-B, 7,590 $\mu$  less 1,390 $\mu$  easement area leaving a net area of 6,200 $\mu$  with existing improvements; and E-1-C, 5,400 $\mu$  with two existing dwellings and a garage, to be conveyed to the Territorial Highway Department for roadway purposes.

The Commission on April 4, 1957, granted tentative approval to the subdivision and also granted an extension of time of eight months on June 5, 1958 to complete the subdivision.

By letter dated April 7, 1959, Donald T. Lo, surveyor for the applicant, requested an extension of time of 60 days to complete the subdivision on the basis that the widening and realignment of Fort Street, service utility locations, and easement of such utilities have not been definitely established.

The Commission granted an extension of time of 60 days.

SUBDIVISION ✓  
WAIALAE NUI (AINA KOA)  
LUIAKOA STREET  
BISHOP ESTATE  
SURV: P. LOW ENGINE-  
ERING CO.  
CLASS A & A-1

The Commission granted an extension of time of one year to the proposed subdivision of portion of Royal Patent 4475, Land Commission Award 7713, Apana 50 to V. Kamamalu at the Aina Koa Subdivision into 20 residential lots with areas ranging from 5,440 $\mu$  to 7,500 $\mu$  and the extension of Luinakoa Street, being a 44-foot right-of-way.

Tentative approval was granted by the Commission on March 13, 1958. By letter dated April 10, 1959, Bishop Estate requested an extension of time of one year to complete street improvements and utilities on the basis that construction will be in conjunction with the Waialae Nui Ridge Subdivision development.

SUBDIVISION ✓  
WAIPIO, EWA  
KAMEHAMEHA HIGHWAY  
HARUO KANESHIRO  
SURV: PARK & PARK  
HIGHWAY AND RURAL  
PROTECTIVE

Upon the request of the subdivider, the Commission accepted withdrawal of the proposed subdivision of Lot 109 of Land Court Application 1000, Kipapa Farm Lots at Waipio into 30 lots with areas ranging from 1.0 to 20.0 acres, together with 32 and 44-foot rights-of-way.

Tentative approval was granted by the Commission on April 7, 1955.

Mr. Roy Takushi, attorney for the applicant, by letter dated April 6, 1959, requested that the above subdivision be withdrawn on the basis that Mr. Haruo Kaneshiro has conveyed the parcel of land to Mr. Theodore C. H. Char.

The Chief Engineer has been authorized to return the bond filed for this subdivision to the owner.

SUBDIVISION ✓  
MANOA  
LOULU STREET  
(BISHOP-MANOA PARK SITE)  
CHUCK SHIMA AND  
THEODORE CHAR  
SURV: DAVID TOM  
CLASS A-1

The construction plans submitted for this subdivision (9 lots) were authorized to be submitted to the Chief Engineer for his check and approval.

Tentative approval was granted by the Commission on September 25, 1958.

Drainage facilities will be subject to approval of the Chief Engineer.

SUBDIVISION ✓  
KULIOUOU  
KULIOUOU ROAD  
ANSON DE REGO  
CLASS A

The construction plans submitted for this subdivision (17 lots) were authorized to be transmitted to the Chief Engineer for his check and approval.

Tentative approval was granted on December 4, 1958.

Subject to approval of the Chief Engineer, the staff recommends approval of the request for variance from street gradient beyond the 10% grade required for minor streets. Drainage facilities will be subject to approval of the Chief Engineer.

SUBDIVISION ✓  
DAMON TRACT  
MAKAI SIDE OF NIMITZ  
HWY (UNIT I OF AIRPORT  
TRACT)  
LOYALTY INVESTMENT CO.  
SURV: COMMUNITY  
PLANNING, INC.  
AIRPORT DISTRICT

The Commission reviewed again the proposed subdivision of a portion of Kaloalua, Moanalua (Damon Tract), being Unit I of Airport Tract into 74 lots with areas ranging from 22,265 $\frac{1}{2}$  to 42,978 $\frac{1}{2}$  together with 56 and 60-foot rights-of-way, a 20-foot building setback line on Nimitz Highway and a 50-foot building setback line on Lagoon Drive.

The Commission on April 2, 1959, voted to defer action on this matter pending further clarification from the Hawaiian Aeronautics Commission regarding the two access roads to Lagoon Drive.

Tentative approval to the subdivision of this area with two access roads to Lagoon Drive was granted by the Commission on October 31, 1957.

Mr. Houghtailing, representing the applicant, was present and clarified the purpose for deleting the 100-foot right-of-way being Lot F. The Hawaiian Aeronautics Commission has restricted access to the Airport proper.

The Commission accepted the explanation and voted to grant tentative approval with approval subject to the construction of street improvements and utilities, compliance with building spacing, and the filing of final survey maps.

SUBDIVISION ✓  
KALIHI  
KALIHI VALLEY ROAD  
CHOKEI OSHIRO  
SURV: S. TAKEMOTO  
AGENT: BUZZY T. OKAZAKI  
CLASS A

The Commission reviewed the proposed subdivision of portions of R. P. 6889, Land Commission Award 3237, Apana 7 to Hawahewa and R. P. 604, Land Commission Award 803, Apana 14 to A. Adams being Lot 4-E of Antonio Rodrigues Subdivision at Kalihi Valley into

four lots: one lot of 5,700 $\pm$  less 700 $\pm$  master plan setback area leaving a net area of 5,000 $\pm$ ; two lots of 5,000 $\pm$ ; and one lot of 5,900 $\pm$ .

This subdivision is served by a 16-foot right-of-way which exceeds the 120 feet maximum length by 211 feet. The width of the lots is less than 60 feet. The owner has been unsuccessful in having the adjoining property owner participate in the right-of-way.

The Commission noted that there is no master plan affecting these lots and that there is no other possible way for the owner to subdivide his land other than a cul-de-sac road of 16-foot width.

The Commission granted lot width modification for the lots and also modification for the 16-foot right-of-way. Tentative approval was granted to this subdivision plan with approval subject to compliance with the requirements of the Board of Water Supply, Division of Sewers, and building spacing, submission of contours, compliance with requirements of the Bureau of Plans regarding flood plain easement or building setback line, construction of the 16-foot right-of-way and the filing of final survey maps.

SUBDIVISION ✓  
ALEWA HEIGHTS  
OFF AULII STREET  
ROSA SYLVESTER  
AGENT: VINCENT H. YANO  
CLASS A

The Commission reviewed again the proposed subdivision of a portion of Lot 83 of "Alewa Heights Lots" being a portion of Grant 5594 to Manuel De Souza Moraes at Alewa Heights into 2 lots: A, 5,200 $\pm$  and B, 5,200 $\pm$  with an existing dwelling.

The Commission visited the site and noted the existing conditions. This proposed subdivision is off a 20-foot driveway with a 16-foot driveway entrance. Seven lots are now being served by these driveways.

Mr. Lemmon noted the existence of a dwelling on the lot and suggested that, hereafter, the subdividers be requested to show existing buildings on the map.

The staff reported that any existing buildings that has any bearing on the subdivision plan must be shown on the map and the surveyors are aware of this requirement. However, in this instance, the building is to be demolished. The staff also reported that a standard 32-foot right-of-way is required for this subdivision on the basis of over six lots served by the right-of-way.

On the basis of inadequate access, the Commission voted to disapprove this subdivision.

SUBDIVISION ✓  
KULAOKAHUA  
LUNALILO STREET  
BERETANIA TENNIS CLUB  
SURV: T.H. HIGHWAY DEPT.  
HOTEL & APARTMENT

The Commission reviewed the proposed subdivision of Lot 2 (Map 2) of Land Court Application 1 at Kulaokahua into 3 lots: 2-A, 29,284 $\pm$ ; 2-B, 4,915 $\pm$ ; 2-C, 2,619 $\pm$  and the restriction of access rights affecting Lot 2-A.

The Commission on March 19, 1959, voted to defer action on the subdivision plan and requested clarification of vehicular access for Lot 2-A. Lots 2-B and 2-C and the restriction of access rights are required by the Territory of Hawaii for the construction of the Lunalilo Freeway, Federal Aid Project No. F 59(2), Section K.

By letter dated April 6, 1959, Mr. J. C. Myatt, Deputy Territorial Highway Engineer, informed the Commission that access for Lot 2-A will be provided to Victoria Street over and across Lot 7-B (2,619sq) of the subdivision of Lot 7 of Land Court Application 1 at Kulaokahua (Tax Map Key 2-4-13: 65).

The subdivision of Lot 7 into 3 lots: 7-A, 2,286sq; 7-B, 2,619sq; and 7-C, 1,710sq and the restriction of access rights have been filed in the Land Court under Map 7 of Land Court Application 1 at Kulaokahua without the approval of the City Planning Commission.

The Commission voted to grant tentative approval with approval subject to the filing of final survey maps showing the consolidation of Lot 7-B (2,619sq) with Lot 2-A (29,284sq) to create a lot of 31,903sq and the filing of a restrictive covenant in the Petition for Subdivision in the Land Court that Lot 7-A, 2,286sq is for access only and is not a separate lot for building purposes and that said lot will be sold to the abutting owner. In addition, the Territorial Highway Department's attention is to be called to Section 149-185 of R.L.H. 1955.

SUBDIVISION ✓  
PALOLO VALLEY  
MOKUNA PLACE AND  
SIERRA DRIVE  
JAMES J. RODRIGUES, ET AL/32, 5,386sq  
AGENT: ANDREW T.  
YUKITOMO  
SURV: T. HARANO  
CLASS A

The Commission reviewed again the proposed consolidation and resubdivision of Lots 15-A, 15-B, and 16-B and 28 of Land Court Application 704 at Palolo Valley into 5 lots: 31, 5,000sq with an existing dwelling; 32, 5,386sq being a 12-foot flag lot with an existing dwelling; 33, 5,000sq; 34, 5,000sq; 35, 8,494sq; 36, 1,813sq being a 14-foot right-of-way.

The Commission on April 9, 1959, voted to defer action on the subdivision plan pending a revisit of the site and requested that a 16-foot right-of-way be provided in lieu of the 14-foot roadway shown so that the three lots (33, 34, & 35) may utilize the said roadway.

The Commission also questioned about compliance with building spacing requirements. The staff reported that Mr. Ralph Inouye, Building Superintendent, by letter of April 14, 1959, stated that, in view of the representation made by Mr. Yukitomo, it is his opinion that the structure on Lot 16-A meets the building spacing requirements.

Mr. Andrew Yukitomo, agent for the applicants, pointed out that Lot 16-A on which the dwelling exists is not part of the subdivision. Since the owner of the 12-foot easement, Mr. Rodrigues, has agreed to permit the owner of Lot 16-A to use this easement, Mr. Inouye had agreed to approve the building spacing. Mr. Yukitomo stated that he will provide for a 16-foot right-of-way in lieu of 14-foot for the access road off Sierra Drive. He stated that this roadway has approximately 31 feet of visible sight distance and if necessary the corner of Lot 33 can be further rounded.

The Commission voted to defer action for revisit of the site on the motion of Mr. Felix and second of Mr. Centeio.

SUBDIVISION ✓  
EWA  
POHAKUPUNA ROAD  
PAUL T. Y. WONG AND  
FERIL S. ANGCO  
SURV: R. M. TOWILL  
CLASS A

The Commission reviewed the proposed subdivision of the following:

(1) Proposed subdivision of Lot 2-A of Land Court Application 242 at Ewa into 2 lots: 2-A-1, 5,200 $\mu$  being a roadway lot; 2-A-2, 45,300 $\mu$  being the remainder area less 3,400 $\mu$  master plan roadway area leaving a net area of 41,900 $\mu$  together with nine buildings on the premises.

(2) Proposed subdivision of Lot 2-B of Land Court Application 242 at Ewa into 2 lots: 2-B-1, 6,330 $\mu$  being a roadway lot and 2-B-2, 45,070 $\mu$  being the remainder area less 2,400 $\mu$  master plan roadway area leaving a net area of 42,670 $\mu$  together with nine buildings on the premises.

The Commission on April 2, 1959 voted to defer action pending the submission of maps showing the existing buildings.

The purpose of this subdivision is to create the right-of-way lots (2-A-1, 5,200 $\mu$  and 2-B-1, 6,330 $\mu$ ) to be conveyed to the City as a 32-foot right-of-way.

The Commission voted to grant tentative approval with approval subject to compliance with building spacing, Board of Health and Class A zoning requirements, construction of the 32-foot right-of-way and the filing of final survey maps.

The applicant will be advised that any further subdivision of the areas makai of Lots 2-A-2 and 2-B-2 will require the construction of standard roadways.

SUBDIVISION ✓  
WAIANAE  
GEORGE ALBERT BERNS-  
HOUSE, ET AL  
SURV: L. SCOTT DANIEL  
RURAL PROTECTIVE

On the basis that water is not available, the Commission disapproved the proposed subdivision of Lot G, Pueo Government Remnant (a portion of the former Government (crown) Land of Waianae) being Tax Map Key 8-5-05: 18 at Waianae into 2 lots: G-1, 15,407 $\mu$  or 0.35 acre and G-2, 13,850 $\mu$  or 0.32 acre.

Waianae Valley Road is a government homestead Road.

The following subdivisions which were granted tentative approval and now conform to requirements for approval were approved by the Commission on the motion of Mr. Chun-Hoon and second of Mr. Izumi:

SUBDIVISION  
KAPALAMA  
POHAKU STREET EXT.  
BISHOP ESTATE  
SURV: PARK & PARK  
CLASS A & BUSINESS

1. Proposed subdivision of Lot 235-A of Land Court Application 750 Section "M" at Kapalama into 9 lots with areas ranging from 5,010 $\mu$  to 6,899 $\mu$  less master plan setback areas ranging from 370 $\mu$  to 680 $\mu$  leaving net areas ranging from 5,010 $\mu$  to 6,529 $\mu$  together with Lot 235-A-10, being a 24-foot right-of-way and the designation of Easements "U", "V", and "W".

Tentative approval was granted by the Commission on August 22, 1957.

By Committee Report No. 2142 dated June 3, 1958, the Board of Supervisors informed the Commission that Frontage Improvement No. 99 - Pohaku Street extension from School Street to Kapalama Drainage Canal, Kapalama, was awarded to Honolulu Builders, Ltd.

By letter dated February 10, 1959, the Board of Water Supply informed the Commission that the water system

for the subdivision has been completed in accordance with the approved plans.

The Chief Engineer by letter dated April 6, 1959, informed the Commission that the construction of street improvements and utilities within the above subdivision has been completed in accordance with the approved plans.

Final survey maps have been filed.

SUBDIVISION  
MANOA  
PATY DRIVE  
FINANCE REALTY CO.  
SURV: WALTER P.  
THOMPSON  
CLASS AA

2. Proposed subdivision of Lot 193 of Land Court Application 211, Woodlawn Tract Section B into 14 lots with areas ranging from 9,252 $\frac{1}{2}$  to 6.405 acres and the designation of Easements J, K, L, M, N, AND P together with 20 and 30-foot rights-of-way.

A variance in lot size requirements has been certified by the Board of Supervisors by Committee Report No. 3595 dated September 13, 1955.

Approval was granted by the Commission on January 26, 1956, on the basis of the filing of the following documents approved as to form by the City and County Attorney's office:

(1) Surety bond in the amount of \$15,000 representing 100% of the uncompleted work on the contract for the entire construction in the total amount of \$38,000.

(2) Agreement between Finance Realty Co., Ltd., and the City and County of Honolulu.

By letter dated October 9, 1956, the Board of Water Supply informed the Commission that the entire water system within the subdivision has been completed in accordance with the approved plans.

By letter dated April 7, 1959, the Chief Engineer informed the Commission that the construction of improvements within the above tract has been completed in accordance with the approved plans.

Final survey maps have been filed.

The Chief Engineer will be authorized to return the bond to the owner.

Final approval.

SUBDIVISION  
KALAEPOHAKU  
ST. LOUIS DRIVE, UNIT I  
CHAMINADE TERRACE  
MARIANIST PROVINCE  
OF THE PACIFIC  
SURV: R. M. TOWILL  
CLASS A

3. Proposed subdivision of Lot B-3-A, Land Court Application 608 at Kalaepohaku into 73 lots with areas ranging from 6,000 $\frac{1}{2}$  to 9,152 $\frac{1}{2}$  together with 56, 44, and 16-foot rights-of-way; Lot 84, 50.026 acres, whereon exists the St. Louis High School; Lot 85, 46.035 acres, being the remainder area. Lot 21, 9,152 $\frac{1}{2}$  is a 12-foot flag lot.

Tentative approval was granted by the Commission on August 21, 1958 to the over-all subdivision plan of 216 lots.

The following documents approved as to form by the C & C Attorney's office have been filed:

(1) 100% surety bond in the amount of \$242,227.10 guaranteeing construction of street improvements and utilities.

(2) Agreement between James M. Tanaka and Thomas T. Tanaka dba J. M. Tanaka and the City and County of Honolulu.

(3) A copy of Proposal and Specifications for the construction of street improvements, sanitary sewer system, water system and drainage structures.

The Board of Supervisors by Oral Committee of the Whole Report dated January 14, 1959 informed the Commission that the City does not have funds at the present time to acquire the master planned area set aside in the Chaminade Tract Subdivision for a park site.

Final survey maps have been filed.

SUBDIVISION  
WILHELMINA RISE  
SIERRA DRIVE  
CLARENCE K. KARIMOTO,  
ET AL  
SURV: R. M. TOWILL  
CLASS A

4. Proposed consolidation and resubdivision of Lots 3 and 4 of Land Court Application 1358 at Wilhelmina Rise into 2 lots: 13, 11,017 $\pm$ ; 14, 5,729 $\pm$ .

Tentative approval was granted by the Commission on March 12, 1959.

The purpose of this subdivision is for the readjustment of boundaries to meet building spacing requirements.

No sewers. Board of Health, Class A zoning and building spacing requirements have been met.

Final survey maps have been filed.

SUBDIVISION  
WAHIAWA  
KILEA STREET  
KANA ARAKAKI  
SURV: S. TAKEMOTO  
CLASS A

5. Proposed subdivision of Lot C-4-B-5 of Land Court Application 680 at Wahiawa into 3 lots: C-4-B-5-A, 6,208 $\pm$  less 952 $\pm$  master plan setback area leaving a net area of 5,156 $\pm$ ; C-4-B-5-B, 5,312 $\pm$ ; C-4-B-5-C, 6,995 $\pm$  with an existing single family dwelling; C-4-B-5-D, 2,880 $\pm$  being a 16-foot right-of-way.

Tentative approval was granted by the Commission on November 13, 1958 and a 16-foot right-of-way was required in lieu of the 12-foot right-of-way.

Building spacing, Class A zoning, Board of Health, and Board of Water Supply requirements have been met.

Field survey by the staff on April 2, 1959, found the 16-foot right-of-way already constructed and having a 12-foot pavement.

Final survey maps have been filed.

SUBDIVISION  
KAILUA  
KEANIANI & ONEAWA STS.  
STEPHANIE P. MARCIEL,  
ET AL  
SURV: PARK & PARK  
CLASS A

6. Proposed consolidation and resubdivision of Lots 732-A, 1127 and 1128 of Land Court Application 495 at Kailua into 6 lots: 1441, 5,960 $\pm$  less 550 $\pm$  master plan setback area leaving a net area of 5,410 $\pm$ ; 1442, 5,304 $\pm$ ; 1443, 5,035 $\pm$  and being a 16-foot flag lot; 1444, 5,164 $\pm$ ; 1445, 5,540 $\pm$ ; 1446, 5,000 $\pm$  and Lot 1447, 2,442 $\pm$  being a 16-foot right-of-way.

Tentative approval was granted by the Commission on March 5, 1959, together with a modification for the length of the 16-foot right-of-way which exceeds the 120-foot maximum by 9 feet and also a lot width modification for Lot 1444.

Water is available. Board of Health, building spacing, and Class A zoning requirements have been met.

Final survey maps showing the rounding of the corner at Oneawa Street and the 16-foot right-of-way have been filed.

The following documents approved as to form by the City and County Attorney's office have been filed.

(1) Agreement between Kwai Yuen Chong and the City and County of Honolulu.

(2) A certified check in the amount of \$1,031.14 drawn on the Liberty Bank of Honolulu, King-Kalakaua Branch dated April 1, 1959 has been filed for the construction of the 16-foot right-of-way.

Final survey maps have been filed.

SUBDIVISION  
KANEHOE  
KEANA ROAD  
AGENT: D. S. UMEMOTO,  
TRUSTEE  
SURV: DAVID TOM  
CLASS A-1

7. Proposed subdivision of Grant 8275 to William K. Isaac being also all of Lot 45, Section C of Kaluapuhi-Waikalua Homesteads at Kaneohe into 45 lots with areas ranging from 7,500 $\pm$  to 83,786 $\pm$  less 113 $\pm$  to 10,750 $\pm$  master plan roadway areas leaving net areas ranging from 7,500 $\pm$  to 73,036 $\pm$  together with Lot 46, 54,494 $\pm$  being 24, 32, and 44-foot rights-of-way and designation of Easements A, B, C, D, and E.

Tentative approval was granted by the Commission on October 9, 1958.

By Resolution No. 971, the Commission on July 13, 1958, adopted the amendment of the Master Plan (Kaneohe No. 2). By Committee Report No. 3024, dated August 12, 1958, the Board of Supervisors concurred in the passing of Resolution No. 971.

Following documents approved as to form by the C & C Attorney's office have been filed.

(1) Agreement between Hawaii Builders Supply Co., Ltd., and the City and County of Honolulu.

(2) 50% surety bond in the amount of \$50,000 guaranteeing construction of all street improvements and utilities.

(3) Copy of the Contractor's performance bond in the amount of \$93,000.

Final survey maps have been filed.

STREET NAMES  
HALEMAI PLACE  
HALEHOOLA PLACE

The Commission considered again the request to change the street name "Halemai Place" meaning "sick house" to "Halehoola Place" meaning "convalescent home" for a roadway in the vicinity of the Maunalani Convalescent Home.

The staff reported the following:

(a) "Introduction to the Hawaiian Language" by Judd Pukui and Stokes, notes "HALEMAI" as meaning Hospital.

(b) "Hawaiian-English Dictionary" by Pukui and Elbert, notes HALEMAI as meaning Hospital.

(c) The name was requested by the developers and accepted and approved by the City Planning Commission.

(d) Street signs have been installed at no cost to the City but at the expense to the developers.

(e) House numbers have been issued to property owners who now use this name.

(f) All emergency and government agencies are using this name.

(g) No complaints have been received by the staff from property owners now using this name.

Mr. David Bent, Urban Renewal Coordinator, who had requested the change stated that "Halemai" means "hospital", however, literally it means "sick house" and the patients at the Home object to any reference of sick.

The Commission voted to approve the change in street name to "Halehoola Place" on the motion of Mr. Centeio and second of Mr. Izumi.

URBAN REDEVELOPMENT  
OAHU PLANNING ASSOC.  
REMUNERATION

The Commission, on the motion of Mr. Rietow and second of Mr. Chun Hoon, authorized the payment of \$3,750 to the Oahu Planning Associates for services rendered from March 1 to 31, 1959. The scope of the services cover the following:

LAND USE -- Completion of map and statistical data -----	\$1,500.00
ECONOMIC BASE -- Research and analysis of statistical data -----	1,500.00
ZONING ORDINANCE -- Final draft completed of Comprehensive Zoning Ordinance -----	750.00
	<u>\$3,750.00</u>

The Commission received and placed on file the following communications from the Board of Supervisors:

The following communications have been received from the Clerk's office advising the Commission that,

MASTER PLAN  
KAPAHULU  
WINAM AVENUE

1. Resolution No. 199, abandoning portions of proposed extension of Winam Avenue between Olokele Avenue and Pahoa Stream was approved.

ZONING VARIANCE  
KEWALO  
PIIKOI STREET  
WALKER ESTATE

2. Variance Permit No. 373 in the matter of application of the Estate of Sophie K. Walker for a variance from existing Hotel and Apartment zone to permit the use of an existing hollow tile structure for art and sculpture studio purposes situated on the waikiki side of Piikoi Street between Rycroft and Elm Streets at Kewalo was approved.

MASTER PLAN  
BINGHAM-MOILIILI  
KEEAUMOKU STREET  
OVERPASS & SETBACK

3. Resolution No. 1026, amending a portion of Master Plan Section 15 (Bingham-Moiliili) by (1) realigning Keeaumoku Street overpass at Lunalilo Freeway; and (2) establishing a 24-foot setback line on the Waikiki side of Keeaumoku Street between Kinau and Beretania Streets was approved.

ZONING ORDINANCE  
OFF STREET AUTOMO-  
BILE PARKING DIST.

4. Resolution No. 1017 amending Article 9 of the Revised Ordinances of Honolulu 1957, relating to Other Use Districts by adding Section 21-9.2, creating "Off-Street Automobile Parking District" was approved.

MASTER PLAN  
CIVIC CENTER  
BERETANIA ST &  
KAPIOLANI BLVD.

(5) The City does not have the necessary funds at the present time to purchase the property at the corner of Beretania Street and Kapiolani Boulevard, earmarked for the civic center site.

MASTER PLAN  
MUNICIPAL AUDITORIUM

Resolution #220--advising the Commission that the Superintendent of Buildings has been authorized to proceed with the planning and construction of the municipal auditorium and other related facilities on the Ward Estate property.

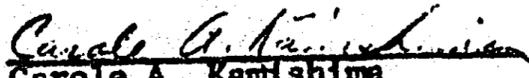
MISC.  
A.S.P.O.  
CONFERENCE

The Director reported that the Board of Supervisors has not taken formal action to provide funds to defray the expenses of one or two members of the Commission or the Director to attend the A.S.P.O. conference in Minneapolis from May 10th to 14th, 1959. He stated that the Board may provide funds for the expense of one person only.

In the event funds are provided, the Commission voted to send Mr. Kometani to the conference on the motion of Mr. Centeio and second of Mr. Lemmon.

The meeting adjourned at 4:40 p.m.

Respectfully submitted,

  
Carole A. Kamishima  
City Planning Secretary

**FLASH NO. 2**

CITY PLANNING COMMISSION

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June 18, 1959	Amendment providing for the Planning Director to administer the rules & regulations	231
June 18, 1959	Amendment providing for the Planning Director to administer the rules & regulations	245

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April 23, 1959 Kaneohe - Aikahi Triangle - Centex-Trousdale 5  
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June 10, 1959	Waikiki - Kalakaua Ave & Lewers Rd - Sheraton Hawaii, Corp., et al	222
June 10, 1959	Kaneohe - Kamehameha Hwy & Likelike Highway - Gordon Simms, et al	229
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June 18, 1959	Waianae - mauka side of Farrington Hwy - Harold and Yoshiko Higuchi	245
June 18, 1959	Palolo - Waiialae Ave & entrance to St. Louis College - Samuel K. Murakami	259
June 18, 1959	Waimanalo - Kalaniana'ole Hwy opp. Poaliama St.	260
June 18, 1959	Kaneohe - makai side of Kamehameha Hwy bet. Keaahala Stream and Lilipuna Rd.	260
June 18, 1959	Waipio, Waikakalua - Kamehameha Hwy	260
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June 25, 1959	Kalia, Waikiki - Ala Moana & Piikoi - H. D. & C.	274
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April 30, 1959	Nuuanu - 144 N. Judd St - City Memorial Park	37
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June 4, 1959	Kaneohe - mauka side of Kamehameha Hwy (Kapunahala) - Centex-Trousdale Co.	198
June 10, 1959	Kaneohe - (Kapunahala) - Centex-Trousdale Co.	219
June 18, 1959	Kaneohe - (Kapunahala) - Centex-Trousdale Co.	242
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ZONING - CLASS A-1 RESIDENTIAL:

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May 7, 1959	Kaneohe - Aikahi Triangle - Centex-Trousdale Co.	68
May 14, 1959	Waikakalua - Waipio Tract - Finance Realty Co. Ltd.	97
May 14, 1959	Kaneohe - Aikahi Triangle - Centex-Trousdale Co.	97
May 28, 1959	Kaneohe - Aikahi Triangle - Centex-Trousdale Co.	147
June 10, 1959	Waipio - Waipio Acres Subdivision	222
June 18, 1959	Ewa - off Papipi Rd - James Campbell Estate	242
June 18, 1959	Red Hill - Moanalua Road - International Develop. Co., & Hawaii Hsng. Authority	244
June 18, 1959	Kaneohe - Aikahi - Mokapu Road	260
June 25, 1959	Kailua - Kaelepulu-Keolu Hills - Joe Pao	274
June 30, 1959	Red Hill - mauka side of Moanalua Rd - International Develop. Co. & Hawaii Hsng. Auth.	289
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April 23, 1959	Kaneohe - Lilipuna Rd & Lilipuna Pl - Joyce Murakami	4
May 7, 1959	Kaneohe - Lilipuna Rd & Lilipuna Pl - Joyce Murakami	74
May 28, 1959	Halawa, Ewa - mauka side of Sat Lake Blvd.	146
May 28, 1959	Kaneohe - Lilipuna Rd & Lilipuna Pl - Joyce Murakami	163
June 4, 1959	Kaneohe - Lilipuna Rd & Lilipuna Pl - Joyce Murakami	216
June 18, 1959	Halawa, Ewa - mauka of Salt Lake Blvd - Foster Village area	259

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April 23, 1959	Waialae-Nui - Waiakae-Iki - makai side of Kalaniana'ole Highway - Bishop Estate	9
May 7, 1959	Waialae-Nui, Waiakae-Iki - makai side of Kalaniana'ole Highway - Bishop Estate	68
May 28, 1959	Waialae-Iki - makai side of Kalaniana'ole Hwy	147
June 18, 1959	Ewa - off Papipi Rd - James Campbell Estate	242

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April 30, 1959	Makiki - 1839 Anapuni St - American Association of University Women	38
April 30, 1959	Manoa - Seaview Avenue	49
May 14, 1959	Manoa - University Ave & Seaview Ave - YWCA	101
May 21, 1959	Manoa - Seaview Ave & Marques St - Floyd W. Fitzpatrick	123
May 21, 1959	Manoa - Seaview Avenue - Hawaiian Evangelical Association	141
June 18, 1959	Manoa - University & Seaview Aves - YWCA	231
June 18, 1959	Manoa - University & Seaview Aves - YWCA	245

ZONING - HOTEL & APARTMENT:

April 23, 1959	Kapalama - Pohaku St. Ext. - Robert T. Auyong, et al	6
April 23, 1959	Kaneohe - north side of Kealahala Road - Evans H. M. Yim, et al	6
April 30, 1959	Kalihi-Kai - between McNeill St. & Kaiwiula Sts - Bishop Estate	35
April 30, 1959	Punchbowl - 1637 Kamamalu Ave - Ethel D. Von Geldern	36
April 30, 1959	Kapalama - Pohaku St. Ext. - Robert T. Auyong, et al	39
April 30, 1959	Puunui - Sereno Lane - James T. Kakuda	43
April 30, 1959	Waialeale, Ewa - makai side of Farrington Hwy	48
April 30, 1959	Waikiki - Kalakaua Avenue	48
May 7, 1959	Waialae-Nui - mauka of Waialae Ave - Bishop Estate	67

ZONING - HOTEL & APARTMENT (CONT'D)

May 7, 1959	Kapalama - Pohaku St. Ext - Robert T. Auyong, et al	69
May 7, 1959	Kaneohe - north side of Keaahala Road - Evans H. M. Yim, et al	70
May 7, 1959	Kewalo - Rycroft & Alder Sts - David Q. I. Yee	70
May 7, 1959	Waipahu - 94-506 Farrington Hwy - Duncan & Joanna K. A. Lee	71
May 14, 1959	Kaneohe - north side of Keaahala Road - Evans H. M. Yim, et al	98
May 14, 1959	Alewa Heights - 910 Alewa Drive - Milton Beamer	100
May 14, 1959	Kewalo - 1121 Hoolai St - Albert T. Hayashi	101
May 14, 1959	Kaneohe - end of Keana Rd - Hawaii Pacific Homes	101
May 14, 1959	Waianae - makai side of Bayview St - Harry S. Morse, Jr., et al	103
May 21, 1959	Kewalo - 1121 Hoolai St - Albert T. Hayashi	122
May 21, 1959	Kapalama - School St. & Pohaku St. Extension - Fukuichi & Tameyo Nakamura	122
May 21, 1959	Waipahu - makai side of Farrington Hwy	141
May 21, 1959	Waikiki - south end of Kalakaua Ave	141
May 28, 1959	Waipahu - makai side of Kamehameha Hwy	146
May 28, 1959	Kapalama - between McNeill St. & Kaiwiula St.	146
May 28, 1959	Auwaiolimu - Kamamalu Avenue	146
May 28, 1959	Waialae-Nui - mauka side of Waialae Avenue	147
June 4, 1959	Kaneohe - north side of Keaahala Road - Evans H. M. Yim, et al	198
June 4, 1959	Kewalo - 1121 Hoolai St - Albert T. Hayashi	200
June 4, 1959	Kewalo - Rycroft & Alder Sts - David Q. I. Yee	200
June 4, 1959	Kalihi - Gulick Ave - Mses Akiona	202
June 4, 1959	Kalama - N. Kalaheo Ave - Edwin T. Kam	202
June 18, 1959	Waikiki - 3019 Kalakaua Ave - Mr. & Mrs. Adolph C. Sendel	232
June 18, 1959	Kaneohe - south end of Keana Rd - Hawaii Pacific Homes	232
June 18, 1959	Waikiki - 3019 Kalakaua Ave - Sendel	245
June 18, 1959	Papaakoko, Koolauloa - makai side of Kamehameha Hwy	259
June 18, 1959	Kapalama - Dillingham Blvd., between McNeill St. and Kaiwiula St.	259
June 18, 1959	Auwaiolimu - Kamamalu Avenue	259
June 18, 1959	Waialae-Nui - mauka side of Waialae Avenue	260
June 25, 1959	Kewalo - 1121 Hoolai St - Albert T. Hayashi	265
June 25, 1959	Kewalo - Rycroft & Alder Sts - David Q. I. Yee	265
June 25, 1959	Kaneohe - south end of Keana Rd - Hawaii Pacific Homes	271
June 25, 1959	Kewalo - Hoolai St - Albert T. Hayashi	274
June 25, 1959	Kaneohe - south end of Keana Rd - Hawaii Pacific Homes	275
June 30, 1959	Kewalo - 1226 Rycroft St - David Q. I. Yee	295
June 30, 1959	Kewalo - 1226 Rycroft St - David Q. I. Yee	295
June 30, 1959	Waikiki - Kalakaua Ave & Coconut Ave - street improve.	296

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May 21, 1959	Waimalu - makai side of Kamehameha Hwy - H. Yamamoto & Associates	124
May 21, 1959	Waimalu - Kamehameha Hwy - Kaname Saito	141
June 4, 1959	Waiiau - Kamehameha Hwy - Henry Y. Mizumoto	202
June 18, 1959	Waimalu - makai side of Kam Hwy - Yamamoto & Assoc.	237
June 25, 1959	Waimalu - makai side of Kam Hwy - Yamamoto & Assoc.	271
June 25, 1959	Waimalu - makai side of Kam Hwy - Yamamoto & Assoc.	275

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April 23, 1959	Waimalu - makai side of Kamehameha Hwy	9
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April 30, 1959	Waianae - makai side of Paakea Rd - Permanente Cement Co.	39
May 7, 1959	Honouliuli, Ewa - Barber's Point - Campbell Estate	70
May 7, 1959	Maili, Waianae - makai side of Paakea Rd - Permanente Cement Co.	73
May 7, 1959	Honouliuli, Ewa - Barber's Point - Campbell Estate	74
May 14, 1959	Honouliuli, Ewa - Barber's Point - Campbell Estate	99
May 14, 1959	Maili, Waianae - makai side of Paakea Road - Permanente Cement Co.	100
May 21, 1959	Maili, Waianae - makai side of Paakea Road - Permanente Cement Co.	141
May 28, 1959	Maili, Waianae - makai side of Paakea Road - Permanente Cement Co.	143
June 4, 1959	Honouliuli, Ewa - Barber's Point - Campbell Estate	192
June 4, 1959	Maili, Waianae - makai side of Paakea Road - Permanente Cement Co.	194
June 4, 1959	Honouliuli, Ewa - Barber's Point - Campbell Estate	215
June 10, 1959	Lualualei - Lualualei Ammunition Depot Road & Paakea Rd - Permanente Cement Company	221
June 25, 1959	Lualualei - Lualualei Ammunition Depot Road & Paakea Rd - Permanente Cement Company	266
June 25, 1959	Maili, Waianae - makai side of Paakea Road - Permanente Cement Co.	268
June 25, 1959	Lualualei, Waianae - Lualualei Ammunition Depot Rd & Paakea Rd - Permanente Cement Co.	274

ZONING - SEMI INDUSTRIAL:

May 7, 1959	Kalihi - Hau Street	93
June 4, 1959	Kailua - south of Kailua Rd - Centex-Trousdale Co.	202

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April 23, 1959	Kailua - YMCA	15
April 30, 1959	Matson Navigation Co.	46
April 30, 1959	Waikiki - Saratoga Rd & Kalia Rd - YWCA	46
May 7, 1959	Senate Concurrent Resolution #112 - study of piggery sites	73

ZONING - OFF STREET PARKING VARIANCE:

April 23, 1959	Waikiki - Kuhio & Kaiulani Aves - Waikiki Garage Corp. Ltd.	11
April 23, 1959	Waikiki - 1811 Ala Moana Blvd - Spencecliff Corp.	12
June 10, 1959	Waikiki - 228 Beach Walk - Paul A. Heady	220
June 18, 1959	Waikiki - 228 Beach Walk - Paul A. Heady	243

ZONING - ORDINANCE:

April 23, 1959	Ordinance 1637 & 1651 - off-street parking require.	11
April 30, 1959	Ordinance 1637 & 1651 - off-street parking require.	48
May 7, 1959	Ordinance 1637 & 1651 - off-street parking require.	72
May 7, 1959	Section 21-2.11 RO 1957 - circulation of notices	93
May 7, 1959	Appeal to Board of Supervisors. Re: variances which are disapproved by the Commission	93
May 14, 1959	Ordinance 1637, as amended - off-street parking requirements	120
May 21, 1959	Ordinance 1637, as amended - off-street parking req.	125
June 4, 1959	Ordinance 1703- off-street parking requirements	194
June 4, 1959	Ordinance 1705 - exemption of governmental agencies from certain requirements	202
June 18, 1959	Ordinance 1705- exemption of governmental agencies from certain requirements	240

ZONING - VARIANCE:

April 23, 1959	Waiialae-Iki - 1164-B Iki Pl. - Larry Y. Inouye	5
April 30, 1959	Pauoa - 233-C Kaia Street - Albert S. Shimotsu	44
April 30, 1959	Pauoa - 1748 Lusitana St - S. T. Lee	44
April 30, 1959	Palolo - Francis X. McKenna	63
May 7, 1959	Pauoa - 233-C Kaia St - Albert S. Shimotsu	69
May 7, 1959	Waimanalo - Kalaniana'ole Hwy & Flamingo Rd - Shigeru Murata, et al	70
May 14, 1959	Honouliuli, Ewa - Barber's Point - Campbell Estate	99
May 14, 1959	Maili, Waianae - Permanente Cement Co.	100
May 21, 1959	Kahaluu - 47-319 Ahuimanu Rd - Mrs. Winnie Chang	124
May 21, 1959	Wahiawa - 114 Makaweo Ave - Edward G. Uetake	124
May 28, 1959	Maili, Waianae - Permanente Cement Co.	143
June 4, 1959	Honouliuli, Ewa - Barber's Point - Campbell Est.	192
June 4, 1959	Maili, Waianae - makai side of Paakea Rd - Permanente Cement Co.	194
June 4, 1959	Kaimuki - 3725 Waiialae Ave - Mr.&Mrs. Stanley Y.F. Goo	202
June 10, 1959	Wahiawa - 114 Makaweo Ave - Edward G. Uetake	229
June 25, 1959	Honouliuli, Ewa - Barber's Point - Campbell Est.	273

ZONING - VIOLATIONS:

April 30, 1959	Wahiawa - 151 Nanea Ave - Illegal business operation	48
May 7, 1959	Waipahu - 94-120 Awamoku St - Illegal duplex unit	74
May 14, 1959	Kalia, Waikiki - Ala Moana Shopping Center - illegal business operation	104
May 14, 1959	Kaimuki - 1345 Highview Pl - alleged business oper.	104
May 14, 1959	Waiiau - 98-391 Kamehameha Hwy - open storage	104
May 21, 1959	St. Louis Heights - 1873 St. Louis Dr - alleged apartment unit	125
June 10, 1959	Kailua - 443-A Maluniu St - illegal rental unit	222
June 18, 1959	Kaimuki - 3564 & 3558 Maunalei Avenue - illegal business operations	243

Meeting of the City Planning Commission

April 23, 1959

The City Planning Commission met in regular session on Thursday, April 23, 1959, at 2:35 p.m., in the Conference Room of the City Hall Annex with Chairman A. J. Gignoux presiding:

**PRESENT:** A. J. Gignoux, Chairman  
R. G. Rietow  
Henry Chun-Hoon  
Harold Kometani  
Cyril W. Lemmon  
Tsutomu Izumi  
John H. Felix  
Frank W. Hustace, Jr. (excused and left at 3:50 p.m.)  
Leighton S. C. Louis, Director  
Henry T. Au, Assistant Director

**ABSENT:** Katsuro Miho  
George Centeio

(Mr. Noble Kauhane, the Acting Mayor, was present during a major portion of the meeting)

**MINUTES:** The minutes of April 16, 1959, as circulated, were approved on the motion of Mr. Rietow and second of Mr. Lemmon.

**MASTER PLAN  
BUILDING PERMIT  
KAILUA  
741 N. KALAHEO AVE.**

The Commission considered again a request for variance to construct a two-car garage within 3 feet of an 8-foot building setback line on the mauka side of North Kalaheo Avenue. A public hearing was authorized by the Commission to amend a portion of this roadway fronting this property from an 80-foot right-of-way to a 56-foot right-of-way with building setback in conformance with the other portion of North and South Kalaheo Avenue.

The Director reported that the Commission may grant this variance in the meantime, subject however, to comments from the adjoining property owners since all other property owners have adhered to the setback line. The Kalama Community Association stated that it has no objections to the granting of the variance.

Mr. Lemmon believed that the setback should be adhered to, otherwise, a precedent will be set.

A motion was made by Mr. Chun Hoon to advise the applicant to contact the property owners on each side of his property for their comments. This motion was seconded by Mr. Rietow and carried. Messrs. Felix and Lemmon voted in the negative.

**MASTER PLAN  
WAIMANALO  
PROPOSED DEVELOPMENT  
OF LAND**

The Commission deferred action on the over-all plan for development of lands in Waimanalo Valley. This plan was submitted by Mr. Frank W. Hustace, Jr., Territorial Land Commissioner.

**MASTER PLAN  
ALA MOANA  
"MAGIC ISLAND"**

The Commission deferred action on the report submitted by the Territorial Land Commissioner with respect to scope of studies for possible development of portion of Ala Moana Reef Area (Magic Island).

**MASTER PLAN  
PUBLIC UTILITIES  
BUS ROUTE  
KAILUA-HONOLULU  
LEEWARD BUS CO.**

The Commission reviewed again the request of the Leeward Bus Company to amend its Kailua-Honolulu bus route. Action was deferred pending comments from the Bus Company

regarding an alternate route suggested by the staff.

Mr. Amimoto, representing the applicant, stated that the Company still believes that the alternate route along Nimitz Highway, right turn to Iwilei Road and then to the O. R. & L. parking lot on King Street is less hazardous than the alternate route suggested by the staff to use Hotel Street and make a left turn into the area. He pointed out that the three phase traffic signal light at the intersection of King, Iwilei and Aala Streets permits an easier left turn movement into the lot after making a left turn onto King Street from Iwilei Road than it would be by coming straight down King Street from Hotel Street.

Upon an inquiry from a Commission member, Mr. Amimoto stated that the parking lot is about 300 feet from the Iwilei-King Street intersection, and all buses will turn into this area.

The Director stated that it was his understanding that the bus would be turning into the Depot area where the terminal is located. The applicant stated that buses will not turn into the pickup point from Iwilei but will turn in only at the parking area. The entrance is Ewa of the King Street traffic lights for Honolulu bound traffic.

This matter was taken under advisement on the motion of Mr. Rietow and second of Mr. Lemmon.

The Commission voted to approve the amended bus route which uses the Nimitz Highway route on the motion of Mr. Kometani and second of Mr. Lemmon.

**MASTER PLAN  
KAILUA  
REALIGNMENT OF  
KEOLU DRIVE**

The Commission voted to disapprove the proposed realignment of Keolu Drive to join with the Kailua Road junction and to further study the existing Keolu Drive to the defense highway, on the motion of Mr. Lemmon and second of Mr. Izumi. The problem involved is the width of the roadway.

**MASTER PLAN  
KEWALO  
STATUS OF KONA ST.  
& KEEAUMOKU ST.**

The staff reported that it is ready to present its report regarding the status and reasons for the continued existence of Kona Street, portion of Keeaumoku Street and Mahukona Street as private streets. The Board of Supervisors by Committee Report #973 requested a report from the Commission.

Due to insufficient time, the Commission did not discuss this matter.

**MASTER PLAN  
URBAN REDEVELOPMENT  
KAPAHULU NEIGHBOR-  
HOOD ANALYSIS  
REPORT**

The Commission received and placed on file a letter from Mr. Edward J. Burns, Manager of the Honolulu Redevelopment Agency, acknowledging receipt of the Commission's letter stating that the Commission had approved and adopted the Kapahulu District Neighborhood Analysis Report.

**PUBLIC HEARING  
CEMETERY USE  
NUUANU  
144 N. JUDD ST.  
CITY MEMORIAL PARK**

A public hearing was held to consider the establishment of a cemetery in an existing Class AA Residential District at 144 North Judd Street, situated on the mauka side, comprising 28,882 $\frac{1}{2}$ . This parcel of land is adjacent to the Oahu Cemetery.

The Director reported that a letter of protest by property owners, Mr. & Mrs. Tadao Kazumura, 145 Judd Street, and Mr. & Mrs. George T. Miwa, 217 Judd Street, has been filed.

They base their protest on the following: (1) That, the parcel of land involved is not owned in fee simple by the applicant, City Memorial Park; (2) that, no provisions have been made with reference to the laying out of the proposed cemetery for parking; and (3) that the land area involved is too small for a cemetery.

Mr. Roger Ikenaga, attorney for the protestants, reiterated the objections stated in the letter. He pointed out that lack of provisions for parking within the cemetery will force the parking of cars on the street fronting the protestants' property. The protestants believe that a cemetery should not encroach further into a residential area. There is also a psychological effect which may force his clients to move from the area.

Mr. James Kamo, attorney for the applicant, reported that all necessary requirements for the establishment of a cemetery have been complied with and in addition, the Hawaiian Trust Company Ltd., Executor of the Estate of Lady Margaret Buck, deceased, has joined in the application for change in zoning. The City Memorial Park has entered into a contract to purchase the property. In reference to off-street parking areas, Mr. Kamo stated that the section of Judd Street fronting the property set aside for street widening purposes will be used in the interim for parking purposes until the road is widened. He pointed out that since this area is to be used for burial only and not for funeral services, off-street parking area similar to other cemeteries is not needed.

Mr. Takaichi Miyamoto stated that majority of the Japanese hold their funeral services at a mortuary with cremation following. Only the immediate families go to the graveyard for burial purposes, therefore, a large parking area to accommodate cars is not necessary. He stated that the plots will be 3-1/2' x 8' in order to accommodate burials or interments. Many interments are made on the large size plots.

Mr. Ikenaga questioned the authority of the Hawaiian Trust Co., Ltd., to join in with the request since, being an executor of an estate, it is limited in its powers to act. Mr. Kamo stated that the Hawaiian Trust Co., Ltd., joined in with the request after obtaining approval from the court.

The public hearing was closed and the matter was taken under advisement on the motion of Mr. Felix and second of Mr. Izumi.

The Commission voted to defer action for one week on the motion of Mr. Chun Hoon and second of Mr. Rietow.

PUBLIC HEARING  
ZONING BUSINESS  
PALOLO  
3154 WAIALAE AVE.  
SAMUEL K. MURAKAMI

A public hearing was held to consider the change in zoning from existing Class A Residential to Business for the rear portion of a parcel of land at 3154 Waialae Avenue, situated at the mauka-Koko Head corner of Waialae Avenue and the entrance to St. Louis College. This is an extension of the existing Business District, and involves 2,189 $\frac{1}{2}$  of the property.

Development plans have been submitted showing a business building with areas in the rear set aside for off-street parking purposes. No protests were received. The public hearing was closed and the matter was taken under advisement.

on the motion of Mr. Felix and second of Mr. Izumi.

The change in zoning to Business was approved by the Commission on the motion of Mr. Felix and second of Mr. Lemmon.

PUBLIC HEARING  
ZONING CLASS A-2  
RESIDENTIAL  
KANEHOHE  
LILIPUNA ROAD &  
LILIPUNA PLACE  
JOYCE MURAKAMI

A public hearing was held to consider the change in zoning from existing Rural Class AA Residential to Class A-2 Residential for a 31,136 $\frac{1}{2}$  parcel of land at Kaneohe, situated on the southwest corner of Lilipuna Road and Lilipuna Place.

The Commission members had visited the site and noted that the change in zoning would not detract from the surrounding area since there are other small lots in the vicinity.

Mr. Sidney Hashimoto, representing the applicant, was present to answer any questions raised by the Commission. There were no protests made. The public hearing was closed and the matter was taken under advisement on the motion of Mr. Felix and second of Mr. Rietow.

The change in zoning to Class A-2 Residential was approved by the Commission on the motion of Mr. Rietow and second of Mr. Izumi.

ZONING CONDITIONAL  
USE DISTRICT  
MAIKI  
1839 ANAPUNI STREET  
AMERICAN ASSOC. OF  
UNIVERSITY WOMEN

The Commission considered a request of the American Association of University Women, Honolulu Branch, for a change in zoning of its property at 1839 Anapuni Street from Class A Residential to Conditional Use. The property contains 9,062 $\frac{1}{2}$  and the proposal is to demolish the existing building and construct a new fire-proof building with a meeting room and apartments.

The Director reported that the Commission had disapproved a request for change in zoning to hotel and apartment for this parcel and had advised the applicant that further consideration will be given after a new land use study for the City of Honolulu has been completed.

Mrs. Margaret Young, representing the Association, stated that the Association could qualify under the Conditional Use Law, Section d, "student centers and organizations". She stated that the Webster Dictionary defines "student" as one who pursues a course of study. Since there is no age limit for students, she believes the Association can be defined as a student organization. She pointed out that the Association is a branch of an international educational organization which maintains groups in international welfare, drama, and book section, and also works in cooperation with the Department of Public Instruction on school plans and scholarships. The Association is situated in the center of a cultural center surrounded by the Honolulu Academy of Arts, the University of Hawaii, Punahou School, and other schools, therefore, it wishes to remain in its present location. She pointed out that the present building is so dilapidated that it is in the verge of falling apart. She requested that its application be considered under the Conditional Use District law.

The Commission took this matter under advisement on the motion of Mr. Felix and second of Mr. Chun-Hoon.

The Director pointed out that the purpose of the Conditional

Use District is to create uses compatible with the surrounding development such as, universities or schools which are to be service by the uses with the intent to complement the activities of the educational institutions. The proposed use is not compatible with Punahou School or other schools in the vicinity.

The Commission voted to defer action on this matter on the motion of Mr. Felix and second of Mr. Izumi. Messrs. Lemmon and Komstani excused themselves from voting on this matter.

ZONING VARIANCE  
WAIALAE-IKI  
1164-B IKI PLACE  
LARRY Y. INOUE  
AGENT: RICHARD  
M. KAGEYAMA

The Commission members visited the property at 1164-B Iki Place for which a request for variance from the Class A-1 Residential regulations to permit the construction of an additional unit was made. The property contains 14,886 $\frac{1}{2}$  and lacks 114 $\frac{1}{2}$  to comply with Class A-1 zoning regulations for two dwellings.

The Commission voted to advise the applicant to circulate notices in compliance with Ordinance 1567 on the motion of Mr. Lemmon and second of Mr. Rietow. It also advised the applicant that a subdivision of the area will not be permitted.

ZONING CLASS A-1  
RESIDENTIAL,  
BUSINESS AND  
APARTMENT DISTRICT  
"C"  
KANEHOHE  
AIKAHI TRIANGLE  
CENTEX-TROUSDALE  
CO.

The Commission reviewed again a request for change in zoning from Class AA Residential to Business, Class A-1 Residential and Apartment District "C" for land situated on the north corner of Kaneohe Bay Drive and Mokapu Road, Aikahi Triangle.

The Commission noted that it had disapproved a similar request for change in zoning in February, 1959, but had established 5 to 8 acres for business purposes as a future land use need. The projection for a business need by 1965 was made on the basis that the population of the area may then support a shopping center.

Mr. H. W. B. White, from the Centex-Trousdale Company, stated that a misunderstanding was made regarding the proposed business area and the purpose for it is clear now. In regard to the Apartment District C area, he is willing to withdraw this application for Apartment C zoning for Class A-1 Residential.

The Director indicated that the developers will maintain Class AA Residential zoning for one tier of lots fronting Mokapu Drive and one tier of lots fronting Kaneohe Bay Drive. The 8-acre area at the corner of Mokapu Drive and Kaneohe Bay Drive will be retained in Class AA zoning until such time as development for business is imminent.

This matter was taken under advisement on the motion of Mr. Felix and second of Mr. Lemmon.

Mr. Felix's motion to look with disfavor to the rezoning request, seconded by Mr. Komstani, was lost on the negative votes of Messrs. Rietow, Izumi, Lemmon and Chun-Hoon.

A motion was made by Mr. Rietow to authorize the calling of a public hearing for Class A-1 Residential covering the interior area of about 61 acres. This motion was seconded by Mr. Chun-Hoon and carried. Messrs. Felix and Komstani voted in the negative.

ZONING HOTEL & APT.  
KAPALAMA  
POHAKU STREET EXT.  
ROBERT T. AUYONG,  
ET AL  
AGENT: FUSAO  
TANIGUCHI

The Commission considered a request for change in zoning from Class A Residential to Hotel and Apartment for parcels of land totaling 155,527 $\frac{1}{2}$  and situated on both sides of Pohaku Street Extension, makai of North School Street.

The Director reported that this area was recently subdivided for Class A Residential uses and an inspection of the site by the staff noted the existence of duplexes in the area. The subdivision has not been granted final approval. He also reported that under the Urban Renewal Study made in 1955, the Commission adopted in principle, the retention of this area for Class A Residential uses.

The Commission voted to defer action for further study and visit of the site on the motion of Mr. Lemmon and second of Mr. Felix.

ZONING HOTEL & APT.  
KANEHOE  
NORTH SIDE OF  
KEAAHALA ROAD  
EVANS H. M. YIM,  
ET AL

Mr. Evans Yim, the applicant, was present to request the change in zoning from Class A-1 Residential to Hotel and Apartment for approximately 2-1/2 acres of land situated on the Kahuku side of Kealahala Road, near the Territorial Hospital. He stated that the population growth in Kaneohe justifies apartment uses in the area and that they are ready to proceed immediately with the development plans. He pointed out that the demand for apartment units is so great that this area has the greatest number of duplexes and rental units than any other place in Kaneohe. He stated that the Community Association approves of the proposed use. Development plans were submitted.

The Director reported that the Commission in its study of the over-all development of Kaneohe-Heeia, indicated this area as desirable for apartment development; however, formal action was not taken. The Commission in 1958, took formal action designating approximately 15 acres of land situated on the mauka side of the existing business district along Kamehameha Highway for Apartment C zoning.

The Commission voted to visit the site on the motion of Mr. Lemmon and second of Mr. Felix. It instructed the staff to check for any zoning violations and to refer the matter to Sam Harris for investigation.

ZONING BUSINESS  
KAHALUU  
SOUTHEAST CORNER  
OF KAMEHAMEHA HWY  
& AHUIMANU ROAD  
MAN FAI YOUNG &  
KENNETH M. HIGA

The Commission reviewed a request for change in zoning from Class AA Residential to Business for approximately 2 acres of land situated on the southeast corner of Kamehameha Highway and Ahuimanu Road across from the Hygienic Store.

The applicants have submitted development plans showing the construction of a service station and a two-story commercial building. They pointed out that there are other areas zoned for business uses in Kahaluu but these are not being developed because of the amount of fill material necessary to develop the lands. The property under consideration seems to be the logical area and they are ready to start construction within a year's time.

The Director reported that seven letters from businessmen have been filed indicating their interest in locating in the proposed commercial building. He informed the Commission that in 1958, it had disapproved a request for change in zoning to Business for the establishment of a medical office covering lands situated on the makai side

of Kamehameha Highway near the applicant's property on the basis that the master plan for Kahaluu has been adopted and sufficient business areas have been zoned.

Mr. Rietow believed that this request should be denied. However, Mr. Komatani pointed out that this location may be desirable for business use and suggested that a revisit of the site be made for the benefit of the new Commission members.

A motion to visit the site was made by Mr. Komatani seconded by Mr. Felix and carried.

ZONING BUSINESS  
EWA  
WEST SIDE OF FT.  
WEAVER ROAD  
JAMES CAMPBELL  
ESTATE

Mr. M. L. Randolph, from the Campbell Estate, requested that an additional 5.8 acres of land be zoned for business so that an integrated shopping center may be developed for the Ewa Beach area. This land is adjacent to an existing 9 acres of business area of which 5 acres are owned by the Campbell Estate. Mr. Randolph pointed out that the Ewa Beach community is growing so fast that it has become necessary to develop a larger shopping center.

Mr. Kenneth Roehrig, architect, stated that he has been working together with the Campbell Estate and the Leeward Estate for the development of the business area. Commitments from prospective tenants indicate that the present 3.7 acres of business area is insufficient since the principle tenant will be a super market. The minimum standard for super markets is 3 to 1 (3 $\psi$  of land to every square foot of building) for parking purposes but the applicants provide for more. Therefore, in order to provide for the super market development and also have other businesses as a complement to the super market, a larger area is needed. He pointed out that under the integrated shopping center plan, approximately 680 off-street parking areas including employee parking areas have been set aside. In reference to the business area across Fort Weaver Road, he does know of the projected plan for that area.

This matter was taken under advisement on the motion of Mr. Rietow and second of Mr. Komatani.

The Director reported that a master plan for the Ewa area is being prepared by the Commission's private consultants, and the Commission believed that this area at Fort Weaver Road and Papipi Road is desirable for business uses and had zoned approximately 5 acres for business, but the problem is how much business area is needed to serve the residents. Therefore, he recommended that the private consultants be requested to comment on the matter.

Mr. Felix made a motion to authorize the calling of a public hearing and also to have the consultants give their expression for this area. He believed that if a developer is ready to proceed with his plans, the development should not be delayed to meet the time table of the consultants.

The Director indicated that the advice of the consultants should be received first since there is no assurance that such a large area is needed at this time. The time table for completion of the master plan seem to indicate that it is in the preliminary report stages.

Mr. Chun-Hoon stated that the area may be too large for business uses and believed that the consultants' views should be received.

ZONING BUSINESS  
WAIKAKALUA  
MAUKA SIDE OF  
KAMEHAMEHA HWY,  
FRONTING WAIPIO  
ACRES SUBDIVISION  
FINANCE REALTY CO.,  
LTD.

Mr. Felix withdrew his motion and made a new motion to have the staff consult with the private consultants for a recommendation as soon as possible. This motion was seconded by Mr. Izumi and carried.

The Commission considered a request for change in zoning from Highway Protective to Business for two parcels of land containing a total area of 3.34 acres situated on the mauka side of Kamehameha Highway on both sides of Waimakua Drive, at the entrance to Waipio Acres Subdivision.

The staff reported that the Commission in February, 1958, voted to look with disfavor to the request for 7 acres for business and had authorized the staff to conduct a study whether or not a business development is needed for the area and if so, where the appropriate location of such a business site should be. The staff reported that there will be approximately 500 homes in the Waipio Valley area with a population of approximately 2,000 persons. Therefore, based on design criteria, 2 to 2-1/2 acres of business area is sufficient to support the community. The applicant has submitted a schematic plan showing 1.3 acre and 2.04 acre areas for business purposes with a service station and proposed business buildings. The staff indicated that the nearest shopping center, other than a service station in Waipio, is Wahiawa town.

Mr. Leonard Fong, representing the applicant, pointed out that this area is about 10 miles from Pearl City and about 2-3/4 miles from Wahiawa. Residential development in the Waipio Acres area is developing rapidly and it is believed that a neighborhood shopping center, with barber shop, service station, post office, stores, etc., is needed to serve the community without going outside of the area to Wahiawa.

Upon a statement from a Commission member that a 2.04 acre area may be sufficient for a neighborhood shopping center, Mr. Fong stated that 3.3 acres is the minimum area required for its development. He also stated that the business areas were located on both sides of Waimakua Drive for better access purposes. An existing tavern on the lot will be relocated in the new business building.

The staff recommended that the Waipio Acres area be zoned for Class A-1 Residential uses. Mr. Fong stated that he has no objections.

This matter was taken under advisement on the motion of Mr. Felix and second of Mr. Kometani.

In discussing this matter further, Mr. Felix expressed his opinion that the 2.04 acre area is sufficient for a neighborhood shopping center. Mr. Kometani stated that the Commission had disapproved this request on a previous occasion not on the basis of need for a neighborhood shopping center but because majority of the members believed that the topography of the land was not suited for a shopping center.

The staff pointed out that the area has been filled to create land almost on level with Kamehameha Highway.

After further discussion, the Commission voted to defer action for one week on the motion of Mr. Chun-Hoon and second of Mr. Rietow.

ZONING CLASS AA  
RESIDENTIAL  
WAIALAE-NUI,  
WAIALAE-IKI  
MAKAI SIDE OF  
KALANIANAOLE HWY  
BISHOP ESTATE

The Commission, on the motion of Mr. Lemmon and second of Mr. Chun-Hoon, authorized the calling of a public hearing to zone the Golf Course Subdivision of Bishop Estate at Waialae-Nui and Waialae-Iki, on the makai side of Kalaniana'ole Highway from Class A-1 Residential to Class AA Residential.

ZONING GENERAL  
INDUSTRIAL  
WAIMALU  
MAKAI SIDE OF  
KAMEHAMEHA HIGHWAY

The Commission discussed the feasibility of industrial uses for lands situated on the makai side of Kamehameha Highway.

The Director reported that the Territorial Highway Department prefers the use of Kamehameha Highway as part of its defense highway system. The Commission believes that the area mauka of Kamehameha Highway is suitable for residential and apartment developments.

Mr. Kometani stated that sufficient studies have been made for this area and he believes that the highest use for the area makai of Kamehameha Highway is for industrial uses.

Mr. George Houghtailing, representing H. Yamamoto & Assoc., et al., requested that the Commission consider zoning the makai area from Waiiau to Waiphu for industrial uses. He pointed out that the applicants will have a service road within the proposed industrial development and access to Kamehameha Highway will be limited.

Mr. Lemmon made a motion to look with favor for the area makai of Kamehameha Highway from Waiiau Stream to the Waiiau Hawaiian Electric Plant for general industrial uses subject to the submission of development plans. This motion was seconded by Mr. Felix and carried.

Another motion was made by Mr. Felix to have the staff study and recommend minimum lot sizes suitable for industrial development in this area. This motion was seconded by Mr. Rietow and carried.

ZONING NOXIOUS  
INDUSTRIAL  
WAIANAE  
MAKAI SIDE OF  
PAAKEA ROAD  
PERMANENTE CEMENT  
CO.

The Commission considered a request for change in zoning from Rural Farm District to Noxious Industrial for approximately 190 acres of land situated in Maile for the operation of a quarry and cement plant.

Mr. Dudley Lewis, appearing on behalf of the Permanente Cement Company, stated that the Company has obtained an option to purchase approximately 209 acres of lands at Maile for the purpose of obtaining lime deposits and to erect thereon a cement manufacturing plant. The plant will be located in the mauka portion of the property adjoining Paakea Road and approximately 190 acres is requested for noxious industrial zoning. The target date for completion of the plant is August 1, 1960 and it is believed that the operation will continue for 50 years. At the conclusion of the operation, the lands will be made available for home sites and for farms. The plant will employ approximately 100 new employees who will be local residents, with the exception of a few technically qualified personnel.

The plant will be of very latest design with efficient and effective dust control equipment. Dust collecting efficiency of 99.74% is expected. The quarry operations also will be conducted with effective dust control

techniques with a minor amount of shallow blasting, and excavation will be accomplished mostly with a roter attached to a tractor. All operations at the plant and quarry will be conducted in strict compliance with the regulations of the Board of Health relating to air pollution and air control. Cement from this plant will be taken by trucks out of the area and routed eastward along Paakea Road, thence on Hakimo Road to Farrington Highway. A portion of the property is presently devoted to dairy operation but the owner has recently disposed of his herd and dairy equipment. The great bulk of the property is now waste land and the operation will not affect the small farmers or other neighbors in the area.

Mr. Lewis stated that a meeting was held with the Waianae District Council which represents the various community associations from Nanakuli, Mikilua, Maili, Waianae, and Makaha. After a presentation of facts was made regarding dust control and added economy to the Territory, the Council unanimously voted in favor of the proposed use.

Mr. Lewis read a copy of the letter from the Waianae District Council addressed to the City Planning Commission, stating that the member organizations of the Waianae District Council unanimously endorse and approve the location of the factory in Maili. (This letter was made a part of the record). Mr. Lewis then presented to the Commission photographs taken of its Permanente Cement Company operations in California.

Mr. Henry J. Kaiser, Chairman of the Board of Directors of the Permanente Cement Company, stated that after the people in the Waianae community were apprised of the facts relating to the cement operation, they unanimously voted to endorse the operation. In reply to a Commission member's query regarding the noise factor, Mr. Kaiser replied that the quarry operation will be done by a roter attached to a tractor and there will be no blasting. There will be no dust because the operation will be through wet process. There will be very little noise from the cement plant because it will be enclosed.

Mr. Chun-Hoon inquired whether the operations would interfere with the Naval Radio Station at Lualualei. Mr. Lewis replied that Paakea Road separates the two properties and the radio station tower is located quite a distance away, therefore, he does not believe the operation would interfere.

In reply to Mr. Chun-Hoon's question whether the two roads involved are public rights-of-way, the Director stated that Paakea Road is known to be a government road but a further check will be made for Hakimo Road.

This matter was taken under advisement on the motion of Mr. Felix and second of Mr. Izumi.

The Commission noted the operation of limestone quarries at Lualualei by Pacific Cement and Aggregates, Inc., and Gaspro.

Mr. Felix made a motion to visit the site and Mr. Lemmon seconded it. Mr. Lemmon suggested that a check of the entire area be made from the air, however, the other members were not receptive to the idea.

The Director reported that limestone has become a vital material for industrial development because of its use as aggregate and base material for roads. He stated that the area under consideration is zoned for farm purposes and the people living there may want to retain the area for farm purposes. He indicated that there are several bills in the House and the Senate which are considering the freezing of farm areas until such time as other farm areas are set aside or the planning for the whole island of Oahu is completed.

Mr. Chun-Hoon recommended an amendment to the motion to request that the staff clarify the status of the two roads (Paakea Road and Hakimo Road) and to contact the U. S. Navy for its comments regarding the proposed operation.

Messrs. Felix and Lemmon accepted the amendment. A vote was taken on the motion and carried.

ZONING OFF-STREET  
PARKING VARIANCE  
WAIKIKI  
KUHIO AND KAIULANI  
AVENUES  
WAIKIKI GARAGE  
CORP. LTD.

The Director reported that a letter has been received from Mr. William Cox of the Waikiki Garage Corporation, Ltd., stating that two apartment developments, one, the Royal Development Company and the other, the Hawaiian King Apartments, have entered into a stock subscription for parking spaces within a multi-deck parking garage structure to be built on the International Village property on Kuhio Avenue. Therefore, he is requesting that this letter be accepted as compliance with the parking requirements for these two developments.

Mr. Cox, who was present, stated that construction of the multi-deck parking structure will commence within 120 days and the construction of the two apartment developments will be started as soon as building permits are obtained. The assignment of parking spaces for these two developments will be incorporated in the lease agreement.

The Director reported that a duplicate executed copy of the lease providing for the off-street parking spaces must be filed at the time application for a building permit is made. The letter cannot be accepted as a legal document. Also, the parking spaces must be available at the same time the apartments are completed.

The Commission voted to so advise Mr. Cox on the motion of Mr. Rietow and second of Mr. Felix.

ZONING ORDINANCE  
ORDINANCE #1651  
OFF-STREET PARKING  
REQUIREMENT

The Director reported that, at the request of the staff, the C & C Attorney has submitted his opinion with respect to Ordinance 1651 relating to off-street parking requirements of one parking space for every two units for apartment houses and multiple family dwellings, effective June 30, 1959.

The opinion was circulated to the Commission members. The gist of the opinion states that the filing of a building permit application on or before June 30, 1959, is not sufficient to avoid compliance with the new requirement. There must be actual construction or a person must have incurred material expenses before June 30, 1959. Since there is no general applicable rule as to what constitutes substantial expenditures or obligations, each case would have to be judged on its own peculiar facts.

Mr. Felix suggested that this matter be reviewed by the Commission at its regular morning meeting on Thursday and

submit any recommendations to the Board of Supervisors.

The Director indicated that since this is an ordinance initiated and adopted by the Board, it should be advised of the Attorney's opinion immediately. The Board may wish to change the ordinance to further clarify the matter.

Mr. Lemmon made a motion that the opinion be studied by the Commission for one week and then be forwarded to the Board of Supervisors with the Commission's recommendation for changes, if any. This motion was seconded by Mr. Izumi and carried.

ZONING OFF-STREET  
PARKING VARIANCE  
WAIKIKI  
1811 ALA MCANA BLVD.  
SPENCECLIFF CORP.  
LTD.

The Commission considered a request for variance from the off-street parking requirements for the Tahitian Lanai at 1811 Ala Moana Boulevard. The applicant is merely extending the roof line over the lanai to protect its restaurant area from the weather; however, under the ordinance, 40% of the addition must be set aside for off-street parking purposes.

The Commission reviewed the ordinance regarding this matter and calculations made indicated that an area equivalent to one parking space is needed.

The Commission instructed the Director to confer with the applicant relative to furnishing an additional parking space on the motion of Mr. Felix and second of Mr. Izumi.

ZONING MISC.  
BUILDING PERMIT  
WAIKIKI  
SARATOGA & KALIA RDS.  
Y.W.C.A.

The sub-committee appointed by the Commission to investigate the finding of facts relating to the Waikiki Shore Apartment development submitted its report to the Chairman.

The sub-committee, consisting of Messrs. Izumi and Rietow, reported that it had reviewed the new plan submitted for the apartment development and finds that there are a total of 56 parking stalls, 24 stalls in grade and 32 stalls in the basement, and there is a total of 24,544sq of parking, 7,625sq of parking at grade and 16,919sq of parking in the basement. It noted that there are 148 units in the apartment structure for which 37 parking stalls are required; that, the lot size is 26,389sq and 40% of this amount is 10,555sq. Several stalls were eliminated by the sub-committee because of location and not being practical for ease of parking. In reaching this conclusion, standard reference books regarding stall sizes and turning spaces were used. Copies of this report were circulated to each Commission member.

Mr. Kometani noted the presence of William W. Saunders, attorney for the protestant Roy C. Kelley, in the audience and that he had been furnished a copy of the sub-committee's report. He stated it was his understanding that the sub-committee was to report to the Commission on the facts as shown on the plans and these facts will be referred to the C & C Attorney to determine if the Commission may process the permit. Since the Commission has not discussed the report of the sub-committee, he felt it was not in order to distribute the report to any parties involved in this case.

The Chairman recognized Mr. Saunders. Mr. Saunders stated that at the last meeting he had brought to the attention of the Commission a number of salient facts which had been glossed over in the initial staff analysis of the plans, therefore, he had requested the appointment of a

sub-committee of the Commission so that a determination can be made whether there is a violation of any zoning or subdivision laws. He pointed out that the C & C Attorney had rendered his opinion on erroneous facts submitted by the staff. When he had attempted to point out these erroneous facts to the C & C Attorney, he was informed that the opinion was based on facts submitted by the Commission. Therefore, he had requested the appointment of this sub-committee to determine the facts so that a corrected findings could be certified by the C & C Attorney. He pointed out that the sub-committee did not consult with him even though he was informed by the staff that he would be consulted.

The Director stated that the Commission appointed the sub-committee to study the facts and it stated that if any information was needed from the protestant or the applicant, a discussion could then be held. If the sub-committee reported back to the Commission without any prior discussion with the protestant's or the applicant's attorneys, that is its privilege. It is also within the discretion of the Commission if it so desires after the finding of facts, to refer this matter to the C & C Attorney without consulting the two attorneys, or it could call for a conference of all parties concerned. There is no need to hide or gloss over any of the facts that appear on the blue print and the only determination is whether or not they meet the legal requirements.

Mr. Saunders stated that he is not imputing the integrity of the staff or the observation power of the sub-committee. However, a person sees only what he is trained to see or what is in his mind when looking at something. He contended that there are other related factors that bear upon this issue. Point one is that if a measurement is taken of the area between bays, there is less than 24 feet between bays for 3 parking stalls, therefore, only two cars can be accommodated. Point two is that these parking stalls appear only on the surface of the map without noting that these stalls go all the way to the property line that separates the YWCA property with the Reef Hotel property. The public health regulation requires that a building be 10 feet away from the lot line, therefore, parking stalls within this area should be eliminated. He submitted that in order to get a fair understanding of the plan, all of these objections should be known because, unless these objections are known, the factual matter will not get to the C & C Attorney.

Mr. Chun-Hoon stated that he believes all these points raised by Mr. Saunders should also be studied by the sub-committee.

Mr. Izumi stated that the sub-committee checked with the Building Department with respect to the right of the developer to utilize space up to the boundary line and was informed that according to the Building Code, it is perfectly legal to do so as long as there are no openings in the wall and that the wall is of fire proof material.

Mr. Chun-Hoon inquired of the width of the ramps for access into the parking area. Upon being informed that it was 8 feet, he believed that there may be some traffic congestion at this point.

The Director stated that the matter of separate access or combined access is a legal question. Mr. Rietow reported

that the sub-committee found that there is sufficient room to go both ways.

Mr. Izumi pointed out that College Walk between King and Beretania Streets is only 15 feet wide curb to curb yet there is sufficient room for parallel parking and one lane of moving traffic; therefore, it is the committee's finding that the basement area is sufficient for parking purposes.

This matter was taken under advisement on the motion of Mr. Chun-Hoon and second of Mr. Rietow.

The Director reported that he has just received the C & C Attorney's opinion regarding the question of whether or not there has been a subdivision of land for the YWCA property. The gist of the opinion states that the proposed development would not involve a subdivision of land. A copy of the opinion will be circulated to each Commission member.

Mr. Saunders stated that this is another point he would like the sub-committee to check since after a disclosure was made, the developers had amended the lease agreement. He has been informed that other changes will be made also, therefore, he contends that the opinion is based on incomplete facts.

The Commission then discussed the next procedure to be taken on the matter. The Chairman stated that the report of the sub-committee should be accepted by the Commission and recommended that both attorneys meet with the C & C Attorney. The other members concurred with him and stated that the report of the sub-committee should also be referred to the C & C Attorney and a meeting date set for a consultation with all parties involved.

Mr. Chun-Hoon raised a question with respect to compliance with the off-street parking law under the present ordinance or the new ordinance to be effective June 30, 1959. He believed that the sub-committee should indicate in its report that the basis of its findings is under the present law.

Mr. Rietow stated that this information has been indicated in the report.

Mr. Chun Hoon made a motion to accept the sub-committee's report and to refer it to the C & C Attorney with a request that the Attorney call a meeting of all interested parties, including the sub-committee of the Commission, to clarify this matter and to settle the problem as soon as possible. This motion was seconded by Mr. Rietow and carried. Mr. Felix excused himself from voting on this matter.

BUILDING PERMIT  
CIVIC CENTER  
KAPIOLANI BLVD.  
EXT.  
STAR BULLETIN

The Commission considered a request made by the Honolulu Star Bulletin for a building permit for its parcel of land situated on the east side of Kapiolani Boulevard Extension and within the Civic Center area.

The Commission voted to recommend to the Board of Supervisors that this area be purchased on the motion of Mr. Izumi and second of Mr. Felix.

ZONING MISC.  
KAILUA  
YMCA

The Director reported that a letter has been received from the YMCA advising the Commission that its new Windward Branch neighborhood YMCA center to be built in Kailua will include only such facilities that will serve YMCA membership and related community program, and that it does not propose to utilize any part of the building for commercial or profit-making purposes.

Mr. Lee S. Wilson and Mr. Calvin C. McGregor, representing the YMCA, were present and the Director advised them that no restaurant operation other than kitchen facilities for occasional catering purposes will be permitted on the premises.

Mr. Felix questioned the use of kitchen facilities on the premises. The Director explained that kitchen facilities, other than restaurant facilities for the sale of meals, have always been permitted in these buildings.

Mr. McGregor stated that there will be no scheduled meals served nor any restaurant operation.

The Commission voted to acknowledge receipt of the letter and place it on file on the motion of Mr. Rietow and second of Mr. Lemmon.

SUBDIVN. REGULATIONS  
KAILUA INDUSTRIAL  
AREA  
SIDEWALK WIDTH

On the motion of Mr. Felix and second of Mr. Chun-Hoon, the Commission acknowledged receipt and filed a letter from Mr. Marshall F. Wright, realtor, requesting that the Commission reconsider the specified 8-foot sidewalk width and specify more narrow sidewalks for the light industrial development in Kailua. The Commission noted that the Board of Supervisors has approved the Commission's recommendation to require standard sidewalk construction.

Mr. Marshall F. Wright will be informed of the Board's action.

SUBDIVISION  
VIOLATIONS  
WAHIAWA  
WALEA STREET

The Commission received and placed on file a report from Sam Harris of the Public Prosecutor's office reporting on an alleged violation of the Subdivision Rules and Regulations. This matter is being clarified and it seems to be a private matter.

On the motion of Mr. Felix and second of Mr. Lemmon, the Commission adopted the following Resolutions of the City Planning Commission and authorized the transmission of same to the Mayor and the Board of Supervisors for approval:

ZONING INDUSTRIAL  
WAIMANO, EWA  
MAKAI SIDE OF  
KAMEHAMEHA HIGHWAY

1. Resolution No. 1036, changing Rural Business District No. 71-A, Rural Business District No. 71-B and a portion of Highway Protective zone to Rural Industrial District No. 20 for land situated on the makai side of Kamehameha Highway, opposite Puu Poni Street, Waimano, Ewa.

ZONING APT. DIST. C  
HALAWA  
MOANALUA ROAD &  
HALAWA HEIGHTS DR.

2. Resolution No. 1037, changing a portion of Rural Protective zone to Rural Apartment District C No. 3 for land situated on the mauka-Ewa corner of Moanalua Road and Halawa Heights Drive intersection, Halawa.

MASTER PLAN  
PARK SITE  
PALOLO  
"CUMMINS DAIRY"

3. Resolution No. 1039, amending a portion of Master Plan Section 26 (Palolo) at Palolo, by deleting the master planned park site situated about 200 feet in from the Koko Head side of Palolo Avenue.

The following subdivision actions were taken by the Commission on the motion of Mr. Chun Hoon and second of Mr. Rietow:

✓ SUBDIVISION  
NUUANU VALLEY  
OFF NEW PALI HIGHWAY  
MITSUO SHIMIZU  
CLASS AA

The Commission granted tentative approval to the proposed consolidation and resubdivision of Lot 9-A of Land Court Application 792 (Map 3) and Lot 11-A of Land Court Application 236 (Map 4) at Nuuanu Valley and resubdivision of said consolidation into 10 lots with areas ranging from 10,000 $\mu$  to 46,000 $\mu$  together with a 32-foot right-of-way.

Contours show approximately 37% grade.

The subdivision of Lot 9 and Lot 11 of Land Court Application 236 has been filed with the Land Court without the approval of the City Planning Commission which is contrary to Section 149-185, R.L.H. 1955.

Limit of water service is to the 720-foot elevation.

Approval will be subject to construction of all street improvements and utilities and drainage facilities, receipt of comments and recommendations from the Territorial Highway Department, compliance with Board of Health requirements and the filing of final survey maps.

The subdivider will be advised of the maximum grade allowed for a dead-end roadway.

✓ SUBDIVISION  
KEWALO  
KING AND WARD STREETS  
HATTIE KULAMANU WARD  
SURV: C & C LAND DIV.  
BUSINESS

Approval was granted to the proposed subdivision of Lot B-1 of Land Court Application 670 (Map 6) at Kewalo into 2 lots: B-1-A, 11,050 $\mu$ ; B-1-B, 1,509 $\mu$ .

Proposed Lot B-1-B (1,509 $\mu$ ) was acquired by the City and County of Honolulu for road widening purposes.

Final survey maps and a copy of the Petition for Subdivision have been filed.

✓ SUBDIVISION  
KALIA  
KAPIOLANI BLVD AND  
KEEAUMOKU STREET  
HAWAIIAN LAND CO.  
SURV: JOHN C. MANN  
BUSINESS

The Commission granted approval to the proposed consolidation and resubdivision of Lots 23, 24, and 25-A of Land Court Consolidation 20 at Kalia into 2 lots: 65, 31,432 $\mu$  together with a 10-foot building setback line on Kapiolani Boulevard; 66, 7,552 $\mu$ .

Lot 66, 7,552 $\mu$  will become part of Keeaumoku Street which is a private right-of-way. A print showing the building and curbs now under construction has been filed. Water and sewers are available.

Approval was granted by the Commission on March 5, 1959 to the proposed consolidation of Lots 23, 24, and 25-A of Land Court Consolidation 20.

Final survey maps have been filed.

✓ SUBDIVISION  
WAIKIKI  
KUHIO AVENUE & KUAMOO ST.  
TROPICAL ENTERPRISES, LTD.  
SURV: K. HANATANI  
BUSINESS

The Commission reviewed the proposed consolidation of Lots 55, 56, and 57 as shown on Map 3 and Lots 58-A, 58-B, 59-A and 59-B as shown on Map 6 of Land Court Application 573 at Waikiki into Lot 162, 21,387 $\mu$ . Water is available.

The Commission noted that the Waikiki Lau Yee Chai is built over an existing City and County right-of-way. It also questioned the reason for the consolidation of only a portion of the property on which the Lau Yee Chai

is situated. The Commission voted to defer action for consultation with the subdivider.

SUBDIVISION ✓  
WAIKIKI  
ALA WAI BLVD & WALINA H.  
PAUL LEONARD CARTER,  
ET AL  
SURV: WRIGHT, HARVEY  
& WRIGHT  
HOTEL & APARTMENT

The Commission reviewed the proposed consolidation and resubdivision of Lots 14-A, 14-B, 15-A, 15-B, 34, 36, and 38 as shown on Map 9 of Land Court Application 571 at Waikiki and resubdivision of said consolidation into 2 lots: 42, 12,495 $\mu$  with an existing building and 43, 9,450 $\mu$  with an existing two-story apartment.

The existing building on proposed Lot 42 will be demolished. Water and sewers are available.

Tentative approval was granted with approval subject to compliance with building spacing requirements and the filing of final survey maps showing the rounding of corners.

SUBDIVISION ✓  
WAILUPE  
HIND IUKA DRIVE  
C & C OF HON., ET AL  
SURV: C & C LAND DIV.  
CLASS A-1

Tentative approval was granted to the proposed subdivision of Lot 1136 of Land Court Application 656 at Wailupe into 2 lots: 1136-A, 287,375 $\mu$  being the remaining area whereon exists the Aina Haina Second Elementary School; 1136-B, 1,495 $\mu$ .

Finance Committee Report No. 607 (1959) authorizes the sale, at public auction, of proposed Lot 1136-B, 1,495 $\mu$ . Water is available. The purpose of this subdivision is to sell the 1,495 $\mu$  lot to the abutting owner of Lot 1043.

Approval will be subject to the filing of final maps showing the consolidation of Lot 1136-B (1,495 $\mu$ ) with Lot 1043 (9,582 $\mu$ , Tax Map Key 3-6-16:32) to create a lot of 11,077 $\mu$ .

SUBDIVISION ✓  
KOKO HEAD, MAUNALUA  
KALANIANA'OLE HIGHWAY  
BISHOP ESTATE  
AGENT: HENRY J. KAISER  
SURV: ROBERT H. C. CHOY  
CLASS AA

The Commission reviewed the proposed subdivision of portion of R. P. 4475, Land Commission Award 7713, Apana 30 to V. Kamamalu at Koko Head into 238 residential lots with areas ranging from 10,000 $\mu$  to 42,000 $\mu$  less roadway setback areas ranging from 700 $\mu$  to 6,600 $\mu$  leaving net areas ranging from 9,640 $\mu$  to 35,400 $\mu$  together with 32, 44, 56, and 80-foot rights-of-way; one school site and two 10-foot walkways.

The applicant will be advised of the future road to the saddle road.

Tentative approval was granted by the Commission to the subdivision plan of this area on November 8, 1956. However, by letter dated April 17, 1958, the Bishop Estate advised the Commission of its decision to temporarily suspend the development of the Trustee's lands of Maunaloa, Heeia and Kaelepulu.

The subdivision plan notes the transition of the 80-foot right-of-way to a 56-foot right-of-way fronting the proposed school lot.

By letter dated August 10, 1956, the Board of Health recommended that the entire area be sewerred.

The Division of Sewers by letter dated October 10, 1956, stated that there are no city sewers in this area; that the proposed "Koko Head Sewerage System" tentatively scheduled for 1965 will service this subdivision.

The Board of Water Supply by letters dated July 27, 1956 and November 8, 1956, stated that water is available only up to the 50-foot contour.

Mr. Leroy Rathburn from the Board of Water Supply stated that after the master plan for this area is completed, the water service will be raised to the 100-foot contour.

The Commission voted to grant tentative approval to this subdivision with approval subject to construction of all street improvements and utilities and drainage facilities, comments and recommendations from the Territorial Highway Department, construction of sewer system and a temporary sewer treatment plant, and the filing of final survey maps.

SUBDIVISION ✓  
KOKO HEAD, PORTLOCK  
OFF PORTLOCK ROAD  
(MAUNALUA UNIT 1)  
BISHOP ESTATE  
AGENT: HENRY J. KAISER  
SURV: ROBERT H.C. CHOY  
CLASS AA

The Commission reviewed the proposed subdivision of portion of R. P. 4475, Land Commission Award 7713, Apana 30 to V. Kamamalu at Koko Head, Maunaloa into 41 lots with areas ranging from 12,400sq to 35,000sq together with 32 and 44-foot rights-of-way.

Tentative approval was granted by the Commission on November 8, 1956, however, by letter dated December 15, 1958 the Bishop Estate requested the withdrawal of the subdivision plan.

The Board of Water Supply by letters dated September 26, 1956 and November 8, 1956 stated that water is available only up to the 50-foot contour.

The Division of Sewers by letter dated September 27, 1956 informed the Commission that there are no city sewers in this area.

The Board of Health by letter dated October 15, 1956 recommended that this subdivision be served by a sewer system.

The staff recommended that the street pattern connecting Unit 1 with Unit 2 be revised for a better intersectional design.

Tentative approval was granted by the Commission with approval subject to submission of revised plans as recommended by the staff, construction of all street improvements and utilities and drainage facilities, construction of sewer system and a temporary sewer treatment plant, and the filing of final survey maps.

SUBDIVISION ✓  
KOKO HEAD, PORTLOCK  
PORTLOCK ROAD  
(MAUNALUA BAY VIEW,  
UNIT 2)  
BISHOP ESTATE  
AGENT: HENRY J. KAISER  
SURV: ROBERT H.C. CHOY  
CLASS AA

The Commission reviewed the proposed subdivision of portion of Royal Patent 4475, Land Commission Award 7713, Apana 30 to V. Kamamalu at Koko Head, Maunaloa into 69 lots with areas ranging from 14,000sq to 45,800sq together with 24, 32, 44-foot rights-of-way; and a park site.

Tentative approval was granted by the Commission to the over-all subdivision plan of Maunaloa Bay View Unit 2 on February 6, 1958, and the Bishop Estate agreed to set aside the four lots fronting the proposed playground site and include it in the playground area. By letter dated December 15, 1958, the Bishop Estate requested that the subdivision of Maunaloa Bay View Unit 2 be withdrawn.

The Division of Sewers by letter dated November 6, 1957 informed the Commission that there are no sewers in this area.

The Board of Health by letter dated November 29, 1957 recommended sewers for the entire area.

The Board of Water Supply by letter dated November 6, 1957, informed the Commission that water is not available to Lots 100 to 109.

The staff recommended that the street pattern connecting Unit 1 with Unit 2 be revised and that a standard turn-around be provided for the two 24-foot and one 32-foot dead-end roads.

Tentative approval was granted by the Commission with approval subject to submission of revised plans as recommended by the staff and noting standard turn-arounds, construction of all street improvements and utilities and drainage facilities, construction of sewer system and a temporary sewer treatment plant, and the filing of final survey maps noting the playground area to include Lots 110 to 113 and deletion of Lots 100 to 109.

SUBDIVISION ✓  
WAIMANALO  
KALANIANA'OLE HIGHWAY  
SHINICHI UOHARA  
BUSINESS AND VARIANCE  
PERMIT #198

Tentative approval was granted to the proposed subdivision of portions of R. P. 547, Land Commission Award 234-V to Kiha; R. P. 544, Land Commission Award 234-Q to Holae; and Grant 7952, Part 2 to Waimanalo Sugar Co., being Tax Map Key 4-1-12:10 and 94 at Waimanalo into 3 lots: D, 70,071sq; E, 12,000sq; F, 25,251sq.

The Commission on April 11, 1959, authorized the calling of a public hearing for redesignation of the boundaries for Business District #76.

Approval of this subdivision will be subject to compliance with building spacing and Board of Health requirements, comments and recommendations from the Territorial Highway Department since this subdivision fronts a Federal Aid Highway, approval of the rezoning, and the filing of final maps.

SUBDIVISION ✓  
KAILUA  
MOOKUA STREET  
ESTATE OF ANNIE F.  
BURNS  
CLASS AA

Tentative approval was granted to the proposed subdivision of Lot 2-A-128 (Map 2) of Land Court Application 677 at Kailua into 2 lots: 2-A-128-A, 10,000sq with an existing dwelling; 2-A-128-B, 10,000sq and being a 12-foot flag lot.

The garage straddling the proposed common boundary will be removed. Water is available.

Approval will be subject to compliance with building spacing, Class AA zoning and Board of Health requirements and the filing of final survey maps.

SUBDIVISION ✓  
AIKAHI  
KANE'OLE BAY DRIVE &  
MOKAPU ROAD  
G & C OF HON., ET AL  
CLASS AA

Approval was granted to the proposed subdivision of Lot 2-A-6 of Land Court Application 1382 at Aikahi into 3 parcels: (1) a 20,000sq parcel (0.0459 acres) less 980sq master plan setback area leaving a net area of 19,020sq being a Fire Station site; (2) a 25.137 acre parcel less 0.274/ acre (11,940sq) master plan setback area leaving a net area of 24.863/ acres; (3) a 73.165 acre parcel, being the remainder area.

The 20,000 $\mu$  parcel will be the Kailua Second Fire Station site and the 25.137 acre parcel will be the sewage treatment plant site.

The Commission approved the Fire Station and the Sewage Treatment plant site at the public hearing held on December 29, 1958.

Final survey maps have been filed.

SUBDIVISION ✓  
KAHALUU  
OFF WAIHEE ROAD  
TOSHIO HIGA  
SURV: PARK & PARK  
RURAL PROTECTIVE  
(AGRICULTURAL SUBDVN)

The Commission voted to defer action on the proposed subdivision of Lot L-1 (Map 4) of Land Court Application 1133 at Kahaluu into 3 lots: L-1-A, 48.73 acres; being the remaining area; L-1-B, 2.90 acres; L-1-C, 0.07 acres, being a road widening lot.

Water is available up to the 135-foot elevation. No sewers. Board of Health certification is required. A duly acknowledged letter is required from the owner stating that this subdivision is for agricultural purposes.

The subdivider will be requested to consult with the staff regarding the width of the lots.

SUBDIVISION ✓  
WAIANAE  
OFF WAIANAE VALLEY RD  
S. IINUMA  
AGENT: BD OF WATER  
SUPPLY  
SURV: R. M. TOWILL  
RURAL PROTECTIVE

Approval was granted to the proposed subdivision of Lot A-12-A of Land Court Application 1102 at Waianae into 3 lots: A-12-A-1, 1.060 acres (46,191 $\mu$ ); A-12-A-2, 1.211 acres (52,752 $\mu$ ); A-12-A-3, 6,039 $\mu$ ; and the designation of Easements 130 and 131 over and across Lot 308 of Land Court Application 1102.

Lot A-12-A-3 (6,039 $\mu$ ) will be conveyed to the Board of Water Supply as a portion of a 44-foot right-of-way to the proposed reservoir site.

The subdivider will be advised that any further subdivision of the interior area will require the construction of a standard 44-foot roadway.

Final survey maps have been filed.

SUBDIVISION ✓  
WAIANAE  
OFF WAIANAE VALLEY RD  
SATORU IINUMA, ET AL  
SURV: M. YAMASHITA  
RURAL PROTECTIVE

Tentative approval was granted to the proposed subdivision of Lots A-12-A-1 and A-12-A-2 of Land Court Application 1102 at Waianae into Lots A to N, inclusive, with areas ranging from 512 $\mu$  to 9,680 $\mu$ .

Proposed Lot C is an 8-foot pathway to serve as a secondary access to the Territory cemetery site. Waianae Valley Road is a government right-of-way.

The 8-foot pathway is being provided by the subdivider in consideration for the public who must walk a great distance to the cemetery site.

Approval will be subject to the construction of utilities, and the filing of final survey maps.

SUBDIVISION ✓  
WAIPIO  
OFF KAMEHAMEHA HWY  
(PORTION OF UNIT 3-A)  
FINANCE REALTY CO. LTD.  
SURV: PARK & PARK  
RURAL PROTECTIVE

The Commission deferred action on the proposed consolidation and resubdivision of Lots 1070 to 1074, inclusive, of Units 3-A of Waipio Acres and being Land Court Application 1000 at Waipio into 7 lots with areas ranging from 5,922 $\mu$  to 17,084 $\mu$  together with a 16-foot right-of-way.

The owner will state in the deeds for Lots E and F that no further subdivision will be allowed for these two lots.

The subdivider will be requested to submit contours. Due to the possibility of further subdivision, a 24-foot right-of-way may be required.

SUBDIVISION ✓  
WAIANAE  
OFF KUWALE ROAD  
NICHOLAS GOMEZ AND  
ISABELO GALANG  
SURV: AHOON H. WONG  
RURAL PROTECTIVE

At the request of the applicant, the Commission accepted withdrawal of the proposed subdivision of Lot 4 of Kamaka Tract (F. P. 377) at Waianae into two lots: 4-A, 0.50 acre less .05 acre (2,500sq) driveway easement (25-feet) in favor of Lot 4-B, leaving a net area of 0.45 acre; 4-B, 0.50 acre.

Tentative approval was granted on May 8, 1958. By letter dated April 16, 1959, Nicholas Gomez and Isabelo Galang, applicants, requested withdrawal of the subdivision plan.

SUBDIVISION ✓  
WAIANAE  
OFF FARRINGTON HIGHWAY  
HARRY KIM, ET AL  
HIGHWAY & RURAL  
PROTECTIVE

The Commission reviewed the proposed subdivision of portion of Lot 16-F of "Maile Lands" being portion of Grant 9362 at Maile into 7 lots with areas ranging from 5,200sq to 7,200sq and a 32-foot right-of-way.

The applicant stated that this area will be developed under the F.H.A. 221 Program. The Commission on March 19, 1959, voted to defer action on the subdivision plan pending receipt of comments from the Territorial Highway Department and disapproved the request for waiver of standard curbs and gutters within the subdivision.

Inasmuch as the Territorial Highway Department has not replied, the applicant by letter dated April 22, 1959, granted the Commission an extension of time to act on the subdivision plan.

The Commission voted to grant tentative approval with approval subject to construction of street improvements and utilities, compliance with Board of Health requirements, receipt of comments from the Territorial Highway Department and the filing of final survey maps.

SUBDIVISION ✓  
KANEHOE  
OFF KANEHOE BAY DRIVE  
KANEHOE RANCH CO.,  
LTD.  
SURV: R. M. TOWILL  
CLASS AA

The Commission reviewed the proposed subdivision of portion of "Yacht Club Hills" at Kaneohe, Tax Map Key 4-4-12 into 21 residential lots with areas ranging from 19,200sq to 22,000sq less setback areas leaving net areas ranging from 13,100sq to 17,600sq; two 44-foot road reserve lots and two remainder areas of 112.353 acres and 157.754 acres.

Tentative approval was granted by the Commission on May 1, 1958.

By letter dated April 16, 1959, Mr. E. J. Viner, project manager of Centex-Trousdale Co., requested an extension of time of one year to complete the subdivision plans on the basis that the future width of Kaneohe Bay Drive in this vicinity has not yet been determined by the City and County of Honolulu and requested, in addition, that the necessary public hearing be held at the earliest possible date so as to enable the company to proceed.

The Commission granted the extension of time of one year.

SUBDIVISION ✓  
EWA, HONOULIULI  
OFF FT. WEAVER ROAD  
JAMES CAMPBELL EST.  
& LEEWARD DEVELOP-  
MENT CORP.  
SURV: R. M. TOWILL  
RURAL PROTECTIVE

Mr. C. R. Short, general manager of Leeward Development Corp., developer of Leeward Estates, by letter dated April 21, 1959, requested permission to construct one model home on proposed Lot 312 of Leeward Estates Unit 3 development, and also stated that the model home will not be sold, leased or rented until the construction of street improvements and utilities have been completed.

Tentative approval was granted by the Commission to the over-all subdivision plan of Leeward Estates on November 14, 1957.

The Commission granted permission for the construction of a model home with the stipulation mentioned by the developer.

The construction plans submitted for this subdivision (9 lots) were authorized to be transmitted to the Chief Engineer for his check and approval.

SUBDIVISION ✓  
KANE OHE  
KANE OHE BAY DRIVE  
& IKEANANI STREET  
RAINBOW REALTY CO., LTD.  
SURV: HARLAND BARTHO-  
LOMEW & ASSOCIATES  
CLASS A-1

Tentative approval was granted by the Commission on November 6, 1958.

The request of the surveyor for modification of the standard street section by the construction of a cement rubble masonry wall over the sidewalk area will be referred to the Chief Engineer for his comments and recommendations. Drainage facilities will also be subject to approval of the Chief Engineer.

Access must be provided for the existing lots.

SUBDIVISION ✓  
KANE OHE  
PALEKA ROAD  
KENNETH M. SHIGI  
AGENT: P. W. WON  
REALTY CO.  
SURV: R. M. TOWILL  
CLASS A-1

The construction plans submitted for this subdivision (35 lots) were authorized to be transmitted to the Chief Engineer for his check and approval.

Tentative approval was granted by the Commission on February 5, 1959.

The staff recommends approval of the request for variance from street gradient beyond the 10% grade required for minor streets, subject, however, to the approval of the Chief Engineer. Drainage facilities will be subject to approval of the Chief Engineer.

SUBDIVISION ✓  
MOANALUA  
SALT LAKE BLVD.  
INTERNATIONAL DEVELOP-  
MENT CO.  
SURV: COMMUNITY  
PLANNING, INC.  
CLASS A-1 & A-2 and  
HOTEL & APARTMENT

The construction plans submitted for this subdivision (135 lots) were authorized to be transmitted to the Chief Engineer for his check and approval.

Tentative approval was granted by the Commission on December 18, 1958.

The request for road grade variance for Roads A, B, C, and E, which have grades in excess of the 7% grade allowed for minor and secondary streets, will be referred to the Chief Engineer. Drainage facilities will be subject to approval of the Chief Engineer.

SUBDIVISION ✓  
KAPAHULU  
LUAWAI ST. EXTENSION  
M. HARAGUCHI, ET AL  
ENGINEER: Y. ARAKAKI  
CLASS A

The Commission reviewed the proposed subdivision of portions of Lot I-9 of Leahi Farm Tract (F.P. 39) at Kapahulu into 23 residential lots with areas ranging from 5,000 $\pm$  to 23,396 $\pm$ , together with a 50-foot master plan road (Luawai Street Extension), a 44-foot master plan road (Road C) and a 16-foot right-of-way.

Approval was granted by the Commission on November 29, 1956 on the basis of Public Works Committee Report No. 818 dated November 20, 1956, directing the Chief Engineer to prepare proceedings for the creation, defining and establishment of improvements under Section 6608 and Section 6709 of the Revised Laws of Hawaii 1945, as amended--owner paying 100% of the cost.

By letter dated April 18, 1959, Mr. Yasutaka Fukushima, attorney for Mr. & Mrs. Seiko Nakasone, and Mr. & Mrs. Toshimitau Matsuda, has filed a protest on the basis that the above subdivision does not meet the requirements of "minimum lot area" (Resolution 401) within a Class A Residential district.

Mr. George Nakamura, attorney for the adjoining property owners, the protestants, pointed out that the subdivider failed to show on its subdivision map the existence of an easement between Lots 18, 20, and 22. He believed that if the Commission knew of this easement, it would not have approved the subdivision. He stated that his clients have access to their properties through this easement.

The Commission voted to refer this matter to the City and County Attorney's office for advice regarding the procedure necessary to rescind approval of the subdivision, on the motion of Mr. Rietow and second of Mr. Lemmon.

The Commission reviewed again the proposed subdivision of Parcel 5 of Tax Map Key 3-3-14 at Kapahulu into 2 parcels: A, 17,048sq being a 20-foot flag lot and B, 18,745sq with an existing dwelling.

The Commission on April 2, 1959, voted to disapprove the subdivision plan on the basis of inadequate access.

By letter dated April 20, 1959, Mr. John Cline Mann, surveyor for the applicant, requested reconsideration on the basis that proposed Parcel A, 17,048sq will be conveyed to the abutting owner of Parcel 3 of Tax Map Key 3-3-14.

Contours are approximately 10% to 15% grades. Koko Drive is a paper road fronting the proposed subdivision. Water is available.

The Commission voted to grant tentative approval with approval subject to compliance with building spacing and Division of Sewers requirements, filing of final survey maps showing the consolidation of Parcel 3 (TMK 3-3-14, 20,482sq) with proposed Lot A (17,048sq) to create a lot of 37,530sq.

The subdivider will be advised that any further subdivision of the proposed consolidation will require the construction of standard roadways in accordance with the Subdivision Rules and Regulations.

The Commission reviewed again the proposed consolidation and resubdivision of Lots 15-A, 15-B, and 16-B and 28 of Land Court Application 704 at Palolo Valley into 5 lots: 31, 5,000sq with an existing dwelling; 32, 5,386sq being a 12-foot flag lot with an existing dwelling; 33, 5,000sq; 34, 5,000sq; 35, 8,494sq; 36,

SUBDIVISION ✓  
KAPAHULU  
KOKO DRIVE  
JOHN S. RAMSEY  
SURV: JOHN C. MANN  
CLASS A

SUBDIVISION ✓  
PALOLO VALLEY  
MOKUNA PL & SIERRA DR.  
JAMES J. RODRIGUES, ET AL  
AGENT: A. T. YUKITOMO  
SURV: T. BARANO  
CLASS A

1,813 $\frac{1}{2}$  being a 14-foot right-of-way.

The Commission on April 16, 1959 voted to defer action on the subdivision plan pending a revisit of the site.

Mr. Andrew T. Yukitomo, agent for the applicant, verbally agreed that a 16-foot right-of-way will be provided in lieu of the 14-foot right-of-way shown on the plan to serve Lots 33, 34, and 35.

Contours show approximately 57% to 60% grades.

The Commission visited the site and noted the steepness of the area proposed for the 16-foot right-of-way. It questioned the ease of traffic movement within the area. The staff recommended that an adequate turn-around be provided at the end of the 16-foot right-of-way in order to permit the cars to enter Sierra Drive instead of backing into it.

Mr. Andrew Yukitomo, agent for the subdivider, accepted the staff's recommendation.

The Commission voted to grant tentative approval with approval subject to compliance with building spacing, Board of Water Supply and Class A zoning requirements, construction of the 16-foot right-of-way with a turn-around, and the filing of final survey maps.

SUBDIVISION ✓  
EWA  
OFF FARRINGTON HWY  
JAMES CAMPBELL ESTATE  
RURAL PROTECTIVE

The Commission reviewed the proposed subdivision of Lot 67 of Land Court Application 1069 at Ewa into 2 lots: 67-A, 20.00 acres as a plant site; and 67-B, 524.927 acres, the remaining area.

Lot 67-A will be leased to Hawaiian Rock and Supply Co., and Honolulu Construction and Draying Co. Ltd.

Access from Lots 67-A and 67-B to a public right-of-way will be over paved roads, being Easements 33, 34, 35, and 36 of Land Court Application 1069. Water is available.

The Commission on April 16, 1959, approved the rezoning of this area to Rural Noxious Industrial zone.

The staff reported that the subdivision map submitted is incomplete due to the fact that it does not show the roadways leading into the area, nor does it show other data necessary on a preliminary map.

Mr. Randolph, from the Campbell Estate, stated that a proper map will be submitted and requested that the matter be deferred.

The Commission voted to defer action on this matter.

SUBDIVISION ✓  
EWA BEACH  
OFF POHAKUPUNA ROAD  
MARTIN ILABAN, ET AL  
SURV: WRIGHT, HARVEY  
& WRIGHT  
CLASS A

The Commission reviewed the proposed subdivision of Lot 543-B as shown on Map 73 of Land Court Application 242 at Ewa into 2 lots: 543-B-1, 10,000 $\frac{1}{2}$  less 2,000 $\frac{1}{2}$  (Roadway Easement 32) less 1,320 $\frac{1}{2}$  master plan setback area leaving a net area of 6,680 $\frac{1}{2}$  with two existing dwellings and 543-B-2, 8,337 $\frac{1}{2}$  less 462 $\frac{1}{2}$  (Easement 33) being a 4-foot footpath beach right-of-way leaving a net area of 7,875 $\frac{1}{2}$  with an existing dwelling and the designation of Easements 32 and 33.

On the basis that two dwellings on a 6,680 $\mu$  lot will be non-compliance with Class A Residential zoning regulations and that the easement is inadequate for access purposes, the Commission voted to disapprove this subdivision.

SUBDIVISION  
WAIMALU  
KAMEHAMEHA HIGHWAY  
& MOANALUA ROAD  
RAYMOND T. HARADA  
HIGHWAY AND RURAL  
PROTECTIVE

The Commission reviewed the proposed consolidation and resubdivision of portions of Land Commission Award 8525-B, Part 3, Land Commission Award 9400:1 and Land Commission Award 5524:6 being parcels 7, 12 to 17 inclusive, and 26 of Tax Map Key 9-8-09 at Waimalu into 10 lots with areas ranging from 6,000 $\mu$  to 11,500 $\mu$  together with a 32-foot right-of-way.

The Commission on March 19, 1959, voted to defer action pending receipt of comments from the Board of Health.

The Board of Health by letters dated January 19, 1959 and April 15, 1959, informed the Commission that it recommends that this subdivision be sewerred.

Mr. Francis Aona of the Division of Sewers by letter dated January 19, 1959, informed the Commission that "sewers are not available to the subject parcels. No allowance was requested for nor made in the design capacity of the existing temporary septic tank, paid for by all benefited parties and into which all sanitary sewage from the Waimalu and Waiiau area drain, for the above parcels."

The Commission requested comments from the Board of Health regarding cesspool construction and voted to defer action pending a reply. It also requested that the subdivider grant the Commission an extension of time to act on the subdivision.

The following subdivisions which were granted tentative approval and now conform to requirements for approval were approved by the Commission on the motion of Mr. Chun-Hoon and second of Mr. Rietow:

SUBDIVISION  
KAPAHULU  
KILAUEA & 17TH AVENUES  
ETHEL K. YEE  
SURV: PARK & PARK  
CLASS A

1. Proposed subdivision of portion of Lots 3 and 4 of Block 87 of the "New Ocean View Tract" (F. P. 37) at Kapahulu into 2 lots: A, 5,025 $\mu$  less 1,005 $\mu$  master plan setback area leaving a net area of 4,020 $\mu$ ; B, 6,225 $\mu$  less 1,331 $\mu$  master plan setback area leaving a net area of 4,894 $\mu$ .

Tentative approval was granted by the Commission on February 12, 1959.

Building spacing, Class A Residential zoning, Board of Water Supply, and Board of Health requirements have been met.

Final survey maps showing the master planned setback areas have been filed.

SUBDIVISION  
PALOLO  
OFF PALOLO AVENUE  
HAWAII HOUSING AUTH.  
SURV: A. Y. AKINAKA  
HOTEL & APARTMENT

2. Proposed subdivision, consolidation and resubdivision of the following:

(1) Proposed consolidation and resubdivision of Lot C-1, D, E, F, G, H-1, H-2, I-1, and I-2 of Land Court Application 316 into 8 lots with areas ranging from 800 $\mu$  to 380,373 $\mu$ ; Lots 4 (56,570 $\mu$ ) and 7 (6,416 $\mu$ ) being portions of Ahe Street; and Lot 5, 175,607 $\mu$  less 5,280 $\mu$  master plan roadway area leaving a net area of 170,327 $\mu$ ;

(2) Proposed subdivision of the Reservoir Lot (as shown in Land Court Application 316) into the following Lot R-1, 52,188 $\mu$  being the remainder area, Lot R-2, 1,154 $\mu$  and R-3, 1,154 $\mu$  being portions of Ahe Street;

(3) Proposed consolidation and resubdivision of Grant 12270 to Hawaii Housing Authority, Grant 52 (P. W.) to C. A. Long, R. P. 1269, Land Commission Award 8289, Apanas 1 and 2 to Kaumaka, R. P. 2417, Land Commission Award 1649, Apana 1 and 2 to Pupusawa, and R. P. 4498, Land Commission Award 6175, Apana 3 to Kamaha no Malaea into three lots: A, 145,289 $\mu$ ; B, 67,008 $\mu$ ; C, 18,478 $\mu$  being portion of Ahe Street.

Tentative approval was granted by the Commission on August 21, 1958.

By letter dated April 16, 1959, the Chief Engineer certified that Ahe Street within Palolo Housing Project has been constructed in accordance with the City's standards.

The Hawaii Housing Authority wishes to offer for dedication to the City and County of Honolulu, the 44-foot wide improved road presently named Ahe Street over and across Palolo Homes II and III and Palolo Valley Homes, TH-1-8.

Final survey maps have been filed.

SUBDIVISION  
WAIALAE-IKI  
MAKAI SIDE OF KALANI-  
ANAOLE HWY ( GOLF  
COURSE SUBDIVISION)  
BISHOP ESTATE  
SURV: H. BARTHOLOMEW  
& ASSOCIATES  
CLASS A-1

3. Proposed consolidation and subdivision of the following:

(1) Proposed subdivision of Land Court Application 1010 (Map 1) being TMK 3-5-23: 6 at Waialae-Iki into 9 lots with areas ranging from 51 $\mu$  to 8,361 $\mu$ .

(2) Proposed subdivision of R. P. 2608, Land Commission Award 3437-B, Apana 1 to Kaheana (TMK 3-5-23:5 ) at Waialae-Iki into 5 lots with areas ranging from 42 $\mu$  to 2,631 $\mu$ ; Lot E, 42 $\mu$  will be used as a utility pole lot.

(3) Proposed subdivision of portion of R. P. 3578, Land Commission Award 10613, Apana 3 to A. Paki (TMK 3-5-23: por. 21) at Waialae-Iki into 9 lots with areas ranging from 610 $\mu$  to 5,351 $\mu$ .

(4) Proposed consolidation and resubdivision of Lots 14-B, 15 and 51 (Maps 3, 4, and 17) of Land Court Application 828 at Waialae-Iki into 144 lots with areas ranging from 36 $\mu$  to 18,990 $\mu$  together with 15, 20, 32, 44, and 56-foot rights-of-way; one lot of 172.930 acres being Lot 226; and being the remaining area; Lots 196 to 210, inclusive, 42 $\mu$  each to be used as utility transformer lots; designation of Easements A-1 to A-31, inclusive, and cancellation of 20-foot right-of-way in favor of Territorial Hotel Co., Ltd., as shown on Map 1; and designation of building setback lines of 10, 15, and 25 feet.

The following lots will be used and sold together as one lot:

(A) Lot 1 (314 $\mu$ ) of Land Court Application 1010 with Lot 165 (14,305 $\mu$ ) of Land Court Application 828 to create one lot of 14,617 $\mu$ ;

- (B) Lot 2, 51 $\mu$  of Land Court Application 1010 with Lot 164, 14,450 $\mu$  of Land Court Application 828 to create one lot of 14,501 $\mu$ ;
- (C) Lot 3, 5,033 $\mu$  of Land Court Application 1010 with Lot 76, 7,745 $\mu$  of Land Court Application 828 to create one lot of 12,778 $\mu$ ;
- (D) Lot 4, 8,361 $\mu$  of Land Court Application 1010 with Lots 77, 1,707 $\mu$  and 78, 261 $\mu$  of Land Court Application 828 to create one lot of 10,329 $\mu$ ;
- (E) Lot 5, 7,662 $\mu$  of Land Court Application 1010 with Lots 79, 36 $\mu$  and 80, 2,632 $\mu$  of Land Court Application 828 to create one lot of 10,330 $\mu$ ;
- (F) Lot 6, 125 $\mu$  of Land Court Application 1010 with Lot 98, 10,009 $\mu$  of Land Court Application 828 to create one lot of 10,134 $\mu$ ;
- (G) Lot 7, 401 $\mu$  of Land Court Application 1010 with Lot 97, 9,701 $\mu$  of Land Court Application 828 to create one lot of 10,102 $\mu$ ;
- (H) Lot 8, 1,724 $\mu$  of Land Court Application 1010 with Lots 81, 2,108 $\mu$  and 82, 4,611 $\mu$  of Land Court Application 828 with Lot A, 1,844 $\mu$  of R. P. 2608, Land Commission Award 3437-B, Apana 1 to Kaheana to create one lot of 10,307 $\mu$ ;
- (I) Lot 9, 4,474 $\mu$  of Land Court Application 1010 with Lot 218 of Land Court Application 828 to be part of 44-foot right-of-way;
- (J) Lot B, 738 $\mu$  of R. P. 2608, Land Commission Award 3437-B, Apana 1 to Kaheana with Lot 83, 9,592 $\mu$  of Land Court Application 828 to create one lot of 10,330 $\mu$ ;
- (K) Lot C, 2,340 $\mu$  of R. P. 2608, Land Commission Award 3437-B, Apana 1 to Kaheana with Lot 161, 11,873 $\mu$  of Land Court Application 828 to create one lot of 14,213 $\mu$ ;
- (L) Lot D, 2,631 $\mu$  of R.P. 2608, Land Commission Award 3437-B, Apana 1 to Kaheana with Lot 218 of Land Court Application 828 to be part of the 44-foot right-of-way;
- (M) Lot A, 610 $\mu$  of R. P. 3578, Land Commission Award 10613, Apana 3 to A. Paki with Lot 126, 16,482 $\mu$  of Land Court Application 828 to create one lot of 17,092 $\mu$ ;
- (N) Lot B, 1,393 $\mu$  of R. P. 3578, Land Commission Award 10613, Apana 3 to A. Paki with Lot 127, 10,998 $\mu$  of Land Court Application 828 to create one lot of 12,391 $\mu$ ;
- (O) Lot C, 1,649 $\mu$  of R. P. 3578, Land Commission Award 10613, Apana 3 to A. Paki with Lot 128, 8,749 $\mu$  of Land Court Application 828 to create one lot of 10,398 $\mu$ ;
- (P) Lot D, 2,574 $\mu$  of R. P. 3578, Land Commission Award 10613, Apana 3 to A. Paki with Lot 129, 11,949 $\mu$  of Land Court Application 828 to create one lot of 14,523 $\mu$ ;
- (Q) Lot E, 1,943 $\mu$  of R. P. 3578, Land Commission Award 10613, Apana 3 to A. Paki with Lot 244 of Land Court Application 828 to be part of the 44-foot right-of-way;

(R) Lot F, 3,639 $\frac{1}{2}$  of R. P. 3578, Land Commission Award 10613, Apana 3 to A. Paki with Lot 130, 10,884 $\frac{1}{2}$  of Land Court Application 828 to create one lot of 14,523 $\frac{1}{2}$

(S) Lot G, 2,962 $\frac{1}{2}$  of R. P. 3578, Land Commission Award 10613, Apana 3 to A. Paki with Lot 131, 9,240 $\frac{1}{2}$  of Land Court Application 828 to create one lot of 12,202 $\frac{1}{2}$ ;

(T) Lot H, 5,351 $\frac{1}{2}$  of R. P. 3578, Land Commission Award 10613, Apana 3 to A. Paki with Lot 132, 8,575 $\frac{1}{2}$  of Land Court Application 828 to create one lot of 13,926 $\frac{1}{2}$

(U) Lot J, 1,441 $\frac{1}{2}$  of R. P. 3578, Land Commission Award 10613, Apana 3 to A. Paki with Lot 219 of Land Court Application 828 to be part of the 44-foot cul-de-sac.

Lot 212 (4,835 $\frac{1}{2}$ ) of Land Court Application 828 is an open storm drain. Lot 211 (543 $\frac{1}{2}$ ) of Land Court Application 828 is for the rounding of the corner.

Tentative approval was granted by the Commission on November 1, 1956 to the over-all subdivision plan and on January 22, 1959, tentative approval was granted to the subdivision of the park site.

The Commission suggested a change in zoning for this area from Class A-1 to Class AA Residential district.

The following documents approved as to form by the City and County Attorney's office have been filed:

(1) Agreement between the Trustees of the Estate of Bernice P. Bishop, deceased, and the City and County of Honolulu;

(2) Copy of the contract between the Trustees and Tamotsu Sugiyama, dba Territorial Contractors;

(3) Copy of the contractor's performance bond in the amount of \$391,990.56;

(4) The following negotiable bonds have been filed:

(a) U. S. Treasury Bonds, 1959-1962, 2-1/4% Coupons attached with next due date of June 15, 1959, No. 21935E and No. 22028J in the amount of \$200,000;

(b) Southern California Edison Co., First Mortgage Bonds, 3%, due 1965, Coupons attached with next due date of September 1, 1959, No. 44336-55, inclusive in the amount of \$20,000.

The above documents posted is equal to the cost of the work remaining of which approximately 80% of the improvements have been completed.

Final survey maps have been filed.

4. Proposed subdivision of a portion of the land of Kukunono, Tax Map Key 4-2-13 into two parcels: 46,396 $\frac{1}{2}$  as a YMCA site; and a remaining area of 155.554 acres together with Easement A for roadway purposes of 44-foot width, with access rights from Kailua Road granted by the Territorial Highway Department.

Access to the YMCA site is over the 44-foot easement with a 20-foot wide access opening recorded in Liber 2664, pages 180-198.

SUBDIVISION  
KAILUA  
OFF KAILUA ROAD  
KANEHOE RANCH CO. LTD.  
SURV: R. M. TOWILL  
HIGHWAY PROTECTIVE

Easement A, 44 feet in width, is not paved. Tentative approval was granted by the Commission on May 15, 1958.

Water is available. Board of Health requirements have been met. By letter dated March 18, 1959, the Division of Sewers informed the Commission that the area is too low for sewer service.

Final survey maps have been filed.

SUBDIVISION  
KANEOTE  
KANEHAMEHA HWY &  
KANEOTE BAY DRIVE  
WORLD CASTLE  
LESSEE: WINDWARD CITY,  
LTD.  
SURV: JOHN C. MANN  
BUSINESS

5. Proposed subdivision of Parcel 61 of Tax Map Key 4-5-60 at Kaneohe into two parcels: 1, 16,007 $\frac{1}{2}$  (0.367 $\frac{1}{2}$  acre) with an existing service station; 2, 15.016 acres whereon exists the Windward Shopping Center.

Tentative approval was granted by the Commission on April 2, 1959.

Water is available. Board of Health requirements have been met. By letter dated April 1, 1959, the Division of Sewers informed the Commission that the subdivider shall be responsible for sewer service to Parcel 1. By letter dated April 16, 1959, Mr. John C. Mann, surveyor, informed the Commission that a construction print has been filed showing 84.3% of the lot (Parcel 1) has been set aside for off-street parking purposes.

The purpose of this subdivision is to delineate the area of the existing service station site (proposed Parcel 1).

Final survey maps have been filed.

SUBDIVISION  
KAHALUU  
OFF AHOLELO ROAD  
R. NYLEN, ET AL  
SURV: R. M. TOWILL  
RURAL PROTECTIVE  
(AGRICULTURAL SUBDVN)

6) Proposed consolidation and resubdivision of Lots 16 and 19-A of the former Sing Chong Subdivision being portion of Deed of Kanehameha IV to James Steward, dated June 4, 1864 recorded in Liber 18, Page 205 at Kahaluu into 2 lots: A, 26.13 acres and Lot B, 26.12 acres with an existing dwelling and 5-foot easement for communication cable purposes in favor of the U. S. of America.

Tentative approval was granted by the Commission on September 25, 1958.

This subdivision is to partition the property between the two tenants in common. Owners by letter dated September 18, 1958 certified that these lots are to be used for agricultural purposes only.

Water is available up to the 135-foot elevation. Board of Health requirements have been met.

By letter dated April 21, 1959, the Chief Engineer informed that the 40-foot rights-of-way meet the requirements for agricultural subdivision.

Final survey maps have been filed.

SUBDIVISION  
KAHALUU  
KAM HWY & AHUIMANU RD  
MAN FAI YOUNG &  
KENNETH HIGA  
AGENT: C. HAMAISHI  
SURV: R. M. TOWILL  
CLASS AA

7) Proposed consolidation and resubdivision of Lots 478 and 770 (Maps 73 and 59) of Land Court Application 979 at Kahaluu into 12 lots with areas ranging from 10,379 $\frac{1}{2}$  to 81,631 $\frac{1}{2}$  less 3,700 $\frac{1}{2}$ ; 10,000 $\frac{1}{2}$ ; and 41,700 $\frac{1}{2}$  master plan setback area leaving net areas ranging from 10,379 $\frac{1}{2}$  to 39,931 $\frac{1}{2}$  together with Lot 826, 7,228 $\frac{1}{2}$ , a 32-foot right-of-way.

Tentative approval was granted by the Commission on December 4, 1958.

Contours show approximately 45% grades. The Chief Engineer by letter dated November 18, 1958, informed the Commission that by proper grading, each proposed lot has been provided with adequate building area. Board of Health requirements have been met.

By letter dated April 21, 1959, the Chief Engineer informed the Commission that the construction of street improvements and utilities has been completed in accordance with the approved plans.

By letter dated April 21, 1959, the Board of Water Supply informed the Commission that the construction of water system within the subdivision has been completed in accordance with the approved plan.

Final survey maps have been filed showing each lot with a minimum of 10,000sq ft excluding the master plan setback area.

SUBDIVISION  
WAHIAWA  
WALEA AVENUE  
JOHN D. ADAMS, JR.  
SURV: ASSOCIATED  
ENGINEERS  
CLASS A-1

8) Proposed consolidation and resubdivision of Lots 15-A-1 and 15-A-2 (F. P. 305, Tax Map Key 7-5-02: 2) at Wahiawa into 2 lots: C, 9,657sq ft being a 12-foot flag lot; D, 12,052sq ft.

Tentative approval was granted by the Commission on February 26, 1959.

Building spacing, Class A-1 zoning and Board of Health requirements have been met. Water is available. Final survey maps showing the rounding of the corner of the 12-foot flag driveway at Walea Avenue have been filed.

SUBDIVISION  
WAIANAE  
AUYONG HOMESTEAD ROAD  
ALBERT A. AUYONG  
SURV: R. M. TOWILL  
RURAL PROTECTIVE

9) Proposed subdivision of Lot 81 of Land Court Application 1520 at Waianae into 31 residential lots with areas ranging from 5,000sq ft to 8,640sq ft less 2,640sq ft road reserve area leaving net areas ranging from 5,000sq ft to 7,945sq ft together with 16 and 44-foot rights-of-way and one lot of 395,268sq ft being Lot 116, the remaining area.

Tentative approval was granted by the Commission on December 4, 1958.

A playground site is provided for in proposed Unit 5 with a total area of 56,000sq ft.

Board of Health requirements have been met on the basis that the construction plan has been signed.

The Commission on December 4, 1958 requested the applicant to apply for a rezoning of this area from Rural Protective to Class A Residential district.

The following documents approved as to form by the City and County Attorney's office have been filed:

(1) 50% surety bond in the amount of \$20,500 guaranteeing construction of street improvements and utilities;

(2) Agreement between Albert A. Auyong and the City and County of Honolulu;

(3) Contractor's performance bond in the amount of \$41,000;

(4) Copy of contract between Albert A. Auyong and Highway Construction Co., Ltd.

Final survey maps noting that no building construction will be permitted in the future roadway area have been filed.

SUBDIVISION  
WAIANAE  
MANO AVENUE  
HAWAIIAN HOMES COMM.  
SURV: T.H. SURVEY DEPT.  
RURAL PROTECTIVE

10) Proposed subdivision of Lot 142 of Nanakuli Residence Lots First Series at Waianae into 2 lots: 142-A, 0.504 acre (21,954sq); 142-B, 0.726 acre (31,624sq) and being a 20-foot flag lot with an existing dwelling.

Tentative approval was granted by the Commission on April 2, 1959.

Applicant has been informed that further subdivision of Lot 142-B will require construction of standard rights-of-way in compliance with the Subdivision Rules and Regulations.

By letter dated March 24, 1959, the Hawaiian Homes Commission informed the Commission that it owns the 10-foot right-of-way adjoining the 20-foot flag entrance and can use any or all of this area to construct a wider flag entrance when needed.

Water is available. No sewers. Board of Health and building spacing requirements have been met. Final survey maps have been filed.

SUBDIVISION  
EWA BEACH  
PAPIPI ROAD  
(R.K. HO) MARY K.  
PARISH TRUST  
SURV: R. M. TOWILL  
CLASS A

11) Proposed subdivision of Lot 868 of Land Court Application 242 at Ewa Beach into 16 residential lots with areas ranging from 5,001sq to 6,834sq together with a 32-foot right-of-way.

Tentative approval was granted by the Commission on November 21, 1957.

Board of Health requirements have been met.

By letter dated July 9, 1958, the Suburban Water System informed the Commission that the Ewa Beach System has been completed.

The following documents were filed and approved as to form by the City and County Attorney's office:

(1) 50% surety bond in the amount of \$10,000 guaranteeing construction of street improvements and utilities;

(2) Agreement between R. K. Ho and the City and County of Honolulu;

(3) Contractor's bond in the amount of \$19,800;

(4) Copy of contract between R. K. Ho and Highway Construction Co., Ltd.

Board of Health requirements have been met. By letter dated July 9, 1958, the Suburban Water Division of the Board of Water Supply informed the Commission that

the Ewa Water System has been completed.

Final survey maps have been filed.

SUBDIVISION  
EWA BEACH  
PAPIPI ROAD AND  
FT. WEAVER ROAD  
JAMES CAMPBELL ESTATE  
SURV: C & C LAND DIV.  
HIGHWAY AND RURAL  
PROTECTIVE

12) Proposed subdivision of Lot 209 (Map 34 ) of Land Court Application 1069 at Ewa into 3 lots: 209-A 0.180 acre; 209-B, 10.127 acres; and 209-C, 951.904 acres being the remainder area.

Tentative approval was granted by the Commission on March 19, 1959.

Lot 209-B will have access to a public highway over Lot 209-A which has been condemned for Papiapi Road widening by Civil No. 4785 filed on March 19, 1959.

Lot 209-C will have access to a public highway over Easement 42. Final survey maps and a copy of the Petition for Subdivision in the Land Court have been filed.

SUBDIVISION  
WAIPAHU  
KAHAILANI STREET  
(PUULANI VILLAGE UNIT 1)  
YOSHIKAWA DEVELOPMENT  
CO., LTD.  
SURV: S. TAKEMOTO  
CLASS A

13) Proposed subdivision of Lot 108 (Map 3) of Land Court Consolidation 55 at Waipahu into 57 residential lots with areas ranging from 5,000sq to 7,184sq; one park site of 50,861sq; a remainder area of 10.427 acres less Exclusion 5, 0.568 acre, leaving a net area of 9.859 acres together with 16, 20, 24, and 44-foot rights-of-way, and designation of Easements 7, 8, 9, 10, and 11.

Tentative approval was granted by the Commission on May 29, 1958 to the over-all subdivision plan on the basis of a letter dated May 21, 1958 from Pacific Land Hui stating that they have no objection to the change in the Master Plan as recommended by the staff.

Board of Health requirements have been met.

The following documents approved as to form by the City and County Attorney's office have been filed.

(1) Agreement between Yoshikawa Development Co., Ltd., and the City and County of Honolulu;

(2) 50% surety bond in the amount of \$57,738.08 guaranteeing construction of street improvements and utilities;

(3) Copy of contractor's bond in the amount of \$115,476.15;

(4) Copy of contract between Yoshikawa Development Co., and Matsuka Brothers, Ltd.

Final survey maps have been filed.

The Commission, on the motion of Mr. Felix and second of Mr. Izumi, adopted the following street names and authorized the transmission of same to the Mayor and the Board of Supervisors for approval:

STREET NAMES  
KANEHOE  
KANAI PLACE

1. Street name for a roadway within the Harry Kim Subdivision at Kanehoe:

KANAI PLACE -- Deadend roadway off Waikalua Road being across Maui Place within the Harry Kim Subdivision.

Meaning: Smooth, calm, of the sea

STREET NAMES  
EWA BEACH  
IHUPANI PLACE

2. Street name for a roadway within the Parish Tract at Ewa Beach:

IHUPANI PLACE -- Deadend roadway off Papipi Road, between Papipi Place and Laukona Loop  
Meaning: Expert, or wise person

STREET NAMES  
HIGHWAY SYSTEM  
FROM LUNALILO TO  
KALIHI

3. Street names for the highway system from Lunalilo to Kalihi:

VINEYARD BOULEVARD -- Major roadway extending from the Lunalilo Freeway through the Central Business District and thence terminating again at the Lunalilo Freeway at Palama St. (This includes portions formerly known as Vineyard Street and Captain Cook Avenue)

VINEYARD STREET -- For that portion of the old Vineyard Street from Queen Emma Street to Miller Street, and between Vineyard Boulevard and Beretania Street.

HALONA STREET -- From Houghtailing Street to Palama Street being the access road on the mauka side of the Lunalilo Freeway.  
Meaning: A place to view from

OLOMEA STREET -- From Houghtailing Street to Palama Street being the access road on the makai side of the Lunalilo Freeway.  
Meaning: A native shrub with ovate, red veined leaves and many tiny greenish flowers and red fruits borne in panicles.

The Commission received and placed on file the following committee reports of the Board of Supervisors:

MASTER PLAN  
BUILDING PERMIT  
KANEHOE  
SAU CHUN & LEE  
SHEE CHUN

1. Committee Report #1129--recommending approval of the request from Sau Chun and Lee Shee Chun for permission to construct two new dwellings on their property affected by a 32-foot master planned blind roadway at Kaneohe, covered by Tax Map Key 4-5-11:14, on the basis that there is no degree of certainty that the proposed road will ever be constructed.

SUBDIVN. REGULATIONS  
KAILUA  
INDUSTRIAL AREA  
WAIVER OF SIDEWALK  
CONSTRUCTION

2. Committee Report #1105--approving action of the City Planning Commission in denying request of Kaneohe Ranch Co., Ltd., for waiver of the construction of sidewalks within the industrial area at Kailua, and recommending that the developers post a bond for the construction of the sidewalks and that after the properties have been leased or sold and driveways constructed within a reasonable time, the developers can then construct the connecting sidewalk areas.

The meeting adjourned at 6:15 p.m.

Respectfully submitted,

*Carole A. Kamishima*  
Carole A. Kamishima  
City Planning Secretary

Meeting of the City Planning Commission

April 30, 1959

The City Planning Commission met in regular session on Thursday, April 30, 1959, at 2:30 p.m., in the Conference Room of the City Hall Annex with Chairman A. J. Gignoux presiding:

**PRESENT:**

A. J. Gignoux, Chairman  
R.G. Rietow  
Henry Chun-Hoon  
Katsuro Miho  
Harold Kometani  
Cyril W. Lemmon  
Tsutomu Izumi  
George Centelo (excused at 5:15 p.m.)  
John H. Felix  
Leighton S. C. Louis, Director

**ABSENT:**

Frank W. Hustace, Jr.

**MINUTES:**

The minutes of April 23, 1959, as circulated, were approved on the motion of Mr. Lemmon and second of Mr. Izumi.

**MASTER PLAN  
BUILDING PERMIT  
IWILEI ROAD &  
NIMITZ HIGHWAY**

A request for a building permit for the construction of a warehouse on a property situated on Kuwili Street was considered by the Commission.

The staff pointed out that this property is affected by a master plan overpass design connecting Iwilei Road and Nimitz Highway with Dillingham Boulevard; however, the Territory of Hawaii in constructing the Makai Arterial did not follow this master plan design. Therefore, it should be deleted.

The staff reported that it is studying a new traffic circulation plan for the City of Honolulu and there is a possibility that a direct connection between Liliha Street and the Makai Arterial may be recommended.. This new plan will not affect this property.

The Commission voted to approve the processing of the building permit on the motion of Mr. Felix and second of Mr. Rietow. The Board of Supervisors will be advised of the Commission's action.

**MASTER PLAN  
ALA MOANA  
"MAGIC ISLAND"**

On the motion of Mr. Chun-Hoon and second of Mr. Miho, the Commission voted to defer discussion on the report submitted by the Territorial Land Commissioner with respect to scope of studies for possible development of portion of Ala Moana Reef Area (Magic Island).

**MASTER PLAN  
WAIMANALO  
PROPOSED DEVELOPMENT  
OF LAND**

On the motion of Mr. Chun-Hoon and second of Mr. Miho, the Commission voted to defer action on the report submitted by the Territorial Land Commissioner with respect to over-all plan for development of lands in Waimanalo Valley.

**MASTER PLAN  
KALIA-WAIKIKI  
STATUS OF KONA ST.  
& KEEAUMOKU ST.**

The staff reported that it is ready to present its report regarding the status and reasons for the continued existence of Kona Street, portion of Keeaumoku Street and Mahukona Street as private streets. The Board of Supervisors by Committee Report #973 requested a report from the Commission.

The Commission, on the motion of Mr. Felix and second of Mr. Miho, instructed the staff to circulate this report to the Commission members.

**MASTER PLAN (TRAFFIC)  
KALANIANA'OLE HWY.  
BET. KULIOUOU  
PUMPING STATION  
& MAKAPUU LIGHT-  
HOUSE**

The Commission, on the motion of Mr. Felix and second of Mr. Izumi, acknowledged receipt from the House of Representatives, Thirtieth Legislature, Territory of Hawaii, a certified copy of House Resolution #120. This Resolution requests the Bartholomew & Associates to give the construction of the highway from the Kulioouou Pumping Station to the vicinity of Makapuu Lighthouse the highest priority and that definite plans be submitted to the Territorial Highway Engineer and the City and County Planning Commission for their immediate approval in order that the construction of this project can commence as soon as practicable.

The staff was instructed to write an appropriate letter of acknowledgment and thanks to the House.

**MASTER PLAN  
KAILUA  
WIDTH OF KEOLU  
DRIVE**

With respect to the establishment of the width for Keolu Drive from Waimanalo Road to connect with the roadway system in the Kaelepulu Fish Pond area, the Commission voted to defer action for further study on the motion of Mr. Lemmon and second of Mr. Izumi.

**PUBLIC HEARING  
ZONING HOTEL & APT.  
KALIHI KAI  
BETWEEN MCNEILL  
& KAIWIULA STREETS  
BISHOP ESTATE**

A public hearing was held to consider the change in zoning from existing Class A Residential to Hotel and Apartment for approximately 45,000± of land situated about 133 feet mauka of Dillingham Boulevard between McNeill and Kaiwiula Streets.

The staff reported that this parcel of land is within the area the Commission had looked with favor to apartment development, subject, however, to construction of the necessary street improvements and utilities or the posting of a bond to guarantee construction of the streets. The Bishop Estate has posted the necessary bond in the amount of \$15,000 for the construction of the streets.

Mr. Scott Durdan, representing the Bishop Estate, stated that a lessee is eager to proceed with the development of the property. There are no existing leases or tenants on the property. He did not believe the people in Kalihi would object to this proposed development since it will be designed to serve people who are above the economic status required for public housing.

Upon being requested for development plans of the area, Mr. Durdan replied that the development of the 45,000± area is in the planning stage right now and the lessee has one year after rezoning to complete the project. Plans for development of the remainder of the Bishop Estate's lands are being studied with the aid of the Planning Commission's staff.

The public hearing was closed and the matter was taken under advisement on the motion of Mr. Centeio and second of Mr. Rietow.

The Commission voted to approve the change in zoning to Hotel and Apartment on the motion of Mr. Rietow and second of Mr. Chun-Hoon.

PUBLIC HEARING  
ZONING HOTEL & APT.  
PUNCHBOWL  
1637 KAMAMALU AVE.  
ETHEL D. VON  
GELDERN

A public hearing was held to consider the change in zoning from Class B Residential to Hotel and Apartment for a 14,405 $\frac{1}{2}$  parcel of land situated at 1637 Kamamalu Avenue.

This parcel of land is within the area the Commission had designated as desirable for apartment development. The Commission had visited the site and noted the topography of the property and poor street pattern and had recommended the setting aside of one parking space for each apartment unit.

The applicant proposes to construct a three-story apartment building with 24 units and provide off-street parking spaces for 12 cars. The Commission authorized the calling of a public hearing after considering a presentation made by the agent for the applicant.

Mr. Lawrence B. McNeil, agent for the owner, stated that the application is self-explanatory and pointed out that it would be uneconomical to develop the property on a one to one basis. The owner will provide parking on a one to two basis in compliance with the off-street parking law to be effective June 30, 1959.

The public hearing was closed and the matter was taken under advisement on the motion of Mr. Kometani and second of Mr. Centeio.

The Commission approved the change in zoning to Hotel and Apartment on the motion of Mr. Kometani and second of Mr. Centeio. Mr. Lemmon disqualified himself from voting on this matter.

PUBLIC HEARING  
ZONING BUSINESS  
WAIMANALO  
MAKAI SIDE OF  
KALANIANAOLE HWY  
SHINICHI UOHARA

A public hearing was held to consider the change in zoning by redefining the boundaries of existing Rural Business District No. 76 and deleting Variance Permit No. 291 for off-street parking purposes for area of land situated on the makai side of Kalanianaole Highway, opposite Poaliama Street (Old Waimanalo Post Office premises).

Development plans were submitted and the applicant proposes to subdivide the land into three parcels and construct a service station on one parcel. The other two parcels of land will be developed with shops and offices at a later date.

The staff reported that the proposed use is compatible with the preliminary land use plan for Waimanalo proposed by the Territorial Land Commissioner.

The public hearing was closed and the matter was taken under advisement on the motion of Mr. Lemmon and second of Mr. Felix.

The change in zoning was approved by the Commission on the motion of Mr. Kometani and second of Mr. Ceteio.

PUBLIC HEARING  
ZONING BUSINESS  
KANEEOHE  
45-1127 & 45-1131  
KAMEHAMEHA HIGHWAY  
NOBUTARO HARADA  
BY: RALPH T.  
YAMAGUCHI, ATT'Y.

A public hearing was held to consider the change in zoning from Rural Class A-1 Residential to Business for the rear portion of a parcel of land situated on the makai side of Kamehameha Highway between Keaahala Stream and Lilipuna Road. This is an extension of the existing business district.

Development plans have been submitted showing a proposed business building with off-street parking facilities.

ZONING CEMETERY USE  
NUUANU  
144 N. JUDD STREET  
CITY MEMORIAL  
PARK

Attorney Ralph T. Yamaguchi, representing the applicant, requested the Commission to approve the extension of the business district. He pointed out that architectural plans for the business building have been prepared and this plan will be followed if the zoning is approved. He noted that the applicant, Mr. Harada, was present in the audience.

The public hearing was closed and the matter was taken under advisement on the motion of Mr. Centeio and second of Mr. Felix.

The Commission approved the change in zoning to Business on the motion of Mr. Lemmon and second of Mr. Centeio.

The Commission considered further a request from the City Memorial Park for establishment of a cemetery in an existing Class AA Residential District at 144 North Judd Street on a parcel of land containing 28,882 $\frac{1}{2}$  sq. ft.

A public hearing on this matter was held on April 23, 1959, and the Commission had deferred action. The Commission's decision on this matter must be reported to the Board of Supervisors.

Mr. James Kamo, attorney for the applicant, reporting on the parking situation for the area, pointed out again that 99% of the people who would be using this area will be Japanese and the plots will be used for urn burials; therefore, the parking situation for this area would not be as important as other cemeteries. The plots will be 3-1/2' x 8' in area and there are approximately 822 plots. At the present time, off-street parking for cars has been set aside within the setback area for the future widening of Judd Street fronting the property.

The Director reported that a letter of protest was filed by two property owners across the street.

The Commission discussed the matter of adequate off-street parking within the cemetery area but learned that there is no law or ordinance regulating off-street parking within cemeteries.

This matter was taken under advisement on the motion of Mr. Kometani and second of Mr. Centeio.

Mr. Felix's motion to approve the establishment of a cemetery for this parcel of land was seconded by Mr. Centeio.

Mr. Lemmon pointed out that the area set aside temporarily for off-street parking is 6 feet wide and would accommodate only 6 cars. He believed that a minimum of 20 feet from the setback line into the applicant's property should be set aside for off-street parking purposes.

Messrs. Felix and Centeio amended the motion to include that off-street parking be provided 20 feet from the setback line on Judd Street.

Upon being inquired of the staff's opinion on the matter, the Director reported that a 28,000 $\frac{1}{2}$  sq. ft. lot is too small for cemetery purposes. Cemeteries should be in large acreage for proper development.

Mr. Centeio pointed out that this area is adjacent to an existing cemetery so that the use would be compatible.

Mr. Chun-Hoon expressed his concern regarding adequate parking areas for Memorial Day services when a crowd is anticipated. He has no objections to the proposed use, however, believed that more off-street parking area should be provided. He suggested running a road around the perimeter of the lot.

Mr. Lemmon then pointed out that a 20-foot parking area would force the backing of cars into the street and believed that more adequate provisions for parking should be made.

A vote was then taken on the amended motion which was carried. Messrs. Rietow, Lemmon and Chun-Hoon voted in the negative.

Mr. Miho stated that he voted for the motion because there is no law regulating parking within cemeteries. Also, this area is adjacent to an existing cemetery and to retain the area for residential use is not practical.

Messrs. Chun-Hoon, Rietow and Lemmon stated that they have no objections to the proposed use but are objecting on the basis of insufficient off-street parking facilities.

Mr. Felix made a motion to have the staff consult with the private consultants of the Commission with respect to drafting of a new ordinance which would provide for off-street parking requirements for cemeteries and mortuaries. This motion seconded by Mr. Lemmon was carried.

ZONING CONDITIONAL  
USE DISTRICT  
MAIKI  
NEHOA & ANAPUNI STS.  
AMERICAN ASSOCIA-  
TION OF UNIVERSITY  
WOMEN

The Commission considered further a request for change in zoning from Class A Residential to Conditional Use District for a 9,062 $\frac{1}{2}$  parcel of land situated at the corner of Nehoa and Anapuni Streets.

The applicant proposes to construct a new building with meeting room and apartments.

On the basis that the proposed use does not come within the permissible uses allowed in a Conditional Use District, the Commission voted to look with disfavor on the motion of Mr. Felix and second of Mr. Izumi. Mr. Kometani disqualified himself from voting on this matter. The Commission stated it is very sympathetic to the problems of the Association, however, the new development in the restricted residential area is not permitted.

Mr. Chun-Hoon pointed out that the Commission had looked with disfavor to hotel and apartment zoning with the advice to the applicant that further consideration may be given after the staff has completed a new land use study for the City of Honolulu. He believed that this information should be forwarded to the applicant again.

The Commission noted that the City and County Attorney had rendered opinions on expansion or continuation of non-conforming uses in hotel and apartment and business districts; however, no opinion was rendered for residential districts. Mr. Lemmon suggested that this matter be referred to the Attorney's office for an opinion on non-conforming uses within residential districts.

Mr. Miho pointed out that the language in the residential district law clearly states that non-conforming uses cannot be extended. Therefore, it would be embarrassing for the Commission to ask for this opinion when the language is so clear.

ZONING HOTEL & APT.  
KAPALAMA  
POHAKU STREET EXT.  
ROBERT T. AUYONG,  
ET AL  
BY: FUSAO TANIGUCHI

The Commission, on the motion of Mr. Chun-Hoon and second of Mr. Rietow, voted to defer action on the request for change in zoning from Class A Residential to Hotel and Apartment for parcels of land totaling 155,527 $\frac{1}{2}$  and situated on the makai side of School Street adjoining Pohaku Street Extension.

A visit of the site will be made.

ZONING NOXIOUS  
INDUSTRIAL  
WAIANA  
MAKAI SIDE OF  
PAAKEA ROAD  
PERMANENTE CEMENT  
CO.

The Commission reviewed again a request for change in zoning from Rural Farm District to Noxious Industrial for approximately 190 acres of land situated about one mile mauka of Farrington Highway, Maili, Waianae, for the operation of a quarry and erection of a cement manufacturing plant.

The Commission members had visited the site. The Director reported that the Oahu Planning Associates, planning consultants under the Urban Planning Grant contract, in reply to the Commission's request for comments and recommendations with respect to the proposed use, stated that before it can make any recommendations, a meeting should be held with the Commission to discuss certain policies regarding the establishment of by-pass routes in connection with the defense highway program and future land uses. The determination of policy and criteria is important since it will have a bearing on the over-all planning of the area for tourism, farming, residential, and industrial. Included in this discussion will be a proposal for a by-pass route in the Waiiau-Pearl City area.

The Director then read the following letters filed with the Commission:

(1) From Bruce M. Clark, attorney for Mrs. Sandra Collazo who owns land adjacent to the area under consideration and Mr. Allen Joseph Osborne prospective purchaser, stating that his clients object to any rezoning of the area for industrial use and requesting that they be notified of any public hearing to be held regarding this matter.

(2) From the Mokuleia Ranch and Land Co., Ltd., signed by Ben F. Dillingham, pointing out that the Commission had deferred action on its request for hotel, apartment, and residential uses for approximately 40 acres of land along the beach at Maili pending completion of an over-all study for the Maili-Waianae area. The Land Co., requests that before the Commission give any consideration to the request for noxious industrial zoning, a thorough study be made on the effect that a cement plant will have on surrounding properties as part of the over-all study and plan for this area.

(3) From Alexander H. F. Castro, Trustee of the Estate of George H. Holt, deceased, which owns lands in Maili, Waianae, adjacent to the property under consideration, stating that the Trustees have this matter under study and will advise the Commission of their decision within 10 days.

(4) Copy of a letter from the Maili Community Association, addressed to Mr. Henry J. Kaiser, stating that the members of the Association by an overwhelming majority voted to endorse the industrial development in Maili.

(5) Copy of a letter from Rear Admiral E. A. Solomons, Commandant, 14th Naval District, addressed to Mr. Kaiser, stating that the Navy has no objection to the proposed location of the cement plant based on the premise that the plant and quarry operations will not create an objectionable dust condition, or in any way interfere with the vitally important operation of the radio station.

Mr. Dudley Lewis, representing the Permanente Cement Co., reporting on the status of Paakea Road which will be used for access purposes by the operation, stated that it is a private roadway and the Cement Company has an option to purchase the roadway. This roadway is presently being used by over 100 Mikilua farmers. He stated that presentations with respect to dust control measures to be taken for the quarry operation and cement plant were made last week and he urged the Commission to take immediate steps to consider this rezoning request by the publication of the notice of public hearing and if further time is needed for study, an extension could be made after the public hearing.

Mr. Kenneth Young, representing the Mokuleia Ranch and Land Co., Ltd., stated that the Land Company's position in this matter was made in the letter filed with the Commission and read by the Director. The Company believed that the action of the Commission to wait for the completion of the master plan for the area was reasonable, therefore, it had deferred its request for hotel-apartment development for its property. Since the completion date for the master plan of this area is unknown, he believed that the request under consideration should be considered at the same time with its request after the master plan has been completed.

The Commission noted the presence of Mr. Houghtailing, one of the private consultants, in the audience and inquired of the completion date for the master plan of the Maili-Waianae area. Mr. Houghtailing replied that the minimum time will be at the end of May. As stated in the letter to the Commission, until the matter of a by-pass defense highway system is resolved, they cannot proceed with the studies. He stated that Mr. Charles Bennett and Mr. McCann will arrive in Honolulu on May 21st and he requested a meeting with the Commission after their arrival. He stated that the Territorial Highway Department was consulted regarding this matter and was informed that it has not made a determination. He stated that their studies are progressing and the economic base studies will be filed with the Commission soon. The boundary of the area under study now is Lualualei, Maili, Nanakuli, Waianae, and Makaha and since certain problems have arisen, they are requesting a meeting with the Commission to determine certain policies.

The staff's opinion with respect to Mr. Houghtailing's request was asked by the Commission.

The Director reported that the Commission has established a policy in all change in zoning requests in the rural areas, to refer the matter to the consultants for comments; however, the staff believes that the proposed development is of great importance to the development of the area and the Island and it had over-looked the possible effect of the defense highway system because the site is about one mile mauka of the present Farrington Highway. Since the planning consultants are working for the Commission,

their advice should be considered. With respect to the status of Hakimo Road, the Director stated that it is a government road and Paakea Road is a private roadway.

Mr. Henry J. Kaiser appealed to the Commission that this matter not be delayed since a delay would seriously affect their program. A hearing could be held and at that time all the facts and problems could be heard. He stated that an industrial development such as this would be of great benefit to the Territory as well as the people.

Mr. Osborne, addressing Mr. Kaiser, inquired whether the request for rezoning covered only Mr. Kaiser's property or the whole of Mikilua Valley. Mr. Kaiser replied that the rezoning is for his property only and will not interfere with the farm district in Mikilua Valley.

Mr. Young pointed out that zoning before the completion of the master plan may result in spot zoning, therefore, he believed that the Commission should delay this matter until the master plan for the future land use of the area has been established. In reply to an inquiry from a Commission member, Mr. Young pointed out on a map the 40 acres of beach land in Maili proposed for hotel and apartment development by the Mokuleia Ranch & Land Company. He stated that its original plan for single family residential development was revised for hotel and apartment development since this beach frontage area is one of the few remaining areas in Oahu for a possible tourist attraction area. Water is now available to the area.

Mr. Izumi inquired of Mr. Kaiser whether or not his engineers have made a study with respect to the amount of water needed for the operation. Mr. Kaiser replied that a study was made and adequate water is available.

Mr. Lawrence J. Almeida, president of the Maili Community Association, requested the Commission to aid in the development of the Maili community by proceeding with the request under consideration as soon as possible. He pointed out that Maili has been a forgotten community for many years and this development will be of benefit to the entire community.

The Commission took this matter under advisement on the motion of Mr. Rietow and second of Mr. Chun-Hoon. Mr. Miho disqualified himself from voting on this matter.

Mr. Izumi made a motion to authorize the calling of a public hearing. Mr. Centeio seconded this motion.

Mr. Chun-Hoon believed that the public hearing should be held 4 weeks hence in order to permit the Commission time to meet with its planning consultants and resolve certain problems on planning.

Mr. Rietow requested a clarification regarding the defense highway system. The Director reported that the Army and the Navy as well as the Territory of Hawaii are working on the defense highway system and with statehood for Hawaii imminent, there is a good possibility that the defense highway system will be approved. This system will provide for a route from Kalihi Tunnel to Mokuapu, around the western leeward side of the island to Kaena Point, Mokuleia and back to Honolulu. Therefore, the location of the highway system may affect land uses in the Maili, Waianae, Lualualei areas and it may be situated

in the valley area away from Farrington Highway.

Mr. Felix stated that this type of development is needed for the island. He remarked that the staff should have referred this matter immediately to the planning consultants then this delay could have been avoided. He believed that the Commission is placed in a very embarrassing position in view of the fact that the request of the Mokuleia Land Company is not being given the same consideration by the Commission. He stated that the staff should be careful in the future not to let an application of this nature go through without consulting with the private consultants.

The Director stated that the staff had referred this matter to the private consultants before today's meeting. Last Thursday was the first time the application was before the Commission and action was deferred for a visit of the site. He could not see where the Commission is being embarrassed in any way. The staff had also raised the question on how this industrial development would affect the farm uses in the area.

Mr. Kometani proposed an amendment to the motion to state that the public hearing is to be called in four weeks and the fact that the public hearing is called does not mean that the Commission is going to approve the rezoning request; that the time set for the hearing is to permit the Commission sufficient time to study the comprehensive plan that the consultants expect to complete by the end of May. Also, the public hearing will be continued if the Commission finds that future studies are needed. The amendment, seconded by Mr. Izumi, was carried.

Mr. Chun-Hoon indicated that since Mr. Houghtailing stated that the land use report for the area will be ready by the end of May, perhaps the Commission could also consider the application of Mokuleia Land Company at the same hearing.

A vote was taken on the motion as amended, and was carried. Mr. Miho disqualified himself from voting on the matter.

Mr. Lemmon made another motion to call for a meeting the following Thursday with the private consultants for a review of studies made in this particular area. This motion seconded by Mr. Rietow was carried.

ZONING BUSINESS  
WAIKAKALIA  
MAUKA SIDE OF  
KAMEHAMEHA HIGHWAY  
FINANCE REALTY CO.

The Commission considered further a request for change in zoning from Rural Highway Protective to Business for approximately 3.3 acres of land situated on the mauka side of Kamehameha Highway at the entrance to Waipio Acres Subdivision.

Mr. Rietow expressed his opinion that the area needs a business zone but questioned its size. He believed that the area is too large for a business development at present and suggested that one portion of it be set aside as a future business area.

Mr. Leonard Fong stated that he has prospective tenants interested in locating there, such as a barber shop, and contract station for the post office. He stated that if the Commission is to consider reducing the area it reduce the size of the 2.04 acre area, since a shopping area on both sides of the roadway is requested by the applicant.

The staff reported that this area at Waikakalua is not within the area being studied under the Urban Planning Grant contract.

Mr. Chun-Hoon inquired whether the applicant proposes to subdivide the business area. Mr. Fong replied that the plan is to develop the area as one big unit.

A motion to authorize the calling of a public hearing was made by Mr. Rietow seconded by Mr. Chun-Hoon and carried. Mr. Miho disqualified himself from voting on this matter.

ZONING BUSINESS  
EWA  
FT. WEAVER ROAD  
& PAPIPI ROAD  
CAMPBELL ESTATE

The Commission considered further a request for extension of the existing business zone at Fort Weaver Road and Papiipi Road, Ewa, to include an additional 5.8 acres so that a shopping center complex development could be made.

The Commission had deferred action and requested the Director to consult with its planning consultants. The Director reported that the planning consultants request additional time to study the problem further regarding the distribution of business district in the area and the need for additional areas.

A motion to defer action for three or four weeks for further study by the private consultants was made by Mr. Lemmon seconded by Mr. Izumi and carried.

ZONING HOTEL & APT.  
PUUNUI  
SERENO LANE  
JAMES T. KAKUDA  
BY: MORIO OMORI,  
ATTORNEY

The Commission reviewed again a request for change in zoning from Class A Residential to Hotel and Apartment for a 20,238 $\frac{1}{2}$  parcel of land situated on Sereno Lane, Puunui.

The Director noted that the Commission in 1957, had stated that this area is desirable for hotel and apartment development, provided, however, that Sereno Lane be widened in accordance with the master plan. In reconsidering this application, the Commission had instructed the staff to restudy the area for a new street pattern due to the change in land uses.

The staff recommended the widening of Sereno Lane to a 56-foot right-of-way with the curving of Bachelot Street to meet with Sereno Lane, thus eliminating the intersection of Bachelot Street with Kuakini Street, and a dead-end 44-foot right-of-way at the foot of Bachelot Street. In this plan, one entire parcel will be affected and 7 properties will be affected by the 56-foot right-of-way creating very small lots which would have to be consolidated with adjoining lots to create lots that would be adequate for proper development.

Attorney Morio Omori, representing the applicant, noted that in 1957 when this application was first made, the Commission indicated that the area is suitable for hotel and apartment development and the staff had recommended a 40-foot right-of-way in lieu of the present 20-foot right-of-way for Sereno Lane. In requesting for reconsideration of this application, the applicant has submitted development plans showing the construction of two apartment buildings with off-street parking spaces of one to every unit. The applicant has also indicated his willingness to widen the street fronting his lot according to the master plan and to post the necessary bond for the amount specified by the Chief Engineer for the cost of the street improvement.

Mr. Omori questioned the feasibility of a 56-foot right-of-way. Although he believed that a wider roadway would be desirable, he indicated that Sereno Lane is not a major thoroughfare used by the general public. Traffic will be limited within the two block area, and the density created will be primarily by tenants in the area. He believed that a 40-foot right-of-way is sufficient, however, he would accept a 44-foot right-of-way.

The staff pointed out that a heavier density is created in any apartment development. Although the off-street parking law will require the ratio of one parking stall to every two units, there will be parking on the street. On a 40-foot right-of-way, parking on both sides would leave just one moving lane of traffic, whereas, on a 56-foot right-of-way, parking on both sides will leave two moving lanes of traffic. Therefore, the staff recommends that in any apartment area, the roadway be 56-foot. The Director stated that the master plan for the 40-foot right-of-way was established in 1947 under the old standard, however, the new standard is 44-foot.

Mr. Chun-Hoon inquired whether the applicant would agree to Apartment C zoning rather than Hotel and Apartment zoning. Mr. Omori stated that the apartments will be two stories, therefore, his client will have no objections.

This matter was taken under advisement on the motion of Mr. Felix and second of Mr. Centelo.

Mr. Chun-Hoon stated that he has no objections since the applicant accepts Apartment C zoning on a 44-foot right-of-way, and provided a bond is posted for the construction of the street improvements and utilities.

A motion to authorize the calling of a public hearing for Apartment C zoning was made by Mr. Felix seconded by Mr. Chun-Hoon and carried.

ZONING VARIANCE  
PAUQA  
233 C KAIA STREET  
ALBERT S. SHIMOTSU

On the motion of Mr. Miho and second of Mr. Chun-Hoon, the Commission voted to visit the property at 233-C Kaia Street. A request for variance from the Class B Residential regulations to permit the conversion of a 32-year old two-story dwelling into a duplex unit was made. This parcel of land has 6,897 $\frac{1}{2}$  and lacks 103 $\frac{1}{2}$  to comply with the duplex requirements.

ZONING VARIANCE  
PAUQA  
1748 LUSITANA ST.  
S. T. LEE

The Commission considered a request for extension of Variance Permit #358 which permits the use of the existing dwelling at 1748 Lusitana Street for not more than 11 boarders for a period not to exceed two years.

The applicant stated that due to financial difficulty and ill health, he will not be able to build apartments. He has a large mortgage and is dependent on the rooming house as a livelihood and asked that this privilege not be taken away.

The staff reported that on May 29, 1957, the Commission granted the Variance Permit to Mr. Y. W. Ow, for a period not to exceed two years, on the basis that Mr. Ow was retired and had no other means of support. Three months after obtaining the variance, Mr. Ow sold the premises to Mr. Lee. At that time both parties appeared before the Commission and Mr. Lee was informed by the Commission orally and by letter that the permit will terminate on June 18, 1959.

The Commission voted to disapprove the request for extension of the Variance Permit on the motion of Mr. Felix and second of Mr. Miho.

ZONING BUSINESS  
KALIA-WAIKIKI  
ALA MOANA BLVD. &  
PIIKOI STREET  
HAWAIIAN DREDGING  
& CONSTRUCTION  
CO., LTD.

The Commission reviewed a request for change in zoning from Hotel and Apartment to Business for the Hawaiian Dredging & Construction Co.'s premises at the corner of Ala Moana Boulevard and Piikoi Street. The request is to extend the business district to include 33,749 $\frac{1}{2}$  of the remaining area zoned hotel and apartment and used for off-street parking purposes.

The Director reported that the applicant has filed a petition signed by 100% of the property owners within the radius of 750 feet voicing no objections to the change in zoning.

Plot plans of the proposed development showing off-street parking areas and the business structure were presented. The Director indicated that when the Commission zoned a portion of this property for business, it did so on the basis that no access will be made on Ala Moana Boulevard. The new proposal shows access on Ala Moana.

Mr. Anthony Sereno, from the Hawaiian Dredging Co., stated that expansion of the existing building was made toward Ala Moana since Auahi Street extension on the rear portion of the property prevents any further expansion toward that side. Mr. Kenneth Roehrig, an architect, was retained and he has prepared a tower type of building with double-deck parking.

Mr. Roehrig stated that the Hawaiian Dredging Company will maintain a 50-foot building setback from Ala Moana Boulevard and a 50-foot setback between the existing building and the proposed building for landscaping purposes. He indicated that the building will occupy less than 40% of the land area and adequate off-street parking will be provided by a double-deck parking area. He indicated that the Territorial Highway Department and the Board of Supervisors had approved a traffic design change at the intersection of Piikoi Street and Ala Moana Boulevard, therefore, the proposed access on Ala Moana Boulevard may not be a problem. A temporary access will be provided along master planned Auahi Street extension to Piikoi Street until such time Auahi Street is constructed.

The staff reported that it has not had an opportunity to study the development plan submitted with respect to traffic and other details and requested sufficient time to study the matter.

A motion to defer action for further staff study was made by Mr. Rietow, seconded by Mr. Felix, and carried.

ZONING BUSINESS  
KANEHOHE  
KANEHOHE BAY DR.  
& MOKULELE DRIVE  
DR. ABRAHAM NG  
KAMSAT  
BY: RALPH T.  
YAMAGUCHI

The Commission considered a request for change in zoning from Rural Class A-1 Residential to Business for parcels of land totaling 22,589 $\frac{1}{2}$  situated on the corner of Kaneohe Bay Drive and Mokulele Drive.

The applicant desires to utilize the area for a service station site.

The staff reported that this is the area the Commission in 1957 had approved business zoning on two occasions but the zoning was disapproved by the Board of Supervisors

upon the filing of protests by property owners.

Attorney Ralph T. Yamaguchi, representing the applicant, stated that a service station development is proposed for the area. He pointed out that the nearest service station is two miles away and with the rapid residential growth of the area, another service station is needed. He noted that Dr. Kamsat, the applicant, was in the audience to answer any questions.

This matter was taken under advisement on the motion of Mr. Rietow and second of Mr. Centeio.

The Commission noted that a comprehensive review of the Mokapu-Kaneohe and Heeia areas was made. It voted to disapprove this application on the basis that the proposed use does not fit in with the over-all land use plan for the area on the motion of Mr. Miho and second of Mr. Rietow.

ZONING BUSINESS  
KANEHOHE  
KANEHOHE BAY DR.  
& KAMEHAMEHA HWY.  
CENTEX-TROUSDALE  
CO.

A request for change in zoning from Class A-1 Residential to Business for approximately 3.5 acres of land situated on the makai-Kahuku corner of Kamehameha Highway and Kaneohe Bay Drive was considered by the Commission.

The Commission noted that in the over-all study of the Kaneohe-Kailua-Heeia area, the site in question was not recommended for business use.

A motion to look with disfavor to the request was made by Mr. Felix seconded by Mr. Miho and carried. Messrs. Izumi and Kometani voted in the negative.

ZONING BUSINESS  
KANEHOHE  
KAMEHAMEHA HWY &  
WILSON TUNNEL  
APPROACH ROAD  
GORDON D. SIMMS,  
ET AL

The staff reported that a letter has been received from Simms, Wong, and Uyesato requesting the Commission to adopt the resolution which changes the zoning to Business for their properties at Kaneohe. They have filed an agreement and bond for the removal of existing structures. They stated that at no time did they agree to consolidate the three lots; however, they will develop the premises in accordance with the plan presented to the Commission.

The Commission voted to defer action for one week on the motion of Mr. Chun-Hoon and second of Mr. Rietow.

ZONING MISC.  
MATSON NAVIGATION  
CO.

The Commission was informed of a letter received from Attorney Don C. Hamilton of Henshaw, Conroy & Hamilton, requesting a statement from the Commission that no violation of local laws or ordinances has been noted as of January 30, 1959, against the Matson Navigation Company or any of its properties in Honolulu.

The staff reported that it has checked the records and has no knowledge of any violation.

The Commission instructed the Director to write an appropriate letter on the motion of Mr. Rietow and second of Mr. Lemmon.

(Commissioner Felix excused himself from participating or voting on this matter).

ZONING MISC.  
BUILDING PERMIT  
WAIKIKI  
WAIKIKI SHORE  
APARTMENTS  
Y.W.C.A. PREMISES

The sub-committee of the Commission composed of Messrs. Rietow and Izumi presented its report to the Commission.

Mr. Rietow stated that a special meeting was held on Tuesday, April 28, 1959, with all parties concerned, which included Mr. Samuel P. King, attorney and a developer

for the Waikiki Shore, Mr. J. P. Russell, attorney for the Y.W.C.A., Mr. William Stephenson, attorney for the M.K.G. Corporation, Mr. Richard K. Sharpless, on behalf of Mr. William Saunders attorney for Roy C. Kelley, et al., City and County Attorneys Norman Chung and Bertram T. Kanbara, and Mr. James Morita. A thorough discussion was held regarding zoning regulations, whether or not there was a subdivision, and whether or not the off-street parking meets the legal requirements. The sub-committee finds that the proposed development complies with all the requirements of the Commission, therefore, believes there is no reason to hold up the building permit any further. The permit should be processed through this office and sent to the Building Department because there are other problems involved that do not concern the Commission.

Mr. Rietow further explained that the question raised regarding the utilization of the basement area up to the adjoining property line is not the Commission's problem; however, a check was made with the Building Department because this may have a bearing on the number of parking stalls available. It was learned that this was permissible as long as the wall is 8 inches thick with no opening and is of four hour fire proof material. As far as the present ratio of parking is concerned, there is more than adequate number of parking stalls required under the law. The question of subdivision was resolved on the basis of the C & C Attorney's opinion stating that leases for the use of a building do not constitute subdivision of land.

In reply to Mr. Kometani's question regarding non-conforming uses, Deputy Attorney Bertram Kanbara stated that an opinion was submitted and the conclusion is that the proposed uses would not be a violation of the zoning regulations.

Mr. Rietow added that the C & C Attorney stated that the protestants have a right of redress under the law, therefore, they are not being denied their rights.

Attorney Sharpless, upon being recognized by the Chair, expressed his appreciation to the Commission, the sub-committee and the staff for their time in considering this matter. He pointed out that at Tuesday's meeting a statement was made regarding accretion of beach land claimed by the YWCA. He inquired whether this would change the situation and would involve a subdivision.

Mr. Sharpless submitted that the determination of whether or not the existing uses on the premises would be the same uses proposed for the new development is up to the Commission. In regard to parking, he pointed out that the parking situation in Waikiki is very critical; therefore, he would submit to the Commission's judgment whether or not the parking provisions should apply under the present law or under the new law to be effective June 30, 1959.

In explaining the beach accretion problem, Attorney Kanbara stated that it does not affect this particular project.

Attorney for the M.K.G. Corporation, Mr. Stephenson, pointed out that, (1) there is no subdivision of any existing lots; (2) if you consider a possible subdivision because of accreted area, the exact area of which we do not

know, the subdivision existed prior to the subdivision laws; and (3) in a normal construction of legal document, the accreted area would go with the demise premises. Therefore, under the term of the lease, the M.K.G. Corporation has a right to use the accreted area. If it is prevented from this use, the matter can be taken to court and he is sure that the court would rule in its favor. Mr. Stephenson contended, therefore, that there is no issue present here.

Mr. Rietow made a motion to process the building permit to the Building Department on the basis that the Commission accepts the findings of the sub-committee and the opinions of the C & C Attorney. This motion was seconded by Mr. Izumi.

Mr. Centeio stated that three years ago an application from the Y.W.C.A. was disapproved by the Commission and inquired what that was for.

Attorney Sam King stated that that was a problem relating to using the area for off-street parking and taxi stand.

A vote taken on the motion was carried. Messrs. Lemmon and Centeio declined to vote. Mr. Lemmon stated that he is not sure that all of the facts have been presented and analyzed.

The Director suggested that in processing the building permit, the findings of the sub-committee be attached to the permit and the Building Department's attention called to the fact that if there are any changes in the plans affecting the Commission's findings, the Commission should be notified.

Mr. Miho requested the staff to report on the status of a "no vote" or "decline vote".

**ZONING ORDINANCE  
ORDINANCE 1637 &  
1651  
OFF STREET PARKING  
REQUIREMENT**

The Commission, on the motion of Mr. Felix and second of Mr. Chun-Hoon, voted to defer action and to discuss at a special meeting the C & C Attorney's opinion relating to Ordinance 1637 as amended by Ordinance 1651.

This opinion was circulated to the Commission members and relates to the off-street parking requirements of one parking space for every two units to be effective June 30, 1959.

**ZONING VIOLATIONS  
WAHIAWA  
151 NANEA AVENUE  
ILLEGAL BUSINESS  
OPERATION**

The Commission received and placed on file a report from Sam Harris of the Public Prosecutor's office reporting that an alleged zoning violation regarding the operation of a business within a Class A-1 Residential zone in Wahiawa has been corrected.

On the motion of Mr. Felix and second of Mr. Komatani, the Commission adopted and authorized for transmission to the Mayor and the Board of Supervisors for approval, the following Resolutions of the City Planning Commission:

**ZONING HOTEL & APT.  
WAIKELE, EWA  
MAKAI SIDE OF  
FARRINGTON HWY.**

(1) Resolution No. 1038, changing portions of Highway Protective and Rural Protective zones to Rural Hotel and Apartment District No. 25 for land situated off the makai side of Farrington Highway, Ewa of Waipahu High School, Waikale, Ewa.

**ZONING HOTEL & APT.  
WAIKIKI  
KALAKAUA AVE.**

(2) Resolution No. 1040, changing a portion of Class A Residential District No. 11 to Hotel and Apartment District No. 113 for land situated on the makai side of Kalakaua Ave.

ZONING CONDITIONAL  
USE DISTRICT  
MANOA  
SEAVIEW AVENUE

(3) Resolution No. 1043, creating a Conditional Use District for a lot situated on Sea View Avenue at Manoa.

The following subdivision actions were taken by the Commission on the motion of Mr. Chun-Hoon and second of Mr. Lemmon:

SUBDIVISION ✓  
KALIHI  
MOKAUEA & DEMOCRAT STS.  
HIDEO JOHIRO  
SURV: TAKEO MORISATO  
GENERAL INDUSTRIAL

The Commission granted approval to the proposed consolidation of Lots 25 and 26, Block 39 of the Kapiolani Tract being portion of L. P. 8194, Land Commission Award 6450, Apana 1 to Kauhūhūa no W. L. Moehonua at Kalihi-kai into one lot of 10,000 $\mu$  less 586 $\mu$  master plan setback areas leaving a net area of 9,414 $\mu$ .

Water is available. Final survey maps showing the consolidation have been filed.

SUBDIVISION ✓  
KAAKOPUA  
VINEYARD THOROUGHFARE  
PACIFIC CLUB  
SURV: JOHN C. MANN  
BUSINESS AND HOTEL-  
APARTMENT

Tentative approval was granted to the proposed consolidation of portion of R. P. 215, Land Commission Award 1678, Apana 1 to Poka; portion of R. P. 117, Land Commission Award 2284-B, Apana 1 to Kapule; R. P. 215, Land Commission Award 1678, Apana 2 to Poka; and Kamehameha III to R. Armstrong and portion of Land Court Application 753 at Kaakopua into one lot of 159,837 $\mu$ .

Water is available. Approval will be subject to receipt of a letter of authorization from the Campbell Estate regarding this proposed consolidation.

SUBDIVISION ✓  
KEWALO  
EMERSON, GREEN AND  
KAPIOLANI STREETS  
E. S. CUNHA ESTATE  
SURV: WRIGHT, HARVEY  
& WRIGHT  
HOTEL & APARTMENT

Approval was granted to the proposed consolidation of Lot 9, 11, and 12 being a portion of Grant 3466 to John F. Hackfeld at Kewalo into Parcel 14, 24,883 $\mu$ .

Water is available. Final survey maps showing the consolidation have been filed.

SUBDIVISION ✓  
KAHEKA  
OFF KING STREET  
CITY & COUNT OF  
HONOLULU, ET AL  
SURV: C&C LAND DIV.  
BUSINESS AND HOTEL-  
APARTMENT

The Commission reviewed the proposed subdivision of the following:

(1) Proposed subdivision of Land Court Application 1515 being Tax Map Key 2-3-18: 54 into 2 parcels: Parcel 1, 815 $\mu$  and a remaining area of 6,654 $\mu$ ;

(2) Proposed subdivision of Tax Map Key 2-3-18: 49 being Land Court Application 1515 into 6 parcels: Parcel 2, 757 $\mu$ ; Parcel 3, 992 $\mu$ ; Parcel 4, 597 $\mu$  and leaving remaining areas of 5,761 $\mu$ , 5,738 $\mu$ , and 5,364 $\mu$ ;

(3) Proposed subdivision of Tax Map Key 2-3-18: 52 being Land Court Application 1515 into 2 parcels: Parcel 5, 165 $\mu$ ; and leaving a remaining area of 7,142 $\mu$ ;

(4) Proposed subdivision of Tax Map Key 2-3-18: 5 being Land Court Application 1282 into 3 parcels: Parcel 6, 5,943 $\mu$  and leaving remaining areas of 7,765 $\mu$  and 12,295 $\mu$ ;

(5) Proposed subdivision of portion of Grant 2057 to R. Keanui at Kaheka into Parcel 7, 13,934 $\mu$ ; Parcel 8, 59,523 $\mu$ ; Parcel 9, 32,899 $\mu$ ; Parcel 10, 29,758 $\mu$  and leaving remaining areas of 3,182 $\mu$ ; 4,821 $\mu$ ; 32,718 $\mu$

being Tax Map Key 2-3-18: 1 less 4,434 $\mu$  master plan setback area leaving a net area of 28,284 $\mu$ ; remaining areas of 55,624 $\mu$  (Tax Map Key 2-3-20:6), 66,034 $\mu$  and 145,033 $\mu$ ;

(6) Proposed subdivision of Tax Map Key 2-3-17: 17 being Land Court Application 1515 into Parcel 11, 1,887 $\mu$  and leaving a remaining area of 23,498 $\mu$ ;

(7) Proposed subdivision of Tax Map Key 2-3-18: 60 being Land Court Application 1515 into Parcel 14, 1,911 $\mu$  and leaving a remaining area of 24,241 $\mu$ .

Parcel 12, 4,850 $\mu$  being Tax Map Key 2-3-17:29 and Parcel 13, 4,798 $\mu$  being Tax Map Key 2-3-18: 72 are the existing lots for the extension of Rycroft Street. Parcels A, B, and C, are the existing lots within Liona Place. Parcels 1 to 14 inclusive are required for the Kabeka Tract Improvement.

Resolution No. 945 changing the street layout of the master plan for Section 2 was approved by the Commission on April 10, 1958, and approved by the Board of Supervisors on April 22, 1958 by Committee Report No. 1469.

Action was deferred for clarification regarding the use of the 3,182 $\mu$  lot (TMK 2-3-18:39) and the 4,821 $\mu$  lot.

Approval was granted to the proposed subdivision and consolidation of the following:

(1) Proposed subdivision of Lot 31-B of Land Court Application 1071 at Anapuni into 3 lots: 40, 104,430 $\mu$ ; 41, 2,184 $\mu$ ; 42, 734 $\mu$ ;

(2) Proposed consolidation of Lots 41, 2,184 $\mu$  with Lot 32-A of Land Court Application 1071 to create Lot 43, 21,811 $\mu$ ;

(3) Proposed consolidation of Lot 42, 734 $\mu$  with Lot 34 of Land Court Application 1071 to create a roadway lot of 3,127 $\mu$ .

Access for Lot 32-B is over Parcel 51 of Tax Map Key 2-9-08. Final survey maps have been filed.

SUBDIVISION ✓  
PUNAHOU  
PUUALII PLACE  
ALEXANDER S. ATHERTON  
SURV: W. P. THOMPSON  
CLASS AA

The Commission granted tentative approval to the revised proposed subdivision of Lot 4-H of Land Court Application 221, Woodlawn Tract, Section B at Manoa into 2 lots: 4-H-1, 11,054 $\mu$  less 858 $\mu$  roadway easement area leaving a net area of 10,196 $\mu$ ; 4-H-2, 11,498 $\mu$  being a 25-foot flag lot from the end of the 16-foot roadway easement area.

SUBDIVISION ✓  
MANOA  
BEAUMONT WOODS PLACE  
RICHARD K. TONGG, ET AL  
SURV: GILBERT K. MINN  
CLASS AA

The tentative approval granted on February 5, 1959, to the subdivision plan of two lots was rescinded by the Commission. A rounded corner at the entrance of the 16-foot easement was recommended.

Approval of this subdivision will be subject to construction of the 16-foot roadway with a rounded corner at its entrance, compliance with Board of Water Supply, Division of Sewers, and building spacing requirements, and the filing of final survey maps.

SUBDIVISION ✓  
KAIMUKI  
WAIALAE AVENUE  
ROMAN CATHOLIC BISHOP  
OF HONOLULU  
AGENT: C & C LAND DIV.  
SURV: C & C LAND DIV.  
BUSINESS

Tentative approval was granted to the proposed subdivision of Parcel 33 of Tax Map Key 3-2-06 being Land Court Application 1503 (Map 1) at Kapahulu and Waiialae-iki into 2 lots: A, 6,408sq; B, 4,806sq.

Lot B, 4,806sq is required by the City and County for the Kaimuki Business District and Off-Street Parking Improvement District No. 131.

Water is available. Approval will be subject to compliance with Board of Health requirements.

SUBDIVISION ✓  
KAIMUKI  
WAIALAE AVENUE  
SACRED HEARTS ACADEMY  
AGENT: C & C LAND DIV.  
SURV: C & C LAND DIV.  
BUSINESS AND OFF-  
STREET PARKING

Tentative approval was granted to the proposed subdivision of Parcel 34 of Tax Map Key 3-2-06 being Land Court Application 1504 at Waiialae-iki into 2 lots: A, 6,408sq; B, 4,806sq.

Lot B, 4,806sq is required by the City and County for the Kaimuki Business District and Off-Street Parking Improvement District No. 131.

Water is available. Approval will be subject to compliance with Board of Health requirements.

SUBDIVISION ✓  
ST. LOUIS HEIGHTS  
LIBERT, MAIGRET &  
ALENCASTRE STS.  
MOSELY K. CUMMINS  
SURV: R. M. TOWILL  
CLASS A

Tentative approval was granted to the proposed consolidation and resubdivision of Lots 277, 278, 279, 281, and 283 of Land Court Consolidation 1, Block "L" at Kalaepohaku into 3 lots: 448, 5,882sq with an existing dwelling and garage; 449, 20,811sq together with various improvements on the premises; 450, 5,750sq together with 10-foot building setback lines.

Approval will be subject to compliance with building spacing, Class A zoning, and Board of Water Supply requirements, and the filing of final survey maps. Sewers are available.

SUBDIVISION ✓  
PALOLO  
WAIOMAO HOMESTEAD RD.  
ROBERT MEW  
SURV: GILBERT K. MINN  
CLASS A

The Commission reviewed the proposed subdivision of Lot 1-A-1-B of Land Court Application 823 at Palolo into 4 lots: 1-A-1-B-1, 5,457sq; 1-A-1-B-2, 5,338sq; 1-A-1-B-3, 5,463sq; 1-A-1-B-4, 10,628sq, together with Lot 1-A-1-B-5, 5,581sq being a 16-foot right-of-way, together with a 10-foot wide storm drain easement.

By letter dated April 20, 1959, the applicant informed the Commission that Lot 1-A-1-B-4 will not be further subdivided and that this information will be specified in the deed and denoted on the final maps.

A duly acknowledged letter is required stating that the six applications for building permits processed on February 11, 1959 for Lot 1-A-1-B (TMK 3-4-15:24) will be withdrawn.

Waiomao Homestead Road is a government right-of-way per information from the Territorial Survey Office.

The Commission voted to defer action and to refer this subdivision plan to the Chief Engineer for his comments and recommendations since this subdivision abuts Waiomao Stream and is near the Palolo slide area.

SUBDIVISION ✓  
LANIKAI  
MOKULUA DRIVE  
SAMUEL BARBOO, ET AL  
CLASS AA

The Commission granted tentative approval to the proposed subdivision of Lot 314 of Land Court Application 616 at Lanikai into 2 lots: 314-A, 10,600sq with a 10-foot right-of-way to the beach with an existing dwelling; 314-B, 11,380sq being a 12-foot flag lot.

The Commission on May 22, 1958, deferred action on the previous subdivision plan of 2 lots and requested a more orderly subdivision plan.

Approval will be subject to compliance with building spacing and Class AA zoning requirements, and filing of final survey maps showing Lot 314-B being a 12-foot flag lot with a minimum net area of 10,000 $\mu$  exclusive of the 10-foot easement to the beach, and rounding of corners.

SUBDIVISION ✓  
WAIANAE  
OFF WAIANAE VALLEY RD.  
TERRITORY OF HAWAII  
SURV: R. M. TOWILL  
(FOR BD. OF WATER SUPPLY)  
RURAL PROTECTIVE

The Commission reviewed the proposed subdivision of the following:

(1) Proposed subdivision of Government Reserve for Cemetery being Tax Map Key 8-5-01: 2 at Waianae into 2 lots: A, 175,570 $\mu$  (4.0305 acres); and B, 2,917 $\mu$ .

(2) Proposed subdivision of Tract A being portion of Government Land at Waianae and being Tax Map Key 8-5-01: 33 at Waianae into 4 lots: 1, 200,109 $\mu$  (4.594 acres); 2, 64,859 $\mu$  being a 44-foot roadway lot; 3, 290,055 $\mu$  (6.659 acres) being a reservoir site; 4, 105.26 acres being the remaining area.

Lot B, 2,917 $\mu$ , Lot 2, 64,859 $\mu$ , and Lot A-12-A-3, 6,039 $\mu$  of Tax Map Key 8-5-01: 52 will be portion of the 44-foot right-of-way. The subdivision of Lot A-12-A was approved by the Commission on April 23, 1959 and the applicant was informed that any further subdivision of the interior lots will require construction of the 44-foot right-of-way.

The reservoir site and access road are to be set aside by Governor's Executive Order and placed under the control and management of the Board of Water Supply for the development of the Waianae Water System.

Water is available. Sewer Department stated that further subdivision will require a sewer system.

The staff inquired whether the 44-foot right-of-way will be fenced or open to the public for use.

Mr. Leroy Rathburn from the Board of Water Supply stated that this point is not clear since he has been unable to check with his office and the Territory.

The Commission voted to defer action for clarification regarding the status of the 44-foot right-of-way.

SUBDIVISION ✓  
WAIPAHU  
KAHUALANI STREET  
YOSHIKAWA DEVELOPMENT  
CO., LTD.  
SURV: S. TAKEMOTO  
CLASS A

The Commission reviewed the revised proposed consolidation and resubdivision of Lots 70, 71, 72, and 83 (proposed) and being portion of Lot 108 of Land Court Consolidation 55 at Waipahu and Exclusion 5 of Land Court Consolidation 55 being portion of Lot 108 of Land Court Consolidation 55 at Waipahu into 30 residential lots with areas ranging from 5,000 $\mu$  to 6,391 $\mu$  and one lot of 19,608 $\mu$  together with 16, 32, 44 and 60-foot rights-of-way.

The Commission on August 28, 1958 voted to defer action on the subdivision plan of 15 residential lots.

Lot 2, 6,381 $\mu$  is a 12-foot flag lot. The corners at the driveway of Lot 2 and the 16-foot right-of-way should be rounded for ease of access.

Lot 179 (50,861 $\frac{1}{2}$ ) of Unit 1 has been set aside for a playground area.

The Commission granted tentative approval to the revised plan with approval subject to construction of all street improvements and utilities and drainage facilities including the roadway easement at the end of Kahualani Street and also construction of the 44-foot right-of-way to the master planned roadway, and the filing of final survey maps noting the rounding of corners at the driveway entrance of Lot 2 and the 16-foot right-of-way.

SUBDIVISION  
WAIPIO  
OFF KAMEHAMEHA HWY  
(PORTION OF UNIT 3-A)  
FINANCE REALTY CO., LTD.  
SURV: PARK & PARK  
RURAL PROTECTIVE

The Commission reviewed the proposed consolidation and resubdivision of Lot 1070 to 1074 inclusive of Units 3-A of Waipio Acres and being Land Court Application 1000 at Waipio into 7 lots with areas ranging from 5,922 $\frac{1}{2}$  to 17,084 $\frac{1}{2}$  together with a 16-foot right-of-way.

The Commission on April 23, 1959 voted to defer action and requested that contours be submitted. Contours show approximately 6% grades.

The owner will state in the deeds for Lots E and F that no further subdivision will be allowed for these two lots.

Approval was granted by the Commission on March 5, 1959 to the over-all development of Unit 3-A of 187 residential lots on the basis of the filing of the following documents approved as to form by the City and County Attorney's office.

(1) 100% surety bond in the amount of \$102,365 guaranteeing construction of street improvements and utilities for Unit 3-A.

(2) Agreements between Finance Realty Co., and the City and County of Honolulu for Units 3-A to 3-F.

(3) Copies of the contract between Finance Realty Co., and the Highway Construction Co.

Bureau of Plans requests building setback for Lots A, B, C, E, and F. This area is to be rezoned to Class A-1 Residential.

The Commission granted tentative approval to the subdivision with approval subject to construction of all street improvements and utilities and drainage facilities, including the 16-foot right-of-way, filing of a copy of the Petition for Subdivision in the Land Court with a restrictive covenant that Lots E and F will not be further subdivided and that the removal of said restrictive covenant will require the approval of the City Planning Commission, compliance with requirements of the Bureau of Plans and the Suburban Water System, approval of the rezoning to Class A-1 Residential and the filing of final survey maps noting that the 16-foot right-of-way will serve only two interior lots.

SUBDIVISION ✓  
PEARL CITY  
END OF LEHIA AVENUE  
CITY & COUNTY, ET AL  
SURV: C & C LAND DIV.  
RURAL PROTECTIVE

Tentative approval was granted to the proposed subdivision of the following:

(1) Proposed subdivision of Tax Map Key 9-6-01: 1 being portion of Parcel 1 of Civil No. 464 United States Naval Reservation and being R. P. 4475, Land Commission Award 7713, Apana 46 to V. Kamamalu and R. P. 229, Land Commission Awards 5646 and 9374, Apana 3 to Kaionio at Waiawa into Parcel 1, 28.275 acres being the proposed Pearl City Sewage Treatment Plant site; Parcel 2, 0.175 acre (7,662 $\frac{1}{2}$ ) being a 40-foot roadway lot and leaving a remaining area of 89.328 acres.

(2) Proposed subdivision of Tax Map Key 9-6-01: 5 being R. P. 4497, Land Commission Award 8559, Apana 2 to C. Kanaina being the Waiawa Stream into Parcel 3, 229,983 $\frac{1}{2}$  (5.279 acres) and leaving a remaining area of 4.521 $\frac{1}{2}$  acres being Waiawa Stream.

(3) Proposed subdivision of portion J of Civil No. 551, being Section 1-A, Land Court Application 945 (Map 8); R. P. 2766, Land Commission Award 5873, Apana 1 (Tract 22); Section 1-B of Land Court Application 946 (Map 8, Tract 20); Civil No. 695; portion N of Civil No. 551, being Land Court Application 601; Portion P of Civil No. 606 being Land Court Application 601 at Waiawa and Manana-nui, Pearl City into Parcel 4, 24,932 $\frac{1}{2}$ ; Parcel 5, 17,614 $\frac{1}{2}$ ; Parcel 6, 55,590 $\frac{1}{2}$ .

Parcels 4, 5, and 6 will be part of the 40-foot roadway to the proposed Pearl City Sewage Treatment Plant site. Water service to this area is not available from the Board of Water Supply.

Approval of this subdivision will be subject to a report from the U. S. Navy that water is available.

The owners will be advised that any further subdivision of the remaining lands will require the construction of standard roadways.

The Commission reviewed the proposed subdivision of Lot D-1-A of Land Court Application 328 at Aiea into 2 lots: D-1-A-1, 19,689 $\frac{1}{2}$  (0.0452 acre); D-1-A-2, 3,430 $\frac{1}{2}$  (0.079 acre).

Lot D-1-A-2, 3,430 $\frac{1}{2}$  and the restriction of access rights are required by the Territory of Hawaii for the construction of Moanalua Road Federal Aid Secondary Project No. S-0720(2).

A copy of the Petition for Subdivision in the Land Court has been filed with a restrictive covenant that Lot D-1-A-1 shall not be landlocked in that an agreement has been reached whereby the said lot will be sold to the abutting owner and which has other means of access to a public road.

Action on this subdivision was deferred for further clarification of access and for consolidation of Lot D-1-A-1 with the abutting lot.

SUBDIVISION ✓  
AIEA  
KAMEHAMEHA HIGHWAY  
TERRITORY OF HAWAII  
SURV: TERR. HIGHWAY  
DEPT.  
CLASS A

SUBDIVISION ✓  
KAPAHULU  
TROUSSEAU STREET  
GEORGE H. ARAKAKI,  
ET AL  
SURV: Y. ARAKAKI  
CLASS B

At the request of the subdivider, the Commission accepted withdrawal of the proposed subdivision of portions of Lots 2 and 4, Block H, "Kapiolani Park" addition at Kapahulu into 2 lots: A-1, 3,500 $\mu$  with an existing single family dwelling and garage; A-2, 4,154 $\mu$  being a 12-foot flag lot.

Tentative approval was granted by the Commission on February 6, 1958.

By letter dated April 25, 1959, Mr. George H. Arakaki requested that the above subdivision plan be withdrawn.

SUBDIVISION ✓  
WAIANAE  
PUUHULU ROAD  
CHRISTIAN SOARES, ET AL  
SURV: S. TAKEMOTO  
RURAL PROTECTIVE

The Commission granted an extension of one year to the proposed subdivision of Lot 171, Lualualei Homesteads at Waianae into 4 lots: 171-A, 1.1794 acres; 171-B, 1.1794 acres; 171-C, 1.1794 acres; 171-D, 1.1794 acres; and 171-E, 0.517 acre being a 44-foot right-of-way.

Tentative approval was granted by the Commission on April 24, 1958.

By letter dated April 23, 1959, Patsy T. Mink, attorney for the applicant, requested an extension of time of one year on the basis that water was recently made available.

SUBDIVISION ✓  
WAIANAE  
HALONA ROAD  
CHRISTIAN SOARES, ET AL  
AGENT: PATSY MINK  
SURV: S. TAKEMOTO  
RURAL PROTECTIVE

The Commission granted an extension of time of one year to the proposed subdivision of Lot 190 of Lualualei Homesteads at Waianae into 4 lots: 190-A, 1.1794 acres; 190-B, 1.1794 acres; 190-C, 1.1794 acres; 190-D, 1.1794 acres; 190-E, 0.517 acre being a 44-foot right-of-way.

Tentative approval was granted by the Commission on April 24, 1958.

By letter dated April 23, 1959, Patsy T. Mink, attorney for the applicant, requested an extension of time of one year on the basis that water was recently made available.

SUBDIVISION ✓  
EWA, HONOULIULI  
OFF FT. WEAVER ROAD  
JAMES CAMPBELL ESTATE  
& LEWARD DEVELOPMENT  
CORP.  
SURV: R. M. TOWILL  
RURAL PROTECTIVE

The Commission granted an extension of time of one year to the proposed consolidation and resubdivision of Lots 213, 214, 215, 216 and 308 of Land Court Application 1069 at Ewa into 584 lots with areas ranging from 6,000 $\mu$  to 10,800 $\mu$ , a church site of 22,000 $\mu$ ; a park site of 4.38 acres; a business lot of 1.325 acres, and 56, 44, and 24-foot rights-of-way.

Tentative approval was granted by the Commission on November 14, 1957.

Approval was granted to Units 1 and 4 by the Commission on October 2, 1958, and to Unit 2 on April 9, 1959.

By letter dated April 22, 1959, R. M. Towill, surveyor, requested an extension of time of one year on the basis that engineering plans for Units 3 and 5 are in the process of being prepared.

SUBDIVISION ✓  
NUUANU  
OLD NUUANU PALI ROAD  
ELSE S. WALDRON  
SURV: JOHN C. MANN  
CLASS AA

The Commission reviewed the proposed subdivision of Lot 6, Land Court Application 520 at Nuuanu into 2 lots of 10,000 $\mu$  each.

The 20-foot roadway fronting the proposed subdivision

is a private right-of-way. With this proposed subdivision, five lots will be using the existing 20-foot right-of-way.

The staff reported that in 1948 a subdivision into 4 lots was approved with a 20-foot right-of-way which was standard at that time, and in 1951, Lot 2 was subdivided into 2 lots, creating 4 interior lots. On February 26, 1959, the Commission set a policy allowing a 16-foot right-of-way for only three interior lots and a 24-foot right-of-way for 4 to 6 interior lots.

The Commission voted to defer action for discussion before a fuller Commission.

SUBDIVISION ✓  
KULAOKAHUA  
LINALILO STREET  
BERETANIA TENNIS CLUB  
SURV: T.H. HIGHWAY DEPT.  
HOTEL & APARTMENT

The Commission reviewed the proposed subdivision of Lot 2 (Map 2) of Land Court Application 1 at Kulaokahua into 3 lots: 2-A, 59,284sq; 2-B, 4,915sq and 2-C, 2,619sq and the restriction of access rights affecting Lot 2-A

Tentative approval was granted by the Commission on April 16, 1959.

By letter dated April 6, 1959, Mr. J. C. Myatt, Deputy Territorial Highway Engineer, informed the Commission that access for Lot 2-A will be provided to Victoria Street over and across Lot 7-B (2,619sq of the subdivision of Lot 7 of Land Court Application 1 at Kulaokahua, TMK 2-4-13: 65).

The subdivision of Lot 7 into 3 lots: 7-A, 2,286sq; 7-B, 2,619sq and 7-C, 1,710sq and the restriction of access rights has been filed in the Land Court under Map 7 of Land Court Application 1 at Kulaokahua with the approval of the City Planning Commission.

By letter dated April 21, 1959, the City Planning Commission informed the Registrar of the Land Court of the Territory of Hawaii that, "the Territorial Legislature has imposed the duty upon the Commission to process all applications for subdivision of land for the protection of purchasers of parcels of land and to insure the orderly development for the City and County of Honolulu, therefore, the Commission respectfully requests compliance with the provisions of Section 149-185 of the Revised Laws of Hawaii, 19 Your attention is invited to sub-section 5, Rule 15 of the Land Court."

By letter dated April 21, 1959, Mr. P. H. Mulholland Registrar of the Land Court of the Territory of Hawaii informed the City Planning Director that the Land Court accepted the subdivision on the following reasons:

"(1) The Lunalilo Freeway is a Territorial Highway and presumably the length, width and proposed location of it are on a master plan approved by your Commission

(2) If this is so the Commission already has, by inference, at least, or by the very nature of its approval of the project, approved whatever subdivisions, condemnations or consolidations of property are necessary to its completion. It is difficult to understand how the Commission can approve a project as a whole and then want the authority to possibly

destroy its former approval by a rejection of a subdivision essential to its construction.

(3) The Territory has the power to condemn a parcel of land in whole or in part for a public purpose, and if it wants a portion only of registered land, it must subdivide. No authority, not even the City and County of Honolulu, can prevent this exercise of its sovereignty.

" For these reasons I did not feel it necessary to require the approval of the subdivision of Lot 7 by the City Planning Commission. If there is any damage done to adjoining property by this exercise of the Territory's power of eminent domain the duty falls on the Territory to pay whatever damages its actions may cause."

The Commission voted to defer action for discussion before a fuller Commission.

The Commission reviewed a sketch plan for the proposed subdivision of the following parcels of Tax Map Key 2-4-21:

SUBDIVISION ✓  
MAKIKI  
OFF KEEAUMOKU STREET  
TERRITORY OF HAWAII,  
ET AL  
SURV: T.H. HIGHWAY DEPT.  
HOTEL & APARTMENT

(1) Parcel 63 into 2 parcels: 26, 50 $\mu$  and leaving a remaining area of 6,611 $\mu$ ;

(2) Parcel 20 into 2 parcels: 27, 385 $\mu$  and leaving a remaining area of 8,715 $\mu$ ;

(3) Parcel 62 into 2 parcels: 28, 88 $\mu$  and leaving a remainder area of 1,172 $\mu$  being a 9-foot right-of-way;

(4) Parcel 15 into 2 parcels: 29, 483 $\mu$  and leaving a remaining area of 2,742 $\mu$ ;

(5) Parcel 14 into 3 parcels: 30, 515 $\mu$ ; 30-A, 168 $\mu$  and leaving a remaining area of 3,592 $\mu$ ;

(6) Parcel 13 into 2 parcels: 32, 1,035 $\mu$  and leaving a remaining area of 9,381 $\mu$ ;

(7) Parcel 10 into 2 parcels: 33, 1,279 $\mu$  and leaving a remaining area of 9,381 $\mu$ ;

(8) Parcel 9 into 2 parcels: 34, 725 $\mu$  and leaving a remaining area of 4,605 $\mu$ .

Parcel 31, 165 $\mu$  is required for the rounding of the corner at the entrance of the 12-foot right-of-way.

Parcels 26 to 34, inclusive, are required for the widening of Keeaumoku Street and the rounding of the corners.

The Territorial Highway Department has scheduled the construction of the Master Planned Keeaumoku Separation in the immediate future and must acquire the rights-of-way as soon as possible.

The owners of Parcels 29, 30, and 30-A being Tax Map Key 2-4-21: 14 and 15 are not willing to sell their entire properties to the Territory. The taking of the portions needed for the highway project will not affect the dwellings.

✓  
SUBDIVISION  
MOILIILI  
OFF UNIVERSITY AVE.  
CHUCK SHIMA  
SURV: PARK & PARK  
HOTEL & APARTMENT

The Commission voted to defer action for discussion before a fuller Commission.

The Commission reviewed the proposed consolidation of Lot 16, 2,647 $\frac{1}{2}$  being a portion of R. P. 2568, Land Commission Award 1536, Apana 2 to Kaneauhi and Lot I-2 of Land Court Application 964 into Lot A, 12,474 $\frac{1}{2}$  less 4,263 $\frac{1}{2}$  master plan roadway area leaving a net area of 8,211 $\frac{1}{2}$ .

Approval was granted by the Commission to the over-all subdivision of 20 lots on December 12, 1957. The above consolidation is one of the requirements of the Commission.

Final survey maps showing the consolidation have been filed.

The Director reported that this is a problem created by the failure of the surveyor to show all necessary easements on the final maps filed for the subdivision of 20 lots approved on December 12, 1957.

The Commission discussed the establishment of a policy of action to be taken on matters of this nature where the surveyor failed to provide the necessary information on the final maps. Mr. Chun-Hoon believed that the Commission should rescind its action of approval taken in December, 1957. A suggestion was made to notify the Board of Registration to warn all surveyors of the requirements of law.

The Commission voted to defer action for further discussion.

✓  
SUBDIVISION  
MOILIILI  
OFF UNIVERSITY AVE.  
CHUCK SHIMA  
SURV: PARK & PARK  
HOTEL & APARTMENT

The Commission voted to defer action on the revised proposed subdivision of portion of R. P. 2568, Land Commission Award 1536, Apana 2 to Kaneauhi at Moiliili into 19 lots with areas ranging from 2,647 $\frac{1}{2}$  to 14,116 $\frac{1}{2}$  less master planned setback areas and roadway easement area leaving net areas ranging from 2,647 $\frac{1}{2}$  to 7,041 $\frac{1}{2}$  together with a 50-foot right-of-way.

The surveyor for the applicant informed the Commission by letter dated April 27, 1959, that at the time of approval on December 12, 1957, the 16-foot roadway and utility easement through Lot 15 was not shown.

Approval was granted by the Commission to the subdivision plan of 19 lots on December 12, 1957, on the basis of filing of the following documents approved as to form by the City and County Attorney's office:

(1) 100% surety bond in the amount of \$15,863 guaranteeing construction of street improvements and utilities;

(2) Agreement between Hirotohi Yamamoto and Chuck Shima and the City and County of Honolulu.

The above revised proposed subdivision plan shows a 16-foot roadway and utility easement over and across Lot 15.

SUBDIVISION  
KAPAHULU  
LUAKAHA STREET  
GEORGE E. TENGAN  
AGENT: WILBERT YAGI  
SURV: WRIGHT, HARVEY  
& WRIGHT  
CLASS A

The Commission reviewed the proposed consolidation and resubdivision of Lot 20 to 24, inclusive (TMK 3-2-58: 54 to 58) being a portion of Lot I-9, Leahi Farm Tract (F. P. 39) at Kapahulu into 4 lots: A, 5,000 $\mu$ ; B, 5,273 $\mu$  and being a 12-foot flag lot; C, 5,000 $\mu$  less 488 $\mu$  existing roadway easement area leaving a net area of 4,512 $\mu$ ; D, 5,000 $\mu$  together with Lot E, 1,443 $\mu$  being 12-foot in width in favor of Lots C, and 8 and T. Matsuda and wife.

The Commission on April 23, 1959, based on a letter of protest from Attorney Y. Fukushima, referred the 23 lot subdivision of Tax Map Key 3-2-58: 54 to 58 to the Attorney's office regarding the procedure necessary to rescind the approval of the subdivision of November 29, 1956.

The Director reported that in 1956 when the Commission granted approval to the 23-lot subdivision of this area, the surveyor failed to show an existing easement that leads to the T. Matsuda's property in the interior area. Since Mr. Matsuda insisted on using this easement, the present owner of the 4 lots involved in this problem has submitted a new subdivision plan showing the easement.

Mr. Robert Paine, agent for Mr. Tengan the owner, has filed a letter pointing out that unless Mr. Tengan can be permitted to subdivide his lots so that they could be sold, he may lose his property for failure to pay street improvement assessment costs.

Attorney Ralph T. Yamaguchi, representing Mr. K. Matsumoto who has entered into an agreement to purchase the 4 parcels of land from Mr. Tengan, stated that the plan as presented meets with the approval of his client. However, he will take the matter up with the other parties concerned in an attempt to resolve the dispute.

Mr. George Nakamura, attorney for Mr. & Mrs. Matsuda and Mr. & Mrs. Nakasone, agreed to meet with Mr. Yamaguchi and his clients in order to present the matter to the Commission within one week.

Mr. Paine who was present in the audience reiterated that unless Mr. Tengan is permitted to subdivide his lot for sale purpose, he will lose his property. He requested that the Commission take action today.

In order to permit the resolving of the dispute, the Commission voted to defer action for one week on the motion of Mr. Rietow and second of Mr. Lemmon.

SUBDIVISION  
KAHALUU  
OFF WAIHEE ROAD  
TOSHIO HIGA  
SURV: PARK & PARK  
RURAL PROTECTIVE  
(AGRICULTURAL SUBDVN)

The Commission reviewed again the proposed subdivision of Lot L-1 (Map 4) of Land Court Application 1133 at Kahaluu into 3 lots: L-1-A, 48.73 acres being the remaining area; L-1-B, 2.90 acres; L-1-C, 0.07 acre being a road widening lot.

The Commission on April 23, 1959 voted to defer action on the subdivision for consultation with the applicant to provide a wider lot width for Lot L-1-B.

Water is available up to the 135-foot elevation. Board of Health certification required. A duly

acknowledged letter from the owner stating that this subdivision is for agricultural purposes is required. Further subdivision of either lots will require the construction of standard roadways.

The Commission voted to defer action for over-all plans for the area and clarification on how the interior lands are to be subdivided.

SUBDIVISION ✓  
WAIKANE  
KAMEHAMEHA HIGHWAY  
S. SAKOGUCHI  
SURV: T. HARANO  
RURAL PROTECTIVE

The Commission reviewed a proposed subdivision sketch plan of Lot 4 being portion of Grant 464 to Edwin O. Hall and Henry Dimond at Waikane into 2 lots: a parcel of 5,129 $\mu$  and a parcel of 5,100 $\mu$  being a 10-foot flag lot.

Four interior lots will be using the existing 20-foot right-of-way which is a coral road.

Due to inadequate access, the Commission voted to not look with favor to the subdivision plan. Also, the Board of Health will not recommend approval unless the lots are over 5 feet above mean tide.

SUBDIVISION ✓  
WAIANAE  
FARRINGTON HIGHWAY  
V. M. KANNO  
AGENT: FRANCIS Y. WONG  
HIGHWAY PROTECTIVE

The Commission reviewed again the proposed subdivision of a portion of Lot 16-M of "Lualualei Homesteads" second series being a portion of Grant 9420 to George H. Holt, Jr., at Lualualei, Waianae, into 3 lots: A, 5,280 $\mu$ ; B, 5,190 $\mu$ ; and C, 5,200 $\mu$ .

The Commission on April 16, 1959 voted to defer action on the proposed subdivision plan pending clarification of access for Lot C.

On April 28, 1959, Mr. Francis Y. Wong, agent for the applicant, filed a copy of a document stating the condition of purchase that the offer is subject to the Seller granting an easement over the 30-foot roadway to serve the rear lot without cost to the buyer.

The 30-foot right-of-way is a private roadway. By this subdivision, Lots A and B will have widths of only 45 feet. The staff had recommended a revised subdivision plan of the lots with access on the 30-foot right-of-way. However, the problem is that the owner of the private right-of-way has granted the use of the right-of-way for only one lot.

Mr. Francis Wong stated that he will consult with the owner for use of the right-of-way by two lots. In the event he obtains this approval, he will subdivide the property according to the staff's recommendation.

The Commission voted to defer action on this matter.

SUBDIVISION ✓  
WAIPAHU  
OFF WAIPAHU DEPOT RD.  
BISHOP ESTATE, ET AL  
AGENT: C & C LAND DIV.  
(IMP. DIST. #134)  
SURV: COMMUNITY PLANNING,  
INC.  
BUSINESS

The Commission reviewed the proposed subdivision of the following:

(1) Land Commission Award 10831-M to Puniwai being Tax Map Key 9-4-13: 5 into Parcel 1, 8,976 $\mu$  and leaving remaining areas of 5,775 $\mu$  lot with lot width ranging from 32 feet to 50 feet and a 16,082 $\mu$  lot.

(2) Parcel 2, 436 $\mu$  part of Waipahu Depot Road will be part of the Improvement District No. 134, Waikele Improvement District.

(3) Land Court Application 981 being Tax Map Key 9-4-13: 6 and 63 into Parcel 3, 241 $\mu$ ; Parcel 4, 193 $\mu$  and leaving a remaining area of 5,000 $\mu$  whereon exists the Bank of Hawaii, Waipahu Branch.

(4) Proposed subdivision of Land Court Application 779 being Tax Map Key 9-4-14: 5 into Parcel 5, 44,850 $\mu$  and leaving a remaining area of 20 lots with areas ranging from 5,100 $\mu$  to 7,200 $\mu$ .

The subdivision of Parcel 5 Tax Map Key 9-4-14 into 20 lots was granted tentative approval by the Commission on May 29, 1958.

The staff reported that this area was zoned as an over-all business district and the Board of Supervisors by Committee Report #890 and Resolution #189 dated April 24, 1959, approved the creation, defining, and establishing of Improvement District No. 134, Waialeale Improvement District. Parcels 1 to 5 inclusive are required for the roadway system in the area.

The Commission questioned the advisability of the small lots for business purposes and also the road system of the area.

Action on this matter was deferred for further discussion.

The following subdivisions which were granted tentative approval and now conform to requirements for approval were approved by the Commission on the motion of Mr. Chun-Hoon and second of Mr. Miho:

**SUBDIVISION**  
**KEWALO**  
**AHUI ST & HALEKAUWILA**  
**VICTORIA WARD, LTD.**  
**SURV: W. P. THOMPSON**  
**GENERAL INDUSTRIAL**

1. Proposed consolidation and resubdivision of Lots 39, 40, and 41, and Block 4 of Land Court Application 670 at Kewalo into 2 lots: 410, 7,500 $\mu$  less master plan setback area of 1,175 $\mu$  leaving a net area of 6,375 $\mu$ ; 411, 7,500 $\mu$  less master plan setback area of 975 $\mu$  leaving a net area of 6,525 $\mu$ .

Tentative approval was granted by the Commission on October 2, 1958.

Sewer service available. Building spacing and Board of Water Supply requirements have been met. Final survey maps noting the master plan setback area have been filed.

**SUBDIVISION**  
**MANOA VALLEY**  
**KUMU ST. & KUMU PL.**  
**H. YAMAMOTO**  
**CLASS A-1**

2. Proposed consolidation and resubdivision of Lots 107 and 108 of Bishop-Manoa Tract, Unit 1, being a portion of Grant 110 to M. Kekuanaoa at Manoa into 2 lots: A, 7,501 $\mu$ ; B, 7,500 $\mu$ .

Tentative approval was granted by the Commission on March 19, 1959.

The purpose of this subdivision is for readjustment of boundaries due to the fact that the contractor made an error with the property pin and built the existing dwelling too close to the boundary line.

Water is available. Building spacing, Division of Sewers requirements have been met. Final survey maps have been filed.

SUBDIVISION  
KANEHOE  
WAIKALUA ROAD  
BERT K. IKEBE, ET AL  
SURV: JAMES F. FOSTER  
CLASS A

3. Proposed subdivision of Lot 14 of Land Court Application 747 at Kaneohe into 2 lots: 14-A, 5,681 $\mu$  less 90 $\mu$  master plan setback area leaving a net area of 5,591 $\mu$ ; and being a 12-foot flag lot; 14-B, 5,327 $\mu$  less 305 $\mu$  master plan setback area leaving a net area of 5,022 $\mu$ .

Tentative approval was granted by the Commission on March 5, 1959. Water is available. No sewers. Board of Health and building spacing requirements have been met. Final survey maps have been filed.

SUBDIVISION  
KANEHOE  
KAPALAI ROAD  
MIRIAM H. WONG  
SURV: JAMES F. FOSTER  
CLASS A-1

4. Proposed subdivision of Lot 1 of Kaneohe Lots (F. P. 296) being Parcel 25 of Tax Map Key 4-5-27 at Kaneohe into 2 lots: 1-A, 8,466 $\mu$  less 900 $\mu$  master plan setback area leaving a net area of 7,566 $\mu$  with an existing single family dwelling and garage; and 1-B, 8,917 $\mu$  less 1,350 $\mu$  master plan setback area leaving a net area of 7,567 $\mu$ .

Tentative approval was granted by the Commission on March 12, 1959.

Kapalai Road is a public right-of-way. Water is available. No sewers. Building spacing and Board of Health requirements have been met. Final survey maps noting the master planned setback areas have been filed.

SUBDIVISION  
PUNALUU  
OFF KAMEHAMEHA HWY  
CITY & COUNTY OF HON.  
SURV: C & C LAND DIV.  
HIGHWAY & RURAL PROT.

5. Proposed subdivision and consolidation of various parcels of land at Punaluu into the following:

(1) (A) Parcel 24 of Tax Map Key 5-3-09, Lot 15 into: Parcel 2, .092 acre, a road and pipeline easement (Easement A); 15-B, .18 acre (being a portion of proposed Parcel 1) a tank and well site of .128 acre (5,600 $\mu$ ); 15-A, 4.531 acres, the remainder area, less Easement A (Parcel 2) .092 acre, leaving a net remainder area of 4.439 acres. (B) Parcel 23 of Tax Map Key 5-3-09, Lot 16 into: 16-B, .110 acre (4,800 $\mu$ ) to create Parcel 1 a tank and well site of 5,600 $\mu$  or .128 acre; Parcel 3, 4,329 $\mu$  or .099 acre, being a pipeline easement (Easement B); 16-A, a remainder area of 39.058 acres, including pipeline Easement B.

(2) (A) Parcel 5, Tax Map Key 5-3-06, being a portion of Grant 1311, Apana 1 to Kueo into: Parcel 4, 8,672 $\mu$  (.02 acre) being an existing road and pipeline easement, and leaving a remainder area of 7,535 acres. (B) Parcel 31 of Tax Map Key 5-3-06, being Land Commission Award 5853:2, into Parcel 5, 14,126 $\mu$  or .324 acre, being part of an existing road and pipeline easement; and Parcel 2, 287 $\mu$  (0.006 acre) and leaving a remainder area of 1.670 acres. (C) Portions of Grant 1308:3, Grant 1308:4, into Parcel 6, 1,737 $\mu$  being a road and easement area. (D) Parcel 6 of Tax Map Key 5-3-06 being a portion of Grant 1308:4 into Parcel 7, 134 $\mu$  (0.003 acre); Parcel 8, 4,871 $\mu$  or .112 acre being a proposed well site; Parcel 10, 1,570 $\mu$  or .036 acre for roadway and pipeline easement; Parcel 22, 6,637 $\mu$  being a proposed well site; and leaving a remaining area of 0.767 acre. (E) Portion of Grant 1311, Apana 2 to Kueo into Parcel 9, 2,707 $\mu$  or .062 acre. (F) Parcel 33 of Tax Map Key 5-3-06 into Parcel 11, 89 $\mu$  and leaving a remainder area of 3,781 $\mu$ . (G) Parcel 7 of Tax Map Key 5-3-06 being a

portion of Kahuku Plantation Co.'s right-of-way into Parcel 12, 1,030 $\mu$  or .023 acre. (H) Grant 1310, Apana 2 into Parcel 13, 74 $\mu$  or .016 acre and leaving a remainder area of 4.714 $\mu$  acres. (I) Grant 1312 to Mano into Parcel 14, 16,792 $\mu$  or .385 acre and leaving a remainder area of 1.261 acres (Tax Map Key 5-3-06:58) and also into Parcel 18, 1,307 $\mu$  or .030 acre, and leaving a remainder area of (Tax Map Key 5-3-06:9) 1.265 acres. (J) Tax Map Key 5-3-06: 59 into Parcels 15, 262 $\mu$ ; 16, 640 $\mu$  being a road and pipeline easement; and 17, 173 $\mu$ . (K) Parcel 10 of Tax Map Key 5-3-06 into Parcel 19, a proposed tank site of 1.576 acres and leaving a remainder area of 2.424 acres.

(3) Tax Map Key 5-3-06: 60 an existing roadway and pipeline easement into: R-1, 789 $\mu$ ; R-2, 125 $\mu$ ; and R-3, 469 $\mu$ .

(4) Proposed consolidation of Parcels 7 (134 $\mu$ ); 8 (4,871 $\mu$ ); 9 (2,707 $\mu$ ); 21 (287 $\mu$ ); 22 (6,637 $\mu$ ) being portions of Grant 1308, Apana 4 to Aikaula; portions of Grant 1311, Apana 2 to Kueo; and portions of R. P. 7816, Land Commission Award 5853, Apana 1 to Kamano at Punaluu into one lot of 14,636 $\mu$  to be used as a well site.

The subdivision of the various above parcels of land at Papaakoko are required by the City and County of Honolulu for the Punaluu-Papaakoko Water System.

Tentative approval was granted by the Commission on December 29, 1958.

Final survey maps showing the consolidation of Lots 8 and 9 have been filed.

**SUBDIVISION MISC.  
KAILUA  
INDUSTRIAL AREA  
SIDEWALK WIDTH**

The Commission acknowledged receipt and placed on file a letter from the Lanai-Kailua Outdoor Circle stating that a narrow sidewalk area for the industrial area in Kailua will provide for proper landscaping. The light pedestrian traffic in the area does not call for a full sidewalk width. It hoped that the Commission would consider establishing narrow sidewalks for this area.

The Outdoor Circle will be notified of the action taken by the Board of Supervisors to maintain full sidewalk widths in the Kailua industrial area.

**STREET NAMES  
WAIPIO  
WAIMELI PLACE**

The Commission voted to defer action on the recommendation to correct Resolution No. 92 of February 19, 1959, so that WAIKI PLACE may be deleted from this resolution and the street name WAIMELI PLACE be designated for a deadend roadway off Wailawa Street between Waipono and Wailawa Street being on the Kipapa side, within the Waipio Acres Subdivision, Unit III.

The Commission received and placed on file the following informative committee reports of the Board of Supervisors:

**ZONING VARIANCE  
PALOLO  
FRANCIS X. MCKENNA**

1. Committee Report #1214, advising the Commission that the Board of Supervisors approved the granting of a variance to Mr. Francis X. McKenna to construct an additional single-family dwelling on a parcel of land containing 9,693 $\mu$  and situated within a Class A Residential district at Palolo.

STREET NAME  
LANAKILA AVENUE

2. Committee Report #1211, advising the Commission that the Board approved the street name for the roadway being the extension of Lanakila Avenue and deleting Kilipaka Lane from further use.

STREET NAME  
WAHIAWA  
BRANNEN TRACT &  
GRAND VIEW TRACT

3. Committee Report #1212, advising the Commission that the Board approved the street names for roadways within the Brannen Tract and Grand View Tract at Wahiawa.

STREET NAME  
KALIHI UKA  
LEILANI PLACE

4. Committee Report #1213, advising the Commission that the Board approved the street name "Leilani Place" for a deadend roadway off Leilani Street and being just makai of the intersection of Leilani and Owawa Streets.

The meeting adjourned at 5:35 p.m.

Respectfully submitted,

  
Carole A. Kamishima  
City Planning Secretary

Meeting of the City Planning Commission

May 7, 1959

The City Planning Commission met in regular session on Thursday, May 7, 1959, at 2:15 p.m., in the Conference Room of the City Hall Annex with Chairman A. J. Gignoux presiding:

**PRESENT:** A. J. Gignoux, Chairman  
R. G. Rietow  
Henry Chun-Hoon  
Katsuro Miho  
Cyril W. Lemmon  
Tsutomu Izumi  
John H. Felix  
George Centeio  
Henry T. Au, Assistant Director

**ABSENT:** Harold Kometani (on trip)  
Frank W. Hustace, Jr.

**MINUTES:** The minutes of April 30, 1959, as circulated, were approved on the motion of Mr. Lemmon and second of Mr. Rietow.

Mr. Izumi made a motion to have the Director transmit a letter to the Hawaii Board of Registration for Professional Engineers, Architects, and Land Surveyors, informing the Board that there has been too many mistakes made by surveyors and engineers in not providing all the necessary information on the subdivision maps and that it should take remedial action to require all surveyors and engineers to comply with the requirements. This motion was seconded by Mr. Lemmon and carried.

**MASTER PLAN  
SCHOOL & PARK SITE  
MAKAHA, WAIANAE**

The Commission considered a request from the Department of Public Instruction for the establishment of an elementary school and park site at Makaha, Waianae. The owner of the property has indicated his willingness to have the area master planned as a school and park site.

The Commission noted that the preparation of the over-all master plan for the Makaha, Waianae area will be completed in the very near future by the private consultants for the Commission. It voted to defer action and to refer this matter to the consultants for consultation with the staff and the D.P.I. on the motion of Mr. Felix and second of Mr. Centeio.

**MASTER PLAN  
MOILILI  
DELETION OF  
HALEUMI PLACE**

The Commission, on the motion of Mr. Miho and second of Mr. Lemmon, voted to authorize the calling of a public hearing to consider the deletion of a private roadway, "Haleumi Place", from the master plan.

This roadway is a private roadway serving a court of cottages and does not provide access to any other parcel of land. A search of title indicates that there are no encumbrances or easements affecting the roadway. There are also no city sewers or water lines on the roadway.

**MASTER PLAN  
PUBLIC UTILITIES  
BUS ROUTE  
KAILUA  
KEOLU HILLS**

The Leeward Bus Company submitted a request for approval of an amended bus route in the Keolu Hills section.

The present route is as follows:

"Along Keolu Drive, Akahai Street, Akamai Street, back on Keolu Drive, right on Manulani Street into Mowai Street,

and along Mowai making a right turn on Hele Street, left turn on Kina Street, another left turn on Loho Street, and back on Keolu Drive."

The amended route is as follows:

"Along Keolu Drive, Akahai Street, Akamai Street, back on Keolu Drive, right on Manulani Street into Mowai Street, making a right turn into Nanialii Street, left turn on Kina Street, and along Kina making a left turn on Hele Street, and back on Keolu Drive."

The Commission stated that the information indicating the present and proposed route which is merely superimposed on an ordinary street guide map is not an adequate map for consideration and file purposes by the Commission.

A motion to approve the amended route subject to the submission of adequate maps as determined by the staff was made by Mr. Felix seconded by Mr. Centeio and carried.

A few Commission members suggested that, hereafter, each member be provided with maps, letters, and other data on all matters of the agenda. This will enable the members to be informed of all the facts on each item of the agenda. The Commissioners decided to defer any action to enable the staff to give further consideration and study on this matter.

**MASTER PLAN  
ALA MOANA  
"MAGIC ISLAND"**

Copies of a report prepared by consultants for the Territorial Land Commissioner setting out detailed scope of work relative to the "Magic Island" development were circulated to the Commission members for study and comments.

The Commission requested the staff to prepare and submit its comments on this matter to the Commission, on the motion of Mr. Rietow and second of Mr. Chun-Hoon.

**MASTER PLAN  
WAIMANALO  
PROPOSED DEVELOPMENT  
OF LANDS**

A report on an over-all plan for development of lands in Waimanalo was submitted to the Commission by the Territorial Land Commissioner. Copies of this report were presented to each Commissioner for his review.

The Commission requested the staff to prepare and submit its comments on this matter to the Commission, on the motion of Mr. Chun-Hoon and second of Mr. Izumi.

**MASTER PLAN  
KALIA-WAIKIKI  
STATUS OF KONA ST.  
& KEEAUMOKU ST.**

The Board of Supervisors by Committee Report No. 973 requested a report from the Commission regarding the reasons for the continued existence of Kona Street, portion of Keeaumoku Street and Mahukona Street as private streets.

A report prepared by the staff was circulated to the Commission members. In essence, the report indicates that, to date, these roadways either have not been constructed to standards or the Hawaiian Land Company has not offered to dedicate these roadways to the City and County of Honolulu.

The Hawaiian Land Company, Limited, by letter dated May 7, 1959, has informed the Commission that it will dedicate these streets to the City as soon as the Ala Moana Shopping Center development is completed and the roadways are constructed to standards.

The Commission voted to transmit the report prepared by the

staff and the communication from the Hawaiian Land Company to the Board of Supervisors for its information, on the motion of Mr. Lemmon and second of Mr. Rietow.

**MASTER PLAN  
SCHOOL SITE  
KALIHI-KAI  
KALIHI KAI SCHOOL**

At its meeting on April 16, 1959, the Commission authorized the calling of a public hearing to incorporate into the master plan approximately 2.1 acres of land situated between Libby Street and McNeill Street for school purposes, subject to receipt of comments from the Department of Public Instruction regarding the suggestion of the Commission to include the entire block up to Dillingham Boulevard for school purposes.

By communication dated April 29, 1959, the D.P.I. stated that it cannot accept the recommendation for the following reasons: (1) that the cost would be prohibitive, (2) that the area bordering Dillingham Boulevard has been zoned for business, and (3) that the original request of 2.1 acres would be sufficient for its need.

The Commission acknowledged receipt of this communication.

**MASTER PLAN  
CENTRAL BUSINESS  
DISTRICT  
DOWNTOWN IMPROVE-  
MENT STUDY**

The staff presented to the Commission its report on the land use inventory and analysis of the problems of the Central Business District. This report is to be submitted to the Downtown Improvement Association for its use in its endeavor to rehabilitate and rejuvenate the Central Business District.

The staff indicated that the Western Real Estate Research Corporation is submitting its report to the Downtown Improvement Association on Monday, May 10, 1959, and requested that this report be submitted at the same time.

The Commission stated that the report should be studied before transmittal to the Downtown Improvement Association.

A motion to withhold submission of the report until the Commission has had an opportunity to study the report and to review the 15 recommendations made by the staff to determine whether these recommendations should be adopted or revised was made by Mr. Lemmon, seconded by Mr. Felix, and carried.

**PUBLIC HEARING  
ZONING BUSINESS,  
HOTEL & APARTMENT  
& APARTMENT  
DISTRICT C  
WAIALAE-NUI  
MAUKA SIDE OF  
WAIALAE AVENUE  
BISHOP ESTATE**

A public hearing was held to consider the following changes in zoning:

(1) Class A-1 Residential and Business to Hotel and Apartment for land situated on the mauka side of Waialae Avenue between Hunakai Street extension and Kilauea Avenue extension, and 230 feet mauka of Waialae Avenue between Kilauea Avenue extension and Waialae-Nui Drainage Canal.

(2) Class A-1 Residential to Apartment District "C" for land situated on the mauka side of Hunakai Street extension between Keanu Street and Kilauea Avenue extension.

(3) Class AA Residential and Class A-1 Residential to Business for land situated 230 feet mauka and parallel to Waialae Avenue between Kilauea Avenue extension and Waialae-Nui Drainage Canal.

Mr. Scott Durdan, of the Bishop Estate, stated that the Estate is agreeable to Apartment District C zoning for land situated on the mauka side of Hunakai Street. The improvement district plans for the streets are about

85-90% completed and as soon as the zoning is approved, the street improvements and utilities will be constructed. Upon the completion of the street improvements, lease negotiations will be started and the entire project will commence without further delay. He stated that a lessee is ready to develop on land fronting an existing street.

Mr. Durdan stated that the businesses that would be located in this area will be compatible but not in competition with businesses in the Waiialae Shopping Center across the street. These businesses will be, such as, service station, office building, drive-inn, and veterinarian's office. He indicated that comments have been received from people in the surrounding area indicating that they are in accord with the plans of the Estate.

The public hearing was closed and the matter was taken under advisement on the motion of Mr. Lemmon and second of Mr. Centeio.

The Commission voted to approve the changes in zoning on the motion of Mr. Felix and second of Mr. Centeio.

**PUBLIC HEARING  
CLASS AA RESIDENTIAL,  
ZONING  
WAIALAE-NUI,  
WAIALAE-IKI  
MAKAI SIDE OF  
KALANIANAOLE HWY.  
BISHOP ESTATE**

A public hearing was held to consider the change in zoning from Class A-1 Residential to Class AA Residential for land situated at Waiialae-Nui, Waiialae-Iki, on the makai side of Kalaniana'ole Highway adjoining the Waiialae Golf Course premises.

This area is within the Bishop Estate's Golf Course Subdivision of 144 lots which are all over 10,000<sup>sq</sup> in area, and excludes a small portion of the area already developed.

No protests were presented or filed. The public hearing was closed and the matter taken under advisement on the motion of Mr. Rietow and second of Mr. Felix.

The change in zoning to Class AA Residential was approved by the Commission on the motion of Mr. Felix and second of Mr. Centeio.

**PUBLIC HEARING  
ZONING CLASS A-1  
RESIDENTIAL  
KANEHOE  
AIKAHI TRIANGLE  
CENTEX-TROUSDALE**

A public hearing was held to consider the change in zoning from Rural Class AA Residential to Rural Class A-1 Residential for approximately 61 acres of land situated on the north corner of Kaneohe Bay Drive and Mokapu Road, approximately 125 feet from Mokapu Road (Aikahi Triangle).

The Kaimalino Association filed a letter stating its objections to the proposed changes in zoning for the Aikahi Triangle area and submitted the following recommendations of its Board of Directors: (1) that it foresees the need for a small business area in the Triangle area in the future but wants the area to remain Class AA for the present. It will, however, reconsider its position at the time a neighborhood business law or ordinance is passed; (2) that it looks with disfavor upon any type of apartment zoning in the area; and (3) that in reference to Class A-1 zoning, the area remain in Class AA zoning. Upon learning that the developers had withdrawn its request for apartment zoning, the Association is requesting that the Commission consider an alternate plan which would provide for an increase from three to five tiers of Class AA zoning along Mokapu Road.

Mr. Charles B. Dwight, president of the Kaimalino Association, stated that the letter was written in reference to

the old plan submitted by the developers showing apartment C zoning and business areas. The new plan eliminating the apartment zone and business zone has not been presented to the members of the Association and he requested that the Commission keep the public hearing open until next week so that the Association could meet and discuss the matter further. However, the Association believes that a single strip of Class AA zoning along Mokapu Road would not be compatible with development across the street which has a wide setback area from Mokapu Road. It also believes it would be difficult to sell these lots. A wider depth of Class AA zoning would create a better appearance and better market for the homes.

Mr. James Castle, representing the Kaneohe Ranch Company, owner, stated that the Company and the developers are very anxious to proceed with the development of this area as soon as possible. He indicated that the apartment zoning proposal was dropped because of the many objections, and the type of homes to be built in the area would be comparable with the ones across the street. With reference to the matter of retaining a deeper area of Class AA zoning, he has just been informed of this proposal and would need more time to discuss this matter with the developers.

Mr. Ralph Marlowe, a resident at Kaimalino, stated that he had bought his property in this area because he was assured that the Kaneohe Ranch Company would develop this entire area under the Class AA zoning. He believed that it was a breaking of faith to consider a rezoning to Class A-1 Residential zoning at this time. He pointed out that there are other lands in the area that could be developed for Class A and Class A-1 zoning, and that lands in the Kaimalino area are level lands best suited for higher type of development.

The Commission voted to keep the public hearing open for one week on the motion of Mr. Felix and second of Mr. Izumi.

ZONING HOTEL & APT.  
KAPALAMA  
POHAKU STREET EXT.  
ROBERT T. AUYONG,  
ET AL  
BY: FUSAO  
TANIGUCHI

The Commission considered again a request for change in zoning from Class A Residential to Hotel and Apartment for approximately 155,527 $\frac{1}{2}$  of land situated on both sides of Pohaku Street extension, makai of N. School Street. The Commission had visited the site.

A motion to defer action and to refer this matter to the staff for further study of an enlarged area for apartment zoning was made by Mr. Chun-Hoon seconded by Mr. Centeio and carried. The Commission believed that it would be spot zoning to consider only this area for apartment zoning.

ZONING VARIANCE  
PAUOA  
233-C KAIA STREET  
ALBERT S. SHIMOTSU

The Commission visited the site at 233-C Kaia Street for which a request for variance from the Class B Residential regulations was made to permit the conversion of a 32-year old two-story dwelling into a duplex unit. The property contains 6,897 $\frac{1}{2}$  and lacks 103 $\frac{1}{2}$  to comply with the duplex requirements.

The Commission voted to disapprove this request on the basis that the dwelling was too old to be converted for duplex uses, on the motion of Mr. Rietow and second of Mr. Felix.

ZONING HOTEL & APT.  
KANEHOE  
NORTH SIDE OF  
KEAHALA ROAD  
EVANS H. M. YIM,  
ET AL

Pending a visit of the site, the Commission voted to defer action on the request for change in zoning from Class A-1 Residential to Hotel and Apartment for approximately 2-1/2 acres of land situated on the Kahuku side of Keashala Road. This motion was made by Mr. Chun-Hoon seconded by Mr. Centeio and carried.

ZONING BUSINESS  
KAHALUU  
SOUTHEAST CORNER  
OF KAMEHAMEHA HWY  
& AHUIMANU ROAD  
MAN FAI YOUNG &  
KENNETH M. HIGA

Pending a visit of the site, the Commission voted to defer action on the request for change in zoning from Class AA Residential to Business for approximately 2 acres of land situated on the southeast corner of Kamehameha Highway and Ahuimanu Road. The motion was made by Mr. Chun-Hoon seconded by Mr. Centeio and carried.

ZONING HOTEL & APT.  
KEWALO  
RYCROFT AND  
ALDER STREETS  
DAVID Q. I. YEE  
BY: RICHARD M.  
KAGEYAMA

The Commission considered the request for change in zoning from Class B Residential to Hotel and Apartment for a 3,592 $\frac{1}{2}$  parcel of land situated on the mauka-Waikiki corner of Rycroft and Alder Streets. This property is situated within the area the Commission has indicated as desirable for apartment development, provided, however, that the street improvements and utilities are made in accordance with City standards.

The staff reported that the applicant has indicated his willingness to post the necessary bond to guarantee construction of street improvements and utilities.

The Commission noted that the improvement of this Sheridan Tract area was referred to Mr. David Bent, Urban Renewal Coordinator, for renewal study and possible initiation of an improvement district by the property owners to construct the street improvements and utilities.

The Commission voted to defer action and to advise the applicant of this fact, and to refer this matter to Mr. Bent, on the motion of Mr. Izumi and second of Mr. Centeio.

ZONING VARIANCE  
WAIMANALO  
KALANIANA'OLE HWY  
& FLAMINGO ROAD  
SHIGERU MURATA,  
ET AL  
BY: FUSAO  
TANIGUCHI

The Commission reviewed a request for permission to erect four single family dwellings on a parcel of land containing 1.332 acres in Waimanalo. This lot is part of an Agricultural Subdivision whereby only one dwelling on each one acre of land area is permitted, although, the area is zoned as Highway Protective (one dwelling per 5,000 $\frac{1}{2}$  in lot area).

The Commission voted to defer action and requested the staff to confer with the applicants in an effort to assist them, on the motion of Mr. Miho and second of Mr. Centeio.

ZONING NOXIOUS IND.  
HONOULIULI, EWA  
BARBER'S POINT  
JAMES CAMPBELL  
ESTATE  
OR VARIANCE

The Commission considered a request for change in zoning from Rural Protective to Noxious Industrial or Variance to permit quarrying of coral materials on 560 acres of land at Barber's Point.

Mr. Miho stated that according to the C & C Attorney's opinion, quarrying is permissible on private land, therefore, he could not understand the reason for this request.

Mr. C. Lennox, of the Campbell Estate, explained that the reason for the rezoning request is because the quarry operation will be a long-range program, possibly 50 years, therefore, it does not wish to have any conflict in the future.

This matter was taken under advisement on the motion of Mr. Felix and second of Mr. Centeio.

The Assistant Director pointed out that access into this area is through a 60-foot right-of-way which has only an 18-foot pavement.

The Commission questioned the reason for the odd-shaped boundary of the area, and also the proposed harbor development in conjunction with the quarrying operation.

The Commission voted to defer action and instructed the staff to confer with the Campbell Estate and the Standard Oil Company for an over-all development plan and map of the area showing all of the roadway system, on the motion of Mr. Miho and second of Mr. Chun-Hoon.

ZONING HOTEL & APT.  
WAIPAHA  
94-506 FARRINGTON  
HIGHWAY  
DUNCAN & JOANNA  
K. A. LEE

The Commission considered again a request for change in zoning from Rural Class A-1 Residential to Hotel and Apartment for a 13,591<sup>sq</sup> parcel of land situated on the mauka side of Farrington Highway between Waikele Road and Waipahu Drainage Canal. This property is situated adjacent to an existing hotel and apartment zone.

This property is affected by a 50-foot setback line for the future widening of Farrington Highway and the Territorial Highway Department by letter dated April 30, 1959, advised the Commission that since plans for the future widening of Farrington Highway have not yet been completed, it has no comments to make on the proposed zoning change at this time.

Mr. Felix made a motion to look with favor to apartment zoning sometime in the future for the remaining area on the mauka side of Farrington Highway from the present hotel and apartment area up to the Drainage Canal subject to the submission of development plans. This motion was seconded by Mr. Centelo and carried.

The Commission noted the presence of the applicant at the meeting and instructed the staff to advise her to submit proper development plans.

ZONING BUSINESS  
KANEHOE  
KAMEHAMEHA HWY &  
WILSON TUNNEL  
APPROACH ROAD  
GORDON D. SIMMS,  
ET AL

The Commission was informed that a letter has been received from Simms, Wong, and Uyesato requesting the Commission to adopt the zoning resolution creating a business district for their properties at Kaneohe. They have filed an agreement and bond for the removal of structures. They stated that at no time did they agree to consolidate the three lots; however, they will develop the area in accordance with the plan submitted to the Commission. Adequate parking will be provided. A lease has been negotiated between Simms and Wong for the construction of a drive-in, and Uyesato will construct the service station and major portions of the business building as shown on the plan.

Mr. Don Hamilton, attorney for Mr. Simms and Mr. Wong, stated that he is preparing the lease between the two parties for the drive-in operation. He assured the Commission that although the owners intend to develop the area separately, they will follow the general plan submitted to the Commission with reciprocal parking and proper landscaping. Mr. Uyesato intends to develop on his own property and will also enter into a lease agreement for joint parking.

The staff requested a copy of the lease agreement with the necessary provisions to assure the development in

accordance with the plans submitted. Mr. Hamilton stated that he will submit a copy of the proposed lease.

Mr. Lemmon pointed out that the development plan should show the proposed buildings in relation with the lot lines. He made a motion to defer action for consultation with the staff, further information on the lease agreement, and submission of development plans which will indicate the relationship of the lot lines to the buildings. This motion was seconded by Mr. Felix and carried.

ZONING CLASS A  
RESIDENTIAL  
KANEHOE  
MAUKA SIDE OF  
KAMEHAMEHA HWY.  
CENTEX-TROUSDALE  
CO.

Mr. James Castle, from the Kaneohe Ranch Company, requested that the Commission consider further the request for change in zoning from Rural Class A-1 Residential, Rural Protective zone and Rural Farm District to Class A Residential for approximately 130 acres of land situated on the mauka side of Kamehameha Highway, north side of Kalihi Tunnel Approach Road. He presented an artist's rendition of the completed project. He stated that house and lot will be sold in fee simple to be made available to people in the low and middle income groups. He indicated that large lots would be too expensive for this income group.

Mr. Miho believed that the area would be best suited for estate-type of development because of its location and nearness to the city limits.

Mr. Lemmon inquired whether the Ranch Company had a comprehensive land use plan for the entire Kaneohe area. If there is such a plan, he believed the Commission should review it. Mr. Castle replied that there is a preliminary plan for the mauka area up to the Pali Golf Course. It is not a detailed plan and does not show the size of lots.

This matter was taken under advisement on the motion of Mr. Felix and second of Mr. Centeio.

The Commission voted to visit the site and to request the Kaneohe Ranch Company to submit its over-all schematic plan for the entire valley area, on the motion of Mr. Lemmon and second of Mr. Centeio.

ZONING ORDINANCE  
ORDINANCE 1637 &  
1651  
OFF STREET PARKING  
REQUIREMENT

The Commission reviewed the City and County Attorney's opinion with respect to Ordinance 1637 as amended by Ordinance 1651 relating to the off-street parking requirement of one parking space for every two units for apartment houses and multiple family dwellings, which will become effective on June 30, 1959.

The gist of the opinion states that, "it is our opinion that where a person has obtained a building permit for an apartment house or multiple family dwelling before June 30, 1959, he will not be deemed to have acquired any vested rights and would have to meet the new 1 to 2 off-street parking requirement if: (a) he has done nothing beyond obtaining the permit, or (b) he has not incurred any material expenses, irrespective of whether or not he has entered into contracts. However, he will be deemed to have acquired vested rights and will be exempted from compliance with the new requirement if he has commenced construction or has incurred material expenses before June 30, 1959. The latter is to be determined from the peculiar facts in each case. To avoid any complications, a holder of a building permit would be well advised to commence construction before June 30, 1959."

Mr. Felix stated that a newspaper article on May 6, 1959, indicates that the Board of Supervisors had passed a resolution which would allow the holder of a building permit granted before the June 30th deadline, to begin construction within 90 days before he is required to meet the new one to two off-street parking requirement. He believed that this was contrary to the Attorney's opinion. He stated that it was his understanding that a moratorium of one year was granted to permit developers to complete construction within the one year period.

Mr. Miho stated that the Ordinance in its present form did not state clearly that all construction must be completed by June 30, 1959, therefore, this provision cannot be enforced at this time.

The Assistant Director stated that the C & C Attorney was instructed by the Board of Supervisors to prepare a draft of a bill which would clarify this matter and specify the time in which an applicant for a building permit must be required to begin construction.

A newspaper reporter at the meeting clarified that the Board acted on a Bill which passed first reading and not a Resolution.

Mr. Miho made a motion to accept the C & C Attorney's opinion and to adopt the provisions mentioned in the opinion as the policy of the Commission and to notify all persons applying for building permits of this provision by rubber stamping this information on the building permit. The Board of Supervisors and the C & C Attorney are to be advised of this action taken by the Commission. This motion was seconded by Mr. Chun-Hoon and carried. Mr. Felix abstained from voting on the basis that he still believes the moratorium of one year was granted to permit developers to complete construction before the June 30th deadline.

ZONING NOXIOUS  
INDUSTRY  
MAILI, WAIANAE  
PERMANENTE  
CEMENT CO.

The Commission was informed that letters have been received from residents of Maili requesting that the Commission give favorable consideration to the application of Permanente Cement Company for rezoning of lands at Maili, Waianae to Noxious Industrial to permit quarrying and the operation of a cement manufacturing plant.

Mr. Lawrence J. Almeida, president of the Maili Community Association, filed with the Commission a petition signed by approximately 2,500 persons living in the Maili-Waianae area supporting the rezoning request.

ZONING MISC.  
SENATE CONCURRENT  
RESOLUTION #112  
STUDY OF  
PIGGERY SITES

On the motion of Mr. Miho and second of Mr. Centeio, the Commission acknowledged receipt of a certified copy of Senate Concurrent Resolution No. 112 adopted by the Thirtieth Legislature of the Territory of Hawaii, requesting the City Planning Commission, the Board of Supervisors of the City and County of Honolulu, the Commissioner of Public Lands and the Trustees of the Bernice Pauahi Bishop Estate, individually or jointly, to find or make available suitable sites for the hog raisers of the Koko Head farming district.

The Commission also voted to advise the Legislature that the City Planning Commission has been studying the problem of relocating piggeries from the city limits of Honolulu

to the rural areas for over a period of years and that it will continue its study to locate suitable sites for the hog raisers.

ZONING VIOLATION  
WAIPAHI  
94-120 AWAMOKU ST.  
ILLEGAL DUPLEX  
UNIT

The Commission received and placed on file a report from Sam Harris of the Public Prosecutor's office reporting that an alleged zoning violation at 94-120 Awamoku Street, Waipahu, regarding the conversion of a single family dwelling into a duplex has been corrected.

On the motion of Mr. Miho and second of Mr. Felix, the Commission adopted the following resolutions of the City Planning Commission and authorized the transmission of same to the Mayor and the Board of Supervisors for approval:

ZONING NOXIOUS IND.  
HONOULIULI, EWA  
CAMPBELL ESTATE

1. Resolution No. 1041, changing a portion of Rural Protective zone to Rural Noxious Industry District No. 6 for land situated on the southwest shoreline between Barber's Point and Kahe at Honouliuli, Ewa.

ZONING CLASS A-2  
RESIDENTIAL  
KANEOHE  
LILIPUNA ROAD

2. Resolution No. 1045, changing a portion of Rural Class AA Residential District No. 18 to Rural Class A-2 Residential District No. 8 for land situated on the southeast corner of Lilipuna Road and Lilipuna Place, Kaneohe.

The following subdivision actions were taken by the Commission on the motion of Mr. Chun-Hoon and second of Mr. Miho:

SUBDIVISION ✓  
KAPAUHI  
FORT STREET  
TERRITORY OF HAWAII  
SURV: R. M. TOWILL FOR  
T.H. HIGHWAY DEPT.  
FIRE DISTRICT NO. 1

The Commission granted tentative approval to the proposed subdivision of Parcel 29 of Tax Map Key 2-1-09 being Land Court Application 1409 at Kapauhi into 3 lots: 1, 2,323 $\mu$ ; 2, 6,180 $\mu$ ; 3, 1,941 $\mu$  together with the restriction of access rights affecting Lots 1 and 3.

Lot 1, 2,323 $\mu$  will be used with a portion of R. P. 1125, Land Commission Award 709, Apana 1 to Pehu being Tax Map Key 2-1-09: 28 (6,154 $\mu$ ) to create a lot of 8,477 $\mu$ .

Lot 2, 6,180 $\mu$  will be part of the Nuuanu Highway.  
Lot 3, 1,941 $\mu$  will become a portion of Central Business Area Off-Street Parking Improvement District #80.

A copy of the Petition for Subdivision in the Land Court has been filed.

Approval will be subject to filing of final maps showing the consolidation of Lot 1 (2,323 $\mu$ ) with Parcel 28 of Tax Map Key 2-1-09 (6,154 $\mu$ ) to create a lot of 8,477 $\mu$ .

SUBDIVISION ✓  
KAPAUHI  
FORT STREET  
TERRITORY OF HAWAII  
SURV: R. M. TOWILL FOR  
T.H. HIGHWAY DEPT.  
FIRE DISTRICT NO. 1

Approval was granted to the proposed subdivision of Parcel 30 of Tax Map Key 2-1-09 being Land Court Application 363 at Kapauhi into 2 lots: 1, 10,492 $\mu$ ; 2, 2,118 $\mu$ .

Lot 1, 10,492 $\mu$  will become a portion of the Nuuanu Highway. Lot 2, 2,118 $\mu$  will become a portion of the Central Business Area Off-Street Parking Improvement District No. 80.

A copy of the Petition for Subdivision in the Land Court has been filed. Final survey maps have been filed.

SUBDIVISION ✓  
WAIKIKI  
KALAKAUA AND  
LILIUOKALANI AVENUES  
JOHN ROUMANIS, ET AL  
SURV: R. M. TOWILL CORP.  
BUSINESS AND HOTEL-  
APARTMENT

The Commission reviewed the proposed subdivision of Parcel 1 of Tax Map Key 2-6-23 being Land Court Application 1390 at Waikiki into 2 lots: 1, 5,100 $\mu$  with existing improvements on the premises; 2, 4,768 $\mu$  less 700 $\mu$  master plan setback area leaving a net area of 4,068 $\mu$  together with existing improvements on the premises.

Since this parcel of land was affected by the Kalakaua Realignment plan, the Commission on May 23, 1957, deferred action and referred the subdivision plan to the Board of Supervisors for acquisition. However, on September 23, 1958, the Board by Resolution No. 608 deleted the proposed realignment of Kalakaua Avenue from the Master Plan.

Mr. M. P. Correa, the surveyor, is now requesting reconsideration.

The staff pointed out that by this subdivision, Lot 2 will have an area less than the minimum 5,000 $\mu$  requirement. In addition, off-street parking areas should be set aside for this business lot.

The Commission voted to defer action for consultation with the owner regarding off-street parking facilities and to straighten the boundary line between the two lots.

SUBDIVISION ✓  
WAIKIKI  
WALINA PLACE  
KONINI CORP.  
SURV: JOHN CLINE MANN  
HOTEL & APARTMENT

Approval was granted to the proposed consolidation of Lots 24-G and 24-H of Land Court Application 571 and Lot 1-D of Land Court Application 634 at Waikiki into one lot of 13,250 $\mu$ .

Final survey maps have been filed.

SUBDIVISION ✓  
WAIKIKI  
KUHIO & WALINA PLACE  
THE QUEEN'S HOSPITAL  
SURV: R. M. TOWILL  
BUSINESS

Approval was granted to the proposed consolidation of Lots 34 and 35 of Land Court Application 324 at Waikiki into one lot of 41,160 $\mu$ .

The original development plans submitted show that 100 feet fronting Kuhio Avenue will be used for business and the remaining area for Hotel and Apartment purposes.

Final survey maps have been filed.

SUBDIVISION ✓  
PUNAHOU  
WILDER AVENUE  
LEE AH YOU  
SURV: M. YAMASHITA  
CLASS A

Tentative approval was granted to the proposed subdivision of portion of R. P. 1931, Land Commission Award 387 Section 2, A.B.C.F. Mission at Punahou into 2 lots: B-1, 5,000 $\mu$  less 675 $\mu$  master plan setback area leaving a net area of 4,325 $\mu$  with an existing single family dwelling and garage; B-2, 5,000 $\mu$  less 165 $\mu$  master plan setback area leaving a net area of 4,835 $\mu$  being a 12-foot flag lot with an existing single family dwelling.

Approval will be subject to compliance with building spacing, Class A zoning, Board of Water Supply and Division of Sewers requirements and the filing of final survey maps.

SUBDIVISION  
KAIMUKI  
FOURTH AVENUE  
SHIZUKO TANAKA  
CLASS B

Tentative approval was granted to the proposed subdivision of portions of Lots 13 and 14, Block 10 of the Kaimuki Tract at Kaimuki into 2 lots: A, 4,060sq and B, 5,040sq being a 12-foot flag lot with an existing dwelling (to be demolished).

The existing dwelling straddling proposed Lots A and B is to be relocated to proposed Lot B.

Approval will be subject to compliance with building spacing, Board of Water Supply and Division of Sewers requirements, compliance with Class B zoning requirements, and the filing of final survey maps showing the rounding of the corner for the driveway of Lot B.

SUBDIVISION ✓  
PALOLO VALLEY  
HANAKEALOHA PLACE  
DORA D. BROWN  
SURV: TAKEO MORISATO  
CLASS A

The Commission reviewed the proposed subdivision of Lot C being a portion of Lot 7 of Palolo Valley Homesteads and also being a portion of Grant 12634 to Dora Daniels Brown at Palolo Valley into 2 lots: C-a, 4,993sq with an existing single family dwelling and garage; C-B, 5,000sq.

The Commission on April 2, 1959 advised the applicant to circulate notices for modification from lot size requirements in compliance with the provisions of Ordinance 1567.

The Commission had visited the site.

In compliance with the provisions of Ordinance 1567, the applicant on April 14, 1959, mailed 46 letters by certified mail. No protest letters have been received.

Hanakealoha Place fronting the proposed subdivision is a public right-of-way with an existing 12-foot pavement. Water is available.

Tentative approval was granted with approval subject to compliance with building spacing, and Division of Sewers requirements, certification from the Board of Supervisors on lot size modification from Class A Residential District, and the filing of final survey maps.

SUBDIVISION ✓  
WAIALAE-IKI  
GOLF COURSE SUBDVN  
BISHOP ESTATE  
WRIGHT, HARVEY &  
WRIGHT  
CLASS A-1

Approval was granted to the proposed realignment of Lot 220 (Waiki Place), Lots 179 and 182 of Land Court Application 828 at Waialae-Iki into the following: Lot 179, 13,169sq; Lot 182, 13,512sq; and Lot 220 (Waiki Place) 8,326sq together with a 25-foot building setback line.

The realignment is due to an error in construction of the 32-foot right-of-way (Waiki Place).

The frontage of said roadway will be wider by 4 feet thus the lot area of Lot 179 changes from 13,301sq to 13,169sq and Lot 182 changes from 13,644sq to 13,512sq.

The over-all subdivision plan for the Golf Course Subdivision was granted approval by the Commission on April 23, 1959. Final survey maps have been filed.

SUBDIVISION ✓  
KULIOUOU  
OFF KAWEKIU PLACE  
CITY & COUNTY OF  
HONOLULU, ET AL  
SURV: C&C LAND DIV.  
CLASS AA & A-1

Approval was granted to the proposed subdivision of the following:

- (1) Proposed subdivision of Tax Map Key 3-8-04: 63 into Parcel 14, 101 $\mu$  and leaving a remaining area of 9,899 $\mu$ ;
- (2) Proposed subdivision of Tax Map Key 3-8-05: 23 into Parcel 13, 22 $\mu$ , and leaving a remaining area of 10,288 $\mu$ ; Parcel 19 into Parcel 12, 235 $\mu$  and leaving a remaining area of 18,042 $\mu$ ; Parcel 18 into Parcel 11, 28 $\mu$  and leaving a remaining area of 13,734 $\mu$ ; Parcel 4 into Parcel 10, 100 $\mu$  and leaving a remaining area of 1.11 $\frac{1}{2}$  acres;
- (3) Proposed subdivision of Tax Map Key 3-8-06: 5 into Parcel 9, 40 $\mu$  and leaving a remaining area of 9.53 $\frac{1}{2}$  acres; Parcel 12, into Parcel 8, 62 $\mu$  and leaving a remaining area of 6.288 $\frac{1}{2}$  acres.

The subdivision is required for the Kuliouou Stream Flood Control (40-foot wide) and leaving five remnant lots being R-4, 71 $\mu$ ; R-5, 19 $\mu$ ; R-6, 176 $\mu$ ; R-7, 305 $\mu$  and R-8, 184 $\mu$ .

The applicant will be advised that the remnant lots are not separate lots for residential building purposes. Final survey maps have been filed.

SUBDIVISION ✓  
KULIOUOU  
ELELUPE ROAD  
CHESTER C. ENDRUP  
SURV: W. KIM  
CLASS AA

The Commission granted tentative approval to the proposed consolidation and resubdivision of Lots 529 and 609-A of Land Court Application 578 at Kuliouou into 2 lots: A, 13,500 $\mu$  with an existing dwelling and B, 62,300 $\mu$  less 7,890 $\mu$  master plan roadway areas leaving a net area of 54,410 $\mu$  and being a "U" shaped lot.

The applicant will be advised that any further subdivision of Lot B will require the construction of standard rights-of-way.

Approval of this subdivision will be subject to compliance with building spacing, Class AA zoning, Board of Water Supply and Board of Health requirements, and the filing of final survey maps showing the master plan setback areas.

SUBDIVISION ✓  
END OF PORTLOCK ROAD  
BISHOP ESTATE  
LESSEE: HENRY J. KAISER  
SURV: JOHN CLINE MANN  
CLASS AA

Approval was granted to the revised proposed subdivision of Parcel 1 of Tax Map Key 3-9-13 at Maunaloa into 2 lots: 1, 7.093 acres (308,950 $\mu$ ); 2, the remaining area of 60.600 acres less 2,400 $\mu$  (0.005 acre) roadway easement area leaving a net area of 60.595 $\frac{1}{2}$  acres

Approval was granted by the Commission on February 19, 1959 to a subdivision plan of two parcels of land of 7.100 acres and 60.593 acres less 0.005 acre roadway easement area leaving a net area of 60.588 acres.

Final survey maps have been filed.

SUBDIVISION ✓  
KAILUA  
OFF KAILUA ROAD  
KANEOME RANCH CO.  
SURV: R.M. TOWILL  
HIGHWAY & RURAL PROT.

Tentative approval was granted to the proposed subdivision of a portion of the lands of Pohakupu and Kukanono at Kailua, further identified as Parcel 10 of Tax Map Key 4-2-13 into 4 lots: 1, 2.073 acres; 2, 2.0 acres; 3, 2.0 acres; 4, 2.009 acres and a remaining area of 147.105 acres.

The Commission on April 9, 1959, voted to defer action on the subdivision plan pending receipt of comments from the Territorial Highway Department. By letter dated May 4, 1959, Mr. J. C. Myatt of the Territorial Highway Department informed the Commission that the points at which vehicle access are permitted have been checked with its plans and are approximately correct.

Proposed Lots 1, 2, 3, and 4 are proposed church sites. Access to Lot 4 will be over Easement "A". Water is available.

The applicant will be advised that any further subdivision of the interior areas will require the construction of standard roadways.

Approval will be subject to compliance with Board of Health requirements and the filing of final survey maps deleting the proposed 56-foot right-of-way and the proposed lots as shown on the preliminary map.

SUBDIVISION ✓  
KAILUA  
OFF KAILUA ROAD  
JAMES C. CASTLE, ET AL  
SURV: CITY & COUNTY  
LAND DIVISION

The Commission granted approval to the proposed subdivision of Parcel 1 of Tax Map Key 4-2-16 and being a portion of R. P. 7983, Land Commission Award 4452, Apana 12 to H. Kalama at Kailua into the following: Parcel 1, 9,660sq (0.2227 acres) being the proposed sewage pump station site; Parcel 2, 9,904sq (0.2277 acre) being a 40-foot access road easement; Parcel 3, 1,020sq being a 20-foot wide sewer easement and leaving a remaining area of 664.6497 acres less 0.2277 acre (9,904sq) roadway easement area leaving a net area of 664.4227 acres.

The Commission on April 16, 1959 deferred action and referred the subdivision to the Territorial Highway Department. By letter dated May 1, 1959, Mr. J. C. Myatt of the Territorial Highway Department stated that since access will be made through a point at which access is already allowed, it has no comments to make on the subdivision proposal.

The applicant and the owner will be advised that any further subdivision of the remaining area will require construction of standard roadways, including the widening of the 40-foot access road easement.

Water is available. Board of Health requirements have been met. Final survey maps have been filed.

SUBDIVISION ✓  
KAILUA  
KEOLU DRIVE  
S. KAWABATA, ET AL  
AGENT: JOE PAO  
SURV: PARK & PARK  
CLASS A-1

The Commission reviewed the revised proposed subdivision of Lot C-1 of Land Court Application 1508 at Kailua into 2 lots: C-1-A, 0.65 acre (28,314sq) less 0.005 acre (2,280sq) roadway setback area leaving a net area of 0.6457 acre; C-1-B, 2.62 acres being the remaining area less 0.0077 acre (3,066sq) roadway setback area leaving a net area of 2.6137 acres.

The Commission on March 19, 1959 voted to defer action on the subdivision plan and requested a consultation with its Director or staff as to the possibility of revising the plan to show a transition on the width of Keolu Drive extension from an 80-foot right-of-way to a 60-foot right-of-way.

Keolu Drive at the subdivision site is only 44 feet in width, whereas the existing right-of-way to the north

and south has a right-of-way width of 80 and 60 feet, respectively.

The transition of the width of Keolu Drive of 22 feet to 15 feet as shown on the revised subdivision plan must be constructed.

Bureau of Plans recommends a connection from the end of the 80-foot right-of-way to the existing 60-foot right-of-way with a transition curve to prevent creation of a "jog" at the property line. Water is available. Sewers are not required at this time.

Tentative approval was granted with approval subject to construction of street improvements and utilities and drainage facilities fronting the proposed subdivision, compliance with requirements of the Bureau of Plans and Department of Buildings, and the filing of final survey maps.

SUBDIVISION ✓  
KANEHOE  
WAIKALUA AND  
WAIKALUALOKO LOOP RD.  
BLACKIE S. YANAGIHARA  
SURV: S. TAKEMOTO  
CLASS A

Approval was granted to the proposed consolidation of Lots 17, 19, 20, and 21 of Coral Garden Tract, F. P. 231 at Kaneohe into Parcel A, 14,956 $\mu$ .

The purpose of this consolidation is to build a single family dwelling over the consolidated area. Water is available.

SUBDIVISION ✓  
KANEHOE  
KAMEHAMEHA HIGHWAY  
HAWAIIAN MEMORIAL PARK  
SURV: R. M. TOWILL  
CLASS AA (CEMETERY  
ZONING)

Approval was granted to the proposed subdivision of Parcel 3-A, Hawaiian Memorial Park being a portion of R. P. 7984, Land Commission Award 4452, Apana 13 to H. Kalama at Kaneohe into 2 lots: 3-C, 29.469 acres less 4.666 $\frac{1}{2}$  (214,330 $\mu$ ) for the realignment of Kamehameha Highway leaving a net area of 24.803 $\frac{1}{2}$  acres; 3-D, 3.027 acres.

Parcel 3-D, 3.027 acres will be purchased by the Hawaiian Memorial Park Corp., for another increment of the development of the cemetery.

Water is available. Access to a public right-of-way for Lot 3-C is over Lot 5 a 32-foot right-of-way of Parcel 3-B. Final maps have been filed.

SUBDIVISION ✓  
PUPUKEA  
OFF KAMEHAMEHA HWY  
HOME FACTORS, LTD.  
SURV: HENRY B. COPP  
RURAL PROTECTIVE &  
RURAL FARM ZONE

Tentative approval was granted to the proposed consolidation and resubdivision of Lot 90-G and 90-H-1-A of Land Court Consolidation 49 at Paumalu into 15 lots of one acre each together with a 44-foot right-of-way.

The subdivision plan is to put in a masonry ford to cross the drainage ditch. A duly acknowledged letter stating that this subdivision is for agricultural purposes is required.

Approval will be subject to filing of <sup>a</sup>duly acknowledged letter stating that this subdivision is for agricultural purposes, construction of street improvements and utilities, certification by the Chief Engineer that the existing 44-foot right-of-way leading to the subdivision meets the standard of an agricultural subdivision roadway, certification from the Board of Health and the filing of final survey maps.

SUBDIVISION  
WAHIAWA  
ROYAL PALM DRIVE  
TSUGIO KURAOKA  
SURV: W. KIM  
CLASS AAA

Tentative approval was granted to the proposed consolidation and resubdivision of Lots 55-A-2 and 55-B of "Eames Subdivision Farm Lots" P. P. 405, at Wahiawa into 2 lots: A, 19,194 $\mu$  less 245 $\mu$  master plan setback area leaving a net area of 18,949 $\mu$  with an existing single family dwelling; B, 17,019 $\mu$  less 1,460 $\mu$  master plan setback area leaving a net area of 15,559 $\mu$ .

The purpose of this subdivision is to enlarge the lot with the existing single family dwelling. Water is available.

Modification was granted to the 12-foot driveway which exceeds the maximum length of 120 feet by 15 feet.

Approval of this subdivision will be subject to compliance with building spacing, Class AAA zoning, Division of Sewers and Board of Water Supply requirements and the filing of final survey maps noting the master plan setback areas.

SUBDIVISION  
WAIANAE  
MANO AVENUE  
HAWAIIAN HOMES COMM.  
SURV: T.H. SURVEY DEPT.  
RURAL PROTECTIVE

Tentative approval was granted to the proposed subdivision of Lot 265 of Nanakuli Residence Lots First Series at Waianae into 2 lots: 265-A, 0.24 acre (10,454 $\mu$ ) with an existing dwelling; 265-B, 0.37 acre (16,117 $\mu$ ) and being a 20-foot flag lot.

Mano Avenue is a public right-of-way owned by the Hawaiian Homes Commission. Water is available.

Approval will be subject to compliance with building spacing, Rural Protective zoning and Board of Health certification and the filing of final survey maps showing a 16-foot flag lot in lieu of the 20-foot flag lot for Lot 265-B together with the rounding of the corners at the entrance.

SUBDIVISION  
WAIANAE  
FARRINGTON HIGHWAY  
V. M. KANNO  
AGENT: FRANCIS Y. WONG  
HIGHWAY PROTECTIVE

The Commission granted tentative approval to the revised proposed subdivision of a portion of Lot 16-M of "Lualualei Homestead" second series being a portion of Grant 9420 to George-H. Holt, Jr., at Lualualei, Waianae, into 3 lots: A, 5,200 $\mu$ ; B, 5,200 $\mu$  and C, 5,200 $\mu$ .

A document stating that the seller will grant an easement over the 30-foot roadway to the interior lots has been filed by Mr. Francis Y. Wong, agent for the applicant. The 30-foot right-of-way is a private right-of-way.

By letter dated May 1, 1959, Mr. J. C. Myatt of the Territorial Highway Department informed the Commission that since the Territory does not have access control and has no immediate plans for improvements in this area, it has no comments to make at this time on the proposed subdivision plan.

Approval of this subdivision will be subject to compliance with Board of Health requirements, certification from the Chief Engineer as to the adequacy of pavement on the 30-foot private right-of-way, and the filing of final survey maps.

SUBDIVISION ✓  
PUULOA  
PAPIPI AND AIKANAKA RDS.  
ROBERT U. MITSUYASU  
SURVEYOR: ASSOCIATED  
ENGINEERS  
CLASS A

The Commission reviewed the revised proposed consolidation and resubdivision of Lots 308-A, 309 and portion of 312 of Land Court Application 242 at Puuloa into 52 residential lots each with 5,000 $\pm$  lot size areas together with 44-foot rights-of-way.

The Commission on April 16, 1959 voted to defer action on the subdivision plan and requested the subdivider to confer with the staff regarding the street layout pattern for the area.

Papipi Road is a government right-of-way and Aikanaka Road is a paper right-of-way owned by the Territory of Hawaii.

The staff had recommended the extension of two 44-foot rights-of-way up to the boundary line to connect with the roadway system of the adjoining properties. The revised plan provides for these street connections.

Mr. Tyler Harr, surveyor, and Marilyn Adams stated that the owner does not want the two roads to connect with the adjoining properties. Neither does Oahu Sugar Company, an adjoining property owner, desires this connection because of heavy traffic circulation in the area. They requested that the Commission consider the original plan which provides for a loop road within the area.

Mr. Wallace Kim, engineer for the City Planning Commission, explained that the staff had recommended the revised street pattern so that it would tie in with the Oahu Sugar Company's subdivision plan to provide for a proper road system. The engineer for the applicant was advised of this recommendation.

The Commission noted that loop roads or deadend roads for the two subdivisions would not provide for adequate traffic circulation for the area.

On the motion of Mr. Miho and second of Mr. Chun-Hoon, the Commission voted to defer action and instructed the staff to confer with the applicant pointing out that the Commission believes the present plan as recommended by the staff should be adopted since it believes that this plan is more reasonable and proper.

SUBDIVISION ✓  
WAIPIO  
PORTION OF UNIT 2  
FINANCE REALTY CO.  
SURV: PARK & PARK  
RURAL PROTECTIVE

Tentative approval was granted to the proposed consolidation and resubdivision of Lots 892 and 961 of Land Court Application 1000 at Waipio into 2 lots: 1264, 9,103 $\pm$ ; 1265, 6,217 $\pm$ .

Approval will be subject to compliance with building spacing requirements and the filing of final survey maps.

SUBDIVISION ✓  
WAIPIO  
WAIPIO ACRES, PORTION  
OF UNIT 3  
FINANCE REALTY CO. LTD.  
SURV: PARK & PARK  
RURAL PROTECTIVE

Tentative approval was granted to the proposed consolidation and resubdivision of Lots 1118 to 1128 being portion of Waipio Tract, Unit 3 at Waipio into 3 lots: A, 7,560 $\pm$ ; B, 4.3 acres; C, 11,150 $\pm$ .

The construction plan approved by the Commission on January 20, 1959 will not be revised as to grades except to shorten Road H. The purpose of this consolidation and resubdivision is because the developers are not ready to fill proposed Lot B with fill material.

SUBDIVISION ✓  
MANOA VALLEY  
SONOMA STREET  
BENJAMIN M. HAYASHI  
ENGINEER: T. MURAKAMI  
CLASS A-1

Approval will be subject to the filing of revised construction plans and the filing of final survey maps.

The Commission granted an extension of time of one year to the proposed subdivision of portion of Manoa Heights Addition, being a portion of Grant 3648 to J. Ena into 13 lots with areas ranging from 10,000 $\frac{1}{4}$  to 33,733 $\frac{1}{4}$  together with Lot N, a 32-foot right-of-way.

Approval was granted by the Commission on May 15, 1958.

By letter dated April 30, 1959, B. M. Hayashi requested an extension of time of one year on the basis of extensive grading required to complete the subdivision.

SUBDIVISION ✓  
DIAMOND HEAD  
DIAMOND HEAD ROAD  
TERRITORY OF HAWAII  
ENGINEER: AUSTIN &  
TOWILL, LTD.  
CLASS AA

The construction plans submitted for this subdivision of 9 lots (Lots 1, 1-A to 8 inclusive) were authorized to be transmitted to the Chief Engineer for his check and approval. Tentative approval was granted by the Commission on June 20, 1957.

Drainage facilities will be subject to approval of the Chief Engineer.

SUBDIVISION ✓  
KAIMUKI  
SEVENTEENTH AVE.  
ROSIE K. Y. AU HOY  
SURV: PAUL LOW  
ENGINEERING CO.  
CLASS A

The construction plans submitted for this subdivision of 6 lots were authorized to be transmitted to the Chief Engineer for his check and approval. Tentative approval was granted by the Commission on January 15, 1959.

Drainage facilities will be subject to approval of the Chief Engineer.

SUBDIVISION ✓  
KAILUA  
KALAHEO VILLAGE UNIT 20  
KANEOME RANCH CO.  
SURV: R. M. TOWILL  
CLASS A-1

The construction plans submitted for this subdivision of 140 lots were authorized to be transmitted to the Chief Engineer for his check and approval. Tentative approval was granted by the Commission on March 12, 1959.

Drainage facilities will be subject to approval by the Chief Engineer.

SUBDIVISION ✓  
NUUANU  
OLD NUUANU PALI ROAD  
ELSE S. WALDRON  
SURV: JOHN CLINE MANN  
CLASS AA

The Commission reviewed again the proposed subdivision of Lot 6, Land Court Application 520 at Nuuanu into 2 lots of 10,000 $\frac{1}{4}$  each.

The Commission on April 30, 1959 voted to defer action for discussion before a fuller Commission.

The 20-foot roadway fronting the proposed subdivision is a private right-of-way. With this proposed subdivision, five lots will be using the existing 20-foot right-of-way. On February 26, 1959, the Commission set a policy of allowing a 16-foot right-of-way to serve three interior lots only and a 24-foot right-of-way to serve four to six interior lots.

The staff reported that the subdivision into 4 lots was approved in 1948 with a 20-foot right-of-way which was standard at that time. In 1951, Lot 2 was subdivided into 2 lots, creating 4 interior lots.

Mr. John C. Mann, surveyor, indicated that the 20-foot roadway is paved. Since the owner does not own the front property, the roadway cannot be widened to the present standard of 24 feet.

On the basis that the approval of the original subdivision was granted under the old standard of a 20-foot right-of-way, the Commission voted to grant tentative approval to this subdivision with approval subject to compliance with Board of Water Supply and Board of Health requirements, and the filing of final survey maps.

SUBDIVISION ✓  
KULAOKAHUA  
LUNALILO STREET  
BERETANIA TENNIS CLUB  
SURV: T.H. HIGHWAY DEPT.  
HOTEL & APARTMENT

The Commission reviewed again the proposed subdivision of Lot 2 (Map 2) of Land Court Application 1 at Kulaokahua into 3 lots: 2-A, 59,284 $\mu$ ; 2-B, 4,915 $\mu$ ; and 2-C, 2,619 $\mu$  and the restriction of access rights affecting Lot 2-A.

Tentative approval was granted by the Commission on April 16, 1959.

By letter dated April 6, 1959, Mr. J. C. Myatt, Deputy Territorial Highway Engineer, informed the Commission that access for Lot 2-A will be provided to Victoria Street over and across Lot 7-B (2,619 $\mu$ ) of the subdivision of Lot 7 of Land Court Application 1 at Kulaokahua (Tax Map Key 2-4-13: 65).

The subdivision of Lot 7 into 3 lots: 7-A, 2,286 $\mu$ ; 7-B, 2,619 $\mu$ ; and 7-C, 1,710 $\mu$  and the restriction of access rights was filed in the Land Court under Map 7 of Land Court Application 1 at Kulaokahua without the approval of the City Planning Commission. Therefore, a letter was sent to the Registrar of the Land Court of the Territory of Hawaii requesting compliance with the provisions of Section 149-185 of the Revised Laws of Hawaii 1955, whereby the subdivision must first be processed through the City Planning Commission.

Mr. P. H. Mulholland, Registrar of the Land Court of the Territory of Hawaii, by letter dated April 21, 1959, replied that since the City Planning Commission had approved the Lunalilo Freeway, a Territorial Highway project on the master plan, the Commission had by inference, approved whatever subdivisions, condemnations or consolidations of property necessary to its completion. Therefore, he did not feel it necessary to require the approval of the subdivision of Lot 7 by the City Planning Commission.

The Commission noted that Lot 7-A has only 2,286 $\mu$  in area and questioned the proposed use of this lot.

The Commission voted to defer action and to refer this matter to Mr. Frank W. Hustace, Jr., Territorial Land Commissioner for clarification regarding the use of Lot 7-A.

SUBDIVISION ✓  
MAIKI  
OFF KEEAUMOKU ST.  
TERRITORY OF HAWAII,  
ET AL  
SURV: T.H. HIGHWAY DEPT.  
HOTEL & APARTMENT

The Commission reviewed a sketch plan for the proposed subdivision of the following parcels of Tax Map Key 2-4-21:

- (1) Parcel 63 into 2 parcels: 26, 50 $\mu$  and leaving a remaining area of 6,611 $\mu$ ;
- (2) Parcel 20 into 2 parcels: 27, 385 $\mu$  and leaving a remaining area of 8,715 $\mu$ ;
- (3) Parcel 62 into 2 parcels: 28, 88 $\mu$  and leaving a remaining area of 1,172 $\mu$  being a 9-foot right-of-way.

- (4) Parcel 15 into 2 parcels: 29, 483 $\mu$  and leaving a remaining area of 2,742 $\mu$ ;
- (5) Parcel 14 into 3 parcels: 30, 515 $\mu$ ; 30-A, 168 $\mu$  and leaving a remaining area of 3,592 $\mu$ ;
- (6) Parcel 13 into 2 parcels: 32, 1,035 $\mu$  and leaving a remaining area of 4,840 $\mu$ ;
- (7) Parcel 10 into 2 parcels: 33, 1,279 $\mu$  and leaving a remaining area of 9,381 $\mu$ ;
- (8) Parcel 9 into 2 parcels: 34, 725 $\mu$  and leaving a remaining area of 4,605 $\mu$ .

Parcel 3, 165 $\mu$  is required for the rounding of the corner at the entrance of the 12-foot right-of-way.

Parcels 26 to 34, inclusive, are required for the widening of Keeaumoku Street and the rounding of the corners.

The Territorial Highway Department has scheduled the construction of the master planned Keeaumoku Separation in the immediate future and must acquire the rights-of-way as soon as possible. The owners of Parcels 29 and 30 and 30-A, being Tax Map Key 2-4-21: 14 and 15, are not willing to sell their entire properties to the Territory. However, the taking of the portions needed for the highway project will not affect the dwellings. Four out of the seven lots will fall below the minimum 5,000 $\mu$  requirement after the acquisition of the frontage for roadway purposes.

After considering all the facets of the case, the Commission voted to approve the subdivision and grant the variance for minimum lot size area requirements for the four lots on the motion of Mr. Rietow and second of Mr. Miho. Messrs. Centeio and Felix voted in the negative.

Upon being informed that the plan submitted is only a sketch plan, the Commission voted to reconsider its previous action on the motion of Mr. Rietow and second of Mr. Lemmon.

A motion to defer action was made by Mr. Felix seconded by Mr. Centeio but was lost on the negative votes of Messrs. Rietow, Izumi, Lemmon, Miho and Chun-Hoon.

A motion to look with favor to the subdivision plan was made by Mr. Miho seconded by Mr. Lemmon and carried. Messrs. Felix and Centeio voted in the negative.

SUBDIVISION  
MANOA  
OAHU AVENUE  
SADATO MORIFUJI  
AGENT: B. T. OKAZAKI  
SURV: S. TAKEMOTO  
CLASS A-1

The Commission reviewed the proposed subdivision of Lot J of Land Court Application 193 at Manoa into 2 lots: J-1, 7,705 $\mu$  with an existing garage; J-2, 10,021 $\mu$  with an existing building and improvement.

The Commission on April 9, 1959, deferred action and referred the subdivision to the Chief Engineer for his study and comments. The Chief Engineer by letter dated April 28, 1959, replied that "since any proposed building on the proposed Lot J-1 must, of necessity,

be constructed in the proximity of the existing ditch running through the property, this ditch should be lined.

In reply to the Commission's question whether a building can be constructed over the ditch, Mr. Cullen Pakk, from the Bureau of Plans, stated that as long as the building does not obstruct the ditch, it can be built over the ditch. The recommendation is to have the ditch lined.

The Commission voted to defer action for visit of the site and to request the subdivider to consider straightening out the boundary line. It also requested the subdivider to grant the Commission an extension of time to act on the subdivision.

SUBDIVISION ✓  
MOILIILI  
OFF UNIVERSITY AVE.  
CHUCK SHIMA  
SURV: PARK & PARK  
HOTEL & APARTMENT

The Commission reviewed the revised proposed subdivision of portion of R. P. 2568, Land Commission Award 1536, Apana 2 to Kaneauhi at Moiliili into 19 lots with areas ranging from 2,647 $\frac{1}{2}$  to 14,116 $\frac{1}{2}$  less master plan setback areas and roadway easement areas leaving net areas ranging from 2,647 $\frac{1}{2}$  to 7,041 $\frac{1}{2}$  together with a 50-foot right-of-way.

Approval was granted by the Commission to the subdivision plan of 19 lots on December 12, 1957 on the basis of filing of the following documents approved as to form by the City and County Attorney's office:

(1) 100% surety bond in the amount of \$15,863 guaranteeing construction of street improvements and utilities;

(2) Agreement between Hirotohi Yamamoto and Chuck Shima and the City and County of Honolulu.

The surveyor for the applicant informed the Commission by letter dated April 27, 1959 that at the time of approval on December 12, 1957 the 16-foot roadway and utility easement through Lot 15 was not shown. The above revised proposed subdivision plan shows a 16-foot roadway and utility easement over and across Lot 15.

The staff pointed out that had the Commission known of the existence of the 16-foot right-of-way, it would have required the construction of same.

On the basis that the master planned roadway should be constructed, the Commission voted to disapprove the designation of the 16-foot easement over and across Lot 15.

SUBDIVISION ✓  
MOILIILI  
OFF UNIVERSITY AVE.  
CHUCK SHIMA  
SURV: PARK & PARK  
HOTEL & APARTMENT

The Commission granted approval to the proposed consolidation of Lot 16, 2,647 $\frac{1}{2}$ ; being a portion of R. P. 2568, Land Commission Award 1536, Apana 2 to Kaneauhi and Lot I-2 of Land Court Application 964 into Lot A, 12,474 $\frac{1}{2}$  less 4,263 $\frac{1}{2}$  master plan roadway area leaving a net area of 8,211 $\frac{1}{2}$ .

Approval was granted by the Commission to the over-all subdivision plan of 20 lots on December 12, 1957. The above consolidation is one of the requirements of the Commission. Final survey maps showing the consolidation have been filed.

SUBDIVISION ✓  
KAPAHULU  
LUAKAHA STREET  
GEORGE E. TENGAN  
AGENT: WILBERT YAGI  
SURV: WRIGHT, HARVEY  
& WRIGHT  
CLASS A

The Commission reviewed the revised proposed consolidation and resubdivision of Lots 20 to 24, inclusive, being Tax Map Key 3-2-58: 54 to 58 being a portion of Lot I-9, Leshi Farm Tract (F. P. 39) at Kapahulu into 4 lots: A, 5,000sq; B, 5,000sq being a 12-foot flag lot; C, 5,023sq; D, 5,000sq and E, 1,693sq being a 12-foot roadway easement lot in favor of Lots C and 8 and T. Matsuda and wife.

The Commission on April 23, 1959, based on a letter of protest from Attorney Y. Fukushima, referred the subdivision of Tax Map Key 3-2-58: 54 to 58 to the C & C Attorney's office for an opinion regarding the necessary procedure to rescind the approval of the subdivision of November 29, 1956.

The Commission on April 30, 1959 voted to defer action for one week on the subdivision plan of 4 lots to enable the attorneys for the applicant and the protestant to resolve the easement problem.

Mr. Ralph Yamaguchi, attorney for the prospective buyer of the four lots, stated that all parties concerned were not able to get together for a settlement. Therefore, a revised plan has been submitted showing a 12-foot easement with Lot C being 5,023sq in area, and the other three lots, 5,000sq. Since the plan complies with all of the requirements of the Subdivision Rules and Regulations, he requested the Commission to approve the plan.

A letter was filed by Attorney George Nakamura, representing the protestants, S. Nakasone and T. Matsuda, stating that they have failed to come to an agreement and reaffirming their objections to the subdivision plan.

Mr. Yamaguchi reported that they could not come to a settlement because the protestants want a 32-foot roadway leading into their properties. He stated that there is no descriptive easement shown on any map for this area, however, there is stated in the deed a right of easement over existing rights-of-way. Mr. Tengan, the subdivider, has provided for this easement which is wider than what it is now and at the same location. He also pointed out that a proposed master plan roadway exists along the back portions of the Nakasone's and Matsuda's properties.

A motion to grant tentative approval to this subdivision plan was made by Mr. Centeio and seconded by Mr. Izumi, but was lost on a tie vote.

Mr. Robert E. Paine, agent for Mr. Tengan, stated that the right to use the easement will also be included in the new deed to the owners. He implored the Commission to take action today since Mr. Tengan may lose his property for failure to pay street improvement assessment costs unless he can subdivide and sell his lots. The deadline for payment is May 24, 1959.

The Commission, on the motion of Mr. Miho and second of Mr. Chun-Hoon, voted to defer action and to refer it to the staff for consultation with the two attorneys, and the City and County Attorney for a possible solution to the problem. Messrs. Centeio and Izumi voted in the negative.

SUBDIVISION ✓  
KAHALUU  
OFF WAIHEE ROAD  
TOSHIO HIGA  
SURV: PARK & PARK  
RURAL PROTECTIVE  
(AGRICULTURAL  
SUBDIVISION)

The Commission reviewed again the proposed subdivision of Lot L-1 (Map 4) of Land Court Application 1133 at Kahaluu into 3 lots: L-1-A, 48.73 acres being the remaining area; L-1-B, 2.90 acres; L-1-C, 0.07 acre being a road widening lot.

Water is available up to the 135-foot elevation.

The Commission requested a revised plan showing the roadway as a separate lot to assure the construction of same.

This matter was deferred for submission of a revised plan showing the 44-foot roadway.

SUBDIVISION ✓  
WAHIAWA  
BETWEEN KILANI &  
CALIFORNIA AVES.  
HOME FACTORS, LTD.  
SURV: R. M. TOWILL  
BUSINESS

The Commission reviewed the proposed consolidation and resubdivision of Lots 222, 223-A, 223-B, 224-A and 224-B of Land Court Application 12 at Wahiawa into 16 lots with areas ranging from 5,000 $\frac{1}{2}$  to 5,800 $\frac{1}{2}$  together with Lot 17, a 44-foot right-of-way of 26,659 $\frac{1}{2}$ .

This subdivision is within the area master planned as a Civic Center site and proposed expansion of Wahiawa Park.

The Commission on April 2, 1959, deferred action and referred the matter to the Board of Supervisors, the Board of Public Parks and Recreation, and the Wahiawa Community Association for their comments.

By letter dated May 1, 1959, Mr. Howard Yuh, Executive Director of the Wahiawa Community Association, Inc., requested that the Commission withhold any decision to approve the subdivision until all avenues of purchasing the property have been exhausted. He stated that a Bill (HB 337) is pending before the Territorial Legislature providing for the appropriation of \$300,000 for purchase of this property.

The Board of Supervisors by Committee Report No. 1057 dated April 14, 1959, stated that there are no funds at this time for the acquisition of the above master planned area.

The Board of Public Parks and Recreation by letter dated April 14, 1959, stated that there are no funds presently available for the acquisition; however, it requested that the proposed subdivision be held in abeyance until at least the possibility of financial solution from the current Legislature is fully explored.

The Commission voted to defer action until the Legislative session is over. It requested the subdivider to grant the Commission an extension of time to act on the subdivision plan.

SUBDIVISION ✓  
WAIANAE  
OFF GOVERNMENT ROAD  
JOSE C. CORPUS AND  
HENRIETTA M. CORPUS  
SURV: S. TAKEMOTO  
RURAL FARM ZONE

The Commission was informed that proposed subdivision of Lot B-6-A of Land Court Application 1026 at Waianae into 2 lots: B-6-A-1, 1.5 acre and B-6-A02, 1.5 acre, was approved by the Board of Supervisors through the adoption of an Oral Committee of the Whole Report on April 29, 1959, providing all other requirements of the Subdivision Rules and Regulations are met.

The Commission on December 29, 1958, disapproved the subdivision plan on the basis that the two lots fall below the minimum lot area requirement of 2 acres for farm lots in this area. Resolution No. 803 creating Rural Farm District No. 5 limits the minimum area to two acres per lot. A duly acknowledged letter stating that this subdivision is for agricultural purposes only pursuant to Section 19 of the Subdivision Rules and Regulations has been filed. Water is not available from the Suburban Water System.

The staff reported that under Section 149-189 RLH '55, regarding procedure for appeal of disapproval, the subdivider has 15 days after disapproval in which to appeal to the Mayor and the Board. In this instance, there is a lapse of time of four months, therefore, the action of the Board is out of order.

The Commission voted to reaffirm its position of disapproval of this subdivision plan and to so advise the Board, on the motion of Mr. Felix and second of Mr. Chun-Hoon.

**SUBDIVISION  
WAIPAHU**

**OFF WAIPAHU DEPOT RD.  
BISHOP ESTATE, ET AL  
AGENT: C & C LAND DIV.  
(IMP. DIST. NO. 134)  
SURV: COMMUNITY PLANNING  
INC.  
BUSINESS**

The Commission reviewed again the proposed subdivision of the following:

(1) Land Court Award 10831-M to Puniwai being Tax Map Key 9-4-13: 5 into Parcel 1, 8,976 $\mu$  and leaving remaining areas of 5,775 $\mu$  lot with lot width ranging from 32 feet to 50 feet and a 16,082 $\mu$  lot.

(2) Parcel 2, 436 $\mu$  part of Waipahu Depot Road will be part of the Improvement District No. 134, Waikele Improvement District.

(3) Land Court Application 981 being Tax Map Key 9-4-13: 6 and 63 into Parcel 3, 241 $\mu$ ; Parcel 4, 193 $\mu$  and leaving a remaining area of 5,000 $\mu$  whereon exists the Bank of Hawaii, Waipahu Branch.

(4) Land Court Application 779 being Tax Map Key 9-4-14: 5 into Parcel 5, 44,850 $\mu$  and leaving a remaining area of 20 lots with areas ranging from 5,100 $\mu$  to 7,200 $\mu$ .

Parcels 1 to 5, inclusive, are required for Improvement District No. 134, Waikele Improvement District which was approved by the Board of Supervisors on April 24, 1959, by Committee Report No. 890 and Resolution No. 189. This area was zoned for business by the Commission on October 2, 1958, and the subdivision of Parcel 5, Tax Map Key 9-4-14 into 20 lots ranging in areas from 5,100 $\mu$  to 7,200 $\mu$  was granted tentative approval by the Commission on May 29, 1958.

The Commission, on the motion of Mr. Izumi and second of Mr. Miho, voted to grant tentative approval to this subdivision plan subject to the submission of revised map showing the roadway system only.

The following subdivisions which were granted tentative approval and now conform to requirements for approval were approved by the Commission on the motion of Mr. Felix and second of Mr. Centeio:

SUBDIVISION  
NUUANU  
NUUANU AVENUE, NEAR  
ALA KIMO DRIVE  
HERBERT G. MOORE, ET AL  
AGENT: HAW'N MORTGAGE  
& REALTY CO., LTD.  
SURV: S. TAKEMOTO  
CLASS AA

1) Proposed subdivision of portion of Lot 12 of the Nuuanu Valley Homesteads Lots, Grant 3620 to Luis Fernandez, at Nuuanu into five lots: 12-A-1, 12,037sq; 12-A-2, 11,000sq; 12-A-3, 10,289sq; 12-A-4, 11,061sq; 12-A-6, 55,965sq being the remaining area, less 1,400sq master plan setback area, leaving a net area of 54,565sq; 12-A-5, 2,941sq being a 16-foot right-of-way.

Tentative approval was granted by the Commission on April 28, 1958, together with modification in the length of the 16-foot right-of-way which exceeds the 120-foot maximum length.

Building spacing, Class A zoning, Board of Water Supply and Board of Health requirements have been met.

By letter dated May 7, 1958, the Division of Sewers informed the Commission that the proposed "Nuuanu Sewers, Section III" tentatively scheduled for 1960 will service Lots 2, 3, 4, and 5.

Field survey by staff on May 6, 1959, reveals that the 16-foot right-of-way has already been constructed.

Final survey maps noting the master plan setback area have been filed.

SUBDIVISION  
MAKIKI  
BETWEEN MAKIKI STREET  
AND HAIKI PLACE  
RICHARD C. AND ASTRID  
K. PEACOCK  
SURV: B. H. MCKEAGUE  
& ASSOCIATES  
CLASS A

2) Proposed subdivision of portion of Grant 7296 and 8338 at Makiki Heights into seven lots with areas ranging from 5,004sq to 9,513sq less 728sq and 804sq master plan setback area, leaving net areas ranging from 5,004sq to 9,513sq; together with a 24-foot right-of-way and a delineation of a 3-foot pedestrian foot path between Lots 5 and 6 leading from the end of the 24-foot right-of-way to existing Haiki Place.

Approval was granted by the Commission on April 17, 1958, to the subdivision plan on the basis of filing of the following documents approved as to form by the City and County Attorney's office:

(1) 100% surety bond in the amount of \$8,500, guaranteeing construction of street improvements and utilities;

(2) Agreement between Edward L. Peacock and the City and County of Honolulu and the Board of Water Supply;

By letter dated July 25, 1958, and April 22, 1959, the Board of Water Supply and the Chief Engineer informed the Commission that street improvements and utilities within the above tract have been completed in accordance with the approved plans.

The Chief Engineer will be authorized to return the bond to the owner.

SUBDIVISION  
MANOA  
PUUHONUA STREET  
KELJIRO MATSUO  
SURV: W. P. THOMPSON  
CLASS A-1

3) Proposed subdivision of Lot 58 of Land Court Application 587 at Manoa into three lots: 58-A, 11,614sq; 58-B, 13,114sq; and 58-C, 5,126sq being a 20-foot right-of-way.

Tentative approval was granted by the Commission on December 5, 1957 and an extension of time of one year was granted by the Commission on December 4, 1958.

By letter dated April 29, 1959, the Chief Engineer informed the Commission that the construction of road improvements has been completed in accordance with approved plans. No performance bond has been submitted for the private right-of-way.

Board of Health requirements have been met. Water is available. Final survey maps have been filed.

SUBDIVISION  
PALOLO VALLEY  
MOKUNA PLACE AND  
SIERRA DRIVE  
JAMES RODRIGUES, ET AL  
SURV: T. HARANO  
CLASS A

4) Proposed consolidation and resubdivision of Lots 15-A and 15-B (Map 22), 16-B (Map 10) and 28 (Map 23) of Land Court Application 704 at Kekio, Palolo Valley into five lots: 31, 5,000 $\mu$ ; 32, 5,097 $\mu$  being a 12-foot flag lot; 33, 5,000 $\mu$ ; 34, 5,000 $\mu$ ; 35, 8,046 $\mu$ ; and 36, 2,550 $\mu$  being a 16-foot right-of-way.

Tentative approval was granted by the Commission on April 23, 1959.

Contours show approximately 57% to 60% grades.

By letter dated April 14, 1959, Mr. Ralph Inouye, Building Superintendent, informed the Commission that "in view of the representation made by Mr. Yukitomo,--- it is my opinion that the structure on Lot 16-A meets the building spacing requirement."

The Chief Engineer by letter dated April 1, 1959, informed the Commission that, "on the basis of contours submitted for the subject subdivision, we believe suitable building sites can be provided by proper lot grading or terracing. However, the natural ground may be utilized by split-level or cantilever construction."

Board of Health, building spacing, Board of Water Supply and Class A zoning requirements have been met. Sewers are available.

The following documents, approved as to form by the City and County Attorney's office, have been filed:

- (1) 100% surety bond in the amount of \$2,635 guaranteeing the construction of the 16-foot right-of-way;
- (2) Agreement between James J. Rodrigues and the City and County of Honolulu;
- (3) A copy of the estimated cost of construction.

Final survey maps showing the 16-foot right-of-way with a standard turn-around have been filed.

SUBDIVISION  
WILHELMINA RISE  
SIERRA DRIVE  
PHILIP W. WON  
SURV: R. M. TOWILL

5) Proposed consolidation of Lots A and B of Land Court Application 1358, Parcel 1 of Tax Map Key 3-3-35 and Parcel 5 of Tax Map Key 3-3-31 at Wilhelmina Rise into nine lots with areas ranging from 5,006 $\mu$  to 90,716 $\mu$  together with a 24-foot right-of-way.

Approval was granted to the subdivision plan on June 26, 1958, on the basis of filing of the following documents approved as to form by the City and County Attorney's office:

(1) 100% surety bond in the amount of \$10,500 guaranteeing construction of street improvements and utilities;

(2) Agreement between Philip W. Won and the City and County of Honolulu;

(3) Copy of estimated cost of construction.

By letter dated December 5, 1958, and April 27, 1959, the Board of Water Supply and the Chief Engineer informed the Commission that the construction of street improvements and utilities have been completed in accordance with the approved plans.

The Chief Engineer will be authorized to return the bond to the owner.

Final approval.

SUBDIVISION  
KANEHOE  
PALEKA AND LIAANA PLACE  
NOBUTARO HARADA  
SURV: A. E. MINVIELLE,  
JR.  
CLASS A-1

6) Proposed subdivision of Lot 12-B, portion of Halekauwila Farms at Kaneohe into five lots with areas ranging from 7,500sq to 8,877sq together with a 16-foot right-of-way.

Tentative approval was granted by the Commission on May 29, 1958.

Building spacing, Class A-1 zoning, Suburban Water System, and Board of Health requirements have been met.

The following documents, approved as to form by the City and County Attorney's office, have been filed;

(1) Agreement between Nobutaro Harada and the City and County of Honolulu;

(2) Copy of the estimated cost of construction;

(3) A certified check in the amount of \$545.60 guaranteeing the construction of the 16-foot right-of-way.

Final survey maps have been filed.

SUBDIVISION  
MALAEKAHANA  
KAMEHAMEHA HIGHWAY  
JAMES CAMPBELL ESTATE  
LESSEE: RICHARD K.  
KIMBALL  
HIGHWAY & RURAL  
PROTECTIVE

7) Proposed subdivision of Lot 240 of Land Court Application 1095 at Malaekahana into two lots: 240-A, 1.210 acres with an existing dwelling; 240-B, 1.250 acres with an existing dwelling.

Tentative approval was granted by the Commission on January 15, 1959.

A copy of the document dated August 1, 1945, in which the James Campbell Estate leases Lot 240 containing an area of 2.460 acres, more or less, together with a right-of-way for ingress and egress over Lots 270 and 271 of Land Court Application 1095, subject, however, to railroad right-of-way in favor of Kahuku Plantation Co., being Easement 16 of Land Court Application 1095 has been filed. Also, a copy of a document dated July 10, 1956, in which the Kahuku Plantation Co., surrenders its interest in Easement 16, a railroad right-of-way, has been filed.

Presently Lots 270 and 271 are being used for ingress and egress purposes. By letter dated January 6, 1959, the Estate of James Campbell informed the Commission that water is presently available from the Estate's private water system.

Campbell Estate by letter dated December 16, 1958, authorizes the Kimballs to submit this subdivision application.

Board of Health and building spacing requirements have been met. Documents showing proper access to Lots 240-A and 240-B have been filed. Final survey maps have been filed.

**SUBDIVISION MISC.  
FILING FEES FOR  
APRIL, 1959**

The following subdivision filing fees were reported for the month of April, 1959:

42 applications .....	\$420.00
547 lots .....	<u>547.00</u>
Total .....	\$967.00

**STREET NAMES  
WAIPIO  
WAIMELI PLACE**

On the motion of Mr. Izumi and second of Mr. Felix, the Commission approved the correction and transmission to the Board of Supervisors for approval, Resolution 92 of February 19, 1959, so that WAIKI PLACE may be deleted from this resolution and the street name WAIMELI PLACE be designated for a deadend roadway off Wailawa Street between Waipono and Wailawa Streets being on the Kipapa side, within the Waipio Acres Subdivision, Unit III.

Waimeli means honey. The name Waiiki Place is a duplication.

**STREET NAMES  
MANOA  
BISHOP-MANOA SUBDIVISION  
UNIT II & UNIT III**

On the motion of Mr. Izumi and second of Mr. Felix, the Commission adopted the following street names for roadways within the Bishop-Manoa Subdivision Unit II and Unit III and authorized the transmission of same to the Mayor and the Board of Supervisors for approval:

- KUMU STREET - Extended through Unit II so that it begins at Oahu Avenue thence extending in a mauka direction to its terminus at Loulu Street.
- KUMULANI STREET - Roadway off Kumu Street being between Kumu Place and Kumukoa Place.  
Meaning: Base of the sky, horizon.
- KUMULANI PLACE - Deadend roadway off Kumulani Street.
- KUMUKOA STREET - Roadway extending from Loulu Street to Kumu Street and being between same.  
Meaning: A star
- KUMUKOA PLACE - Deadend roadway across Kumukoa St at its intersection with Kumu St.
- KUMUONE STREET - Roadway extending from Manoa Road to Loulu Street and being between Oahu Avenue and Loulu Street.  
Meaning: A sand bank

- KUMUWAI PLACE** - Deadend roadway off Loulu Street being between Kumukoa St. and Oahu Avenue.  
Meaning: Source of a stream or spring.
- LOULU STREET** - Extended through Units II and III so that it terminates at Manoa Rd.
- LOULU PLACE** - Deadend roadway at the end of Loulu Street where it terminates at Manoa Road.

The Commission received and placed on file the following communications from the Clerk's office and Committee Reports of the Board of Supervisors advising the Commission that:

**SUBDIVISION  
WAIANAE  
OFF GOVERNMENT RD.  
JOSE C. AND  
HENRIETTA M. CORPUS  
SURV: S. TAKEMOTO  
RURAL FARM ZONE**

(1) The Board approved, contrary to action taken by the City Planning Commission, the request of Henrietta M. Corpus for the agricultural subdivision of Lot B-6-A, 3.0 acres, owned by herself and Jose C. Corpus, situated in Waianae, into two agricultural lots: Lot B-6-A-1, 1.5 acres and Lot B-6-A-2, 1.5 acres, providing she meets all other requirements of the Subdivision Rules and Regulations.

**MASTER PLAN  
CENTRAL BUSINESS  
DISTRICT  
KAPIOLANI STREET**

(2) The Board approved the recommendation to adhere to the present master plan with reference to the 24-foot setback area for the widening of Kapiolani Street.

**ZONING ORDINANCE  
SECTION 21-2.11  
R.O. 1957  
CIRCULATION OF  
NOTICES**

(3) The Board authorized the introduction of the proposed amendment, submitted by the Commission, to Section 21-2.11 of the Revised Ordinances of Honolulu 1957, which provides for variances in restricted residential districts so that an application made by governmental agencies would not require the circulation of notices as is required of private individuals.

**ZONING SEMI-  
INDUSTRIAL  
KALIHI  
HAU STREET**

(4) The Board approved City Planning Commission Resolution No. 1035, changing a portion of Class A Residential District No. 22 to Semi-Industrial District No. 9 for land situated on the southwest side of Hau Street between Puuhale Road and Mokauea Street at Kalihi.

**ZONING ORDINANCE  
APPEAL TO BOARD OF  
SUPERVISORS, RE:  
VARIANCES WHICH  
ARE DISAPPROVED BY  
COMMISSION**

(5) Committee Report #1359, recommending that the City and County Attorney prepare and submit to the Board of Supervisors a draft of an ordinance that would permit an appeal to the Board in cases of application for variances which are disapproved by the City Planning Commission, such as, raising of pigs (Nakama case) and use of dwelling for the practice of chiropractic (Dr. Moore, Salt Lake Boulevard).

**SUBDIVISION  
REGULATIONS  
KAILUA  
INDUSTRIAL AREA  
NARROW SIDEWALKS**

(6) Committee Report #1347, requesting the Commission to reconsider the request of Marshall F. Wright for narrow sidewalks in the Kailua industrial area.

The Commission referred this matter to the staff for study on the motion of Mr. Miho and second of Mr. Centeio.

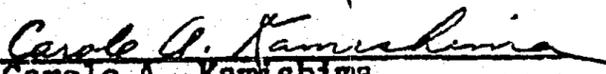
**SUBDIVISION  
REGULATIONS  
KAILUA  
INDUSTRIAL AREA  
NARROW SIDEWALKS**

(7) Committee Report #1343, referred to the Commission, the request of Alexander Building Materials, Ltd., asking favorable consideration be given for narrow sidewalks in the Kailua Industrial development area.

The Commission referred this matter to the staff for study on the motion of Mr. Miho and second of Mr. Centeio.

The meeting adjourned at 5:15 p.m.

Respectfully submitted,

  
Carole A. Kamishima  
City Planning Secretary

Meeting of the City Planning Commission

May 14, 1959

The City Planning Commission met in regular session on Thursday, May 14, 1959, at 2:25 p.m., in the Conference Room of the City Hall Annex with Chairman A. J. Gignoux presiding:

**PRESENT:** A. J. Gignoux, Chairman  
R. G. Rietow  
Henry Chun-Hoon  
Katsuro Miho  
Cyril W. Lemmon  
Tsutomu Izumi  
John H. Felix  
George Centeio  
Leighton S. C. Louis, Director

**ABSENT:** Harold Kometani (on trip)  
Frank W. Hustace, Jr. (on trip)

**MINUTES:** The minutes of May 7, 1959, as circulated, were approved on the motion of Mr. Lemmon and second of Mr. Centeio. Mr. Felix abstained from voting on this matter.

**MASTER PLAN  
LEGISLATION  
HOUSE CONCURRENT  
RESOLUTION #86  
GENERAL PLAN FOR  
WINDWARD OAHU,  
AMENDMENTS TO  
SECTION 149-180,  
ET SEQ.**

The Commission, on the motion of Mr. Miho and second of Mr. Chun-Hoon, acknowledged receipt of a certified copy of House Concurrent Resolution No. 86 adopted by the Thirtieth Legislature, Territory of Hawaii, requesting the Territorial Planning Director in conjunction with the City Planning Director to prepare and submit to the First Legislature of the State of Hawaii convening in 1960, the portion of the general plan covering windward Oahu, and make recommendations to the First Legislature of the State of Hawaii convening in August, 1959, of possible amendments of Section 149-180 et seq. of the Revised Laws of Hawaii 1955.

The Commission instructed the Director to proceed with the request of the Legislature.

**MASTER PLAN  
LEGISLATION  
HOUSE RES. #165  
SCENIC PORTION OF  
KALANIANAOLE HWY**

The Commission, on the motion of Mr. Miho and second of Mr. Chun-Hoon, acknowledged receipt of a certified copy of House Resolution No. 165 adopted by the Thirtieth Legislature of the Territory of Hawaii, requesting that the Department of Public Works of the Territory, the Territorial Planning Office and the City Planning Commission retain the present scenic portion of Kalanianaole Highway from Kuliouou to Makapuu Lighthouse.

The Commission noted that it had already designated this roadway for scenic purposes in the event the saddle road is constructed.

**MASTER PLAN  
CENTRAL BUSINESS  
DISTRICT  
DOWNTOWN IMPROVE-  
MENT STUDY**

The Commission held a discussion to review and discuss the staff's report on the land use inventory and analysis of problems of the Central Business District and the 15 recommendations and conclusions made. After adoption of this report by the Commission, it is to be submitted to the Downtown Improvement Association so that it may be utilized by economists and consulting engineers in the endeavor to rehabilitate and rejuvenate the Central Business District.

The Commission instructed the staff to recall all copies of the report and redraft the 15 recommendations made and

to resubmit the report to the Commission, on the motion of Mr. Rietow and second of Mr. Chun-Hoon.

**MASTER PLAN  
REALIGNMENT OF  
KALANIANAOLE HWY  
BET. HALEMAUMAU  
& PAIKO DRIVE**

**BUILDING PERMIT  
CLARK REYNOLDS**

On the motion of Mr. Felix and second of Mr. Izumi, the Commission authorized the calling of a public hearing to amend the master plan for the realignment of Kalaniana'ole Highway, 600 feet town side of Halemaumau Street to 600 feet Koko Head side of Paiko Drive, to provide for a 50-foot widening on the mauka side in lieu of 25 feet on each side as it now exists. Also included is the transition from 50 feet makai to 25 feet on each side of the highway for the section between Kirkwood Place and 700 feet in the Koko Head direction.

In reference to the request of Mr. Clark Reynolds for a variance to build within the 25-foot setback on his property situated on the makai side of Kalaniana'ole Highway, the Commission voted to defer action until the public hearing, on the motion of Mr. Chun-Hoon and second of Mr. Centeio.

**MASTER PLAN  
KANEHOE  
HOENE PLACE  
EXTENSION**

The Commission was informed that a building permit was issued on March 30, 1959, for a property situated within the Hoene Street Extension upon authorization from the Board of Supervisors by Committee Report No. 3167 dated August 19, 1958.

The Commission authorized the calling of a public hearing to delete Hoene Street Extension from the master plan on the motion of Mr. Miho and second of Mr. Centeio.

The City and County Attorney's office will be advised of the action taken by the Board so that negotiations for purchase of properties for the roadway extension may be dropped.

**MASTER PLAN  
KEWALO  
KAHEKA TRACT  
PARK SITE**

A letter has been received from the Board of Public Parks and Recreation requesting the Commission's advice regarding the plans for retaining Kaheka-Sheridan park to serve the residents in the area.

The Commission noted that it had considered reducing the size of the park in order to provide for the Hawaii Housing Authority's low-income housing project; however, this project was not executed. The Commission stated that a park site should be provided to serve the residential, apartment, and business developments in the area. It voted to advise the Parks Board to proceed with the acquisition and development of the park as originally master planned on the motion of Mr. Felix and second of Mr. Centeio.

**MASTER PLAN  
MAKAHA, WAIANAE  
SCHOOL & PARK  
SITE**

On the motion of Mr. Felix and second of Mr. Centeio, the Commission authorized the calling of a public hearing to establish a school and a park site in Makaha, Waianae, on the master plan. The area involved is approximately 10 acres and is situated off Lahaina Road.

The staff reported that the consultants under the Urban Planning Grant raise no objection to the proposed location. A letter from the consultants was requested.

**MASTER PLAN  
KAILUA  
WIDTH & REALIGNMENT  
OF KEOLU DRIVE**

The Commission reviewed a proposed road system for Keolu Hills, Kailua Heights, and the Kaelepulu Fish Pond area. Realignment of Keolu Drive and its width between the new Waimanalo Road and Kailua Road was discussed.

The staff recommended that a public hearing be called to establish Keolu Drive, as realigned, on the master plan.

A motion to have the staff prepare a larger development and layout plan of the area was made by Mr. Lemmon, seconded by Mr. Izumi, and carried.

PUBLIC HEARING  
ZONING BUSINESS,  
& CLASS A-1 RESI.  
WAIKAKALUA  
WAIPIO TRACT  
FINANCE REALITY  
CO., LTD.

A public hearing was held to consider the following changes in zoning for the area of land known as Waipio Tract:

(1) Highway Protective zone to Business for land situated on the mauka side of Kamehameha Highway, both sides of Waimakua Drive, consisting of approximately 3.3 acres;

(2) Highway Protective and Rural Protective zones to Class A-1 Residential for the entire area of Waipio Tract, excluding the proposed business areas.

Mr. Leonard Fong, the applicant, requested the Commission to exclude from rezoning to Class A-1, the sewage treatment plant area containing approximately 12,000sq. He stated that when this area is reverted to the developer, it would like to restudy this area for a better layout and road system. Mr. Fong stated that the existing business building will be demolished and new structures constructed in the business areas.

The staff reported that when the sewage treatment plant on the makai side of Kamehameha Highway is completed, the temporary sewage treatment plant in the Waipio Tract area will revert to the developer.

The public hearing was closed and the matter was taken under advisement on the motion of Mr. Centeio and second of Mr. Izumi.

The Commission approved the rezoning of the entire area of Waipio Tract, excluding the business zone, to Class A-1 Residential, and the 3.3-acre area for Business, subject to the posting of a bond to assure removal of the existing business structure, on the motion of Mr. Rietow and second of Mr. Chun-Hoon. Mr. Miho disqualified himself from voting on this matter.

PUBLIC HEARING  
ZONING CLASS A-1  
RESIDENTIAL  
KANEHOE  
AIKAHI TRIANGLE  
CENTEX-TROUSDALE  
CO.

A public hearing, continued from May 7, 1959, was held to consider the change in zoning from Rural Class AA Residential to Rural Class A-1 Residential for approximately 61 acres of land situated on the north corner of Kaneohe Bay Drive and Mokapu Road (Aikahi Triangle).

The Commission had deferred action and continued the public hearing to permit the developers and the Kaimalino Community Association to study the proposal further.

The Director read a copy of a letter written by Mr. E. J. Viner, project manager of the Centex-Trousdale Company, to the Kaimalino Community Association. The Company stated its present position in regard to this matter: (a) It has withdrawn the application for Hotel and Apartment and Apartment C zoning and has incorporated these areas for consideration as Class A-1 zoning; (b) it has withdrawn the application for Class A-1 zoning for the strip of land immediately mauka of the proposed school and park site so that this area will remain in Class AA zoning; (3) in regard to the Mokapu Road frontage, it is willing to make

these lots not less than 94 feet wide and 120 feet deep, and to impose a 30 feet front setback thereon. Its plan is to offer all these lots for the construction of individually designed homes, and subject to an approved tree planting scheme.

In reply to Mr. Viner's letter, the Kaimalino Community Association stated that it will not oppose Class A-1 zoning in the interior area; however, it still believes that a band of Class AA zoning, three lots deep with one intervening residential street, should be maintained along the Mokapu Road frontage.

Mr. Charles B. Dwight, III, President of the Kaimalino Community Association, present in the audience, reaffirmed the position taken by the Association. He stressed that the people in the community purchased their homes with the understanding that the entire area would remain in Class AA zoning, therefore, a deeper area of Class AA zoning should be maintained. In this manner, the whole complex of the area would remain as a high standard area.

Mr. Viner stated that homes in the Class A-1 area will be designed by Mr. Ossipoff, architect, and the average sized lots will not be below 8,000 $\phi$ . The width of the roadway which would separate the Class AA and Class A-1 zonings will be 54 feet.

The public hearing was closed and the matter was taken under advisement on the motion of Mr. Lemmon and second of Mr. Centeio.

After further discussion, Mr. Centeio made a motion to approve the zoning change to Class A-1 Residential with the retention of one tier of lots, 94' x 120' in size, fronting Mokapu Drive in Class AA zoning. This motion was seconded by Mr. Izumi and carried. Messrs. Felix and Chun-Hoon voted in the negative. Mr. Felix expressed his opinion that Class A-1 zoning for this area is not in keeping with good planning principle and believed that the entire area should be retained in Class AA zoning.

ZONING CLASS A  
RESIDENTIAL  
KANEHOE  
MAUKA SIDE OF  
KAMEHAMEHA HWY  
CENTEX-TROUSDALE CO.

Pending a visit of the site, the Commission deferred action on the request for change in zoning from Rural Class A-1 Residential, Rural Protective zone and Rural Farm District to Rural Class A Residential for approximately 130 acres of land situated on the mauka side of Kamehameha Highway, Kaneohe. A development to provide homes for people in the low-income group is proposed.

ZONING HOTEL & APT.  
KANEHOE  
NORTH SIDE OF  
KEAAHALA ROAD  
EVANS H.M. YIM, ET AL

Pending a visit of the site, the Commission deferred action on the request for change in zoning from Class A-1 Residential to Hotel and Apartment for land situated on the mauka side of Kaneohe town, Kahuku side of Keahala Road.

ZONING BUSINESS  
KAHALUU  
KAMEHAMEHA HIGHWAY  
& AHUIMANU ROAD  
MAN FAI YOUNG &  
KENNETH M. HIGA

Pending a visit of the site, the Commission voted to defer action on the request for change in zoning from Class AA Residential to Business for approximately 2 acres of land situated on the southeast corner of Kamehameha Highway and Ahuimanu Road.

**ZONING BUSINESS  
KALIA-WAIKIKI  
ALA MOANA & PIIKOI  
HAWAIIAN DREDGING  
& CONSTR. CO. LTD.**

The Hawaiian Dredging & Construction Co., Ltd., had presented plans for construction of a major business building on its property situated on the mauka-Ewa corner of Ala Moana and Piikoi Street. It is requesting a change in zoning from Hotel and Apartment to Business for a portion of its property. The Commission had deferred action pending a study by the staff and consultation with the applicant with respect to traffic movement into and out of the parking area from Ala Moana.

After studying and discussing the plan with the applicant, the staff is of the opinion that ingress movement from Ala Moana may conflict with merging traffic turning right from Piikoi Street onto Ala Moana. Therefore, the staff recommends that ingress movement into the property from Ala Moana be eliminated.

Mr. Donald Graham, representing the applicant, presented to the Commission a plan of a revised highway design for the intersection of Piikoi Street and Ala Moana. He stated that this plan was approved by the Board of Supervisors, the Traffic Safety Commission and the Territorial Land Commissioner's office, and the Company has entered into a contract with the City and the Territory for the construction of the necessary revision.

This matter was taken under advisement on the motion of Mr. Rietow and second of Mr. Centelo.

The Commission discussed the feasibility of the proposed plan. The Director indicated that the staff did not approve the original traffic design but the Board of Supervisors granted the approval. With the creation of a high-rise business building, traffic density will increase.

A motion to authorize the calling of a public hearing was made by Mr. Centelo, seconded by Mr. Felix, and carried. Messrs. Lemmon and Chun-Hoon voted in the negative. They believed that a better traffic design could be made. Mr. Miho disqualified himself from voting on this matter.

**ZONING NOXIOUS  
INDUSTRIAL OR  
VARIANCE  
HONOULIULI, EWA  
BARBER'S POINT  
JAMES CAMPBELL  
ESTATE**

The Commission reviewed again the request of Campbell Estate for change in zoning for 560 acres of land at Barber's Point from Rural Protective zone to Noxious Industrial or Variance to permit the quarrying of coral.

In reference to the subdivision of this area, Mr. M. L. Randolph of the Campbell Estate, earlier, presented an over-all street pattern for the area and had elaborated on the proposed development of the area.

The Commission discussed whether a zoning change or a variance was in order. The Director reported that there is evidence of hardship with respect to use of the land in that, (1) this area is unique because it is one of the few areas that has limestone; (2) the use would not detract from the surrounding uses; and (3) due to the unique and limited limestone deposits, the land will not yield a reasonable return if used only for farming purposes.

A motion to authorize the calling of a public hearing to consider a variance which is to terminate in 50 years or when the proposed use ceases, whichever occurs sooner, was made by Mr. Centelo seconded by Mr. Lemmon and carried. Mr. Chun-Hoon voted in the negative.

A motion to schedule this public hearing one week after the public hearing for noxious industrial on the application of the Permanente Cement Company was made by Mr. Miho, seconded by Mr. Chun-Hoon, but was lost by a tie vote.

The staff will schedule the public hearing date at the earliest possible date.

ZONING NOXIOUS  
INDUSTRIAL &  
VARIANCE  
WAIANAE  
PERMANENTE CEMENT  
CO.

On April 30, 1959, the Commission took action to authorize the calling of a public hearing to consider noxious industrial zoning for approximately 190 acres of land situated in Makaha, Waianae.

The Commission voted to rescind its previous action and authorized the calling of a public hearing to consider noxious industrial zoning for the area that will comprise of the cement plant only and to consider a variance or noxious industrial zone for the remaining area. The motion was made by Mr. Rietow seconded by Mr. Felix and carried. Mr. Centeio voted in the negative. Mr. Miho disqualified himself from voting on this matter.

The Director reported that the Mokuleia Ranch and Land Co., Ltd., has submitted a letter stating that it has authorized an economic study to be made on behalf of its company to see what effect noxious industrial zoning might have on property values at Maili Beach and to the resort-business-residential development planned for the beach area. It requested that the City obtain the services of the Air Pollution Control Board of Los Angeles County to conduct a study and the Company would be willing to participate in the expense of employing air pollution control experts if necessary.

One of the Commission members was of the opinion that the hiring of an air pollution control expert is not within its jurisdiction and that it should be in the control of the Territorial Board of Health.

Mr. Lemmon made a motion to inform the Mokuleia Ranch and Land Company that the Commission has no objection to the hiring of air pollution control experts but it would not be able to furnish financial aid and that the letter will be forwarded to the Board of Health and the Board of Supervisors for their information. This motion was seconded by Mr. Chun-Hoon and carried.

ZONING APARTMENT  
DISTRICT C  
WAIPAHU  
94-506 FARRINGTON  
HIGHWAY  
DUNCAN & JOANNA LEE

On the motion of Mr. Centeio and second of Mr. Felix, the Commission authorized the calling of a public hearing to consider the change in zoning from Class A-1 Residential to Apartment District C for a 13,591 $\frac{1}{2}$  parcel of land situated on the mauka side of Farrington Highway, Waipahu.

The Commission had looked with favor to apartment zoning for this section of Waipahu upon submission of development plans. The applicant has submitted plans showing the development of a two-story, 8-unit apartment with off-street parking for 8 cars and also allowing for the 50-foot setback for the future widening of Farrington Highway.

ZONING HOTEL & APT.  
ALEWA HEIGHTS  
910 ALEWA DRIVE  
MILTON BEAMER

The Commission considered a request for change in zoning from Class A Residential to Hotel and Apartment for approximately 1-1/2 acres of land situated at 910 Alewa Drive.

The Commission noted that it had disapproved a similar request on a previous occasion on the basis that the surrounding area is predominantly single family residential and that apartment zoning would constitute spot zoning.

The applicant requested an opportunity to meet with the Commission. The Commission, on the motion of Mr. Rietow and second of Mr. Chun-Hoon, voted to defer action and to permit the applicant to appear before the Commission.

ZONING HOTEL & APT.  
KEWALO  
1121 HOOLAI STREET  
ALBERT T. HAYASHI

On the motion of Mr. Chun-Hoon and second of Mr. Centeio, the Commission voted to visit the property at 1121 Hoolai Street for which a request for change in zoning from Class A Residential to Hotel and Apartment for a 5,326<sup>sq</sup> parcel of land was made.

This portion of Hoolai Street is improved. The applicant proposes to construct a two-story, 4-unit apartment building in the rear portion of the lot and retain the existing single family dwelling on the front portion of the lot. Off-street parking spaces for three cars will be provided.

ZONING CONDITIONAL  
USE DISTRICT  
MANOA  
UNIVERSITY AVE &  
SEAVIEW AVE.  
Y.W.C.A.

The Y.W.C.A. has submitted a request for change in zoning from Class A Residential to Conditional Use District to permit the construction of a building for student activities on the corner of Seaview and University Avenues. This property which contains 10,624<sup>sq</sup> has been leased from the Y.M.C.A. for fifty years, with option to renew. The new building will have meeting rooms, offices, rest rooms, auditorium, kitchen, garage, and 19 off-street parking stalls. There will be no living quarters or restaurant operation.

The Commission authorized the calling of a public hearing on the motion of Mr. Miho and second of Mr. Chun-Hoon.

ZONING HOTEL & APT.  
KANEHOHE  
END OF KEANA ROAD  
HAWAII PACIFIC  
HOMES  
BY: MORIO OMORI,  
ATTORNEY

Attorney Morio Omori, representing the applicant, requested a change in zoning from Rural Class AA Residential to Hotel and Apartment for approximately 16 acres of land situated at the end of Keana Road on the slopes of Kaneohe. He stated that an apartment development is proposed for people in the retirement group. Necessary accessory facilities to serve the tenants, a staff dormitory for 30 employees, a 40 bed infirmary, and a residence for the administrator are also proposed. This project is not a sanitarium, nursing home or a hospital. Legal ownership of all properties will be vested in Hawaii Pacific Homes as an eleemosynary corporation and no individual members of the Board of Trustees or Advisory Council will have any beneficial interest in this development. The prospective tenants will receive a life estate in the apartment with a reversionary interest retained by the eleemosynary corporation.

The Director stated that a petition signed by 26 persons living in the vicinity has been filed objecting to the proposed use.

Mr. Herman V. Von Holt, reporting on the background of the project, stated that this project is the culmination of efforts after various studies were made by a Committee on Aged. After extensive studies, the area under consideration was selected as being the most logical site. The total investment for this project is estimated at \$3 million.

Mr. Von Holt stated that the apartments will be made available to people in the retirement age with no restriction on race, creed, color or religion. All residents must pass a medical examination and must be of compatible character with the general group. The apartments will be available at a founder's fee of \$11,000 to \$16,000 with additional expenses for food, maintenance, board and other items.

He stated that this Home is the first of other Homes proposed by this corporation since meeting the needs of the retired people are becoming greater. Mr. Von Holt stated that an adjoining property owner, Mr. Souza, has given his endorsement to the proposed plan. Some objections were made by other property owners who stated that they do not object to the proposed plan as long as it was located somewhere else.

He stressed that this project will be a high-class development with landscaping to give it a park-like appearance. This plan is much more suitable than the plan proposed by Kaneohe Ranch Company to have a housing development on 5,000<sup>+</sup> lots. He stated that Kaneohe Ranch Company which owns more than 75% of the surrounding land endorses this project.

Mr. Omori stated that a restrictive covenant incorporated in the deed from the Kaneohe Ranch Company provides that in the event the property is not used for the development proposed, the property reverts to the Kaneohe Ranch Co. The purpose of this project is to make homes available to the aged at a low cost and charity cases will probably be helped. In the event a person cannot pay \$11,000 or \$16,000, the Corporation will underwrite whatever amount he lacks and will also take care of any of the monthly payment under the life care plan. The Pacific Homes Corporation, which is the parent organization in California, will underwrite the financing of the entire project.

Mr. Oscar Fulford, the administrator, stated that the California parent organization will manage and finance the entire project. The Methodist Church was invited to take the lead in assisting the Corporation because of its experience in organizing over 84 such projects on the mainland.

The Director stated that water service is available to the 260-foot elevation only and since the project will be above this elevation, he inquired whether or not the applicant has checked this.

Mr. Paul Jones, architect, replied that a pump system and a water tank will be constructed to handle all water needs. He pointed out that this is not a home for the indigent but a resort type of area for retired people. It will have a park-like atmosphere with adequate landscaping. Off-street parking spaces for 100 cars and an additional 30 spaces for employees and guests will be provided. The infirmary will be for people who require medical attention but bed-ridden cases will be sent to the local hospitals. Future plans for the area provides for development of ten deluxe duplex cottages. The three apartments will have six stories for a total unit of 264.

Mr. Jones stated that the homes will be made available to local residents as first preference and will be available

to mainland people in the event of vacancies. The units in the apartment buildings will consist of studios with no kitchen facilities, suites with kitchenette, and two-room one-bedroom units with kitchenette.

The Director advised Mr. Jones that parking facilities of one space for every two apartment units must be provided in compliance with the new off-street parking law.

In reference to the problem of lowering land value because of the proposed project, Mr. Von Holt stated that as an experienced real estate land appraiser, it is his opinion that the development of this Home would enhance the value of the surrounding properties far more than the contemplated development by Kaneohe Ranch Company.

Mr. Felix stated that the applicant should submit a copy of the mortgage deed so that the Commission could review the restrictive covenant.

Mr. Thomas K. Beveridge, executive secretary of the Windward Oahu Community Association, Inc., stated that the Association had long recognized the need for caring of the aged and when the plan of the Hawaii Pacific Homes was presented to its meeting of the executive committee, the committee unanimously voted its approval of the plan. The Committee believes that the proposed home will be an asset to the community and foresees no adverse affect on the surrounding area. He stated that this Association is represented by 60 community groups on the windward side from Waimanalo to Kahuku.

This matter was taken under advisement on the motion of Mr. Centeio and second of Mr. Miho.

A motion to authorize the calling of a public hearing was made by Mr. Centeio seconded by Mr. Felix and carried. Mr. Chun-Hoon voted in the negative. He believed that more study should be made on this proposal. Mr. Lemmon disqualified himself from voting on this matter.

ZONING BUSINESS  
WAIANAE  
MAKAI SIDE OF  
FARRINGTON HWY  
HAROLD & YOSHIKO  
HIGUCHI  
BY: MORIO OMORI,  
ATTORNEY

Attorney Morio Omori, representing the applicant, requested the Commission to consider a change in zoning from Highway Protective uses to Business for a 8,941 $\frac{1}{2}$  parcel of land situated on the mauka side of Farrington Highway opposite the Waianae Post Office. A residential dwelling and a non-conforming business structure are situated on the premises. Mr. Omori stated that the owner has been operating a garden supply, feed and hardware store for the past ten years.

This matter was taken under advisement on the motion of Mr. Felix and second of Mr. Centeio.

The Commission noted that this property is situated within the area the Commission had set aside as desirable for business. A motion to authorize the calling of a public hearing pending submission of development plans was made by Mr. Felix, seconded by Mr. Centeio, and carried.

ZONING HOTEL & APT.  
WAIANAE  
MAKAI SIDE OF  
BAYVIEW STREET.  
HARRY S. MORSE, JR.  
ET AL

Pending completion of the over-all master plan for the Waianae area, the Commission voted to defer action on the request for change in zoning from Rural Protective to Hotel and Apartment for a 34,774 $\frac{1}{2}$  parcel of land situated on the makai side of Farrington Highway near Pokai Bay. The motion was made by Mr. Felix seconded by Mr. Lemmon and carried.

ZONING VIOLATIONS  
KALIA-WAIKIKI  
ALA MOANA  
SHOPPING CENTER  
ILLEGAL BUS. OP.

The Commission received and placed on file the following reports from Sam Harris of the Public Prosecutor's office reporting on alleged zoning violations:

(a) Ala Moana Shopping Center -- Alleged unauthorized operation of processing prefabricated steel within the Ala Moana Shopping Center development has been corrected.

KAIMUKI  
1345 HIGHVIEW PL.  
ALLEGED BUS. OP.

(b) 1345 Highview Place -- An alleged violation of raising and selling cats in a Class A Residential zone appears to be a non-conforming use on a minor scale of operation.

WAI'AU  
98-391 KAMEHAMEHA HY

(c) 98-391 Kamehameha Highway, Wai'au -- An alleged violation regarding open storage of surplus appliances and furniture has been corrected.

MASTER PLAN  
WAIKIKI  
KALAKAUA AVENUE  
PEDESTRIAN MALL

Mr. Felix presented a suggestion that Kalakaua Avenue in the Waikiki area be turned into a pedestrian mall to attract more tourist trade. He made a motion to authorize the calling of a public hearing to consider this matter so that the public, Waikiki Improvement Association, the hotel owners, and other interested parties could consider this matter seriously and present their views on the matter.

The Director stated that the plan has merits, however, before it can go to public hearing, a definite plan of action must be taken. In the first place, the problem of handling the 30,000 cars that use Kalakaua Avenue Koko Head of Lewers Road must be solved. The staff recommends following the Bennett-Maier plan of making Ala Wai Boulevard as the main feeder road into the Waikiki area. Secondly, Kuhio Avenue should be widened from a 56-foot right-of-way to a 70-foot right-of-way to serve as the main thoroughfare. He pointed out that the Board of Supervisors did not provide for the 70-foot widening because of strong objections by the property owners. Therefore, in order to consider a "mall" the public and the Board of Supervisors must be convinced that Ala Wai Boulevard and Kuhio Avenue should be improved.

Mr. Miho made a motion to have the staff conduct a study along Mr. Felix's suggestion as soon as possible with appropriate recommendations and plans for presentation to the Commission. This motion was seconded by Mr. Rietow and carried.

The following subdivision actions were taken by the Commission on the motion of Mr. Chun-Hoon and second of Mr. Centeio:

SUBDIVISION  
MOANALUA  
OFF MOANALUA ROAD  
ESTATE OF S. M. DAMON  
SURV: R. M. TOWILL  
CLASS A-1 & A-2 RESI.

The Commission reviewed the proposed subdivision of Lot 118-F of LandCourt Application 1074 at Moanalua into 6 lots: 118-F-1, 25.803 acres, being the existing Moanalua Park; 118-F-2, 13.900 acres less 0.904 acre being Exclusion 11 and leaving a net area of 12.996 acres; 118-F-3, 7.634 acres, being the proposed school site; 118-F-4, 38.480 acres being Unit 4 of the Moanalua development; 118-F-5, 8.936 acres; 118-F-6, 5.437 acres to be conveyed to the Moanalua area developers.

The purpose of this subdivision is to convey Lot 118-F-3 (7.634 acres) to the City as a school site. Lot 118-F-6, 5.437 acres, will be conveyed to Clarence Ching, et al.

The Commission voted to defer action and to refer this subdivision plan to the Board of Public Parks and Recreation and the Department of Public Instruction for their comments. The Commission also requested the subdivider to show on the maps proposed access for Lots 118-F-6, 118-F-3 and Lot U.

SUBDIVISION  
KAULUWELA  
SCHOOL STREET  
MASA SAKAMOTO  
SURV: W. P. THOMPSON  
BUSINESS

Proposed consolidation of portion of R. P. 7793, Land Commission Award 7713, Apana 49 to Kamamalu and R. P. 6915, Land Commission Award 2134, Apana 2 to Kalama, being Tax Map Key 1-7-20: 11, 14, and 51 at Kauluwela into one lot of 11,819 $\mu$  less 900 $\mu$  master plan setback area, leaving a net area of 10,919 $\mu$  was granted approval by the Commission on the basis of filing of final maps showing the consolidation.

SUBDIVISION  
KAHEKA  
OFF KING STREET  
CITY & COUNTY OF  
HONOLULU, ET AL  
SURV: C & C LAND DIV.  
BUSINESS AND HOTEL &  
APARTMENT

The Commission granted tentative approval to the proposed subdivision of the following:

(1) Land Court Application 1515 being Tax Map Key 2-3-18: 54 into two parcels: Parcel 1, 815 $\mu$  and a remaining area of 6,654 $\mu$ .

(2) Tax Map Key 2-3-18: 49 being Land Court Application 1515 into 6 parcels: Parcel 2, 757 $\mu$ ; Parcel 3, 992 $\mu$ ; Parcel 4, 597 $\mu$  and leaving remaining areas of 5,761 $\mu$ ; 5,738 $\mu$ ; and 5,364 $\mu$ .

(3) Tax Map Key 2-3-18: 52 being Land Court Application 1515 into 2 parcels: Parcel 5, 165 $\mu$ ; and leaving a remaining area of 7,142 $\mu$ .

(4) Tax Map Key 2-3-18: 5 being Land Court Application 1283 into 3 parcels: Parcel 6, 5,943 $\mu$  and leaving remaining areas of 7,765 $\mu$  and 12,295 $\mu$ .

(5) Portion of Grant 2057 to R. Keanui at Kaheka into Parcel 7, 13,934 $\mu$ ; Parcel 8, 59,523 $\mu$ ; Parcel 9, 32,899 $\mu$ ; Parcel 10, 29,758 $\mu$  and leaving remaining areas of 3,182 $\mu$ ; 4,821 $\mu$ ; 32,718 $\mu$  being Tax Map Key 2-3-18: 1 less 4,434 $\mu$  master plan setback area, leaving a net area of 28,284 $\mu$  remaining areas of 55,624 $\mu$  (Tax Map Key 2-3-20: 6), 66,034 $\mu$  and 145,033 $\mu$ .

(6) Tax Map Key 2-3-17: 17 being Land Court Application 1515 into Parcel 11, 1,887 $\mu$  and leaving a remaining area of 23,948 $\mu$ .

(7) Tax Map Key 2-3-18: 60 being Land Court Application 1515 into Parcel 14, 1,911 $\mu$  and leaving a remaining area of 24,241 $\mu$ .

Parcel 12, 4,850 $\mu$  being Tax Map Key 2-3-17:29 and Parcel 13, 4,798 $\mu$  being Tax Map Key 2-3-18: 72 are the existing lots for the extension of Rycroft Street. Parcels A, B, and C are the existing lots within Liona Place. Parcels 1 to 14, inclusive, are required for the Kaheka Tract Improvement.

The Commission on April 30, 1959 voted to defer action pending clarification regarding the use of two lots.

By letter dated May 4, 1959, Bishop Estate, owner of the two lots in question, informed the Commission that the 3,182 $\mu$  lot is considered to be a remnant and will not be used for building purposes. Parcel 20, 4,821 $\mu$

is presently under lease to the Sheridan-Pawaa Community Association and the Trustees are endeavoring to effect a surrender of this lease.

Resolution No. 945 changing the street layout of the master plan for Section 2 was approved by the Commission on April 10, 1958 and approved by the Board of Supervisors on April 22, 1958 by Committee Report No. 1469.

Approval of this subdivision will be subject to the creation of an improvement district for the construction of all street improvements and utilities by the Board of Supervisors, consolidation of the 3,182 $\mu$  parcel with one of the adjoining lots with the provision that no building permit will be issued for this lot as it now exists.

SUBDIVISION ✓  
PUNAHOU  
KING STREET  
CITY & COUNTY, ET AL  
SURV: C & C LAND DIV.  
BUSINESS AND HOTEL &  
APARTMENT

The Commission deferred action on the proposed subdivision of the following:

- (1) Parcel 10 of TMK 2-4-06 into Parcel 1, 3,555 $\mu$  and leaving a remaining area of 6,940 $\mu$ ;
- (2) Parcel 9 of TMK 2-4-06 into Parcel 2, 4,330 $\mu$  and leaving a remaining area of 28,053 $\mu$  whereon exists the Pawaa Theatre and its off-street parking lot;
- (3) Parcel 2 of TMK 2-4-06 into Parcel 3, 2,784 $\mu$  and leaving a remaining area of 6,482 $\mu$ ;
- (4) Parcel 1 of TMK 2-4-06 into Parcel 4, 5,601 $\mu$  and leaving a remaining area of 12,598 $\mu$ ;
- (5) Parcel 21 of TMK 2-8-01 into Parcel 5, 1,839 $\mu$  and leaving a remaining area of 3,161 $\mu$ ;
- (6) Parcel 22 of TMK 2-8-01 into Parcel 6, 699 $\mu$  and leaving a remaining area of 8,068 $\mu$ ;
- (7) Parcel 23 of TMK 2-8-01 into Parcel 7, 556 $\mu$  and leaving a remaining area of 6,483 $\mu$ ;
- (8) Parcel 24 of TMK 2-8-01 into Parcel 8, 636 $\mu$  and leaving a remaining area of 6,403 $\mu$ ;
- (9) Parcel 41 of TMK 2-8-01 into Parcel 9, 1,588 $\mu$  and leaving a remaining area of 15,248 $\mu$ ;
- (10) Parcel 42 of TMK 2-8-01 into Parcel 10, 1,978 $\mu$  and leaving a remaining area of 24,158 $\mu$ .

One lot being the remaining area of TMK 2-8-01: 21 (3,161 $\mu$ ) will be below the minimum lot size area requirement of 5,000 $\mu$ .

This subdivision is necessary for the improvement of Punahou Street between King and Beretania Streets to an 80-foot right-of-way as master planned. However, since traffic circulation through this area may not be as heavy as originally anticipated, the Commission voted to defer action pending consultation with the Land Division for a possible 70-foot right-of-way for this section of Punahou Street.

SUBDIVISION ✓  
KAPAAKEA  
KING AND YOUNG STS.  
BETTY MATSUI  
SURV: JAMES S. HARA  
BUSINESS

Tentative approval was granted to the proposed subdivision of a portion of Grant 177 to P. I. Gulick at Kapaakea into 2 lots: A, 12,000sq less 1,205sq master plan setback area, leaving a net area of 10,795sq with an existing quonset and model apartment unit; and B, 10,320sq less 485sq master plan setback area leaving a net area of 9,835sq.

Approval will be subject to compliance with building spacing, Board of Water Supply and Division of Sewers requirements, and the filing of final survey maps.

SUBDIVISION ✓  
KAPAAKEA  
UNIVERSITY AVENUE  
HIALAND DEVELOPMENT CO.  
SURV: COMMUNITY PLANNING  
INC.  
BUSINESS

The Commission reviewed the proposed subdivision of Parcel 32 of Tax Map Key 2-8-6 being Land Court Application 1212 at Kapaakea into 2 lots: 1, 34,254sq; 2, 40,536sq whereon exists the Varsity Theatre.

The proposed subdivision plan shows an area of 23,400sq (being 58% of the total lot area) being set aside for off-street parking purposes. Water is available.

The Director pointed out that under the ordinance, the applicant must provide one parking space with adequate egress and ingress movements for every 10 seats in the Theater. He recommended that this matter be deferred pending clarification of adequate parking spaces.

Mr. George Houghtailing, representing the applicant, pointed out that the Theater has 970 seats. The parking area is approximately 20,000sq and allowing 160sq for each car, parked in a theater-parking manner which is bumper to bumper, there are spaces for approximately 116 cars. He believed that theaters should be excluded from strict compliance with the off-street parking ordinance.

In discussing this matter, Mr. Lemmon stated that the actual parking area will be 18,000sq exclusive of driveways. Allowing 300sq per car, which includes aisles for free movement, only 60 cars can be parked adequately in the area. The Commission stated that theater parking may be feasible, however, it requested submission of plans showing how 100 cars can be parked in the area, on the motion of Mr. Chun-Hoon and second of Mr. Centeio.

Mr. Houghtailing who appeared later stressed to the Commission that theater-parking is the most convenient manner of parking for theaters. He pointed out that other theaters follow this pattern with success.

A motion to reconsider its previous action was made by Mr. Felix, seconded by Mr. Chun-Hoon, and carried. This matter was taken under advisement on the motion of Mr. Felix and second of Mr. Centeio.

After further discussion, Mr. Felix made a motion to grant tentative approval subject to submission of plans showing a traffic flow plan and layout plan for parking.

The Director pointed out that at present all churches and assembly halls are required to provide one parking space for every ten seats exclusive of aisles. Parking within these areas can also be done in theater-parking

manner, therefore, the Commission should also consider exceptions for these uses.

Mr. Felix's motion was seconded by Mr. Centeio and carried. Messrs. Miho, Lemmon and Rietow voted in the negative.

Division of Sewers requirements must be met.

SUBDIVISION  
KAHALUU  
AHUIMANU ROAD  
WILLIAM L. Y. A. CHANG,  
ET AL  
SURV: W. KIM  
CLASS AA

Approval was granted to the proposed consolidation of Lots 301 and 302 (as shown on Map 25) of Land Court Application 979 at Kahaluu into one lot of 1.132 acres.

Ahuimanu Road fronting this subdivision is a government roadway.

Final survey maps showing the consolidation have been filed.

SUBDIVISION  
KAHALUU  
OKANA ROAD  
GEORGE M. H. KONG  
AGENT: FRANCIS WONG  
CLASS AA (AGRICULTURAL  
SUBDIVISION)

Tentative approval was granted to the proposed subdivision of Lot 432 as shown on Map 38 of Land Court Application 979 at Kahaluu into 2 lots: 432-A, 1.954 acres with an existing dwelling; 432-B, 2.00 acres. Okana Place is a private right-of-way. Water is available.

The applicant will be advised that any further subdivision of Lots 432-A and 432-B will require the construction of standard roadways.

Approval will be subject to compliance with building spacing and Board of Health requirements, certification by the Chief Engineer with respect to adequacy of the pavement width of Okana Place, filing of a duly acknowledged letter stating that this subdivision is for agricultural purposes only, and the filing of final survey maps.

SUBDIVISION  
WAIPIO  
WAIPIO ACRES, UNIT III  
FINANCE REALTY  
SURV: PARK & PARK  
RURAL PROTECTIVE

Approval was granted to the proposed consolidation and resubdivision of Lots 1118 to 1128, inclusive, and 1255 of Land Court Application 1000 at Waipio into 10 lots with areas ranging from 7,578 $\mu$  to 55,548 $\mu$ .

Lots 1269 to 1275, inclusive, are roadway lots.

Tentative approval was granted by the Commission on May 7, 1959 to Lots 1266, 1267 and 1268 with approval subject to filing of a copy of the revised construction plan.

Requirements of the Suburban Water System, Sewer Division, and the Bureau of Plans have been met. Final survey maps have been filed.

SUBDIVISION  
MOANALUA  
MOANALUA GARDENS, UNIT IV  
INTERNATIONAL DEVELOP-  
MENT CO.  
SURV: R. M. TOWILL  
CLASS A-1 & A-2

The Commission granted an extension of 6 months to the proposed subdivision of Lot 118-F of Land Court Application 1074, Moanalua Gardens, Unit IV at Moanalua into 154 residential lots with areas ranging from 6,000 $\mu$ -12,200 $\mu$  and a well site of 400 $\mu$  together with 24, 32, 44, and 56-foot rights-of-way.

Tentative approval was granted by the Commission on April 10, 1958.

By Committee Report No. 214 dated January 27, 1959, the Board of Supervisors informed the Commission that

it approves the request from the Commission that the Board require International Development Co., developers of the Moanalua area, to file an undertaking pursuant to Section 149-95, R. L. of Hawaii 1955, for the 22 acres for school and park sites.

By letter dated May 13, 1959, Mr. George S. W. Hong, attorney for International Development Co., requested an extension of time to complete the subdivision on the basis that on-site and off-site improvements are presently under construction and are expected to be completed within six months.

SUBDIVISION ✓  
MOANALUA  
MOANALUA GARDENS, UNIT V  
INTERNATIONAL DEVELOP-  
MENT CO.  
SURV: R. M. TOWILL  
CLASS A-1 & A-2

An extension of time of 6 months was granted to the proposed subdivision of portion of Lot 118-E, Land Court Application 1074, Moanalua Gardens Unit V at Moanalua into 100 residential lots with areas ranging from 6,000sq to 12,400sq and one lot of 133,900sq together with 24, 32, 44, and 56-foot rights-of-way.

Tentative approval was granted by the Commission on April 10, 1958. By letter dated May 13, 1959, Mr. George S. W. Hong, attorney for the developer, requested an extension of time to complete the subdivision on the basis that on-site and off-site improvements are presently under construction and are expected to be completed within six months.

SUBDIVISION ✓  
WAIPAHU  
FARRINGTON HIGHWAY  
T. KAWANO, ET AL  
SURV: PARK & PARK  
BUSINESS AND SEMI-  
INDUSTRIAL

An extension of time of 60 days was granted to the proposed subdivision of the following:

(1) Lot 114-A of Land Court Application 1000 at Waipahu into 2 lots: 114-A-1, 63,065sq; 114-A-2, 6,860sq;

(2) Land Commission Award 5602 (TMK 9-4-15: 13) at Waipahu into 2 lots: 1, 60,076sq; 2, 6,190sq.

On April 9, 1959, the Commission voted to defer action on this subdivision and requested clarification as to access to the lots created by the proposed subdivision-- Lots 1 and 114-A-2.

By letter dated May 12, 1959, Mr. Morio Omori, attorney for the owners, requested an extension of time of 60 days.

SUBDIVISION ✓  
LAIE  
LAIE VILLAGE  
ZIONS SECURITIES CORP.  
SURV: R. M. TOWILL CORP.  
RURAL PROTECTIVE

An extension of time of 6 months was granted to the revised plan of the proposed subdivision of a portion of Laie Village into 113 residential lots: Lots 23 to 40, inclusive; Lots 73, 74, 91; and Lots 101 to 194, inclusive, with areas ranging from 7,808sq to 24,592sq together with 16, 40, 50, and 100-foot rights-of-way.

Approval to the revised plan was granted by the Commission on December 5, 1957.

By letter dated May 13, 1959, R. M. Towill Corporation, surveyor, requested an extension of six months on behalf of its client, on the basis that the construction of roads and utilities on the above project is not yet fully completed but is expected to be so in the very near future.

SUBDIVISION ✓  
MOILIILI  
OFF UNIVERSITY AVE.  
CHUCK SHIMA  
SURV: PARK & PARK  
HOTEL & APARTMENT

The Commission reviewed again the revised proposed subdivision of portion of R. P. 2568, Land Commission Award 1536, Apana 2 to Kaneohe at Moiliili into 19 lots with areas ranging from 2,647 $\mu$  to 14,116 $\mu$  less master plan setback areas and roadway easement area, leaving net areas ranging from 2,647 $\mu$  to 7,041 $\mu$ , together with a 50-foot right-of-way.

The subdivision plan of 19 lots was granted approval by the Commission on December 12, 1957. The subdivider is submitting a revised plan showing a 16-foot roadway and utility easement through Lot 15. The Commission had disapproved this revised plan on May 7, 1959, on the basis that the master planned roadway should be constructed.

Mr. E. Park, engineer, stated that the 16-foot easement is needed for access to the off-street parking area on Lot 17 and a mutual agreement to use this easement area was made after the Commission had granted approval to the original subdivision plan. This easement will be temporary until such time as the master planned roadway is constructed.

The staff pointed out that if the easement is to be used for roadway purposes, then the road should be constructed as part of the subdivision plan.

A motion to defer action and to consult with the two property owners affected by this roadway whether or not they would agree to constructing half of the master planned roadway now was made by Mr. Rietow seconded by Mr. Lemmon and carried.

SUBDIVISION ✓  
KAPAHULU  
LUAKAHA STREET  
GEORGE E. TENGAN  
AGENT: WILBERT YAGI  
SURV: WRIGHT, HARVEY  
& WRIGHT  
CLASS A

The Commission reviewed further the proposed consolidation and resubdivision of Lots 20 to 24, inclusive, being Tax Map Key 3-2-58: 54 to 58, inclusive, being a portion of Lot I-9, Leahi Farm Tract (File Plan 39) at Kapahulu into 4 lots: A, 5,000 $\mu$ ; B, 5,000 $\mu$  being a 12-foot flag lot; C, 5,023 $\mu$ ; D, 5,000 $\mu$ ; and E, 1,693 $\mu$  being a 12-foot roadway easement lot in favor of Lots C and 8 and T. Matsuda and wife.

A protest was filed by S. Nakasone and T. Matsuda, adjoining property owners, with respect to easement rights into their properties. To resolve this matter, the Director reported that a conference was held with the protestant's attorney, the applicant's attorney, the City and County Attorney and the staff. The Director stated that this subdivision with a 12-foot easement meets the requirement of the Subdivision Rules and Regulations and that the Matsudas and the Nakasones have a legal right to use the easement.

The Commission granted tentative approval to this subdivision with approval subject to compliance with Board of Water Supply and Sewer Department requirements, and the filing of final survey maps showing the rounding of corners at the entrance of proposed Lots B and E.

The applicant will be advised that any further subdivision of Parcels 75 and 86 of Tax Map Key 3-2-58 (S. Nakasone and T. Matsuda, owners) will require the construction of standard rights-of-way.

SUBDIVISION ✓  
MANOA  
OAHU AVENUE  
SADATO MORIFUGI  
AGENT: B. T. OKAZAKI  
SURV: S. TAKEMOTO  
CLASS A-1

The Commission reviewed again the proposed subdivision of Lot J of Land Court Application 193 at Manoa into two lots: J-1, 7,705 $\mu$  with an existing garage; J-2, 10,021 $\mu$  with an existing building and improvement.

The Commission members visited the site to check the existing ditch that runs through this property. The Commission raised the question of adequacy of the ditch to handle run off water under flood conditions.

The Director reported that the Chief Engineer by letter dated April 28, 1959, stated that since any proposed building on proposed Lot J-1 must be constructed near the ditch, this ditch should be lined. The City will line the ditch provided the subdivider furnishes the material.

A motion to grant tentative approval was made by Mr. Izumi, seconded by Mr. Centeio, but was lost on a tie vote. Mr. Miho abstained from voting on this matter.

Mr. Chun-Hoon's motion to defer action for consultation with the Chief Engineer whether the area of the proposed lot is adequate for building a residence thereon was seconded by Mr. Centeio and carried. Mr. Miho abstained from voting on this matter.

SUBDIVISION ✓  
KANEHOE  
MOKULELE DRIVE AND  
IOLE STREET  
HOVEY LAMBERT  
SURV: PARK & PARK  
RURAL RESTRICTED  
BUSINESS

The Commission reviewed the proposed subdivision of Lot 57 of the "Kaneohe Bay View Tract", File Plan 590, being also a portion of Grant 8921 to Jason Andrade at Kaneohe into three lots: 57-A, 7,501 $\mu$  with an existing duplex; 57-B, 7,500 $\mu$  with an existing duplex, less 810 $\mu$  proposed complementing easement area leaving a net area of 6,690 $\mu$ ; 57-C, 7,500 $\mu$  with an existing duplex, less 810 $\mu$  proposed complementing easement area, leaving a net area of 6,690 $\mu$ .

The Director reported that a common easement is proposed between Lots 57-B and 57-C. He recommended that each lot have its own access for off-street parking.

The engineer, Mr. Ed Park, was present in the audience.

On the basis that each lot should have its own access for parking, the Commission voted to disapprove this subdivision on the motion of Mr. Felix and second of Mr. Rietow.

SUBDIVISION ✓  
KAHALUU  
OFF AHAOLELO ROAD  
ALBERT L. LUM, ET AL  
SURV: A.E. MINVIELLE,  
JR.  
CLASS AA (AGRICULTURAL  
SUBDIVISION)

The Commission reviewed the proposed subdivision of portion of land at Kahaluu by Deed of Administration of the Estate of Kamehameha IV to James Steward being Parcel 23 of Tax Map Key 4-7-28 at Kahaluu into two parcels: A, 1.4 $\frac{1}{2}$  acres, less 0.273 acre (11,890 $\mu$ ) master plan roadway area, leaving a net area of 1.127 $\frac{1}{2}$  acres; B, 5.847 acres, less 0.867 acre (37,765 $\mu$ ) master plan roadway area (including the 12 and 20-foot roadway easement areas) leaving a net area of 4.980 $\frac{1}{2}$  acres.

The Commission on March 19, 1959, voted to disapprove the subdivision on the basis of inadequate access and informed the applicant that the 44-foot agricultural subdivision roadway must be constructed in compliance with the master plan.

By letter dated May 5, 1959, Mr. Minvielle informed the Commission that "the necessary lands will be made available to Mr. Albert L. Lum from the adjoining owners to construct the 44-foot roadway, and Mr. Lum will assume responsibility for the construction of the right-of-way, and authorization from the adjoining owners for the construction of the right-of-way has been filed."

Inasmuch as the owners of the adjoining lands approve the construction of the 44-foot right-of-way, the 12-foot roadway easement setback fronting Parcels 4 and 28 of Tax Map Key 4-7-28 must be constructed as a roadway lot in lieu of the 12-foot roadway setback line as shown on the preliminary map.

Clarification is required for the proposed access to Parcel 9 and Parcel 10 of Tax Map Key 4-7-28 in the future inasmuch as these parcels are presently landlocked.

The Commission granted tentative approval with approval subject to construction of the 44-foot right-of-way in compliance with the agricultural subdivision standards, which includes the two 12-foot roadway easements of Tax Map Key 4-7-28: 4 and 28, certification by the Chief Engineer as to the pavement width of the 44-foot right-of-way and Ahaolelo Road, clarification of access for Parcels 9 and 10, filing of a duly acknowledged letter stating that this subdivision is for agricultural purposes, and the filing of final survey maps. Water is available.

SUBDIVISION ✓  
KAHALUU  
OFF WAIHEE ROAD  
TOSHIO HIGA  
SURV: PARK & PARK  
RURAL PROTECTIVE  
(AGRICULTURAL  
SUBDIVISION)

The Commission reviewed further the proposed subdivision of Lot L-1 (Map 4) of Land Court Application 1133 at Kahaluu into three lots: L-1-A, 48.73 acres being the remaining area; L-1-B, 2.90 acres; L-1-C, 0.07 acre being a road widening lot.

The Commission on May 7, 1959, voted to defer action and requested a revised map showing a 44-foot right-of-way over proposed Lot L-1-A.

Water is available up to the 135-foot elevation.

Mr. Ed. Park, engineer, stated that the owner proposes to retain one lot (Lot L-1-B) and sell the rest. The 44-foot easement is shown so that there would be no landlocking when the area is developed in the future. He stated that should there be any further subdivision, the roadway will be constructed.

The Commission granted tentative approval with approval subject to compliance with Board of Health requirements, filing of a duly acknowledged letter stating that this subdivision is for agricultural purposes, and filing of final survey maps showing the 44-foot easement over Lot L-1-A in favor of Lot L-1-B.

SUBDIVISION ✓  
WAIKIKI  
KUHIO AVE & KIAMOO ST.  
TROPICAL ENTERPRISES,  
LTD.  
SURV: KIYOTO HANATANI  
BUSINESS

The Commission reviewed again the proposed consolidation of Lots 55, 56 and 57 (Map 3) and Lots 58-A, 58-B, 59-A and 59-B (Map 6) of Land Court Application 537 at Waikiki into Lot 162, 21,387±.

The Commission on April 23, 1959, voted to defer action on the consolidation plan.

Water is available.

Mr. Hanatani, surveyor for the applicant, has submitted a copy of a topographic map which shows the existing Lau Yee Chai buildings. The building line as shown on the topographic map does not indicate any building over the City and County utility right-of-way. The surveyor further informed the Commission that a canopy is over the utility right-of-way.

Approval was granted to this subdivision plan. Final survey maps showing the consolidation have been filed.

SUBDIVISION ✓  
LUALUALEI  
HALONA STREET  
ARTHUR H. UESUGI, ET AL  
SURV: S. TAKEMOTO  
RURAL PROTECTIVE

The Commission reviewed the proposed subdivision of Lot 199-A of Lualualei Homestead Third Series being portion of Grant 9839 to P. Y. Lum Sing at Waianae into two lots: 199-A-1, 1.0 acre with a 60-foot frontage; 199-A-2, 4.444 acres, being the remaining area.

The Commission on March 5, 1959, voted to defer action and requested the applicant to submit a more desirable subdivision plan. The Commission on April 9, 1959, granted an extension of time of 30 days upon the request by the surveyor.

Resolution No. 563 permits the construction of eight single-family dwellings (5,000# each) or five duplexes (7,500# each) and one single-family dwelling on Lot 199-A-1 (1.0 acre).

Lot 199-A-2 may be further subdivided into long lots of 1.0/ acre each with a 60-foot frontage.

Halona Street is a government right-of-way. Water is available. No sewer service available. Building Department and Board of Health certifications are required.

The 30-day extension of time has expired and no revised plans have been submitted or consultation with the staff has been made.

On the basis that this subdivision does not comply with orderly subdivision planning, the Commission disapproved this application.

SUBDIVISION ✓  
WAIANAE  
OFF GOVERNMENT ROAD  
JOSE C. CORPUS AND  
HENRIETTA M. CORPUS  
SURV: S. TAKEMOTO  
RURAL FARM

The Commission reviewed the proposed subdivision of Lot B-6-A of Land Court Application 1026 at Waianae into 2 lots: B-6-A-1, 1.5 acres, and B-6-A-2, 1.5 acres.

The Commission disapproved the subdivision on May 7, 1959, December 29, 1958, and October 2, 1958, on the basis that the two lots fall below the minimum lot area requirement of two acres for Rural Farm District No. 5.

The applicant was informed of the Commission's action by registered mail on March 11, 1959. Twelve days after receipt of the notice of disapproval, the applicant on March 23, 1959, appealed to the Mayor and the Board of Supervisors to overrule the Commission's action.

The Board of Supervisors, through adoption of an Oral

Committee of the Whole Report on April 29, 1959, approved the subdivision plan of Lot B-6-A into two lots, providing all other requirements of the Subdivision Rules and Regulations are met.

A duly acknowledged letter stating that this subdivision is for agricultural purposes pursuant to Section 19 of the Subdivision Rules and Regulations has been filed.

The Board of Water Supply by letter dated May 13, 1959, recommended disapproval of the subdivision on the basis that water is not available to any additional lots from the Mikilua Water System

Mr. Leroy Rathburn, from the Board of Water Supply, stated that when the City took over the Mikilua Water System there was a condition that there will be no additional water services until the system is improved. Upon being informed that these two lots have two separate meters, Mr. Rathburn stated that he would have to check on the matter further.

The Commission voted to defer action pending clarification of the water problem.

SUBDIVISION ✓  
WAIPAHA  
STANDARD INVESTMENTS,  
LTD.  
SURV: ARTHUR AKINAKA  
CLASS A-1

The Commission disapproved the proposed subdivision of a portion of Government Remnant and a portion of R. P. 850, Land Commission Award 1005, Apana 1 to Kahiki (being Sections E and F of File Plan 606) at Waipahu into the following:

(1) Section E, 4,054.75 $\pm$  into 28 plots (3.50' x 2.00') of 7 $\pm$  and 147 plots (3.50' x 7.00') of 26.25 $\pm$ ;

(2) Section F, 729.75 $\pm$  into 18 plots (3.50' x 2.00') of 7 $\pm$  and 23 plots (3.50' x 7.00') of 26.25 $\pm$ ; and a remaining area of 902.5 $\pm$  for beautification purposes together with one-foot and two-foot walkways.

The Commission on April 16, 1959, voted to defer action and referred the subdivision to the Board of Health for clarification with respect to cemetery use.

By letter dated May 7, 1959, the Board of Health informed the Commission that Parcel 58 of Tax Map Key 9-4-11 is not presently approved for cemetery use.

Disapproval was based on the fact that this subdivision has not been approved for cemetery use. The applicant must comply with the provisions of Sections 13.2-1 and 13.2-2 of the Revised Ordinances of Honolulu 1957 relative to cemetery use.

SUBDIVISION ✓  
EWA  
OFF FARRINGTON HIGHWAY  
(SECOND INCREMENT)  
JAMES CAMPBELL ESTATE  
SURV: H. BARTHOLOMEW  
& ASSOCIATES  
RURAL NOXIOUS

The Commission granted tentative approval to the proposed subdivision of Lot 621 of Land Court Application 1069 at Ewa into 12 lots with areas ranging from 4.54 acres to 88.16 $\frac{1}{2}$  acres together with a 60-foot right-of-way with a 70-foot entrance.

The 70-foot portion of the right-of-way ("B" Street) includes a 10-foot right-of-way for the existing drainage ditch. The entrance for Lot D should be rounded at the corner for ease of access and sight distance.

By letter dated May 4, 1959, the Estate of James Campbell informed the Commission of the following:

- (1) Water supply will be obtained by extending the system presently under construction on "A" Street.
- (2) "B" Street is proposed as a 60-foot right-of-way with 40-foot pavement, curbs and gutters with some portions of the right-of-way increased to 70 feet to allow ease of placement of open storm drains.
- (3) Major storm drainage facilities to be open drains, minor systems piped.
- (4) Access from Farrington Highway to this subdivision is over the paved road (18-foot asphaltic concrete--60-foot right-of-way) which is colored red on the location map.
- (5) Domestic sewage to be handled with cesspools, subject to the same conditions stipulated by the Board of Health for the First Increment by their letter dated June 13, 1958.

Approval will be subject to construction of street improvements and utilities and drainage facilities, and filing of final survey maps showing Lot D rounded at the corner.

The subdivider will be advised that the Commission makes no commitment to the proposed incinerator and sewage treatment plant site located on Lot D.

SUBDIVISION  
EWA  
OFF FARRINGTON HWY  
JAMES CAMPBELL ESTATE  
SURV: W. P. THOMPSON  
RURAL PROTECTIVE  
(PORTION ZONED TO  
NOXIOUS INDUSTRIAL)

The Commission reviewed the proposed subdivision of Lot 67 of Land Court Application 1069 at Ewa into two lots: 67-A, 569.925 acres less 6.575 acres roadway easement area (Easement 33), leaving a net remaining area of 563.350/ acres; 67-B, 20.002 acres.

The Commission on April 23, 1959, voted to defer action on the subdivision plan.

Lot 67-B will be leased to Hawaiian Rock and Supply Co., and Honolulu Construction and Draying Co., Ltd., for a material processing site.

The Commission on April 16, 1959, held a public hearing and approved the rezoning of this area from Rural Protective to Rural Noxious Industrial zone (Resolution No. 1041).

Access for Lots 67-A and 67-B to a public right-of-way will be over paved roads being Easements 33, 34, 35 and 36 and Lot 425 of Land Court Application 1069.

By letter dated May 5, 1959, the Trustees of the Campbell Estate informed the Commission that the Estate will be responsible for the maintenance and repair of both of these access roads until the Estate builds a new access road to replace the existing road. The building of the replacement access road will be completed on or before December 31, 1961.

Mr. M. L. Randolph, from the Campbell Estate, presented a street pattern map of the area. He stated that a 100-foot divided highway will be constructed from

Farrington Highway into the area running near the shoreline. Feeding into this main arterial will be several side streets. A road exists that lead to the proposed harbor area. This road has an 18-foot pavement, on a 60-foot right-of-way, and is adequate to meet the present need since it will be used exclusively by the harbor operation and quarrying. He stated that when Standard Oil Company and other industries are ready for full operation, the approach road will be constructed and the target date is December 31, 1961. He stated that the irregular shaped lot for Lot 67-A is due to topography. This area will be used for mining operations only and no buildings will be constructed. It is believed that in about 7 years portions of this area will be leveled and the proposed roadway that runs through this area will be constructed according to City standards. The general idea for use of this area after the mining operation is over is for industrial; however, he stated that planning for this is too far in the future. He stated that title to this property will remain under the control of the Campbell Estate.

The Director stated that metes and bounds description of the mining and harbor area constitutes a subdivision.

On the motion of Mr. Lemmon and second of Mr. Centeio, the Commission granted tentative approval with approval subject to compliance with Board of Health requirements.

SUBDIVISION  
MANANA-UKA  
OFF WAIMANO HOME ROAD  
OAHU RAILWAY & LAND CO.  
SURV: PARK & PARK  
RURAL PROTECTIVE

The Commission granted tentative approval to the proposed subdivision of a portion of Lot 471 of Land Court Application 1695 at Manana Uka into the following:

UNIT 1 - 108 lots with areas ranging from 6,000 $\pm$  to 9,500 $\pm$  together with 32, 44, and 60-foot rights-of-way, together with Lot 43 being a 12-foot flag lot;

UNIT 2 - 101 lots with areas ranging from 6,000 $\pm$  to 8,400 $\pm$ , together with 44 and 60-foot rights-of-way;

UNIT 3 - 113 lots with areas ranging from 6,000 $\pm$  to 9,100 $\pm$  together with 32, 44, and 60-foot rights-of-way.

Contour shows approximately 20% to 50% grades.

A public hearing to zone this area for Class A-2 Residential was authorized by the Commission. The engineer, Mr. Ed. Park voiced no objections to the change.

A letter from the subdivider stating whether or not all three units of the subdivision can be completed within one year is required.

Approval of this subdivision will be subject to construction of all street improvements and utilities and drainage facilities, certification from the Board of Health, letter from the Hawaiian Electric Company agreeing to the change in boundary of the substation lot and filing of final survey maps. Mr. Rietow abstained from voting on this matter.

SUBDIVISION MISC.  
DIAMOND HEAD  
MAKALEI PLACE  
LEONA RICE

The Director reported that a protest has been filed by property owners living on Makalei Place questioning the creation of two lots at 2990 Makalei Place, Diamond Head, in a Class AA Residential zone. He stated that a building permit for the construction of an additional home on the property was processed by the staff on April 17, 1959.

Reporting on the background of this matter, the Director stated that a subdivision of Lots 15 and 17, Tax Map Key 3-1-35, into two lots of 5,757 $\frac{1}{2}$  and 6,526 $\frac{1}{2}$  was granted approval by the Commission on December 9, 1948. This area was zoned Class A Residential at that time and was rezoned to Class AA Residential in 1952. This subdivision was not recorded in the Bureau of Conveyances. Subsequently, on November 17, 1949, a revised plan was submitted for the subdivision of the two lots into 5,512 $\frac{1}{2}$  and 6,771 $\frac{1}{2}$ . Tentative approval was granted to the revised plan with approval subject to compliance with recommendations of the Board of Water Supply and the filing of final maps. Since no further action was taken within one year, this subdivision became void and the subdivision granted in 1948 remains in existence. However, the surrounding property owners are claiming that the area remains as one lot. The Director stated that failure to register the subdivision in the Bureau of Conveyances, does not make it void.

Attorney Milton Cades, representing the protestants, pointed out that the 1949 revised subdivision plan was made to supercede the 1948 subdivision plan. Since no action was taken by the owner for approval of this subdivision plan, it automatically canceled the subdivision of 1948 also. Mr. Cades further stated that in 1950 when a building permit was issued, the permit was issued for Tax Map Key 3-1-35, Parcel 16 shown as a lot of 12,283 $\frac{1}{2}$ . It was not until 1957 that the Tax Map was changed to show two lots of 5,512 $\frac{1}{2}$  and 6,771 $\frac{1}{2}$  which he claimed is erroneous. This information, based on the 1949 subdivision plan, was supplied to the Bureau of Conveyances by the owner. Mr. Cades claimed that when the owner built on this property in 1950, the home was constructed on the basis that it was on one lot because this home is situated too close to the boundary line of the subdivision claimed. Therefore, the owner has no right to build on the other lot.

The Commission instructed the staff to check the building permit application made in 1950 to ascertain the facts relating to this matter.

A motion to defer action and to refer this matter to the City & County Attorney's office and to request the Building Department to take whatever steps necessary to withhold processing of the building permit until the entire matter is resolved was made by Mr. Miho seconded by Mr. Rietow and carried. The owner of the property will be advised of the action taken by the Commission.

The following subdivisions which were granted tentative approval and now conform to requirements for approval were approved by the Commission on the motion of Mr. Chun-Hoon and second of Mr. Centeio.

SUBDIVISION  
KALIHI  
KALIHI VALLEY ROAD  
KWAI YUEN CHONG  
SURV: S. TAKEMOTO  
CLASS A

1) Proposed subdivision of portions of R. P. 595, Apana 1 to Keoni Holo and Grant 3418 to Antone Rodrigues at Kalihi into 4 lots: 1, 5,260# less 240# master plan setback area leaving a net area of 5,020#; 2, 7,762#; 3, 7,244#; 4, 5,253# less 240# master plan setback area leaving a net area of 5,013# together with a 16-foot right-of-way of 1,905#.

Tentative approval was granted by the Commission on December 11, 1958.

Department of Buildings, Board of Water Supply, Division of Sewers and Class A zoning requirements have been met. Lot width for Lots 1 and 4 show 47 feet. Contours show approximately 20% grades.

The following documents approved as to form by the City & County Attorney's office have been filed:

- (1) Agreement between Kwai Yuen Chong and the City and County of Honolulu;
- (2) Copy of the estimated cost of construction.
- (3) 100% surety bond in the amount of \$2,500 guaranteeing the construction of the 16-foot right-of-way.

Final survey maps showing a 15-foot drainage easement along Kalihi Stream have been filed.

SUBDIVISION  
NUUANU  
NUUANU VALLEY  
LEWIS K. YOGI, ET AL  
SURV: ASSOCIATED  
ENGINEERS  
CLASS AA

2) Proposed consolidation and resubdivision of Lot F-2-A of Land Court Application 822 and Lot F-1 of Land Court Application 1075 at Nuuanu into 12 lots with areas ranging from 0.230 acre (10,020#) to 1.172 acres and a 32-foot right-of-way and the designation of Easement "A".

Tentative approval was granted to this subdivision plan on October 16, 1958.

Lots 6 and 7 are situated off a 16-foot right-of-way. Contours show approximately 35% grades. Water service is limited to the 720-foot contour.

The following documents approved as to form by the City & County Attorney's office have been filed:

- (1) Agreement between Lewis K. Yogi and George M. Hasegawa and the City and County of Honolulu.
- (2) 100% surety bond in the amount of \$35,800 guaranteeing construction of street improvements and utilities.
- (3) Copy of contract between Lewis K. Yogi and George M. Hasegawa and A. C. Chock, Ltd., contractor.

The Commission on March 12, 1959 authorized the Director to transmit the construction plan to the Chief Engineer. Board of Health requirements have been met. Final survey maps noting the provisions for a 20-foot radius at the intersection of the makai corner of the proposed 32-foot right-of-way have been filed.

SUBDIVISION  
KAAIAPUA  
VINEYARD THOROUGHFARE  
PACIFIC CLUB  
SURV: JOHN CLINE MANN  
BUSINESS AND HOTEL &  
APARTMENT

3) Proposed consolidation of portion of R. P. 215, Land Commission Award 1678, Apana 1 to Poka; portion of R. P. 117, Land Commission Award 2284-B, Apana 1 to Kapule; R. P. 215, Land Commission Award 1678, Apana 2 to Poka; and Kamehameha III to R. Armstrong and portion of Land Court Application 753 at Kaakopua into one lot of 159,837#.

Tentative approval was granted by the Commission on April 30, 1959.

By letter dated May 7, 1959, the James Campbell Estate informed the Commission that the Pacific Club and the James Campbell Estate have entered into a lease for Tax Map Key 2-1-19: 15.

Water is available. Final survey maps have been filed.

SUBDIVISION  
MANOA  
LINOHAU STREET  
WALTER E. EKLUND  
SURV: R. M. TOWILL  
CLASS A

4) Proposed subdivision of portion of Lot 3 and 4, Block 2, College Hills Tract at Manoa into 2 lots: A, 9,500#; B, 5,000#.

Tentative approval was granted by the Commission on August 8, 1957 with the understanding that there will be no further resubdivision of Lot A and that the large dwelling will not be converted into a duplex.

Water is available. Class A zoning requirements and building spacing requirements have been met. Final survey maps have been filed.

SUBDIVISION  
EWA, PUULOA  
POHAKUPUNA ROAD  
(ALIKA DOWSETT TRACT)  
R. K. HO  
SURV: PARK & PARK  
CLASS A

5) Proposed subdivision of Lot 861 of Land Court Application 242 at Ewa into 32 residential lots with areas ranging from 5,795# to 9,663# together with a 32-foot right-of-way and the designation of Easements 25 and 26 across Lots 973 and 977.

Commission granted approval on August 21, 1958, on the basis that the following documents approved as to form by the City and County Attorney's office have been filed:

(1) 100% surety bond in the amount of \$47,000 guaranteeing completion of street improvements and utilities;

(2) Agreement between Hawaii Builders Supply Co., Ltd., and the City and County of Honolulu;

(3) Copy of estimated construction costs and a copy of the contract between R. K. Ho and the Highway Construction Company.

The Chief Engineer by letter dated May 13, 1959, stated that the construction of improvements (road, street name signs, drainage and street lights) within the subdivision have been completed in accordance with the approved plans.

By letter dated March 18, 1959, the Board of Water Supply, Suburban Division, notes the construction of the water system within the subdivision has been completed in accordance with the approved plans.

The Chief Engineer will be authorized to return the performance bond to the owner. Final approval.

The following informative communication and committee reports of the Board of Supervisors were received and placed on file:

MASTER PLAN  
BINGHAM-MOILIILI  
KEEAUMOKU STREET  
WIDENING

1. Communication from the Clerk's office advising the Commission that the Board adopted the recommendation of the Commission to adhere to the Master Plan in connection with the widening of Keeaumoku Street between King and Beretania Streets.

ZONING APARTMENT  
DISTRICT C  
HALAWA  
MOANALUA ROAD &  
HALAWA HEIGHTS DR.

2. Committee Report No. 1418--approving City Planning Commission Resolution No. 1037, changing a portion of Rural Protective zone to Rural Apartment District C No. 3 for land situated on the mauka-ewa corner of Moanalua Road and Halawa Heights Drive at Halawa, Ewa.

MASTER PLAN  
PALOLO  
PARK SITE  
PALOLO AVENUE

3. Committee Report No. 1419--approving City Planning Commission Resolution No. 1039, amending a portion of Master Plan Section 26 (Palolo) by deleting the master planned park site situated approximately 200 feet off the Koko Head side of Palolo Avenue between Pukele Street and Paalea Street at Palolo.

SUBDIVISION REG.  
KAILUA  
SEMI-INDUSTRIAL AREA  
NARROW SIDEWALK  
WIDTH

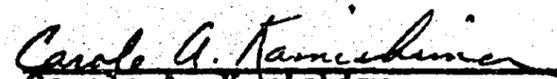
4. Committee Report No. 1434--referring to the attention of the City Planning Commission, communication from the Outdoor Circle, advising that it is very much in accord with the ideas of the Lanikailua Branch of The Outdoor Circle and certain Kailua property owners and residents, regarding the plans presently under consideration for the Kailua semi-industrial area.

ZONING ORDINANCE  
ORDINANCE 1637,  
OFF-STREET PARKING  
REQUIREMENTS

5. Committee Report No. 1454--the Committee on Public Works recommends that Bill No. 27 be introduced for the Board's consideration in passing three readings, being an Ordinance to amend Ordinance No. 1637, as amended, by amending Section 2 thereof, relating to the effective date of new off-street parking requirements for apartment houses and multiple family dwellings.

The meeting adjourned at 6:00 p.m.

Respectfully submitted,

  
Carole A. Kamishima  
City Planning Secretary

Meeting of the City Planning Commission

May 21, 1959

The City Planning Commission met in regular session on Thursday, May 21, 1959 at 2:20 p.m., in the Conference Room of the City Hall Annex with Chairman A. J. Gignoux presiding:

**PRESENT:** A. J. Gignoux, Chairman  
R. G. Rietow (present at 3:30 p.m.)  
Henry Chun-Hoon  
Katsuro Miho  
Cyril W. Lemmon  
Tsutomu Izumi  
John H. Felix  
George Centeio  
Leighton S. C. Louis, Director

**ABSENT:** Harold Kometani (on trip)  
Frank W. Hustace, Jr. (on trip)

**MINUTES:** The minutes of May 14, 1959, as circulated, were approved on the motion of Mr. Izumi and second of Mr. Miho.

**MASTER PLAN  
LEGISLATION  
SENATE CONCURRENT  
RESOLUTION #112  
PIGGERY SITES** The Commission was informed that the Board of Supervisors by Committee Report #1541 has referred to the City Planning Commission, Senate Concurrent Resolution #112 which requests the Commission and others to find or make available suitable sites for the hog raisers situated in the Koko Head district before displacing them.

The Commission noted that this matter was discussed at a prior meeting. This information was received and placed on file on motion of Mr. Centeio and second of Mr. Izumi.

**MASTER PLAN  
SUBDIVISION REG.  
NARROW SIDEWALK  
WIDTHS IN INDUSTRIAL  
PARK AREAS** A letter has been received from Mr. Yoshio Kunimoto, Chief Engineer, stating that his office believes that industrial park areas need not have sidewalks wider than 4 feet in width. The property owner could then landscape the remaining area between property line and curb line for beautification purposes. This information is forwarded to the Commission at the request of the Public Works Committee of the Board of Supervisors which discussed this problem for the Kailua industrial park area.

The Commission, on the motion of Mr. Chun-Hoon and second of Mr. Centeio, voted to refer this matter to the staff for further study and recommendation.

**MASTER PLAN  
BUILDING PERMIT  
KALANIANAOLE HWY  
CLARK REYNOLDS** Mr. Clark Reynolds is requesting that the Commission reconsider his application for a building permit to construct within the 25-foot setback line for the widening of Kalaniana'ole Highway on the makai side since the Territorial Highway Department is not planning to acquire lands on that side.

The Commission noted that it had authorized the calling of a public hearing to provide for a 50-foot setback on the mauka side in lieu of 25 feet on each side of the Highway. It voted to defer action on this request until the public hearing, on the motion of Mr. Centeio and second of Mr. Izumi.

**MASTER PLAN  
KEOLU HILLS  
REALIGNMENT OF  
KEOLU DRIVE  
(STREET PATTERN)**

The Commission, on motion of Mr. Chun-Hoon and second of Mr. Centeio, authorized the calling of a public hearing to amend the master plan section of Kailua-Lanikai to provide for an 80-foot loop road, secondary streets, and realignment of a portion of Keolu Drive from Kailua Road to the new Waimanalo Road.

Realignment of Keolu Drive is proposed to discourage fast moving traffic and retain it as a secondary residential road. The 80-foot loop road will be the main thoroughfare to serve the entire residential and business developments.

**MASTER PLAN  
PUNCHBOWL  
NORTH SLOPES  
PROPOSED ROADWAY**

The Commission discussed the construction of a proposed roadway on the north slopes of Punchbowl to serve contemplated apartment development in the area.

A report from the Chief Engineer's office states that the construction of a 44-foot roadway is impractical due to the high cost of construction. The Board of Supervisors has deferred action for two weeks. The applicant is requesting the Planning Commission to change the requirement to a 32-foot right-of-way.

Mr. Edward Park, who was in the audience, stated that he was the engineer who conducted the study for the City. Because of a very steep grade, over 22%, expensive costs of cuts and fills, and short sight distance, he had recommended that the City abandon the construction of a roadway for this area. A 32-foot roadway will cost a little less but the same problems would still exist. He also stated that the roadway must be situated about midway between the lots and it will require construction of high retaining walls and steep slopes making the lots impractical for development.

The Commission voted to disapprove the request for a 32-foot roadway for this area, on the motion of Mr. Centeio and second of Mr. Miho. Mr. Felix abstained from voting on this matter because he does not have sufficient knowledge of the facts.

**ZONING HOTEL & APT.  
KEWALO  
1121 HOOLAI STREET  
ALBERT T. HAYASHI**

Pending a visit of the site, the Commission, on motion of Mr. Centeio and second of Mr. Izumi, voted to defer action on the request for change in zoning from Class A Residential to Hotel and Apartment for a 5,326 $\frac{1}{2}$  parcel of land situated at 1121 Hoolai Street, Kewalo.

**ZONING HOTEL & APT.  
KAPALAMA  
SCHOOL ST. & POHAKU  
STREET EXTENSION  
FUKUICHI & TAMEYO  
NAKAMURA  
BY: GARY T.  
NAKAMURA**

The Commission considered a request for change in zoning from Class A Residential to Hotel and Apartment for three parcels of land totaling 15,899 $\frac{1}{2}$  situated on Pohaku Street Extension.

The applicant proposes to erect a multi-unit apartment building for displaced families under F.H.A. Section 221.

The Director reported that a copy of a letter has been received from Mr. Edward Burns, manager of the Honolulu Redevelopment Agency, advising the applicant that the Agency favors the proposal to construct apartment units under F.H.A. Section 221 for displaced families.

The Director pointed out that under the environmental survey of the Palama-Kapalama district conducted by the staff in 1956, this particular section of town was recommended for single family residential development. However, the Commission had instructed the staff to restudy

a larger area for apartment development in this vicinity.

This matter was taken under advisement on the motion of Mr. Felix and second of Mr. Centeio.

After discussing this matter further, the Commission voted to defer action for further staff study for apartment development of a larger area, on the motion of Mr. Felix and second of Mr. Izumi.

ZONING CONDITIONAL  
USE DISTRICT  
MANOA  
SEAVIEW AVENUE &  
MARQUES STREET  
FLOYD W.  
FITZPATRICK

A request for change in zoning from Class A Residential to Conditional Use District for a 10,000 $\pm$  parcel of land situated at Seaview Avenue and Marques Street was discussed by the Commission. The applicant proposes to construct a two-story apartment building for the exclusive use of University of Hawaii faculty members.

The staff pointed out that the contemplated use is not one of the permissible uses provided for under the Conditional Use law and, in addition, the lot is situated outside of the area the Commission had designated as desirable for conditional uses.

On the basis of the reasons mentioned, the Commission voted to disapprove this application, on the motion of Mr. Centeio and second of Mr. Felix.

ZONING BUSINESS  
PALOLO  
3224 WAIALAE AVE.  
WILLIAM K. HANIFIN

The Commission reviewed a request for change in zoning from Class A Residential to Business for the rear portion of a parcel of land situated at 3224 Waialae Avenue as an extension of the existing business district. Approximately 4,500 $\pm$  of the lot is zoned for business and the remaining 4,324 $\pm$  is in Class A Residential.

The applicant proposes to erect a 4-story apartment building or a medical building with business shops fronting Waialae Avenue.

The staff pointed out that the Commission had looked with disfavor to apartment development in business areas in the absence of a neighborhood analysis study. Development plans have not been submitted.

The Commission voted to defer action until such time as the neighborhood analysis report and new land use plans have been completed on the motion of Mr. Felix and second of Mr. Centeio.

ZONING BUSINESS  
PALOLO  
PALOLO AVENUE &  
KAUHANA STREET  
YEE AKIN

A request has been received for change in zoning from Class A Residential to Business for a portion of a 5,000 $\pm$  lot presently used for off-street parking purposes under a variance permit. This property is situated on the corner of Palolo Avenue and Kauhana Street.

The staff reported that the Commission in July, 1958, disapproved the request for rezoning of the entire parcel for business. The applicant is now requesting extension of the business area to include 1,000 $\pm$  of the off-street parking area so that he may expand his business operation. Under this plan, 40% of the total area of the two lots will be set aside for off-street parking purposes.

The Commission stated that the request seems reasonable, however, it believed that the two lots should be consolidated.

ZONING VARIANCE  
KAHALUU  
47-319 AHUIMANU RD.  
MRS. WINNIE CHANG

A motion to defer action for staff consultation with the applicant regarding consolidation of the two lots, was made by Mr. Felix, seconded by Mr. Centeio, and carried.

The Commission reviewed again a request for variance from existing Rural Class AA Residential regulations to permit the construction of 5 dwellings on a 49,615 $\frac{1}{2}$  parcel of land situated at 47-319 Ahuimanu Road, Kahaluu. The property lacks 385 $\frac{1}{2}$  to comply with the requirement for five dwellings.

In compliance with Ordinance 1567 requiring the circulation of notices to property owners within a radius of 500 feet, the applicant sent 24 letters by certified mail to the property owners. The staff reported that no letter of protest has been received.

The Commission noted that it had also requested the applicant to comply with the following provisions: (1) Consolidation of the two lots to form one parcel; (2) The low areas must be filled prior to construction in accordance with Chief Engineer's and Board of Health's requirements; and (3) Provide adequate drainage facilities for Kahaluu Stream to prevent flood conditions.

The Commission voted to approve the request for variance subject to compliance with the three provisions mentioned, on the motion of Mr. Miho and second of Mr. Izumi.

ZONING VARIANCE  
WAHIAWA  
114 MAKAWEO AVENUE  
EDWARD G. UETAKE

The Commission reviewed the request for variance from existing Rural Class A-1 Residential regulations to permit the construction of an additional dwelling on a 21,780 $\frac{1}{2}$  parcel of land. There are two dwellings on the premises at the present time and the lot lacks 720 $\frac{1}{2}$  to comply with the regulations for three dwellings. This is within an area rezoned from Class A Residential to Class A-1 Residential in 1956.

In compliance with Ordinance 1567, the applicant sent 111 letters by certified mail to property owners within a radius of 500 feet. The staff reported that no protest letter has been received.

The Commission voted to approve the request for variance on the motion of Mr. Felix and second of Mr. Izumi.

ZONING INDUSTRIAL  
WAIMALU  
MAKAI SIDE OF  
KAMEHAMEHA HIGHWAY  
H. YAMAMOTO &  
ASSOCIATES

Development plans have been submitted for approximately 34 acres of land situated on the makai side of Kamehameha Highway opposite Waimalu Tract for which a request was made for change in zoning from Rural Highway and Rural Protective uses to Industrial.

The Commission noted that it had looked with favor to Industrial uses for the makai area from the Hayashi Subdivision to Waiiau Electric Plant upon submission of development plans and with the following stipulations:

- (1) Provisions are made for the defense highway system;
- (2) Service roads are provided to limit direct access to Kamehameha Highway; and
- (3) Lot sizes are reviewed by the Commission.

The development plan shows a subdivision of 84 lots with minimum lot areas of 10,000 $\frac{1}{2}$  and a service road to serve

the lots fronting Kamehameha Highway. The roadways within this area are 56 and 60-foot rights-of-way. Also, a 20-foot building setback is proposed along the frontage of Kamehameha Highway.

The Commission noted that the consultants under the Urban Planning Grant contract had recommended a park strip along both sides of Waimalu Stream.

The Commission authorized the calling of a public hearing to consider the establishment of the roadway system on the master plan and change in zoning to industrial with a park strip along the stream, on the motion of Mr. Miho and second of Mr. Chun-Hoon.

**ZONING VIOLATION  
ST. LOUIS HEIGHTS  
1873 ST. LOUIS DR.  
ALLEGED APARTMENT  
UNIT**

The staff reported that an alleged zoning violation at 1873 St. Louis Drive regarding the conversion of a garage into an apartment unit has been brought to its attention.

Upon investigation, the staff found that interior alterations are being made within the garage area which was converted to a living unit in 1949. There is adequate off-street parking area. The staff finds no violation at the present time, however, there is a question of whether or not another kitchen unit is permitted in the dwelling.

The Commission instructed the staff to continue its investigation on motion of Mr. Felix and second of Mr. Centeio.

**ZONING ORDINANCE  
ORDINANCE 1637,  
AS AMENDED  
OFF-STREET PARKING  
REQUIREMENTS**

The Commission was advised that the Board of Supervisors had adopted Bill No. 27, Ordinance 1703, which amends Ordinance 1637, as amended by Ordinance 1651, clarifying the effective date for the one parking space to every two units within apartments and multiple family dwellings. The Mayor has signed this Bill.

The provisions of this Ordinance specify that for any construction for which a building permit has been issued on or before June 30, 1959, the one parking space for every 4 units requirement shall apply and that construction must begin within 90 days with no renewal permitted. Building permits issued after July 1, 1959, must comply with the new requirements of one space for every two units.

The Commission authorized the calling of a public hearing at the earliest possible date to consider this Ordinance, on motion of Mr. Felix and second of Mr. Izumi.

**ZONING BUSINESS  
KANEHOHE  
KAMEHAMEHA HWY &  
LIKELIKE HIGHWAY  
SIMS, UYESATO  
& WONG**

The applicants have submitted new development plans showing a proposed business development for three parcels of land situated on the corner of Kamehameha Highway and Likelike Highway.

The Commission had approved the zoning change of this area to business but had withheld adoption of the resolution pending assurance that the development will conform with that presented to the Commission.

The staff pointed out that a revised plan follows in general the original plan submitted by the applicants with two exceptions: (1) The drive-in restaurant has been placed on the corner of Kamehameha Highway and Likelike Highway instead of in the back section, and (2) A future automobile lubrication area is shown. Over 79

off-street parking spaces will be provided. In addition, the applicants have executed a reciprocal easement agreement to provide for common parking areas.

The Commission, on the motion of Mr. Felix and second of Mr. Centeio, voted to adopt Resolution No. 1031, changing a portion of Rural Class A-1 Residential District No. 24 at Kaneohe to Rural Business District No. 163, and authorized its transmission to the Mayor and the Board of Supervisors for approval.

**MASTER PLAN  
URBAN REDEVELOPMENT  
ECONOMIC BASE  
STUDY REPORT**

The private consultants under the Urban Planning Grant contract have submitted their report on Economic Base Study for Oahu and copies were distributed to the Commission members.

The Commission stated that copies of this report are not to be distributed without prior authorization from the Commission, on motion of Mr. Chun-Hoon and second of Mr. Centeio. The reason for this action is the limited number of reports and the fact that the report is only one of the studies needed to prepare a comprehensive plan for Oahu.

The Director requested and was granted permission to make available 5 or 6 copies of the report to Mr. Wilbur E. McCann, Economic Analyst, who aided in the survey.

**MASTER PLAN  
CENTRAL BUSINESS  
DISTRICT  
DOWNTOWN IMPROVE-  
MENT STUDY**

The staff reported that it has completed the redraft of the report covering land use inventory and analysis of problems for the Central Business District.

Mr. Felix made a motion to notify the newspapers and others interested in the report to apprise them of the limited scope of the report so that there will be no misunderstanding as to its purpose and contents. This motion seconded by Mr. Miho was carried.

**MISCELLANEOUS  
REVIEW OF ZONING  
APPLICATIONS**

In view of the new City Charter to be effective July 1, 1959 whereby the City Planning Commission becomes an advisory board and there is insufficient time to process new zoning changes, the Commission voted to dispense with review of any new zoning applications after today's meeting on motion of Mr. Chun-Hoon and second of Mr. Lemmon.

The Director reported that the City and County Attorney will submit an opinion regarding the status of the City Planning Commission.

The following subdivision actions were taken by the Commission on the motion of Mr. Chun-Hoon and second of Mr. Izumi:

**SUBDIVISION  
MOANALUA  
OFF MOANALUA ROAD  
ESTATE OF S. M. DAMON  
SURV: R. M. TOWILL  
CLASS A-1 and A-2**

The Commission granted approval to the proposed subdivision of Lot 118-F of Land Court Application 1074 at Moanalua into 6 lots: 118-F-1, 25.803 acres being the existing Moanalua Park; 118-F-2, 13.900 acres less 0.904 acre being Exclusion 11 and leaving a net area of 12.996 acres; 118-F-3, 7.634 acres being the proposed school site; 118-F-4, 38.480 acres being Unit 4 of the Moanalua development; 118-F-5, 8.936 acres; 118-F-6, 5.437 acres.

Access for Lots 118-F-3 and 118-F-6 are over Easement 127 and access for Lot U is over Easement 98.

The purpose of this subdivision is to define Lot 118-P-3 for school site purposes pursuant to eminent domain proceedings initiated by the City and County in Civil No. 4811.

Final survey maps have been filed.

SUBDIVISION ✓  
KALIHI  
ASHFORD STREET  
KAZUO FUJITA  
SURV: T. MORISATO  
CLASS A

Approval was granted to the proposed consolidation of Lots 2 and 3 of Land Court Application 976, Section "C" (Map 10) at Kalihi into one lot of 4,101 $\mu$  being Lot 8.

Access for proposed Lot 8 is over existing Easement "B" (632 $\mu$ ) and thence to Ashford Street. Final maps showing the consolidation have been filed.

SUBDIVISION ✓  
KALIHI-KAI  
MOKAUEA & HART STREETS  
WILLIAM D. AANA, ET AL  
SURV: PARK & PARK  
GENERAL INDUSTRIAL

Tentative approval was granted to the proposed consolidation and resubdivision of Lots 1, 2, and 3 of Block 7, Kapiolani Tract, being also a portion of Land Commission Award 6450, Apana 1 to Kaunuohea for Moehuna at Kalihi into two lots: A, 11,770 $\mu$  less 705 $\mu$  master plan setback area leaving a net area of 11,065 $\mu$  with an existing two-story dwelling, garage and washhouse; and B, 5,400 $\mu$  less 270 $\mu$  master plan setback leaving a net area of 5,130 $\mu$  with an existing single story dwelling and garage.

Water and sewers are available. Approval of this subdivision will be subject to compliance with building spacing requirements and the filing of final maps noting the master plan setback area.

SUBDIVISION ✓  
KALIHI-UKA  
KAMANAIKI AND MURPHY STS.  
SERAPHINE G. PEDRA  
SURV: R. M. TOWILL CORP.  
CLASS B

Tentative approval was granted to the revised proposed consolidation and resubdivision of Lots 2, 5, and 6 of Block P, Kaulani Tract and portion of Murphy Street at Kalihi-Uka into 3 lots: A, 5,130 $\mu$  with an existing dwelling less 1,233 $\mu$  master plan setback area leaving a net area of 3,897 $\mu$ ; B, 6,040 $\mu$  less 2,908 $\mu$  master plan setback area leaving a net area of 3,132 $\mu$  and being a 12-foot flag lot; C, 7,684 $\mu$  less 275 $\mu$  master plan setback area leaving a net area of 7,409 $\mu$ .

Murphy Street is a private right-of-way. It should be noted that Lot B is a 12-foot flag lot along the existing 15-foot right-of-way. A copy of the document recorded in Liber 1993, Page 53 with the description of the above parcel of land has been filed.

The surveyor, in the process of marking the lot boundaries, found the existing dwelling within Lot 5 owned by Mr. and Mrs. Alfred Sereno encroaching slightly into the proposed boundary of Lot A of the original subdivision plan of 2 lots.

The tentative approval granted by the Commission on April 9, 1959 was rescinded.

Approval of this subdivision will be subject to compliance with Board of Water Supply, Division of Sewers, Building Department, and Class B zoning requirements, and the filing of final survey maps.

SUBDIVISION ✓  
KALIHI-KAI  
MARY & AUIKI STREETS  
KOTARO UEHARA  
SURV: PAUL LOW  
ENGINEERING CO.  
GENERAL INDUSTRIAL

Approval was granted to the proposed consolidation of Lots 6 and 8 of Block 33 of Kapiolani Tract (F. P. 117) at Kalihi-Kai into Lot A, 15,072 $\mu$ .

The existing building will be demolished and a new building will be constructed.

Water is available. Final maps showing the consolidation have been filed.

SUBDIVISION ✓  
KAKAAKO  
COOKE, AUAHI, KOULA  
AND POHUKAINA STREETS  
BISHOP ESTATE  
SURV: G. PODMORE  
GENERAL INDUSTRIAL

Tentative approval was granted to the revised proposed consolidation of Lot A, Lots 12 to 22, inclusive, of Block 16, Kakaako Subdivision and Ohe Lane into Lot B, 123,763 $\mu$  less 2,000 $\mu$  master plan setback area leaving a net area of 121,763 $\mu$ .

Tentative approval granted by the Commission on July 10, 1958 was rescinded.

There is an existing 6" sewer line within Ohe Lane and the Trustees propose to grant the City a 10-foot easement over it. Ohe Lane has been in public use for a long period of time. Bishop Estate is requesting the consolidation of the existing Ohe Lane with other lots into one parcel of 123,763 $\mu$ . A check with the Land Division shows that Ohe Lane is a private right-of-way owned by Bishop Estate.

Approval will be subject to the granting of the 10-foot sewer easement to the City.

SUBDIVISION ✓  
KAIMUKI  
KOKO HEAD AVENUE  
TUCK YEE YAP  
SURV: TAKEO MORISATO  
BUSINESS

Approval was granted to the proposed subdivision of Lot 8 of Land Court Application 67 at Waiialae-Iki into 2 lots: 8-A, 1,731 $\mu$  and 8-B, 4,137 $\mu$ .

Proposed Lot 8-B (4,137 $\mu$ ) is required by the City and County of Honolulu for the Kaimuki Business Area Off-Street Parking Improvement District No. 131.

Water is available. Final survey maps and the copy of the Petition for Subdivision in the Land Court have been filed.

SUBDIVISION ✓  
KAPAHULU  
OCEAN VIEW DRIVE  
ARTHUR W. EMERSON  
SURV: Y. ARAKAKI  
CLASS A

Tentative approval was granted to the proposed consolidation and resubdivision of Lots 20 and 21 of the "New Ocean View Tract" and a portion of Land Commission Award 8559-B at Kapahulu into 2 lots: A, 5,000 $\mu$ ; B, 18,552 $\mu$  together with an existing dwelling

The preliminary map also shows the proposed subdivision of proposed Lot B into 3 lots.

Inasmuch as the map shows a future subdivision plan of the remaining area, the corner nearest to the proposed 16-foot right-of-way for Lot A should be rounded.

Approval will be subject to compliance with building spacing, Board of Water Supply and Board of Health requirements and the filing of final survey maps deleting the proposed lots as shown on the preliminary map and rounding of the corner for Lot A.

SUBDIVISION  
KAILUA  
OFF KAILUA ROAD  
KANEHOHE RANCH CO.  
SURV: R. M. TOWILL  
HIGHWAY PROTECTIVE

Tentative approval was granted to the proposed subdivision of a portion of land covered by Deed: Ministerior of Interior to C. C. Harris dated March 24, 1876, and recorded in Book 45, Page 286 at Kailua into 2 parcels: Parcel A, 16,025 $\mu$ ; Parcel B, 8,166 $\mu$  being a 32-foot roadway access lot and leaving a remaining area of 154.992 acres.

A copy of the document clarifying the access to the proposed subdivision has been filed. Parcel A will be used as a parking lot for the Windward Branch Y.M.C.A. Access to Kailua Road from Parcel A will be over Parcel B (32-foot wide) and Easement A (44-foot wide). Easement A is a 44-foot easement with no pavement and with a 20-foot wide access opening with access rights from Kailua Road granted by the Territorial Highway Department and recorded in Liber 2664, pages 180-198.

The Y.M.C.A. site as shown on the plan was granted approval by the Commission on April 23, 1959.

The above subdivision is a portion of the 1.306 acre (TMK 4-2-13:10) off-street parking lot for the Upo Heiau Park as shown on File No. C-SS 121-79 filed in the Territory Survey Office.

Inasmuch as the 44-foot right-of-way, being Easement A, now serves the Y.M.C.A. Windward Branch and a proposed church site, it should be constructed according to the requirements of a standard right-of-way, including the construction of Parcel A, a 32-foot roadway lot.

Approval of this subdivision will be subject to construction of the 44-foot right-of-way over Easement A and the filing of final survey maps.

SUBDIVISION  
WAIANAE  
OFF WAIANAE VALLEY ROAD  
TERRITORY OF HAWAII  
SURV: R. M. TOWILL  
( FOR BD OF WATER SUPPLY)  
RURAL PROTECTIVE

At the request of the Board of Water Supply, the Commission deferred action on the proposed subdivision of the following:

(1) Government Reserve for Cemetery being Tax Map Key 8-5-01: 2 at Waianae into 2 lots: A, 175,570 $\mu$  (4.0305 acres); and B, 2,917 $\mu$ .

(2) Tract A being portion of Government Land of Waianae and being Tax Map Key 8-5-01: 33 at Waianae into 4 lots: 1, 2,000,109 $\mu$  (4.594 acres); 2, 64,859 $\mu$  being a 44-foot roadway lot; 3, 290,055 $\mu$  (6.659 acres) being a reservoir site; 4, 105.26 acres being the remaining area.

The Commission on April 30, 1959 deferred action and requested clarification regarding the status of the 44-foot right-of-way to the reservoir site and questioned whether the said access road will be open for public use.

SUBDIVISION  
WAIANAE  
PILILAAU AVENUE  
HAWAIIAN HOMES COMMISSION  
SURV: TERRITORIAL SURVEY  
DEPT.  
RURAL PROTECTIVE

Tentative approval was granted to the proposed subdivision of Lot 219 of Nanakuli Residence Lots (first series) at Waianae into 2 lots: 219-A, 0.2525 acres (10,999 $\mu$ ) with an existing dwelling, garage and washhouse; and 219-B, 0.2525 acres (10,999 $\mu$ ) being a 20-foot flag lot.

Inasmuch as the Commission has set a policy regarding 16-foot right-of-way at its meeting on February 26, 1959, final maps noting a 16-foot flag lot should be submitted in lieu of the 20-foot flag lot as shown on the map submitted.

Approval will be subject to compliance with building spacing, Rural protective zoning, and Board of Health requirements, and the filing of final maps showing a 16-foot flag lot in lieu of the 20-foot flag lot shown on the preliminary map and rounding of the corner.

SUBDIVISION ✓  
AIEA  
KAULAINAHEE ROAD  
TSUGIO UCHIGAKIUCI  
CLASS A

Approval was granted to the proposed consolidation of Lots 127-A and 127-B being Lot 127 of "Aiea Heights Subdivision #2" (F. P. 453) at Aiea into one lot of 10,870sq.

Water is available. Final maps showing the consolidation have been filed.

SUBDIVISION ✓  
AIEA  
LALAWAI DRIVE  
RICHARD T. KANNO  
SURV: JOHN CLINE MANN  
CLASS A-1

Tentative approval was granted to the proposed consolidation and resubdivision of Lots 37 and 38 of Land Court Application 1573 at Aiea into 2 lots: 119, 8,238sq; and 120, 8,181sq together with an existing dwelling.

The purpose of this subdivision is to meet building spacing requirement.

Approval will be subject to compliance with building spacing, Class A-1 zoning, Board of Health and Board of Water Supply requirements.

SUBDIVISION ✓  
AIEA  
KAMEHAMEHA HIGHWAY  
TERRITORY OF HAWAII  
SURV: T.H. HIGHWAY DEPT.  
CLASS A

The Commission granted tentative approval to the proposed subdivision of Lot D-1-A of Land Court Application 328 at Aiea into 2 lots: D-1-A-1, 19,689sq (0.0452 acre); D-1-A-2, 3,430sq (0.079 acre).

Lot D-1-A-2, 3,430sq and the restriction of access rights are required by the Territory of Hawaii for the construction of Moanalua Road Federal Aid Secondary Project No. S-0720 (2).

A copy of the Petition for Subdivision in the Land Court has been filed with a restrictive covenant that Lot D-1-A-1 shall not be landlocked in that an agreement has been reached whereby the said lot will be sold to the abutting owner and which has other means of access to a public road. However, this access does not meet the standard requirements unless the abutting owner consolidates the lots.

Approval will be subject to filing of final survey maps showing the consolidation of proposed Lot D-1-A-1 (19,680sq) with Parcel 12 of Tax Map Key 9-9-41 (37,431sq) to create one lot of 57,120sq.

SUBDIVISION ✓  
KAIMUKI  
TWENTIETH AVENUE  
PEARL K. NYE  
SURV: A.E. MINVIELLE, JR.  
CLASS A

An extension of time of 90 days was granted to the proposed subdivision of portion of Lots 3, 4, & 5 of Block 118 "New Ocean View Tract" (F.P. 35) at Kaimuki into 7 lots with areas ranging from 4,185sq to 8,920sq together with Lot 6 (2,570sq) being a 20-foot right-of-way.

The Commission on March 19, 1959, deferred action on the subdivision plan and requested the Board of Supervisors to create an improvement district to construct 21st Avenue between Kaimuki and Maunaloa Avenues.

The Board of Supervisors by Committee Report No. 1209 dated April 20, 1959, stated that this request was referred to the Chief Engineer for report to the Board. Inasmuch as the Board of Supervisors has not created an improvement district for 21st Avenue, and the 60-day extension of time granted by Mr. Lewis Sterry, attorney for the applicant, has elapsed, the Commission requested an additional extension of time to act on the subdivision, otherwise, the subdivision plan must be disapproved.

By letter dated May 18, 1959, Mr. Sterry granted the Commission an extension of time of 90 days to act on the subdivision plan.

SUBDIVISION ✓  
EWA  
OFF FT. WEAVER ROAD  
HICKS CONSTRUCTION CO.  
SURV: MASAJI YAMASHITA  
CLASS A

The Commission reviewed the proposed subdivision of Lot 846-C of Land Court Application 242 at Ewa into 3 lots: 846-C-1, 6,000sq; 846-C-2, 6,700sq; 846-C-3, 7,200sq and 846-C-4, 4,000sq being a 20-foot right-of-way.

Tentative approval was granted by the Commission on April 9, 1959.

Mr. Harold Hicks, owner of Hicks Construction Co., the developer, by letter dated May 18, 1959, requested permission to move three model homes on the proposed lots and stated that the model homes will not be sold, leased, or rented until the subdivision is approved. The three model homes are presently located at 1141 Auahi Street and on Ala Moana, next to Kaiser Hospital.

The Director reported that under the statutes, building permits cannot be issued while a subdivision is pending. The Commission, however, had granted permission for one or two model homes within a large subdivision tract, but, in this case, the request is to have three model homes on the three lots.

Mr. William O'Rourke, representing the applicant, stated that this request is made on the basis of hardship. The three model homes must be relocated from their present locations by the end of the month because of displacement and all arrangements have been made to relocate them at Ewa Beach for a sales program which also involves other lots in the vicinity. He stated that they are negotiating for the purchase of other lands in the area.

The Commission inquired of Mr. O'Rourke whether he would object to the filing of a bond to guarantee completion of all street improvements and utilities within the subdivision. Mr. O'Rourke stated that he has no objections.

On the motion of Mr. Felix and second of Mr. Izumi, the Commission approved the request to locate three model homes on the three lots subject to the posting of a bond and agreement to guarantee construction of the necessary roads and utilities for the subdivision.

SUBDIVISION ✓  
WAIMALU  
KAMEHAMEHA HIGHWAY  
& MOANALUA ROAD  
RAYMOND T. HARADA  
HIGHWAY PROTECTIVE

A 30-days' extension of time was granted to the proposed consolidation and resubdivision of portions of Land Commission Award 8525-B, Part 3, Land Commission Award 9400-1 and Land Commission Award 5524:6 being parcels 7, 12 to 17 inclusive and 26 of Tax Map Key 9-8-09 at Waimalu into 10 lots with areas ranging from 6,000 $\mu$  to 11,500 $\mu$  together with a 32-foot right-of-way.

The Commission on April 23, 1959 voted to defer action on the subdivision plan.

By letter dated May 20, 1959, Mr. Raymond T. Harada requested an extension of time of 30 days on the basis that the sewage problem has not been firmed.

SUBDIVISION ✓  
WAIANA  
OFF FARRINGTON HIGHWAY  
HARRY KIM, ET AL  
HIGHWAY AND RURAL  
PROTECTIVE

At the request of the applicant, the Commission accepted withdrawal of the proposed subdivision of portion of Lot 16-F of "Maile Lands" being portion of Grant 9362 at Maile into 7 lots with areas ranging from 5,200 $\mu$  to 7,200 $\mu$  and a 32-foot right-of-way.

Tentative approval was granted on April 23, 1959.

SUBDIVISION ✓  
KANEHOE  
MAHALANI STREET  
SING LEN LAU, ET AL  
AGENT: MAURICE TAKASAKI  
SURV: PARK & PARK  
CLASS A

Construction plans submitted for this subdivision (8 lots) were authorized to be transmitted to the Chief Engineer for his check and approval.

Tentative approval was granted by the Commission on April 2, 1959.

The surveyor has been informed of the following data missing on the construction plan:

(1) Typical road section; and (2) Street light notes.

Drainage facilities will be subject to the approval of the Chief Engineer.

SUBDIVISION ✓  
EWA, HONOULIULI  
(LEEWARD ESTATES UNITS  
3 and 5)  
JAMES CAMPBELL ESTATE  
LESSEE: LEEWARD DEVELOP-  
MENT CORP.  
SURV: R. M. TOWILL  
RURAL PROTECTIVE

Construction plans submitted for this subdivision of Unit 3 (50 lots) and Unit 5 (24 lots) were authorized to be transmitted to the Chief Engineer for his check and approval.

Tentative approval was granted by the Commission on November 14, 1957.

Drainage will be subject to approval of the Chief Engineer. The staff recommends that the road reserve in Unit 3 be constructed.

SUBDIVISION ✓  
EMMA STREET  
BETWEEN BERETANIA AND  
KUKUI STREETS  
DR. RICHARD W. YOU, ET AL  
SURV: PARK & PARK  
FIRE DISTRICT #2

The Commission reviewed the proposed consolidation and resubdivision of Lots 1 and A being portions of Royal Patent 135, Land Commission Award 1559, Apana 3 to Kiheipua and Royal Patent 216, Land Commission Award 1691 to Nailu at Honolulu into 2 lots: 2, 2,292 $\mu$  with an existing two-story building together with Easement #1, 312 $\mu$  and being 5 feet wide; 3, 6,678 $\mu$  less 641 $\mu$  easement area (being Easement #2) leaving a net area of 6,037 $\mu$ .

Easements 1 and 2 are to provide pedestrian access to Emma Street and the municipal parking lot.

Water and sewers are available. The proposed subdivision is within the area master planned as the Civic Center.

The Commission on July 18, 1957, approved the subdivision increasing the area of Lot 2 (formerly Lot 1, being the consolidation of Lots C, 2,292# with Lot B, 132# to create a lot of 2,424#).

Easement A has been moved approximately 18 feet makai from the northeasterly boundary line and redesignated as Easement 2, 5 feet wide, in lieu of the former 3-foot wide easement for pedestrian access to Emma Street. The proposed plan shows a portion of the building located within Lot 2 being over the proposed common boundary line.

Mr. Edward Kim, representing the owners, stated that a building will be constructed jointly by the two owners and a reciprocal easement will be provided. That portion of the existing building and the stairway which encroach within the easement area will be taken out. He presented a preliminary drawing of the proposed building showing the easement areas.

The Commission granted approval to this subdivision.

SUBDIVISION  
KAPAAKEA  
UNIVERSITY AVENUE  
HIALAND DEVELOPMENT CO.  
SURV: COMMUNITY PLANNING,  
INC.  
BUSINESS

The Commission reviewed again the proposed subdivision of Parcel 32 of Tax Map Key 2-8-6 being Land Court Application 1212 at Kapaahea into 2 lots: 1, 34,254#; 2, 40,536# whereon exists the Varsity Theatre.

Tentative approval was granted by the Commission on May 14, 1959.

A plan showing the parking layout and traffic flow for 100 cars has been submitted. The plan shows the parking spaces being 8-1/2' x 20' and 10' x 20'.

The proposed subdivision plan shows an area of 23,400# (being 58% of the total lot area) being set aside for off-street parking purposes. Modification is required for the parking layout.

Water is available. Requirements of the Division of Sewers have been met. Final survey maps have been filed.

Mr. Lemmon believed that the plan as submitted showing the parking layout and traffic flow was not feasible. However, the other members believed it was feasible. They pointed out that through experience, theater-parking (bumper to bumper) for parking at theaters has shown to be workable.

The Director reported that if the Commission accepts the plan as shown, it must grant a modification from the off-street parking ordinance which specifies one parking space for every 10 seats in the theater exclusive of areas for access.

The Commission, on the motion of Mr. Centeio and second of Mr. Izumi, voted to grant tentative approval to this subdivision with approval subject to certification by the Board of Supervisors for modification from the requirements of the off-street parking ordinance. Mr. Lemmon voted in the negative. The Commission stated that it is granting this modification because of the peculiarity involving theater parking operations.

SUBDIVISION  
KAHALA HEIGHTS  
PAULA DRIVE  
STANLEY LAU AND  
ARTHUR CHONG  
CLASS A

The Commission reviewed a proposed sketch plan for the consolidation of Lots 72 and 71-B of Land Court Consolidation 24 at Kahala Heights and resubdivision into 2 lots: 179, 5,000 $\mu$ ; 180, 5,001 $\mu$  less 420 $\mu$  proposed easement area (5 ft. wide) leaving a net area of 4,581 $\mu$  creating a substandard lot.

By letter dated May 18, 1959, Mr. Stanley W. Lau informed the Commission that an error was made during the construction of the dwelling on Lot 179 in that the contractor did not provide a driveway of sufficient width for Lot 179.

Both lots are owned by one owner. The proposed sketch plan shows a 5-foot easement over the 12-foot driveway portion of Lot 180.

The Commission voted to defer action for one week and instructed the staff to check the location of the existing dwelling and to confer with the owner whether or not the driveway could be located on the southerly boundary of the lots.

SUBDIVISION  
WAIOMAO HOMESTEAD RD.  
PALOLO  
ROBERT MEW  
SURV: GILBERT K. MINN  
CLASS A

The Commission reviewed again the proposed subdivision of Lot 1-A-1-B of Land Court Application 823 at Palolo into 4 lots: 1-A-1-B-1, 5,457 $\mu$ ; 1-A-1-B-2, 5,338 $\mu$ ; 1-A-1-B-3, 5,463 $\mu$ ; 1-A-1-B-4, 10,628 $\mu$ ; together with Lot 1-A-1-B-5, 5,581 $\mu$  being a 16-foot right-of-way together with a 10-foot wide storm drain easement along the southwesterly boundary.

By letter dated May 11, 1959, the Chief Engineer stated that, "a building setback line for Lot 1-A-1-B-4 is necessary for some protection from flood waters. This setback line must be determined after adequate studies have been made to determine flood plains. We have ascertained that the proposed subdivision is in close proximity to the slide area. Therefore, we recommend that any changes of the natural topography to develop this tract must be supervised by a competent soils engineer."

The Division of Sewers by letter dated May 7, 1959, stated that, "upon receipt of the applicant's request for permission and after approval of the plot and foundation plans, a residency may be built over the 12-inch sewer now bisecting Lot 1-A-1-B-4 of the subdivision.

By letter dated April 20, 1959, the applicant informed the Commission that Lot 1-A-1-B-4 will not be further subdivided and this information will be specified in the deed and denoted on the final map.

The Commission granted tentative approval with approval subject to construction of the 16-foot right-of-way; compliance with the requirements of the Building Department, the Board of Water Supply, the Division of Sewers, and the Chief Engineer including the report of the soils engineer; filing of a copy of the Petition for Subdivision in the Land Court with a restrictive covenant that Lot 1-A-1-B-4 will not be further subdivided, that said restrictive covenant may not be removed from the Petition without the approval of the Commission, that only one dwelling is permitted on Lot 1-A-1-B-4; withdrawal of the six applications

for building permits processed on February 11, 1959; and the filing of final survey maps noting that the 16-foot right-of-way will serve only three interior lots.

The Commission granted a modification for the 16-foot right-of-way which exceeds the maximum length of 120 feet.

SUBDIVISION ✓  
KANEHOE  
MOKULELE DRIVE AND  
IOLE STREET  
HOVEY LAMBERT  
SURV: PARK & PARK  
RURAL RESTRICTED BUSINESS

The Commission review<sup>ed</sup> the proposed subdivision of Lot 57 of the "Kaneohe Bay View Tract" (F. P. 590) being also a portion of Grant 8921 to Jason Andrade at Kaneohe into 3 lots: 57-A, 7,501 $\mu$  with an existing duplex; 57-B, 7,500 $\mu$  with an existing duplex, less 810 $\mu$  proposed complementing easement area leaving a net area of 6,690 $\mu$ ; 57-C, 7,500 $\mu$  with an existing duplex, less 810 $\mu$  proposed complementing easement area, leaving a net area of 6,690 $\mu$ .

The Commission on May 14, 1959, disapproved this subdivision plan on the basis that each lot should have its own access.

Mr. Edward Park, the engineer, requested reconsideration of the Commission's action. He stated that the two property owners will be given a perpetual easement over the common driveway and this will be specified in the deed.

All lots are 7,500 $\mu$  in area whereas only 5,000 $\mu$  lots are required, so that the net lot area exceeds 5,000 $\mu$  minimum.

On the motion of Mr. Centeio and second of Mr. Miho, the Commission granted tentative approval to this subdivision with approval subject to compliance with building spacing requirements and the filing of final maps showing the common easement.

SUBDIVISION ✓  
WAHIAWA  
BETWEEN KILANI AND  
CALIFORNIA AVENUES  
HOME FACTORS, LTD.  
SURV: R. M. TOWILL  
BUSINESS

The Commission reviewed the revised proposed consolidation and resubdivision of Lots 222, 223-A, 223-B, 224-A and 224-B of Land Court Application 12 at Wahiawa into 16 lots with areas ranging from 5,000 $\mu$  to 5,114 $\mu$  together with Lot 17, a 56-foot right-of-way of 33,859 $\mu$ .

The Commission on May 7, 1959 deferred action on the original subdivision plan of 16 lots pending the result of a legislation before the Legislature providing for the appropriation of \$300,000 for the purchase of this property, and also requested that the subdivider grant the Commission an extension of time to act on this subdivision.

By letter dated May 14, 1959, Mr. H. Yuh, Executive Director of the Wahiawa Community Association, requested that the Commission hold in abeyance final decision on this subdivision plan pending Governor Quinn's signature and final action on the pork barrel bill (Senate Bill 1162) which appropriates \$217,000 out of the General Revenue Funds and \$105,000 out of the total revenue derived from Bonds for acquisition of this area.

This subdivision is within the area master planned as a Civic Center site and proposed expansion of

Wahiawa Park. The Board of Supervisors by Committee Report No. 1057 had stated that it has no funds for acquisition of the master planned area.

The Director reported that this application was first made on March 23, 1959 and the 30 days' extension of time granted by the subdivider is over. The Commission must take action today. He stated that the subdivider requested a decision by the Commission today and did not grant any further extension.

Mr. Leo Rodby, representing the Wahiawa Community Association, stated that he has spoken to Mr. Clissold of Home Factors, who makes no objection of deferring this matter until the Bill is signed by the Governor. Therefore, Mr. Rodby requested that the Commission defer this matter for two weeks. Another representative of the Community Association stressed to the Commission the inadequacy of the present park facilities to serve the growing community. Unless the area as master planned can be acquired for park purposes, it will be lost forever.

A staff member reported that he had spoken to Mr. Taylor, of Home Factors, and was informed that even if tentative approval is granted, it will not start construction.

On the motion of Mr. Felix and second of Mr. Miho, the Commission granted tentative approval to this subdivision with approval subject to compliance with Board of Water Supply and Division of Sewers requirements and filing of final maps showing a 30' radius at the corners of the 56-foot right-of-way.

SUBDIVISION ✓  
WAIPAHU  
PUULANI VILLAGE, UNIT 2  
YOSHIKAWA DEVELOPMENT  
CO.  
SURV: S. TAKEMOTO  
CLASS A

The Commission reviewed the proposed consolidation and resubdivision of Lots 70, 71, 72 and 83 (proposed) and being portion of Lot 108 of Land Court Consolidation 55 at Waipahu and Exclusion 5 of Land Court Consolidation 55 being portion of Lot 108 of Land Court Consolidation 55 at Waipahu into 30 residential lots with areas ranging from 5,000 $\pm$  to 6,391 $\pm$  and one lot of 19,608 $\pm$  together with 16, 32, 44, and 60-foot rights-of-way.

Tentative approval was granted by the Commission on April 30, 1959.

Applicant is requesting reconsideration of the requirement of constructing the 44-foot right-of-way up to the Master Plan extension of Kahuailani Street on the basis that the roadway affects City and County land and he has no right to acquire the land for roadway purposes.

The Commission voted to reaffirm tentative approval.

SUBDIVISION MISC. ✓  
DIAMOND HEAD  
MAKALEI PLACE  
LEONA RICE

The Director reported that the City and County Attorney's opinion regarding whether or not there was a subdivision of Parcels 15 and 17 of Tax Map Key 3-1-35 into two lots has been received.

The opinion states that the 1948 subdivision remains valid and subsisting and that the expiration of the second subdivision in 1949 has no effect on the first subdivision. Regarding the contention that the

dwelling constructed in 1950 did not meet building spacing requirements based on the boundary between Lots A and B, an examination of the plans for the dwelling revealed that there is no violation of building spacing requirements. Therefore, the conclusion is that the issuance of a building permit on April 20, 1959 for a dwelling on Lot B was not improper.

The Commission voted to accept the Attorney's opinion and to transmit copies of the opinion to the protestant's attorney, the owner of the property, and the Building Department, on the motion of Mr. Miho and second of Mr. Centeio.

The following subdivisions which were granted tentative approval and now conform to requirements for approval were approved by the Commission on the motion of Mr. Chun-Hoon and second of Mr. Izumi:

SUBDIVISION  
KALIHI  
KAHAUIKI STREET  
THOMAS TAMASHIRO  
SURV: S. TAKEMOTO  
CLASS B

1) Proposed subdivision of portion of Grant 3559 to Lot P. Fernandez at Kalihi into 4 lots with areas ranging from 3,500 $\psi$  to 4,226 $\psi$ , together with Lot 5, 1,489 $\psi$  being a 16-foot right-of-way.

Approval was granted by the Commission on February 19, 1959 on the basis of filing of the following documents approved as to form by the City and County Attorney's office:

- (1) Agreement between Thomas I. Tamashiro and the City and County of Honolulu;
- (2) Cashier's check in the amount of \$1,343 guaranteeing construction of the 16-foot right-of-way and utilities;
- (3) Copy of the estimated cost of construction.

By letter dated May 15, 1959, the Chief Engineer certified the construction of the 16-foot right-of-way. The Chief Engineer will be authorized to return the bond to the owner.

Final survey maps have been filed. Final approval.

SUBDIVISION  
WAIKIKI  
ALA WAI BLVD &  
WALINA STREET  
PAUL L. CARTER, E T AL  
SURV: WRIGHT, HARVEY  
& WRIGHT  
HOTEL & APARTMENT

2) Proposed consolidation and resubdivision of Lots 14-A, 14-B, 15-A, 15-B, 34, 36, and 38 (Map 9) of Land Court Application 571 at Waikiki into 3 lots: 42, 12,409 $\psi$ ; 43, 9,450 $\psi$  and 44, 86 $\psi$  being a lot for the rounding of the corner.

Tentative approval was granted by the Commission on April 23, 1959.

Building spacing requirements have been met. Sewer services are provided for both lots. Water is available. Board of Health requirements have been met.

Final survey maps showing the rounding of the corner at Ala Wai Boulevard and Walina Place have been filed.

SUBDIVISION  
KAIMUKI  
WAIALAE AVENUE  
ROMAN CATHOLIC BISHOP  
OF HONOLULU  
AGENT: C & C LAND DIV.  
SURV: C & C LAND DIV.  
BUSINESS

3) Proposed subdivision of Parcel 33 of Tax Map Key 3-2-06 being Land Court Application 1503 (Map 1) at Kapahulu and Waiialae-iki into 2 lots: A, 6,408 $\mu$ ; B, 4,806 $\mu$ .

Tentative approval was granted by the Commission on April 30, 1959.

Lot B, 4,806 $\mu$ , is required by the City and County for the Kaimuki Business District and Off-Street Parking Improvement District No. 131.

Water is available. No sewers available. Board of Health requirement has been met. Final survey maps have been filed.

SUBDIVISION  
KAIMUKI  
WAIALAE AVENUE  
SACRED HEARTS ACADEMY  
AGENT: C & C LAND DIV.  
SURV: C & C LAND DIV.  
BUSINESS AND OFF-STREET  
PARKING

4) Proposed subdivision of Parcel 34 of Tax Map Key 3-2-06 being Land Court Application 1504 at Waiialae-iki into 2 lots: A, 6,408 $\mu$ ; B, 4,806 $\mu$ .

Tentative approval was granted by the Commission on April 30, 1959.

Lot B, 4,806 $\mu$ , is required by the City and County for the Kaimuki Business District and Off-Street Parking Improvement District No. 13.

Water is available. No sewers available. Board of Health requirement has been met. Final survey maps have been filed.

SUBDIVISION  
ST. LOUIS HEIGHTS  
LIBERT, MAIGRET AND  
ALENCASTRE STS.  
MOSELY K. CUMMINS  
SURV: R. M. TOWILL  
CLASS A

5) Proposed consolidation and resubdivision of Lots 277, 278, 279, 281 and 283 of Land Court Consolidation 1, Block "L" at Kalaepohaku into 3 lots: 448, 5,882 $\mu$  with an existing dwelling and garage; 449, 20,811 $\mu$ , together with various improvements on the premises; 450, 5,750 $\mu$  together with 10-foot building setback lines.

Tentative approval was granted by the Commission on April 30, 1959.

Building spacing, Class A zoning and Board of Water Supply requirements have been met. Sewers are available. Final survey maps noting the 10-foot building setback line have been filed.

SUBDIVISION  
WAIMALU  
PONOHAHA LOOP ( PARK SITE)  
M. SHIMIZU & WON SIK YOU  
SURV: PARK & PARK  
RURAL PROTECTIVE

6) Proposed consolidation and resubdivision of Lots 79, 80, 81, 82 and 219 of the Waimalu Garden Tract (F. P. 593) at Waimalu into 16 residential lots with areas ranging from 5,000 $\mu$  to 7,142 $\mu$  together with Lot R, 8,391 $\mu$  being a 32-foot right-of-way and Lot S, 179,855 $\mu$  being a 24-foot flag lot.

Tentative approval was granted by the Commission on February 5, 1959.

Lot A is a 12-foot flag lot with a 20-foot entrance. Lot F is a 12-foot flag lot and Lot M is a 16-foot flag lot. Lot S will be conveyed to the Board of Water Supply and is a 24-foot flag lot.

The Board of Supervisors by Committee Report No. 4804 dated December 16, 1958 informed the Commission that no funds are available for the purchase of the park site.

The applicant was informed that any further subdivision of Lot S will require a minimum 32-foot deadend roadway. Board of Health requirements have been met.

The following documents approved as to form by the City and County Attorney's office have been filed:

- (1) 100% surety bond in the amount of \$17,500 guaranteeing the construction of street improvements and utilities;
- (2) Agreement between Mitsuo Shimizu and the City and County of Honolulu;
- (3) A copy of the agreement between Highway Construction Co., Ltd., and Ponoaina Development Company.

Final survey maps have been filed.

SUBDIVISION  
WAIPIO  
OFF KAMEHAMEHA HWY  
(PORTION OF UNIT 3-A)  
FINANCE REALTY CO. LTD.  
SURV: PARK & PARK  
RURAL PROTECTIVE

7) Proposed consolidation and resubdivision of Lots 1070 to 1074, inclusive, of Units 3-A of Waipio into 7 lots with areas ranging from 5,922 $\frac{1}{2}$  to 17,084 $\frac{1}{2}$  together with a 16-foot right-of-way.

Tentative approval was granted by the Commission on April 30, 1959.

Contours show approximately 6% grades.

A copy of the Petition for Subdivision in the Land Court with a restrictive covenant that Lots E and F will not be further subdivided and that the removal of the said covenant would require the approval of the City Planning Commission, and also that Lot 1263 (16-foot right-of-way) will serve Lots 1260 and 1261 have been filed.

At a public hearing held on May 14, 1959, the Commission approved the rezoning of Waipio Acres from Rural Protective zone to Rural Residential Class A-1 zone.

Bureau of Plans and Suburban Water System requirements have been met.

Approval was granted by the Commission on March 5, 1959 to the overall development of Unit 3-A of 187 residential lots on the basis of the filing of the following documents approved as to form by the City and County Attorney's office:

- (1) 100% surety bond in the amount of \$102,365 guaranteeing construction of street improvements and utilities for Unit 3-A;
- (2) Agreements between Finance Realty Co., and the City and County of Honolulu for Units 3-A to 3-F;
- (3) Copies of the contract between Finance Realty Co., and the Highway Construction Company.

Final survey maps have been filed.

SUBDIVISION  
WAIPIO  
PORTION OF UNIT 2  
FINANCE REALTY CO.  
SURV: PARK & PARK  
RURAL PROTECTIVE

8) Proposed consolidation and resubdivision of Lots 892 and 961 of Land Court Application 1000 at Waipio into 2 lots: 1264, 9,103 $\frac{1}{2}$ ; and 1265, 6,217 $\frac{1}{2}$ .

Tentative approval was granted by the Commission on May 7, 1959.

Building spacing requirement has been met. Final survey maps have been filed.

URBAN REDEVELOPMENT  
OAHU PLANNING ASSOCIATES  
REMUNERATION

On the motion of Mr. Izumi and second of Mr. Centeio, the Commission authorized the payment of \$3,000 to the Oahu Planning Associates for services rendered from April 1 to 30, 1959:

ECONOMIC BASE ----- \$1,500  
Research & Analysis of  
statistical data

LAND USE ----- 1,500  
Completion of compilation  
of statistical data and  
plotting on map

TOTAL AMOUNT DUE --- \$3,000

GENERAL PLAN - Preparation of General Plan  
for: Punaluu-Hauula, Waianae-Makaha,  
Nanakuli-Lualualei and Kahana-Kaaawa -  
\$1,111.24. (To be billed upon completion  
of contract)

The Commission, on motion of Mr. Izumi and second of Mr. Centeio, adopted the following street names and authorized the transmission of same to the Mayor and the Board of Supervisors for approval:

STREET NAME  
KALIHI  
PALANEHE PLACE

1. Street name for a roadway within the Panani Tract in Kalihi.

PALANEHE PLACE - Deadend roadway off Kalihi Street.  
Meaning: Quiet, dainty

STREET NAME  
KAPAHULU  
LAAU STREET

2. Street name for a roadway off Date Street.

LAAU STREET - Roadway off Date Street running parallel to, thence back to Date Street along the Manoa-Palolo Drainage Canal.  
Meaning: Tree, plant, wood, forest

LAAU PLACE - Deleted from further use.

The following informative committee reports and communications of the Board of Supervisors were received and placed on file:

SUBDIVISION REG.  
KAILUA  
INDUSTRIAL AREA  
NARROW SIDEWALK  
WIDTH

1. Committee Report #1500--approving the request of the Kaneohe Ranch Co., Ltd., for construction of only one-half width of sidewalks for the semi-industrial area in Kailua in order to allow suitable planting, with the understanding that the tenants will be required by the terms of their leases with Kaneohe Ranch Company to maintain adequate planting in the remaining strip and that this requirement be enforced by Kaneohe Ranch Company when so notified by the City.

The Kaneohe Ranch Company is required to submit to the Board a firm commitment in the form of an agreement, supported by a bond.

This committee report also refers to communications from the City Planning Commission, Marshall F. Wright, the Outdoor Circle, Alexander Building Materials, Ltd., and the Chamber of Commerce of Windward Oahu, on the same subject matter.

- |   |   |
|---|---|
| STREET NAMES<br>HALEMAI PLACE<br>HALEHOOOLA PLACE   | 2. Committee Report #1518--approving the change in street name from "Halemai Place" to "Halehoola Place" for a roadway at Maunalani Heights..   |
| ZONING HOTEL & APT.<br>WAIPAHU<br>MAKAI SIDE OF<br>FARRINGTON HWY                                 | 3. Committee Report #1519--approving City Planning Commission Resolution 1038, changing portions of Highway Protective and Rural Protective zones to Rural Hotel and Apartment District No. 25 for land situated off the makai side of Farrington Highway ewa of Waipahu High School at Apokaa, Waikele, Ewa, Oahu.   |
| ZONING HOTEL & APT.<br>WAIKIKI<br>SOUTH END OF<br>KALAKAUA AVENUE                                 | 4. Committee Report #1520--approving City Planning Commission Resolution No. 1040, changing a portion of Class A Residential District No. 11 to Hotel and Apartment District No. 113 for land situated off the south end of Kalakaua Avenue at Kaluahole, Waikiki.  |
| ZONING CONDITIONAL<br>USE DISTRICT<br>MANOA<br>SEAVIEW AVENUE<br>HAWAIIAN EVANGELICAL ASSOCIATION | 5. Committee Report #1521--approving City Planning Commission Resolution No. 1043 providing for the issuance of a Conditional Use Permit No. 1 to Hawaiian Evangelical Association to construct and operate a Student Fellowship Center on a lot situated on Seaview Avenue at Manoa.   |
| ZONING NOXIOUS IND.<br>MAILI, WAIANAE<br>PERMANENTE CEMENT<br>CO.                                 | 6. Committee Report #1538--referring to the City Planning Commission communication from the Maili Community Association asking cooperation in the establishment of the Permanente Cement plant at Maili.  |
| ZONING INDUSTRIAL<br>WAIMALU<br>KAMEHAMEHA HWY<br>KANAME SAITO                                    | 7. Communication from the Clerk's office advising the Commission that Resolution No. 1036, changing Rural Business Districts No. 71-A and 71-B and a portion of Highway Protective zone to Rural Industrial District No. 20 for land situated on the makai side of Kamehameha Highway, opposite Puu Poni Street at Waimalu, Ewa, Oahu, was approved.                            |
| ZONING CEMETERY USE<br>NUUANU<br>JUDD STREET<br>CITY MEMORIAL PARK                                | 8. Communication from the Clerk's office advising the Commission that the Board approved the establishment of a cemetery on property situated on Judd Street in Nuuanu adjoining the Oahu Cemetery, excluding the condition imposed by the Commission that, "a 20-foot area from the mauka setback line for Judd Street widening be set aside for off-street parking purposes." |

The meeting adjourned at 3:40 p.m.

Respectfully submitted,

*Carole A. Kamishima*  
Carole A. Kamishima  
City Planning Secretary

Meeting of the City Planning Commission

May 28, 1959

The City Planning Commission met in regular session on Thursday, May 28, 1959, in the Conference Room of the City Hall Annex and in the Conference Room of the Board of Supervisors with Chairman A. J. Gignoux presiding:

**PRESENT:** A. J. Gignoux, Chairman  
Henry Chun-Hoon  
Katsuro Miho  
Cyril W. Lemmon  
Tsutomu Izumi  
John H. Felix  
George Centeio  
Leighton S. C. Louis, Director

**ABSENT:** Harold Kometani (on trip)  
R. G. Rietow (on trip)  
Frank W. Hustace, Jr.

**MINUTES:** The minutes of May 21, 1959, as circulated, were approved on motion of Mr. Lemmon and second of Mr. Centeio.

**MASTER PLAN  
BUILDING PERMIT  
KALANIANA'OLE HWY  
CLARK REYNOLDS**

Mr. Clark Reynolds appeared before the Commission to request it to permit him to build within the 25-foot setback on his property on the makai side of Kalaniana'ole Highway. He stated that he will absolve the Commission or the Territory of any responsibility for the removal of the structure if the area is acquired for road widening purposes. He has filed a letter agreeing to move any structure at his own expense should the Territorial Highway Department decide to use the land for the widening of Kalaniana'ole Highway.

A public hearing is to be held amending the master plan to provide for the widening of the highway on the mauka side only.

The Commission stated that the letter should be duly acknowledged and prepared so as to bind the applicant, his heirs and assigns. Mr. Reynolds stated that he will submit such a letter.

The Commission approved the issuance of a building permit subject to submission of a duly acknowledged letter on motion of Mr. Felix and second of Mr. Lemmon.

**MASTER PLAN  
ALA MOANA REEF LAND  
STUDY  
"MAGIC ISLAND"**

The report on "Scope of Studies for Possible Development of Portion of Ala Moana Reef Area" prepared by several consultants for the Territorial Land Commissioner's office was reviewed by the Commission.

The staff reported that it has reviewed the report and finds the scope of services recommended for various studies to be very comprehensive and detailed and that there will necessarily be an overlapping of information and report with that already on hand. The staff recommended that the Commission approve the scope of services to be performed and to advise the Land Commissioner that in the contract for the work, the consultants hired should give credit to the Territory for those studies and reports which have already been performed by other governmental agencies or private organizations, and that the contracts state very clearly that all original tracings, negatives, drawings, compilation of data, work sheets, etc., become the property of the Land Commissioner.

PUBLIC HEARING  
ZONING NOXIOUS  
INDUSTRIAL OR  
VARIANCE  
MAILI, WAIANAE  
MAKAI SIDE OF  
PAAKEA ROAD  
PERMANENTE CEMENT  
CO.  
(1959/Z-55)

The Commission voted to approve the scope of studies as covered in the report submitted by the Land Commissioner on motion of Mr. Felix and second of Mr. Miho. However, the Commission desires to advise the Land Commissioner that in his contracts for the preparation of the various studies, provisions should be provided so that credit to the Territory is given for those studies and reports which had already been performed by other governmental agencies or private organizations. In addition, the Commission advised the Land Commissioner to contact the Planning Director to clarify minor provisions in the scope of studies.

A public hearing was held in the Board of Supervisors' conference room to consider the following changes in zoning or granting of a variance for approximately 200 acres of land situated on the makai side of Paakea Road, between Hakimo Road and Maililili Road, Maili:

- (1) Rural Farm District to Noxious Industrial for the proposed cement plant site; and,
- (2) Variance from existing Rural Farm District regulations to permit quarrying or strip mining operations for area other than the plant site or change in zoning to Noxious Industrial.

The Chairman advised the public that another meeting in the conference room is scheduled for 4:30 p.m., therefore, all parties speaking on the subject should avoid repeating or duplicating presentations.

The Director advised the Commission that it has received many letters in favor of and opposing the project. These documents will be read to the Commission after the hearing.

Mr. Henry J. Kaiser, the applicant, read a prepared statement which is incorporated in the minutes and made a part hereof. (See Statement A) Page 164

Mr. George M. Brace, public relations chairman for the Maili Civic Association, submitted a petition signed by approximately 1,000 persons supporting the request for change in zoning to establish a cement manufacturing plant. This petition is in addition to another petition signed by approximately 2,000 persons and filed.

Mr. Brace reaffirmed the position of the Maili Civic Association in its endorsement to approve the construction of a cement manufacturing plant and quarry operations at Maili. He stated that Mr. Ben Dillingham, of Oahu Railway and Land Company, was contradicting his statement made to the people at a public hearing held in Maili that he does not object to the location of the cement plant but asks for a delay until completion of the master plan, by the advertisement in the newspapers opposing the cement plant. He indicated that the proposed cement plant will be of great benefit to a community that has long been neglected.

Mr. David McClung, Executive Secretary of the Central Labor Council which represents several labor unions, pointed out that thousands of dollars have been spent on studies to determine what is needed to furnish more jobs and capital for Hawaii. The conclusion reached is that more hotel rooms are needed for tourists, bigger

industries should be built and new industries should be encouraged to locate here. Now that a new industry is planning to locate here, he finds that a "screen" is attempting to be placed by those who don't want competition and who believe development should follow in the manner they please. He urged the Commission to grant this request so that more jobs can be made available to the people in Hawaii and to help build up the Maili community.

Mr. Joseph Morocco, President of the Kaloaloe Neighborhood Association in the Damon Tract area, stated that the residents in the Damon Tract area must vacate their premises by July 31, 1959. Several residents have moved to the Waianae area but must commute into town because of their work. He believed that if new employment is furnished in the Waianae area more people would locate there. He hoped the Commission would not delay the establishment of the cement plan in Maili since he believed approving the cement plant operation would encourage other industries to locate in Hawaii for the benefit and advancement of the people, community and new state by providing bigger payrolls and purchasing powers.

Mr. Floyd C. Lovell, a resident of Maili, indicated that children raised in the Maili area are not returning to their home land after adulthood because there are no employment opportunities. He also stated that medical facilities in the area are inadequate. Many promises to improve the area have been made by the City and County government but nothing has been done. Therefore, since the cement plant operation would provide jobs and medical facilities for the people, the residents of Maili are in favor of the proposal under consideration today.

Mr. Delfin R. Velarde, President of the Waianae District Council which is the parent organization for over 20 community associations and organizations, reiterated the position taken by the District Council in endorsing the zoning change. He stated that he has letters on file to disprove the accusation made that Mr. Kaiser was using the medical clinic as an incentive to have the people in Maili support his cement plant operation. He stated that requests were made to the Kaiser Foundation to locate a medical clinic in the area before any zoning changes were contemplated for the operation of the cement plant. He stressed that medical services are inadequate in the area. With the establishment of the cement plant, other developments, such as, motels, hotels, other industries, and businesses will be encouraged to locate there. Therefore, the people ask that the Commission approve the zoning request and not delay this matter.

Mrs. Mildred Sorensen, President of the Waianae Civic Association, stated that the Association at its meeting on May 20, 1959, resolved to plea to the Planning Commission that the Permanente Cement Company be permitted to build a cement plant and quarry at Maili. She stated that, "we, as a democratic state, should give everyone an equal opportunity."

Mr. Ross Fitzjohn stated that he came to the islands a few years ago. Because of the ideal climate, many Canadians expect to come here. His organization repeatedly requested permission to build motels in the Waianae-Makaha-Nanakuli area but was denied this approval pending

completion of a master plan. He believed every assistance should be given to Mr. Kaiser for the reasons that; (1) a master plan for the area will be established; (2) there will be work; and (3) it will complete the road around Kaena Point and will open up the area.

Mr. McClung, speaking as a member of the last Territorial Legislature, stated that he served on the Public Lands and the Land Reform Committees. In their study of why there are not enough lands for commercial, industrial, agricultural, and residential purposes, they were informed by major land owners that development is slow because of the "red tape" necessary to process development plans. He stated that House Resolution #187 was introduced asking the City and County and the City Planning Commission to review their procedure in trying to expedite planning where a person is ready to develop his lands. He believed the Commission should review this resolution.

Mr. Lowell Dillingham, President of the Hawaiian Dredging and Construction Company and also Director of the Hawaiian Cement Company, read a prepared statement which is incorporated herein and made a part of the minutes. (See Statement B). Page 173.

Mr. Kenneth Young, representative of the Mokuleia Ranch and Land Company, also read a substantial portion of a prepared statement together with certain other data from his "Report on Noxious Zoning, May 28, 1959". This entire report is made part of the records together with all other letters received on the subject matter. (See Statement C). Page 180.

Mr. Allen Hawkins, appearing on behalf of several independent cattlemen, poultrymen, and truck farmers, requested the Commission to defer action on the rezoning request to noxious industrial until the matter of possible effect of such zoning on their businesses and the value of properties has been studied. Since a master plan for the area is being prepared, they believe that the master plan should be adopted before the application for rezoning is approved.

The Commission voted to take this matter under advisement and to continue the public hearing, on motion of Mr. Lemmon and second of Mr. Felix.

A motion to continue this public hearing on June 4, 1959, in the conference room of the City Planning Commission was made by Mr. Felix, seconded by Mr. Centeio, and carried.

**ZONING BUSINESS  
KAHALUU  
KANEHAMEHA HIGHWAY  
& AHUIMANU ROAD  
MAN FAI YOUNG &  
KENNETH M. HIGA**

Mr. Morio Omori, representing the applicants, requested a change in zoning from Class AA Residential to Business for approximately 45,000# of land situated at the corner of Kanehameha Highway and Ahuimanu Road. He stated that the property consists of 89,036# but the remaining portion will be taken for a master planned 120-foot highway. He stated that a service station and a two-story commercial building for a drive-in and offices will be constructed. He noted that he has filed six letters from businessmen stating their interest in locating in this area.

This matter was taken under advisement on motion of Mr. Felix and second of Mr. Centeio.

The Commission members had visited the site. The staff pointed out that the master plan for the Kahaluu area was established by the Commission in 1957 and the Commission, four months ago, had disapproved a request by a doctor who wished to construct medical and dental offices in the near vicinity. The staff stated that if the Commission gives favorable consideration to this request, a precedent will be set to consider other requests that deviate from the master plan.

There were some Commission members who believed that the request was reasonable because business uses rather than residential uses would be more feasible for this triangular-corner lot. However, other members believed that further study should be given to the application and to study the dangerous traffic problem that may arise once the highway is constructed.

A motion to defer action for one week for further staff study and recommendation of the zoning changes together with the doctor's application, was made by Mr. Felix, seconded by Mr. Lemmon, and carried.

The Commission, on motion of Mr. Felix and second of Mr. Centeio, adopted the following resolutions of the City Planning Commission and authorized the transmission of same to the Mayor and the Board of Supervisors for approval:

**ZONING CLASS A-2  
RESIDENTIAL  
HALAWA, EWA  
MAUKA SIDE OF SALT  
LAKE BOULEVARD**

1. Resolution No. 1042, amending the comprehensive zoning map of the Master Plan of the City and County of Honolulu by changing a portion of Rural Protective Zone to Rural Class A-2 Residential District No. 7 for land situated on the mauka side of Salt Lake Boulevard, between Aliamanu Tract and Halawa Stream, Halawa, Ewa.

**ZONING HOTEL & APT.  
PAPAOKO, FUNALUU  
MAKAI SIDE OF  
KAMEHAMEHA HIGHWAY**

2. Resolution No. 1044, creating Rural Hotel and Apartment District No. 26 for land situated on the makai side of Kamehameha Highway, Kahuku side of the Roman Catholic Church premises, Papaokoko, Koolauloa, Oahu.

**ZONING BUSINESS  
PALOLO  
CORNER OF WAIALAE  
AVENUE & ENTRANCE  
TO ST. LOUIS  
COLLEGE**

3. Resolution No. 1046, amending the comprehensive zoning map of the Master Plan of the City and County of Honolulu by changing a portion of Class A Residential District No. 19 to Business District No. 260 for land situated off the mauka-Koko Head corner of Waialae Avenue and entrance to St. Louis College, Palolo.

**ZONING HOTEL & APT.  
KAPALAMA  
BETWEEN MCNEILL ST.  
& KAIWIULA ST.**

4. Resolution No. 1047, changing a portion of Class A Residential District No. 22 to Hotel and Apartment District No. 114 for land situated about 133 feet mauka of Dillingham Boulevard between McNeill Street and Kaiwiula Street, Kapalama.

**ZONING HOTEL & APT.  
AUWAIOLIMU  
KAMAMALU AVENUE**

5. Resolution No. 1048, changing a portion of Class B Residential District No. 5 to Hotel and Apartment District No. 115 for land situated on the East side of Kamamalu Avenue about 80 feet north of Huali Street, Auwaiolimu.

**ZONING BUSINESS  
WAIMANALO  
MAKAI SIDE OF  
KALANIANAOLE HWY  
OPP. POALIAMA ST.**

6. Resolution No. 1049, redefining the boundaries of Rural Business District No. 76 by consolidating Rural Business Districts No. 76-A and 76-B and a portion of Highway Protective zone on the makai side of Kalaniana'ole Highway opposite Poaliama Street, Waimanalo.

ZONING BUSINESS  
KANEHOE  
KAMEHAMEHA HIGHWAY  
BET. KEAAHALA STREAM  
& LILIPUNA ROAD

ZONING CLASS AA  
RESIDENTIAL  
WAIALAE-IKI  
MAKAI SIDE OF  
KALANIANAOLE HWY

MASTER PLAN  
KALIHI-KAI  
REALIGNMENT OF  
LUNALILO FREEWAY  
& EXTENSION OF  
RICHARD LANE

ZONING BUSINESS  
WAIPIO, EWA  
KAMEHAMEHA HIGHWAY

ZONING APARTMENT  
DISTRICT "C"  
WAIALAE-NUI  
MAUKA SIDE OF  
WAIALAE AVENUE

ZONING BUSINESS  
WAIALAE-NUI  
MAUKA SIDE OF  
WAIALAE AVENUE

ZONING HOTEL & APT.  
WAIALAE-NUI  
MAUKA SIDE OF  
WAIALAE AVENUE

ZONING CLASS A-1  
RESIDENTIAL  
KANEHOE  
AIKAHI TRIANGLE  
MOKAPU ROAD

MASTER PLAN  
KAPALAMA  
STREET PATTERN FOR  
AREA AT LILIHA ST.  
AND VINEYARD  
THOROUGHFARE

MASTER PLAN  
SCHOOL & PARK SITES  
KAILUA-LANIKAI-  
KEOLU  
KAELEPULU AREA

7. Resolution No. 1050, changing a portion of Rural Class A-1 Residential District No. 12 at Kaneohe to Rural Business District No. 164 for land situated on the makai side of Kamehameha Highway between Keaahala Stream and Lilipuna Road.

8. Resolution No. 1052, changing a portion of Class A-1 Residential District No. 1 to Class AA Residential District No. 25 for land situated on the makai side of Kalaniana'ole Highway adjoining the Waialae Golf Course premises at Waialae-Iki.

9. Resolution No. 1053, changing the street layout of the Master Plan by amending portions of Master Plan Section 7 (Kalihi-Kai) as follows: (1) Realigning Lunalilo Freeway (Mauka Arterial) from Middle Street to Kalihi Street together with grade separations at Middle Street and Kalihi Street; and (2) Extending the master planned Richard Lane deadend 300 feet mauka of the proposed realigned Lunalilo Freeway.

10. Resolution No. 1054, creating Rural Business Districts No. 165-A and 165-B for land situated on the northeast side of Kamehameha Highway, Waipio and Waikakalaua, Ewa.

11. Resolution No. 1055, changing a portion of Class A-1 Residential District No. 8 to Apartment District "C" No. 5 for land situated approximately 870 feet mauka of Waialae Avenue, Koko Head of Ocean View Cemetery at Waialae-Nui.

12. Resolution No. 1056, changing portions of Business District No. 68 and Class A-1 Residential District No. 8, situated on the mauka side of Waialae Avenue, Waialae-Nui, to Business Districts Nos. 261-A, 261-B, and 261-C.

13. Resolution No. 1057, changing portions of Class A-1 Residential District No. 8 and a portion of Business District No. 68, situated on the mauka side of Waialae Avenue, Waialae-Nui, to Hotel and Apartment Districts No. 116-A and No. 116-B.

14. Resolution No. 1058, changing a portion of Rural Class AA Residential District No. 16 to Rural Class A-1 Residential District No. 36 for land situated 122 feet off the West side of Mokapu Road adjacent to the South boundary of Kaneohe Marine Air Station at Aikahi, Kaneohe.

15. Resolution No. 1059, changing a portion of Master Plan Section 9 (Kapalama) as follows: (1) Deleting all existing rights-of-way within this area; (2) Deleting all existing master planned roadways; (3) Establishing a 56-foot loop road connecting Vineyard Thoroughfare at Pua Lane with Liliha Street at Hiram Lane; and (4) Establishing 44-foot deadend streets.

16. Resolution No. 1060, amending a portion of Kailua-Lanikai-Keolu Section of the Master Plan of the City and County of Honolulu by establishing a school site and a park site, situated on the Southwest side of a proposed 80-foot loop road at Kaelepulu, Kailua, Koolaupoko.

Due to the lack of time, the Commission failed to act on the following:

MASTER PLAN  
LEGISLATION  
HOUSE CONCURRENT  
RESOLUTION #130  
PUBLIC RIGHTS-OF-  
WAY & BATH  
FACILITIES

1. House Concurrent Resolution #130, requesting the Board of Supervisors and the City Planning Commission to make a study of the feasibility of providing additional public rights-of-way to, and public bath facilities upon, the beaches on the island of Oahu, and to incorporate into the existing master plan such public rights-of-way and public bath facilities as may be found necessary.

MISC.  
TREE PLANTING

2. Letter from the Outdoor Circle requesting the Commission to give serious consideration to a tree planting program within the downtown business area.

ZONING CLASS A  
RESIDENTIAL  
KANEHOE  
MAUKA OF  
KAMEHAMEHA HIGHWAY

3. Request for change in zoning from Rural Farm District, Rural Protective, and Class A-1 Residential zoning to Class A Residential for approximately 130 acres of land situated in Kaneohe, Kahuku side of the Tunnel Approach Road and mauka of Kamehameha Highway.

ZONING HOTEL & APT.  
KANEHOE  
KEAHALA ROAD  
EVANS YIM, ET AL

4. Request for change in zoning from Class A-1 Residential to Hotel and Apartment for approximately 2-1/2 acres of land situated on the Kahuku side of Keahala Road, mauka of Kamehameha Highway, Kaneohe.

ZONING HOTEL & APT.  
KEWALO  
HOOLAI STREET  
ALBERT T. HAYASHI

5. Request for change in zoning from Class A Residential to Hotel and Apartment for a 5,326# parcel of land situated on Hoolai Street, Kewalo.

ZONING HOTEL & APT.  
KALIHI  
GULICK AVENUE  
MOSES AKIONA

6. Request for change in zoning from Class B Residential to Hotel and Apartment for approximately 21,000# of land situated on the Waikiki side of Gulick Avenue, between Pacheco and Beckley Streets.

ZONING VARIANCE  
KAIMUKI  
3725 WAIALAE AVE.  
STANLEY Y.F. GOO

7. Request for variance to construct an additional dwelling unit on a 9,919# parcel of land situated within a Class A Residential zone at 3725 Waiialae Avenue.

ZONING INDUSTRIAL  
WAIU  
KAMEHAMEHA HIGHWAY  
HENRY Y. MIZUMOTO

8. Request for change in zoning from Rural Business and Highway Protective uses to Industrial for a 14,662# parcel of land situated on the makai side of Kamehameha Highway in Waiu.

ZONING SEMI-INDUST.  
KAILUA  
KAILUA ROAD  
CENTEX-TROUSDALE CO.

9. Request for change in zoning from Rural Protective uses to Semi Industrial for approximately one acre of land situated near the Kailua Shopping Center area behind the Watumull's off-street parking area.

ZONING BUSINESS  
WAIHANA  
CALIFORNIA AVENUE  
& UUKU STREET  
ARTHUR ULRICH

10. Request for change in zoning from Class A-1 Residential to Business for approximately 15,000# of land situated on the corner of California Avenue and Uuku Street.

The following subdivision actions were taken by the Commission on motion of Mr. Chun-Hoon and second of Mr. Canteio:

SUBDIVISION ✓  
KAPALAMA  
OFF KAMENANI ROAD  
MCDUGALL ESTATE  
SURV: AUSTIN & TOWILL  
GENERAL INDUSTRIAL  
TMK: 1-5-03:16

The Commission granted tentative approval to the proposed subdivision of Land Commission Awards 1239, 1242, and 2222 at Kapalama into Lots 1 to 5 (inclusive) with areas ranging from 5,030# to 6,085# and existing dwellings on proposed Lots 1, 3, 4, and 5.

Mookaula Street is to be constructed under the Kapalama Improvement District.

SUBDIVISION ✓  
KAPALAMA  
OFF DILLINGHAM BLVD.  
MORMOUTH INC., ET AL  
AGENT: J. K. CLARKE  
SURV: WRIGHT, HARVEY  
& WRIGHT  
GENERAL AND SEMI-  
INDUSTRIAL

Approval of this subdivision will be subject to compliance with building spacing requirements, construction of all street improvements and utilities and drainage facilities and the filing of final survey maps.

Approval was granted to the proposed consolidation of Lots A, B, and C, of Land Court Application 1334 at Kapalama into Lot M, 16,167 $\mu$ .

Water is available. Final survey maps showing the consolidation have been filed.

SUBDIVISION ✓  
KAPALAMA  
DILLINGHAM, LIBBY AND  
COLBURN STREETS  
B. P. BISHOP ESTATE  
SURV: G. PODMORE  
BUSINESS  
TMK: 1-5-28

Approval was granted to the proposed consolidation of Lots 84-A-1, 85-A-1, 86-A-1, 87-A-1, 87-A-2, 88-A-1 and 88-A-2 (Maps 53 and 57) of Land Court Application 750, Section A at Kapalama into Lot 432, 28,864 $\mu$ , less 900 $\mu$  master plan setback area leaving a net area of 27,964 $\mu$ .

By letter dated May 22, 1959, the Bishop Estate informed the Commission that all existing improvements will be razed for the construction of a new commercial building thereon.

Water is available. Final survey maps showing the consolidation have been filed.

SUBDIVISION ✓  
KAPALAMA  
DILLINGHAM, WINANT,  
COLBURN & WAIKAMILO STS.  
B. P. BISHOP ESTATE  
SURV: G. PODMORE  
BUSINESS  
TMK: 1-5-29: 60, 61, 62,  
63, 68 & 69

Approval was granted to the proposed consolidation of Lots 107-A-1-A, 108-A-1-A, 112-A-1, 113-A, 114-A and 115-A-1 (Maps 26, 60 and 69) of Land Court Application 750, Section A at Kapalama into Lot 431, 33,556 $\mu$  less 600 $\mu$  master plan setback area leaving a net area of 32,956 $\mu$ .

By letter dated May 22, 1959, the Bishop Estate informed the Commission that all existing improvements will be razed for the construction of a new commercial building thereon.

Water is available. Final maps showing the consolidation have been filed.

SUBDIVISION ✓  
KAPALAMA  
SCHOOL & HOUGHTAILING STS  
A. Y. AKINAKA  
SURV: A. Y. AKINAKA  
BUSINESS  
TMK: 1-6-05: 21 & 63

Approval was granted to the proposed consolidation of Lots A-7, A-8, A-9 and A-10 (Map 3) of Land Court Application 187 at Kapalama into Lot A-12, 10,974 $\mu$  less 2,786 $\mu$  master plan setback area leaving a net area of 8,188 $\mu$ .

Water is available. Final maps showing the consolidation have been filed.

SUBDIVISION ✓  
NUUANU VALLEY  
OFF NUUANU PALI ROAD  
LEWIS K. YOGI, ET AL  
SURV: ASSOCIATED  
ENGINEERS  
CLASS AA  
TMK: 1-9-03: 5

The Commission reviewed the proposed subdivision and consolidation and resubdivision of the following:

(1) Proposed subdivision of Lot F-1 of Land Court Application 822 at Nuuanu into 5 lots with areas ranging from 1,300 $\mu$  to 2.308 acres.

(2) Proposed consolidation and resubdivision of Lots 1, 2, 8, 9, and 13 of Hacienda Estates into 5 lots with areas ranging from 10,000 $\mu$  to 16,210 $\mu$ .

Lots F-1-D (1,300#) and 18 (16,210#) are roadway lots being 32 feet in width. Lot F-1-B (0.847 acre) will be part of the Nuuanu Pali Road. Lot F-1-A (10,850#) is a 12-foot flag lot.

Limit of water service is to the 720-foot contour.

Action was deferred for consultation with the owner regarding the extension and construction of the 32-foot right-of-way in the event Lot F-1-E is further subdivided and submission of contour maps.

The Commission reviewed the proposed subdivision and consolidation and resubdivision of the following:

SUBDIVISION ✓  
NUUANU

JUDD STREET  
CITY MEMORIAL PARK, INC.  
SURV: K. SAIKI  
CLASS AA (CEMETERY USE)  
TMK: 1-8-01: 2

(1) Proposed subdivision of portion of Grant 9 to G..P. Judd at Nuuanu into 3 blocks: Block 1, (1,120#) 40 interment plots of 3.50' x 8.00' containing 28# each; Block 2 (1,260#) 45 interment plots of 3.50' x 8.00' containing 28# each; Block 3, 842# for planting and beautification purposes.

(2) Proposed consolidation and resubdivision of Lots 1, 2, 3 and 4 (Map 2) of Land Court Application 528 at Nuuanu into 4 blocks: Block A (5,292#) 189 interment plots of 3.50' x 8.00' containing 28# each; Block B (5,152#) 181 interment plots of 3.50' x 8.00' containing 28# each; and 7 interment plots of 3.00' x 4.00' containing 12# each; Block C (4,704#) 168 interment plots of 3.50' x 8.00' containing 28# each; Block D (6,012#) 213 interment plots of 3.50' x 8.00' containing 28# each and 4 interment plots of 3.00' x 4.00' containing 12# each; Block E, 4,490# for planting and beautification purposes and also portion of the 15-foot master plan setback line for North Judd Street.

The Commission on April 30, 1959, after a public hearing held on April 23, 1959, recommended approval of this property for cemetery uses with the condition that a 20-foot area from the mauka setback line for Judd Street widening be set aside for off-street parking purposes. The Board of Supervisors on May 6, 1959 approved the establishment of a cemetery on this property excluding the condition imposed by the Commission.

Tentative approval was granted by the Commission to this subdivision plan with approval subject to the filing of final survey maps.

SUBDIVISION ✓  
KAPAUHI

FORT STREET  
TERRITORY OF HAWAII  
SURV: R.M. TOWILL FOR  
T.H. HIGHWAY DEPT.  
FIRE DISTRICT NO. 1

Approval was granted to the proposed subdivision of Parcel 29 of Tax Map Key 2-1-09 being Land Court Application 1409 at Kapauhi into 3 lots: 1, 2,323#; 2, 6,180#; 3, 1,941# together with the restriction of access rights affecting Lots 1 and 3.

Tentative approval was granted by the Commission on May 7, 1959.

Lot 2, 6,180#, will be part of the Nuuanu Highway.  
Lot 3, 1,941#, will become a portion of Central Business Area Off-Street Parking Improvement District No. 80.

By letter dated May 22, 1959, Mr. A. A. Sousa, Head Right-of-Way Agent of the Territorial Highway Department,

informed the Commission that the Honolulu Redevelopment Agency will purchase the remnant, being Lot 1, along with the adjacent remnant of Tax Map Key 2-1-09: 28 which is within the boundaries of the Kukui Project.

Final survey maps have been filed. A copy of the Petition for Subdivision in the Land Court was filed.

SUBDIVISION ✓  
KALIA  
KEEAUMOKU STREET  
HAWAIIAN LAND CO., LTD.  
SURV: JOHN CLINE MANN  
BUSINESS

The Commission reviewed the proposed consolidation and resubdivision of Lots 26-A and 66 of Land Court Consolidation 20 and Lot 2-B of Land Court Consolidation 65 into 3 roadway lots: 1, 9,068sq; 2, 13,250sq; 3, 8,147sq and the designation of Easements A and B.

Keeaumoku Street is a private right-of-way. Lots 1 and 3 are roadway lots connecting Kona Street to Kapiolani Boulevard; and Lot 2 is a roadway lot containing a ramp which provides access from Kapiolani Boulevard to the upper level of Ala Moana Shopping Center.

The Commission deferred action for one week for referral to the Traffic Safety Commission and the Chief Engineer for their comments.

SUBDIVISION ✓  
WAIKIKI  
SARATOGA ROAD  
RICHARD SUTTON  
SURV: PARK & PARK  
HOTEL & APARTMENT  
TMK: 2-6-03: 38 & 51

Approval was granted to the proposed consolidation of Lot 47 and portion of Lot 49 of "Beach Walk Tract" (F. P. 140) being also a portion of R. P. 4493, Land Commission Award 104 F. L. to M. Kekuanana at Waikiki into one lot of 7,367sq.

Water is available. Final maps showing the consolidation have been filed.

SUBDIVISION ✓  
PALOLO VALLEY  
OFF MYRTLE STREET  
TADASHI ABE, ET AL  
SURV: S. TAKEMOTO  
CLASS A  
TMK: 3-4-27: 38

The Commission deferred action on the proposed subdivision of portion of Grant 5188 to Frank Dalton at Palolo Valley into 25 lots with areas ranging from 5,000sq to 43,560sq together with 44-foot and 32-foot rights-of-way.

Lot 14 is a 12-foot flag lot. The corner of the 12-foot flag for Lot 14 should be rounded. No park site is shown on the proposed subdivision plan.

The Board of Supervisors by Oral Committee of the Whole Report dated August 20, 1957, disapproved Resolution No. 873 creating a park site of 2.16 acres at upper Palolo Valley of which this subdivision is a part.

This matter will be referred to the Chief Engineer for comments with respect to suitability for building purposes inasmuch as Lots 9, 10, 16, 17, 24, and 25 abut Pukele Stream, and submission of maps showing contours.

SUBDIVISION ✓  
NIU VALLEY  
HALELOA STREET  
CAROLYN CRAWFORD, ET AL  
SURV: WRIGHT, HARVEY  
& WRIGHT  
AGENT: C. W. STEVENSON  
(COOKE TRUST CO.)  
CLASS A-1

The Commission reviewed the proposed consolidation and resubdivision of Lots 40 and 41 (road reserve lots) Niu Valley area "A" (F. P. 529) at Niu into 2 lots: 116, 8,854sq and 117, 6,833sq.

The Commission on April 2, 1959, advised the applicant to comply with the provisions of Ordinance 1567. The applicant mailed 56 letters by registered mail and no letter of protest has been received.

The Commission granted lot width modification for Lot 117. Tentative approval was granted with approval

SUBDIVISION ✓  
KANEHOE  
OFF LILIPUNA ROAD  
DAVID WILLIAMS, ET AL  
AGENT: C. HAMAISHI  
SURV: R. M. TOWILL  
CLASS A-1  
TMK: 4-5-02: 21 &  
4-5-12: 16, 22 to 28

subject to compliance with Board of Water Supply and Building Department requirements, and certification by the Board of Supervisors for Lot 117 which falls below the minimum lot size area requirement of a Class A-1 zone.

The Commission reviewed the proposed consolidation and resubdivision of Lots 49-A-1-A, B, C, D, E, F; 49-A-1-H and J; 49-A-2-A and B; 48, and 73 of Land Court Application 1002 at Kaneohe into 30 residential lots with areas ranging from 7,500 $\mu$  to 20,600 $\mu$  together with three 16-foot rights-of-way and a 44-foot right-of-way.

Lots 21, 30 and 32 are 12-foot flag lots. The corners of the three 16-foot rights-of-way and the 3 flag lots (Lots 21, 30 and 32) must be rounded for ease of access.

A copy of the agreement by and between Land Acceptance Corporation and the various undersigned owners has been filed.

Mr. Clarence J. Hamaishi, agent for the applicant, by letter dated May 27, 1959, informed the Commission that proposed Lot 23, 11,370 $\mu$  and being a portion of Lot 48 (30-foot roadway area) will not be used as a house lot in its present state and further stated that only upon consolidation with the adjoining properties that it will be used for residential purposes.

Lot 26, 1,500 $\mu$ , is for storm drain purposes. The roadways will join with an existing road in Mikioi Tract.

Tentative approval was granted with approval subject to compliance with building spacing and Board of Health requirements, construction of all street improvements and utilities and drainage facilities to connect Makahio Street in Adams Tract with existing road in Mikioi Tract, and the filing of final maps noting the rounding of the corners of all the 16-foot rights-of-way and a common 16-foot right-of-way for Lots 30 and 32.

SUBDIVISION ✓  
KANEHOE  
WILLIAM HENRY ROAD  
GEORGE SADOYAMA  
AGENT: T.F. MCCORMACK  
SURV: R. M. TOWILL  
CLASS A-1  
TMK: 4-5-12: 34

Tentative approval was granted to the proposed subdivision of Parcel A being a portion of Land Commission Award 7520 to I. Kuaana at Kaneohe into 2 parcels: A-1, 8,800 $\mu$ ; A-2, 9,080 $\mu$  with an existing dwelling.

Access for Lot A-1 is over the 20-foot driveway flag portion of existing Lot B. Therefore, Lot B, 27,858 $\mu$  less 4,400 $\mu$  master plan roadway area and less 4,768 $\mu$  20-foot right-of-way easement area will have a net area of 18,690 $\mu$  and the owner of Lot B should be so informed.

Water is available. Inasmuch as the 20-foot entrance of Lot B will be a right-of-way easement area for proposed Lot A-1, the 20-foot right-of-way easement must be constructed.

Approval will be subject to compliance with building spacing and Board of Health requirements, construction of the 20-foot easement, compliance with Class A-1 zoning requirements, filing of final survey maps and the filing of a duly acknowledged document stating

SUBDIVISION ✓  
KAUNALA  
OFF KAMEHAMEHA HWY  
GEORGE K. DAWSON, ET AL  
HIGHWAY PROTECTIVE  
TMK: 5-8-01: 45

that the owner, his heirs and assigns will join in the construction of the master plan roadway in the event an improvement district is initiated.

Tentative approval was granted to the proposed subdivision of Lot 203 (Map 18) of Land Court Application 1095 at Kaunala into 5 lots: 203-A to 203-E, inclusive, with areas ranging from 1,120 $\mu$  to 67,400 $\mu$ .

Lot 203-E, 67,400 $\mu$ , has a 44-foot entrance. Inasmuch as this subdivision fronts a Federal Aid highway, comments from the Territorial Highway Department are required.

Approval will be subject to compliance with Board of Health requirements and receipt of comments from the Territorial Highway Department.

The owner will be advised that any further subdivision of Lot 203-E will require construction of standard street improvements for the 44-foot right-of-way.

SUBDIVISION ✓  
WAIALUA  
OFF WAIALUA BEACH ROAD  
NORMAN COLLINS  
SURV: R. M. TOWILL  
RURAL PROTECTIVE  
TMK: 6-7-01:22

Tentative approval was granted to the proposed subdivision of Lot A-3 of Land Court Application 1089 at Waialua into 2 lots: A-3-A, 1.0 acre; A-3-B, 2.98 acres.

Access to a public right-of-way is over Lot A-4 (56 feet wide). Lot A-4 is a private dirt right-of-way.

Inasmuch as Lot A-4 is a dirt right-of-way and privately owned, curbs and gutters and pavement must be constructed fronting the existing right-of-way. Comments from the Territorial Highway Department is required since this subdivision fronts a Federal Aid highway.

Approval of this subdivision will be subject to receipt of comments from the Territorial Highway Department, construction of all street improvements and utilities and drainage facilities and the filing of final maps.

SUBDIVISION ✓  
WAHIWA  
CALIFORNIA AVENUE  
CORNET STORES  
SURV: C & C LAND DIV.  
BUSINESS

Approval was granted to the proposed subdivision of Lot 369 of Land Court Application 12 at Wahiwa into 2 lots: 369-A, 14,896 $\mu$ ; 369-B, 104 $\mu$ .

Lot 369-B, 104 $\mu$ , is required by the City and County of Honolulu for the rounding of the corner.

Final survey maps and a copy of the Petition for Subdivision in the Land Court have been filed.

SUBDIVISION ✓  
NANAKULI  
MANO AVENUE  
HAWAIIAN HOMES COMMISSION  
SURV: T.H. HIGHWAY DEPT.  
RURAL PROTECTIVE  
TMK: 8-9-02: 24

Tentative approval was granted to the proposed subdivision of Lot 265 of Nanakuli Residence lots, 1st series, at Nanakuli into 2 lots: 265-A 0.25 acre (10,890 $\mu$ ) with an existing dwelling; and 265-B, 0.36 acre (15,681 $\mu$ ) being a 16-foot flag lot.

Mano Avenue is a public right-of-way owned by the Hawaiian Homes Commission. Further subdivision of either Lots 265-A or 265-B will require the construction of a 16-foot right-of-way.

Approval will be subject to compliance with building spacing, Rural Protective zoning and Board of Health requirements. Water is available.

SUBDIVISION ✓  
NANAKULI  
KAUWAHI AVENUE  
HAWAIIAN HOMES COMM.  
SURV: T.H. SURVEY DEPT.  
RURAL PROTECTIVE  
TMK: 8-9-04: 19

Tentative approval was granted to the proposed subdivision of Lot 147 of the Nanakuli Residence lots at Nanakuli into 2 lots: 147-A, 0.131 acre (5,706#); 147-B, 0.374 acre (16,291#) with an existing dwelling and being a 16-foot flag lot.

Kauwahi Avenue is a public right-of-way owned by the Hawaiian Homes Commission.

Approval will be subject to compliance with building spacing, Rural Protective zoning and Board of Health requirements. Water is available.

The applicant will be advised that further subdivision of Lot 147-B will require construction of a 16-foot right-of-way.

SUBDIVISION ✓  
NANAKULI  
PILILA AU AVENUE  
HAWAIIAN HOMES COMM.  
SURV: T.H. SURVEY DEPT.  
RURAL PROTECTIVE  
TMK: 8-9-04: 86

Tentative approval was granted to the proposed subdivision of Lot 219 of the Nanakuli Residence Lots at Nanakuli into 2 lots: 219-A, 0.253 acre (11,020#) with an existing dwelling and garage; 219-B, 0.252 acre (10,977#) and being a 16-foot flag lot.

Pililaau Avenue is a public right-of-way owned by the Hawaiian Homes Commission. Water is available.

Approval will be subject to compliance with building spacing, Rural Protective zone and Board of Health requirements.

The applicant will be advised that further subdivision of either Lot 219-A or 219-B will require construction of a 16-foot right-of-way.

SUBDIVISION ✓  
NANAKULI  
PILILA AU AVENUE  
HAWAIIAN HOMES COMM.  
SURV: T.H. SURVEY DEPT.  
RURAL PROTECTIVE  
TMK: 8-9-04: 105

Tentative approval was granted to the proposed subdivision of Lot 247 of the Nanakuli Residence Lots at Nanakuli into 2 lots: 247-A, 0.253 acre (11,020#) with an existing dwelling; 247-B, 0.252 acre (10,977#) and being a 16-foot flag lot.

Pililaau Avenue is a public right-of-way owned by the Hawaiian Homes Commission. Water is available.

Approval will be subject to compliance with building spacing, Rural Protective zoning and Board of Health requirements.

The applicant will be advised that further subdivision of either Lots 247-A or 247-B will require the construction of a 16-foot right-of-way.

SUBDIVISION ✓  
NANAKULI  
FARRINGTON HIGHWAY  
HAWAIIAN HOMES COMM.  
SURV: T.H. SURVEY DEPT.  
HIGHWAY PROTECTIVE  
TMK: 8-9-05: 10

The Commission granted tentative approval to the proposed subdivision of Lot 82 of the Nanakuli Residence Lots at Nanakuli into 2 lots: 82-A, 0.263 acre (11,456#) with an existing dwelling; 82-B, 0.242 acre (10,541#) and being a 16-foot flag lot.

Inasmuch as the proposed subdivision fronts a Federal Aid highway, comments from the Territorial Highway Department are required. The applicant will be advised that further subdivision of either Lots 82-A or 82-B will require the construction of a 16-foot right-of-way.

Approval will be subject to compliance with building spacing, Highway Protective zoning, and Board of Health requirements and receipt of comments and recommendation from the Territorial Highway Department.

SUBDIVISION ✓  
PUULOA  
PAPIPI & AIKANAKA RDS.  
ROBERT U. MITSUYASU  
SURV: ASSOCIATED  
ENGINEERS  
CLASS A

The Commission granted tentative approval to the revised proposed consolidation and resubdivision of Lots 308-A, 309 and portion of 312 of Land Court Application 242 at Puuloa into 52 residential lots, each with 5,000 $\pm$  areas, together with 44-foot rights-of-way.

The Commission on May 7, 1959 and April 16, 1959 deferred action for staff consultation regarding the street layout pattern for the area. Papiapi Road is a government right-of-way and Aikanaka Road is a paper right-of-way owned by the Territory of Hawaii.

Approval will be subject to construction of all street improvements and utilities and drainage facilities including the construction of portion of Aikanaka Road which fronts the proposed subdivision, compliance with Board of Health requirements and the filing of final survey maps.

SUBDIVISION ✓  
AIEA  
KAMEHAMEHA HIGHWAY  
WILLIAM HO, ET AL  
SURV: R. M. TOWILL  
BUSINESS  
TMK: 9-8-18: 21

Approval was granted to the proposed consolidation of Lots 24-A and 25-A of Block "A" of Land Court Application 334 at Aiea into Lot 29, 19,521 $\pm$ .

The purpose of this consolidation is to construct a service station.

Water is available. Final maps noting the consolidation have been filed.

SUBDIVISION ✓  
AIEA  
HONOMANU STREET  
KATSUMI ONISHI  
AGENT: MITSUO SHIMIZU  
SURV: CHUNG DHO AHN  
CLASS A-1  
TMK: 9-8-18: 48

The Commission reviewed the proposed subdivision of Lot 5, Block "A" of Land Court Application 334 at Aiea into 2 lots: 5-A, 6,992 $\pm$ ; 5-B, 7,500 $\pm$  together with a single family dwelling and being a 12-foot flag lot.

The Commission on July 17, 1958, advised the applicant to comply with Ordinance 1567 inasmuch as Lot 5 lacks 508 $\pm$  to comply with the minimum lot size requirement for two dwelling.

The applicant now submits plan for a subdivision instead of a variance for two dwellings on a 14,492 $\pm$  lot. Proposed Lot 5-A (6,992 $\pm$ ) is below the minimum lot size required for a Class A-1 zone, therefore, the applicant must comply with the provisions of Ordinance 1567.

The Commission advised the applicant to circulate notices in compliance with the provisions of Ordinance 1567.

SUBDIVISION ✓  
NUUANU  
OFF NUUANU AVENUE  
GENICHI MURAKAMI  
CLASS AA  
TMK: 1-8-03: 11

The Commission reviewed the proposed subdivision of Lot 1 of Land Court Application 417 (Map 1) at Nuuanu into 2 lots: 1-A, 19,400 $\pm$  less 1,958 $\pm$  master plan setback areas leaving a net area of 17,442 $\pm$ , together with an existing dwelling; 1-B, 9,000 $\pm$  less 300 $\pm$  master plan setback area leaving a net area of 8,700 $\pm$ , together with an existing servant's quarters and garage.

A portion of the existing dwelling on Lot 1-A will be removed. Kawanakoa Place is a private right-of-way.

On the basis of inadequate lot size area and lot width for Lot 1-B, the Commission disapproved this subdivision.

SUBDIVISION ✓  
MAHOA  
OAHU AVENUE  
SADATO MORIFUJI  
AGENT: BUZZY OKAZAKI  
SURV: S. TAKEMOTO  
CLASS A-1

The Commission reviewed again the proposed subdivision of Lot J of Land Court Application 193 at Manoa into two lots: J-1, 7,705 $\frac{1}{2}$  with an existing garage; J-2, 10,021 $\frac{1}{2}$  with an existing building and improvements.

The Commission on May 14, 1959 deferred action on the subdivision plan. By letter dated May 25, 1959, Mr. Buzzy T. Okazaki, agent for the applicant, granted the Commission an extension of time of 30 days to act on the subdivision plan.

The Chief Engineer by letter dated May 19, 1959, informed the Commission that, "the buildable area is quite narrow; however, we see no objection to constructing a dwelling on it provided the ditch is adequately walled. Since this ditch serves a considerably developed area within a natural drainage basin, the wall may be constructed in accordance with our policy of City-owner participation in the cost."

The Commission had visited the site. Tentative approval was granted with approval subject to compliance with building spacing, Board of Water Supply, Division of Sewers, Class A-1 zoning, and Chief Engineer's requirements, and the filing of final survey maps.

SUBDIVISION ✓  
KAHALA HEIGHTS  
PAULA DRIVE  
STANLEY LAU  
CLASS A

The Commission reviewed again a sketch plan for the proposed consolidation and resubdivision of Lots 72 and 71-B of Land Court Consolidation 24 at Kahala Heights into 2 lots: 179, 5,000 $\frac{1}{2}$ ; 180, 5,001 $\frac{1}{2}$  less 420 $\frac{1}{2}$  proposed easement area (5 feet wide) leaving a net area of 4,581 $\frac{1}{2}$  creating a substandard lot. A 5-foot wide easement is shown over the 12-foot driveway portion of Lot 180, thereby creating a 7-foot wide flag lot. Both lots are owned by one owner.

Approval was granted to the consolidation and resubdivision of Lots 72 and 71-B of Land Court Consolidation 24 by the Commission on September 26, 1957.

By letter dated May 18, 1959, Mr. Stanley W. Lau informed the Commission that an error was made during the construction of the dwelling on Lot 179 in that the contractor did not provide a driveway of sufficient width for Lot 179.

The owner, who was present, stated that it would be impractical to provide for a driveway at the other end of the lot boundary because of existing water and sewer lines. He stated that the existing wall along the driveway was there when he purchased the property in 1948. It was his intention to build his home on the front portion of the lot and a guest house or servants' quarters in the back portion of the lot but upon being informed about building code and zoning regulations, he had subdivided this property into two lots in 1957. It was never his intention to subdivide. It was very recently that he discovered that the driveway for the front lot was not wide enough and he is requesting this subdivision to correct the situation.

The Commission advised him to provide for a common easement to correct the situation. Since Lot 180 would then have an area less than the minimum requirement for a Class A zone, the Commission advised the applicant to comply with the requirements of Ordinance 1567.

SUBDIVISION ✓  
KAILUA  
BETWEEN KAILUA ROAD  
& KAELEFULU CANAL  
KANECHIE RANCH COMPANY  
DEVELOPER: CENTEX  
CONSTRUCTION CO.  
SURV: R. M. TOWILL CORP.  
BUSINESS, SEMI-INDUSTRIAL  
GENERAL INDUSTRIAL, RURAL  
PROTECTIVE & UNZONED

The Commission reviewed the revised proposed Kailua Semi-Industrial Subdivision, being portions of R. P. 7985, Land Commission Award 4452, Apana 12 to H. Kalama, School Grant 37, Apana 2 to Board of Education and R. P. 7351, Land Commission Award 8367, Apana 1 to Kema at Kailua into 25 lots with areas ranging from 10,130 $\frac{1}{2}$  to 100,469 $\frac{1}{2}$ , together with 56 and 60-foot rights-of-way.

Lot 15 is to be kept as the Bishop National Bank parking lot with a 44-foot entrance.

On August 22, 1957, an over-all subdivision of this area and adjoining areas was deferred for wider right-of-way and better street plans. The revised plan shows the development of the Semi and General Industrial and portions of Rural Protective zoning and the roadway system follows the general pattern of the Kailua Master Plan.

The master plan roadway along the northerly boundary of Lots 16 to 23 and also the 44-foot master plan roadway over and across Lots 13 and 25 are presently zoned Rural Protective.

The Commission, on motion of Mr. Lemmon and second of Mr. Izumi, voted to defer action for consultation with the applicant for a possible redesign of the intersection with Kailua Road and to extend the 56-foot roadway approximately 80 feet in lieu of the 28-foot entrance as shown on the plan for proposed Lot 25.

SUBDIVISION ✓  
KAILUA  
ENCHANTED LAKE ESTATES  
(UNIT 2)  
B. P. BISHOP ESTATE  
AGENT: JOE PAO  
SURV: ARAKAKI AND  
HANATANI  
RURAL PROTECTIVE

The Commission reviewed the proposed subdivision of Enchanted Lake Estates Unit 2 being a portion of R. P. 4475, Land Commission Award 7713, Apana 45 to V. Kamamalu at Kailua into 180 residential lots with areas ranging from 7,500 $\frac{1}{2}$  to 15,000 $\frac{1}{2}$ , together with 20, 24, 32, 44, 60, and 80-foot rights-of-way and leaving a remaining area of 323.714 $\frac{1}{2}$  acres.

Lot 144 is a roadway lot; Lot 78 is a 12-foot flag lot; Lots 26, 91, and 103 are lots for drainage purposes.

By letter dated October 3, 1958, Mr. Joe Pao stated that it is his desire that road improvements along Keolu Drive, excepting for earth side ditches, not be installed or constructed for Unit 1. Said roadway will be fully improved under the next increment (Unit 2) which is programmed for construction approximately one year from the date of commencement of this project.

The Commission on May 21, 1959, authorized the calling of a public hearing to firm the master plan street pattern for this area (80-foot right-of-way).

The Commission voted to defer action for further study by the Chief Engineer regarding drainage and submission of contour maps.

SUBDIVISION ✓  
KAILUA  
OFF KAELEFULU DRIVE  
J. L. ZELLER  
SURV: R. M. TOWILL  
CLASS AA & RURAL PROT.

The Commission reviewed the proposed subdivision of Lot 167-A-1-A-1 of Land Court Application 505 and portion of R. P. 4475, Land Commission Award 7713, Apana 45 to V. Kamamalu at Kailua into 2 lots: A, 40,000 $\frac{1}{2}$  and B, 79,105 $\frac{1}{2}$  (1.816 acres) together with

a right-of-way lot of 8,000# with a 40-foot entrance and a 32-foot stub.

The existing right-of-way (being the extension of Kaelepulu Drive) is 40 feet wide with a 14-foot pavement and a 3-inch water line. Kaelepulu Drive is a government right-of-way and the extension of Kaelepulu Drive leading to the proposed subdivision is owned by the B. P. Bishop Estate.

Limit of water service is to the 120-foot elevation. There are no sewers and Board of Health certification is required. Bureau of Plans comments are pending action of the City Planning Commission regarding the 40-foot easement with 14-foot pavement and 3-inch water line. Contours show approximately 35% to 50% grades.

Approval was granted for Lots 1 and 2 on September 2, 1948 and for Lots 3 and 4 on March 31, 1949.

A copy of the document recorded in Liber 1870, Page 62 of the Bureau of Conveyances granting the applicant an easement in perpetuity for ingress and egress, in, through, over, across and upon a 40-foot strip of land has been filed, also a copy of the document granting the U. S. of America a perpetual easement over and across the above parcel of land has been filed and recorded in Liber 2183, Page 289 at the Bureau of Conveyances.

Mr. Zeller, the owner, stated that by his measurement, the existing right-of-way has a pavement width of 18 feet. He showed the Commission several photographs taken of the roadway and land in the vicinity. He stressed to the Commission that this subdivision is only a division of land into two parcels so that a 32-foot roadway is not necessary. He believed that a variance for an 18-foot roadway could be granted by the Commission. In the event the area is further subdivided, then the required 32-foot roadway will be constructed.

The staff pointed out that the existing right-of-way width meets the requirements of the Subdivision Rules and Regulations, however, the pavement width does not conform to present requirements.

The Commission voted to visit the site on motion of Mr. Felix and second of Mr. Centeio.

SUBDIVISION ✓  
KANEHOHE  
KANEHOHE BAY DRIVE  
JOHN L. MORIARTY  
AGENT: ANNE O'NEILL  
SURV: B. H. MCKEAGUE  
CLASS A-1  
TRK: 4-4-13: 22

The Commission reviewed a sketch plan of the proposed subdivision of Lot A-1 being Tax Map Key 4-4-13: 22 at Kaneohe into 2 lots of 8,000# being the back lot, and a 10,958# lot less 2,280# roadway easement area (12 feet wide) and leaving a net area of 8,678# and being the front lot with an existing dwelling.

The owner has done considerable work in preparing the land so as to take the fullest advantage of the slope. Contours show 44% to 67% grades. The 12-foot easement must be constructed.

The Commission voted to visit the site.

SUBDIVISION ✓  
KANEHOE  
KANEHOE BAY DRIVE &  
IKEANANI STREET  
RAINBOW REALTY CO. LTD.  
SURV: A.E. MINVIELLE, JR.  
CLASS A-1

The Commission reviewed the revised proposed subdivision of Lot A-14-A of Land Court Application 743 at Kaneohe into 8 lots with areas ranging from 7,500 $\mu$  to 9,350 $\mu$  less master plan setback areas ranging from 538 $\mu$  to 4,000 $\mu$  leaving net areas ranging from 5,186 $\mu$  to 9,200 $\mu$  together with a 24-foot right-of-way and a 10-foot easement being an open ditch over and across Lots D and E.

By letter dated December 1, 1958, the Territorial Highway Department informed the Commission that the alignment of the proposed Mokapu Saddle Road has been determined and the design standards specify a four lane divided highway within a 120-foot minimum width right-of-way.

The Commission voted to defer action for consultation with the owner regarding a plan to subdivide off the existing roadway.

The following subdivisions which were granted tentative approval and now conform to requirements for approval were granted approval by the Commission on motion of Mr. Chun-Hoon and second of Mr. Centelo:

SUBDIVISION  
KAPAAKEA  
KING AND YOUNG STS  
BETTY MATSUI  
SURV: JAMES S. HARA  
BUSINESS

1) Proposed subdivision of portion of Grant 177 to P. I. Gulick at Kapaskea into 2 lots: A, 12,000 $\mu$  less 1,205 $\mu$  master plan setback area leaving a net area of 10,795 $\mu$ ; B, 10,320 $\mu$  less 485 $\mu$  master plan setback area leaving a net area of 9,835 $\mu$ .

Tentative approval was granted by the Commission on May 14, 1959.

Building spacing, Board of Health, Board of Water Supply, and Division of Sewers requirements have been met. Final survey maps noting the master plan setback areas have been filed.

SUBDIVISION  
KAPAHULU  
LUAKAHA STREET  
GEORGE E. TENGAN  
AGENT: WILBERT Y. YAGI  
SURV: WRIGHT, HARVEY  
& WRIGHT  
CLASS A

2) Proposed consolidation and resubdivision of Lots 20 and 24, inclusive, being Tax Map Key 3-2-58: 54 to 58, inclusive, being a portion of Lot I-9, Leahi Farm Tract (F. P. 39) at Kapahulu into four lots: A, 5,000 $\mu$ ; B, 5,021 $\mu$  and being a 12-foot flag lot; C, 5,002 $\mu$ ; D, 5,000 $\mu$  and E, 1,693 $\mu$  being a 12-foot roadway easement lot in favor of Lots C and 8 and Parcel 86 of Tax Map Key 3-2-58 (owners, T. Matsuda and wife).

Tentative approval was granted by the Commission on May 14, 1959.

The Commission advised the owners of the abutting lots, S. Nakasone and T. Matsuda (Lots 75 and 86 of Tax Map Key 3-2-58) that any further subdivision will require the construction of Luakaha Street extension and Maunaloa Avenue extension.

Board of Health and Board of Water Supply requirements have been met.

The following documents approved as to form by the City and County Attorney's office have been filed:

(1) Agreement between George E. Tengan and Alice S. Tengan and the City and County of Honolulu;

(2) Copy of contract between George E. Tengan and Alice S. Tengan and Tropical Home Builders, contractor;

(3) A certified check in the amount of \$700 has been filed as surety for the construction of the 12-foot roadway easement lot and compliance with the Division of Sewers requirements.

Final survey maps showing the rounding of the corners for Lot B only have been filed.

SUBDIVISION  
KAILUA  
KEANIANI & ONEAWA STS  
S. MARCIEL AND KWAI  
YUEN CHONG  
SURV: PARK & PARK  
CLASS A

3) Proposed consolidation and resubdivision of Lots 732-A, 1127 and 1128 of Land Court Application 495 at Kailua into 6 lots: 1441, 5,960 $\pm$  less 550 $\pm$  master plan setback area leaving a net area of 5,410 $\pm$ ; 1442, 5,304 $\pm$ ; 1443, 5,035 $\pm$  and being a 16-foot flag lot; 1444, 5,164 $\pm$ ; 1445, 5,540 $\pm$ ; 1446, 5,000 $\pm$  and 1447, 2,442 $\pm$  being a 16-foot right-of-way.

Approval was granted by the Commission to the subdivision plan on April 16, 1959 on the basis of compliance with the requirements of the Board of Health, building spacing and Class A zoning, filing of a copy of the Petition for Subdivision in the Land Court with the restrictive covenant that Lots 1442, 1443 and 1444 only will have access over Lot 1447 and the following documents approved as to form by the City and County Attorney's office:

(1) Agreement between Kwai Yuen Chong and the City and County of Honolulu;

(2) A certified check in the amount of \$1,031.14 drawn on the Liberty Bank of Honolulu, King-Kalakaua Branch dated April 1, 1959 as surety for the construction of the 16-foot right-of-way.

Final survey maps showing the rounding of the corner at Oneawa Street and the 16-foot right-of-way have been filed.

By letter dated May 19, 1959, the Chief Engineer informed the Commission that a satisfactory asphaltic concrete pavement has been constructed within Lot 1447, a 16-foot right-of-way.

The Chief Engineer will be authorized to return the surety bond to the owner.

Final approval.

SUBDIVISION  
PUULOA, EWA  
PAPIPI & FT. WEAVER RDS  
(KAIULANI HOMES UNIT 2)  
E. F. FITZSIMONS, LTD.  
SURV: A.E. MINVIELLE, JR.  
CLASS A

4) Proposed subdivision of Lot 849, Land Court Application 242 at Puuloa, Ewa into 8 lots with areas ranging from 5,306 $\pm$  to 6,069 $\pm$ , together with a 16-foot right-of-way (Lot 981 being a 12-foot flag lot).

Approval was granted by the Commission on July 24, 1958 on the basis of filing of the following documents approved as to form by the City and County Attorney's office:

(1) 100% surety bond in the amounts of \$39,000 (Unit 1) and \$8,000 (Unit 2) guaranteeing completion of street improvements and utilities;

(2) Agreement between Hawaii Builders Supply Co., Ltd., and the City and County of Honolulu;

(3) Contract between E. F. Fitzsimmons, Ltd., owner, and the Hercules Construction Co., Ltd., contractor, in the amount of \$47,000 guaranteeing completion of street improvements and utilities;

(4) A copy of the estimated cost of construction.

By letter dated May 19, 1959, the Chief Engineer informed the Commission that the construction of street improvements and utilities and drainage has been completed in accordance with the approved plans.

By letter dated May 27, 1959, the Board of Water Supply informed the Commission that the construction of the water system has been completed in accordance with the approved plans.

Final survey maps have been filed. The Chief Engineer will be authorized to return the bond to the owner.

Final approval.

SUBDIVISION  
EWA, HONOULIULI  
OFF FT. WEAVER ROAD  
(LEeward ESTATES UNIT 1)  
LEeward DEVELOPMENT CO.  
(JAMES CAMPBELL ESTATE)  
SURV: R. M. TOWILL  
RURAL PROTECTIVE

5) Proposed subdivision of Unit 1 of the Leeward Estates Development at Ewa into 94 residential lots with areas ranging from 6,000# to 11,020#, together with 2 parcels of 22,094# and 34,468#; one parcel of 22,007# being a church site; one parcel of 67,700# presently zoned as Rural Business District No. 141-A; together with 2 lots of 46,723# and 96,279# being 44 and 56-foot rights-of-way and a 20-foot setback line on Ft. Weaver Road for the possible widening of Ft. Weaver Road in the future.

Approval was granted by the Commission on October 2, 1958, to Units 1 and 4 on the basis of the filing of the following documents approved as to form by the City and County Attorney's office:

(1) 50% surety bond in the amount of \$117,350.71 guaranteeing construction of street improvements and utilities;

(2) Agreement between Leeward Development Co., and the City and County of Honolulu;

(3) Copy of the contractor's performance bond in the amount of \$234,701.41;

(4) Copy of the contract between Leeward Development Co., developer, and Gilbert Kobatake, Inc., contractor.

By letters dated May 6, 1959 and May 19, 1959, the Board of Water Supply and the Chief Engineer informed the Commission that the construction of street improvements and utilities and drainage facilities and the water system have been completed in accordance with the approved plans.

Final survey maps have been filed. The Chief Engineer will be authorized to return the bond to the owner.

Final approval.

SUBDIVISION  
EWA  
OFF FARRINGTON HIGHWAY  
JAMES CAMPBELL ESTATE  
SURV: W. P. THOMPSON  
RURAL PROTECTIVE  
(PORTION REZONED TO  
NOXIOUS INDUSTRIAL)

6) Proposed subdivision of Lot 67 of Land Court Application 1069 at Ewa into 2 lots: 67-A, 569.925 acres less 6.575 acres roadway easement area (Easement 33), leaving a net remaining area of 563.350<sup>+</sup> acres; 67-B, 20.002 acres.

Tentative approval was granted by the Commission on May 14, 1959.

Lot 67-B will be leased to the Hawaiian Rock and Supply Company and the Honolulu Construction and Draying Co., Ltd., for a material processing site.

The Commission on April 16, 1959, held a public hearing and approved the rezoning of this area from Rural Protective to Rural Noxious Industrial zone.

Access for Lots 67-A and 67-B to a public right-of-way will be over paved roads being Easements 33, 34, 35 and 36 and Lot 425 of Land Court Application 1069. Easement 33 (60 feet wide) has a pavement of 18 feet.

By letter dated May 5, 1959, the Trustees of the Campbell Estate informed the Commission that the Estate will be responsible for the maintenance and repair of both of these access roads until the Estate builds a new access road to replace the existing road. The construction of the replacement access road will be completed on or before December 31, 1961.

Water is available. Board of Health requirements have been met. Final survey maps have been filed.

SUBDIVISION  
WAIPIO  
WAIMAKUA DRIVE  
DAVID FUNAKOSHI, ET AL  
AGENT: ROBERT NAKAMURA  
RURAL PROTECTIVE

7) Proposed subdivision of Land Court Application 1000 at Waipio into 3 lots: 1067, 6,011<sup>±</sup>; 1068, 8,040<sup>±</sup> with an existing single family dwelling; 1069, 13,698<sup>±</sup>, together with Lot 1070, 3,607<sup>±</sup> being a 16-foot right-of-way.

Tentative approval was granted by the Commission on March 12, 1959.

The Commission on May 14, 1959, after a public hearing approved the rezoning of Waipio Acres to Class A-1 Residential district. Modification to the length of the 16-foot right-of-way which exceeds the 120-foot maximum length was granted by the Commission on March 12, 1959, and the applicant was informed that in the event Lot 1069 is further subdivided, a 24-foot right-of-way is required.

The following documents approved as to form by the City and County Attorney's office have been filed:

- (1) Agreement between David I. Funakoshi and the City and County of Honolulu;
- (2) Copy of contract between David I. Funakoshi and Clarence Bento, dba Wahiawa Paving and Grading Co.;
- (3) A certified check in the amount of \$450 guaranteeing construction of the 16-foot right-of-way.

Building spacing, Board of Water Supply, and Board of Health requirements have been met. Final survey maps noting a turn around at the end of the 16-foot right-of-way have been filed.

SUBDIVISION  
KAILUA  
ULUPA STREET  
JOE FLORES  
SURV: R. M. TOWILL  
CLASS AA

8) Proposed subdivision of Lot 2-A-115 of Land Court Application 677 at Kailua into two lots: 2-A-115-A, 10,000 $\pm$  with an existing single family dwelling; and 2-A-115-B, 10,000 $\pm$  being a 12-foot flag lot.

Tentative approval was granted on July 31, 1958.

Building spacing, Board of Health and Class AA zoning requirements have been met. Final maps have been filed.

The following informative committee reports of the Board of Supervisors were received and placed on file:

ZONING CLASS A-2  
RESIDENTIAL  
KANEHOE  
LILIPUNA ROAD

1. Committee Report #1623--approving City Planning Commission Resolution No. 1945 amending the comprehensive zoning map of the Master Plan for the City and County of Honolulu by changing a portion of Rural Class AA Residential District No. 18 to Rural Class A-2 Residential District No. 8 for land situated on the southeast corner of Lilipuna Road and Lilipuna Place at Kaneohe, Koolaupoko, Oahu.

PARK AND PLAYGROUND  
SITES  
MAUNALUA

2. Committee Report #1565--referring to the City Planning Commission for its information and comments communication from the Board of Public Parks and Recreation listing the present thinking of the Parks Board regarding the proposed Koko Head development by the Bishop Estate and Kaiser Associates.

The meeting adjourned at 5:00 p.m.

Respectfully submitted,

*Carole A. Kamishima*  
Carole A. Kamishima  
City Planning Secretary

Henry J. Kaiser Statement  
to the Honolulu City Planning Commission  
May 28, 1959

Hawaii's full potentials can only be realized -- not by driving enter-  
prisers out of the Islands -- but by mobilizing forces overwhelmingly in favor  
of development.

The spirit that can build Hawaii great and strong has given our industrial  
organizations an open-hearted welcome and every encouragement in 89 plant  
cities across the country -- I shall mention especially New Orleans -- and in the  
Continents of South America ... Australia ... Asia ... Africa ... indeed around  
the world.

Take what New Orleans did to win its place as one of the world's greatest  
centers of the aluminum industry: Kaiser Aluminum had virtually decided to  
locate the country's largest aluminum reduction plant in Texas ... But New  
Orleans' Mayor Chep Morrison and the Chamber of Commerce President tele-  
phoned me in Oakland and said, "Whatever it takes, we'll get accomplished in  
order to land that aluminum plant for New Orleans. Just tell us what's needed."

I never in my life saw such an overpowering display of teamwork to get  
us to locate at New Orleans -- by state and local and even Federal government,  
business, industry and all civic forces. Everybody pitched in. Mayor Morrison's  
combined forces mowed down every problem that otherwise stood in the way of  
locating our plant there -- problems about the plant site, fuel, transportation,  
taxation and other economic factors ... The result -- New Orleans captured the  
treasureous plant away from its rivals.

Not only that ... and this has meaning to Hawaii as the Crossroads of the  
Pacific -- the gateway to a billion people of Asia: -- New Orleans calls itself the  
International City -- the Gateway to all Latin America. So Mayor Chep Morrison  
worked on me for two or three years, till he finally sold me on making industrial  
development trips throughout Latin America ... What were some of the results?  
We established, only four years ago, the first integrated automotive industries in  
South America -- in Argentina and Brazil. Today these two American-style  
automotive industries are pouring tens of millions of dollars a year into the South  
American economies ... are supplying tens of thousands of jobs ... are producing  
90 per cent of the vehicles right there ... they are building these countries.

Let me tell you the staggering results that came from just one city's  
mayor -- just one genuine public servant, energetic, determined and hard working --  
phoning me and then marshalling all the forces of progress to build his city, his  
state and Latin America.

(more)

We ourselves have invested 500 million dollars -- think of it -- a half-billion dollars in building aluminum plants in Louisiana and the automotive industries of South America.

But the results are far greater -- the results of welcoming, yes, fighting to win new payrolls and more commerce and more industries ... Following our developments, other industries came into Mayor Morrison's New Orleans and Louisiana area and have invested a grand total running into billions. The whole region blooms.

I leave it to you to contrast with New Orleans the "keep out" and "drive them out" opposition that some vested interests are known to put up against the entry of new enterprisers and new capital into Hawaii.

I did not expect that here -- among the friendliest people in the world -- I would be called a visitor. ... I do not recognize that there are two types of citizens of the United States of America.

I am certain that the Islands can not attract the hundreds and the thousands of enterprisers to invest needed hundreds of millions of dollars here by fighting them relentlessly to stop them.

\* \* \* \*

# PERMANENTE CEMENT COMPANY

WILEI. PIER 32 P. O. BOX 79



HONOLULU, T. H.

HONOLULU 5-2541

May 28, 1959

City Planning Commission  
and Mr. Leighton S.C. Louis, Director  
Honolulu, Hawaii

Gentlemen:

Hawaii's last Territorial Legislature passed a concurrent resolution making a powerful appeal for the creation of a "good business climate" that will attract new industries and millions of dollars of needed new investments to the Islands.

It is timely and pertinent to today's hearing that the Legislature has addressed and distributed this plea for the encouragement of new industry to all Legislators, to Territorial officials and throughout every department and among all supervisors of every county government, and also -- especially significant -- to businessmen and every large corporation.

This Concurrent Resolution Number 33 states in part:

"WHEREAS, the capital investment necessary to provide jobs for an expected 7,000 workers each year will be in excess of \$70,000,000 annually" ... which -- the Legislature points out -- Hawaii now "falls far short of" ... thus indicating that large amounts of additional capital investments must be found ...

"WHEREAS, healthy, aggressive and ever-expanding industry will increase job opportunities, thus absorbing our growing work force, and broaden our tax base, thereby providing much needed revenues for community facilities and government services for all our people; and

"WHEREAS ... Hawaii is vitally interested in attracting new or expanding industries from the mainland United States to locate or relocate themselves in Hawaii; and

**"WHEREAS, despite . . . problems, we can take full advantage of the increased attention which Hawaii has received upon gaining Statehood, by continuing to develop a good business climate so that we can compete successfully with other states for needed capital investment; and**

**"WHEREAS, a favorable business climate can be developed and preserved by the intelligent effort of Hawaii's public servants and the cooperative activity of our business leaders; now therefore,**

**"BE IT RESOLVED that the members of this Legislature hereby request the Governor and the head of each department in the government, and the Boards of Supervisors and the head of each department in the respective counties to continue to examine their own discretionary actions and orders in any way relating to business, industry and agriculture in terms of the effect of such governmental action upon the business climate in Hawaii."**

**This resolution requires no editorializing by me, because you no doubt have read Honolulu newspaper editorial comments on the necessity for actually carrying out such a determination to promote economic growth.**

**Yet I owe a duty to say to you, as Planning Commissioners, that the issue is clearly drawn at today's hearing between the overwhelming demands of the people of Hawaii for more businesses, more new industries and more jobs and more payrolls and the opposition of certain interests that seek to stop the building here of new enterprises that would be competitive.**

**Does Hawaii want more industries or not?**

**Can entrenched, vested corporate interests kill off new enterprises? Or will a business climate prevail that will attract the hundreds of millions of dollars of capital required in the next few years to develop the potentials of these Islands?**

**The opposition has made it perfectly obvious that it is relentlessly out to kill off the new Permanente cement industry in Hawaii . . . How?**

**First, by attempting to induce the City Planning Commission to delay indefinitely the rezoning of our plant and coral property at Maili.**

**Or second, failing that, by hoping to create the impression through newspaper advertisements that Permanente is advocating a rezoning which would be harmful to the Maili area. The full-page ads in question appeared in the Star-Bulletin of Tuesday, May 26, and the Advertiser of May 27, 1959, and quoted the noxious industry definition from the revised ordinances of Honolulu, 1957.**

To remove this red herring, may I state now on behalf of Permanente Cement Company that the citizens of Maili and of this Territory need have no fear that we will permit the erection and operation on our property of such noxious plants as fish canneries, glue works, asphalt plants, gas works, creosote treatment plants, crematories and the like. As owners of the property to be rezoned, we have complete control over its use and we are willing to enter into a binding covenant that neither we nor our successors in title to this property will permit such noxious plants.

I feel that the court of public opinion will be heard and heeded on the issue of whether the basic and major new industry for Hawaii is to be delayed, hamstrung and killed, or permitted to go ahead immediately.

The people most directly concerned with your decision today have spoken to you overwhelmingly.

You have received the resolutions of the Maili Community Association and the Waianae District Council, speaking for 28 organizations of the area, as well as other groups, pleading that you permit Permanente to invest \$12,000,000 ... open up 20 categories of new jobs ... expend a million-dollar-a-year payroll ... make local purchases exceeding a million a year, and generate \$340,000 annually in taxes.

You have been given the petitions signed by some thousands of citizens of the area -- most of the registered voters, I'm informed -- asking you to grant the rezoning.

You have the 41 unions of the Honolulu Central Labor Council asking you to clear the way for Permanente to increase employment and payrolls here.

There is no question whatever that the people of Hawaii want progress and growth for the Islands. They agree with the Legislature.

Yet I have been shocked to the core to be informed by some businessmen who wanted to establish new enterprises in the Islands that they have met threats, intimidation, unfair political pressure, and almost unbelievably rough tactics to crush them from competing here.

That is not the "good business climate" that will attract new industries and untold capital to build Hawaii. The people of Hawaii, I'm sure, will not say -- "Visitors keep out."

With all the power that's in me, I am telling every industrialist, businessman and financier whom I can influence to invest in the future of Hawaii that the people of this Aloha State -- and the people do rule -- will overwhelmingly welcome their contributions to developing the Islands. The surface hasn't been scratched; there's room and opportunity for amazing growth of new enterprises in manifold fields.

Already we are interesting companies in building new plants in Hawaii when our Hawaiian cement plant opens. One fundamental new industry like our cement industry will stimulate the building or expansion of a number of other plants, as well as quickening business and construction generally here. The long neglected Waianae area at last will flourish. I will add, besides, that our many varied companies are seeking to encourage a great many different kinds of enterprises to be established here.

The real motives behind the pressures aimed at indefinitely delaying and ensnaring and killing our new Hawaiian cement industry are demonstrated by the fact that every possible concern over the effect of the plant and the coral operations at Maili has been completely answered.

Your Commission has received the true facts, not just from me and Permanente, but from impartial, objective, indisputable sources.

Here are some of the findings which submissions to you confirm:

Nowhere in the world has a cement plant been built that can match the projected plant and coral operations of Hawaiian Permanente for being dust-free.

Our Maili operations will completely knock the "noxious" aspects out of the "noxious industry" classification. I repeat -- our operations will NOT be noxious.

The standards set by Permanente for our Maili operations exceed Hawaii's anti-pollution requirements by 15 per cent.

Not one industry in Hawaii has yet introduced the scientific electrical precipitators with which we will control dust practically to the vanishing point of 99.74 per cent.

Renowned scientists are quoted in information supplied you as stating that Permanente plants in California "have consistently operated at a higher level of efficiency than demanded by the strictest, most modern anti-air-pollution code in existence, namely the code of the City and County of Los Angeles. For good reason, I'll underscore this point -- Permanente does not have a cement plant at smoggy Los Angeles. Nevertheless, we far surpass the stiffest standards of Los Angeles.

At Maili, we won't even permit stockpiles of raw materials to be left in the open. Every step of the processing will be under cover. We will wet down the coral with water and chemicals. We will excavate the coral with a tractor and rooter and use a carryall.

-4-

The Trustee of the Holt Estate, whose 375 acres of land lie immediately adjacent to our Maili site, inspected our California cement plants and confirmed to you these facts -- and more. Mr. Alex Castro gave you his findings that from the standpoint of a dust-free plant, dust-free quarrying, containment of noise, and lack of any traffic problem, the Permanente plant in no way whatever would be injurious to the Maili - Wainanae area. He noted the luxuriant growth and the fine homes surrounding our Northern California plant; he questioned people in the area and experts. His conclusions are supported by citizens of the Wainanae area who have made on-the-spot inspections of our California operations.

So those who want to stop us are left with flimsy, transparent excuses for delaying or complicating your reasoning action. They ask, "Why is Henry Kaiser in such a hurry to build the cement plant?"

Of course, we have had equipment on order for months. We have the plant plans. We can finance the \$12,000,000 plant, provided we are not hamstrung by crippling zoning provisions. We will start building at Maili the very next day after we get final zoning clearance.

The most vociferous spokesman for delay has publicly admitted that it is an old trick of politics to study a thing to death, when you want to kill it by inaction.

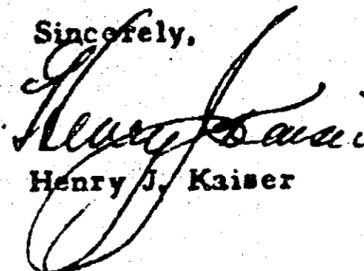
I have attempted to indicate there is much more at stake than whether certain interests in one cement company can succeed in getting our program studied and delayed on the expectation of killing off our plant for Hawaii.

The bigger issue for Hawaii is to get a momentum rolling with the advent of Statehood that will bring about a tremendous upsurge in the Islands' business, industries, tourism, and every phase of economic life. This is Hawaii's time of destiny.

Any vested interests that impede competition and the encouragement of new enterprises and employment could very well erect a "keep out" barrier around the Islands that would shock the entire Nation and would have terrible repercussions in checking the growth of Hawaii.

Let me hasten to say I do not expect this alarming possibility to materialize, because I have unstinted faith in the people of Hawaii and that they will prevail in telling the world that the new Aloha State does enthusiastically welcome new industries, new millions of needed capital and all persons who will work together here to build a better, greater Paradise of the Pacific.

Sincerely,



Henry J. Kaiser

-5-

**Henry J. Kaiser Statement  
to the Honolulu City Planning Commission  
May 28, 1959**

**Maui's future is being decided by you today.**

**I must do my best to spell out to you, and in turn to the public, the truth and the plain facts as to why your Planning Commission's decisions this afternoon will settle the "to be or not to be" question as to whether we will be able to build a \$12,000,000 cement plant at Maui.**

**Permanente Cement Company cannot accept the threatened endless delay of waiting for the rural master planning of all the Island of Oahu -- as demanded by the full-page newspaper advertisements of our Dillingham opponents -- and the fighting that is bound to be unleashed over adoption of the entire plan.**

**The opposition has cleverly claimed that the rural master plan for all this Island "will be ready real soon -- in a few short weeks." The radio commentator Wayne Collins reported last night that this master plan study will not be completed until February of 1960. But regardless, our opponents have demonstrated that they will then continue to fight to prevent our building of a cement plant at Maui.**

**The public has not been fully informed of certain truths and facts which lead me to make an announcement that I regret very much.**

**1. The truth is that your Planning Commission did employ as consultants on master planning of this Island the firm of Oahu Planning Associates, composed of Mr. George Houghtaling, Belt Collins & Associates and Charles Bennett.**

**2. The truth is that, in order that you could be guided by their recommendations, you did call in the Oahu Planning Associates on May 7 and ask them their conclusions on land uses in the Maui area.**

**3. The truth is that your consultants on that date three weeks ago gave you the results of their study of the Maui area. They recommended and so showed on a map that the Maui area, including the site for our cement plant, should be zoned for industries. A year or two years from now there should be nothing that you do not know today -- namely, your experts have already found that the Maui area is a natural for industrial development.**

4. The truth is that the Dillingham interests have completely ignored your consultants' report definitely favoring this Maili area for industrial use and have advertised to the effect that you must decide between zoning at Maili for the type of beach motel they plan or for "noxious" industry. The truth belies the fictitious smokescreen they have put out. They can build motels at Maili without one iota of harm from our cement plant. That's proved. Maili can have both the new industry and all-around development. So it is evident that the Dillinghams will fight with every maneuver to stop us from ever building a cement plant at Maili.

We are forced, therefore, to tell you a sad decision on our part.

Permanente cannot accept the indefinite delays threatened by the Dillinghams' transparent intention to fight, not just for a "few short weeks," but as long as they think it will take to kill off our new industry for the Islands.

If we are stopped today, then we must admit Maili has been prevented from gaining the new industry.

In order that we may act accordingly, I respectfully plead that your Commission vote on the clearcut issue of either keeping our cement plant forever out of Maili -- which is what the Dillinghams want to accomplish -- or that you vote forthrightly today to rezone our property so that we may go ahead.

A vote for a delay, or for conditions which would make it impossible to invest \$12,000,000, would mean that we would be compelled to discontinue our plant plans for Maili. If the Dillinghams persuade you not to act today, I will be forced with great reluctance to change the orders for our equipment immediately and to make new arrangements as to our Hawaiian industrial developments.

This does not mean that I would be giving up the fight to help develop the Islands industrially.

Our opponents cannot succeed in the end in stifling competition, either in the cement, construction, or dredging businesses.

The people of Maili and the Wainanae area have made their fight. They have risen in a tremendous and heart-warming way to plead for their opportunity, at long last, to have their area really developed. They have made their fight shoulder to shoulder with us. But if they and we are going to be licked by the Dillinghams, today is the day to know it -- not in the distant future, when the Dillinghams hope we will be discouraged from ever building a cement plant in the Islands.

So I say again -- this is a sad conclusion, but an inescapable one -- that a Commission vote for delay, or any impossible zoning restrictions, would of necessity cause us to make entirely new and different plans for the Islands.

The issue today is that stark and simple.

\* \* \*

**THE MASTER PLAN**

**--- AND LEEWARD OAHU'S FUTURE**

**Presented by Lowell S. Dillingham, President  
Mokuleia Ranch and Land Co., Ltd.**

**before the**

**Honolulu Planning Commission**

**Thursday, May 28, 1959**

I appreciate the privilege of appearing before you today to discuss some aspects of the Waianae district's future.

Before I start my discussion, which will be brief, let me say that my purpose here is constructive not destructive. I am going to review some facts about Leeward Oahu and its potentialities and submit for your consideration some ideas as to how these potentialities may best be realized.

Tourism, which is a somewhat fancy word for the business of attracting, entertaining and caring for tourists or visitors, is Hawaii's real "growth industry".

Few well-informed persons now question that fact, but the actual figures are so impressive as to be startling. Let me quote just a few from compilations prepared by the Hawaii Visitors Bureau.

In the year 1950, five years after the close of the war, 46,600 tourists visited Hawaii and spent an estimated \$24,200,000 here.

Five years later, in 1955, the number of visitors had jumped from 46,600 to 109,800 . . . more than double, and their expenditures in the Islands had risen from an estimated \$24,200,000 to \$55,000,000 . . . again more than double.

and that in just five years.

Last year, 1958, the number of visitors had climbed to 183,500, and increase in just three years of 73,300 or 65 per cent, and dollar income reached \$82,500,000.

What other business or industry in Hawaii can equal or even approach that growth record?

What is more important, every forecast made by qualified persons indicates that we are only in the early stages of Hawaii's development as a tourist mecca.

The coming of the jet age this year should greatly accelerate the growth of visitor travel to Hawaii in another decade, by 1970, Hawaii's income from tourism may well reach more than \$200,000,000 annually, it is authoritatively estimated, putting it substantially ahead of either of our great basic agricultural industries, sugar and pineapples.

These are rosy prospects, for they mean more and more money circulating through all Island trade channels, more employment, more prosperity and better living for all residents of Hawaii.

But encouraging and even exciting as these prospects are, the same qualified firms and individuals who have surveyed the situation and compiled the facts and figures on which forward estimates are based, also emphasize this highly important point:

The growth of tourism is not going to come automatically, without thought or planning on our part.

It is going to come only if we continue to cultivate it actively through well

planned promotion ... and it is going to continue only if we make the very best use of all of our natural tourist assets.

Right at this point, many people might reasonably ask: Aren't we now making the best use of our tourist assets? In fact, aren't these assets ... climate, scenery, beaches and outdoor recreation ... almost unlimited?

The answer to both of these questions is "NO".

That is not an offhand opinion of mine, or any of my business associates.

It is the considered opinion, based on a mass of facts and visible evidence, of the same people who have made exhaustive studies of the situation confronting us here.

Two years ago, in 1957, Harland Bartholomew and Associates was employed by the Territory to study and report on land use in Hawaii.

Their report, entitled "An Inventory of Available Information on Land Use in Hawaii, 1957", says in its concluding paragraphs:

"The basic problems in connection with the use of land in Hawaii are so important to the general welfare as to not only justify .... but literally demand . . . continuous community attention. We need, first, to learn all that we can about this land, its characteristics, its potentialities and its problems. Then, secondarily, we need to prepare an overall scheme or guide for the best possible use of this land".

I shall remind you of this statement again, for it is the crux of my entire argument today.

For the moment, however, I want to return to the question of what we

need to do now to ensure continued expansion of our greatest growth industry, tourism.

Here, the Hawaii Visitors Bureau, which has studied this entire question more thoroughly and continuously than any other organization, has this to say:

"Balanced development of all phases of Hawaii's visitor plant is important, to make certain that visitors will continue to find a full satisfactory experience for the dollars they spend here."

"Aside from carriers and hotels, our most basic facility for visitors consists of our beaches. As the volume of tourist trade rises, it will be necessary to bring an increasing number into use; hence, forward-looking plans should include provision for their development."

With these fact-based conclusions in mind, consider this additional fact:  
Here on Oahu, practically the only remaining undeveloped beaches, in any dry and prevailing sunny district, are along the Waianae coast.

Even a hasty mental review of our coastline and beach areas will convince you of the truth of this statement.

Waikiki Beach has always been Hawaii's greatest single tourist lure.

But Waikiki has its limitations, and they have about been reached.

In Maili, we have one area available for beach resort development ... and it is potentially a magnificent one.

It has the sunshine that beach-lovers want .... it has exciting surf ... and it has a background of pleasant countryside and mountains which can make it another Kona.

But these potentialities and these bright prospects depend on one thing:

Maili must be allowed to retain and develop its natural beauty ... it must not be defaced and contaminated by setting up in that area any noxious

industries; any industries whose heavy trucks will crowd and break down the highways; any industries whose noise and unavoidable hustle and bustle will shatter the restful quiet the vacationing tourist demands.

No one would build a resort hotel or develop a recreational area in a teeming industrial district; the two cannot exist side by side.

No investors are going to pour the necessary millions into developing the potentially great Leeward area, while the threat of noxious industry hangs over it.

This gives rise to a very pertinent question: Has any financially responsible individual or group proposed, or do they now propose to make any substantial financial investment, in developing Maili's resort potentials?

As members of the Commission are aware, the Mokuleia Ranch and Land Company filed a petition in November, 1958, requesting rezoning to permit construction of a motel or apartment hotel on a 40-acre tract fronting on Maili Beach.

I have with me the rather exhaustive planning study report, prepared at our request by Community Planning Inc., of Honolulu, on which we based our decision to pioneer tourist resort development in the Maili district if permission to do so could be obtained.

Our preliminary plans call for a relatively modest but still substantial capital outlay for buildings, roads and beach improvements.

These plans have not yet been completed to the blueprint stage for two very cogent reasons:

1. Action on our petition was deferred by the Commission to await completion of the Master Plan this year; and,
2. Maili's future is still undetermined and tourism cannot co-exist with noxious industry.

We did not protest or take any exception to this deferment; in fact, it seemed to us a highly appropriate action in view of the imminent completion of the long-awaited Master Plan.

In this connection, it might be pertinent to remark that our companies have never advocated the panzer-type approach to new projects . . . the attempts to "bull things through" before serious opposition can develop.

We have been in business a long time here, and we feel we have contributed materially to Hawaii's development.

Notable among these contributions are:

Dredging Honolulu Harbor and Pearl Harbor

Filling in of Honolulu's Iwilei District for industrial development

Filling in of Waikiki's ancient duck ponds for home and resort development

Dredging the Ala Wai Canal

Development and construction of the new Ala Moana Center

We took ample time to consider both of these projects before we went ahead, but once our decision was reached, we moved with all the speed that lasting, quality construction will permit.

Today, I have only one petition to lay before you. I ask that the master plan be completed as soon as possible, and that these questions of zoning be included in the study. In that way, what may fit or may not fit into the plan will be predetermined. Any decision before the master plan is completed would be premature.

If it was important to defer action on our original request for rezoning

to permit resort construction, how much more important is it to defer action on rezoning for the kind of plant which properly falls in the noxious industry class? If granted, this might forever bar the development of the rich natural assets of the Waianae area into a tourist and recreational areas which would benefit the entire State of Hawaii.

I am very grateful to the Commission for this opportunity and for the attention you have given to my presentation of our case.

In closing, may I read once more that highly significant paragraph from the Bartholomew Report:

"The basic problems in connection with land use in Hawaii are so important to the general welfare as to not only justify ... but literally demand ... continuous community attention. We need, first, to learn all that we can about this land, its characteristics, its potentialities and its problems. Then, secondarily, we need to prepare an overall scheme or guide for the best possible use of this land."

Thank you.

May 28, 1959

Mr. Alexis Gignoux, Chairman  
and Members of the Board  
City Planning Commission  
City Hall Annex  
Honolulu, Hawaii

Gentlemen:

On May 18th you issued a notice for a public hearing for the zoning and zoning variance at Maili, to be held on this date, May 28th. This request was made by the Permanente Cement Company to create a noxious zoning for a quarry site and cement plant in approximately 179 acres at Leeward Oahu.

We previously made our objections clear at a hearing held by the City Planning and stated that we believe and feel that as the master plan for Leeward Oahu is nearing completion to act in advance on this zoning request would be detrimental to Leeward Oahu and nullify the efforts and monies already expended on the master plan. It has been proved time and time again that the master planning is the key to an orderly expansion, both socially and economically, in areas here and on the mainland.

In acting upon this application you will be setting the pattern of development that will affect the future of Leeward Oahu for all times and will prescribe the boundaries that Leeward Oahu will play in the coming Statehood era that is now upon us.

Leeward Oahu is in an embryo stage that master planning will set the pattern of how its people will live and work. Its potentials offer a possible tourist resort area equal to none. Recently meetings have been held by the hotel and air lines people and they pointed out the immediate expansion required for our tourist industry. Although the master plan has not as yet been presented to the public, I am sure that the plan will include as a potential the expansion of Leeward Oahu for tourist industry. Not only the tourists may be served, but it could be the major recreation area for our local residents which is also badly needed.

Before you take any overt action in granting this request for noxious zoning please reflect on the values at stake in your decision. The granting of a noxious industry adjacent to one of our most beautiful remaining beaches shall forever destroy the value of our limited recreational and tourist development in this area. The two different zonings are not compatible. There is no place in or near a residential area for a noxious industry.

I do not want to appear repetitious, but previously Mr. Dillingham has pointed out the values of a master plan and he has asked you to wait for the completion of this plan. In acting upon our request last December you asked us to wait when we submitted what we considered the highest and best use of the Leeward beach area to be developed into a resort area which would also add to the value of the surrounding communities as well as the entire Leeward district. Now you are holding a hearing to discuss the possibility of a noxious industry within 6/10th of a mile of this beach area. This can do nothing but destroy the future value of the beach and surrounding area.

Your action today should not be emotional or subservient to political pressure borne by emotionalism but to consider the practical solution of completing a master plan for this area before acting upon any portional area that might detract in the overall development.

You asked us to wait -- we feel Permanente should wait also as we feel certain that in the development of a master plan there is no compatibility between noxious industry and residential and/or business. The usual area for noxious industries are confined within heavy industrial areas of which there is none at Maili. Furthermore, there are no additional heavy industries which would locate in the Maili area due to its relative location away from areas of supply and demand which would prohibit them from locating in such an area.

I would like at this time to give you an opinion of the recent trip I took to northern California to inspect the Permanente Cement plant in the Peninsula area. I chose Permanente as its location is somewhat similar to our Maili area in that it adjoins residential area. However, the Permanente area lacks the possible resort type of development neighboring it.

As you probably know, the Permanente Cement Company is located in the Santa Clara County which is approximately 15 miles from the industrial city of San Jose and is adjacent to the newly incorporated City of Los Altos. Santa Clara County, along with its adjoining counties, have experienced recently one of the greatest population expansions which has been significant in the entire California area due to the mass movement of people from the Middle West and East to California. Consequently, the residential subdivisions have multiplied rapidly and areas formerly devoted to farming and orchards have been converted into residential and industrial uses. The new locations of large industries such as Lockheed, electronic firms and other light industries in Palo Alto, Sunnyvale and San Jose have pushed this relocation of population at an ever increasing rate. The land scarcity created in the short period of time is creating a second-class type of development without an adequate master plan.

May 28, 1959

I would like to quote an article by William Whyte, author of "The Organization Man" and "The Exploding Metropolis" which appeared in the Palo Alto Times on May 24, 1959. Mr. Whyte is also Assistant Managing Editor of Fortune magazine. The title of his article is "A chance to Save the Pieces". (see attached) This is what he says about the Peninsula area where Permanente is located:

"Question: Mr. Whyte, you're considered one of the foremost authorities on suburban development in the United States. How has the Peninsula fared in comparison to other suburbs you've studied?"

Whyte: In the East, because so much of our land is gently rolling, the sprawl can take place quicker. It's not contained by any natural feature. I think you have one particular advantage here on the Peninsula -- the topography. Because of the hills and the bay, most of the development has been channeled right along the flatlands and only now is reaching up into the foothills. Some of this development is pretty awful. Some of it is very good indeed. But I took a ride out on the other (western) side of El Camino the other day, and I was amazed. I had always thought of San Mateo County, for instance, in terms of El Camino Real and Bayshore Freeway. But, my gosh, you go up there toward the hills and there's all sorts of good development possibilities. The same thing holds true for Santa Clara County. The northern part of the county just boomed overnight and part of it is just one awful mess. But partly for the reason that pressure was so great, the people around there went ahead and did something -- a darnsite more than most communities have done -- and they have a very good chance of saving the southern part of Santa Clara County and creating a much better pattern of development. Now you know very well that you're going to get another quarter of a million people -- or whatever the figure is -- in the next 12 or 15 years. Obviously, those areas I saw on the other side of El Camino are going to be developed. The question is, are they going to be developed within some sort of a plan, with some forethought, or is it going to be just one more big sprawl? In most places across the country, nothing's being done. You get this horrible scatterization pattern -- sprawl -- in which ten acres is being made to do the work of one. Most people have the idea that we suffer from a shortage of land. That's not the case at all. We suffer from a shortage of space, and that's another thing entirely. You go back toward the outside edge of suburbia and you see an amazing amount of open land, but all in bits and pieces, not any good to anybody. You see it right here on the Peninsula. The point is that unless you have a plan that says we want an industrial development here and a park there, just one or two small developers can come in and leave such a checkboard pattern that no space is left -- a lot of land, but no space for a decent size industrial park or for any kind of park. Take down around Half Moon Bay. Obviously, one of these days there's going to be a heck of a lot of development around there. The point is, those people over there have a chance now to say, "Look, before we have the pressures over here they had on the other side of the Peninsula, let's take a good hard look and decide what kind of community we want. Certainly we'll want to save some of those grazing lands -- not just for the farmer's benefit, but because grazing lands are one of the great elements in the natural beauty of the area."

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"Now if they don't do anything (around Half Moon Bay), I'd be willing to bet they'll get a lot of spot development."

Question: You gave a speech here recently in which you advocated that city and county governments use the "easement" device for saving grazing lands. In what other ways, Mr. Whyte, do you think we could use this device to advantage on the Peninsula?

Whyte: Well now, I'm not any special pleader for the golf courses, but I think the way things are going now you're going to have your golf courses taxed right out of existence. The golf courses are being assessed for taxes on the basis that they can be sold for development land... say, subdivisions. Now the assessor is in a spot. He says, "This is my constitutional duty. I'm supposed to tax at the fair market value, and I say that the fair market value of all these Peninsula golf courses is, say, \$10,000 an acre." Now if these taxes keep going up, no one can afford to maintain the land simply would say, "Okay, we'll give as a golf course. But if the golf courses up the right to develop this land. We just want to play golf on it. We will give you an easement by which we forfeit development rights to the land." Now by doing that -- if it's a really binding easement -- the golf course would be taxed not as developable land but as OPEN land. That way, the community keeps one of the big sort of green belts. Otherwise, the people are going to wake up some day and see a subdivision going into the golf course. And they'll scream bloody murder. They think such a thing (a golf course) is a God-given right. But it isn't. What happens then is that the suburban community, once very modern, becomes just another second rate bedroom town."

The Permanente plant is enclosed by a mountain range on both sides which partially blocks off direct vision of the plant and quarry from most of the surrounding residents. It encompasses an area of approximately 2,200 acres according to Mr. John Garoutte, the plant manager, and produces in excess of 8,000,000 barrels of cement per annum. It has six cement kilns. The first was installed in 1939, the sixth and last was installed in July of 1956. The quarry is high on the mountain side, behind the plant and the operation of this quarry is controlled so that Permanente will not deface the mountain's side adjoining Los Altos so as not to further blight the adjoining residential areas. You can see that from this photo.

The County Planning Commission in Santa Clara is very conscious of the fact of the de-valuation of adjoining property by destroying scenic beauty of surrounding areas which I will amplify later.

Mr. Wallace Marsh, Executive Vice President of Permanente, kindly offered to take me through the cement plant and quarry site on Saturday, May 23rd. He and Mr. John Garoutte picked me up at Atherton at 9:00 a. m. and we proceeded to the plant, first passing by the plant office, then up to the mountain to the quarry site. Unfortunately, the quarry was not operating on the week-end so I could not see this part of the operations. I was very disappointed at not seeing this operation as I had previously been told that Permanente operated seven days a week. I did, however, see the large trucks, shovels and equipment involved.

The rest of the plant was in full operation and I was informed that the cement industry operates seven days a week, twenty-four hours a day and 365 days a year. They do not stop, except for reconditioning the equipment, particularly the kilns which I understand are partially rebricked on a 120-day cycle.

In driving through the quarry the two men were quick to point out roadways which were dust free. However, one road leading to the top of the mountain, where their drilling rig was, had a considerable amount of dust and Mr. Garoutte explained that the road was to be abandoned in the near future. There was no explanation, however, on another dusty road which we took that led to the end of the conveyor belt where the crushed products are dumped in an open storage at the rear of the plant.

I did not have the opportunity to hear the crusher in action which Mr. Alex Castro, who also took a trip to inspect the plant and quarry site, pointed out was considerably noisy in his written report to you. In passing by the drill rig, Mr. Garoutte stated that they did not intend to blast in the Maili area. Mr. Marsh, however, corrected him and said they did not anticipate any heavy blasting which was indicated by Mr. Kaiser in his report of May 12, 1959 to the Waianae District Council and the Maili Community Association.

From the quarry we went to an area above the plant and looked at the kilns and precipitators, and Mr. Marsh then explained that one of these was about the size of a precipitator stack that they intend installing in their Hawaii plant. We then went through the kilns where I was impressed with the intensive heat created, which heat reaches 2,800 degrees in producing the clinker cement which is then dumped into a cooling process before it is stored for the final grinding and processing operation. We proceeded through the rest of the plant and ended up in Mr. Garoutte's office where I was given a copy of the Cottrell precipitator information and then we left the plant site.

In driving back to Los Altos, Mr. Garoutte discovered he had forgotten to return the keys to the plant foreman, so we had to turn around and go back to the plant. In so doing, this was the first time I had seen any appreciable amount of smoke emanating from the stacks. We then returned to Atherton. On our way back Mr. Marsh asked me my opinion as to whether they operated a clean plant and offered me the 5th Amendment if I did not wish to comment. I told him I would reserve my opinion until a later time.

Frankly, I felt that a short two-hour trip to inspect the plant and quarry was inadequate to form any definite opinion, but I felt that the opinion of people residing in the area, who live day by day within its vicinity, would be much more important than what I could see in my short two-hour tour of the plant. Also, I wanted to talk with the Planning Commission of Santa Clara County as to their zoning and air pollution problems.

May 28, 1959

I talked with Mr. Robert Welch, Chairman of the Planning Commission of Santa Clara County who referred me to his staff, particularly Mr. Roy Cameron, Assistant Director, and Mr. John Hass, Associate Planner, as well as Mr. Frank Molther of the staff. Mr. Karl Belser, the Director, was not available so I discussed their overall zoning and planning procedure with the staff. I was impressed by the fact that they do not have a noxious industry zoning of such broad nature as we do, but that they issue use permits which stipulate operating procedures of noxious industries and also quarry operations. I noted the extensive research the staff produced in order to recommend establishment of their quarry sites. One particular quarry site was turned down by their Planning Commission because it detracted the surrounding scenic value, even though the area was undeveloped. I quote one of the reasons used for not granting the permit:

"Granting of the request would be materially detrimental to the character of development of the area in which the property is located and would adversely affect the welfare of such area as such presently exists as well as such will be in the future, in that the greatest single asset to the highest potential for the future of the area lies in its natural scenic character."

Consideration of this could well apply here.

I also discussed with the planners, air pollution problems which are covered under the use permits and they explained to me that that operation was controlled by the Board of Health under an Air Pollution Authority headed by Mr. W. Townes. I later talked with Mr. Townes and his records had all been moved to the Bay City area as the County operations had been effective only from the years 1951 to 1956, and since that time the entire Bay area had come under one Air Pollution Authority and included all the Bay area counties. I asked the planners as to how Air Pollution control actually operated, and they pointed out the fact that it was really activated on complaints by the population as there has never been an adequate staff to police the industries.

I next went to Los Altos, which county was incorporated in 1952, and discussed the problem with Mr. Joseph Salameda who is the Zoning Administrator and Building Inspector of Los Altos. You are probably familiar with the incorporated cities of the Bay area which take on certain government functions, including police, fire protection and city planning. In the first phase of our discussion, he pointed out that the truck traffic through their residential area was a major problem and that there was a considerable amount of trucks operating out of Permanente. Almost all of the cement from Permanente is handled by truck. A minor portion is handled by rail.

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It was at this meeting that I found that several residents of the Los Altos area were dissatisfied with the operations of the Permanente plant and that even Mr. Salameda, head of the Planning in Los Altos, is involved in a current court action taken by about forty residents of the Los Altos areas which adjoin the Permanente plant.

I would like to show you, here on the map, the area that has been affected. The nearest road to the plant is about 1.6 miles and the other roads vary up to 2-1/2 miles away from the plant site. This is compared with the proximity to the quarry where Permanente Cement Company in Maili is asking for noxious zoning, which is only 6/10th of a mile from our beach property.

A Suit, No. 103823, in the Superior Court of the State of California in and for the County of Santa Clara, was filed June 21, 1957. Mr. Salameda and forty other residents adjoining Permanente apparently do not feel that a 99.74 dust-free controlled plant as stated in Permanente's brochure for their new plant, does not damage property. I discussed the matter with the attorney for the Plaintiffs, a Mr. Nelson Rockefeller of Sunnyvale, California, who made available to me the letters from his clients to himself, enumerating how they felt about Permanente's operation. It was impossible for me to reproduce the entire record of the pending case which is some 213 pages long. However, we did reproduce the essence of the complaints as well as copies of the letters by these neighbors. These are available in the text that you now have which you can read later, but I would like to include some of them now -- those of J. M. Atkinson, Joseph Salameda, and David Goldberg. These expressions, I feel, are certainly more explanatory than what I could see on a two-hour tour of the plant.

In talking to other residents, I found that other suits have been filed in the past of which I will make reference to now. I understood that no suits have been won in court against Permanente's operations. However, there are suits which have been settled out of court and dismissed with prejudice, particularly that of Mr. Anthony F. Voss which is included in this text.

In addition to the letters, I would like to read the substance of a Petition submitted November 14, 1956 on behalf of the San Antonio Hills, Inc., a community organization which is in the neighborhood of Permanente. I quote the wording at the beginning of this Petition:

**"TO THE HONORABLE, THE BOARD OF SUPERVISORS OF SANTA CLARA COUNTY:  
GENTLEMEN:**

We, the undersigned, residents and householders in the vicinity of Los Altos Country Club area, respectfully petition your Honorable Board to cause an investigation to be made of the cement dust nuisance caused by Permanente Cement Company upon our homes and property, and take what steps may be necessary to require the Permanente Cement Company to abate and remedy the said dust nuisance.

May 28, 1959

Quite recently the Santa Clara County Planning Commission approved the addition of a sixth kiln at the Permanente Cement Company's plant which installation is covered by the Plant's present use permit. Assurances were voiced by the Company's representatives that the expanded operation would have adequate dust controls. Please note that there has been no noticeable change in the dust situation which has a damaging effect on the properties in the vicinity."

This Petition was signed by approximately 112 families.

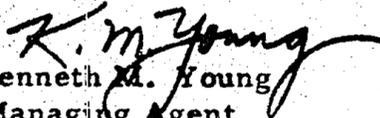
The point, however, that I would like to make clear in this matter before you today is that our noxious zoning restrictions are not as confined to the same extent as those of the use permit for cement plants and quarry operators in the Santa Clara County where their limitations and control of such industries have much more restrictions and, yet, even they have been subject to a considerable amount of petitions and suits by adjoining property owners. You are well aware of the looseness of our noxious ordinance and there is no point in quoting that at this time.

In closing I would like to emphasize again the considerable time and expense of both City and Federal funds which have gone into the preparation of a master plan by consultants that you hired to do the job in May of 1958. The master plan for the Leeward area, you were told, is nearing completion. I urge that you have the plan completed at the earliest opportunity and that this zoning request be referred to your staff, or consultants, to further determine what affect quarrying and cement plant operations might have on the adjoining property owners, including visual, dust control, noise and traffic which could well be problems concerning the overall community's benefit.

Let the future of Leeward Oahu rest in the completion of the master plan for the greatest benefit to the people of that community.

Respectfully submitted,

MOKULEIA RANCH AND LAND COMPANY, LIMITED

  
Kenneth M. Young  
Managing Agent

Meeting of the City Planning Commission

June 4, 1959

The City Planning Commission met in regular session on June 4, 1959, at 2:20 p.m. in the Conference Room of the City Hall Annex and in the Board Assembly Room with Chairman A. J. Gignoux presiding:

**PRESENT:**

A. J. Gignoux, Chairman  
Henry Chun-Hoon  
Katsuro Miho  
Cyril W. Lemmon  
Tsutomu Izumi  
John H. Felix  
George Centeio  
Leighton S. C. Louis, Director

**ABSENT:**

R. G. Rietow (on trip)  
Harold Kometani (on trip)  
Frank W. Hustace, Jr.

**MINUTES:**

The minutes of May 21, 1959, as circulated, were approved on motion of Mr. Lemmon and second of Mr. Izumi.

**MASTER PLAN  
PUBLIC RIGHTS-OF-  
WAY TO BEACHES  
& PUBLIC BATH  
FACILITIES**

The Commission acknowledged receipt of a certified copy of House Concurrent Resolution No. 130, which was adopted by the Thirtieth Legislature of the Territory of Hawaii. The Resolution requests the Board of Supervisors of the City and County of Honolulu to work with the City Planning Commission to make a study of the feasibility of providing additional public rights-of-way to, and public bath facilities upon, the beaches on the island of Oahu and to take action to incorporate into any existing master plan for said area such public rights-of-way and public bath facilities as may be found necessary, and to do everything necessary to avoid the high cost of condemnation of any private property in the event acquisition is made at a later date.

The Commission voted to advise the Board of Supervisors of the receipt of House Concurrent Resolution No. 130 and to make provisions for the purchase of rights-of-way to beaches as recommended by the Commission in a previous communication, and to refer this matter to the Board of Public Parks and Recreation regarding provisions for public bath facilities. The Legislature is also to be advised that the City Planning Commission had completed such studies and that the matter was referred to the Board of Supervisors. The motion was made by Mr. Lemmon, seconded by Mr. Izumi, and carried.

**MASTER PLAN  
TREE PLANTING  
PROGRAM  
DOWNTOWN, WITHIN  
SUBDIVISIONS, PARKING  
LOTS, SHOPPING  
CENTERS, ETC.**

The Commission was informed that the Outdoor Circle has filed two letters requesting the Commission to give serious consideration for proper provisions for a tree planting program within the downtown business area, within subdivisions, parking lots, shopping centers, and for existing streets. It recommended that the planting of suitable varieties of shade trees within new subdivisions be made one of the requirements of subdivision.

The Commission voted to refer this matter to the Board of Public Parks and Recreation and to the Chief Engineer for their comments and recommendations on motion of Mr. Centeio and second of Mr. Izumi.

The Commission was also informed that three tourists have submitted a letter congratulating the Planning Commission for outstanding success in planning in view of the fact that they found Honolulu to be a city of beauty and cleanliness.

**MASTER PLAN  
PARKS & PLAYGROUNDS  
MAUNALUA**

By Committee Report No. 1565, the Board of Supervisors has referred to the Commission for its comments, a letter from the Board of Public Parks and Recreation outlining its present thinking on public recreational facilities for the proposed Koko Head development by the Bishop Estate and Kaiser Associates.

The Commission instructed the staff to make a study and to refer its suggestions to the developers after which the Board of Supervisors should be advised to set aside funds for development of public recreational facilities within this development, on motion of Mr. Lemmon and second of Mr. Izumi.

**MASTER PLAN  
PARK & PLAYGROUND  
SITES  
WAIPAHU**

The Board of Supervisors, by Committee Report No. 1757, requested a report from the Commission regarding a proposal to purchase a playground area within the subdivision at Waipahu-Kahualani Street. The area is approximately 50,861 $\frac{1}{2}$  and was designed to serve as a playground for the neighborhood.

The staff reported that there are two park and playground facilities in the near vicinity. The Commission voted to inform the Board of Supervisors of the present park areas and that this area should be purchased for playground facilities if funds are available, on motion of Mr. Centeio and second of Mr. Lemmon.

**PUBLIC HEARING  
MASTER PLAN  
WAIALAE-NUI TO  
MAUNALUA  
REALIGNMENT OF  
KALANIANAOLE HWY**

A public hearing was held to consider the proposed amendment to Master Plan Section 29 (Waialae-Nui, Waialae-Iki, Wailupe, Niu, Kuliouou, Maunaloa) as follows:

(1) Realignment of Kalaniana'ole Highway from Kirkwood Place for a distance of about 600 feet in the Koko Head direction to provide for a transition from 50-foot setback on the makai side to 25-foot setbacks on both sides of the highway; and

(2) Realignment of Kalaniana'ole Highway from old Halemaumau Road to a point about 700 feet Koko Head of Paiko Drive, to provide for a setback of 50 feet on the mauka side, together with the transitional changes.

The staff reported that letters of protests against the proposed amendment to Section 29 have been filed by the following persons:

- (1) Jacinto C. Saldania, 5680 Kalaniana'ole Highway;
- (2) Mr. & Mrs. Robert D. Corgan, Tax Map Key 3-7-03-
- (3) Mr. & Mrs. Roy C. Kesner, Jr., 5574 Kalaniana'ole Highway;
- (4) Mr. & Mrs. W. D. Glaser, 5458 Kalaniana'ole Hwy;
- (5) David S. Walker, 5612 Kalaniana'ole Highway.

A letter approving the proposed amendment has been filed by Mr. & Mrs. L. B. Harrison of 5763 Kalaniana'ole Highway. The law firm of Pratt, Tavares & Cassidy, by Attorney Howard H. Moore, representing property owners Mrs. Mary L. Pflueger and Mrs. Harriet L. Cassidy, has filed a letter suggesting that the transition of taking 50 feet

from the mauka side for the highway widening could start at the Sinclair premises just past Kirkwood Place in an easterly direction to Parcels 9 and 10 of Tax Map Key 3-7-01 since development of lands within this area provided for a 50-foot setback.

Mr. Melvin Lepine, Planning Engineer for the Territorial Highway Department, was present to answer any questions raised by the Commission and the public. He stated that the Commission was advised, in the past, of the proposed taking of 50 feet from the mauka side for the highway widening and the Commission had reaffirmed its position several times to provide for this master plan change.

Mr. Mortimer Heinrich, who lives on the mauka side of Kalaniana'ole Highway at House Number 5598, objected to the taking of more than 25 feet from his property. He pointed out that the public hearing notice and the highway map shown are very confusing since there is no old Halemaumau Road in existence and a house is built on the old right-of-way. The new Halemaumau Road is not shown on the map.

Attorney Howard H. Moore, reiterated the contents of his letter filed with the Commission. He pointed out that lots fronting the highway in the Pflueger-Cassiday subdivision were deliberately planned with a 200-foot depth to provide for the 50-foot highway widening. This was done many years ago after informal discussions with the former city planning director that the highway widening would probably be taken from the mauka side only. Therefore, the transition should start immediately from Kirkwood Place to take land on the mauka side instead of lands on the makai side which are more expensive.

The Director informed the public that this problem of realigning Kalaniana'ole Highway between Kirkwood Place and Kuapa Fishpond was settled after several public hearings many years ago. The developers of lands on the mauka side, except for a few properties, provided for this 50-foot widening. For some reason or another the transition and the proposed widening on the mauka side from old Halemaumau Road to Paiko Drive was not established on the master plan.

Mr. V. Thomas Rice stated that the amendment as proposed does not affect his property; however, the proposal mentioned by Mr. Moore does. He would object to any proposal that would take more than 25 feet from his property.

Mr. Stanley Hornbuckle also stated that he would object to the proposal mentioned by Mr. Moore. He believed that the taking of 50 feet from lands on the mauka side should have been done before improvements were made on the properties.

Mr. Paul Cassiday, representing his mother who is the owner of lands on the mauka side, stated that lots fronting the highway were made 15,000 $\phi$  in area with the intention that 50 feet would be taken for the highway widening. After the taking, the lots will be 10,000 $\phi$  in area to be compatible with the rest of the lots in the surrounding area. He stated that this provision was made after verbal discussions with Mr. Houghtailing, the former city planning director.

Mr. Hornbuckle stated that the developer's intention was not made known to the purchasers of the properties.

Mr. Setsuji Kawamura, who lives on the mauka side of the highway near Paiko Drive, stated that he and his neighbors purchased their properties on the assumption that no more than 25 feet would be taken for the highway widening. He stated that taking of 50 feet on the mauka side will place a hardship on him and his neighbors. He believed that the taking of 25 feet on both sides of the highway would not defeat the purpose of a major thoroughfare.

Mr. L. Gowans, living on the corner of Paiko Drive and Kalaniana'ole Highway, was satisfied with the proposal to widen the highway on the mauka side only.

Mr. Jim Hunt of 5580 Kalaniana'ole Highway pointed out that the developer's purpose of laying out the larger sized lots is contrary to existing conditions because the homes were not built to provide for the 50-foot setback.

Mr. John Teixiera, living at 5592 Kalaniana'ole Highway, objected to the taking of more than 25 feet from his property on the basis that he had bought his property with the understanding that the taking would be only 25 feet.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Felix and second of Mr. Centeio.

The Commission discussed the feasibility of the proposed amendment under consideration. Some members were of the opinion that the present master plan should be retained in view of changing conditions. However, the Director reminded the Commission that the proposal under consideration today was approved by the Commission several years ago after several meetings. Mr. Chun-Hoon was of the opinion that the problem of 25 feet or 50 feet widening on the mauka side of Kalaniana'ole Highway between Kirkwood Place and Paiko Drive was held in abeyance until further study.

A motion to defer action was made by Mr. Centeio, seconded by Mr. Izumi, and carried.

**PUBLIC HEARING  
MASTER PLAN  
SCHOOL & PARK SITES  
MAKAHA, WAIANAE**

A public hearing was held to consider establishing on the master plan, a school and park site of approximately 10 acres on land situated 200 feet mauka of Lahaina Road between Jade Street and Water Street, Makaha, Waianae.

There were no protests filed. The Commission closed the public hearing and took the matter under advisement on motion of Mr. Centeio and second of Mr. Chun-Hoon.

Establishment of the school and park site on the Master Plan was approved by the Commission on motion of Mr. Felix and second of Mr. Lemmon.

**PUBLIC HEARING  
MASTER PLAN  
KAILUA-LANIKAI-  
KEOLU  
STREET PATTERN**

A public hearing was held to consider the proposed amendment to a portion of the Master Plan for Kailua-Lanikai-Keolu section and the proposed extension of the Master Plan as follows:

(1) Realignment of the master planned 80-foot Keolu Drive within the Enchanted Lake Development; and

(2) Establishment of an 80-foot Loop Road in the vicinity of Kaelepulu Pond and the necessary connecting roads as follows:

- (a) 80-foot road along Kawainui Stream to Kailua Road;
- (b) 60-foot road connecting with Ulumanu Drive within the Pohakupu Subdivision; and
- (c) extending Keolu Drive as an 80-foot right-of-way connecting with the proposed realignment of Kalaniana'ole Highway.

The staff reported that the purpose of establishing the roadway system is to provide for the residential developments proposed in the area. Redesign of Keolu Drive to connect with the Loop Road was done to discourage fast moving traffic along this residential roadway. The Loop Road was proposed because the Commission believed it would be more practical to serve as a residential roadway. A short stretch of Keolu Drive past the present business area will be left in its present width of 60 feet.

Mr. E. J. Viner, speaking on behalf of the Kaneohe Ranch Company and Centex-Trousdale Company, requested the Commission to withhold decision on the 80-foot roadway proposed along Kawainui Stream to connect with Kailua Road until they have completed their own master plan studies for development of lands in the area.

Mr. Joe Pao, developer, believed that the proposed plan was very practical because Keolu Drive in its present status as a straight highway, tends to be used as a speedway.

Mr. Richard Keppeler living on Wanaao Road inquired of the time schedule for construction so that he could be relieved of the nuisance of fast moving traffic.

The staff reported that construction of the roadway system would depend on the development of the Kaelepulu residential area and construction of the Waimanalo cut-off road.

Mr. Robert Morisugi, who owns a property on Keolu Drive, inquired of the square footage that would be taken from his property for the widening of Keolu Drive. He was advised to check with the staff for details regarding this matter.

This matter was taken under advisement on motion of Mr. Lemmon and second of Mr. Felix.

The Commission voted to close the public hearing and to approve the amendment to the Kailua master plan and to extend the Master Plan of Kailua by the establishment of the roadway system except for the 80-foot road along Kawainui Stream to connect with Kailua Road, on motion of Mr. Izumi and second of Mr. Felix. The Commission then voted to defer action on the 80-foot road along Kawainui Stream.

PUBLIC HEARING  
ZONING NOXIOUS IND.  
OR VARIANCE  
HONOULIULI, EWA  
BARBER'S POINT  
CAMPBELL ESTATE

A public hearing was held to consider the change in zoning from existing Rural Protective zone to Noxious Industrial or granting of a variance from existing Rural Protective zoning regulations to permit the establishment and operation of a quarry on approximately 560 acres of land situated at Honouliuli, Ewa (Barber's Point area)

approximately 1/2 mile south of Farrington Highway and 2,000 feet easterly from the shoreline.

Mr. M. L. Randolph, from the James Campbell Estate, introduced Mr. Robert D. Fisher, President of the Hawaiian Cement Corporation and also a Vice-President of Cyprus Mines Corporation and Director of that company; Mr. John Kinard, President of the Riverside Cement Company, a division of the American Cement Corporation, a Vice-President of American, a member of its Board and of its Executive Committee; and Mr. Howard R. Starke, Vice-President and Technical Director of the Hawaiian Cement Company and the American Cement Corporation. These men are to speak on the details of the proposed operation of the barge harbor, cement plant and quarrying.

Mr. Randolph read a prepared statement on the proposed development of the area along with a brief resumé of the Estate's plan of an industrial park development. He summarized by requesting the Commission to approve this application for a variance for the following reasons:

- (1) The use will be compatible with surrounding development plans and no one will be injured or blighted;
- (2) It conforms with an over-all long range master plan;
- (3) It creates no problems of dust;
- (4) It adjoins Noxious Industrial areas; and
- (5) It is uniquely situated for the type of operation contemplated in terms of direction of prevailing wind and surrounding uses.

He requested the Commission to grant a variance in lieu of noxious industrial zoning, since zoning can come later when completion of necessary improvements and facilities is more imminent. He requested the variance be made to terminate on December 31, 2010 or until the proposed use ceases, whichever occurs first. (His prepared statement was placed on file).

Mr. Robert D. Fisher's prepared statement reporting on the cement plant operation and Mr. John Kinard's prepared statement on the operation of a quarry and cement manufacturing plant were placed on file. A copy of a report submitted to the Board of Health from Mr. Howard R. Starke was also placed on file.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Felix and second of Mr. Centeio.

The Commission noted that the factors justifying the granting of a variance was discussed previously. It found that the area has limestone layers suitable for manufacturing of cement; that the use will not detract from surrounding uses; and that the present zoning does not permit maximum and best economic use of the premises.

The Commission voted to approve the granting of a variance to terminate on December 31, 2010 or until the proposed use ceases, whichever occurs sooner, on motion of Mr. Felix and second of Mr. Izumi. Mr. Chun-Hoon refrained

**PUBLIC HEARING  
ZONING ORDINANCE  
ORDINANCE #1703  
OFF-STREET PARKING  
REQUIREMENTS**

from voting. He believed that this matter should be deferred for further study regarding dust problems and action taken at the same time of the Permanente Cement Company application.

A public hearing was held to consider Ordinance No. 1703 which amends Ordinance No. 1637, as amended, by amending Section 2 thereof, relating to the effective date of the new off-street parking requirements for apartment houses and multiple family dwellings. This Ordinance establishes June 30, 1959 as the last date for filing of building permits for multiple family dwellings and apartments whereby the one parking stall for every four units requirements can apply. After this date, all such dwelling units and apartments must provide one parking stall for every two units. No extension will be granted.

A property owner expressed his opinion that a definite distinction should be made for parking requirements for hotels, co-op apartments, and residential. The staff informed him that parking requirements for various uses are specified in Ordinance 1637 and advised him to obtain a copy of the Ordinance from the Clerk's office.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Felix and second of Mr. Izumi.

The Commission voted to approve Ordinance 1703 on motion of Mr. Felix and second of Mr. Centeio.

**PUBLIC HEARING  
ZONING NOXIOUS  
INDUSTRIAL OR  
VARIANCE  
MAILI, WAIANAE  
MAKAI SIDE OF  
PAAKEA ROAD  
PERMANENTE CEMENT  
CO.**

A public hearing, continued from May 28, 1959, was held in the Board of Supervisors' conference room to consider the following changes in zoning or granting of a variance for approximately 200 acres of land situated on the makai side of Paakea Road, between Hakimo Road and Maililili Road, Maili:

- (1) Rural Farm District to Noxious Industrial for the proposed cement plant site; and
- (2) Variance from existing Rural Farm District regulations to permit quarrying or strip mining operations for area other than the plant site or change in zoning to Noxious Industrial.

Mr. Allen Hawkins, representing several independent cattlemen, poultrymen, and truck farmers, believed that the Commission should visit the Maili area and see for itself the extensive improvements made by these people. He cited the operations of the Inafuku brothers on egg production, the dairy farm of the Kamiya brothers, the fruit orchard of the Miyamotos and others who are directly affected by the proposed cement operation because of its close location to their farms. He stated that the prevailing wind blows toward the ocean which would create dust and noise problems and would ruin the farm operations.

Mr. W. C. Jennings, representing the Mokuleia Ranch and Land Company, reported that he visited the Cushmanbury Plant of Permanente Cement Co., located in Lucerne Valley, California, on May 12, 1959. He presented photographs taken of the plant and quarry and stated that the plant is unsightly, there is dust and smoke, and the quarrying is a very noisy operation. He noted that Mr. Kenneth Young also reported that residents in the vicinity of Permanente

Cement Company plants have filed complaints on dust, smoke and noise problems. Therefore, he believes that such a plant cannot be located in Maili without damage to the value of surrounding properties and destruction to the potential of Maili Beach as an apartment, hotel and beach resort. The Company had requested the Planning Commission to have air pollution studies made. The Company is now in a position to underwrite the cost of these studies if the Commission would indicate what studies should be made, who is to do it, and the time limit for completion of the study. He has been authorized to institute both the economic and the air pollution studies if assurance is given by the Planning Commission that such studies will receive due consideration and study by its staff in the Master Planning and Zoning of the Maili area. (Mr. Jennings' written statement was placed on file).

Mr. Walter E. Bliss, attorney for the Mokuleia Ranch and Land Company, Ltd., declared that zoning of an area should be done after a thorough study and a master plan has been adopted, otherwise, spot zoning would result. He noted that the representatives of the Permanente Cement Company stated that the cement plant will be equipped with precipitators which would collect 99.74% of the dust emanating from the kilns. He pointed out that residents in the Santa Clara Valley Area, California, living approximately 1-1/2 to 2.58 miles from the Permanente Cement plant operation have filed numerous complaints about the cement dust nuisance. He stressed that the proposed cement plant in Maili will be only .6 miles from the beach area. He then cited Mr. C. T. Loo's operation of a quarry in Lualualei whereby numerous complaints were made by residents regarding dust nuisance. He noted that the method of operation conducted by Mr. Loo are substantially the same method to be used by Permanente. Mr. Bliss indicated that, the Oahu Planning Associates which is conducting the master plan studies for the rural areas, did not state that it considers this area suitable for noxious industrial uses. He stressed that the Commission weigh the following facts in its consideration of this application:

(1) Under the existing zoning ordinances, noxious industry permits the utilization of the area for any type of noxious industrial uses. Once improvements are put in, the owner has a vested right to continue the use.

(2) Federal funds were obtained to assist in the preparation of a master plan for this area; therefore, all requests for changes in zoning should be held in abeyance until the master plan is adopted.

(3) A variance is being considered for the operation of the quarry. The existing ordinances specify that the owner or lessee of record of the property affected may file an application for a variance. In the present case, Permanente is not the owner or lessee of record but merely has an option to buy.

On behalf of his client, Mr. Bliss requested the Commission to defer action until the master plan has been adopted. (Mr. Bliss's written statement was placed on file).

Mr. Clark Reynolds, a realtor and appraiser, stated that he represents several land owners in the Waikiki area who are interested in acquiring property in Maili for a resort-

hotel development. However, these people would not be interested if noxious industrial uses are permitted in the area.

Mrs. C. Ford, private citizen, did not take a stand pro or con in the issue. As a property owner in the area, she expressed interest in how the area is to be developed. She believed that the problem of whether or not the cement plant operation would be noxious should be studied by unbiased persons such as the Public Health Board or the Bureau of Sanitation. The area seems to be suited for resort development; however, she did not believe dual uses should be permitted in the area. She believed that the master plan for this area should be expedited so that this problem could be settled.

Mr. Ben Takayesu inquired whether the request for a variance was official. The Director reported that the Commission had suggested a variance in order to control the use and prohibit other noxious industrial uses to locate in the area should it look with favor to the proposed use.

Mr. Takayesu then inquired whether there was a master plan study for the rural areas and how soon it was expected to be finished.

The Director explained that under the Urban Planning Grant Contract signed with the Federal Government, a master plan of the entire island of Oahu is to be prepared. The completion date is February, 1960, and there is no obligation on the part of the private consultants hired under this contract to finish the studies before that date. However, the Commission had asked the consultants to expedite their studies and submit preliminary report for certain areas, such as, the Punaluu, Waianae, Pearl City, and Ewa areas so that the Commission would have a guide to consider major development changes. The preliminary plans for Waianae should be ready for presentation to the Commission in a few weeks.

Mr. David McClung, member of the House of Representatives, believed that the parties opposing the location of the cement plant operation in Maili were setting up a "smoke screen" since they are the same parties who are requesting a variance for the operation of a quarry and cement plant in Ewa. They are the same parties who prohibited the past legislature from acting in order to provide more land for the farmers and they are the same parties who own property in the Waikiki area and are not helping the tourist industry by leaving their property idle. He believed that waiting until the master plan study is completed would take too long. Action should be taken now when a development is ready to commence. Economic activities in the island should be encouraged so that the people would stay in the islands. He urged the Commission to grant the request so that a \$12 million plant can be constructed to provide the jobs needed for the people of the island.

Mr. C. T. Loo, commenting on the remarks made by Mr. Bliss, that his quarry operation created a dust nuisance, indicated that in the 15 months while he was in operation, he did not receive any complaints from his neighbors. It was after he had sold his lease to the Western Rock Products that complaints were made. The nuisance was created because

the new owner had relocated the crushing plant and had used a different method of screening and stock piling of coral. This nuisance has been abated after the crushing plant had been moved back to its original location and other methods were taken for screening and stock piling of coral. Since then the Pacific Cement and Aggregates, Inc., has taken over the lease.

Mr. Delfin Velarde, president of the Waianae District Council, read the names of the 25 or more organizations and clubs that it represents. He stressed to the Commission that the people believe there will be no dust problem or health hazard. The people living in the area who are concerned the most are the ones who favor the proposed use; therefore, he urged the Commission to make a decision today.

Mr. Anderson, who lives right next to the property under consideration, could not understand why the people in the Waianae-Makaha area were so concerned when they are situated 4 or 5 miles away from this area. He believed that the people in Maili are the ones who should have a voice in this matter.

Henrietta Duarte, who lives in Maili, inquired how Gaspro was granted its zoning change, and wouldn't Gaspro operation also be a threat to the beach development.

The Director stated that Gaspro operation was permitted because it was the reactivation of an old cement plant operation. This plant is located on the other side of the ridge in Waianae and does not affect Maili Beach. With respect to its operation, he stated that no complaints have been received from private citizens or the Board of Health regarding dust nuisance.

Mr. Floyd Lovell indicated that quarry operation tends to increase the value of land since 10 years ago land within the Gaspro area sold for 10¢ a square foot; today, it is 80¢ a square foot.

Mr. Roy W. Johnson, who resides in Maili and owns a service station, believed that the voice of the people should be considered in this matter. He believes that the cement plant operation would have such an effective dust control measure that he intends to purchase a property near the plant and operate an open air drive-in restaurant.

Mr. E. S. Ferreira, owner of the Ferreira Dairy, indicated that his dairy farm is about 1/2 mile away from Gaspro. He believed that if Mr. Kaiser was permitted to construct his cement plant in Maili, more jobs would be created for the high school graduates.

Lydia Holt Wright, daughter of George H. Holt whose estate has approximately 432.95 acres of land in the near vicinity, requested the Commission to defer action on the application until further studies are made.

Mr. Isaac Smythe, who lives in Waianae, believed that the contract with the Federal Government should be amended so that the private consultants would be compelled to complete their studies for the Waianae area as soon as possible because of the urgency of this matter. In answer to the remark made that the problem of Maili should not be the concern of the adjoining communities, Mr. Smythe

indicated that the Waianae District consists of the area from Nanakuli to Kaena Point; therefore, when economic problems are involved, the problem of one community is the problem of the rest of the communities.

He further stated that a proposed tourist-resort development for the area seems reasonable but there is no assurance of it becoming a reality. An indication that it would be a second Waikiki seems absurd because of the contour of the shoreline and beach facilities and great sums of money which must be expended to improve the area. He did not believe tourists would be attracted to this area because a tour around-the-island would take the Waialua-Wahiawa-Honolulu route to see the plantations and pineapple fields. Kaena Point and its vicinity can only offer deep sea fishing facilities. He pointed out that there is only one area in Waianae that can offer safe swimming and that is Pokai Bay. He believed that residential and farm uses can exist near noxious industrial uses and cited as an example the Kahauu area where the Commission had zoned an area for noxious industrial uses and within that same area, zoning was provided for residences and farms. He stated that the Kaiser operation would not only help the people economically but would also provide the badly needed medical facilities for the area. He, therefore, endorses the construction of the Permanente Cement plant in Maili.

Mildred Sorensen, who lives in Makaha, believed that if Gaspro can be permitted in the area then Permanente should also be permitted there.

The Commission closed the public hearing and took the matter under advisement on motion of Mr. Felix and second of Mr. Lemmon.

After discussing this matter further, the Commission stated that since a master plan study is being undertaken, it has a moral obligation to the people to see that an area is developed in an orderly manner. It noted that the private consultants are expediting their studies for the Waianae area and should be ready to present a preliminary report within two or three weeks.

A motion to defer action until such time the consultants have completed their preliminary report for Waianae was made by Mr. Felix, seconded by Mr. Izumi, and carried. Mr. Centeio refrained from voting on this matter. He believed that an indefinite time should not be placed on the deferral action.

**ZONING CLASS A  
RESIDENTIAL  
KANEHOHE  
MAUKA SIDE OF  
KAMEHAMEHA HIGHWAY  
CENTEX-TROUSDALE  
COMPANY**

The Commission voted to defer action, on motion of Mr. Lemmon and second of Mr. Miho, on the request for change in zoning from Rural Farm District, Rural Protective, and Class A-1 Residential zoning to Class A Residential for approximately 130 acres of land situated in Kaneohe, Kahuku side of the Tunnel Approach Road and mauka of Kamehameha Highway. The Commission members had visited the site.

**ZONING HOTEL & APT.  
KANEHOHE  
KAHUKU SIDE OF  
KEAHALA ROAD  
EVANS YIM, ET AL**

The Commission reviewed again the request for change in zoning from Class A-1 Residential to Hotel and Apartment for approximately 2-1/2 acres of land situated on the Kahuku side of Keahala Road, mauka of Kamehameha Highway, Kaneohe. The Commission members had visited the site.

ZONING BUSINESS  
KAHALUU  
KAMEHAMEHA HIGHWAY  
& AHUIMANU ROAD  
MAN FAI YOUNG &  
KENNETH M. HIGA  
BY: MORIO OMORI

On the bases that this area is situated quite a distance from existing business areas and is in the heart of a residential area, Mr. Felix made a motion to look with disfavor to the request for rezoning. This motion was seconded by Mr. Centelo and carried.

Messrs. Chun-Hoon and Lemmon voted in the negative. Mr. Chun-Hoon stated that it is his understanding that there is a definite need for apartment areas in Kaneohe and believed that further studies should be made.

The Commission reviewed further a request for change in zoning from Class AA Residential to Business for approximately 45,000# of land situated at the corner of Kamehameha Highway and Ahuimanu Road. The Commission members had visited the site. Action was deferred for further staff study.

The staff reported that this triangular area seems ideal for business development since the land has been leveled. However, the Commission has established a master plan for the Kahaluu area and approximately 28 acres in the adjoining areas have been zoned for business. Since the population growth of Kahaluu is slow, development of the business areas is also slow; therefore, the staff cannot recommend additional areas for business uses at this time. The Commission had also realized this fact by looking with disfavor to other business and industrial zoning requests that had been made.

Attorney Morio Omori, representing the applicants, indicated that there is a need for additional business area since he has several letters on file from businessmen interested in locating in this area. He pointed out that other areas zoned for business are on low land and a great deal of improvements would be needed to make it available for prospective tenants. He stated that Shell Oil Company is interested in constructing a service station at the corner, therefore, elimination of any large building would avoid a traffic hazard at that intersection. He believed that zoning of this area to business would be in conformity with the surrounding area. Also, the applicant is restricting himself to the zoning of the area exclusive of the proposed highway right-of-way.

This matter was taken under advisement on motion of Mr. Felix and second of Mr. Centelo.

In discussing this matter further, the Commission noted that it had disapproved the request of Dr. Yap who had proposed a business development on property adjoining the presently zoned business area and was ready to begin construction. There were some members who believed that his rezoning application should be considered at the same time the applicant's request is to be considered at a public hearing. A Commission member pointed out that since the Commission is considering deviating from its policy to follow the master plan, this matter should be discussed before a fuller Commission. However, it was pointed out that this may not be reasonable since a full Commission may not be present for some time because of the absence of Mr. Komatani who is scheduled back from the mainland sometime in July.

Mr. Izumi's motion to authorize the calling of a public hearing for the applicant's rezoning request only was

seconded by Mr. Centeio, but was lost by the negative votes of Messrs. Chun-Hoon, Lemmon, Miho and Felix.

After further discussion, Mr. Felix made a motion to authorize the calling of a public hearing to consider both the applicant's request and Dr. Yap's request for rezoning to business. This motion was seconded by Mr. Centeio and carried.

ZONING HOTEL & APT.  
KEWALO  
1121 HOOLAI STREET  
ALBERT T. HAYASHI

The Commission visited the site at 1121 Hoolai Street for which a request for change in zoning from Class A Residential to Hotel and Apartment for a 5,326 $\frac{1}{2}$  parcel of land was made. The Commission noted that Hoolai Street is improved with curbs, gutters, and sidewalks.

Development plans were submitted and the applicant proposes to construct a new two-story 4-unit apartment building on the rear portion of the lot and retain the existing dwelling on the front portion of the lot. Off-street parking facilities for three cars will be provided.

This matter was taken under advisement on motion of Mr. Felix and second of Mr. Centeio.

The Commission authorized the calling of a public hearing to consider this rezoning request on motion of Mr. Chun-Hoon and second of Mr. Lemmon.

ZONING HOTEL & APT.  
KEWALO  
RYCROFT & ALDER STS.  
DAVID Q. I. YEE

The Commission reviewed a request for change in zoning from Class B Residential to Hotel and Apartment for a 3,592 $\frac{1}{2}$  parcel of land situated on the corner of Rycroft and Alder Streets. The Commission members had visited the site.

The applicant proposes to erect a two-story 3-unit apartment and has indicated his willingness to post a bond to guarantee construction of street improvements and utilities in accordance with the Chief Engineer's requirements.

The Director reported that this matter was referred to Mr. David Bent, Urban Renewal Coordinator, for initiation of an improvement district to construct the necessary street improvements and utilities. Mr. Bent replied that he referred this matter to the Chief Engineer for study of an improvement district. The Director reported that the Chief Engineer has other priority studies to make and it may be several years before he could make a study of this area.

This matter was taken under advisement on motion of Mr. Felix and second of Mr. Izumi.

The Commission authorized the calling of a public hearing to consider this application on motion of Mr. Miho and second of Mr. Lemmon.

ZONING BUSINESS  
WAIKIKI  
KALAKAUA AVENUE  
& LEWERS ROAD  
SHERATON HAWAII,  
CORP., ET AL

The Sheraton Hawaii, Corp., and Hotel Operating Company of Hawaii, Ltd., have submitted a request that the Commission look with favor to future rezoning to business, for properties situated between Helumoa Road and the existing business zones makai of Kalakaua Avenue on both sides of Lewers Road. They requested that the Commission give some indication on this matter because they are presently conducting at a considerable expense, future development plans of their properties in this area.

Mr. Felix pointed out that there are a number of non-conforming business uses within this area. The Capital Investment property is operating under a variance permit issued in 1954. The same situation exists for the Old Plantation property and there are other dress shops, stores, and business uses conducted in the area. Therefore, it would be a natural extension of the business area to Helumoa Road.

Mr. Izumi made a motion to look with favor to business zone for this area on the basis that there are non-conforming business uses existing in the area. This motion was seconded by Mr. Centelo.

The Director reminded the Commission of its policy taken on May 21st not to consider any new applications for zoning changes. Deviation from such policy for one case should then be applied to all other applications in order to treat all parties fairly. The Director pointed out that there are some non-conforming business uses but the others are permissible accessory uses as part of a hotel operation such as the Capital Investment and Roy C. Kelley operations. The Old Plantation House is suppose to be a hotel-apartment operation. Many alleged zoning violations were corrected by the Public Prosecutor's office, and if there are other violations, they will be checked on. In the absence of further over-all study for this area, he believed the Commission should not look with favor to business uses at this time. He reminded the Commission that this problem was considered by the Commission for over a period of years. The problem was not the question of whether or not it was a logical extension but that of necessary street improvements and off-street parking facilities.

Mr. Centelo stated that if the privilege of having accessory uses can be granted, then business zoning can also be granted. He believed that the owners were entitled to the best use of their land.

Mr. Chun-Hoon stated that this matter was brought before the Commission on many occasions; however, the Commission had deferred action until such time the street is widened and the owners could show off-street parking facilities. He believed that the staff should be given an opportunity to review and study this matter further for recommendation to the Commission.

Mr. Felix declared that this area will become blighted if development is hampered because of the insistence that the road must be widen first. Since this is a logical extension, he believed that business uses should be permitted in the area.

Mr. Miho stated that it would be difficult to make a decision on this matter without further study.

A vote was then taken on the motion. The motion was carried. Messrs. Miho, Chun-Hoon, and Gignoux voted in the negative. Mr. Chun-Hoon questioned the right of Mr. Felix to vote on this matter.

Checking on the variance permit issued to Capital Investment, the staff reported that the permit was issued in 1954 since the applicant did not meet the requirements of the ordinance as existing at that time. However, subsequent

to the variance, the ordinance was amended along the basis of the variance.

**ZONING ORDINANCE  
ORDINANCE 1705  
EXEMPTION OF  
GOVERNMENTAL  
AGENCIES FROM  
CERTAIN REQUIRE-  
MENTS**

The Commission, on motion of Mr. Centeio and second of Mr. Izumi, authorized the calling of a public hearing to consider Bill No. 25, Ordinance 1705, to amend Section 21-2.11 of the Revised Ordinances of Honolulu 1957, relating to variances in Restricted Residential Districts, exempting governmental agencies from circulating notices to property owners within a 500-foot radius when a variance from lot area requirement within a restricted residential area is required.

**ZONING BUSINESS  
PALAMA  
MAKAI SIDE OF  
SCHOOL STREET**

The Commission, on motion of Mr. Felix and second of Mr. Centeio, adopted and authorized transmission to the Mayor and the Board of Supervisors for approval, City Planning Commission Resolution No. 1030, changing a portion of Class A Residential District No. 26 to Business District No. 258 for land situated on the makai side of School Street opposite St. Theresa Catholic Church, Palama.

**MISC.  
MEETING ON WEDNESDAY,  
JUNE 10, 1959**

The Commission authorized the calling of the next meeting of the City Planning Commission on Wednesday, June 10, 1959, at 4:00 p.m., on motion of Mr. Felix and second of Mr. Centeio. The Commission stated that no further applications for rezoning or land use will be considered.

The staff was instructed to advise the following applicants that the Commission will not consider their requests until after July 1, 1959:

**ZONING HOTEL & APT.  
KALIHI  
GULICK AVENUES  
MOSES AKIONA**

(1) Mr. Moses Akiona on his request for change in zoning from Class B Residential to Hotel and Apartment for approximately 21,000 $\pm$  of land situated on the Waikiki side of Gulick Avenue, between Pacheco and Beckley Streets.

**ZONING VARIANCE  
KAIMUKI  
3725 WAIALAE AVE.  
MR. & MRS. STANLEY  
Y. F. GOO**

(2) Mr. & Mrs. Stanley Y. F. Goo on their request for variance from existing Class A Residential regulations to construct an additional dwelling unit on a 9,919 $\pm$  parcel of land situated at 3725 Waiialae Avenue.

**ZONING INDUSTRIAL  
WAIU  
KAMEHAMEHA HIGHWAY  
HENRY Y. MIZUMOTO**

(3) Mr. Henry Y. Mizumoto on his request for change in zoning from Rural Business and Highway Protective uses to Industrial for a 14,662 $\pm$  parcel of land situated on the makai side of Kamehameha Highway in Waiu.

**ZONING SEMI-INDUST.  
KAILUA  
SOUTH OF KAILUA RD.  
CENTEX-TROUSDALE  
CO.**

(4) Centex-Trousdale Co., on its request for change in zoning from Rural Protective uses to Semi-Industrial for approximately one acre of land situated near the Kailua Shopping Center area behind the Watumull's off-street parking area.

**ZONING BUSINESS  
WAHIAWA  
CALIFORNIA AVENUE  
& UUKU STREET  
ARTHUR ULRICH**

(5) Mr. Arthur Ulrich on his request for change in zoning from Class A-1 Residential to Business for approximately 15,000 $\pm$  of land situated on the corner of California Avenue and Uuku Street.

**ZONING BUSINESS  
MANOA  
E. MANOA ROAD  
H. YAMAMOTO**

(6) Mr. Hirotohi Yamamoto on his request for change in zoning from Class A-1 Residential to Business for a 5,893 $\pm$  parcel of land situated on the makai-Koko Head corner of Manoa Road and Keama Place.

**ZONING HOTEL & APT.  
KALAMA  
H. KALAHEO AVENUE  
EDWIN T. KAM**

(7) Mr. Edwin T. Kam on his request for change in zoning from Class AA Residential to Hotel and Apartment for a 4 acre parcel of land situated on the makai side of North Kalaheo Avenue, Kalama.

The following subdivision actions were taken by the Commission on motion of Mr. Lammon and second of Mr. Izumi:

SUBDIVISION ✓  
MOANALUA  
FT. SHAFTER  
UNITED STATES OF AMERICA  
SURV: JOHN CLINE MANN  
UNRESTRICTED  
RESIDENTIAL

The Commission granted approval to the proposed subdivision of the following:

- (1) Lot N-1-A-2-A of Land Court Application 1074 at Moanalua into 2 lots: N-1-A-2-A-1, 1.425 acres and N-1-A-2-A-2, 9.784 acres and the termination of Hawaiian Electric Co., Ltd., transmission line;
- (2) Lot M-1 of Land Court Application 1074 into 2 lots: M-1-A, 18.304 acres; M-1-B, 4.792 acres;
- (3) Proposed consolidation of Lot N-1-A-2-A-1 (1.425 acres) of Land Court Application 1074 with Presidential Executive Order No. 4545, Parcel 2 dated November 19, 1926 (10.996 acres) to create Area "A", 12.421 acres, to be used as a construction site of the Capehart Housing Project.

Exclusion 16 is a perpetual easement for ingress and egress and was acquired by the U.S.A. pursuant to a Declaration of Taking filed on April 26, 1946 in Civil Action No. 728.

Access for Lot N-1-A-2-A-2 is over Exclusion 16, Lots M-1-A, and M-1-B of Land Court Application 1074 and Area "A" the Capehart Housing Project and thence to the New Federal Aid Highway (Moanalua Road).

Lot M-1-A will have access across Lot M-1-B and both lots will have access to a public highway over Exclusion 16, and Area "A" and thence to Moanalua Road.

Lot M-1-B will be used as a contractor's storage site. Water is available. Final survey maps and a copy of the Petition for Subdivision in the Land Court have been filed.

SUBDIVISION ✓  
KAPALAMA  
OFF SCHOOL STREET  
B. P. BISHOP ESTATE  
SURV: C & C LAND DIV.  
BUSINESS, VARIANCE  
NO. 348 & CLASS A

Approval was granted to the proposed subdivision of Tax Map Key 1-6-22: 1 being Improvement District No. 130 into 10 parcels for roadway purposes: 1, 3.307 acres; 2, 0.652 acre; 3, 0.272 acre; 4, 1.232 acres; 5, 0.447 acre; 6, 1.064 acres; 7, 0.493 acre; 8, 0.697 acre; 9, 1.653 acres, and Parcel A, 0.026 acre.

The Board of Supervisors by Committee Report Nos. 397 and 409 and Resolution No. 74 dated February 10, 1959, informed the Commission that the contract for the construction of "Improvement District No. 130" has been awarded to Territorial Contractors.

Final survey maps have been filed. The subdivider will be requested to resubmit his final maps eliminating the lots.

SUBDIVISION ✓  
KUKUI STREET  
DR. HENRY C. AKINA  
SURV: M. YAMASHITA  
FIRE DISTRICT #2

The Commission deferred action on the proposed subdivision of portion of Land Commission Award 10806, Apana 13 to Kamehameha III being Parcel 44 of Tax Map Key 2-1-04 into 2 lots: A, 14,310 $\frac{1}{2}$  less 335 $\frac{1}{2}$  master plan setback area leaving a net area of 13,975 $\frac{1}{2}$  together with various improvements on the premises; B, 5,020 $\frac{1}{2}$  less 312 $\frac{1}{2}$  master plan setback area leaving a net area of 4,708 $\frac{1}{2}$ .

The existing buildings on proposed Lot B are in the process of being torn down.

Since this proposed subdivision is situated within the area designated as Urban Redevelopment Area No. 3, this matter will be referred to the Honolulu Redevelopment Agency for its comments and to the applicant for submission of maps showing off-street parking areas for the new building.

SUBDIVISION ✓  
WAIKIKI  
KUHIO & LEWERS ROAD  
MAGOON ESTATE, LTD.  
LESSEE: ISLAND SERVICES,  
LTD.  
HOTEL & APARTMENT

Approval was granted to the proposed consolidation of the following:

- (1) Lots 49 and 50 of Land Court Application 1293, (Map 1) into one lot of 10,202 $\frac{1}{2}$ ;
- (2) Lots 1-C-1 and 1-C-2 of Land Court Application 811 (Map 3) into one lot of 3,101 $\frac{1}{2}$ ;
- (3) The 10,202 $\frac{1}{2}$  lot of Land Court Application 1293 with the 3,101 $\frac{1}{2}$  lot of Land Court Application 811 into one lot of 13,303 $\frac{1}{2}$ .

Final maps have been filed.

SUBDIVISION ✓  
KAPAHULU  
KOKO DRIVE  
TARO SHINSATO, ET AL  
SURV: T. HARANO  
CLASS A

Action was deferred on the proposed subdivision of portions of Lots 15 and 16 of Kahala Heights Tract at Kapahulu into 2 lots: A, 5,000 $\frac{1}{2}$  and B, 10,000 $\frac{1}{2}$  with two existing dwellings.

Koko Drive is a public right-of-way. Lot width for proposed Lot A shows 49.95 feet. Contours show approximately 30% grades.

Inasmuch as proposed Lot B will be using a 20-foot easement for ingress and egress, a document giving Parcel 20 of Tax Map Key 3-3-13 a perpetual easement over the 20-foot easement is required. The subdivider will be requested to submit evidence of right to use the existing 20-foot roadway easement.

SUBDIVISION ✓  
SCHOOL STREET  
ISHI UYEDA, ET AL  
AGENT: M. OMORI  
SURV: PARK & PARK  
CLASS A (PROPOSED  
BUSINESS)

Approval was granted to the proposed consolidation of Lot U (Map 2) and Lot V-2 (Map 13) of Land Court Application 557 at the southwest side of School Street into Lot 27, 8,891 $\frac{1}{2}$ .

A public hearing was held and approved by the Commission on February 19, 1959, changing the zoning from Class A Residential to Business zone (Resolution No. 1030).

Final survey maps have been filed.

SUBDIVISION ✓  
KAILUA  
MOKULUA DRIVE AND  
KAELEPULU ROAD  
SOPHIE WALKER, ET AL  
CLARENCE J. OLDS  
CLASS AA

Tentative approval was granted to the proposed consolidation and resubdivision of Lots 79, 80, and 81 of Land Court Application 505 (Map 2) at Kailua into 4 lots with areas ranging from 10,071 $\frac{1}{2}$  to 12,950 $\frac{1}{2}$  less master plan setback areas ranging from 560 $\frac{1}{2}$  to 886 $\frac{1}{2}$  leaving net areas ranging from 9,476 $\frac{1}{2}$  to 12,390 $\frac{1}{2}$ , together with a 20-foot building setback line affecting the three lots fronting Mokulua Drive.

Approval will be subject to compliance with Board of Health requirements and the filing of final maps noting the proposed master plan setback areas. Water is available.

SUBDIVISION ✓  
PALOLO VALLEY  
PALOLO AVENUE &  
KAUHANA STREET  
AKIN YEE  
AGENT: MASATO DOI  
SURV: S. TAKEMOTO  
BUSINESS & VARIANCE  
PERMIT NO. 30

Approval was granted to the proposed consolidation of Lots 2 and 36 being portion of R. P. 5643, Land Commission Award 4524-B, Apana 2 to David Adams at Palolo Valley into Parcel A, 10,006 $\mu$  less 250 $\mu$  master plan setback area leaving a net area of 9,756 $\mu$ .

The Commission on May 21, 1959 in considering the request from the applicant for a change in zoning from Class A Residential (Variance Permit #30) to Business, requested the applicant to submit maps showing the consolidation of Lots 2 and 36, therefore, the applicant is complying with the request.

Final maps showing the consolidation of Lots 2 and 36 have been filed.

SUBDIVISION ✓  
AIKAHI  
KANEHOE BAY DRIVE &  
MOKAPU ROAD  
BAROLD K. L. CASTLE  
AGENT: CENTEX-  
TROUSDALE CO.  
SURV: L. FREDERICK  
PACK & ASSOCIATES  
CLASS AA (PROPOSED  
AA & A-1)

The Commission reviewed the proposed subdivision of Aikahi Park being Tax Map Key 4-4-11: 2 at Aikahi into 282 residential lots with areas ranging from 7,500 $\mu$  to 14,800 $\mu$  less 500 $\mu$  to 790 $\mu$ , leaving net areas ranging from 7,500 $\mu$  to 14,800 $\mu$  together with 32, 44, 54, and 60-foot rights-of-way; Lot 283, 20,000 $\mu$  less 980 $\mu$  master plan setback area leaving a net area of 19,020 $\mu$  and being the Fire Station site; Lot 284, 7.5 $\frac{1}{2}$  acres less 0.206 acre (9,000 $\mu$ ) master plan setback area leaving a net area of 7.294 $\frac{1}{2}$  acres.

Lot 241 (9,600 $\mu$ ) is a 12-foot flag lot and the corner of the entrance should be rounded for ease of access.

The subdivision plan creating the Fire Station site and the Sewage Treatment Plant site was approved by the Commission on April 23, 1959.

The Commission on May 14, 1959 after a public hearing, approved the change in zoning from Rural Class AA to Rural Class A-1 Residential for approximately 61 acres of land.

The subdivision plan shows a 54-foot right-of-way separating the Class AA and Class A-1 zonings and being 675 feet in length. This roadway tapers down to a right-of-way width of 44 feet for 300 feet and finally tapers down to a 32-foot right-of-way for approximately 600 feet.

The staff recommended a 56-foot right-of-way in lieu of the 54-foot shown and a revised street pattern which eliminates several deadend streets by providing for a loop road in the area. The applicant has stated that he will comply with the layout as proposed by the staff.

The Commission voted to grant tentative approval with approval subject to submission of revised plan as recommended by the staff including a 10-foot walkway to the park site between Lots 72 and 73, comments from the Territorial Highway Department since this subdivision fronts a Federal Aid Highway, construction of all street improvements and utilities and drainage facilities and the filing of final survey maps. The Commission stated that it makes no commitment to the proposed business zone shown for Lot 284.

SUBDIVISION ✓  
KANEHOE  
LILIPUNA PLACE  
WATSON LEE  
AGENT: SIDNEY I.  
HASHIMOTO  
SURV: R. M. TOWILL  
CLASS A-2

The Commission reviewed the proposed subdivision of portions of R. P. 1389, Land Commission Award 2343 to Keliawaiwole and R. P. 1385, Land Commission Award 2555, Apana 2 to Wahaulaula at Kaneohe into 5 lots: A, 6,000 $\mu$ ; B, 6,001 $\mu$ ; C, 7,133 $\mu$  less 1,320 $\mu$  roadway easement area leaving a net area of 5,813 $\mu$ ; D, 6,000 $\mu$  less 1,260 $\mu$  master plan setback area leaving a net area of 4,740 $\mu$ ; E, 6,003 $\mu$  less 630 $\mu$  master plan setback area leaving a net area of 5,373 $\mu$ .

Lilipuna Place is a private right-of-way. A public hearing was held by the Commission on April 23, 1959 for a change in zoning from Rural Class AA to Rural Class A-2 Residential District #8 (Resolution No. 1045). The Board of Supervisors by Committee Report #162 dated May 19, 1959 concurred in the passage of Resolution 1045 approving the zoning change.

The Commission's attention was called to the fact that the existing 12-foot roadway easement being the right-of-way connection to Easement A of Tax Map Key 4-5-57: 17 has been moved approximately 12 feet southerly, therefore, deleting the access for Parcel 17 of Tax Map Key 4-5-57.

Lot C, 7,133 $\mu$  less 1,320 $\mu$  roadway easement area, leaving a net area of 5,813 $\mu$  does not meet the minimum lot size area requirement of a Class A-2 Residential district, therefore, the applicant must comply with the provisions pursuant to Ordinance 1567.

Inasmuch as Lilipuna Place is a private right-of-way, certification by the Chief Engineer with respect to the adequacy of the pavement of Lilipuna Place is required.

The Commission voted to defer action for clarification of access for Lot 23-B of Tax Map Key 4-5-57: 17 and submission of revised plans showing lot areas conforming to Class A-2 Residential District.

SUBDIVISION ✓  
MAKAHA  
LAHAINA & HANAIEI STS.  
HAROLD NADLER  
RURAL PROTECTIVE

The Commission reviewed a sketch plan of a proposed consolidation and resubdivision of Lots 926 and 927 of Land Court Application 1052 at Makaha into 3 lots: A, 7,500 $\mu$ ; B, 7,600 $\mu$ ; and C, 31,356 $\mu$ , which was referred to the City Planning Commission by the Board of Supervisors through Committee Report #1662 dated May 19, 1959.

The Board of Water Supply reported that there is inadequate water to serve the lots.

On the basis that water is not available, the Commission voted not to look with favor to the proposed subdivision plan and to advise the Board of Supervisors of the basis of the action taken.

SUBDIVISION ✓  
EWA BEACH  
POHAKUPUNA ROAD  
AMERICAN FACTORS, LTD.  
SURV: AUSTIN & TOWILL  
CLASS A

Tentative approval was granted to the proposed subdivision of Lot 843 of Land Court Application 242 at Ewa into 21 lots with areas ranging from 5,832 $\mu$  to 10,190 $\mu$  together with 16 and 44-foot rights-of-way, together with 20-foot building setback lines fronting all rights-of-way and a 10-foot storm drain outlet.

Bureau of Plans requested submission of construction plans subject to revision of typical road section as

shown in order to comply with standards.

Approval will be subject to construction of all street improvements and utilities and drainage facilities, compliance with Board of Health and Bureau of Plans requirements and the filing of final survey maps noting the roadway setback area for Lot 4, and rounding of the corner of the 16-foot right-of-way at its entrance.

SUBDIVISION ✓  
WAIANAE  
PILILAAU AVENUE  
HAWAIIAN HOMES COMM.  
SURV: T.H. SURVEY DEPT.  
RURAL PROTECTIVE

The Commission accepted withdrawal of the proposed subdivision of Lot 219 of the Nanakuli Residence Lots at Nanakuli into 2 lots: 219-A, 0.253 acre (11,020sq) with an existing single family dwelling and garage and wash house; 219-B, 0.252 acre (10,977sq) and being a 16-foot flag lot.

Tentative approval was granted by the Commission on May 28, 1959.

By letter dated May 29, 1959, Mr. A. K. Pianaia, Executive Director of the Hawaiian Homes Commission, requested withdrawal of the subdivision plan.

SUBDIVISION ✓  
KANEHOE  
LILIPUNA ROAD  
S. S. CHING  
SURV: S. TAKEMOTO  
CLASS AA

Construction plans submitted for the subdivision into 6 lots were authorized to be transmitted to the Chief Engineer for his check and approval.

Tentative approval was granted by the Commission on April 2, 1959.

The staff's recommendation to approve the surveyor's request for road grade variance for the 19% deadend road which is in excess of the 15% maximum grade will be subject to approval of the Chief Engineer. Drainage facilities will also be subject to approval of the Chief Engineer.

The surveyor has been informed that the master plan setback areas must be noted on the construction plans.

SUBDIVISION ✓  
KALIA  
KEEAUMOKU STREET  
HAWAIIAN LAND CO. LTD.  
SURV: JOHN CLINE MANN  
BUSINESS

The Commission reviewed the proposed consolidation and resubdivision of Lots 26-A and 66 of Land Court Consolidation 20 and Lot 2-B of Land Court Consolidation 65 into 3 roadway lots: 1, 9,068sq; 2, 13,250sq; 3, 8,147sq and the designation of Easements A and B.

The Commission on May 28, 1959 voted to defer action pending receipt of comments from the Traffic Safety Commission and the Chief Engineer.

Lots 1 and 3 are roadway lots connecting Kona Street to Kapiolani Boulevard; and Lot 2 is a roadway lot containing a ramp which provides access from Kapiolani Boulevard to the upper level of Ala Moana Shopping Center.

By letter dated June 3, 1959, the Chief Engineer informed the Commission that, "we have decided that the ideal solution is to make the ramp on Lot 2 one-way makai bound only. This will minimize hazardous and conflicting movements both in and out of this shopping center, at the junction of the ramp and street grades."

The Director reported that a discussion was held with the Traffic Safety Engineer and the Chief Engineer and

and the recommendation reached is as stated in the Chief Engineer's letter.

The Commission voted to grant tentative approval with approval subject to compliance with Chief Engineer's recommendation that the ramp be made one-way makai bound only. The Commission requested that the applicant consult with its Director to make provisions to comply with the requirements of the Chief Engineer.

SUBDIVISION ✓  
PUNAHOU  
KING STREET  
CITY & COUNTY, ET AL  
SURV: C & C LAND DIV.  
BUSINESS AND HOTEL &  
APARTMENT

The Commission reviewed again the proposed subdivision of the following:

- (1) Parcel 10 of TMK 2-4-06 into Parcel 1, 3,555 $\mu$  and leaving a remaining area of 6,940 $\mu$ ;
- (2) Parcel 9 of TMK 2-4-06 into Parcel 2, 4,330 $\mu$  and leaving a remaining area of 28,053 $\mu$  whereon exists the Pawa Theater and its off-street parking lot
- (3) Parcel 2 of TMK 2-4-06 into Parcel 3, 2,784 $\mu$ ; leaving a remaining area of 6,482 $\mu$ ;
- (4) Parcel 1 of TMK 2-4-06 into Parcel 4, 5,601 $\mu$  and leaving a remaining area of 12,598 $\mu$ ;
- (5) Parcel 21 of TMK 2-8-01 into Parcel 5, 1,839 $\mu$  and leaving a remaining area of 3,161 $\mu$ ;
- (6) Parcel 22 of TMK 2-8-01 into Parcel 6, 699 $\mu$  and leaving a remaining area of 8,068 $\mu$ ;
- (7) Parcel 23 of TMK 2-8-01 into Parcel 7, 556 $\mu$  and leaving a remaining area of 6,483 $\mu$ ;
- (8) Parcel 24 of TMK 2-8-01 into Parcel 8, 636 $\mu$  and leaving a remaining area of 6,403 $\mu$ ;
- (9) Parcel 41 of TMK 2-8-01 into Parcel 9, 1,588 $\mu$  and leaving a remaining area of 15,248 $\mu$ ;
- (10) Parcel 42 of TMK 2-8-01 into Parcel 10, 1,978 $\mu$  and leaving a remaining area of 24,158 $\mu$ .

The Commission on May 14, 1959 deferred action on the subdivision plan pending consultation with the Land Division and the Chief Engineer for a possible reduction of the right-of-way width of Punahou Street to 70 feet.

The Land Division and the Board of Supervisors will be advised to acquire lands to provide for a 70-foot right-of-way. The Commission granted lot size modification for the 3,161 $\mu$  business lot which falls below the minimum lot size area requirement of 5,000 $\mu$ . Final survey maps have been filed. This subdivision plan was granted approval by the Commission.

SUBDIVISION ✓  
WAIALAE NUI VALLEY  
BISHOP ESTATE  
BUSINESS, CLASS A-1 &  
CLASS AA (PROPOSED  
HOTEL & APT., APARTMENT  
C. & BUSINESS)

The Commission reviewed the proposed subdivision of portions of the land of Waialae-Nui being Tax Map Key 3-5-17 situated on the mauka side of Waialae Avenue and across from the Waialae Shopping Center into the following: Block A, two lots of 32,000 $\mu$  and 90,000 $\mu$ ; Block B, 16 lots with areas ranging from 16,615 $\mu$  to 117,800 $\mu$ ; Block C, 5 lots with areas ranging from 28,500 $\mu$  to 37,000 $\mu$ ; Block D, 5 lots with areas ranging from 9,953 $\mu$  to 87,350 $\mu$ ; Block E, 5 lots with areas

ranging from 54,000 $\mu$  to 116,000 $\mu$ ; together with 44, 60, 80, and 100-foot rights-of-way and a 10 acre school site and two remaining areas of 0.65 $\frac{1}{2}$  acre and 2561.273 $\frac{1}{2}$  acres.

Lots 1 through 7 are in a business zone. Lot 6 (9,953 $\mu$ ) of Block D will be used by the Hawaiian Electric Co., as a substation site. The park site is within the 10 acres set aside for the Aina Koa Elementary School site. This area was zoned for Hotel and Apartment, Apartment District C, and Business uses on May 7, 1959 after a public hearing.

The staff recommended that a radius of 30 feet be provided in lieu of the 25-foot radius as shown on the map for the property lines at the corners of Lot 1 and 3 of Block C, Lot 6 and 16 of Block B, Lot 2 of Block A, and Lot 1 of Block E. Also, a temporary roadway should be constructed to connect Kilauea Avenue extension with existing Oili Road and a bridge over Waialae Nui drainage canal at Malia Street should be constructed to provide access to the school and park site. The staff also recommended that Keanu Loop be made a 56-foot right-of-way in lieu of the 44-foot right-of-way shown.

Mr. Akamatsu, representing the applicant, stated that they will comply with the recommendations of the staff.

The Commission granted tentative approval with approval subject to construction of all street improvements and utilities and drainage facilities, construction of the bridge at Malia Street, compliance with building spacing requirements, comments from the Territorial Highway Department and the filing of final survey maps.

SUBDIVISION ✓  
WAIMANALO  
KAKAHINA AND  
WAIKUPANAHA STREETS  
TERRITORY OF HAWAII  
SURV: T. H. SURVEY DEPT.  
RURAL PROTECTIVE  
(AGRICULTURAL SUBDVN)

The Commission reviewed the proposed subdivision of Waimanalo Government Remnants Subdivision Plan, Tax Map Key 4-1-24 at Waimanalo into 3 parcels and 6 remnant lots: Parcel 1, 2,246 $\mu$ ; 2, 9,996 $\mu$ ; 3, 2 $\mu$ ; are required for the widening of Kakahina and Waikupanaha Streets.

Remnant A, 2,974 $\mu$  will be consolidated with Tax Map Key 4-1-24: 7 to create a lot of 14,443 $\mu$ ; B, 4,964 $\mu$  less 841 $\mu$  easement area leaving a net area of 4,123 $\mu$ ; C-1, 3,795 $\mu$  less 599 $\mu$  easement area leaving a net area of 3,196 $\mu$ ; C-2, 2,419 $\mu$  less 556 $\mu$  easement area leaving a net area of 1,863 $\mu$ ; D, 1,425 $\mu$ ; E, 219 $\mu$  less 37 $\mu$  easement area leaving a net area of 182 $\mu$ .

The Commission on June 5, 1958 deferred action and requested the applicant to arrange for a consultation with the Director to discuss the disposition of the remnant parcels of land.

Remnant A will be conveyed to the owner of abutting lot in exchange for Parcel 2 which is required by the Territory of Hawaii for the construction of Waikupanaha Street.

Remnants B, C-1, C-2, D, and E, together with the 12-foot roadway easements will be sold at public auction provided, however, that if the abutting owners be the successful bidders for these remnants, the easement reservation shall be null and void.

The sale of these Waimanalo Remnants will be made subject to the following conditions:

- (1) That Remnants B, C-1, C-2, D and E shall be used solely for residence purposes for a period of ten years from the date of issuance of patent or deed;
- (2) That no building shall be permitted to be erected on any of the subject remnants--or any combination of them--except that they be consolidated with the abutting lands in such manner as meets the requirements of the City Planning Commission and the Building Department of the City and County of Honolulu;
- (3) That, if the abutting owners be the successful bidders, each shall consolidate the pertinent remnant with his abutting lands as a condition precedent to the issuance of a document conveying title.

The Commission granted tentative approval with approval subject to the filing of final survey maps noting the consolidation of Remnant Lot A (2,974 $\mu$ ) with Parcel 7, Tax Map Key 4-1-24 (11,469 $\mu$ ) to create a lot of 14,443 $\mu$ , and the filing of a document stating that Remnant Lots B, C-1, C-2, D, and E will not be used for residential building purposes.

SUBDIVISION ✓  
KAILUA  
BETWEEN KAILUA ROAD  
& KAELEPULU CANAL  
KANEHOHE RANCH CO.  
DEVELOPER: CENTEX  
CONSTRUCTION CO.  
SURV: R. M. TOWILL  
BUSINESS, SEMI-INDUST.  
GENERAL INDUST., RURAL  
PROTECTIVE

The Commission reviewed again the proposed Kailua Semi-Industrial Subdivision, being portions of R. P. 7985, Land Commission Award 4452, Apana 12 to H. Kalama, School Grant 37, Apana 2 to Board of Education and R. P. 7351, Land Commission Award 8367, Apana 1 to Kema at Kailua into 25 lots with areas ranging from 10,130 $\mu$  to 100,469 $\mu$  together with 56 and 60-foot rights-of-way.

Lot 15 is to be kept as the Bishop National Bank parking lot with a 44-foot entrance. Lot 26 will be occupied by the Hawaiian Telephone Company and a building setback line will be established over a portion of the lot to provide for the extension of the 56-foot roadway.

The Commission on May 28, 1959, deferred action for one week pending consultation with the applicant for a possible redesign of the intersection of Kailua Road with the 56-foot right-of-way.

The staff reported that the Commission on January 8, 1959, authorized the transmission of the construction plans to the Chief Engineer. The construction plans have been approved by the Chief Engineer and the street pattern and intersectional design as shown on the map have been approved as part of the improvement district for the area and construction is ready to commence.

The Commission rescinded the tentative approval granted on September 11, 1958 to a previous subdivision plan of 24 lots.

Tentative approval was granted to this subdivision plan with approval subject to construction of all street improvements and utilities and drainage facilities as required by the Chief Engineer, compliance with the requirements of the Board of Supervisors with respect

✓  
SUBDIVISION  
KAILUA  
OFF KAELEPULU DRIVE  
J. L. ZELLER  
SURV: R. M. TOWILL  
CLASS AA AND RURAL  
PROTECTIVE

to filing of an agreement, supported by a bond, as a precedent for the waiver of full sidewalk width construction, compliance with Board of Health requirements and the filing of final survey maps.

The Commission reviewed again the proposed subdivision of Lot 167-A-1-A-1 of Land Court Application 505 and portion of R. P. 4475, Land Commission Award 7713, Apana 45 to V. Kamamalu at Kailua into 2 lots: A, 40,000 $\mu$  and B, 79,105 $\mu$  (1.816 acres) together with a right-of-way lot of 8,000 $\mu$  with a 40-foot entrance and a 32-foot spur.

The existing right-of-way (being the extension of Kaelepulu Drive) is 40-foot wide with a 14-foot pavement and a 3 inch water line. Kaelepulu Drive is a government right-of-way and the extension of Kaelepulu Drive leading to the proposed subdivision is owned by B. P. Bishop Estate.

The Commission on May 28, 1959 voted to defer action pending a visit of the site.

Limit of water service is to the 120-foot elevation. Bureau of Plans' comments are pending action of the City Planning Commission regarding the 40-foot easement with 14-foot pavement and a 3 inch water line. A standard turn-around is required at the end of the 32-foot spur. Contours show approximately 35% to 50% grades.

Mr. S. W. Tompkins, representing the owner, stated that Mr. Zeller, the owner, proposes to build his home on one lot and his friend will build on the other. Eventually, lands in the interior area will be open up for development at which time Kaelepulu Drive extension must be improved. However, in the meantime, to require Mr. Zeller to improve the roadway up to standards is not fair. He stated that the 32-foot roadway within the subdivision will be constructed with curbs and gutters and that no further subdivision is planned for the two lots.

The Commission voted to grant tentative approval with approval subject to construction of all street improvements and utilities and drainage facilities within the proposed subdivision right-of-way, compliance with the requirements of the Chief Engineer and Board of Water Supply, and the filing of final survey maps.

✓  
SUBDIVISION  
KANEHOE  
KANEHOE BAY DRIVE  
JOHN L. MORIARTY  
AGENT: ANNE O'NEILL  
SURV: B. H. MCKEAGUE  
CLASS A-1

Regarding a sketch plan of the proposed subdivision of Lot A-1 being Tax Map Key 4-4-13: 22 at Kaneohe into 2 lots of 8,000 $\mu$  being the back lot and a 10,958 $\mu$  lot less 2,280 $\mu$  roadway easement area (12-foot wide) and leaving a net area of 8,678 $\mu$  and being the front lot with an existing dwelling, the Commission voted to defer action pending a visit of the site.

✓  
SUBDIVISION  
KANEHOE  
KANEHOE BAY DRIVE &  
IKEANANI STREET  
RAINBOW REALTY CO. LTD.  
SURV: A.E. MINVIELLE, JR.  
CLASS A-1

At the request of the subdivider, the Commission deferred action on the revised proposed subdivision of Lot A-14-A of Land Court Application 743 at Kaneohe into 8 lots with areas ranging from 7,500 $\mu$  to 9,350 $\mu$  less master plan setback areas ranging from 538 $\mu$  to 4,000 $\mu$  leaving net areas ranging from 5,186 $\mu$  to 9,200 $\mu$  together with a 24-foot right-of-way and a 10-foot easement being an open ditch over and across Lots D and E.

SUBDIVISION ✓  
WAIPAHU  
OFF WAIPAHU DEPOT RD.  
BISHOP ESTATE, ET AL  
AGENT: C & C LAND DIV.  
SURV: COMMUNITY  
PLANNING INC.  
BUSINESS

Approval was granted to the proposed subdivision of the following:

(1) Lot A-1-C of Land Court Application 981 (Map 5) at Waipahu into 2 lots: A-1-C-1, 5 $\frac{1}{2}$  and A-1-C-2, 188 $\frac{1}{2}$ ;

(2) Land Commission Award 10830-M to Puniwai being Tax Map Key 9-4-13: 5 into Parcel 1, 8,976 $\frac{1}{2}$  and leaving a remaining areas of 5,775 $\frac{1}{2}$  (a lot with widths ranging from 32 feet to 50 feet) and a 16,082 $\frac{1}{2}$  lot.

(3) Land Court Application 981 being Tax Map Key 9-4-13: 6 and 63 into Parcel 3, 241 $\frac{1}{2}$ ; Parcel 4, 193 $\frac{1}{2}$  (being proposed subdivision of Lot A-1-C of Land Court Application 981 (see No. 1 above)) into Lots A-1-C-1 and A-1-C-2 and leaving a remaining area of 5,000 $\frac{1}{2}$  whereon exists the Bank of Hawaii, Waipahu Branch.

(4) Land Court Application 779 being Tax Map Key 9-4-14: 5 into Parcel 5, 44,850 $\frac{1}{2}$  and leaving remaining areas of 44,449 $\frac{1}{2}$  and 67,335 $\frac{1}{2}$  together with Remnant A, 54 $\frac{1}{2}$ .

Parcel No. 2, 436 $\frac{1}{2}$ , a portion of the existing Waipahu Depot Road will be portion of the Improvement District No. 134, Waikele Improvement District.

The area was rezoned to business by the Commission on October 2, 1958. Tentative approval was granted on May 7, 1959.

Parcels 1 to 5 inclusive, are required for the Waikele Improvement District No. 134. Committee Report No. 890 and Resolution No. 189 dated March 24, 1959, creating, defining and establishing Improvement District No. 134 was received.

By letter dated May 11, 1959, Mr. F. K. F. Lee, Planning Engineer for the applicant, informed the Commission that Remnant "A" (54 $\frac{1}{2}$ ) will be sold to the adjoining property owner inasmuch as it is not a buildable lot.

Final survey maps showing the areas to be acquired for roadway purposes for the Improvement District have been filed.

The following subdivisions which were granted tentative approval and now conform to requirements for approval were approved by the Commission on motion of Mr. Centeio and second of Mr. Lemmon:

SUBDIVISION  
KALIHI KAI  
MOKAUEA & HART STS.  
WILLIAM D. AANA, ET AL  
SURV: PARK & PARK  
GENERAL INDUSTRIAL

1) Proposed consolidation and resubdivision of Lots 1, 2, and 3 of Block 17, Kapiolani Tract, being also a portion of Land Commission Award 6450, Apana 1 to Kaunuohea for Moehuna at Kalihi into 2 lots: A, 12,495 $\frac{1}{2}$  less 705 $\frac{1}{2}$  master plan setback area leaving a net area of 11,790 $\frac{1}{2}$ ; B, 5,400 $\frac{1}{2}$  less 270 $\frac{1}{2}$  master plan setback area leaving a net area of 5,130 $\frac{1}{2}$ .

Tentative approval was granted on May 21, 1959. Water and sewers are available. Building spacing requirements have been met. Final maps noting the master plan setback areas have been filed.

SUBDIVISION  
KALIHI  
SCHOOL STREET  
S. NAKASHIMA  
SURV: PARK & PARK  
CLASS A

2) Proposed subdivision of Lot 2-C, being a portion of R. P. 1495, Land Commission Award 1238, Apana 5 to Hoenui at Kalihi into 2 lots: 2-C-1, 5,376#; 2-C-2, 5,835# less 540# master plan setback area, leaving a net area of 5,295#.

Tentative approval was granted by the Commission on December 5, 1957 on the basis that the deed shows Lot 2-C having a perpetual easement over the 20-foot roadway. Modification was also granted for the right-of-way width along the old standard of 20 feet.

Water is available. Division of Sewers requirements have been met. By letter dated January 21, 1958, the Building Department informed the Commission that building spacing requirements have been met.

Final survey maps have been filed.

SUBDIVISION  
WAIMANALO  
OFF KALANIANA'OLE HWY,  
4TH SERIES, 1ST LAYOUT  
HAWAIIAN HOMES COMM.  
SURV: T.H. SURVEY DEPT.  
CLASS AA

3) Proposed subdivision of portion of Parcel 15, Tax Map Key 4-1-03 at Waimanalo into 8 lots with areas ranging from 10,059# to 11,493# and a 44-foot right-of-way ending with a 25-foot spur right-of-way of 227 feet in length and leaving a remaining area of 5.784/ acres.

Tentative approval was granted by the Commission on July 3, 1958.

The Commission on July 3, 1958 and November 13, 1958 voted to deny the applicant's request for the waiver of the construction of standard street improvements.

Board of Health requirements have been met. By letters dated May 26, 1959 and June 3, 1959, the Chief Engineer and the Board of Water Supply informed the Commission that the construction of street improvements and utilities and the water system within the above tract have been completed in accordance with the approved plans.

Final survey maps have been filed. No performance bond has been submitted for this project.

SUBDIVISION  
LAIE VILLAGE  
ZIONS SECURITIES CORP.  
SURV: R. M. TOWILL  
HIGHWAY & RURAL PROTECT.

4) Proposed subdivision of a portion of Laie Village into 113 residential lots with areas ranging from 7,808# to 24,592#, together with 16, 40, 50 and 100-foot rights-of-way.

Approval was granted by the Commission on December 5, 1957, on the basis of filing of the following documents approved as to form by the City and County Attorney's office:

(1) 100% surety bond in the amount of \$270,000 guaranteeing completion of sewage treatment plant and sewer lines;

(2) 100% surety bond in the amount of \$151,200 guaranteeing completion of street improvements and utilities; (sewer facilities covered under separate bond).

(3) Agreement between Zions Securities Corporation and the City and County of Honolulu.

By letter dated May 26, 1959, the Chief Engineer informed the Commission that the sewerage system and sewage treatment plant for the subdivision have apparently been constructed according to approved construction plans.

As provided in Committee Report No. 4310 and Resolution No. 728 of October 24, 1957, the systems will be retained in its entirety by the Zions Securities Corporation as a private system for at least five years.

Final survey maps have been filed.

The Chief Engineer will be authorized to return the bond for the construction of the sewerage system and the sewage treatment plant only. Final approval was granted to this portion of the subdivision only. The bond of \$151,200 will be retained until the street improvements and utilities and drainage facilities have been completed.

SUBDIVISION  
WAIANAE  
MANO AVENUE  
HAWAIIAN HOMES COMM.  
SURV: T.H. SURVEY DEPT.  
RURAL PROTECTIVE

5) Proposed subdivision of Lot 265 of Nanakuli Residence Lots First Series at Waianae into 2 lots: 265-A, 0.25 acre (10,896 $\pm$ ) with an existing dwelling; and 265-B, 0.36 acre (15,681 $\pm$ ) being a 16-foot flag lot.

Building spacing and Board of Health requirements have been met. Rural Protective zoning requirements have been met.

Tentative approval was granted by the Commission on May 28, 1959.

The Commission on May 7, 1959 granted tentative approval to the subdivision plan showing a 20-foot flag lot and requested the applicant to submit revised plans showing a 16-foot flag lot in lieu of the 20-foot flag lot as shown on the map.

Final survey maps showing a 16-foot flag lot for Lot 265-B in lieu of a 20-foot flag lot, together with the rounding of the corner at the entrance, have been filed.

SUBDIVISION  
EWA  
OFF FT. WEAVER ROAD  
HICKS CONSTRUCTION CO.  
SURV: M. YAMASHITA  
CLASS A

6) Proposed subdivision of Lot 846-C of Land Court Application 242 at Ewa into 3 lots: 846-C-1, 6,037 $\pm$ ; 846-C-2, 6,666 $\pm$  being a 24-foot flag lot; 846-C-3, 6,900 $\pm$  and 846-C-4, 4,376 $\pm$  being a 20-foot right-of-way.

Tentative approval was granted by the Commission on April 9, 1959.

The Commission on May 21, 1959, approved the request by the applicant to relocate three model homes on the above proposed lots.

Board of Health requirements have been met. Suburban Water Division requirements have been met.

By letter dated May 1, 1959, Mr. J. C. Myatt, Deputy Territorial Highway Engineer, informed the Commission that inasmuch as no major improvements to Fort Weaver Road are contemplated at this time, it has no comments to make on the proposed subdivision.

The following documents approved as to form by the City and County Attorney's office have been filed:

- (1) Agreement between Hicks Construction Co., Inc., and the City and County of Honolulu;
- (2) Copy of contract between Hicks Construction Co., and S. McCabe Paving Co.;
- (3) A certified check in the amount of \$1,500 guaranteeing the construction of the 20-foot right-of-way.

Final survey maps have been filed.

SUBDIVISION  
WAIMALU  
KAMEHAMEHA HWY,  
MOANALUA ROAD AND  
KANUKU STREET  
HUI MALKA  
SURV: JAMES S. HARA  
HOTEL & APARTMENT

- 7) Proposed consolidation and resubdivision of Lots 5, 13, and 14 in Waimalu (Unit 4-A) File Plan 587, into 14 lots with areas ranging from 6,384sq to 9,104sq together with 32 and 44-foot rights-of-way.

Approval was granted by the Commission on February 20, 1958 on the basis of the filing of the following documents approved as to form by the City and County Attorney's office:

- (1) 50% surety bond in the amount of \$11,605.88 guaranteeing completion of street improvements and utilities;
- (2) Agreement between Hui Kanuku and Maluco Co., dba Hui Maika, and the City and County of Honolulu;
- (3) Copy of contract between Hui Malka and Pacific Utility Contractors, Ltd., in the amount of \$23,211.75;
- (4) 100% contractor's performance bond in the amount of \$23,211.75.

By letters dated May 25, 1959 and June 3, 1959, the Chief engineer and the Board of Water Supply informed the Commission that the construction of improvements of streets and utilities and the water system within the above tract have been completed in accordance with the approved plans.

Final survey maps have been filed. The Chief Engineer will be authorized to return the bond to the owner.

Final approval.

SUBDIVISION  
KAPAAKEA  
UNIVERSITY AVENUE  
HIALAND DEVELOPMENT CO.  
SURV: COMMUNITY  
PLANNING, INC.  
BUSINESS

- 8) Proposed subdivision of Land Court Application 1212 at Kapaakea, Moiliili, into two lots: 1, 34,254sq; and 2, 40,536sq whereon exists the Varsity Theater.

Tentative approval was granted by the Commission on May 21, 1958.

Board of Supervisors by Committee Report #1834 dated June 2, 1959, certified modification from the requirements of the off-street parking Ordinance 1561.

Final maps have been filed.

The Commission received and placed on file the following communication and Committee Reports of the Board of Supervisors:

ZONING NOXIOUS IND.  
HONOULIULI, EWA  
BARBER'S POINT  
CAMPBELL ESTATE

1. Communication from the City and County Clerk advising the Commission that the Board of Supervisors approved City Planning Commission Resolution No. 1041,

amending the comprehensive zoning map of the Master Plan by changing a portion of Rural Protective zone to Rural Noxious Industry District No. 6 for land situated on the southwest shoreline between Barber's Point and Kahe at Honouliuli, Ewa, Oahu, T. H. to become effective as of June 12, 1959.

ZONING CLASS A-2 RESI.  
KANEHOHE  
LILIPUNA PLACE

2. Committee Report No. 1623, approving City Planning Commission Resolution No. 1945, changing a portion of Rural Class AA Residential District No. 18 to Rural Class A-2 Residential District No. 8 for land situated on the southeast corner of Lilipuna Road and Lilipuna Place at Kaneohe, Koolaupoko, Oahu.

MASTER PLAN  
LEGISLATION  
SENATE CONCURRENT  
RESOLUTION NO. 122

3. Committee Report No. 1595, referring to the attention of the City Planning Commission, Mayor's Message No. 131 transmitting Senate Concurrent Resolution No. 122, requesting the Mayor and the Board of Supervisors of the City and County of Honolulu to enact an appropriate interim Ordinance which will establish exclusive agricultural zones on the Island of Oahu.

The meeting adjourned at 6:10 p.m.

Respectfully submitted,

  
Carole A. Kamishima  
City Planning Secretary

Meeting of the City Planning Commission

June 10, 1959

The City Planning Commission met in regular session on June 10, 1959, Wednesday, at 4:00 p.m., in the Conference Room of the City Hall Annex with Chairman A. J. Gignoux presiding:

**PRESENT:** A. J. Gignoux, Chairman  
R. G. Rietow  
Henry Chun-Hoon  
Katsuro Miho  
Cyril W. Lennon  
Tutomu Izumi  
John H. Felix  
George Canteio  
Leighton S. C. Louis, Director

**ABSENT:** Harold Kometani (on trip)  
Frank W. Hustace, Jr.

**MINUTES:** The minutes of June 4, 1959, as circulated, were approved on motion of Mr. Canteio and second of Mr. Izumi.

**MASTER PLAN  
WAIALAE-NUI TO  
MAUNALUA  
REALIGNMENT OF  
KALANIANAOLE  
HIGHWAY** The Commission discussed further the proposed amendment to Master Plan Section 29 (Waialae-Nui, Waialae-Iki, Wailupe, Niu, Kuliouou, Maunaloa) as follows:

(1) Realignment of Kalaniana'ole Highway from Kirkwood Place for a distance of about 600 feet in the Koko Head direction to provide for a transition from 50-foot setback on the makai side to 25-foot setbacks on both sides of the highway; and

(2) Realignment of Kalaniana'ole Highway from old Halemaumau Road to a point about 700 feet Koko Head of Paiko Drive, to provide for a setback of 50 feet on the mauka side, together with the transitional changes.

A public hearing was held on June 4, 1959, at which time several protests were made by property owners against the proposed amendment. Attorney Howard H. Moore's proposal, representing property owners Mrs. Mary L. Pflueger and Mrs. Harriet L. Cassidy, to take 50 feet from the mauka side of the highway between Kirkwood Place and Halemaumau Road, not covered by the public hearing, met with objections from those property owners affected.

The Director reported that the attorney for the Pflueger and Cassidy families has submitted a letter requesting the Commission to defer action on the request made by his clients until their study on a detailed summarization of land values, improvements affected by the Master Plan, etc., is completed. However, they have no objection to the finalizing of that portion of the Master Plan taking 50 feet from the mauka side of the highway easterly of Halemaumau Road.

Some members recalled that the problem of Kalaniana'ole Highway widening was resolved many years ago by the Commission's decision and adherence to provide for the widening on both sides of the highway at 25 feet.

Mr. Melvin Lepine from the Territorial Highway Department reported that the proposed amendment was considered many years ago.

MASTER PLAN  
KAILUA-LANIKAI-  
KEOLU  
STREET PATTERN

A motion to defer action for one week was made by Mr. Rietow, seconded by Mr. Centeio, and carried.

The Commission, on motion of Mr. Rietow and second of Mr. Izumi, voted to defer action on the proposed amendment to a portion of the Master Plan for Kailua-Lanikai-Keolu section by providing for an 80-foot connecting road from Kaelepulu Fish Pond to Kailua Road along Kawainui Stream.

A public hearing was held on June 4, 1959 and action was deferred at the request of the Centex-Trousdale Company for further study.

MASTER PLAN  
CENTRAL BUSINESS  
DISTRICT  
KAPIOLANI STREET  
HONOLULU ACADEMY  
OF ARTS

The Trustees of the Honolulu Academy of Arts submitted a request for reconsideration in having the master plan widening of Kapiolani Street on the Waikiki side reduced from its present 24 feet to 10 feet or provide for the 24-foot widening on the Ewa side of the street. They point out that unless the expansion of the present facilities at the Academy are permitted through full utilization of its property, its effectiveness and efficiency as a public service center will be critically curtailed. This matter was discussed with the Commission informally by the Trustees of the Academy.

The Commission inquired of the Director whether or not a suggestion made to provide for a 56-foot right-of-way for Kapiolani Street with no parking was feasible and whether or not the staff agrees with the Trustees' contention that there is no other practical way to expand the Academy's facilities.

The Director reported that a traffic assignment study for Kapiolani Street shows a projected need of 2-1/2 moving lanes in each direction by 1977. The present master plan right-of-way of 80 feet will have a pavement width of 60 feet which indicates that this roadway will be inadequate to handle peak hour traffic in 1977. Therefore, the staff would recommend restricting parking on one or both sides of the street during peak hours to permit three lanes of moving traffic for the peak hour movements.

The Director pointed out that traffic projections made for the future have fallen short of the estimates because of the increased use of the automobile. Many of our streets, therefore, are too narrow. The staff believes that other areas within the Academy block can be used for expansion of its proposed facilities. The Director also stated that cultural facility such as the Academy must have more land and floor area in order to handle the increasing interest in its type of activities.

Mr. Izumi mentioned that Commissioner Lemmon and he checked the building plan for the proposed new wing and believe that the floor plan can be revised so as to comply with the master plan setback area. Therefore, he recommends that the architect restudy the plans. Mr. Izumi also believed that the facilities at the Academy may be inadequate by 1980 despite the additional wing if the Trustees' contention is true that its present facilities are overloaded and because of the population projection for 1980.

Mr. George K. Houghtaling, representing the Academy, requested the Commission to weigh in mind the present plight of the Academy.

In considering a 56-foot right-of-way or an 80-foot right-of-way, he pointed out that the principle of four moving lanes of traffic is the same if no parking is allowed on the 56-foot right-of-way. However, if the Commission still believes that the 80-foot right-of-way should be maintained, he requested that the widening be taken from the Ewa side of the street. He pointed out that most lands on that side are vacant lands and whatever damage claims can be paid for by the Government.

The Commission noted that lands involved will be the Felix's Apartment and a service station whose owners have plans for expansion of their use. There were some members who still believed that a 56-foot right-of-way with 40-foot pavement would be sufficient to handle the peak hour traffic.

The Director then explained that with the completion of the municipal auditorium at Ward Street, Kapiolani Street will become a major connecting street to handle traffic between the Ala Moana area and Punchbowl. He stressed that an 80-foot right-of-way should be maintained in order to plan properly for the future needs.

Mr. Rietow then moved to inform the applicant that, although the Commission is very sympathetic with the problems of the Academy, the Academy should restudy its plans to provide for the setback area and to consider utilization of other areas within its property. This motion seconded by Mr. Centeio was carried. Mr. Felix excused himself from voting on this matter.

**SUBDIVISION  
RULES AND  
REGULATIONS**

The Commission, on motion of Mr. Miho and second of Mr. Chun-Hoon, authorized the calling of a public hearing to amend the Subdivision Rules and Regulations of the City and County of Honolulu to provide for administration of the Rules and Regulations by the Planning Director to be effective on or after July 1, 1959.

The City and County Attorney's Office had advised that this amendment will eliminate any problems that may arise during the interim period created by the City Charter.

**ZONING CLASS A  
RESIDENTIAL  
KANEHOE  
MAUKA SIDE OF  
KAM. HIGHWAY  
CENTEK-TROUSDALE  
CO.**

The Commission voted to defer action, on motion of Mr. Felix and second of Mr. Centeio, on the request for change in zoning from Rural Farm District, Rural Protective, and Class A-1 Residential to Class A Residential for approximately 130 acres of land situated in Kaneohe, Kahuku side of the Tunnel Approach Road and mauka of Kamehameha Highway.

**ZONING BUSINESS  
PALOLO  
PALOLO AVENUE AND  
KAUHANA STREET  
AKIN YEE**

On motion of Mr. Miho and second of Mr. Centeio, the Commission authorized the calling of a public hearing to consider a request for change in zoning from Class A Residential to Business for a 5,000<sup>sq</sup> lot presently used for off-street parking purposes under a variance permit and used in conjunction with an adjoining business property situated on the corner of Palolo Avenue and Kauhana Street.

The Commission noted that the applicant had consolidated the two lots into one lot and that there will be 40% of the lot area for off-street parking purposes.

**ZONING OFF-STREET  
PARKING VARIANCE  
WAIKIKI  
228 BEACH WALK  
PAUL A. HEADY**

Mr. Paul A. Heady appeared before the Commission to request a variance from the off-street parking requirements to provide for four 7-foot, 2-inch wide parking spaces in lieu of the required 8-foot width for his 20 unit apartment structure. The basis of this request is that the Bureau of Plans disapproved the request for drop curbs for a portion of the lot that had been set aside for one parking space.

The Director pointed out that the Commission must find undue hardship on the use of the land in order to grant a modification. He stated that a modification on the width of a parking space has never been granted in the past.

The Commission noted that the present requirement of a parking space is 8' x 20', although it is possible to use a 6'9" width space. It discussed the feasibility of a narrow parking space to accommodate present day automobiles.

Mr. Lammon, after checking the building plans, suggested that the applicant redesign that portion of the building set aside for the parking spaces by eliminating the two side walls and putting in heavier columns and beams. In this manner, the full 30 feet width of the area could be used for parking.

A motion to approve the request subject to the elimination of the two side walls was made by Mr. Lammon, seconded by Mr. Centeio, and carried.

**BLOCK STATISTICS  
KAILUA-LANIKAI-  
KANEHOE**

The Chamber of Commerce of Windward Oahu submitted a letter requesting the Commission to contribute to the expense of preparing block statistics and obtaining the maps needed for the Kailua-Lanikai-Kaneohe area.

The total cost will be approximately \$2,400 and a contract must be signed with the Bureau of the Census by June 15, 1959, in order to obtain these statistics.

The Director reported that the staff has brought up to date its master plan map for the Kailua-Kaneohe area with the intent that it would be reduced in size and utilized for the block statistics information. The cost of reduction per map is \$60 and it seems that no one has funds to reproduce the maps for the purpose intended or to finance the project of block statistics studies.

The Commission expressed that should this request be granted, the same consideration must be given to requests from other areas.

The Commission voted to refer this matter to the Board of Supervisors to see whether or not funds are available to finance this project and to advise it of the Commission's opinion that its staff does not necessarily need it and that other communities may also request for the same consideration. The motion was made by Mr. Felix, seconded by Mr. Izumi, and carried.

**ZONING AGRICULTURAL  
LEGISLATION  
SENATE CONCURRENT  
RESOLUTION NO. 122**

The Board of Supervisors by Committee Report No. 1595, transmitted to the Commission for report to the Board, Senate Concurrent Resolution No. 122, requesting the Mayor and the Board of Supervisors to enact an appropriate interim ordinance which will establish exclusive agricultural zones on the island of Oahu.

ZONING NOXIOUS  
INDUSTRIAL  
LUALUALEI  
LUALUALEI AMMUNI-  
TION DEPOT ROAD &  
PAAKKA ROAD  
PERMANENTE CEMENT  
COMPANY

The Commission voted to refer this matter to the staff for study and recommendation to the new Planning Commission, on motion of Mr. Felix and second of Mr. Rietow.

The Commission considered the request of Permanente Cement Company for rezoning of approximately 250 acres of land at Lualualei for the operation of a cement plant and other plants for the production of cement and rock products as well as quarrying of limestone and coral deposits. It also proposes to extract and transport limestone from Maili to Lualualei and is, therefore, requesting the rezoning of both properties to noxious industrial.

The Director reported that he had requested an opinion from the City and County Attorney on whether or not quarrying within farm districts is permitted. This report has not been received.

The Commission noted that a few weeks ago it had taken the position not to consider any new zoning applications. It had also deferred action on the rezoning of approximately 200 acre of land in Maili for noxious industrial pending receipt from the consultants of a preliminary report for the master plan of Waianae.

Mr. Dudley Lewis, attorney for the Permanente Cement Company, stated that Permanente is also requesting the rezoning of an area of land running parallel with Lualualei Ammunition Depot Road because the cement plant may be located there. However, since its exact location has not been determined, the request is to have the entire area rezoned for noxious industrial use. He explained to the Commission that Mr. Kaiser had already agreed to the filing of a covenant restricting noxious industrial uses, other than cement manufacturing and quarrying, from locating in these areas. He pointed out to the Commission the importance of authorizing a public hearing to consider this matter on June 25, 1959, because the present Commission will be abolished on June 30, 1959 under the new City Charter. He implored the Commission to make this decision today to avoid the necessity of the applicant to reapply under the new Commission thereby delaying this matter further. He stressed to the Commission that this application is not a new request since it is closely related to the Maili rezoning request for the same use, therefore, the Commission would not be criticized for taking such an action.

The Director recommended that the Commission should take the same action taken for the Maili rezoning request since the consultant's preliminary report for Waianae will be forthcoming in a week or two. To take action today without the consultant's report would seem that the Commission is taking a step backward in planning procedures. He also reminded the Commission of its action taken not to consider any new zoning applications. The Director then explained that under the new City Charter provisions, applications for rezoning may be processed faster because the Director and the Commission make the recommendation to the Council which can take action immediately, although a public hearing must be called.

Mr. Felix believed that the situation in the present matter was unusual in that it is closely related to Maili rezoning application so that authorizing a public hearing was not out of order. However, he believed the Commission

should first take action to reconsider its previous action taken not to review new applications. There were some members who believed that authorizing a public hearing at this time was not necessary since once the master plan for the Waianae area is completed, zoning would be automatic.

Mr. Felix made a motion to reconsider the previous action taken by the Commission relative to not considering any new zoning applications because of the unusual circumstances of this application. This motion was seconded by Mr. Centeio but was defeated by a tie vote.

The Commission discussed this matter further, taking into consideration all the points raised by Mr. Lewis and the actions of the Commission taken regarding zoning in the Waianae area and of the new provisions under the City Charter.

A motion was made by Mr. Felix to authorize the calling of a public hearing with the provision that the Commission makes no commitment to approval or disapproval of the request until the consultant's preliminary report on the master plan for Waianae is received. This motion was seconded by Mr. Centeio and unanimously carried.

**ZONING VIOLATIONS  
KAILUA  
443-A MALUNIU ST.  
ILLEGAL RENTAL  
UNIT**

The Commission received and placed on file a report from Sam Harris of the Public Prosecutor's office reporting that an alleged zoning violation at 443-A Maluniu Street has been corrected. The violation involved the conversion of a servant's quarters into a rental unit.

The Commission, on motion of Mr. Felix and second of Mr. Chun-Hoon, adopted and authorized for transmission to the Mayor and the Board of Supervisors for approval, the following resolutions of the City Planning Commission:

**MASTER PLAN  
SCHOOL AND PARK  
SITE  
MAKAHA, WAIANAE**

(1) Resolution No. 1061, extending the Master Plan of the City and County of Honolulu to include a portion of Makaha at Waianae, Oahu, T. H., by establishing a park site and a school site.

**ZONING CLASS A-1  
WAIPIO  
WAIPIO ACRES  
SUBDIVISION**

(2) Resolution No. 1062, creating Rural Class A-1 Residential District No. 37 on the Northeast side of Kanehameha Highway at Waipio and Waikakalaua, Ewa, Oahu.

Mr. Miho disqualified himself from voting on this matter.

**ZONING BUSINESS  
WAIKIKI  
KALAKAUA AVENUE  
AND LEWERS ROAD  
SHERATON HAWAII  
CORP., ET AL**

Commissioner Felix proposed that the Commission reconsider its action taken on June 4, 1959, to look with favor to business uses for the area on both sides of Lewers Road between Kalakaua Avenue and Helumoa Road. He believed that he should have disqualified himself from voting on this matter. However, he suggested that the Commission refer this matter to the staff for further study and recommendation because of the logical use of this area for business.

Mr. Izumi stated that the City should take a lead in the development of these areas and not wait for the owners to ask for help.

The Director stated that this area has been considered for business or resort uses but property owners did not wish to have the streets widened nor provide for adequate parking facilities.

For the benefit of the new commission members, Mr. Miho explained the background studies made of this area at Levers Road. It has always been the recommendation of the Commission and its staff that this area would be ideal for business uses provided that the streets are widened, off-street parking facilities provided, and other improvements made. He pointed out the congested condition of the area which hinders emergency and service vehicles from entering.

However, it has always been the property owners and the hotel owners who had refused to cooperate with the Commission in the improvement of this area.

A motion to reconsider the action taken by the Commission on June 4, 1959, was made by Mr. Felix seconded by Mr. Lesson and carried.

Being that this area lends itself toward a business development and business zone, the Commission voted to refer this matter to the staff for further study and recommendation on motion of Mr. Chun-Hoon and second of Mr. Miho.

**MISCELLANEOUS  
RESIGNATION OF  
COMMISSION MEMBERS**

The Commissioners, on motion of Mr. Miho and second of Mr. Chun-Hoon, voted to submit their resignation to the Mayor effective June 30, 1959, so that the Mayor could appoint members to the new commission.

**MISCELLANEOUS  
NAME PLATES**

The Commission instructed the Director to check into the possibility of the commissioners' keeping their name plates as a souvenir, on motion of Mr. Felix and second of Mr. Izumi.

The following subdivision actions were taken by the Commission on motion of Mr. Chun-Hoon and second of Mr. Centelo:

**SUBDIVISION  
MOANALUA  
OFF MOANALUA ROAD  
U. S. OF AMERICA  
SURV: TERR. HWY.  
DEPT.  
HIGHWAY & RURAL  
PROTECTIVE**

Approval was granted to the proposed subdivision of Lot P-1 (May 36) of Land Court Application 1074 at Moanalua into two lots: P-1-A, 81.708 acres and P-1-B, 0.203 acre; the redesignation of Easement 12 (Map 1) as Easements 12-A and 12-B, and the restriction of access rights affecting Lot P-1-A.

Lot P-1-B, Easement 12-B and the restriction of access rights are required by the Territory of Hawaii for the construction of Moanalua Road, Federal Aid Secondary Project No. S-219(4).

Lot P-1-A will have access to a public right-of-way over a service road being Parcels 43 and 43-B.

Final survey maps have been filed.

**SUBDIVISION ✓  
WAIKIKI - FERN ST.  
THOMAS S. UYEHARA  
SURV: T. MORISATO  
HOTEL & APT.**

Proposed consolidation of Lots J-3 and G-3, Block 22 (Map 30) of Land Court Application 279 at Waikiki into Lot 92, 4,000 $\frac{1}{2}$  was granted approval on the basis that final survey maps showing the consolidation have been filed.

**SUBDIVISION ✓  
MAIKI  
OFF KEEAUMOKU ST.  
TERR. OF HAWAII  
SURV: TERR. HWY.  
DEPT.  
HOTEL & APT.**

On the basis that final survey maps have been filed, the Commission granted approval to the proposed subdivision of the following of Tax Map Key 2-4-21:

(1) Parcel 15 into two lots: M-29, 483 $\frac{1}{2}$  and a remaining area of 2,742 $\frac{1}{2}$  with an existing dwelling and garage;

(2) Parcel 14 into three lots: M-30, 515 $\frac{1}{2}$ ; M-30-A, 168 $\frac{1}{2}$ ; and a remaining area of 3,592 $\frac{1}{2}$  less 882 $\frac{1}{2}$ , a 14-foot right-of-way easement area, leaving a net area of 2,710 $\frac{1}{2}$  with an existing dwelling and garage.

Proposed Lots M-29 (483 $\frac{1}{2}$ ); M-30 (515 $\frac{1}{2}$ ); M-30-A (168 $\frac{1}{2}$ ) are required by the Territory of Hawaii for the construction of the master planned Lunalilo Freeway, Federal Aid Project No. F-59(2), Keeaumoku Separation, Section M.

The Commission on May 7, 1959 voted to look with favor to the over-all subdivision sketch plan for the master planned Keeaumoku Separation.

SUBDIVISION ✓  
WAIKIKI  
OFF ALA MOANA BLVD.  
THE WAIKIKIAN, LTD.  
SURV: J. C. MANN  
BUSINESS

The Commission granted approval to the proposed consolidation of a portion of Kalia, being Parcels 2, 3 and 10 of Tax Map Key 2-6-09 at Waikiki into one lot of 82,559 $\frac{1}{2}$  whereon exists the Waikikian Hotel.

Final survey maps showing the consolidation have been filed.

SUBDIVISION ✓  
KAPAHULU  
KOKO DRIVE  
TARO SHINSATO,  
ET AL  
SURV: T. HARANO  
CLASS A

Tentative approval was granted to the proposed subdivision of portions of Lots 15 and 16 of Kahala Heights Tract at Kapahulu into two lots: A, 5,000 $\frac{1}{2}$ ; B, 10,000 $\frac{1}{2}$  with two existing dwellings.

The Commission on June 4, 1959 voted to defer action and requested the applicant to submit proper documents showing the right to use the existing 20-foot easement.

A document dated January 13, 1955, recorded in the Hawaiian Registry Office in Liber 2914 on Pages 403-405 granting the right to use the existing easement has been filed.

Koko Drive is a public right-of-way. Lot width for proposed Lot A shows 49.95 feet. Contours show approximately 40% grades for Lot A and 30% for Lot B.

Approval will be subject to compliance with building spacing, requirements of the Division of Sewers and the Board of Water Supply, certification by the Chief Engineer as to the adequacy of the pavement for the 20-foot right-of-way and Koko Drive, and the filing of final survey maps.

SUBDIVISION ✓  
EWA  
MAKULE & POHAKUPUNA  
ROADS  
S. MITSUYASU  
SURV: K. SUZUKI  
CLASS A

Tentative approval was granted to the proposed subdivision of Lot A-1-A-1-B of Land Court Application 242 "Puuloa Farm Lots" at Ewa into two lots: (1) 79,358 $\frac{1}{2}$  together with various improvements on the premises; (2) 7,754 $\frac{1}{2}$ .

Makule and Pohakupuna Roads are public rights-of-way.

Approval of this subdivision will be subject to compliance with building spacing, requirements of the Board of Health and Class A zoning, certification by the Chief Engineer as to the adequacy of the pavement for Makule and Pohakupuna Roads and the filing of final survey maps showing a lot width of 60 feet for Lot 2.

SUBDIVISION ✓  
HALAWA  
OFF MOANALUA RD.  
U. S. OF AMERICA  
SURV: TERR. HWY.  
DEPT.  
HIGHWAY & RURAL  
PROTECTIVE

Approval was granted to the proposed subdivision of Lot 2 of Land Court Application 966 (Map 6) at Halawa into four lots: 2-A, 45.90 acres; 2-B, 0.275 acre (11,979 $\frac{1}{2}$ ); 2-C, 0.745 acre; and 2-D, 0.470 acre; and the restriction of access rights affecting lots 2-A and 2-B.

Lots 2-C and 2-D and the restriction of access rights are required by the Territory of Hawaii for the construction of Moanalua Road Federal Aid Secondary Project No. S-219(4).

Access for Lot 2-B (0.275 acre) will be over and across old Moanalua Road. Access for Lot 2-A will be over Moanalua Road (Exclusion 16) and over Lot 5-B of Land Court Application 966 and thence to the new highway.

Final survey maps have been filed.

SUBDIVISION ✓  
HALAWA  
OFF MOANALUA ROAD  
U. S. OF AMERICA  
SURV: TERR. HWY.  
DEPT.  
HIGHWAY & RURAL  
PROTECTIVE

Approval was granted to the proposed subdivision of Lot 5 of Land Court Application 966 (Map 7) at Halawa into four lots: 5-A, 192.192 acres; 5-C, 8,160 acres; and 5-D, 0.006 acre; and the restriction of access rights affecting Lots 5-A and 5-B.

Lots 5-C and 5-D and the restriction of access rights are required by the Territory of Hawaii for the construction of Moanalua Road Federal Aid Secondary Project No. S-219(4).

Final survey maps and a copy of the Petition for Subdivision in the Land Court have been filed.

SUBDIVISION ✓  
KAILUA  
BETW. KAILUA RD.  
& KAELEPULU CANAL  
KANECHIE RANCH CO.,  
LTD.  
DEVEL: CENTEX CON-  
STRUCTION CO.  
SURV: R.M. TOWILL  
CORP.  
GEN. & SEMI IND.  
& RURAL PROTECTIVE

An extension of three months was granted to the proposed Kailua Semi-Industrial Subdivision being portions of R. P. 7985, Land Commission Award 4452, Apana 12 to H. Kalama, School Grant 37, Apana 2 to Board of Education and R. P. 7351, Land Commission Award 8367, Apana 1 to Kema at Kailua into 25 lots with areas ranging from 10,130 $\frac{1}{2}$  to 100,469 $\frac{1}{2}$  together with 56 and 60-foot rights-of-way.

Tentative approval was granted by the Commission on September 11, 1958 to a 24-lot subdivision plan and on June 4, 1959 to a subdivision plan of 25 lots. The Commission on January 8, 1959 authorized the Director to transmit the construction plan to the office of the Chief Engineer.

By letter dated June 5, 1959, Mr. E. J. Viner, Project Manager for Centex-Trousdale Company, requested an extension of time of three months to complete construction of street improvements and utilities.

SUBDIVISION ✓  
WAHIAWA  
OFF CALIFORNIA  
AVENUE  
KOJI TSUJIMURA  
AGENT: A.J. WARD  
SURV: PARK & PARK  
CLASS A-1

An extension of time of six months was granted to the proposed consolidation and resubdivision of Lots 55, 56, and 57 of File Plan 319 at Wahiawa into nine lots with areas ranging from 7,500 $\frac{1}{2}$  to 8,190 $\frac{1}{2}$  less master plan area for Lots 1, 2, 3, 4, 6 and 7, said lots falling below 7,500 $\frac{1}{2}$ .

Tentative approval was granted by the Commission on July 25, 1957 and the Chief Engineer advised the Commission by letter dated July 18, 1957 that the subdivision engineer has been informed of the existence of the master plan for Wahiawa and that the subdivision drainage must be coordinated with that of the Bureau of Plans.

By letter dated June 8, 1959, the engineer for the applicant requested an additional extension of time to complete construction of street improvements and utilities. The roadway is about 90% completed.

SUBDIVISION ✓  
WAIANAE  
OFF WAIANAE VALLEY  
ROAD  
LOUIS BECKER  
SURV: ASSOCIATED  
ENGINEERS  
RURAL PROT.  
(AGRICULTURAL  
SUBDIVISION)

At the request of the subdivider, the Commission accepted withdrawal of the proposed subdivision of Lot 424, Land Court Application 1102 (Map 32) at Waianae into two lots: 424-A, 1.00 acre; and 424-B, 2.109 acres.

Tentative approval was granted by the Commission on September 18, 1958.

By letter dated June 9, 1959, Associated Engineers, engineer for the applicant, requested withdrawal of the subdivision plan.

The following subdivisions which were granted tentative approval and now conform to requirements for approval were approved by the Commission on motion of Mr. Chun-Hoon and second of Mr. Centelo:

SUBDIVISION  
KALIHI-UKA  
KAMANAIKI AND  
MURPHY STREETS  
SERAPHINE G.  
PEDRA  
SURV: R.M. TOWILL  
CORP.  
CLASS B

1) Proposed consolidation and resubdivision of Lots 2, 5 and 6 of Block P, Kaiulani Tract and portion of Murphy Street (abandoned) at Kalihi-Uka into three lots: A, 5,130 $\frac{1}{2}$  with an existing single-family dwelling less 1,233 $\frac{1}{2}$  master plan setback area, leaving a net area of 3,897 $\frac{1}{2}$ ; B, 6,040 $\frac{1}{2}$  less 2,908 $\frac{1}{2}$  master plan setback area, leaving a net area of 3,132 $\frac{1}{2}$  and being a 12-foot flag lot; C, 7,684 $\frac{1}{2}$  less 275 $\frac{1}{2}$  master plan setback area, leaving a net area of 7,409 $\frac{1}{2}$ .

Tentative approval was granted by the Commission on May 21, 1959. Board of Health, building spacing, Division of Sewers and Board of Water Supply requirements have been met.

A copy of the document recorded in Liber 1993, page 53 with the description of the above parcel of land has been filed.

The surveyor in the process of marking the lot boundaries found the existing dwelling within Lot 5 owned by Mr. and Mrs. Alfred Sereno encroached slightly into the proposed boundary of Lot A of the original subdivision plan of two lots.

Class B zoning requirements have been met. Final survey maps have been filed.

SUBDIVISION  
KAKAOKO  
COOKE, AUAHI,  
KOULA & POHUKAINA  
STREETS  
B.P. BISHOP EST.  
SURV: G. PODMORE  
GEN. IND.

2) Proposed consolidation of Lot A, Lots 12 to 22, inclusive, of Block 16, Kakaako Subdivision and Ohe Lane into Lot B, 123,763 $\frac{1}{2}$  less 2,000 $\frac{1}{2}$  master plan setback area, leaving a net area of 121,763 $\frac{1}{2}$ .

Tentative approval was granted by the Commission on May 21, 1959.

There is an existing six-inch sewer line within Ohe Lane and the Trustees propose to grant the City a ten-foot easement over it.

Ohe Lane has been in public use for a long period of time. Bishop Estate is requesting the consolidation of the existing Ohe Lane with other lots into one parcel of 123,763 $\frac{1}{2}$ . A check with the Land Division shows that Ohe Lane is a private right-of-way owned by Bishop Estate.

Board of Water Supply by letter dated May 19, 1959, informed the Commission that no comment is necessary from the Board of Water Supply inasmuch as this subdivision is for consolidation purposes with no new building sites to be created.

Division of Sewers requirement has been met. Final survey maps have been filed.

SUBDIVISION  
KAILUA  
ONEAWA STREET  
MISAO KATAGIHARA  
SURV: H. FUCHINO  
CLASS A

3) Proposed subdivision of Lot 569-E of Land Court Application 495 at Kailua into six residential lots: 569-E-1, 5,689# less 616# master plan setback area, leaving a net area of 5,073# together with a ten-foot building setback line; 569-E-2, 5,775#; 569-E-3, 5,544#; 569-E-4, 5,535#; 569-E-5, 6,102#; 569-E-6, 8,059# being a 12-foot flag lot; 569-E-7, a 24-foot right-of-way of 8,874#.

Tentative approval was granted by the Commission on July 31, 1958, together with a modification in the length of the 24-foot right-of-way which exceeds the maximum length of 120 feet by 89 feet.

Board of Health requirement has been met.

By letters dated May 13, 1959 and June 2, 1959, the Board of Water Supply and the Chief Engineer informed the Commission that the construction of street improvements and utilities and the water system have been completed in accordance with the approved plans.

Final survey maps have been filed.

SUBDIVISION  
KAALAEA  
AHILAMA AND  
LAMAULA ROADS  
SING CHONG CO.,  
LTD.  
SURV: R.M. TOWILL  
CORP.  
CLASS AA & RURAL  
PROT.  
(AGRICULTURAL  
SUBDIVISION)

4) Proposed subdivision of Tract 18, portion of R. P. 7531, Land Commission Award 8559-B, Apana 33 to William C. Lunailo (Cert. of boundaries No. 58) at Kaalaea into two parcels: Tract 18-A, 4.729 acres less 0.030 acre master plan setback area, leaving a net area of 4.699 acres and Tract 18-B, 1.097 acres.

Tentative approval was granted by the Commission on March 5, 1959.

A duly acknowledged letter stating that this subdivision is for agricultural purposes has been filed.

Water is available. No sewers. Board of Health requirements have been met.

Field survey by the staff and a representative of the Chief Engineer's office on June 8, 1959, found the pavement of Ahilama and Lamaula Roads meeting the requirements for an agricultural subdivision.

Final survey maps noting the master plan roadways affecting this subdivision have been filed.

SUBDIVISION  
AIEA  
KAMEHAMEHA HWY.  
TERR. OF HAWAII  
SURV: TERR. HWY.  
DEPT.  
CLASS A

5) Proposed subdivision of Lot D-1-A of Land Court Application 328 at Aiea into two lots: D-1-A-1, 19,689# (0.0452 acre); D-1-A-2, 3,430# (0.079 acre).

Tentative approval was granted by the Commission on May 21, 1959.

Lot D-1-A-2 (3,430#) and the restriction of access rights are required by the Territory of Hawaii for the construction of Moanalua Road Federal Aid Secondary Project No. S-0730(2). However, upon the acquisition of Lot D-1-A-1 (19,689#) by the abutting owner, the owner must consolidate said lot with Parcel 12 of Tax Map Key 9-9-41 (37,431#) to create a lot of 57,120#.

A copy of the Petition for Subdivision in the Land Court has been filed with a restrictive covenant that Lot D-1-A-1 shall not be landlocked in that an agreement has

been reached whereby the said lot will be sold to the abutting owner, and which has other means of access to a public road. The Land Division will sell the lot with a restrictive covenant that the purchaser will consolidate the lot with his own.

Final survey maps have been filed.

SUBDIVISION  
WAIALUA  
OFF KAMEHAMEHA  
HWY.  
EUGENE F. KENNEDY  
AND ASSOC,  
SURV: A. E.  
MINVIELLE, JR.  
CLASS A-1

6) Proposed subdivision of Lot 3-B of Land Court Application 1193 at Waialua into 51 residential lots with areas ranging from 7,318 $\frac{1}{2}$  to 10,515 $\frac{1}{2}$  together with 16 and 44-foot rights-of-way.

Approval was granted by the Commission on May 22, 1958, on the basis of filing of the following documents approved as to form by the City and County Attorney's office:

(1) 100% surety bond in the amount of \$79,100 guaranteeing construction of street improvements and utilities;

(2) Agreement between Eugene F. Kennedy and the City and County of Honolulu;

(3) Copy of the contractor's bond in the amount of \$39,550 between Highway Construction Co. and Eugene F. Kennedy;

(4) Copy of the contract between Eugene F. Kennedy and Highway Construction Co., in the amount of \$79,100.

By letters dated June 2, 1959 and June 9, 1959, the Chief Engineer and the Board of Water Supply informed the Commission that the construction of street improvements and utilities and the water system within the subdivision have been completed in accordance with the approved plans.

Authorize the Chief Engineer to return the bond to the owners.

Final approval.

Subdivision filing fees for the month of May, 1959:

SUBDIVISION  
MISCELLANEOUS

45 applications .....	\$ 450.00
638 lots .....	<u>638.00</u>
Total .....	\$1,088.00

MISCELLANEOUS  
DISBURSEMENTS

Act 86, approved by the Governor on May 18, 1959, amending Section 149-181 of the Revised Laws of Hawaii 1955, provides for the following for disbursements...."shall be made by warrants issued on vouchers signed by the chairman or acting chairman of the commission or such officer or employee as the commission may authorize."

The Commission authorized the Director to sign the warrants, on motion of Mr. Miho and second of Mr. Chun Hoon.

MISCELLANEOUS  
INFORMATION

The U. S. Army District Engineer had initiated an exploratory meeting of various governmental department heads for the coordination of planning and exchange of data among these agencies.

It was agreed that there was sufficient interest to warrant bi-monthly meetings. The City Planning Commission's representative will attend these meetings.

The Commission received and placed on file the following Committee Reports of the Board of Supervisors:

**RENEWAL PROGRAM  
(SURVEY OF INDUS-  
TRIAL AREAS)**

1. The Board of Supervisors by Committee Report No. 1819 approved the Urban Renewal Coordinator's request that immediate studies be initiated for the surveying of industrial areas and placing it within the Renewal Program, and requested that the Commission comply with this proposal.

The Director informed the Commission that the staff is presently engaged in the study of residential areas and the reports will be completed in the near future. However, the manpower which was allocated for this work and assigned from the Building Department, the Board of Health and the Fire Department had been released for code enforcement work; therefore, completion of the neighborhood analysis study for the entire City cannot be completed without additional manpower. He pointed out that it took 18 months with approximately six men to complete the work for the most urgent residential and multiple-family areas.

The Commission voted to advise the Board of the studies being made and the shortage of manpower to complete this work. The Board is requested to make funds available for additional workers, on motion of Mr. Miho and second of Mr. Felix.

**ZONING VARIANCE  
WAHIAWA  
116 MAKAWAO AVE.  
EDWARD G. UETAKE**

2. Committee Report No. 1830, approving the granting of a variance to Mr. Edward G. Uetake, owner of premises situated in Wahiawa, Tax Map Key 7-4-15: 26, from the Class A-1 Residential zoning requirements.

**ZONING RURAL BUS.  
KANEOHE  
INTERSECTION OF  
KAM. HWY. &  
LIKELIKE HWY.  
HOKEI UYESATO**

3. Committee Report No. 1833, approving City Planning Commission Resolution No. 1031, changing a portion of Rural Class A-1 Residential District No. 24 to Rural Business District No. 163 for land situated on the mauka-Pali corner of the intersection of Kamehameha Highway and Likelike Highway at Kaneohe.

**SUBDIVISION  
MISCELLANEOUS  
AND LEGISLATION**

4. Committee Report No. 1808, transmitting House Resolution No. 187, requesting the Mayor and the Board of Supervisors to conduct a thorough study concerning the administrative delay relative to development of subdivisions and report its findings with recommendations on corrective legislation to the next legislature, and requesting the City Planning Commission to make a report to the Board.

The meeting adjourned at 5:50 p.m.

Respectfully submitted,

*Carole A. Kamishima*  
Carole A. Kamishima  
City Planning Secretary

Meeting of the City Planning Commission

June 18, 1959

The City Planning Commission met in regular session on Thursday, June 18, 1959, at 2:10 p.m., in the Conference Room of the City Hall Annex with Chairman A. J. Gignoux presiding:

**PRESENT:** A. J. Gignoux, Chairman  
R. G. Rietow  
Henry Chun-Hoon  
Katsuro Miho  
Cyril W. Lemmon  
Tsutomu Izumi  
John H. Felix  
George Centeio  
Leighton S. C. Louis, Director

**ABSENT:** Harold Kometani (on trip)  
Frank W. Hustace, Jr.

**MINUTES:** The minutes of June 10, 1959 were corrected as follows:

On the item on Business zoning at Kalakaua Avenue and Lewers Road, Waikiki, the action taken was amended to read that, "Being that this area lends itself toward a business development and business zone, the Commission voted to refer this matter to the staff for further study and recommendation on motion of Mr. Chun-Hoon and second of Mr. Miho."

The minutes, as corrected, were approved on motion of Mr. Lemmon and second of Mr. Centeio. Mr. Felix abstained from voting.

**MASTER PLAN  
KALIA-WAIKIKI  
KONA STREET  
EXTENSION**

The Commission, on motion of Mr. Felix and second of Mr. Izumi, voted to defer action for one week on a request, through Committee Report No. 1971, to abandon a 40-foot roadway off Atkinson Drive being the extension of Kona Street.

The request is being made by Murphy Motors, Ltd., on the basis that it owns all of the lots having frontage on this street.

**PUBLIC HEARING  
MASTER PLAN  
WAIALAE NUI TO  
MAUNALUA  
REALIGNMENT OF  
KALANIANAOLE HWY**

The Commission, on motion of Mr. Chun-Hoon and second of Mr. Felix, voted to reopen the public hearing to consider the proposed amendment to Master Plan Section 29 for the realignment of Kalaniana'ole Highway from Kirkwood Place for a distance of about 600 feet in the Koko Head direction to provide for a transition from 50-foot setback on the makai side to 25-foot setbacks on both sides of the highway; and, the realignment of Kalaniana'ole Highway from old Halemaumau Road to a point about 700 feet Koko Head of Paiko Drive to provide for a setback of 50 feet on the mauka side together with the transitional changes.

The Director reported that the Pflueger and Cassidy Estates are requesting the Commission to consider taking 50 feet from the mauka side for the highway widening between Kirkwood Place and Halemaumau Road and are requesting deferral on this matter until a detailed study of land values and improvements affected by the Master Plan is completed. The Director pointed out that this proposal is not part of the amendment proposed at this public hearing.

Furthermore, the Commission had on several occasions reaffirmed its position to provide for the 25-foot widening on both sides of the highway.

Mr. & Mrs. Edmund Thomas and Mr. Isaacs who live at 5975 Kalaniana'ole Highway expressed their opinion that the taking for the highway widening should be done on the mauka side cutting into vacant mountain land rather than to take makai lands which are more valuable, thereby saving the City and the Territory large sums of money in condemnation cost.

It was pointed out to them that their property is not affected by the proposal under consideration today. However, they expressed their belief that progress would eventually require the future widening of Kalaniana'ole Highway beyond Paiko Drive and they are expressing their views now.

Mr. Kenneth Kingrey, who lives next to the Thomas' residence, protested to the taking of 25 feet from his property since the taking would diminish his lot area and depth, thereby making it undesirable for resale purposes.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Lemmon and second of Mr. Rietow.

The Commission voted to defer action on this proposed amendment to the master plan on motion of Mr. Felix and second of Mr. Izumi.

**PUBLIC HEARING  
SUBDIVISION RULES  
AND REGULATIONS**

A public hearing was held to consider the proposed amendments to the Subdivision Rules and Regulations to provide for the administration of the rules and regulations by the Planning Director in conformity with the provision of the Charter of the City and County of Honolulu. The major changes are the substitution of the word "Director" for the word "Commission" and/or "City Planning Commission".

The Director reported that these amendments are proposed at the recommendation of the City and County Attorney, who had reviewed the Charter provisions, so that the processing of subdivision applications would not be delayed after July 1, 1959.

The Commission closed the public hearing and took the matter under advisement on motion of Mr. Chun-Hoon and second of Mr. Lemmon.

Mr. Miho raised a question regarding the power and authority of the Commission to grant its Director the right to modify rules and regulations. The Director explained that all the administration of the rules and regulations including modification provisions will automatically be processed by the Planning Director.

A motion to adopt the amendments to the Subdivision Rules and Regulations was made by Mr. Felix, seconded by Mr. Izumi, and carried.

**PUBLIC HEARING  
ZONING CONDITIONAL  
USE DISTRICT  
MANOA  
UNIVERSITY AVE. &  
SEAVIEW AVENUE  
Y.W.C.A.**

A public hearing was held to consider the change in zoning from existing Class A Residential to Conditional Use District for a 10,624 $\frac{1}{2}$  parcel of land at Manoa, situated on the southwest corner of University Avenue and Seaview Avenue.

The Y.W.C.A. proposes to construct a student activities center.

The Commission noted that the proposed use falls within the uses permitted within a Conditional Use District.

Mrs. Richard Rice, president of the Y.W.C.A., was present to answer any questions raised by the Commission.

Since there were no protests made, the Commission closed the public hearing and took the matter under advisement on motion of Mr. Felix and second of Mr. Centeio.

A motion to approve the change in use to Conditional Use District was made by Mr. Felix, seconded by Mr. Centeio, and carried.

**PUBLIC HEARING  
ZONING HOTEL & APT.  
WAIKIKI  
3019 KALAKAUA AVE.  
MR. & MRS. ADOLPH  
C. SENDEL**

A public hearing was held to consider the change in zoning from existing Class A Residential to Hotel and Apartment for a 6,787 $\frac{1}{2}$  parcel of land situated at 3019 Kalakaua Avenue on the makai side.

The applicant proposes to construct a new 12-story apartment building with a penthouse containing 13 units. Parking spaces for 13 cars will be provided in the basement and street level.

The Director stated that the applicant has filed a third party beneficiary contract providing for the following restrictions: (1) Off-street parking facilities on the basis of one parking space for each unit; (2) setback for the future widening of the road; (3) prohibit any business uses; and (4) agree to participate in any improvement program for street widening and utilities. He stated that letters have been received from M. Marshall of 3023-A Kalakaua Avenue and Kay Riley and Charles B. Mayer of 3023 Kalakaua Avenue, owning property adjoining the applicant's, expressing their fear of fire hazard should the proposed building be permitted to build too closely to the side property line. They also believe that the consolidation of the three lots, including the applicant's property, for the building of an apartment would be very desirable for this ocean front area.

No protests were filed. The Commission closed the public hearing and took the matter under advisement on motion of Mr. Centeio and second of Mr. Lemmon.

The change in zoning to Hotel and Apartment was approved by the Commission on motion of Mr. Centeio and second of Mr. Felix.

**PUBLIC HEARING  
ZONING HOTEL & APT.  
KANEHOHE  
SOUTH END OF  
KEANA ROAD  
HAWAII PACIFIC  
HOMES**

A public hearing was held to consider the change in zoning from existing Rural Class AA Residential to Hotel and Apartment for a 16-acre area of land situated at the south end of Keana Road, adjoining the Kaneohe Heights Tract. A high-rise apartment development for people in the retirement group, together with the necessary facilities to serve the tenants, a staff dormitory, a 40-bed infirmary, and a residence for the administrator, is proposed.

The Director stated that prior to receipt of the formal application for rezoning, a petition signed by 17 property owners objecting to the proposed use had been received. Two owners signing the petition of protest have withdrawn their objections.

Letters have been received from the following persons endorsing the proposed use and zoning change:

- (1) Eugene F. Kennedy, realtor;
- (2) Reverend William R. Grosh, Calvary Episcopal Church at Kaneohe;
- (3) Mr. & Mrs. R. M. Gibson, 45-119 Awele Place, Kaneohe;
- (4) The Reverend Kenneth O. Rewick, Executive Director, Honolulu Council of Churches;
- (5) Mr. David K. Bent, Urban Renewal Coordinator;
- (6) The Board of Trustees of the Kailua Community Methodist Church, Inc.;
- (7) Paul B. Billings, Pastor, and Ralph Ajifu, Official Board Chairman of the Parker Memorial Methodist Church, Kaneohe;
- (8) Mr. & Mrs. Herbert R. Jordan, 45-134 Awele Place, withdrawing their names from the petition of protest;
- (9) Mr. & Mrs. Robert J. Hedenberg of 45-114 Awele Place withdrawing their names from the petition of protest.

Mr. Russell A. Glenn, residing at 45-110 Awele Place, Kaneohe Heights, and representing other home owners, voiced his objections to the proposed zoning change and use of the land. He stated that he bought his property in February, 1957 and had signed an agreement with Mr. and Mrs. August Souza regarding certain restrictions on the use of the land. The homes built in the area are above average homes and the property owners fear that the proposed development will depreciate the value of their lands. They believe that the proposed development should be located in a vacant area and then be surrounded by those who desire to live next to it. They suggested an area approximately 750 yards mauka of the present location. Mr. Glenn also cited the apprehension of the people regarding the safety of their children on the assumption that the residential roads will be used by delivery trucks and cars going to and from the Home several times a day. They also question the operation of the 40-bed infirmary on the belief that it seems to be a hospital use. They express their fear for their children and wives who may be molested by undesirable people employed by the Home. They believe that the type of individuals doing yard work and janitorial work are mentally deficient and would create a problem.

Mr. Leonard J. Foley of 451-125 Keana Road pointed out that the existing road is inadequate to serve the proposed development. He believed that the Home should be located along a main thoroughfare that has good access, thereby avoiding the use of a residential road and endangering the lives of children. He stated that allowing the zoning change would constitute spot zoning and indicated that if this request is granted, he was informed that another property owner located about 200 feet away intends to apply for hotel and apartment zoning for his property also. This would indicate that eventually the entire area would be surrounded by apartments.

Commissioner Felix inquired whether the change in zoning would constitute spot zoning. The Director reminded the Commission of the staff's study of the over-all Kaneohe-Kailua area. This area at Kaneohe Heights (Kapaa slopes) was suggested as a possible site for high-rise apartment uses. If the Commission consider this type of use advisable for the area, hotel and apartment zoning for the present

use would not constitute spot zoning; however, should the Commission grant permission for the proposed use under consideration today and no other similar uses then it would constitute spot zoning. He also reminded the Commission that the purpose of the public hearing is to obtain the views of the public.

Mr. Paul D. Jones, architect for the development, commenting on the remarks made about the additional use of the road by service trucks and cars indicated that development of residential homes on the 16 acres would present a heavier concentration of traffic in the area. He stated that the homes will be for the elderly people who can retire in an atmosphere of a resort area with as much open area and park facilities as possible. He stated that the developers intend to develop the area in the manner shown on the artist's rendition presented to the Commission.

Mr. Glenn inquired of Mr. Jones whether the developers would be willing to post a bond to guarantee the construction of the project in the manner as shown. Mr. Jones replied that he has no authority to speak for the developers, however, he believes that they will develop the area in the manner indicated.

Mr. Morio Omori, attorney for the applicant, filed the following letters from individuals and organizations endorsing the proposed project:

- (1) Bishop Harry S. Kennedy, The Episcopal Church in the Hawaiian Islands;
- (2) Mr. Vincent J. Moranz, member of the Action Committee on Aging;
- (3) Honolulu Council of Social Agencies signed by its president James H. Shoemaker;
- (4) Oahu Health Council, Inc., signed by its president Kenji Goto;
- (5) The Soroptimist Club signed by its president Alice B. Nicholson; and
- (6) Kaneohe Ranch Co., Ltd., signed by its vice president Henry H. Wong.

Mr. Omori stated that the names of Mr. & Mrs. Joseph F. Buttacavoli should be stricken from the petition of protest because they have moved from the area. The names of Mr. & Mrs. Robert J. Hedenberg and Mr. & Mrs. Herbert P. Jordan should also be stricken from the petition because they have reversed their position in this matter. Mr. Omori also filed with the Commission a petition signed by approximately 17 property owners endorsing the proposed use and change in zoning.

He then questioned the right of some of the property owners signing the petition of protest because under the law, the legal protestants are those residing within a 750-foot radius from the property under consideration. Under this provision only four protestants qualify. He did not believe the type of individuals to be employed should be considered at this time.

Mr. Herman Von Holt, chairman of the committee for the site of Hawaii Pacific Homes, stated that Hawaii Pacific Homes is an eleemosynary corporation and no part of any money obtained will accrue to the benefit of any individual person. He stated that individuals desiring to reside

in the home will be subjected to two physical examinations and thoroughly screened so that only those individuals mentally and emotionally stable, and physically fit will be admitted. Admittance to the Home will be by the payment of a "founder's fee". These moneys collected will be used to create capital fund to pay the mortgage and any accumulation after the mortgage is paid will be used to reduce the costs to the individuals living in the Home. This Home will be a high-class home available to those who can afford the payments and will not be a governmental institution.

As an experienced real estate agent, Mr. Von Holt did not believe the value of the surrounding properties would be depreciated because of this development. He indicated that the proposed use would be more desirable than to have the 16 acres subdivided into 5,000 $\psi$  or 7,500 $\psi$  lots for individual homes, thereby creating a heavier traffic problem. Since old age is a problem everyone must eventually face, he stressed to the Commission that it grant this request for rezoning. They have obtained the necessary financing and are ready to develop the area as soon as the zoning approval is given.

Mrs. Mary Castle, one of the starters of the home project and as a medical social worker for many years and now retired, stated that after many years of study, the Hawaii Pacific Homes was incorporated. The residents in the Home will be given complete life care, which includes maintenance service, use of all facilities, meals, and medical care.

Speaking on the medical facilities and the 40-bed infirmary, Dr. Walter Quisenberry stated that these facilities are for those needing medical care. Those individuals that cannot be cared for in the infirmary will be taken to a local hospital and a physician retained for their care. Those individuals having communicable diseases or are mentally ill will also be taken to outside hospitals or institutions.

Mr. Oscar Fulford, administrator of the Hawaii Pacific Homes, stated that he has been a member of this organization for 6 years. There are several of these homes in operation on the mainland and one of these is 47 years old. Through experience, they have found these homes to be very successful because the people who live there are of high character and are not indigents. These homes are staffed by an administration nurse in charge of the infirmary, registered nurses and other employees who are screened to provide the best of service because the residents are people who are accustomed to having these services. Regarding the traffic problem, he indicated that only 35 or 40% of the residents in the Home in California has cars. For the Kaneohe Home, transportation will be provided so that there will be no need for individual cars. He stated that in their operations throughout these years, they have never had any trouble of employees molesting people. He urged the Commission to grant this request on the basis that operations of these homes have been proven successful.

Mrs. Russell Glenn stated that she is not criticizing elderly people or the idea of a home for them but would like to see this home relocated to some other area away from the present location.

Mr. David Bent, speaking as a member of the Board of Directors of the Windward Oahu Community Association, stated that the Association, after hearing the presentation made by Mr. Fulford at its meeting, endorses the proposed plan for rezoning.

Mr. Ralph O. Smith, president of the group on aged, reported that this project was initiated in 1954 at which time several conferences were held to solve the problem of housing the aging group. This project has the full endorsement and approval of people in the social, religious, professional, and business organizations.

Mr. Fulford added that residence in the homes will be given first preference to those people having 10 or more years of residence in the islands, next will be those having less than 10 years, and only in the event vacancies cannot be filled, will mainland applications be considered. There will also be no distinction on race, creed or color.

Mr. Edgar Hetrick, living at 45-145 Awele Place, believed the project was a fine thing for the community and wholeheartedly endorsed the project. The people in the surrounding area understand that they will have access to the property and use of the facilities.

Mr. Gwenfread Allen, member of the advisory committee on aged and speaking as an individual, reported that he had visited such a home in California and other areas and found the operation to be very well managed and the employees to be of superior character. The surrounding neighborhood seemed well-kept with no signs of deterioration. Therefore, he believed that there should be no fear of having this home situated at this location.

Mr. Russell Glenn stressed that their objection is not the operation of the home but its location. He believed it should be located approximately 750 feet back of the present location and away from his home.

Since there were no other presentations made, the Commission closed the public hearing and took the matter under advisement on motion of Mr. Felix and second of Mr. Izumi.

The Commission discussed the width of the roadway to serve this project. The Director reported that Keana Road is master planned for a 44-foot right-of-way. The roadway section near the Home is master planned for a 56-foot right-of-way and this roadway should be constructed by the developers as part of the zoning change.

Some members believed that the request should be granted upon compliance with the construction of the roadway pursuant to the master plan. Mr. Izumi suggested that the Commission should look with favor to apartment zoning for the area before approving this request. However, it was pointed out that the area should be delineated by the staff.

A motion to visit the site was made by Mr. Felix seconded by Mr. Chun-Hoon and carried. Mr. Lemmon disqualified himself from voting on this matter.

**PUBLIC HEARING  
ZONING BUSINESS  
WAIANAE  
MAUKA SIDE OF  
FARRINGTON HWY  
BAROLD & YOSHIKO  
HIGUCHI  
BY: MORIO OMORI**

A public hearing was held to consider the change in zoning from existing Highway Protective zone to Business for a 8,941 $\frac{1}{2}$  parcel of land situated at 85-810 Farrington Highway on the mauka side, opposite the Waianae Post Office (Higuchi Farm Supplies Store premises).

Attorney Morio Omori, representing the applicant, informed the Commission that the applicant presently is operating a farm supply store on the premises with his residence in the back portion of the building. As shown on the development plans, he proposes to construct a new business building with off-street parking facilities. He will remove the existing residence and reside in Makaha. He is ready to start construction as soon as the rezoning is approved.

There were no protests made. The Commission closed the public hearing and took the matter under advisement on motion of Mr. Centeio and second of Mr. Lemmon.

The Commission noted that this property is situated within the Waianae town area designated for business purposes. A motion to approve the zoning change was made by Mr. Chun-Hoon seconded by Mr. Centeio and carried.

**PUBLIC HEARING  
ZONING APARTMENT  
DISTRICT C  
WAIPAHU  
94-506 FARRINGTON  
HIGHWAY  
DUNCAN & JOANNA  
LEE**

A public hearing was held to consider the change in zoning from existing Rural Class A-1 Residential to Apartment District C for a 13,591 $\frac{1}{2}$  parcel of land situated on the mauka side of Farrington Highway between Waikele Road and Waipahu Drainage Canal.

The applicant has submitted development plans showing the construction of a two-story 8-unit apartment building with off-street parking spaces for 8 cars, and a setback area for the future widening of Farrington Highway.

The Commission noted that this property is situated within the area the Commission had looked with favor to apartment uses and that it adjoins an existing hotel and apartment area.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Felix and second of Mr. Chun-Hoon.

The Commission voted to approve the change in zoning to Apartment District C on motion of Mr. Izumi and second of Mr. Centeio.

**PUBLIC HEARING  
ZONING INDUSTRIAL  
MASTER PLAN  
PARK SITE &  
STREET PATTERN  
WAIMALU  
MAKAI SIDE OF  
KAMEHAMEHA HIGHWAY  
H. YAMAMOTO &  
ASSOCIATES**

A public hearing was held to consider the following changes in zoning and Master Plan for land situated on the makai side of Kamehameha Highway, east side of Waimalu Stream and opposite Waimalu Tract:

- (1) To establish a proposed park site adjoining the Waimalu Stream on the east side;
- (2) To establish a street pattern consisting of 44-foot, 56-foot, and 60-foot rights-of-way;
- (3) Proposed change in zoning from Highway Protective and Rural Protective zones to Industrial.

The applicant proposes an industrial development on 10,000 $\frac{1}{2}$  lots with a service road for the lots adjoining

Kamehameha Highway and allowance for a defense highway system.

Attorney Sakae Takahashi, representing the applicant, acknowledged receipt of a copy of the letter from the Chief Engineer addressed to the Planning Commission recommending that a drainage setback of 175 feet be provided along Waimalu Stream. Although Mr. Takahashi believed that a drainage setback is desirable, he did not believe it should be confined to one side of the stream only. To provide for an equal division, the setback should be on both sides of the stream.

The Director stated that the staff has checked the calculation and finds that in order to handle the amount of flood water from the water shed areas, a stream that wide is needed. Lands on the Ewa side are owned by the U. S. Navy and the City at the present time has no assurance from the Navy that it will cooperate in this drainage matter.

The Director indicated that the Commission should take action on the proposed park site as recommended by the private consultants. By this action, any proposed widening of the stream could then be taken from park land.

Mr. Paul Weissich, representing the Board of Public Parks and Recreation, read the letter of Mr. J. E. Lyons, superintendent of the Parks Board, submitted to the Planning Director dated June 15, 1959. The Board indicated that in 1957 it had attempted to secure the site in question for park purposes because of its historical value but failed in its attempt because of lack of funds to purchase the site. Since 1957, the Territorial Planning Office has given this area a high priority for acquiring and developing the land as part of its Territorial Park Planning Program. Therefore, the Board supports the Planning Office in its effort to save the site and hopes that some means can be found to hold the issue in abeyance until proper funds can be requested from the State Legislature in 1960.

Speaking as a member of the Park Board staff, Mr. Weissich stated that the staff believes that the proposed park site adjoining the stream is too small for park purposes. It would not be suitable as a neighborhood playground area because of its location next to an industrial area, Navy property and a major highway. The staff is doubtful that funds would be available to purchase this area because there are other badly needed recreational areas that must be purchased. However, the Parks Board still supports the plan for a park for the entire area as indicated by the Territorial Planning Office.

Mr. Weissich then submitted and read a letter from the Aiea Community Association endorsing the plan for a park site at Waimalu which contains the fish pond area. He also submitted and read a letter from the Conservation Council for Hawaii calling to the attention of the Commission the historical background of this fish pond area known as "Loko O Paakea". It hoped that the matter of an industrial development could be postponed until such time the park planners could meet with the owners of the land and discuss the possibility of developing an attractive park instead. Submitted with this letter was a report on a Territorial

**Parks System for Hawaii prepared by the Territorial Planning Office.**

Two letters were then filed with the Commission by The Garden Club of Honolulu and The Outdoor Circle opposing the proposed zoning for industrial uses on the belief that historical sites should be preserved and enhanced for the enjoyment of residents and tourists alike.

Mr. Walter Horschler of the Parks Division of the Territorial Planning Office and representing the Board of Agriculture and Forestry reiterated the stand made by the previous speaker to preserve this historical place as a park. The entire area of approximately 33 acres including the fish pond area will be most desirable as a picnic spot, recreational and fishing grounds. He indicated that funds were allocated by the past legislature for restoration of historical places, however, since there isn't sufficient funds to purchase the area, the Parks Division would like to meet with the land owners and discuss this matter of a park site even on a lease basis. He urged the Commission to consider the proposal of a park for this area.

The Director informed him that in 1957 when the owner of the land, McCandless Estate, applied for industrial and business zoning of this area, the Commission, realizing the historical value of this area and desirability as a park, had recommended to the Parks Board and the Board of Supervisors to purchase the site. However, the Board of Supervisors stated that it had no funds to purchase the site. Upon reapplication by the applicant, the Commission again considered this problem but had deferred action pending a study and recommendation from its consultants regarding the best use of the land. The consultants have submitted their recommendation for industrial zoning and a park strip adjoining Waimalu Stream.

Mr. Horschler indicated that the Territorial Planning Office is proposing a general state park system to preserve all historical places on all the islands. Tourists coming to the islands expect to see these ancient historical places and without a definite program for preservation, all these places would be destroyed. Therefore, he urged that all efforts be made to save what we do have now.

A member of the Aiea-Halawa Community Association indicated the Association's endorsement of the proposal for a park site at this location. As a resident in the Pearl City area, she believed that this area would be most ideal for a recreational area since there are no such facilities in the immediate vicinity of Pearl City.

Mr. W. C. Ross of the McCandless Estate was present in the audience.

Mr. Walter Ackerman, attorney for the McCandless Estate, stated that the Trustees were not given notice of this proposal to zone a portion of the area for a park. A few months ago the Trustees sold this area to the Takahashi interest and he believed that a delay at this stage of development, after years of waiting, was not fair to the Takahashi interest. He stated that the Parks Board has

been talking about a park for a long time and nothing has been done. The so-called historical fish pond basically is just another fish pond in the Pearl Harbor area which he believed would not be suitable for fishing purposes unless it is stocked with fish. He protested to the proposal of a park adjoining the Waimalu Stream and requested the Commission to include that piece for industrial uses.

The Director informed Mr. Ackerman that a public hearing notice was sent to the McCandless Estate.

Mr. Melvin Lapine, from the Territorial Highway Department, indicated that the Highway Department has not come to any definite conclusion on the location of the defense highway system. A study is being conducted for the least expensive route and the study should be concluded in a week or two, therefore, he requested deferment on this matter.

The Commission closed the public hearing and took the matter under advisement on motion of Mr. Lemmon and second of Mr. Miho.

A motion to defer action was made by Mr. Miho seconded by Mr. Lemmon and carried.

**PUBLIC HEARING  
ZONING ORDINANCE  
ORDINANCE 1705  
RESTRICTED  
RESIDENTIAL  
DISTRICT**

A public hearing was held to consider the Board of Supervisors' Bill No. 25 (Ordinance 1705) amending Section 21-2.11 of the Revised Ordinances of Honolulu 1957, relating to variances in Restricted Residential Districts, by adding thereto a new paragraph, numbered "5" to read as follows:

"(5) Exceptions. In any case where an application is made by a governmental agency, the notice to owners and lessees and the affidavit set forth in Paragraph (2) hereinabove shall not be required, and the Commission may act upon such application at any time within 30 days after the filing of such application."

No protests were filed. The Commission closed the public hearing and took the matter under advisement on motion of Mr. Felix and second of Mr. Centeio.

A motion to approve Bill No. 25 (Ordinance #1705) was made by Mr. Felix seconded by Mr. Izumi and carried.

**PUBLIC HEARING  
MASTER PLAN  
KANEHOE-KAILUA  
SADDLE ROAD  
REALIGNMENT OF  
KANEHOE BAY DRIVE**

A public hearing was held to consider amending a portion of the Master Plan Section for Kailua-Kaneohe as follows:

(1) To consider the establishment of a four-lane saddle road over the ridge between the Ahupuaas of Kailua and Kaneohe from Kaneohe Bay Drive to Mokapu Boulevard and necessary connection to Kaneohe Bay Drive; and

(2) To consider the realignment and reduction of the master planned widening of Kaneohe Bay Drive from 100 feet to 80 feet between the proposed saddle road to Mokapu Boulevard (in the vicinity of Kawainui Canal).

Mr. George S. Parker, Jr., read and filed his letter to the Commission suggesting that Kaneohe Bay Drive between the proposed saddle road and Mokapu Boulevard be reduced to 50 feet and that this widening be taken from the mauka

side where lands are less expensive than the makai lands. He believed that the reduced width was reasonable since the construction of the saddle road would make Kaneohe Bay Drive a secondary roadway or a scenic drive with lessening of traffic.

Mr. Willson C. Moore, attorney for Mr. & Mrs. Frederick Berg and Mrs. Bertha M. Henley, indicated that the proposed realignment of Kaneohe Bay Drive will bisect the Bergs' property making it unusable and would go through the present home of Mrs. Henley. Therefore, he recommended that the route be changed slightly mauka so that only a small portion of their properties would be taken.

The Director pointed out that the purpose of this public hearing is to consider reducing the right-of-way width from 100 feet to 80 feet. The master plan for the 100-foot right-of-way was established in August, 1954 and the property owners in the area should be aware of this master plan establishment. The 80-foot right-of-way was recommended by the staff because the use of Kaneohe Bay Drive will be strictly a scenic drive and a service road for the residential homes in the area. Many new homes will be developed on large acreages of land along the route.

Mr. Robert A. Franklin, representing Mr. & Mrs. Joseph Zitt, did not object to the highway proposal but requested that the highway plan at the spur of the saddle road and Kaneohe Bay Drive be revised so that an "L" shaped lot would not be left of his client's property. He was advised to consult with Mr. Lepine of the Territorial Highway Department regarding this detail matter.

Mrs. Bertha Henley indicated that the alignment of Kaneohe Bay Drive will go directly through her home and inquired whether the route could be changed to go through the back of her home. She would like to remain where she is living now. The Director indicated that that is a design detail that must be further studied. The present master plan calls for cutting through the back of a knoll and should her property be affected it will be purchased by the government or adequate access will be provided to her home.

Mr. Walter Ackerman, speaking on behalf of his wife as a fee simple owner of land in the area, indicated that once the saddle road is constructed, Kaneohe Bay Drive will become a secondary road. Therefore, the present road should be widened at the turns and the proposed alignment that would cut through the mountain and through Mrs. Henley's property should be abandoned. He believed that the City and County would not construct the new alignment because of the excessive cost to cut through the mountain.

Upon Mr. Moore's statement that his client's would be stymied from improving their properties because of the master plan and that they would not be able to obtain building permits, the Director advised him that the owners at any time may apply for a building permit. Upon application, the matter will be referred to the Board of Supervisors for purchase of the property and in the event the City cannot purchase the property, a building permit must be issued. Therefore, no owner should feel that he is being stymied because of a master plan. He stated that

after issuance of several building permits and the construction cost of the highway becomes too expensive, other plans must then be made to relocate the highway.

Mr. Elliot A. Eckert of 44-527 Kaneohe Bay Drive stated that he and his wife entered into a lease of their property knowing of the existence of a setback for the future widening of the road. However, he believed that the present master plan width could be reduced further because construction of the saddle road would make Kaneohe Bay Drive an access road for the residents and tourists.

Mr. E. J. Viner, engineer for the Centex-Trousdale Company, voiced approval of the proposal to reduce the right-of-way width of Kaneohe Bay Drive to 80 feet.

Mr. George Mizuta of 44-606 Kaneohe Bay Drive stated that he built his house in 1950 and the proposed alignment of Kaneohe Bay Drive would take all of his house and cut his property in half. Therefore, he requests that the City consider moving the alignment of the road to avoid his home.

Mr. John Frost, living at 44-616 Kaneohe Bay Drive, expressed his favor of any proposal that would realign Kaneohe Bay Drive because the present road at his property is too narrow and dangerous for access purposes.

Mr. Frederick Berg expressed his opinion that it would be a difficult task to cut the mountain because of its height. Rather than cutting through a mountain and destroying several homes, he believed the Commission should consider an alternate route.

Mr. David G. Nottage, living at 44-670 Kaneohe Bay Drive, believed that it would be impractical to cut through a mountain for the alignment of Kaneohe Bay Drive. He proposed that the alignment be eliminated from the master plan and the present roadway improved at its present right-of-way width of 40 feet.

Since no objections were made regarding the saddle road, Mr. Centelo made a motion to approve the placing of the saddle road plan on the master plan and to keep the public hearing open regarding the alignment and reduction of Kaneohe Bay Drive for further study and visit of the site. This motion was seconded by Mr. Felix and carried.

**ZONING CLASS A  
RESIDENTIAL  
KANEHOE  
MAUKA SIDE OF  
KAMEHAMEHA HIGHWAY  
CENTEX-TROUSDALE**

The Commission, on motion of Mr. Felix and second of Mr. Izumi, voted to defer action on the request for change in zoning from Class A-1 Residential, Farm District, and Rural Protective to Class A Residential for the Kapunahala area of 130 acres.

**ZONING CLASS A-1  
& CLASS AA RESI.  
EWA  
OFF PAPIPI ROAD  
JAMES CAMPBELL  
ESTATE**

The Commission was informed that the James Campbell Estate has submitted a letter requesting withdrawal of the zoning changes from Rural Highway Protective, Rural Protective and Class A Residential to Rural Class A-1 and Class AA Residential for land situated in the Ewa Beach area. The reason for this request is that a sewer system, including treatment plant and outfall which were not considered necessary at the time tentative approval of the subdivision was granted, is now being required.

The Commission noted that the zoning changes were approved on January 22, 1959 but that the preparation of the resolution was withheld.

A motion to reconsider its action taken on January 22, 1959, and to disapprove the zoning changes was made by Mr. Felix, seconded by Mr. Izumi, and carried.

ZONING OFF-STREET  
PARKING VARIANCE  
WAIKIKI  
228 BEACH WALK  
PAUL A. HEADY

The Commission reviewed again a request for variance from the off-street parking requirements to permit a narrower width for four off-street parking stalls.

The applicant, Mr. Paul A. Heady, was present before the Commission to indicate that he had complied with the Commission's suggestion by eliminating the two side walls and reducing the columns to 10 inches. In this manner, there is an easier movement for opening car doors.

The Commission voted to grant the modification from the off-street parking regulations on motion of Mr. Lemmon and second of Mr. Centaio. Approval by the Board of Supervisors will be required.

ZONING VIOLATIONS  
3564 & 3558  
MAUNALEI AVENUE  
KAIMUKI  
ILLEGAL BUSINESS  
OPERATIONS

The Commission received and placed on file a report from Sam Harris of the Public Prosecutor's office stating that alleged zoning violations at 3564 and 3558 Maunalei Avenue in a Class A Residential area had been corrected. The alleged violations involved the operation of an electrical business and a clothes ironing business.

MASTER PLAN  
CENTRAL BUSINESS  
DISTRICT  
KAPIOLANI STREET

Commissioner Lemmon submitted to the Chairman a written report on the result of a meeting held with representatives of the Honolulu Academy of Arts. The report signed by Mr. Lemmon states as follows:

"On Monday, June 15, 1959, at 2:00 p.m., the following persons met in my office for an examination of the proposed plans for the new wing of the Honolulu Academy of Arts: Mr. Philip Spalding, Mr. Robert Griffin, Mr. Bert Ives, Mr. Henry Chun-Hoon, and Mr. R. Gibson Rietow.

"The purpose of the meeting was to examine the proposed plans with the view to (a) determine whether the new wing could be built on the mauka-Waikiki area of the Academy property; and (b) examine the plans with the view to making suggestions which would permit the building to be constructed within the setback area.

"After a discussion of the over-all plans of the Academy and an examination of the plot plan, it was agreed that the mauka-ewa corner is the proper location for the construction of the new educational wing.

"Upon detail examination of the plans, it was apparent that the main elements of the new wing would be seriously curtailed if the project was redesigned to fit within the building setback. It was, therefore, pointed out that by revising the plans slightly to permit the building to be moved back ten feet from the present boundary line, a few minor offices would require adjustments, but the main educational areas will be retained.

"This compromise would greatly assist the Academy in its program and the ten feet would provide one more traffic lane on the Waikiki side of the street. The additional

required width could be obtained by eliminating parking on the ewa side of the street.

"It is recommended that a variance of the present setback of 24 feet to 10 feet be approved."

Mr. Philip Spalding who was present in the audience thanked the Commission for giving serious consideration to this matter.

In reply to Mr. Felix's question regarding the reason for recommending elimination of parking on the Ewa side of the street, Mr. Lemmon stated that the elimination could be made on any side of the street.

This matter was taken under advisement on motion of Mr. Felix and second of Mr. Centeio.

In discussing this matter further, the Director reported that any recommendation that would reduce the width of the right-of-way is contrary to any policy established by the Commission. The present master planned 80-foot right-of-way will provide four moving lanes of traffic with parking on both sides which the staff believes would be inadequate by 1970. Estimates show that by 1970, peak hour traffic will call for three moving lanes in one direction, therefore, parking must be taken off during peak hours. Reducing the width would provide for only three moving lanes of traffic. The Director pointed out that the Commission, despite many evidence of hardship presented by property owners, did not compromise on the width of Keeaumoku Street or Metcalf Street or any other roadway widening.

Mr. Miho expressed his opinion that if the City could cooperate with the Academy, which is a public service group, it should attempt to do so despite the staff's principle on traffic.

The Commission then discussed the feasibility of eliminating parking on one or both sides of the street or to reduce the sidewalk width.

A motion to adopt the recommendation of the committee and to authorize the calling of a public hearing to reduce the right-of-way of Kapiolani Street between Beretania Street and Kinau Street with the recommendation that parking be eliminated on both sides of the street was made by Mr. Lemmon, seconded by Mr. Centeio, and carried.

ZONING CLASS A-1  
RESIDENTIAL  
RED HILL  
MOANALUA ROAD  
HAWAII HOUSING  
AUTHORITY

Mr. Lee Maice, Director of the Hawaii Housing Authority, by letter, advised the Commission that the Authority's proposed development of a low-income housing project of 744 units at Red Hill on approximately 61 acres of land has been disapproved by the Washington Office of the Public Housing Administration because of exorbitant cost of \$6,156 per unit for land and site improvements only. Therefore, the zoning of Apartment District C would no longer be required. The Authority, however, is studying the feasibility of constructing a high-rise apartment building consisting of approximately 624 units on 35 acres of land. The result of this study will be presented to its Commission on Monday, June 22, 1959. Mr. Maice requested the opinion of the Planning Commission whether or not it would look with favor to the construction of a high-rise

building on the Red Hill site.

The Commission noted that it has taken a stand against apartment or high-rise apartment development in the Red Hill area because the area is suitable for single family development on Class A-1 lots, but had approved the Apartment District C zoning for the low-income housing project only as a result of lack of vacant lands and the action of the Board of Supervisors in denying the change in zoning at Kalibi-Kai.

It voted to advise the Hawaii Housing Authority of the Commission's position on this matter and to authorize the calling of a public hearing on June 30, 1959 at 9:00 a.m., to consider rezoning of this area to Class A-1 Residential. This motion was made by Mr. Felix, seconded by Mr. Izumi, and carried. Mr. Lemmon disqualified himself from voting on this matter.

The Commission, on motion of Mr. Felix and second of Mr. Centeio, voted to adopt and to authorize transmission of the following Resolutions of the City Planning Commission to the Mayor and the Board of Supervisors for approval:

**SUBDIVISION RULES  
AND REGULATIONS**

1. Resolution No. 1064, amending the Subdivision Rules and Regulations of the City and County of Honolulu to provide for the administration of the rules and regulations by the Planning Director in conformity with the provisions of the Charter of the City and County of Honolulu.

**ZONING APARTMENT  
DISTRICT C  
WAIKELE, EWA  
FARRINGTON HIGHWAY**

2. Resolution No. 1065, changing a portion of Rural Class A-1 Residential District No. 16 to Rural Apartment District C No. 4 for land situated 50 feet off the mauka side of Farrington Highway between Waikele Road and Waipahu Drainage Canal at Waikele, Ewa.

**ZONING BUSINESS  
WAIANAЕ  
FARRINGTON HIGHWAY**

3. Resolution No. 1066, creating Rural Business District No. 166 for land situated on the mauka side of Farrington Highway opposite the Waianae Post Office (Higuchi Farm Supplies Store premises), at Waianae-Kai, Waianae.

**ZONING HOTEL & APT.  
WAIKIKI  
3019 KALAKAUA AVE.**

4. Resolution No. 1067, changing a portion of Class A Residential District No. 11 to Hotel and Apartment District No. 117 for land situated six feet off the makai side of Kalakaua Avenue between Poni Moi Road and Coconut Avenue, Kapua, Waikiki.

**ZONING CONDITIONAL  
USE DISTRICT  
MANOA  
UNIVERSITY & SEAVIEW  
AVENUES  
Y.W.C.A.**

5. Resolution No. 1068, providing for the issuance of a conditional use permit to the Young Women's Christian Association, lessee of lot situated on the southwest corner of University Avenue and Seaview Avenue at Manoa.

**MASTER PLAN  
KAILUA-KA NEOHE  
STREET LAYOUT  
SADDLE ROAD**

6. Resolution No. 1069, changing the street layout of the master plan by amending a portion of Kailua-Kaneohe Section of the Master Plan to establish a four lane highway (saddle road) over the ridge between the Ahupuaas of Kailua and Kaneohe from Kaneohe Bay Drive to Mokapu Boulevard and the necessary connection to Kaneohe Bay Drive.

The following subdivision actions were taken by the Commission on motion of Mr. Chun-Hoon and second of Mr. Lemmon:

SUBDIVISION ✓  
KAWANANAKOA  
ANALU STREET  
MATSUICHIRO NAKAMURA  
CLASS A

The Commission granted approval to the proposed consolidation of Lots 1-B and B of Map 3 of Land Court Application 146 and Map 1 of Land Court Application 1114 respectively at Kawananakoa into one lot of 6,380 $\mu$ .

The purpose of this consolidation is to meet building spacing requirements for the construction of a residence.

Final maps have been filed.

SUBDIVISION ✓  
KALIHI-KAI  
KANAKANUI STREET  
STATE PROPERTIES, LTD.  
SURV: A. Y. AKINAKA  
GENERAL INDUSTRIAL

Approval was granted to the proposed consolidation of Parcels 5 and 6 of Tax Map Key 1-2-05 also being a portion of R. P. 8194, Land Commission Award 6450, Apana 1 to Kaunohua for Moehoua at Kalihi into Lot 25, 6,250 $\mu$  (being the original lot designation Block 17 of Kapiolani Tract).

Final maps showing the consolidation have been filed.

SUBDIVISION ✓  
PAUOA VALLEY  
BOOTH ROAD  
SADAO YOSHIOKA, ET AL  
SURV: TAKEO MORISATO  
CLASS A

Approval was granted to the proposed consolidation of Lots 1 and 2, being a portion of R. P. 302, Land Commission Award 273, Part 1 to Joseph Booth at Pauoa into one lot of 20,650 $\mu$  less 385 $\mu$  master plan setback area leaving a net area of 20,265 $\mu$ .

Final maps showing the consolidation have been filed.

SUBDIVISION ✓  
KULAOKAHUA  
KINAU ST & KAPIOLANI  
STREET  
HENRY M. FELIX, ET AL  
HOTEL & APARTMENT  
AND BUSINESS

Proposed consolidation of Lots 2-A, 5 and 6, being a portion of Grant 3345 to C. Hustace at Kulaokahua into one lot of 25,628 $\mu$  was granted approval on the basis that final maps showing the consolidation have been filed.

SUBDIVISION ✓  
MOANALUA  
OFF MOANALUA ROAD  
DAMON ESTATE  
AGENT: GEORGE HONG  
SURV: R. M. TOWILL  
CLASS A-1 & A-2

Approval was granted to the proposed designation of Easement 135 over and across Lot 118-F-4 of Land Court Application 1074.

This easement is created on the exact alignment of the 56-foot roadway presently being constructed within Units 4 and 5.

Final maps have been filed.

SUBDIVISION ✓  
EWA  
JAMES CAMPBELL  
INDUSTRIAL PARK  
JAMES CAMPBELL ESTATE  
SURV: WA JOONG LUM  
RURAL NOXIOUS IND.

Approval was granted to the proposed consolidation of Lots 601 and 602, Map 95, of Land Court Application 1069 at Ewa into Lot 627, 198,380 $\mu$  together with a 30-foot setback line.

The consolidation is requested so that Campbell Estate may lease Lots 601 and 602 as Lot 627, 198,380 $\mu$ , to Southern Pipe and Casing Company.

Final maps showing the consolidation have been filed.

SUBDIVISION ✓  
KEWALO  
KAMAKEE STREET  
VICTORIA WARD ESTATE  
SURV: W. P. THOMPSON  
GENERAL INDUSTRIAL

Approval was granted to the proposed consolidation and resubdivision of Lots 10 and 11, Block 5 (Map 2) of Land Court Consolidation 53 at Kewalo and resubdivision of said consolidation into 2 lots: 14, 19,570 $\mu$  with an existing warehouse building; and 15, 68,095 $\mu$  with an existing warehouse building.

Water and sewers are available. Final survey maps have been filed.

SUBDIVISION ✓  
PAWAA  
KAHEKA STREET  
B. P. BISHOP ESTATE  
SURV: R.M. TOWILL  
BUSINESS, OFF-STREET  
PARKING VARIANCE AND  
HOTEL & APARTMENT

The Commission granted tentative approval to the proposed consolidation and resubdivision of Kaheka Tract also being a portion of Kaheka Tract Improvement District No. 123 at Pawaa into 22 buildable lots (Lots 1 to 22) with areas ranging from 10,198 $\frac{1}{2}$  to 39,091 $\frac{1}{2}$  less 2,340 $\frac{1}{2}$  master plan setback area on proposed Lot 22 leaving a net area of 36,751 $\frac{1}{2}$ ; Lot 23, 3,182 $\frac{1}{2}$  a remnant parcel; and Lot 24, 55,624 $\frac{1}{2}$  a proposed park site, together with 40', 50', 56', and 60' rights-of-way. Buildings exist on proposed Lots 21 and 22.

By letter dated June 5, 1959, the Bishop Estate certified that remnant Lot 23 will not be leased as a buildable lot.

Approval of this subdivision will be subject to construction of all street improvements and utilities, compliance with building spacing requirements, filing of a duly acknowledged document stating that the 3,182 $\frac{1}{2}$  lot will not be leased as a separate buildable lot and the filing of final survey maps.

SUBDIVISION ✓  
MAIKIKI  
MAIKIKI HEIGHTS DRIVE  
ALICE C. SPALDING  
SURV: JOHN C. MANN  
CLASS AA

Proposed subdivision of Parcel 1 of Tax Map Key 2-5-08, being portion of Grants 5198, 5359, 5360, 5433 and 5354 at Makiki Heights into 2 parcels: A, 0.453 acre (19,658 $\frac{1}{2}$ ) and B, 2.987 acres was reviewed by the Commission.

The tentative approval granted on March 12, 1959 to the subdivision plan of 2 lots was rescinded.

The Commission granted tentative approval to this subdivision plan with approval subject to compliance with Board of Health and building spacing requirements and grading requirements of the Chief Engineer. The Division of Sewers commented by letter of March 12, 1959, that sewers are required upon further subdivision.

SUBDIVISION ✓  
WAIKIKI  
JOHN ENA ROAD  
JACK KAM WONG  
SURV: JAMES C. ZANE  
BUSINESS

Tentative approval was granted to the proposed subdivision of Lot 117, Map 46, of Land Court Application 852 at Waikiki into 2 lots: 117-A, 25,334 $\frac{1}{2}$  and 117-B, 7,500 $\frac{1}{2}$  whereon the Hawaiian Electric Company's substation has been constructed and is now in full operations.

The purpose of this subdivision is to make possible the necessary conveyances as per award under Civil #3851 granting Hawaiian Electric Company, immediate possession as of June 6, 1958.

Water is available. Approval will be subject to compliance with building spacing and sewer requirements.

SUBDIVISION ✓  
WILHELMINA RISE  
AT WILHELMINA RISE  
GILBERT A. CHING, ET AL  
SURV: JOSEPH A. AIU  
CLASS A

Tentative approval was granted to the proposed subdivision and consolidation of the following:

(1) Proposed subdivision of Lot U of Puulena Tract (portion Section D, Palolo Hill Tract, F. P. 48) at Waikiki into 2 lots: U-1, 5,643 $\frac{1}{2}$  with an existing single family dwelling; and U-2, 342 $\frac{1}{2}$ ;

(2) Proposed consolidation of proposed Lot U-2 and X into X-1, 6,870 $\frac{1}{2}$  being a 12-foot flag lot with an existing dwelling.

The purpose of this subdivision is to provide for a better building spacing for Lot X-1.

SUBDIVISION ✓  
KANEHOE  
OFF KAMEHAMEHA HWY.  
HAWAIIAN MEMORIAL  
PARK  
SURV: R. M. TOWILL  
CLASS AA

Approval will be subject to compliance with building spacing and Class A zoning requirements.

The Commission granted approval to the proposed subdivision of Parcel 2-D, Hawaiian Memorial Park, portion of R. P. 7984, Land Commission Award 4452, Apana 13 to H. Kalama at Kaneohe into 3 lots: 2-E, 1.9295 acres; 2-F, 1.7475 acres less 0.85 acre master plan setback area leaving a net area of 0.8975 acre; and 2-G, 0.803 acre.

Lot 2-E is to be purchased by the Hawaiian Memorial Park for another increment for the development of the cemetery.

Water is available. Final maps have been filed.

SUBDIVISION ✓  
KANEHOE  
OFF AKIMALA STREET  
H. K. L. CASTLE  
SURV: C & C LAND DIV.  
CLASS A-1 & AA

The Commission reviewed the proposed subdivision of Land Court Application 743, Section 3 (Map 1) at Kaneohe into 2 lots: A, 38.021 acres less 1.694 acres (73,800sq) master plan roadway areas leaving a net remaining area of 36.3277 acres; B, 3,877sq (0.089 acre).

Lot B, 3,877sq, will be acquired by the City for a portion of the playground site for Kaneohe Elementary School.

A copy of the petition for subdivision in the Land Court has been filed. Lot B and existing park and school site should be consolidated.

Tentative approval was granted with approval subject to filing of final maps showing the consolidation of Lot B, 3,877sq with the existing Kaneohe Elementary School site.

SUBDIVISION ✓  
WAIPIO  
OFF KAMEHAMEHA HWY  
FINANCE REALTY  
SURV: LARRY K. MATSUO  
HIGHWAY & RURAL  
PROTECTIVE  
(PROPOSED BUSINESS)

Tentative approval was granted to the proposed consolidation and resubdivision of the following:

(1) Proposed consolidation of Lots 1028, Map 87, and 8-A-17-A-2-B, Map 73 of Land Court Application 1000 at Waipio;

(2) Proposed subdivision of said consolidation into 2 lots: 1276, 98,744sq and 1277, 68,844sq;

(3) Designation of Easement 210 (25' wide) over and across Lot 1277.

Approval will be subject to construction of all street improvements and utilities and certification from the Department of Buildings. Final maps have been filed.

SUBDIVISION ✓  
AIEA  
LALAWAI DRIVE  
RICHARD T. KANNO  
SURV: JOHN C. MANN  
CLASS A-1

Revised proposed consolidation and resubdivision of Lots 37 and 38 of Land Court Application 1573 at Aiea (Map 2) into 2 lots: 119, 8,070sq; 120, 8,349sq, together with an existing dwelling was reviewed by the Commission.

The tentative approval granted by the Commission on May 21, 1959 to a subdivision plan of 2 lots was rescinded. The purpose of this subdivision is to meet building spacing requirements.

Board of Water Supply and Board of Health requirements have been met. Tentative approval was granted with approval subject to compliance with building spacing and Class A-1 zoning requirements.

SUBDIVISION ✓  
KULAOKAHUA  
LINALILO STREET  
BERETANIA TENNIS CLUB  
SURV: T.H. HIGHWAY DEPT.  
HOTEL & APARTMENT

The Commission reviewed the proposed subdivision of Lot 2 (Map 2) of Land Court Application 1 at Kulaokahua into 3 lots: 2-A, 29,284 $\mu$ ; 2-B, 4,915 $\mu$ ; and 2-C, 2,619 $\mu$  and the restriction of access rights affecting Lot 2-A.

The Commission on May 7, 1959, voted to defer action on the subdivision and requested clarification from the Territorial Land Commissioner, the use of Lot 7-A, 2,286 $\mu$  of Land Court Application 1. Tentative approval was granted by the Commission on April 16, 1959 to the proposed subdivision of Lot 2.

By letter dated April 6, 1959, Mr. J. C. Myatt, Deputy Territorial Highway Engineer, informed the Commission that access for Lot 2-A will be provided to Victoria Street over and across Lot 7-B (2,619 $\mu$ ) of the Subdivision of Lot 7 of Land Court Application 1 at Kulaokahua (TMK 2-4-13: 65). The subdivision of Lot 7 into 3 lots: 7-A, 2,286 $\mu$ ; 7-B, 2,619 $\mu$  and 7-C, 1,710 $\mu$  and the restriction of access rights have been filed in the Land Court under Map 7 of Land Court Application 1 at Kulaokahua without the approval of the City Planning Commission.

On the basis that the Territory of Hawaii has filed the proper consolidation map, the Commission granted approval to this subdivision.

SUBDIVISION ✓  
KUKUI STREET  
DR. HENRY C. AKINA  
SURV: M. YAMASHITA  
FIRE DISTRICT #2

At the request of the subdivider, the Commission accepted withdrawal of the proposed subdivision of portion of Land Commission Award 10806, Apana 13 to Kamehameha III being Parcel 44 of Tax Map Key 2-1-04 into 2 lots: A, 14,310 $\mu$  less 335 $\mu$  master plan setback area leaving a net area of 13,975 $\mu$ , together with various improvements on the premises; B, 5,020 $\mu$  less 312 $\mu$  master plan setback area leaving a net area of 4,708 $\mu$ .

On June 4, 1959, the Commission voted to defer action on this subdivision. By letter dated June 15, 1959, the owner requested withdrawal of this application.

Construction plans submitted for this subdivision were authorized to be transmitted to the Chief Engineer for his check and approval.

Tentative approval was granted by the Commission on April 23, 1959.

The developer's request for road grade variance in excess of the allowable 15% grade for the 32-foot deadend road will be subject to approval by the Chief Engineer.

Construction plans submitted for this subdivision were authorized to be transmitted to the Chief Engineer for his check and approval.

Tentative approval was granted by the Commission on April 16, 1959.

SUBDIVISION ✓  
WAIALAE-IKI  
(PORTION OF GOLF  
COURSE ADDITION)  
WILIWILI SUBDIVISION  
BISHOP ESTATE  
CHUNG DHO AHN, SURV:  
CLASS A-1

SUBDIVISION ✓  
EWA  
OFF FARRINGTON HWY  
(SECOND INCREMENT)  
JAMES CAMPBELL ESTATE  
SURV: H. BARTHOLOMEW  
& ASSOCIATES  
NOXIOUS INDUSTRIAL

Construction plans submitted for this subdivision were authorized for transmission to the Chief Engineer for his check and approval.

Tentative approval was granted on May 14, 1959.

The surveyor will be notified that the following items must be shown on the construction plans:

- (1) Full width sidewalks as required by City Ordinance;
- (2) Standard notes on street lights and signs.

SUBDIVISION ✓  
KANEHOE  
OFF LILIPUNA ROAD  
DAVID WILLIAMS, ET AL  
AGENT: C. HAMAISHI  
SURV: R. M. TOWILL  
CLASS A-1

The construction plans submitted for this subdivision were authorized for transmission to the Chief Engineer for his check and approval.

Tentative approval was granted by the Commission on May 28, 1959.

The Engineer will be requested to make the following changes:

- (1) Provide 10-foot radius at all of the 16-foot rights-of-way and flag lots;
- (2) Provide a common right-of-way for Lots 28 & 30;
- (3) Start curb and gutter from property line at Makahio Street.

SUBDIVISION ✓  
NUUANU VALLEY  
OFF NUUANU PALI ROAD  
LEWIS K. YOGI, ET AL  
SURV: ASSOCIATED  
ENGINEERS  
CLASS AA

The Commission reviewed again the proposed subdivision, consolidation and resubdivision of the following:

- (1) Proposed subdivision of Lot F-1 of Land Court Application 822 at Nuuanu into 5 lots with areas ranging from 1,300 $\pm$  to 2.308 acres;
- (2) Proposed consolidation and resubdivision of Lots 1, 2, 8, 9, and 13 of Hacienda Estates into 5 lots with areas ranging from 10,000 $\pm$  to 16,210 $\pm$ .

The Commission deferred action on May 29, 1959 pending consultation regarding the possible extension of the 32-foot right-of-way and requested the submission of contours.

Mr. M. Kido, one of the owners, by letter dated June 4, 1959, informed the Commission that the developers have no intention, at this time, of further subdividing this lot. In the event of further subdivision of Lot F-1-E at some future date, the developers will extend the 32-foot roadway to conform to the rules and regulations of the City Planning Commission.

The Commission stated that the 32-foot roadway should be extended at the present time to provide access to Lot F-1-E. It voted to defer action for further consultation with the owner regarding this matter.

SUBDIVISION ✓  
MOIILILI  
UNIVERSITY AVENUE  
CHUCK SHIMA  
SURV: PARK & PARK  
HOTEL & APARTMENT

The Commission reviewed further a request for designation of a revised 16-foot easement over and across Lot 15 thereby revising the subdivision of portion of R. P. 2568 Land Commission Award 1536, Apana 2 to Kaneauhi at Moiliili into 19 lots with areas ranging from 2,647 $\pm$  to 14,116 $\pm$  less master plan setback areas and roadway

easement area, leaving net areas ranging from 2,647 $\frac{1}{2}$  to 7,041 $\frac{1}{2}$ , together with a 50-foot right-of-way.

The Commission at its meeting on May 14, 1959 voted to defer action on this matter and requested its staff to consult with the two property owners affected by this roadway as to whether or not they would agree to construct the mauka half of the master planned roadway or a 24-foot roadway.

After a consultation with the engineer for the owners, a revised plan is submitted showing the locations of the two apartment buildings to be constructed on Lot 15 and within the master plan setback line.

On the basis that there are no funds available to purchase the right-of-way, the Board of Supervisors by Committee Report dated July 2, 1958, authorized the issuance of building permits for these apartment buildings. Therefore, the engineer is requesting reconsideration on the matter of designating the 16-foot easement up to Lot 16.

Mr. Ed Park, the engineer, was present before the Commission to request reconsideration of this matter. The staff reiterated its stand that since this easement is to be used for access purposes into the parking lots of the apartment development, a 24-foot roadway must be constructed.

After further discussion, the Commission voted to visit the site.

SUBDIVISION ✓  
WAIKIKI  
KALAKAUA AND  
PAOKALANI AVES.  
ADLIB ASSOCIATES,  
INC.  
SURV: JAMES B. MANN  
BUSINESS AND  
HOTEL & APARTMENT

The Commission reviewed the proposed subdivision of a portion of R. P. 5667, Apana 2, Land Commission Award 5931, Part 1 to Pehu no Keekapu of the Kekio Tract at Waikiki into 2 lots: A, 37,270 $\frac{1}{2}$  less 200 $\frac{1}{2}$  master plan setback leaving a net area of 37,070 $\frac{1}{2}$  and B, 10,604 $\frac{1}{2}$  less 1,310 $\frac{1}{2}$  master plan setback area leaving a net area of 9,286 $\frac{1}{2}$ .

By letter dated June 12, 1959, Mr. Mann informed the Commission that all existing structures will be removed. Water is available. Sewers are available.

Because of the odd shaped lot ("L" shaped), the staff raised a question regarding proper development of this lot together with off-street parking provisions.

Mr. Edward Buck, attorney for the applicant, stated that the larger lot will be leased to another corporation for the construction of an apartment. The smaller lot will be retained by the owner. The lease between the owner and the lessee provides that the lessee must make available to the owner sufficient number of parking spaces in compliance with requirements of the law. These off-street parking spaces will be provided for in the basement.

Mr. Wallace, architect, stated that two levels below grade will be provided for off-street parking facilities. There will be more than sufficient number of parking spaces to provide for the apartment development and a business development.

The Commission advised the applicants that an agreement

stating that they will comply with the regulations must be filed with the City at the time of application for a building permit.

The Commission voted to grant tentative approval to this subdivision with approval subject to compliance with the requirements of the Board of Health and the Department of Buildings and the filing of final maps.

The Commission considered again the proposed subdivision of Parcel 1 of Tax Map Key 2-6-23, being Land Court Application 1390 at Waikiki into 2 lots: Lot 1, 5,100sq; and Lot 2, 4,768sq.

The Commission on May 7, 1959, deferred action on this matter for further consultation with the owner regarding the provision for off-street parking facilities and to straighten out the boundary between Lots 1 and 2.

Mr. Philip Won, representing the applicant, requested approval of this subdivision on the basis that there are two separate leases on the property and that there are adequate parking for the hotel operation. He also requested that the Commission consider the fact that there seems to be some plans for off-street parking facilities in the immediate vicinity.

The Director informed the Commission that under the existing off-street parking law, off-street parking areas cannot be diminished if the present facilities fall below the minimum requirement.

This matter was taken under advisement on motion of Mr. Centeio and second of Mr. Chun-Hoon.

The Commission reviewed the proposed sketch plan of the subdivision of Lot A, being Tax Map Key 4-4-13; 22 at Kaneohe into 2 lots of 8,000sq being the back lot and a 10,958sq lot less 2,280sq right-of-way easement area (12-foot wide) and leaving a net area of 8,678sq and being the front lot with an existing dwelling.

The Commission on May 28, 1959 voted to defer action on the proposed sketch plan pending a visit of the site. The owner has done considerable work in preparing the land so as to take the fullest advantage of the slope. Contours show 44% to 67% grades.

The Commission voted to defer action and instructed the Director to visit the site and make his recommendation to the Commission.

Revised proposed subdivision of Lot 1 of Puu-o-Ulu House Lots at Lualualei, Waianae Kai, Oahu, T. H., into 3 lots: A, 5,161sq with an existing dwelling; B, 5,100sq with an existing dwelling; and C, 93,386sq being a U-shaped lot was reviewed by the Commission. Lot C may be further subdivided by extending the boundary across the 60-foot sliver.

The Commission had disapproved the subdivision plans into 4 lots and 5 lots previously on the basis that the 20-foot right-of-way was inadequate to serve the interior lot.

SUBDIVISION ✓  
WAIKIKI  
KALAKAUA AND  
LILIOKALANI AVENUES  
JOHN ROUMANIS, ET AL  
SURV: R. M. TOWILL  
BUSINESS AND HOTEL  
& APARTMENT

SUBDIVISION ✓  
KANEHOE  
KANEHOE BAY DRIVE  
JOHN L. MORIARTY  
AGENT: ANNE O'NEILL  
SURV: B.H. MCKEAGUE  
CLASS A-1

SUBDIVISION ✓  
LUALUALEI  
FARRINGTON HIGHWAY  
ALEXANDER H. F.  
CASTRO, ET AL  
SURV: W. P. THOMPSON  
HIGHWAY & RURAL  
PROTECTIVE

SUBDIVISION ✓  
AIEA  
HONOMANU STREET  
KATSUMI ONISHI  
AGENT: MITSUO SHIMIZU  
SURV: CHUNG DHO AHN  
CLASS A-1

On the basis that this subdivision plan meets the requirement of law, the Commission voted to grant tentative approval with approval subject to compliance with Board of Water Supply and Board of Health requirements and the filing of final survey maps. The subdivider will be advised that any further subdivision of Lot C will require the construction of a 32-foot roadway in accordance with city standards.

The Commission considered the proposed subdivision of Lot 5, Block A of Land Court Application 334 at Aiea into 2 lots: 5-A, 6,992 $\frac{1}{2}$  and 5-B, 7,500 $\frac{1}{2}$ , together with an existing dwelling and being a 12-foot flag lot.

The Commission on May 28, 1959 advised the applicant to comply with Ordinance 1567 as a condition precedent to any action taken by the Commission on the proposed subdivision since Lot 5-A is below the minimum lot size area required for a Class A-1 zone.

The applicant in compliance with the provisions of Ordinance 1567 on June 1, 1959, mailed 72 letters by registered mail to the surrounding property owners within the 500-foot radius. Of the 72 letters mailed, only one letter of protest was received.

The Commission granted tentative approval with approval subject to compliance with building spacing and Division of Sewers requirements, certification by the Board of Supervisors on lot size variance for Lot 5-A and the filing of final survey maps.

SUBDIVISION ✓  
AIKAHI  
KANEHOE BAY DRIVE &  
MOKAPU ROAD  
HAROLD K.L. CASTLE  
DEVELOPER: CENTEX-  
TROUSDALE CO.  
SURV: L. FREDERICK  
PARK & ASSOCIATES  
CLASS AA AND  
PROPOSED CLASS A-1

A revised proposed subdivision of Aikahi Park being Parcel 2 of Tax Map Key 4-4-11 at Aikahi into 281 residential lots with areas ranging from 7,500 $\frac{1}{2}$  to 12,000 $\frac{1}{2}$ ; one fire station site of 20,000 $\frac{1}{2}$  and a proposed business site of 7.5 acres, together with 60', 56', 44' and 32' rights-of-way was reviewed by the Commission.

Tentative approval was granted to a former subdivision plan on June 4, 1959, and the Commission requested the developers to comply with some of the recommendations of the staff. The new plan shows the revisions requested by the staff. However, the staff recommended the following:

- (1) Horizontal sight distance with a center line radius of 128 feet be provided at the corner of Lot 83;
- (2) Temporary turn-around be provided at the 56-foot roadway which deadends at the proposed business site;
- (3) The 60-foot roadway leading from Kaneohe Bay Drive must be constructed in its entirety.

The Director stated that the recommended changes were discussed with Mr. E. J. Viner, engineer for the developers, who has indicated his agreement to the proposed changes.

Tentative approval was granted by the Commission with approval subject to construction of all street improvements, utilities and drainage facilities, including a temporary turnaround at the 56-foot roadway which deadends at the proposed business site, submission of

final maps showing horizontal sight distance with a center line radius of 128 feet at the corner of Lot 83, and receipt of comments from the Territorial Highway Department since this subdivision fronts a Federal Aid Highway.

SUBDIVISION ✓  
AIEA  
AIEA HEIGHTS DRIVE  
WILLIAM C. VANNATTA,  
ET AL  
SURV: A.E. MINVIELLE,  
JR.  
CLASS AA

Proposed consolidation and resubdivision of Parcels 14 and 32 of Tax Map Key 9-9-09, portion of Grant 7281 at Aiea Heights into 11 lots with areas ranging from 10,000 $\mu$  to 76,300 $\mu$  with an existing dwelling on Lot 11, together with a 32-foot right-of-way with a 20-foot entrance was deferred for one week at the request of the owner.

This matter was deferred for some time in view of protest from the owners of properties which abut the 20-foot right-of-way from which the 32-foot roadway is extended.

SUBDIVISION ✓  
KANEHOE  
KANEHOE BAY DR. &  
IKEANANI STREET  
RAINBOW REALTY CO.,  
LTD.  
SURV: A. E. MINVIELLE,  
JR.  
CLASS A-1

The Commission reviewed the revised proposed subdivision of Lot A-14-A of Land Court Application 743 at Kaneohe into 8 lots with areas ranging from 7,500 $\mu$  to 9,350 $\mu$  less master plan setback areas ranging from 538 $\mu$  to 4,000 $\mu$ , leaving net areas ranging from 5,186 $\mu$  to 9,200 $\mu$ , together with a 24-foot right-of-way and a 10-foot easement being an open ditch over and across Lots D & E.

The Director reported that the subdivision plan was revised to provide for a 24-foot right-of-way in the center of the property because of a master planned roadway which runs adjacent to this property. The staff has raised the question of traffic hazard because this roadway would be only 80 feet from the proposed highway intersection and 80 feet from Ikeanani Street, a private roadway. The Commission had deferred action on June 4, 1959, pending consultation between the two owners to improve Ikeanani Street and share its cost so that a subdivision off this roadway could be made.

Mr. Lester Irish, owner, requested approval of the subdivision plan as shown with the 24-foot right-of-way to serve all lots because of esthetic value and a more acceptable subdivision. He indicated that the cost of participating in the improvement of the 44-foot right-of-way is much greater than the cost of the 24-foot right-of-way.

Mr. Smith, a property owner in the vicinity, expressed his concern on the proposed subdivision plan because of the closeness of the three roadways to each other.

Mr. H. S. Bowen presented figures on the estimated cost of improving the roadway with curbs and gutters. An agreement was not reached with Mr. Irish on an acceptable proportionate share of the cost of the roadway.

This matter was taken under advisement on motion of Mr. Centelo and second of Mr. Felix.

SUBDIVISION ✓  
KALIHI VALLEY  
NIHI & MURPHY STS.  
BARNEY B. MENOR  
SURV: WRIGHT, HARVEY  
& WRIGHT  
CLASS B

The Commission reviewed the proposed consolidation and resubdivision of Lots 1, 2, and 3, Block 22, Kaiulani Tract at Kalihi Valley into 3 lots: one lot of 5,295 $\mu$  less 1,440 $\mu$  master plan setback area leaving a net area of 3,855 $\mu$ ; one lot of 6,315 $\mu$  less 315 $\mu$  master plan setback area leaving a net area of 6,000 $\mu$  with an existing dwelling; and one lot of 3,685 $\mu$  less 180 $\mu$  master plan setback area leaving a net area of 3,505 $\mu$ .

The purpose of this subdivision is to meet building spacing requirements; however, by this subdivision, the 3,685 $\frac{1}{2}$  lot will be only 36.85 feet in width.

The Commission voted to defer action for staff study of the width of these lots and lots within the surrounding area.

SUBDIVISION ✓  
KALIU  
SERENO LANE  
JAMES KAKUDA  
AGENT: MORIO OMORI  
SURV: PARK & PARK  
CLASS A (PROPOSED  
APARTMENT DIST. C)

The Commission voted to defer action on the proposed consolidation and resubdivision of Lots 37 and 38 of the "Kaliu Tract" and portions of Land Commission Award 2661-2 and Land Commission Award 8525-B at Kaliu into 2 lots: A, 9,241 $\frac{1}{2}$  less 840 $\frac{1}{2}$  master plan setback area leaving a net area of 8,401 $\frac{1}{2}$ ; and B, 10,997 $\frac{1}{2}$  less 160 $\frac{1}{2}$  master plan setback area leaving a net area of 10,837 $\frac{1}{2}$  being a 16-foot flag lot.

Since a public hearing is scheduled to consider the rezoning of this area to Apartment District C, the Commission decided to await the result of the public hearing.

SUBDIVISION ✓  
WAHIAWA  
OFF CALIFORNIA AVE.  
KOJI TSUJIMURA  
AGENT: A. J. WARD  
SURV: PARK & PARK  
CLASS A-1

The Commission reviewed the proposed consolidation of portions of Lots 55, 56, 57, and 58 of the "Wahiawa Highlands", File Plan 319 and resubdivision of said consolidation into 9 lots with areas ranging from 7,500 $\frac{1}{2}$  to 8,219 $\frac{1}{2}$ , less master plan setback areas, leaving net areas of 4,804 $\frac{1}{2}$  to 7,506 $\frac{1}{2}$ .

Tentative approval was granted on July 30, 1957. Several extensions of time have been granted.

The owner has posted a certified check in the amount of \$1,917.47 to guarantee construction of the incomplete portion of the street improvements and utilities and also an agreement between the owner and the City and County of Honolulu.

The Director stated that an abutting owner has raised a question about drainage and there may be a possible law suit against the applicant because the owner claims that the dumping of drainage water into the gulch is destroying his property.

The Commission voted to defer action on this matter and requested its staff to contact the subdivider and the abutting property owner to resolve the drainage problem before it is reviewed by the Commission.

SUBDIVISION ✓  
WAIPAHU  
OFF FARRINGTON HWY  
BEN MAU & ASSOC.  
AGENT: WALTER CHUCK  
SURV: PARK & PARK  
RURAL BUSINESS, HOTEL  
& APARTMENT &  
RURAL PROTECTIVE

The Commission reviewed a revised proposed subdivision of portion of Land Commission Award 5930 to Puhalahua at Apokaa, Waialeale, Ewa, which was formerly set aside as a park site at Waipahu, into 34 residential lots with areas ranging from 5,000 $\frac{1}{2}$  to 5,700 $\frac{1}{2}$ , together with a 44-foot roadway.

The Commission on September 25, 1958, granted its tentative approval to a subdivision plan into 220 lots; one parcel of 3.11 acres; one park site of 1.316 acres and a well site of 1,400 $\frac{1}{2}$ . The revised plan includes the consolidation and resubdivision of the proposed park site into 34 additional lots. The Board of Supervisors by Committee Report #4187 dated November 3, 1958, informed the Commission that funds are not available to purchase the park site.

Lot width modification was granted by the Commission for Lots 240, 241 and 242.

Tentative approval was granted to this subdivision with approval subject to construction of all street improvements and utilities and drainage facilities, compliance with Board of Health requirements, certification from the Board of Supervisors on lot width modification for Lots 240, 241, and 242 and the filing of final survey maps.

The following subdivisions which were granted tentative approval and now conform to requirements for approval were approved by the Commission on motion of Mr. Chun-Hoon and second of Mr. Rietow:

SUBDIVISION  
KALIHI  
LEILANI ST. EXT.  
NOBUTARO HARADA  
SURV: PARK & PARK  
AGENT: F. TANIGUCHI  
CLASS A

1) Proposed subdivision of portions of R. P. 2590, Land Commission Award 6450, Apana 2 to Kaunohua No W. L. Moehoua and R. P. 5080, Land Commission Award 1255, Apana 1, to Waialua at Kalihi into 8 lots with areas ranging from 5,000 $\pm$  to 8,041 $\pm$  less master plan setback areas ranging from 1,938 $\pm$  to 2,280 $\pm$ , leaving net areas ranging from 5,000 $\pm$  to 6,001 $\pm$ , together with Lot 9, 5,940 $\pm$  being a 24-foot right-of-way.

Tentative approval was granted on March 13, 1958.

The Chief Engineer and the Board of Water Supply informed the Commission that the construction of street improvements and the water system within the subdivision have been completed in accordance with approved plans.

A copy of document from the Nakamuras to the Haradas granting the Haradas immediate right to use and occupy the remnant parcel of land containing 29 $\pm$  to be used for roadway and utility purposes has been filed. Final survey maps have been filed.

SUBDIVISION  
WAIALAE IKI  
KALANIANAOLE HWY  
(MAHUKA SUBDIVISION,  
UNIT 1)  
BISHOP ESTATE  
SURV: PAUL LOW  
ENGINEERING CO.  
CLASS A-1 & AA

2) Proposed subdivision of the following:

(1) Portions of R. P. 3578, Land Commission Award 10613, Apana 3 to A. Paki; R. P. 2638, Land Commission Award 6749, Apana 3 to Apolehua at Waialae Iki into 7 lots with areas ranging from 438 $\pm$  to 11,278 $\pm$ , together with a roadway lot of 27,218 $\pm$ .

(2) Land Court Application 888 at Waialae Iki into 3 lots: A, 3,731 $\pm$ ; B, 5,387 $\pm$ ; C, 652 $\pm$ .

The following will be leased as one parcel:

(a) Lot 3 (6,598 $\pm$ ) of R. P. 3578, Land Commission Award 10613, Apana 3 to A. Paki with Lot A (3,731 $\pm$ ) of Land Court Application 888 to create one lot of 10,329 $\pm$ ;

(b) Lots 4 (5,234 $\pm$ ) and 5 (438 $\pm$ ) of R. P. 3578, Land Commission Award 10613, Apana 3 to A. Paki with Lot B (5,387 $\pm$ ) of Land Court Application 888 to create one lot of 11,059 $\pm$ ;

(c) Lot 6 (10,456 $\pm$ ) of R. P. 2638, Land Commission Award 6749, Apana 3 to Apolehua with Lot C (652 $\pm$ ) of Land Court Application 888 to create a lot of 11,108 $\pm$ .

Tentative approval was granted on September 5, 1957, and an extension of time was granted to June 1, 1959,

to complete the subdivision.

Territorial Highway Department by letter dated August 27, 1957, commented that other than those access rights taken previously, the Highway Department does not intend to restrict access into and from Kalaniana'ole Highway. Inasmuch as the driveway which will service Lot 5 of the proposed subdivision is located at the ewa boundary, the same could be widened to service both Lots 4 and 5. This will not increase the number of driveways and will present no further traffic problem.

By letter dated December 23, 1958, the B. P. Bishop Estate informed the Commission that, "the existing Board of Water Supply access road to the reservoir lot on Kapakahi Ridge is to be acquired by the Trustees under an exchange agreement; and we intend to include portions of this access roadway in the Mahuka Subdivision so that we may ultimately obtain seven 10,000 $\pm$  lots in the subdivision. If portions of this roadway are not included in the subdivision, the first lot on the westerly side of the subdivision will not have the required minimum 10,000 $\pm$ . This lot, however, will not be created until an alternate access to the reservoir is provided. The documents for the exchange agreement with the Board of Water Supply have not yet been executed."

By letter dated April 2, 1959, the Chief Engineer informed the Commission that the construction of sewer improvements within the subdivision has been completed in accordance with the approved plans.

The Board of Water Supply by letter dated April 21, 1959, informed the Commission that the water system within the subdivision has been completed in accordance with the approved plans.

No performance bond has been submitted for this project. Final survey maps have been filed.

3) Proposed subdivision of Lot 1136 of Land Court Application 656 at Wailupe into 2 lots: 1136-A, 287,375 $\pm$  being the remaining area whereon exists Aina Haina Second Elementary School; and 1136-B, 1,495 $\pm$ .

Proposed consolidation of Lot 1043 of Land Court Application 656 and Lot 1136-B into Lot 1466, 11,077 $\pm$ .

Tentative approval was granted on April 23, 1959, to the subdivision creating Lot 1136-B.

Final maps showing the consolidation have been filed.

4) Proposed subdivision of Lot L-1 (Map 4) of Land Court Application 1133 at Kahaluu into 3 lots: L-1-A, 48.73 acres being the remaining area; L-1-B, 2.90 acres; L-1-C, 0.07 acre being a road widening lot.

Tentative approval was granted on May 14, 1959.

Board of Health and Board of Water Supply requirements have been met. A duly acknowledged letter stating that this subdivision is for agricultural purposes only has been filed. Final survey maps showing the 44-foot right-of-way easement over Lot L-1-A in favor of Lot L-1-B have been filed.

SUBDIVISION  
WAILUPE  
HIND IUKA DRIVE  
CITY & COUNTY OF HON.  
SURV: C & C LAND DIV.  
CLASS A-1

SUBDIVISION  
KAHALUU  
OFF WAIHEE ROAD  
TOSHIO HIGA  
SURV: PARK & PARK  
RURAL PROTECTIVE  
(AGRICULTURAL SUBDIVN)

The subdivider will be advised that any further subdivision of Lot L-1-A will require the construction of a 44-foot roadway.

**SUBDIVISION  
KAILUA  
BET. KAILUA RD &  
KAELEPULU CANAL  
KANBOHE RANCH CO.  
DEVELOPER: CENTEX  
CONSTRUCTION CO.  
SURV: R. M. TOWILL  
SEMI-INDUSTRIAL**

5) Revised proposed Kailua Semi-Industrial Subdivision, being portions of R. P. 7985, Land Commission Award 4452, Apana 12 to H. Kalam, School Grant 37, Apana 2 to Board of Education and Royal Patent 7351, Land Commission Award 8367, Apana 1 to Kama at Kailua into 25 lots with areas ranging from 10,130 $\frac{1}{2}$  to 100,469 $\frac{1}{2}$  together with 56 and 60-foot rights-of-way.

The Commission granted its tentative approval to the revised subdivision plan on May 28, 1959.

The following documents have been filed and approved as to form:

- (1) Surety bond in the amount of \$89,901 covering 50% of the estimated cost of the construction of all street improvements and utilities;
- (2) Agreement between Centex-Trousdale Co., and the City and County of Honolulu;
- (3) A copy of 100% contractor's performance bond in the amount of \$179,801;
- (4) A copy of contract and specifications between the Centex-Trousdale Co., and Hood-Thompson Construction Co.

Final maps have been filed.

**SUBDIVISION  
KAUNALU  
OFF KAMEHAMEHA HWY  
GEORGE K. DAWSON  
HIGHWAY PROTECTIVE**

6) Proposed subdivision of Lot 203 (Map 18) of Land Court Application 1095 at Kaunala into 5 lots: 203-A to 203-E inclusive, with areas ranging from 1,120 $\frac{1}{2}$  to 67,400 $\frac{1}{2}$ .

The Commission granted its tentative approval on May 28, 1959.

Board of Health requirements have been met. By letter dated June 12, 1959, the Territorial Highway Department informed the Commission that since plans for the improvement of Kamehameha Highway have not been started, it has no comment to make at this time.

Final survey maps have been filed.

**SUBDIVISION  
WAIPAHU  
OFF WAIPAHU DEPOT RD.  
BISHOP ESTATE  
LESSEE: MUTUAL BUILDERS  
SUPPLY, LTD.  
SURV: COMMUNITY  
PLANNING INC.  
BUSINESS**

7) Proposed subdivision of the following:

(1) Lot 11 (Map 5) of Land Court Application 779 at Waialeale into 21 lots with areas ranging from 54 $\frac{1}{2}$  to 7,621 $\frac{1}{2}$  together with 24, 32, 44, and 60-foot rights-of-way and the cancellation of Easement 3 (Map 5) and the designation of Easement 4 over and across Lots 24, 25, & 31.

(2) Portion of R. P. 855, Land Commission Award 5989, Apana 1 to Makole no Paulua and portion of Land Court Application 1383 at Waialeale into Lot A, 20 $\frac{1}{2}$ ; Lot B, 521 $\frac{1}{2}$  and leaving a remaining area of 6,985 $\frac{1}{2}$ .

Tentative approval was granted on May 29, 1958.

By letter dated May 11, 1959, Mr. F. K. F. Lee, Planning Engineer for the applicant, informed the Commission that remnant Lot A and the Waikele Improvement District No. 134 (being Lot 32, 54 $\frac{1}{2}$  of the above subdivision) is not a lot for building purposes and will be sold to the abutting owner. The area was rezoned for over-all business by the Commission on October 2, 1958.

Committee Report No. 890 and Resolution No. 189 dated April 24, 1959, by the Board of Supervisors informed the Commission of the creation, defining, and establishing of Improvement District No. 134.

Building spacing and Board of Health requirements have been met.

The following lots will be used together as one lot: Lot A (20 $\frac{1}{2}$ ) being portion of Land Court Application 1383 and portion of R. P. 855, Land Commission Award 5989, Apana 1 to Makole no Paulua with Lot 17 (6,208 $\frac{1}{2}$ ) of Land Court Application 779 to create one lot of 6,228 $\frac{1}{2}$ .

Lot B (521 $\frac{1}{2}$ ) being portion of Land Court Application 1383 and portion of R. P. 855, Land Commission Award 5989, Apana 1 to Makole no Paulua with Lot 18 (4,809 $\frac{1}{2}$ ) of Land Court Application 779 to create one lot of 5,330 $\frac{1}{2}$ .

Final survey maps have been filed.

The following informative committee reports of the Board of Supervisors were received and placed on file:

ZONING CLASS A-2  
HALAWA, EWA  
MAUKA OF SALT LAKE  
BLVD.  
FOSTER VILLAGE AREA

1. Committee Report No. 1913, approving Resolution No. 1042, changing a portion of Rural Protective zone to Rural Class A-2 Residential District No. 7 for land situated on the mauka side of Salt Lake Boulevard between Aliamanu Tract and Halawa Stream Halawa, Ewa.

ZONING HOTEL & APT.  
PAPAOKO, KOOLAULO  
MAKAI SIDE OF  
KAMEHAMEHA HWY

2. Committee Report No. 1914, approving Resolution No. 1044, creating Rural Hotel and Apartment District No. 26 on land situated on the makai side of Kamehameha Highway, Kahuku side of the Roman Catholic Church premises, Papaoko, Koolauloa.

ZONING BUSINESS  
PALOLO  
WAIALAE AVENUE AND  
ENTRANCE TO ST. LOUIS  
COLLEGE

3. Committee Report No. 1915, approving Resolution No. 1046, changing a portion of Class A Residential District No. 19 to Business District No. 260 for land situated 90 feet off the mauka side of Waialae Avenue between the entrance to St. Louis College and Palolo Avenue, Palolo.

ZONING HOTEL & APT.  
KAPALAMA  
DILLINGHAM BLVD. BET.  
MCNEILL ST &  
KAIWIULA ST.

4. Committee Report No. 1916, approving Resolution No. 1047, changing a portion of Class A Residential District No. 22 to Hotel and Apartment District No. 114 for land situated 133 feet mauka of Dillingham Boulevard between McNeill Street and Kaiwiula Street, Kapalama.

ZONING HOTEL & APT.  
AUWAIOLIMU  
KAMAMALU AVENUE

5. Committee Report No. 1917, approving Resolution No. 1048, changing a portion of Class B Residential District No. 5 to Hotel and Apartment District No. 115 for land situated on the east side of Kamamalu Avenue, approximately 80 feet north of Huali Street, Auwaiolimu.

ZONING BUSINESS  
WAIMANALO  
KALANIANA'OLE HWY  
OPP. POALIANA ST.

ZONING BUSINESS  
KANEHOE  
MAKAI SIDE OF KAM  
HWY, BET. KEA'AHALA  
STREAM & LILIPUNA RD.

MASTER PLAN  
KALIHI-KAI  
REALIGNING LUNALILO  
FREEWAY & EXTENDING  
RICHARD LANE

ZONING BUSINESS  
WAIPIO, WAIKAKALAU  
KAMEHAMEHA HIGHWAY  
WAIPIO TRACT

ZONING APARTMENT  
DISTRICT C  
WAIALAE NUI  
MAUKA OF WAIALAE AVE.

ZONING BUSINESS  
WAIALAE NUI  
MAUKA OF WAIALAE AVE.

ZONING HOTEL & APT.  
WAIALAE NUI  
MAUKA SIDE OF WAIALAE  
AVENUE

ZONING CLASS A-1 RESI.  
KANEHOE  
AIKAHI  
MOKAPU ROAD

MASTER PLAN  
KAPALAMA  
VINEYARD THOROUGH-  
FARE AT LILIIHA ST.  
STREET PATTERN

MASTER PLAN  
SCHOOL & PARK SITE  
KAILUA-LANIKAI-KEOLU  
KAELEPULU AREA

6. Committee Report No. 1918, approving Resolution No. 1049, redefining the boundaries of Rural Business District No. 76 by consolidating Rural Business District Nos. 76-A and 76-B and a portion of Highway Protective zone for land situated on the makai side of Kalaniana'ole Highway, opposite Poaliana Street, Waimanalo.

7. Committee Report No. 1919, approving Resolution No. 1050, changing a portion of Rural Class A-1 Residential District No. 12 to Rural Business District No. 164 for land situated 100 feet off the makai side of Kamehameha Highway between Kea'ahala Stream and Lilipuna Road, Kaneohe.

8. Committee Report No. 1921, approving Resolution No. 1053, changing the street layout of the Master Plan by amending portions of Master Plan Section 7 (Kalihi-kai) of the City and County of Honolulu, realigning Lunaliilo Freeway and extending Richard Lane.

9. Committee Report No. 1922, approving Resolution No. 1054, creating Rural Business District Nos. 165-A and 165-B for land situated on the northeast side of Kamehameha Highway, Waipio and Waikakalau, Ewa.

10. Committee Report No. 1923, approving Resolution No. 1055, changing a portion of Class A-1 Residential District No. 8 to Apartment District "C" No. 5 for land situated approximately 870 feet mauka of Waialae Avenue, kokohhead of Ocean View Cemetery, Waialae Nui.

11. Committee Report No. 1924, approving Resolution No. 1056, changing portions of Business District No. 68 and Class A-1 Residential Districts No. 261-A, 261-B and 261-C for land situated on the mauka side of Waialae Avenue, Waialae-Nui, to Business District Nos. 261-A, 261-B, and 261-C.

12. Committee Report No. 1925, approving Resolution No. 1057, changing portions of Class A-1 Residential District No. 8 and a portion of Business District No. 68 for land situated on the mauka side of Waialae Avenue, kokohhead of Ocean View Cemetery, Waialae Nui, to Hotel and Apartment District No. 116-A and 116-B.

13. Committee Report No. 1926, approving Resolution No. 1058, changing a portion of Rural Class AA Residential District No. 16 to Rural Class A-1 Residential District No. 36 for land situated 122 feet off the west side of Mokapu Road adjacent to the south boundary of Kaneohe Marine Air Station, Aikahi, Kaneohe.

14. Committee Report No. 1927, approving Resolution No. 1059, changing the street layout of the Master Plan by amending a portion of Master Plan Section 9 (Kapalama) by deleting all existing rights-of-way and all existing master planned roadways within said portion, by establishing a 56-foot loop road connecting Vineyard Thoroughfare at Pua Lane with Liliha Street at Hiram Lane; and establishing two 44-foot dead-end streets.

15. Committee Report No. 1928, approving Resolution No. 1060, amending a portion of Kailua-Lanikai-Keolu Section of the Master Plan of the City and County of Honolulu by establishing a school site and park site on the southwest side of a proposed 80-foot loop road at Kaelepulu, Kailua.

SUBDIVISION  
NIU VALLEY  
CAROLYN CRAWFORD,  
ET AL

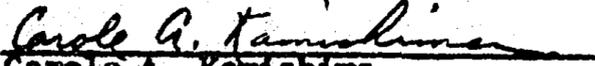
16. Committee Report No. 1943, approving the proposed consolidation and resubdivision at Niu Valley owned by Carolyn Crawford, et al, covered by Tax Map Key 3-7-07:50 and 51, together with modification from minimum lot area requirement for lot 117.

MASTER PLAN  
BUILDING PERMIT  
KAPALAMA  
MORRIS LANE

17. Committee Report No. 1967, advising the Commission that a building permit was approved for issuance to the owner to build on a parcel of land situated on Morris Lane, master planned for a street, inasmuch as proposed redevelopment of this area will take many years for realization because of prior commitments by the Redevelopment Agency.

The meeting adjourned at 6:40 p.m.

Respectfully submitted,

  
Carole A. Kamishima  
City Planning Secretary

Meeting of the City Planning Commission

June 25, 1959

The City Planning Commission met in regular session on Thursday, June 25, 1959, at 2:40 p.m., in the Conference Room of the City Hall Annex with Chairman A. J. Gignoux presiding:

**PRESENT:**

A. J. Gignoux, Chairman  
R. G. Rietow  
Henry Chun-Hoon  
Katsuro Miho (excused at 4:10 p.m.)  
Cyril W. Lemmon  
Tsutomu Izumi  
John H. Felix  
George Centeio  
Frank W. Hustace, Jr.

(Mr. Charles Carpenter, chairman of the City Planning Commission of Glendale, California, was present during the meeting as a guest of Mr. John Felix)

**ABSENT:**

Harold Kometani (on trip)

**MINUTES:**

The minutes of June 18, 1959, as circulated, were approved on motion of Mr. Lemmon and second of Mr. Izumi.

**MASTER PLAN  
KALIA-WAIKIKI  
KONA STREET EXT.**

The Board of Supervisors, by Committee Report No. 1971, requested the Commission to recommend whether or not a 40-foot roadway off Atkinson Drive should be abandoned. This is the deadend extension of Kona Street. The request is being made by Murphy Motors, Ltd., on the basis that it owns all of the lots having frontage on this street.

The staff reported that a subdivision into four lots (Lots 23, 24, 25 and 26) was approved in February, 1946 with Lot 25 being a roadway lot. Subsequently, Lot 24 was resubdivided into Lots 24-A and 24-B and the Hobron Land Trust now owns Lot 24-B with access to the roadway lot (Lot 25). This road was deeded to the City and County of Honolulu on July 30, 1956.

Because of the conflict of facts, the Commission voted to defer action on this matter and instructed the Director to confer with the applicant and to ascertain the facts, on motion of Mr. Hustace and second of Mr. Felix.

**MASTER PLAN  
PAUMALU BEACH LOTS  
PUPUKEA  
20-FOOT ROADWAY  
"WINTERA PLACE"**

By Committee Report No. 1863, the Board of Supervisors requested a report from the Commission on whether or not the City should accept a 20-foot roadway at Paumalu Beach Lots and whether or not the street name "Wintera Place" should be given to the road.

The staff reported that a subdivision of this area into 6 lots with a 20-foot roadway was approved by the Commission in January, 1954. Construction plans were not required; however, a 16-foot wide pavement with a turn-around was approved. During that period, a 20-foot right-of-way was considered a private roadway. Today, a 24-foot right-of-way is required in order to be dedicated to the City. The staff recommended that the City should not accept title of said roadway because of the substandard construction and width. Also, the naming of the street as "Wintera Place" after an individual is not in conformity with the Commission's policy of Hawaiian names.

On the basis of the staff's report, the Commission voted to advise the Board of Supervisors that the City do not accept title to this roadway and that the Commission looks with disfavor to the naming of this roadway as "Wintera Place", on motion of Mr. Rietow and second of Mr. Felix.

**MASTER PLAN  
WAIALAE NUI TO  
MAUNALUA  
REALIGNMENT OF  
KALANIANAOLE HWY**

The Commission reviewed further the proposed amendment to Master Plan Section 29 for the realignment of Kalaniana'ole Highway from Kirkwood Place for a distance of about 600 feet in the Koko Head direction to provide for a transition from 50-foot setback on the makai side to 25-foot setbacks on both sides of the highway; and, the realignment of Kalaniana'ole Highway from old Halemaumau Road to a point about 700 feet Koko Head of Paiko Drive to provide for a setback of 50 feet on the mauka side together with the transitional changes.

The Director reminded the Commission of a letter from the Pflueger and Cassidy Estates requesting the Commission to consider taking 50 feet from the mauka side of the highway between Kirkwood Place and Halemaumau Road and further requesting the Commission to defer action until a detailed study is completed. However, their proposal is not part of the amendment proposed.

Some members believed that the proposed amendment under consideration should be approved. However, Mr. Rietow raised a question whether the proposed width of the highway would be sufficient to handle additional traffic in view of the "Hawaii-Kai" residential and apartment development proposed at Koko Head. He understands that the developers propose a 6-lane highway from its development to Kuliouou. Therefore, he believed that studies should be made now to provide for this development by widening the highway further, if necessary.

In reply to several inquiries made by the Commission, the Director stated that a study was made by the Territorial Highway Department three years ago with a projection to 1970 based on a 4-lane highway. Construction of this highway is scheduled 3 or 5 years hence. At the time of the study, the Highway Department was aware of the proposed development at Koko Head.

The Commission voted to refer this matter to the Territorial Highway Department with the request that it notify the Commission whether or not it had taken the Hawaii-Kai development at Koko Head into consideration when it had conducted the study for the highway widening, on motion of Mr. Lemmon and second of Mr. Felix.

**URBAN REDEVELOPMENT  
OAHU PLANNING ASSOC.  
REMUNERATION**

The Commission deferred payment of \$6,000 to the Oahu Planning Associates for services rendered during the month of May, 1959, on motion of Mr. Felix and second of Mr. Izumi. The work covered final payment of \$4,500 for the economic base study and \$1,500 for land use.

**PUBLIC HEARING  
MASTER PLAN  
KANEHOE-KAILUA  
REALIGNMENT OF  
KANEHOE BAY DRIVE**

A public hearing, continued from June 18, 1959, was held to consider amending a portion of the Master Plan Section for Kailua-Kaneohe by realigning and reducing the master planned widening of Kaneohe Bay Drive from 100 feet to 80 feet between Mikiola and Mokapu Boulevard.

The Commission noted that several property owners voiced their objections to the proposed realignment of Kaneohe

Bay Drive that would cut through a knoll and the property owners believed that the road should be relocated or removed.

The staff reported that further engineering studies must be made to consider realigning the roadway.

On motion of Mr. Miho and second of Mr. Lemmon, the Commission closed the public hearing and deferred action until the study is completed.

**PUBLIC HEARING  
MASTER PLAN  
BINGHAM-MOILIILI  
DELETION OF  
HALEUMI PLACE**

A public hearing was held to consider the amendment to the Master Plan street layout for a portion of Section 15 (Bingham-Moiliili) by deleting Haleumi Place, a private roadway, situated on the mauka side of Davenport Street between Pensacola Street and Davenport Place.

The staff reported that the roadway serves a court of cottages on one parcel of land. A check of the search of title and with the City's land division revealed that this is a private driveway. The owner requested the removal of the roadway from the master plan so that a large apartment structure could be constructed on the premises.

The Commission closed the public hearing and took the matter under advisement on motion of Mr. Miho and second of Mr. Chun-Hoon.

Deletion of Haleumi Place from the Master Plan was approved by the Commission on motion of Mr. Chun-Hoon and second of Mr. Lemmon.

**PUBLIC HEARING  
ZONING APARTMENT  
DISTRICT C  
PUUNUI  
1819-1823 SERENO ST.  
JAMES T. KAKUDA**

A public hearing was held to consider the change in zoning from existing Class A Residential to Apartment District C for a 20,238<sup>sq</sup> parcel of land situated at 1819-1823 Sereno Street, on the Waikiki side of Sereno Street about 150 feet mauka side of Kuakini Street.

A letter of protest against the zoning change signed by property owners Katsuyuki Eguchi of 1814 Sereno Street, Joseph J. Machado of 1827 Sereno Street, and Charles W. Aresta of 1813 Sereno Street was filed with the Commission and read by the Director.

Mr. Aresta, who was in the audience, voiced his objections on the reasons that the area is a Class A Residential area and should be retained as such; that the road is too narrow with inadequate parking spaces; and that apartment development will affect light, air, and view from the residential development.

The staff reported that the applicant has submitted a bond and agreement guaranteeing the construction of street improvements and utilities in accordance with the Commission's recommendation for a 44-foot right-of-way and will provide adequate off-street parking facilities for the apartment development.

The Commission informed the protestant that this area at Sereno Street had been set aside by the Commission as desirable for hotel and apartment development provided that certain conditions are met. These conditions are that Sereno Lane be widened in accordance with the master plan, off-street parking facilities provided, and lot sizes be increased. This was done to insure proper improvement of the area.

The attorney for the applicant, Mr. Morio Omori, stated that an executed copy of an agreement and a certified check in the amount of \$1,263.10 have been filed with the City guaranteeing the construction of the necessary street improvements and utilities. With respect to the problem of parking, the applicant will provide one parking stall for each apartment unit in accordance with the provisions of Apartment District C zoning.

Mr. Aresta stated that the property owners are not interested in increasing their land value through apartment zoning. They prefer to have the area left in its present status as a residential district.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Miho and second of Mr. Chun-Hoon.

The Commission voted to approve the change in zoning to Apartment District C on motion of Mr. Izumi and second of Mr. Centeio. Mr. Felix abstained from voting on this matter.

PUBLIC HEARING  
ZONING HOTEL & APT.  
KEWALO  
1121 HOOLAI ST.  
ALBERT T. HAYASHI

A public hearing was held to consider the change in zoning from existing Class A Residential to Hotel and Apartment for a 5,326<sup>sq</sup> parcel of land situated at 1121 Hoolai Street between Piikoi Street and Pensacola Street, Kewalo.

This property is situated within the area the Commission had designated as desirable for hotel and apartment development. The Commission had also visited the site and noted that the street is improved with curbs and gutters.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Miho and second of Mr. Chun-Hoon.

The change in zoning to Hotel and Apartment was approved by the Commission on motion of Mr. Izumi and second of Mr. Felix.

PUBLIC HEARING  
ZONING HOTEL & APT.  
KEWALO  
RYCROFT & ALDER STS.  
DAVID Q. I. YEE

A public hearing was held to consider the change in zoning from Class B Residential to Hotel and Apartment for a 3,592<sup>sq</sup> parcel of land situated on the mauka-Waikiki corner of Rycroft and Alder Streets, Kewalo.

The Commission visited the site and noted that the streets are not improved with curbs and gutters. The staff reported that the applicant has filed an executed agreement and a bond in the amount of \$1,028.45 to guarantee the construction of the necessary street improvements and utilities fronting his property only.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Lemmon and second of Mr. Izumi.

Mr. Rietow brought out the fact that the Commission stated that it would not consider any more zoning changes for this area at Sheridan Tract until the necessary street improvements and utilities are constructed. He inquired whether Mr. David Bent, Urban Renewal Coordinator, replied to the Commission's request to contact the property owners for initiation of an improvement district.

The Director pointed out that the filing of a bond and an agreement should be adequate so that the owners can proceed with the improvement of their property.

The Commission voted to defer action for further information on motion of Mr. Hustace and second of Mr. Chun-Hoon. It stated that this matter can be discussed at the special meeting on Tuesday, June 30, 1959.

PUBLIC HEARING  
ZONING BUSINESS  
PALOLO  
PALOLO AVENUE &  
KAUHANA STREET  
AKIN YEE

A public hearing was held to consider the change in zoning by redefining the boundaries of existing Business District No. 102-A and deleting Section B of Variance Permit No. 30 for off-street parking purposes for parcels of land at 2144 Kauhana Street, situated on the mauka-Koko Head corner of Palolo Avenue and Kauhana Street (Yama's Market premises).

The applicant proposes to extend his business uses into the off-street parking area; however, 40% of the 10,000sq parcel will be retained for off-street parking purposes. The Commission noted that the two lots were consolidated into one lot.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Felix and second of Mr. Centeio.

The zoning change to Business was approved by the Commission on motion of Mr. Chun-Hoon and second of Mr. Lemmon.

PUBLIC HEARING  
ZONING BUSINESS  
KAHALUU  
KAMEHAMEHA HIGHWAY  
& AHUIMANU ROAD  
DR. RAYMOND C. YAP  
MAN FAI YOUNG &  
KENNETH M. HIGA

A public hearing was held to consider the following changes in zoning:

(1) Rural Hotel and Apartment to Business for land situated on the makai side of Kamehameha Highway, approximately 300 feet easterly from a point opposite Ahuimanu Road containing 28,875sq; and,

(2) Rural Class AA Residential to Business for land situated on the southeast corner of Kamehameha Highway and Ahuimanu Road intersection containing approximately 47,000sq.

The applicant for the first request, who was in the audience, stated that his property is now in the process of being filled, graded, engineered, and architecturally designed for a neighborhood shopping center. A medical-dental building will be the first structure to be erected and occupied.

The second applicant proposes to construct a service station and a two-story commercial building.

No protests were filed. The Commission closed the public hearing and took the matter under advisement on motion of Mr. Centeio and second of Mr. Izumi.

The Commission voted to approve the change in zoning to Business for the two areas designated on motion of Mr. Izumi and second of Mr. Centeb. Mr. Rietow disqualified himself from voting on this matter.

PUBLIC HEARING  
ZONING NOXIOUS IND.  
LUALUALEI  
LUALUALEI AMMUNITION  
DEPOT ROAD  
PERMANENTE CEMENT CO.

A public hearing was held to consider the change in zoning from existing Rural Farm District to Noxious Industry for land situated approximately 1800 feet mauka of Farrington Highway and Waianae side of the Lualualei Ammunition Depot Road, comprising 252 acres, more or less,

for a proposed cement manufacturing plant and quarrying operation.

A letter was filed with the Commission from Ben G. Takayesu urging the Commission to grant the Permanente Cement Company the right to operate a quarry in Mailli and in Lualualei and the erection of a cement plant on either one of these sites by rezoning these areas to noxious industry.

The Director advised the Commission that the City and County Attorney stated that quarrying is permitted in farm districts provided that there is no nuisance resulting therefrom. A report from the Oahu Planning Associates states that heavy industry along the Lualualei Depot Road seems well suited because this area is hemmed in on both sides by mountain ridges and from all indications, it will not cause any ill effects on surrounding properties.

Mr. David McClung, representing the Central Labor Council, A.F.L.-C.I.O., voiced its support for the rezoning at Lualualei for the cement plant.

Mr. Dudley Lewis, representing the Permanente Cement Company, requested approval of both the Lualualei property and the Mailli property for noxious industrial uses. He stated that the applicant is willing to enter into an agreement with property owners in Mailli to restrict the use of the area for quarrying purposes only. However, this covenant will apply only in the event both properties are rezoned.

Mr. Hustace inquired whether Act 20, the strip mining bill of the 1959 Territorial Legislature, would apply to Permanente's proposed operation. Mr. Lewis replied that, not being familiar with the Act, he cannot render an opinion.

The Commission closed the public hearing and took the matter under advisement on motion of Mr. Felix and second of Mr. Centeio.

The Director stated that this area at Lualualei would be the logical area for the establishment of the cement manufacturing plant.

Mr. Hustace inquired of the basis for this conclusion and whether or not it would be premature at this time to consider noxious industrial uses without considering the balance of uses in the immediate vicinity.

The Director stated that the private consultants recommended that the entire area of 250 acres at Lualualei would be best suited for industrial uses because it is isolated and bounded by high mountain ranges on both sides. Their recommendation was based after a study of the entire area of Waianae. The consultants report is only preliminary and further studies will be made. However, it was at the request of the Commission that the consultants submitted their preliminary report so that the Commission would be guided in zoning matters in the absence of a master plan for the area. The urgency for rezoning was realized because of the fact that limestone and coral can be excavated only in areas where they are deposited. Therefore, another problem would be the location of the cement manufacturing plant. Since location at other industrial areas such as, Barber's Point or

Honolulu is too remote, the logical location would be at Lualualei because it is nearest to the deposits.

Mr. Hustace then inquired whether there is sufficient grounds to justify the zoning change without being accused of spot zoning.

The Director replied that when considering 250 acres and designating the entire area for noxious industry, noxious zoning fits into the comprehensive zoning plan as presented by the consultants. It is assumed that other industrial uses can go into the area also.

Mr. Chun-Hoon made a motion to approve the change in zoning to Noxious Industry on the basis that the Commission has reviewed the land use plan and recommendation of the consultants regarding Lualualei, that it is satisfied that this area lends itself to noxious industrial development, and that the action taken is in line with the comprehensive plan report given by the planning consultants. This motion was seconded by Mr. Centeio and carried.

ZONING NOXIOUS IND.  
MAILI, WAIANAE  
PAAKEA ROAD  
PERMANENTE CEMENT  
CO.

The Commission discussed further the request for change in zoning from Rural Farm District to Noxious Industrial of approximately 200 acres of land at Maili, Waianae, for quarry operations and establishment of a cement manufacturing plant.

Mr. Alfred Harper, representing the Hawaii State Construction Worker's Union with 600 members, stated that the Union takes the position that tourism is one of the greatest industries; therefore, its expansion is a necessity. Based on actual facts, the area between Barber's Point and Kaena Point is the most desirable location for resort type planning. Noxious type of uses will destroy the desirability and opportunity for tourist investment in the area. The Union believes that all the facts in this issue have not been made available to the Commission. Mr. Harper requested an opportunity to present these facts.

Mr. Harper stated that the facts are that the number of employees, the amount of payroll, the amount of tax dollars to the Territory per motel type of development surpasses that of a quarry operation. He claimed that quarry operations would forever blight the area. He cited, as an example, the case of California during the gold rush days when the lands became blighted as a result of mining, and present day uranium mines to which the people objected because it would destroy the land. The Union is not against industries, but it is interested in seeing the establishment of the most desirable industry for the benefit of the "State of Hawaii". The Chairman requested Mr. Harper to submit his facts and figures in writing.

Mr. Felix stated that inasmuch as the applicant proposes to use the property for strip mining purposes only, since the City and County Attorney has advised this Commission that the employment of strip mining does not require formal change in zoning, that the mining is regulated under existing Territorial laws, and that this area was rezoned only three years ago, in November, 1956, for farming use to meet the need for farm lands, there is no necessity to rezone the area; therefore, he moved that this area be retained for farming use. This motion was seconded by Mr. Izumi.

Mr. Dudley Lewis stressed that although the City & County Attorney ruled that quarrying can be done on one's own land, this ruling has never been settled in the jurisdiction of the court. There is split authority on the mainland and disagreement in other cases. Since a 13-1/2 million dollar investment is involved and there is no finding that the Attorney's opinion is correct, he declared that the only safe way for the operation to proceed is to have the area zoned to noxious industry. He reiterated that Permanente has entered into a covenant with adjoining property owners to assure that only quarrying and no other noxious industrial uses will be done in the area.

Mr. Felix requested Mr. Hustace's opinion as the Commissioner of Public Lands regarding the matter of jurisdiction of the law. Mr. Hustace replied that in his capacity as the Land Commissioner, he is not prepared to say at the present time whether Act 20 is applicable. However, his personal opinion is that this operation falls within the jurisdiction of Act 20. The law is very broad and it takes into account not only metal, iron, silver, ore, etc., but also phosphorus and non-metallics. Therefore, any person conducting strip mining must comply with the police safeguards as set forth in the Act.

Mr. Lewis stated that the matter of zoning must still be settled. Permanente does not want a variance for the operation because hardship must be shown, thereby leaving a question of doubt as to legality of such variance. Therefore, the only solution is to rezone the area to noxious industry with the area protected by a covenant.

Mr. Henry J. Kaiser indicated that he has signed an agreement properly executed to protect the area from other noxious industrial uses. He believed that if the contents of the covenant were made known to the Commission, it would learn that the area will be well protected.

Mr. Lewis then read a portion of the agreement which states that, "Permanente agrees to use its land, while zoned for a noxious industry district, for quarrying purposes and accessory and related activities thereon including, without limitation to the foregoing, crushing, quarrying, digging, scarifying, excavating, screening, storing, and removing calcareous deposits located on said property together with any non-noxious use of the property.

"...it further agrees that the land shall not be used for fertilizer works, chemical plants and soap works which emit noxious fumes and odors, fish canneries, glue works, asphalt plants, gas works, creosote treatment plants, tanning works, slaughter houses, crematories, lime kilns or other noxious uses.

"...this agreement shall constitute a covenant running with the land and shall be binding upon and inure to the benefit of the parties hereto, their heirs, executors, administrators, successors and assigns, and shall run in favor of and be enforceable by the owners, their heirs, executors, administrators, successors and assigns, of real property located within a radius of seven hundred and fifty feet from any boundary of said property...." He filed an executed copy of the agreement with the Commission.

Attorney Allen Hawkins, representing a group of Maili

farmers, reaffirmed his clients' position against noxious use for the Maili area. They, however, do not object to the cement plant in Lualualei. He stated that the farmers are entitled to some consideration because they have invested considerable sums of money in equipment and improvements to make their farms productive. He then quoted a paragraph from the report submitted by the private consultants of the Commission and stressed its importance which is as follows: "The location of any noxious industrial manufacturing uses in the area would detrimentally affect the highest and best use of the beach area for resort purposes, cast a blighting influence on an upgraded residential development of the area mauka of Farrington Highway in the years ahead and have an immediate ill effect on existing farming and agricultural uses. Also, the granting of one such 'spot' use would make it difficult for public authorities to not grant others in the future."

Mr. Walter E. Bliss, attorney for the Mokuleia Ranch and Land Company, informed the Commission that his client does not object to the rezoning of the Lualualei area for noxious industry but it strenuously objects to such zoning in Maili. Since the City & County Attorney rendered an opinion that strip mining is permissible in the absence of nuisance without a change in zoning or variance, this should be sufficient for the Permanente operation. Mr. Bliss believed that use of covenants present too many "loop holes" and is not a workable solution in this matter. Therefore, he submitted that this area at Maili should not be rezoned to noxious industry and that a variance not be granted. The operation should be permitted only under the provisions cited by the C & C Attorney.

Mr. David McClung believed that if the Commission would weigh all the facts relating to Act 20--strip mining regulations--, the validity of a variance, the fact that Mr. Kaiser has acted in good faith by entering into a covenant with adjoining property owners, that provisions have been made for reclamation of the land after the mining operation is over, that the C & C Attorney's opinion has not been tested in court, it would find that only one logical conclusion can be reached and that is to zone the area for noxious industry. In this manner, the property owners will be protected and Mr. Kaiser can safely invest his money in this area.

The Director advised the Commission that zoning does not protect a person from law suits. If nuisance is caused, law suits can be filed against the use regardless of zoning.

Mr. Felix indicated that the Commission is giving this application the same consideration it had given the Campbell Estate when the Barber's Point area was granted a variance by the Commission for quarrying and cement manufacturing operations.

The Director stated that the variance was granted at the request of the Estate. The facts are different in the two cases because land at Barber's Point is not being utilized and it is zoned rural residential within an area master planned for harbor and industrial uses, whereas, land at Maili is zoned for farming uses and surrounded by farmers and it is a short distance away from the beach area.

Mr. Centeio expressed his opinion that when a person is willing to invest 13-1/2 million dollars, he should have some assurance that his operation is not going to be policed. Therefore, he believed that the area should be zoned.

The Commission then took a vote on the motion. The motion was carried on a 7 to 1 vote. Mr. Centeio voted in the negative.

ZONING HOTEL & APT.  
KANEHOHE  
SOUTH END OF  
KEANA ROAD  
HAWAII PACIFIC  
HOMES

The Commission reviewed further a request for change in zoning from existing Rural Class AA Residential to Hotel and Apartment for approximately 16 acres of land situated at the south end of Keana Road, Kaneohe, so that facilities for retired people may be constructed.

A public hearing was held on June 18, 1959, at which time the Commission heard expressions from the proponents and opponents of this project. The Commission also visited the site.

The Director indicated on a map the area where the staff believes would be desirable for high-rise apartment development based on 2 to 5-acre parcels of land. This area is situated in a pocket back of a hill and away from the residential areas. It commands a view of the mountain, the Pali, Kalihi Tunnel and also Kaneohe bay. The Director pointed out the master plan roadway that would connect the proposed development and stated that the applicant should construct the roadway strip fronting the development.

Mr. Morio Omori, attorney for the applicant, stated that a bond has been submitted to assure construction of the roadway.

A motion to approve the zoning change to Hotel and Apartment was made by Mr. Felix, seconded by Mr. Centeio, and carried. Mr. Lemmon disqualified himself from voting on this matter.

MASTER PLAN  
PARK SITE &  
STREET PATTERN  
ZONING INDUSTRIAL  
WAIMALU  
MAKAI SIDE OF  
KAMEHAMEHA HIGHWAY  
H. YAMAMOTO &  
ASSOCIATES

The Commission considered further a proposal to establish a park site adjoining the Waimalu Stream on the east side, and a street pattern consisting of 44', 56' and 60' rights-of-way on the Master Plan of the City and County of Honolulu, and to change the zoning from Highway Protective and Rural Protective zones to Industrial for approximately 33 acres of land situated on the makai side of Kamehameha Highway, east side of Waimalu Stream and opposite Waimalu Tract.

A public hearing was held on June 18, 1959 and the Commission had deferred action pending a report from the Territorial Highway Department regarding the route of the defense highway system.

Mr. Tim Ho, Territorial Highway Engineer, by letter reported that after careful study, the Highway Department has concluded that the shortest and most economical route would be to locate the defense highway system along the present alignment of Kamehameha Highway. It also concluded that the highway widening should be taken all from the makai side because it would be less damaging and more economical. It also suggested that the Commission do not zone the area required for the highway widening for industrial use in order that the public's interest can best be protected.

Mr. George Houghtailing, representing the applicant, believed that the letter from the Highway Department was vague in that there is no certainty as to when the highway system will be constructed or how the widening will affect properties on the makai side all the way to Ewa. He believed that leaving the setback area in its present zoning without considering the predominant use of the makai area for industrial use was unfair to the land. Therefore, zoning should take in all the land, and the master plan setback can be settled at the time of taking.

This matter was taken under advisement on motion of Mr. Felix and second of Mr. Izumi.

Mr. Rietow made a motion to zone the whole area to Industrial and to look with favor to the rest of the makai area. His motion was seconded by Mr. Centeio.

The Director pointed out that the consultants' recommendation of a park strip along the stream, the Chief Engineer's request for a stream setback, and the Highway Department's request for a highway setback should also be considered.

Mr. Houghtailing stated that the application was made for zoning of the over-all area. After the area is zoned, then other master plan uses can be established.

The Director declared that zoning is part of the master plan and these proposed uses should be delineated and established on the master plan. He cited other master planned areas where civic and public facilities are set aside although the surrounding areas are zoned for business, such as, Kailua. He emphasized the fact that the plan came from the consultants, and for the Commission to disregard the plan is contrary to good planning principles.

Mr. Lemmon believed that this matter should be deferred for further study of the entire area up to Ewa in view of the presentations made by the Parks Board and the Historic Park Planning Office at the public hearing held on June 18, 1959, and of the report from the Highway Department regarding the highway widening.

The Director stated that the applicant has waited over two years for a decision. The private consultants have presented their plans for the over-all area and the Commission has reviewed the plans. His contention is that if the Commission is going to consider the recommendation of the consultants for industrial zoning of this makai area, it should also consider the other uses, such as, the park and stream widening.

The Commission stated that two years have elapsed and within these years, no definite action was taken by either the Highway Department or the Parks Board. Mr. Chun-Hoon proposed an amendment to the motion to include that due to the uncertainty of time that the Territory will construct this additional width of the roadway, the Commission approves the zoning of this area to Industrial and to look with favor to the rest of the makai area. Messrs. Rietow and Centeio accepted the amendment.

A vote taken on the motion, as amended, was approved by the Commission. Mr. Lemmon voted in the negative, on the

grounds that the rezoning without the exclusion of the proposed area earmarked by the Highway Department by letter of June 24, 1959, and the park site will result in unnecessary additional cost to the Territory and government.

**ZONING CLASS A  
RESIDENTIAL  
KANEHOHE  
MAUKA SIDE OF  
KAMEHAMEHA HIGHWAY  
CENTEX-TROUSDALE  
CO.**

The Commission, on motion of Mr. Rietow and second of Mr. Chun-Hoon, voted to defer action until the new Commission assumes its duties on and after July 1, 1959, on the request for change in zoning from Class A-1 Residential, Farm District and Rural Protective to Class A Residential for the Kapunahala area of 130 acres.

The staff stated that it will recommend Class A-2 zoning (6,000sq) since Class A zoning (5,000sq) will result in lots that are too small.

Mr. Henry Wong from the Kaneohe Ranch Company stated that Class A zoning was proposed so that these lots could be made available to the people in the low income bracket. He declared that increasing the lot area will increase the price of the land, thereby, placing a hardship on the buyer.

The Director pointed out that Class A lots are too narrow to provide for a good development. Class A-2 lots would have a wider width, provide for a better type of development and still be within the range of the low income bracket.

Mr. Wong stated that Class A-2 zoning will place the Ranch Company in such a position that it would not be able to dedicate to the City an 18-acre school and park site.

**ZONING VARIANCE  
HONOULIULI, EWA  
BARBER'S POINT  
CAMPBELL ESTATE**

The Commission, on motion of Mr. Centeio and second of Mr. Lemmon, approved and authorized transmission to the Mayor and the Board of Supervisors for approval, Variance Permit No. 374 to permit the use of premises situated approximately 1/2 mile south of Farrington Highway at Honouliuli, Ewa, for the mining of limestone. The variance is from existing Rural Protective uses and was acted upon at the request of the owner of the land, Trustees of the Estate of James Campbell. The Commission at the public hearing held on June 4, 1959, found that unnecessary hardship and practical difficulty exists. Mr. Hustace excused himself from voting since he was not familiar with this matter.

The following Resolutions of the City Planning Commission were adopted by the Commission and were authorized for transmission to the Mayor and the Board of Supervisors for approval:

**MASTER PLAN  
BINGHAM-MOILILI  
DELETION OF  
HALEUMI PLACE**

1. Resolution No. 1071 changing the street layout of the master plan by amending a portion of the Master Plan Section 15 (Bingham-Moilili) of the City and County of Honolulu by deleting Haleumi Place, a private roadway, was adopted by the Commission on motion of Mr. Felix and second of Mr. Izumi.

**MASTER PLAN  
KAILUA-LANIKAI-  
KEOLU  
REALIGNMENT OF  
KEOLU DRIVE,  
ESTABLISHMENT OF A  
LOOP ROAD AND TWO  
OTHER ROADS**

2. Resolution No. 1070 amending the Master Plan for the Kailua-Lanikai-Keolu section of the City and County of Honolulu by: (1) realigning the master planned 80-foot Keolu Drive within the Enchanted Lake Development (Unit 1); (2) extending the Kailua-Lanikai-Keolu section of the Master Plan of the City and County of Honolulu to include

a portion of Kailua (Kaelepulu Pond area); (3) establishing an 80-foot loop road through the extended section; (4) connecting the realigned Keolu Drive to the established 80-foot loop road; and (5) establishing two other roadways, was adopted by the Commission on motion of Mr. Centeio and second of Mr. Lemmon.

ZONING APARTMENT  
DISTRICT C  
PUUNUI  
SERENO STREET  
JAMEST. KAKUDA

3. Resolution No. 1072 changing a portion of Class A Residential District No. 16 to Apartment District C for land situated 12 feet off the Waikiki side of Sereno Street, 150 feet mauka of Kuakini Street at Kaliu, Honolulu, was adopted by the Commission on motion of Mr. Chun-Hoon and second of Mr. Lemmon.

ZONING CLASS A-1  
KAILUA  
KAELEPULU-KEOLU  
HILLS  
JOE PAO

4. Resolution No. 1034, changing a portion of Rural Protective zone to Rural Class A-1 Residential District No. 35 for land situated on the East side of Keolu Drive between Kaelepulu Subdivision and Keolu Hills, Kailua, Koolaupoko, was adopted by the Commission on motion of Mr. Chun-Hoon and second of Mr. Lemmon.

ZONING BUSINESS  
KALIA, WAIKIKI  
ALA MOANA & PIIKOI  
H. D. & C.

5. Resolution No. 1073 changing a portion of Hotel and Apartment District Q situated at the Northwest corner of Ala Moana and Piikoi Street at Kalia, Waikiki, to Business District No. 262 was adopted by the Commission on motion of Mr. Rietow and second of Mr. Chun-Hoon.

ZONING HOTEL & APT.  
KEWALO  
HOOLAI STREET  
ALBERT HAYASHI

6. Resolution No. 1074 changing a portion of Class A Residential District No. 18 to Hotel and Apartment District No. 118 for land situated on the makai side of Hoolai Street between Piikoi Street and Pensacola Street, Kewalo, was adopted by the Commission on motion of Mr. Rietow and second of Mr. Chun-Hoon.

ZONING BUSINESS  
PALOLO  
PALOLO AVE. &  
KAUHANA ST.  
AKIN YEE

7. Resolution No. 1075 redefining the boundaries of Business District No. 102-A to include a portion of Class A Residential District No. 7 for land situated off the east corner of the makai intersection of Palolo Avenue and Kauhana Street at Kaululoa, Palolo Valley, was adopted by the Commission on motion of Mr. Centeio and second of Mr. Chun-Hoon.

ZONING BUSINESS  
KAHALUU  
KAM. HWY. AND  
AHUIMANU ROAD  
R. YAP

8. Resolution No. 1076 changing a portion of Rural Hotel and Apartment District No. 19 to Rural Business District No. 167 for land situated on the makai side of Kamehameha Highway approximately 300 feet easterly of Ahuimanu Road at Kahaluu, Koolaupoko, was adopted by the Commission on motion of Mr. Centeio and second of Mr. Izumi. Mr. Rietow disqualified himself from voting on this matter.

ZONING BUSINESS  
KAHALUU  
KAM. HWY. AND  
AHUIMANU ROAD  
M. F. YOUNG &  
KENNETH HIGA

9. Resolution No. 1077 changing a portion of Rural Class AA Residential District No. 27 to Rural Business District No. 168 for land situated on the mauka side of Kamehameha Highway approximately 100 feet easterly of Ahuimanu Road at Kahaluu, Koolaupoko, was adopted by the Commission on motion of Mr. Centeio and second of Mr. Izumi. Mr. Rietow disqualified himself from voting on this matter.

ZONING NOXIOUS IND.  
LUALUALEI, WAIANAE  
LUALUALEI AMMUNI-  
TION DEPOT ROAD  
PERMANENTE CEMENT  
COMPANY

10. Resolution No. 1078 creating Rural Noxious Industry Districts No. 8-A and 8-B for land situated on the Waianae side of Lualualei Ammunition Depot Road approximately 1,800 feet mauka of Farrington Highway at Lualualei, Waianae, was adopted by the Commission on motion of Mr. Centeio and second of Mr. Izumi.

ZONING HOTEL & APT.  
KANEHOE  
SOUTH END OF KEANA  
ROAD  
HAWAII PACIFIC  
HOMES

11. Resolution No. 1079 changing a portion of Rural Class AA Residential District No. 21 to Rural Hotel and Apartment District No. 27 for land situated at the South end of Keana Road adjoining the Kaneohe Heights Tract at Pakui, Kaneohe, was adopted by the Commission on motion of Mr. Felix and second of Mr. Chun-Hoon.

ZONING APARTMENT  
DISTRICT C  
PALAMA  
WAIPA LANE  
SAKUMA TRUST

12. Resolution No. 1080 changing a portion of Class A Residential District No. 26 to Apartment District C No. 7 for land situated on the new mauka side of Vineyard Boulevard, Koko Head of Waipa Lane, at Palama, Honolulu, was adopted by the Commission on motion of Mr. Rietow and second of Mr. Chun-Hoon.

MASTER PLAN  
KALIHI UKA  
EXTENSION OF  
GULICK AVE. BETW.  
LIKELIKE HWY.  
AND KALIHI STREET

13. Resolution No. 1081 changing the street layout of the Master Plan by amending a portion of Master Plan Section 8 (Kalihi-Uka) by extending Gulick Avenue from Likelike Highway to Kalihi Street, was adopted by the Commission on motion of Mr. Rietow and second of Mr. Chun-Hoon.

ZONING INDUSTRIAL  
WAIMALU  
MAKAI SIDE OF  
KAM. HWY. OPPOSITE  
WAIMALU TRACT  
H. YAMAMOTO & ASS.

14. Resolution No. 1082 creating Rural Industrial District No. 21 for land situated on the makai side of Kamehameha Highway opposite Waimalu Tract at Waimalu, Ewa, was adopted by the Commission on motion of Mr. Felix and second of Mr. Hustace. Mr. Lemmon voted in the negative.

The following subdivision actions were taken by the Commission on motion of Mr. Chun-Hoon and second of Mr. Miho:

SUBDIVISION  
KAPALAMA  
HOUGHTAILING ROAD  
SHINSUKE GOYA, ETAL  
CLASS A

The Commission reviewed the proposed consolidation and resubdivision of Lots 2126 and 2128 of Land Court Application 290, Section "G" at Kapalama into two lots: A, 5,000 $\frac{1}{2}$  less 886 $\frac{1}{2}$  master plan setback area, leaving a net area of 4,114 $\frac{1}{2}$  with an existing dwelling and garage; B, 4,750 $\frac{1}{2}$ .

Original lot sizes were 4,875 $\frac{1}{2}$  each. The purpose of this subdivision is to re-assemble the boundary lines to allow for a more economical use of the land.

Inasmuch as Lot B is below the minimum lot size area required within a Class A zone, the Commission voted to advise the applicant to comply with the provisions of Ordinance 1567.

SUBDIVISION  
WAIKIKI  
KAIULANI AVE.  
DEBS S. DARLING  
SURV: JOHN C. MANN  
HOTEL & APT.

Approval was granted to the proposed consolidation of Lots 76-D, 76-G, 77-A and 77-B-1 of Land Court Application 350 at Waikiki into one lot of 4,505 $\frac{1}{2}$  less 225 $\frac{1}{2}$  master plan setback area leaving a net area of 4,280 $\frac{1}{2}$ .

Water is available. Final maps showing the consolidation have been filed.

SUBDIVISION  
PUNAHOU  
METCALF STREET  
MOON CHIL CHO, ETAL  
AGENT: MORIO OMORI  
SURV: PARK & PARK  
CLASS A

Approval was granted to the proposed consolidation of Lots A and D-19-A being a portion of R. P. 1945 No. 3 to Elizabeth M. Rogers issued on a portion of Land Commission Award 387, Part 1, Section 2, No. 1 to American Board of Commissioners for Foreign Missions at Punahou into one lot of 5,544 $\frac{1}{2}$  together with the restriction of access fronting McGully Street.

Water is available. Final survey maps have been filed.

SUBDIVISION ✓  
WAIKIKI  
NOELA PLACE  
C.J. HENDERSON,  
ET AL  
AGENT: BISHOP TRUST  
CO., LTD.  
SURV: WRIGHT, HARVEY  
& WRIGHT  
CLASS AA

Tentative approval was granted to the proposed consolidation and resubdivision of Lots 5, 6-A and 6-B being a portion of L. P. 8165, Part B, Land Commission Award 8559-B, Apana 32 to W. C. Lunalilo at Waikiki into two lots: one lot of 17,412 $\frac{1}{2}$ ; and one lot of 24,534 $\frac{1}{2}$  together with a 10-foot easement in favor of the Board of Water Supply.

Water is available. Access for the proposed 17,412 $\frac{1}{2}$  lot is over Parcel 32 of Tax Map Key 3-1-29 and being a perpetual easement for road and utility purposes.

Approval will be subject to compliance with Division of Sewers requirement and the filing of final survey maps.

SUBDIVISION ✓  
WAIMANALO  
OFF KALANIANA'OLE  
HWY., 4TH SERIES,  
1ST LAYOUT  
HAW'N HOMES COMM.  
SURV: TERR. SURVEY  
DEPT.  
CLASS AA

The Commission granted approval to the revised proposed subdivision of portion of Parcel 15, Tax Map Key 4-1-03; at Waimanalo into 8 lots with areas ranging from 10,059 $\frac{1}{2}$  to 11,685 $\frac{1}{2}$  and a 44-foot right-of-way ending with a 25-foot spur right-of-way of 108 feet in length and leaving a remaining area of 5.784 $\frac{1}{2}$  acres.

Approval was granted by the Commission on June 4, 1959, to the subdivision plan of 8 lots with areas ranging from 10,059 $\frac{1}{2}$  to 11,709 $\frac{1}{2}$ .

The Commission on July 3, 1958, and November 13, 1958, voted to deny the applicant's request for the waiver of the construction of standard street improvements.

Board of Health requirement has been met. By letters dated May 26, 1959, and June 3, 1959, the Chief Engineer and the Board of Water Supply informed the Commission that the construction of street improvements and utilities and the water system within the above tract have been completed in accordance with the approved plans.

Final survey maps have been filed. No performance bond has been submitted for this project.

SUBDIVISION ✓  
KAILUA  
OFF KAILUA ROAD  
HAROLD K.L. CASTLE  
DEVELOPER: CENTEX-  
TROUSBALE CO.  
SURV: L. F. PACK  
& ASSO.  
HIGHWAY & RURAL  
PROTECTIVE

The Commission deferred action for staff study of road network for the proposed subdivision of a portion of the lands of Pohakupu and Kukanono at Kailua, also being a portion of Parcel 10 of Tax Map Key 4-2-13 into 112 residential lots with areas ranging from 7,500 $\frac{1}{2}$  to 12,680 $\frac{1}{2}$  and a remainder area of 120.932 $\frac{1}{2}$  acres together with 16', 32', 44' and 56' rights-of-way.

Inasmuch as a portion of the subdivision is located within the Kawainui Swamps, certification by the Chief Engineer as to suitability for residential building purposes is required.

The subdivision plan shows transitions of 32-foot rights-of-way off the 44-foot rights-of-way. Clarification as to the access for Lots 86 and 87 and for the existing 20-foot right-of-way off the 44-foot right-of-way (being Easement A fronting the Y.M.C.A. site) is required.

SUBDIVISION ✓  
KANE'OE  
OFF KANE'OE BAY DR.  
LOIS C. NOTTAGE,  
ET AL  
SURV: A.E. MINVIELLE,  
JR.  
CLASS AA

Tentative approval was granted to the proposed consolidation and resubdivision of Lots 17-B and 18 being portion of Grant 4938 to B. R. Banning at Kane'oe into 9 lots with areas ranging from 10,000 $\frac{1}{2}$  to 16,360 $\frac{1}{2}$  less master plan setback area of 3,700 $\frac{1}{2}$ , leaving net areas ranging from 6,300 $\frac{1}{2}$  to 16,360 $\frac{1}{2}$  together with a 32-foot right-of-way and a 4-foot right-of-way to the beach.

Approval of this subdivision will be subject to compliance with building spacing, Class AA zoning and Board of Health requirements, construction of street improvements and utilities and drainage facilities, compliance with Bureau of Plans requirement for a 10-foot drainage easement in lieu of the 5-foot easement, and filing of final survey maps showing the master plan setback area with a curb return at the master plan setback line.

SUBDIVISION ✓  
PUPUKEA  
KE-IKI ROAD  
MITSUO SHIMIZU  
AGENT: CHUNG DHO AHN  
HIGHWAY & RURAL  
PROTECTIVE

Tentative approval was granted to the proposed subdivision of Grant 8197 (Lot 4 of Pupukea-Paumalu Beach Lots) at Pupukea into four lots with areas ranging from 5,000 $\frac{1}{2}$  to 9,530 $\frac{1}{2}$ .

Ke-Iki Road is a public right-of-way with a 10-12 foot pavement.

Water is available. Approval of this subdivision will be subject to compliance with Board of Health requirement, construction of required street improvements, and the filing of final maps noting the rounding of the corner at Ke-Iki Road.

SUBDIVISION ✓  
WAIALUA  
OFF KAMEHAMEHA HWY.  
JOHN PAULO  
SURV: A.E. MINVELLE,  
JR.  
HIGHWAY & RURAL  
PROTECTIVE

The Commission reviewed the proposed consolidation and resubdivision of Lots 5-A-1 and 5-A-2 (Map 11) of Land Court Application 398 at Waialua into 3 lots: A, 10,450 $\frac{1}{2}$  with an existing dwelling; B, 9,140 $\frac{1}{2}$  with an existing dwelling; C, 9,140 $\frac{1}{2}$ , together with a 16-foot right-of-way being Lot D.

Modification is required for the 16-foot right-of-way which exceeds the 120-foot maximum by 114 feet. A turn-around at the end of the 16-foot right-of-way is required.

Water is available. No sewers. Building Department and Board of Health certification required.

Comments from the Territorial Highway Department are required as this subdivision fronts Kamehameha Highway, a Federal Aid Highway. Inasmuch as Lot A may be further subdivided into 2 lots and Lots B and C may be consolidated and resubdivided into 3 lots, a 24-foot right-of-way is required.

The Commission deferred action for consultation with the adjoining owner of Lot 4-A-6 for the possibility of constructing a 32-foot right-of-way, jointly, in lieu of the existing 20-foot right-of-way (Lot 4-A-6) and the proposed 16-foot right-of-way.

SUBDIVISION ✓  
WAIALUA  
OFF HALEIWA ROAD  
CASTLE & COOKE,  
ET AL  
SURV: R.M. TOWILL  
CORP.  
RURAL PROTECTIVE

Approval was granted to the following:

(1) Proposed consolidation and resubdivision of Lot B and a portion of Royal Patent 4475, Land Commission Award 7713, Apana 34 to V. Kamamalu (being a portion of former O.R. & L. 40-foot right-of-way) at Waialua into 3 lots: 1, 8,132 $\frac{1}{2}$  being the remainder lot; 2, 811 $\frac{1}{2}$  being the proposed roadway lot; 3, 1.613 acres (70,262 $\frac{1}{2}$ ).

(2) Proposed consolidation of Lot 3 (1.613 acres) and portions of Royal Patent 4475, Land Commission Award 7713, Apana 34 to V. Kamamalu into one lot of 23.28 acres.

Letters of authorization from B. P. Bishop Estate and Castle and Cooke have been filed. This subdivision is to delineate Lot 3 (1.613 acres) so that it may be conveyed to the abutting owner.

SUBDIVISION ✓  
WAHIAWA  
CALIFORNIA AVE.  
ALBERT SABADO  
CLASS A-1

Final survey maps have been filed.

Tentative approval was granted to the proposed subdivision of Lot 26-A being a portion of Lot 26 of "Wahiawa Heights" at Wahiawa into 3 lots; 26-A-1, 7,574 $\frac{1}{2}$  less 378 $\frac{1}{2}$  master plan setback area, leaving a net area of 7,196 $\frac{1}{2}$ ; 26-A-2, 7,675 $\frac{1}{2}$  less 2,198 $\frac{1}{2}$  master plan setback area, leaving a net area of 5,477 $\frac{1}{2}$ ; 26-A-3, 9,144 $\frac{1}{2}$ .

Water is available.

Approval will be subject to compliance with building spacing, Class A-1 zoning and Board of Health requirements, and the filing of final survey maps noting the master plan setback areas.

SUBDIVISION ✓  
AIEA  
OLOPANA AND  
HELECONIA STREETS  
RYUKICHI KUBO  
SURV: M. YAMASHITA  
CLASS A-2

The Commission voted to defer action on the proposed subdivision of Lot 13-F of Aiea Terrace Tract (R.P. 499) at Aiea into 5 lots: 1, 8,300 $\frac{1}{2}$  less 1,550 $\frac{1}{2}$  master plan setback area, leaving a net area of 6,750 $\frac{1}{2}$ ; 2, 7,700 $\frac{1}{2}$  less 1,500 $\frac{1}{2}$  master plan setback area, leaving a net area of 6,200 $\frac{1}{2}$  with an existing dwelling; 3, 9,620 $\frac{1}{2}$  with an existing dwelling; 4, 7,300 $\frac{1}{2}$  less 144 $\frac{1}{2}$  master plan setback area, leaving a net area of 7,156 $\frac{1}{2}$  and being a 12-foot flag lot; 5, 7,100 $\frac{1}{2}$  and being a 12-foot flag lot.

Water is available. The corners at the entrance for Lots 4 and 5 must be rounded for ease of access and sight distance.

This subdivision plan will be referred to the Chief Engineer for comments regarding the suitability of Lots 1, 4 and 5 for residential building purposes inasmuch as these lots abut a stream and also for the submission of contours.

SUBDIVISION ✓  
WAIANAЕ  
OFF FARRINGTON HWY.  
YOSHIKAWA DEVEL. CO.  
SURV: PARK AND PARK  
HIGHWAY AND RURAL  
PROTECTIVE

By letter dated June 19, 1959, Mr. Alfred Yago informed the Commission that he is the new owner of Tax Map Key 8-7-05: 10 being the Yoshikawa Subdivision at Waianae which is a proposed subdivision of portion of Grant 7859 to Ralph Edgar Turner being portion of Lot 21 of Lualualei Homesteads at Waianae into 229 residential lots with areas ranging from 5,000 $\frac{1}{2}$  to 6,600 $\frac{1}{2}$ , together with 24 and 44-foot rights-of-way, and a park site of 68,500 $\frac{1}{2}$ .

Tentative approval was granted by the Commission on October 2, 1958.

The new owner will be advised that he must comply with the Subdivision Rules and Regulations in processing this subdivision.

SUBDIVISION ✓  
WAIMALU  
KAMEHAMEHA HWY. &  
MOANALUA ROAD  
RAYMOND T. HARADA  
HIGHWAY PROT.

The Commission granted an extension of 30 days to the proposed consolidation and resubdivision of portions of Land Commission Award 8525-B, Part 3, Land Commission Award 9400:1 and Land Commission Award 5524:6 being parcels 7, 12 to 17, inclusive, and 26 of Tax Map Key 9-8-09 at Waimalu into 10 lots with areas ranging from 6,000 $\frac{1}{2}$  to 11,500 $\frac{1}{2}$ , together with a 32-foot right-of-way.

The Commission deferred action on April 23, 1959.

The subdivider was granted an extension of 30 days on May 21, 1959, to resolve the sewer problem.

Since the sewer problem has not been resolved, the subdivider is requesting an additional extension of 30 days.

SUBDIVISION ✓  
KALIU  
SERENO LANE  
JAMES KAKUDA  
AGENT: MORIO OMORI  
SURV: PARK & PARK  
CLASS A (PROPOSED  
APT. DIST. C)

The Commission reviewed the proposed consolidation and resubdivision of Lots 37 and 38 of the "Kaliu Tract" and portions of Land Comm. Aw. 2661-2 and Land Comm. Aw. 8525-B at Kaliu into two lots: A, 9,241 $\frac{1}{2}$  less 840 $\frac{1}{2}$  master plan setback area, leaving a net area of 8,401 $\frac{1}{2}$  and B, 10,997 $\frac{1}{2}$  less 160 $\frac{1}{2}$  master plan setback area, leaving a net area of 10,837 $\frac{1}{2}$  being a 16-foot flag lot.

All existing structures on the premises are to be demolished. The Commission noted that it had approved the change in zoning of this area to Apartment District C uses after a public hearing held today.

The staff recommended that the corners of the flag entrance be rounded.

On motion of Mr. Felix and second of Mr. Izumi, the Commission voted to grant tentative approval with approval subject to certification from the Building Department, compliance with the requirements of the Board of Water Supply, and the filing of final survey maps noting the rounding of the two corners of the flag entrance.

SUBDIVISION ✓  
WAIKIKI  
KALAKAUA &  
LILIUOKALANI AVES.  
JOHN ROUMANIS, ET AL  
SURV: R.M. TOWILL  
CORP.  
BUS. & HOTEL & APT.

The Commission reviewed further the proposed subdivision of Parcel 1 of Tax Map Key 2-6-23 being Land Court Appl. 1390 at Waikiki into two lots: 1, 5,100 $\frac{1}{2}$  and 2, 4,768 $\frac{1}{2}$  less 700 $\frac{1}{2}$  master plan setback area, leaving a net area of 4,068 $\frac{1}{2}$ .

The Commission noted that by this subdivision, the business lot will be substandard in land area. It had also deferred action for further consultation with the owner regarding the provisions for off-street parking facilities and to straighten out the boundary between Lots 1 and 2.

The agent for the owner had appeared before the Commission requesting further consideration on the basis that the two lots are under separate leases and that they are entirely built on.

The Director pointed out that the present off-street parking facilities are below the minimum requirement. By this subdivision, the provisions for parking will be further diminished and under the present law, this cannot be done without a modification from the Commission, with approval of the Board of Supervisors. He pointed out that this problem, however, is a practical one, and the owner merely wishes to separate his business operations from his hotel use. The Commission stated that to approve the subdivision with the modification will not aid the development of the area.

On the basis of failure to comply with off-street parking requirements and Lot 2 being substandard in area, the Commission voted to disapprove this subdivision.

SUBDIVISION ✓  
MOILIILI  
UNIVERSITY AVE.  
CHUCK SHIMA  
SURV: PARK & PARK  
HOTEL & APT.

The Commission reviewed again a request for designation of a revised 16-foot easement over and across Lot 15 thereby revising the subdivision of portion of R. P. 2568, Land Comm. Aw. 1536, Ap. 2 to Kaneauhi at Moiliili into 19 lots with areas ranging from 2,647 $\frac{1}{2}$  to 14,116 $\frac{1}{2}$  less master plan setback areas and roadway easement area, leaving net areas ranging from 2,647 $\frac{1}{2}$  to 7,041 $\frac{1}{2}$ , together with a 50-foot right-of-way.

A plan has been submitted showing the location of two apartment buildings to be constructed on Lot 15 with off-street parking facilities. This development is proposed within the master plan setback area with access off the 16-foot right-of-way.

The Commission had visited the site. It recommended that the right-of-way be shortened so that the rear lot will not have access to it and that a turn-around be provided at the end of the 16-foot right-of-way. Mr. Edward Park, the engineer, stated that he will comply with the recommendation.

The Commission noted that final maps have been filed showing the turn-around at the end of the 16-foot right-of-way ten feet from the rear lot, and it voted to grant approval to this subdivision plan on motion of Mr. Chun-Hoon and second of Mr. Felix.

SUBDIVISION ✓  
KANEHOE  
KANEHOE BAY DRIVE  
JOHN L. MORLARTY  
AGENT: ANNE O'NEILL  
SURV: B.H. McKEAGUE  
CLASS A-1

The Commission reviewed further a sketch plan of a proposed subdivision of Lot A, being Tax Map Key 4-4-13: 22 at Kaneohe into two lots of 8,000 $\pm$  being the back lot and a 10,958 $\pm$  lot less 2,280 $\pm$  right-of-way easement area (12-ft. wide) and leaving a net area of 8,678 $\pm$  and being the front lot with an existing dwelling.

Contours show 44% to 67% grades. The Commission had visited the site and noted that the 12-foot easement at its intersection with Kaneohe Bay Drive would create a very dangerous traffic condition because of its short turning radius.

This matter was deferred for further staff study and consultation with the Traffic Safety Engineer.

SUBDIVISION ✓  
KANEHOE  
KANEHOE BAY DR.  
& IKEANANI ST.  
RAINBOW REALTY  
CO., LTD.  
SURV: A.E. MINVIELLE,  
JR.  
CLASS A-1

The Commission visited the site of the proposed subdivision of Lot A-14-A of Land Court Appl. 743 at Kaneohe into 8 lots with areas ranging from 7,500 $\pm$  to 9,350 $\pm$  less master plan setback areas ranging from 538 $\pm$  to 4,000 $\pm$ , leaving net areas ranging from 5,186 $\pm$  to 9,200 $\pm$ , together with a 24-foot right-of-way and a 10-foot easement being an open ditch over and across Lots D and E.

The Commission had deferred action pending consultation with the applicant and the adjoining property owner to improve Ikeanani Street, which is a private roadway, and share in its cost so that a subdivision off this roadway could be made.

The applicants, Mr. H. S. Bowen and Mr. Lester Irish, reiterated that the cost of improving Ikeanani Street is far greater than constructing the 24-foot roadway within their own subdivision. Improvement of Ikeanani Street will cost about \$25,000 whereas the 24-foot roadway will cost about \$12,000. They stressed that a subdivision off the 24-foot roadway would give a better layout plan than a subdivision off Ikeanani Street with flag lots. They also stated that an existing 20-foot right-of-way which runs adjacent to this property at its other end will be abandoned.

The Commission voted to grant tentative approval to the subdivision plan with approval being subject to construction of all street improvements, utilities and drainage facilities and filing of final survey maps.

SUBDIVISION ✓  
KANEHOE  
WILLIAM HENRY RD.  
DAVID AKUI, SR.  
AGENT: ED. KLEIN  
CLASS A-1

The Commission reviewed the proposed subdivision of Land Court Appl. 1002 and 1196 at Kaneohe into five lots with areas ranging from 7,500 $\pm$  to 8,500 $\pm$ .

Lot 4, 7,500 $\pm$  less 4,810 $\pm$  master plan roadway will have a net area of 2,690 $\pm$ .

Tentative approval was granted by the Commission on July 3, 1958, at which time the owner stated that he will provide for an additional 12 feet, to be deeded to the City, for the widening of Kailiwal Place to a 44-foot right-of-way. He will provide curbs and gutters on his side of the street only.

The owner is now requesting modification from the requirements for street widening, removal and replacement of the hollow tile wall, etc., because of excessive cost.

Mr. Edward Klein, agent for the owner, appeared before the Commission to request a modification. He pointed out that this subdivision is not for sale purpose but for conveyance purpose to the children of the owner. He believed that since Kailiwal Place is a deadend road and no indication of it being improved in the near future, the request was reasonable. However, he stated that upon improvement of this roadway in accordance with the master plan, the owner will pay his proportionate cost.

The Commission voted to defer action on motion of Mr. Hustace and second of Mr. Chun-Hoon.

SUBDIVISION ✓  
WAHIAWA  
OFF CALIFORNIA AVE.  
KOJI TSUJIMURA  
AGENT: A.J. WARD  
SUR: PARK & PARK  
CLASS A-1

Proposed consolidation of portions of Lots 55, 56, 57 and 58 of the "Wahiawa Highlands", File Plan 319 and re-subdivision of said consolidation into 9 lots with areas ranging from 7,500 $\pm$  to 8,219 $\pm$  less master plan setback areas, leaving net areas of 4,804 $\pm$  to 7,506 $\pm$ , is before the Commission for approval on the basis that final survey maps have been filed. The owner has also posted a certified check in the amount of \$1,917.47 to guarantee construction of the incompleated portion of the street improvements and utilities and an agreement between the owner and the City and County of Honolulu.

Tentative approval was granted on July 30, 1957. On June 18, 1959, the Commission deferred action on the basis that abutting property owners have raised a question about drainage.

Attorney Leon Chun, representing the abutting property owners, believed the Commission should not approve this subdivision until the matter of the drainage problem is solved. He stated that the existing gully is not a natural water course and these additional water channeled from the subdivision is flowing into his clients' properties and destroying their improvements. This problem did not exist prior to this subdivision. He believed that a solution could be worked out by further consultation with the Chief Engineer and the attorney for the subdivider. He stressed again that the Commission should not approve this subdivision while a drainage problem exists.

The Director stated that the construction plan has been signed by the Chief Engineer and the subdivision is about 90% completed. Water is being channeled into a natural drainage area which in this case is the gulch. Since the City cannot guarantee that there would be no

damage to property in the area below, it would seem that this is a private matter between the two parties.

The Commission took this matter under advisement. The Commission, on motion of Mr. Lemmon and second of Mr. Felix, voted to defer action and to refer this matter to the Chief Engineer advising him of the receipt of a complaint regarding drainage.

SUBDIVISION ✓  
AIEA  
AIEA HEIGHTS DR.  
WILLIAM C. VANNATTA,  
ET AL  
SURV: A. E.  
MINVIELLE, JR.  
CLASS AA

The Commission reviewed again the proposed consolidation and resubdivision of Parcels 14 and 32 of Tax Map Key 9-9-09, portion of Grant 7281 at Aiea Heights into 11 lots with areas ranging from 10,000 $\pm$  to 76,300 $\pm$  with less 2,463 $\pm$  master plan setback area, leaving net areas ranging from 10,000 $\pm$  to 73,837 $\pm$  with an existing dwelling on Lot 11, together with a 32-foot right-of-way with a 20-foot entrance.

This matter was deferred for some time in view of protests filed by owners of properties which abut the 20-foot right-of-way from which the 32-foot roadway is extended.

The Chief Engineer certified by communication dated April 21, 1959, that by proper grading or terracing, adequate building sites can be created.

The Director reported that the staff has prepared an alternate roadway plan with access from the mauka portion of this property. This roadway will have a grade of approximately 18.5% with a U-bend.

Attorney Myhre, representing the protestants, stated that his clients have no objections to the alternate plan.

This matter was taken under advisement on motion of Mr. Felix and second of Mr. Centeio.

In discussing this matter later, the Commission noted that the original subdivision plan off the 20-foot right-of-way entrance was more practical than the alternate plan in view of the fact that the roadway for the original plan was on flat land whereas the alternate plan would have a road grade of 18.5% with a blind curve. There is also the problem of whether or not emergency and service vehicles could easily utilize this road. The Commission believed that it should reaffirm tentative approval on the original plan.

Upon a request for the staff's recommendation regarding the two plans, the Director stated that the original plan is preferable to the alternate plan. The alternate road will necessitate a cut of 15 to 20 feet with an 18.5% grade. There is a blind curve that makes turning movements very dangerous.

Mr. Hustace made a motion that, based upon the recommendation of the staff, upon the files on record taking into consideration the topography of the land and the number of lots within the proposed subdivision, and the individual investigations by the Commission members, the Commission finds that it is impractical, in this particular case, for the subdivider to conform fully to the provisions of the Subdivision Rules and Regulations, therefore, the construction of the 32-foot roadway off the 20-foot roadway fronting Mr. and Mrs. Henna's property

should be permitted. The motion was seconded by Mr. Felix. However, the motion was lost as a result of negative votes by Messrs. Rietow, Izumi, Lemmon and Chun-Hoon.

A new motion to defer action until after July 1st was made by Mr. Hustace, seconded by Mr. Rietow, and carried. Mr. Felix voted in the negative.

The following subdivisions which were granted tentative approval and now conform to requirements for approval were approved by the Commission on motion of Mr. Chun-Hoon and second of Mr. Izumi:

SUBDIVISION  
KAPULIKOLO  
RIVER & QUEEN STS.  
CITY & COUNTY OF  
HONOLULU, ET AL  
SURV: CITY & COUNTY,  
LAND DIVISION  
FIRE DISTRICT NO. 1

1) Proposed subdivision and consolidation of the following:

(1) Proposed subdivision of Lot A of Land Court Appl. 708 at Kapulikolo into two lots: A-1, 1,369 $\frac{1}{2}$  and A-2, 23,578 $\frac{1}{2}$  less 2,443 $\frac{1}{2}$  master plan setback area, leaving a net area of 21,135 $\frac{1}{2}$  being the present off-street parking site No. 8.

(2) Proposed consolidation of Lot A-1 (1,369 $\frac{1}{2}$ ) of Land Court Appl. 708 and portion of Parcel 29, Tax Map Key 1-7-02 (3,796 $\frac{1}{2}$ ) and being portion of R. P. 1088, L. C. Aw. 170 to M. Kekuanoa to create a lot of 5,165 $\frac{1}{2}$ .

Tentative approval was granted by the Commission on February 19, 1959.

Final survey maps showing the consolidation of Lot A-1 of Land Court Appl. 708 with Parcel 29, Tax Map Key 1-7-02, together with a notation that Lot A-1 is for ingress and egress purposes only and not for the construction of buildings have been filed.

SUBDIVISION  
NUUANU  
OFF OLD PALI RD.  
ELSE S. WALDRON  
SURV: J. C. MANN  
CLASS AA

2) Proposed subdivision of Lot 6 of Land Court Appl. 520 at Nuuanu into two lots: 6-A, 10,000 $\frac{1}{2}$ ; 6-B, 10,000 $\frac{1}{2}$ .

Tentative approval was granted by the Commission on May 7, 1959.

Board of Health and Board of Water Supply requirements have been met. No sewers.

Field survey by staff and a representative of the Chief Engineer's office on June 23, 1959, shows adequate pavement area for the right-of-way.

Final survey maps have been filed.

SUBDIVISION  
MANOA  
BEAUMONT WOODS PL.  
FRANCIS LEE  
SURV: GILBERT K.  
MINN  
CLASS AA

3) Proposed subdivision of Lot 4-H of Land Court Appl. 221, Woodlawn Tract, Section B at Manoa into two lots: 4-H-1, 11,054 $\frac{1}{2}$  less 857 $\frac{1}{2}$  right-of-way easement area, leaving a net area of 10,197 $\frac{1}{2}$ ; 4-H-2, 11,498 $\frac{1}{2}$  and being a 25-foot flag lot from the end of the 16-foot roadway easement; and the delineation of the easement across Lot 4-H-1, together with a 5-foot building setback line.

Tentative approval was granted by the Commission on April 30, 1959.

Board of Water Supply, Division of Sewers, and Building Department requirements have been met.

The following document approved as to form by the City and County Attorney's office has been filed:

(1) Agreement between Francis Lee and the City and County of Honolulu;

(2) A cashier's check in the amount of \$1,000.00 has been filed guaranteeing construction of the 16-foot roadway easement.

Final survey maps showing the rounding of the corner at the entrance of the 16-foot roadway easement have been filed.

SUBDIVISION  
KAPAHULU  
KOKO DRIVE  
JOHN S. RAMSEY  
SURV: J. C. MANN  
CLASS A

4) Proposed subdivision of Parcel 5 of Tax Map Key 3-3-14, being portion of L. P. 8165, Part A, L. C. Aw. 8559-B to W. C. Lunalilo at Kapahulu into two lots: A, 17,048 $\frac{1}{2}$  being a 20-foot flag lot; and B, 18,745 $\frac{1}{2}$ .

Proposed consolidation of Parcel C (20,482 $\frac{1}{2}$  being Parcel 3 of Tax Map Key 3-3-14) with Parcel A (17,048 $\frac{1}{2}$ ) to create a lot of 37,530 $\frac{1}{2}$ .

Tentative approval was granted by the Commission on April 23, 1959.

Department of Buildings and Board of Health requirements have been met. Water is available. Division of Sewers requirements have been met.

The Commission on April 23, 1959, advised the applicant that any further subdivision on the proposed consolidation or Parcel B will require the improvement of Koko Drive into a standard roadway in accordance with the Subdivision Rules and Regulations.

Final survey maps showing the consolidation of Parcel A with Parcel C to create a lot of 37,530 $\frac{1}{2}$  have been filed.

SUBDIVISION  
WAIMANALO  
KALANIANAOLE HWY.  
SHINICHI UOHARA  
BUSINESS

5) Proposed subdivision of portions of R. P. 547, L. C. Aw. 234-V to Kiha; R. P. 544, L. C. Aw. 234-Q to Holae; and Grant 7952, Part 2 to Waimanalo Sugar Company at Kae, Waimanalo, Koolaupoko, being Tax Map Key 4-1-12; 10 and 94 at Waimanalo into three lots: D, 70,071 $\frac{1}{2}$ ; E, 12,000 $\frac{1}{2}$ ; and F, 25,251 $\frac{1}{2}$ .

Tentative approval was granted by the Commission on April 23, 1959.

Water is available. No sewers. Board of Health requirements have been met.

Letter dated May 11, 1959, by Mr. J. C. Myatt of the Territorial Highway Department informed the Commission that "plans to widen Kalaniana'ole Highway through Waimanalo Town, but additional right-of-way would most likely be acquired from the mauka side and not from the subject subdivision. We do not have access control in this area."

Board of Supervisors by Committee Report No. 1918 approved Resolution No. 1049 redefining the boundaries of Rural Business District No. 76.

Department of Buildings requirement has been met on the basis of filing of a construction plan for the new

service station with a notation that the existing lava rock residence building will be removed.

Final survey maps have been filed.

SUBDIVISION  
KAILUA  
MOKULUA DR. &  
KAELEPULU RD.  
SOPHIE WALKER,  
ET AL  
SURV: CLARENCE J.  
OLDS  
CLASS AA

6) Proposed consolidation and resubdivision of Lots 79, 80 and 81 of Land Court Appl. 505 (Map 2) at Kailua into 4 lots: 216, 12,950 $\frac{1}{2}$ ; 217, 10,071 $\frac{1}{2}$ ; 218, 10,468 $\frac{1}{2}$ ; and 219, 11,628 $\frac{1}{2}$ .

Tentative approval was granted by the Commission on June 4, 1959.

Board of Health requirement has been met. No sewers. Water is available.

Inform the applicant that there is a proposed 8-foot road widening and a 20-foot building setback along Mokulua Drive.

Final survey maps have been filed.

SUBDIVISION  
KANEHOE  
MOKULELE DR. &  
IOLE ST.  
HOVEY LAMBERT  
SURV: PARK & PARK  
RURAL RESTRICTED  
BUSINESS

7) Proposed subdivision of Lot 57 of the "Kaneohe Bay View Tract" (F.P. 590) being also a portion of Grant 8921 to Jason Andrade at Kaneohe into three lots: 57-A, 7,501 $\frac{1}{2}$  with an existing duplex; 57-B, 7,500 $\frac{1}{2}$  with an existing duplex, less 766 $\frac{1}{2}$  complementing easement area leaving a net area of 6,734 $\frac{1}{2}$ ; 57-C, 7,500 $\frac{1}{2}$  with an existing duplex, less 766 $\frac{1}{2}$  complementing easement area leaving a net area of 6,734 $\frac{1}{2}$ .

Tentative approval was granted by the Commission on May 21, 1959.

Water and sewers are available. Building spacing requirements have been met. Final survey maps showing a common easement for Lots 57-B and 57-C have been filed.

SUBDIVISION  
NANAKULI  
KAUWAHI AVENUE  
HAW'N HOMES COM.  
SURV: TERR. SURVEY  
DEPT.  
RURAL PROTECTIVE

8) Proposed subdivision of Lot 147 of the Nanakuli Residence Lots at Nanakuli into two lots: 147-A, 0.131 acre (5,706 $\frac{1}{2}$ ); 147-B, 0.374 acre (16,291 $\frac{1}{2}$ ) with an existing single-family dwelling and being a 16-foot flag lot.

Tentative approval was granted by the Commission on May 28, 1959.

Department of Buildings and Board of Health requirements have been met. Water is available. Final survey maps have been filed.

SUBDIVISION  
NANAKULI  
PILILAAU AVE.  
HAW'N HOMES COM.  
SURV: TERR. SURVEY  
DEPT.  
RURAL PROTECTIVE

9) Proposed subdivision of Lot 247 of the Nanakuli Residence Lots at Nanakuli into two lots: 247-A, 0.253 acre (11,020 $\frac{1}{2}$ ) with an existing single-family dwelling; 247-B, 0.252 acre (10,977 $\frac{1}{2}$ ) and being a 16-foot flag lot.

Tentative approval was granted by the Commission on May 28, 1959.

Department of Buildings and Board of Health requirements have been met. Water is available. Final survey maps have been filed.

SUBDIVISION  
NANAKULI  
FARRINGTON HWY.  
HAW'N HOMES COM.  
SURV: TERR. SURVEY  
DEPT.  
HIGHWAY PROTECTIVE

10) Proposed subdivision of Lot 82 of the Nanakuli Residence Lots at Nanakuli into two lots: 82-A, 0.263 acre (11,456sq) with an existing single-family dwelling; and 82-B, 0.242 acre (10,541sq) and being a 16-foot flag lot.

Tentative approval was granted by the Commission on May 28, 1959.

Department of Buildings and Board of Health requirements have been met. Water is available.

By letter dated June 12, 1959, Mr. J. C. Myatt informed the Commission that "Since our plans for the improvement of Farrington Highway have not started, we have no comment to make at this time."

Final survey maps have been filed.

SUBDIVISION  
KAILUA  
KALAHEO VILLAGE  
UNIT NO. 20  
KANEHOE RANCH CO.  
SURV: R. M. TOWILL  
CORP.  
CLASS A-1

11) Proposed subdivision of a portion of R. P. 5642, Land Comm. Aw. 7122, Ap. 6 to T. Tute and being Kalaheo Village Unit No. 20 into the following:

(1) Section A, 123 residential lots with areas ranging from 7,560sq to 12,047sq;

(2) Section B, 16 residential lots with areas ranging from 11,900sq to 13,459sq;

(3) Parcel A, 10.038 acres being a school site; Parcel B, 3.087 acres being a park site together with Lot 141 being a road reserve lot of 11,279sq for future extension of Oneawa Street; and 110, 80, 56 and 44-foot rights-of-way; a 25-foot wide easement for canal maintenance fronting Lots 125 to 140 and the designation of Easements A to G, inclusive; J to N, inclusive, and P to W, inclusive, and Easements 1 to 5, inclusive.

Tentative approval was granted by the Commission on March 12, 1959.

By letter dated June 25, 1959, Mr. H. W. White informed the Commission, "that Lots 35, 36 and 37 are included in the grading program for Unit 20 but we are prepared to consider the purchase of these lots by the Board as improved lots and are willing to give the Board until September 1, 1959, to declare its firm intention to purchase said lots and to thereafter give the Board a reasonable time to consummate said purchase."

The following documents approved as to form by the City and County Attorney's office have been filed:

(1) 50% surety bond in the amount of \$137,801.00 guaranteeing the construction of street improvements and utilities;

(2) Agreement between Centex-Trousdale Co. and the City and County of Honolulu;

(3) 100% contractor's performance bond in the amount of \$275,602.60;

(4) Copy of the contract and specifications, between Centex-Trousdale Co. and Hercules Construction Co., Ltd., the contractor.

Final survey maps have been filed.

SUBDIVISION  
KAPAHULU  
OCEAN VIEW DR.  
ARTHUR W. EMERSON  
SURV: Y. ARAKAKI  
CLASS A

12) Proposed consolidation and resubdivision of Lots 20 and 21 of the "New Ocean View Tract" and a portion of Land Commission Award 8559-B at Kapahulu into two lots: A, 5,000±; B, 18,552±.

Tentative approval was granted by the Commission on May 21, 1959.

Board of Water Supply, Board of Health and Department of Buildings requirements have been met. No sewers.

Final survey maps showing the rounded corner at Lot A have been filed.

The following street names were approved by the Commission and authorized for transmission to the Mayor and Board of Supervisors on motion of Mr. Izumi and second of Mr. Chun-Hoon:

STREET NAMES  
NUUANU  
PALI ESTATE SUB.

1. Street name for roadway within the Pali Estate Subdivision at Nuuanu:

WAOKANAKA PLACE - Deadend roadway off Waokanaka Street  
Meaning: A region on the side of a mountain where people may live

STREET NAMES  
KANEHOHE  
THOMPSON SUB.

2. Street name for roadway within the Thompson Subdivision at Kaneohe:

HIWALANI PLACE - Deadend roadway off Halekou Road and being between Kamehameha Highway and Halekou Place  
Meaning: Esteemed chief, beloved child or favorite

STREET NAMES  
WAIMALU  
PONO AINA SUB.

3. Street name for roadway within the Pono Aina Subdivision at Waimalu:

PONOHANA PLACE - Deadend roadway off Ponohana Loop being between Ponohana Loop and Moanalua Road  
Meaning: Tools

STREET NAMES  
KAILUA  
KALAHEO VILLAGE  
UNIT 19

4. Street name for roadway within the Kalaheo Village, Unit 19, at Kailua:

ILIKALA PLACE - Deadend roadway off Mokapu Boulevard being between Mokapu Boulevard and the Kawainui Drainage Canal and mauka of Ilimalia Loop  
Meaning: Shark skin stretched over a coconut shell to form a drum

STREET NAMES  
KANEHOHE  
KANEHOHE HOMES SUB.

5. Street names for roadways within the Kaneohe Homes Subdivision at Kaneohe:

AKAPANA PLACE - Deadend roadway off Popoki Street being mauka of Popoki Place  
Meaning: A Hawaiian Honey Creeper with crimson body and black wings and tail

EKEPUU PLACE - Deadend roadway off Popoki Place  
Meaning: A bird

POPOKI PLACE - Deadend roadway off Popoki Street being mauka of Iole Street  
Meaning: Cat

STREET NAMES  
KANEOHE  
PIKOILOA TRACT,  
UNIT 5

POPOKI STREET - Extension of an existing roadway

6. Street names for roadways within the Pikoiloa Tract, Unit 5, Kaneohe:

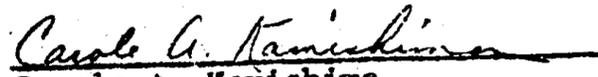
NAMOKU STREET - Extension of existing roadway

NAKULUAI STREET - Roadway crossing Namoku Street and running parallel to Kawa Street  
Meaning: Praiseworthy or upright

NAKULUAI PLACE - Deadend roadway off Nakuluai Street, being on the Kaneohe Bay Drive side of Namoku Street.

The meeting adjourned at 5:25 p.m.

Respectfully submitted,

  
Carole A. Kamishima  
City Planning Secretary

Special Meeting of the City Planning Commission

June 30, 1959

The City Planning Commission met in special session on Tuesday, June 30, 1959, at 9:15 a.m., in the Conference Room of the City Hall Annex with Chairman A. J. Gignoux presiding:

**PRESENT:** A. J. Gignoux, Chairman  
R. G. Rietow  
Henry Chun-Hoon  
Katsuro Miho  
Cyril W. Lemmon  
Tutomu Izumi  
John H. Felix  
George Centeio  
Leighton S. C. Louis, Director

**ABSENT:** Harold Komefani (on trip)  
Frank W. Hustace, Jr.

**PUBLIC HEARING  
ZONING CLASS A-1  
RESIDENTIAL  
MOANALUA (RED HILL)  
MAUKA SIDE OF  
MOANALUA ROAD  
INTERNATIONAL  
DEVELOPMENT CO.**

A public hearing was held to consider the change in zoning from existing Apartment District C to Class A-1 Residential for approximately 61 acres of land at Moanalua (Red Hill) situated on the mauka side of Moanalua Road, between the Moanalua Golf Course and Military Reservation.

The Commission recalled that this area was zoned for apartment use to permit the Hawaii Housing Authority to develop a low-income housing project of approximately 744 units. However, the Commission was notified by the Authority, by letter of June 18, 1959, that it is abandoning this project due to high cost factors of land acquisition and site improvements. Therefore, this public hearing was authorized to dezone the area to Class A-1 Residential on the basis that the Commission's action to permit the low-income housing project was due to lack of vacant lands and the action of the Board of Supervisors in denying the change in zoning at Kalihi-Kai for public low-income housing project, although the Commission believed that the area should be retained for single family residential use.

Attorney Chuck Mau, representing the owner of the land, International Development Company, voiced the owner's objection to the proposed change in zoning for the Red Hill area. He pointed out to the Commission that it had rezoned this area in December, 1958 from its original Class A-1 zoning to Apartment District C which became effective on February 27, 1959. Now, only four months later, the Commission at "lightning speed" is considering a change in zoning for this area again. He believed that the action of the Commission was improper because at the time the Commission zoned this area to Apartment C uses, it did not place a condition on the zoning. If it was the intention of the Commission to place a condition on the zoning, it should have granted a variance. Since it would be absurd to think that the Commission, when it zoned Red Hill for apartment C, disregarded or abandoned good planning principles, that it had zoned the area purely for the benefit of Hawaii Housing Authority, that it would make discriminatory distinction between a citizen and branch of government, or that it would act arbitrarily against any one individual, he assumes that the Commission would render a just and fair decision on this matter.

It is his belief that since the Commission zoned this area for apartment uses based on good planning principles and without objections from the land owners, it should leave the zoning in its present status. However, should the Commission feel that the area should be rezoned then it give consideration to two thoughts: (1) refer this matter to the City and County Attorney for an opinion on whether or not, under the present circumstances, there is legal justification for the change, or (2) refer this matter to the new Commission for its study and decision on whether or not there is substantial evidence to warrant the change.

In reply to Mr. Felix's question regarding the developer's time table for development of the project, Mr. Mau stated that no definite plans were made because of the Authority's proposal. However, if the zoning is left in its present status and assurance can be given that no governmental agency will condemn the land for other uses, the owner will proceed to plan a development along the same line that the Authority had proposed.

Mr. Centeio made a motion to retain the area in its present zoning of Apartment C. The motion was seconded by Mr. Izumi.

In reply to several questions raised by the Commission members, the Director stated that there were no grounds to warrant granting of a variance. He referred to the minutes of past meetings where the Commission had discussed the problem of finding suitable areas for the housing project. He reminded the Commission of the action taken by the Board of Supervisors when it overruled the Commission's action which approved the zoning for the Kalihi-Kai area to permit the low-income housing project to locate in that area. The Board stated that vacant lands should be utilized first. The staff and the Commission had studied many sites. Red Hill was one of these areas the staff had recommended for single family use. The Commission had disapproved this area for the housing project because of its concurrence with the staff that apartments should not be permitted in the area. This action was taken on August 7, 1958. However, because of the urgency to provide sites for public housing development, the Commission reconsidered its action and zoned the Red Hill area for Apartment C use on December 11, 1958. The Commission's trend of thinking at that time was to zone it for use by the Hawaii Housing Authority because no other vacant lands were available and because of the action taken by the Board of Supervisors in disapproving the zoning at Kalihi-Kai.

The Director continued, that the June 18, 1959 letter from the Authority states that the Washington office of the Public Housing Administration would not approve the low-income project at Red Hill because of exorbitant cost. However, the Authority stated that it is studying the feasibility of a high-rise apartment development on a lesser acreage of land at Red Hill. Its Commission on June 18, 1959 had voted to look with favor to high-rise apartment development for Red Hill. The Director stated that a copy of a letter from the Authority addressed to Mr. Clarence Ching of the International Development Company was received stating that the Commissioners of the Authority, after considering the revised studies, voted to reject the proposal because of high unit land cost.

Therefore, it has no further need of the Red Hill area for its project.

Mr. Izumi expressed his opinion that the area should be retained in its present zoning, otherwise, it would seem that the Commission is favoring only branches of government instead of everyone.

The Director advised Mr. Izumi that the Hawaii Housing Authority is in existence to provide housing for the low-income group as directed by the Legislature. Because private developers cannot provide minimum standard housing for low income families, low income housing projects must be subsidized by government.

Mr. Izumi believed that social and economic problems of housing projects should not be considered by the Commission. The Director pointed out that two of the bases for planning are social and economic factors. Without considering these factors, and the economic health of a community and of the welfare of the people, good planning would then be defeated.

Mr. George Houghtailing, planning consultant for the owners, stated that planning standpoint dictates that when an area is zoned, it is zoned because that is the highest and best use of the land. If there is to be a conditional zoning, then a variance should be granted. He stressed to the Commission that it did not place any condition to the zoning of Red Hill. He believed the Commission cannot place a stipulation on zoning.

Mr. Miho was of the understanding that the only reason the Commission considered Red Hill for low-income housing was as stated by the Director. Another reason was because the Authority was considering the Salt Lake area for low income housing. He reminded Mr. Houghtailing that the Commission agreed with the developers that the Salt Lake area was desirable for a higher type of apartment development and should not be marred by a housing project. Therefore, the Commission adhered to the wishes of the developers in not considering Salt Lake, and as a compromise and at the same time in trying to help a governmental agency, decided to zone the Red Hill area for the housing project. A great deal of time and study was spent on this matter. Other suggested areas were also considered and eliminated.

Mr. Miho also recalled that the matter of acquisition cost was also brought up. It was his understanding that at that time the developer stated that the change in zoning will not increase the price of the land to the government. Therefore, it was on these bases that he had voted for the change in zoning at Red Hill rather than consider the Salt Lake area.

Mr. Lemmon also recalled that the zoning of Red Hill was considered because the Commission was informed that the land must be zoned before the Authority could develop the area.

Mr. Centeio stated that since the Authority has the power of eminent domain proceedings, why did the Commission zone the area.

The Director cited the Kalihi-Kai matter where the

Authority had expended considerable sums of money for study of the area only to be stymied by the action of the Board of Supervisors in disapproving the zoning of the area. Thereafter, the Public Housing Administration stated that any area to be considered for public housing must be zoned first. Therefore, condemning a land without a zoning would not solve the problem.

Mr. Felix stated that it is also his understanding that the only reason the Commission considered apartment zoning for Red Hill was due to the urgency to provide facilities for public housing and the reasons stated by the Director. He referred to the minutes of December 6, 1958 to verify this fact.

Mr. Izumi inquired whether this problem regarding government projects is the only one the Commission is faced with or did the Commission consider other problems similar to this. He believed the Commission created the problem by "sticking its neck out". He also believed it was unfair to the property owners.

Mr. Miho remarked that the property owners were aware of the situation throughout the entire proceedings.

Mr. Chun-Hoon believed that this matter should be referred to the new Planning Commission after further studies are made of the entire Red Hill area.

Mr. Lemmon expressed his belief that the applicants are aware of the feelings of the Commission in this matter since they had attended all meetings and discussions and that the Commission is not breaking faith because it stated that it was considering the apartment zoning to assist the Authority in its project.

It was Mr. Centeio's recollection that the Commission zoned Red Hill for apartments because that was the right place for it and not because of the application of Hawaii Housing Authority.

Remarking on some of the statements made by the Commission members, Mr. Mau declared that there is nothing in the law that states that zoning can be changed for the benefit of any one individual or group. Taken before any court, that position cannot be sustained. Land is zoned according to use and not because of individual desire.

With respect to the statement made that it was clear that the price of land would not be raised even after the zoning change, Mr. Mau stated that the owners have no control over price. An appraisal of the land was made by the land owners and the Authority. The Authority's appraiser gave a value of \$1.30 a square foot while the land owners' appraiser gave a value of \$1.42 a square foot. He cited the value of land at Moanalua owned by the Damon Estate where the Territory's offer of \$2.00 a square foot was refused by the Estate. He also cited land values in other areas, such as, lower Makiki and Round Top Drive, indicating the fact that there is no control on rising land value. There is a boom on land and construction which must be recognized. Therefore, land value at Red Hill will constantly rise even if the area were not zoned. The land owners had suggested to the Authority to go into the interior area at Moanalua where land is cheaper but was informed that it cannot consider the interior area

because of additional expense necessitated by the construction of improvements.

With respect to social and economic problems, Mr. Mau stated that the owners are not saying that the Commission should not attempt to assist in these problems. On the contrary, the Commission would be aiding the economic problem by retaining the apartment zoning so that additional housing units will be available. Salt Lake area will be set aside for people in the middle and upper middle income group while the Red Hill area will be available for people in the low-income group. Apartment development within the 61 acres at Red Hill will provide 12 units per acre instead of 4 or 5 housing units per acre by Class A-1 zoning. It was his contention that creating a greater supply will lessen the price of housing units to the people. He urged the Commission to increase that supply by leaving the Red Hill area zoned for apartment uses.

Mr. Felix referred to the minutes of August 7, 1958 when the matter of public housing at Red Hill was discussed. He informed Mr. Mau that at that meeting, Mr. Mau had objected to low-income housing and that such housing would blight the area. He requested a clarification on Mr. Mau's position on this matter.

Mr. Mau replied that the two subject matters were entirely different in that a low-income housing project is being considered in one case while Apartment C zoning use is being considered in the other. He reiterated that an area should not be zoned for consideration of one individual.

Mr. Felix remarked that zoning is considered in accordance with public need and public interest and there was such a showing at the time the Commission zoned the Red Hill area. Since there is no longer that need, a de-zoning is appropriate.

The Commission then took a vote on the motion made by Mr. Centeio. This motion was lost on the negative votes of Messrs. Rietow, Felix, Miho, Lemmon, and Gignoux.

A new motion was made by Mr. Felix, seconded by Mr. Rietow, to close the public hearing and take the matter under advisement. The motion was carried with Mr. Centeio voting in the negative.

The Commission discussed this matter further noting the reasons it had zoned the Red Hill area for apartment use. Mr. Izumi inquired whether there were bases for a law suit in the event the area is de-zoned. He believed the Commission may be accused of considering governmental agencies only.

The Director explained that, at present, the land owners have no basis for a law suit because they have not expended any money on study or site improvement based on the apartment zoning. He informed the Commission that the staff had studied the Moanalua-Red Hill area and had recommended retention of the area for single family residential on Class A-1 lots. For that reason, the Commission repeatedly disapproved the land owners' request for Class A-2 zoning as well as the Hawaii Housing Authority's request for apartment zoning for the area. Reconsideration was given only because of the urgency to provide public housing.

MASTER PLAN  
WAIALAE NUI TO  
MAUNALUA  
REALIGNMENT OF  
KALANIANAOLE  
HIGHWAY

Mr. Felix made a motion to rezone the 61 acres at Red Hill from Apartment District C to Class A-1 Residential for the following reasons: (1) that the Apartment District C zoning was created to meet a specific public need, to wit: low-income housing administered for the Hawaii Housing Authority; (2) that the specific public need for utilization of this area no longer exists; and that (3) the area was rezoned to apartment uses although the Commission realized that the area should be utilized for single family purposes; however, the urgency of selecting vacant areas for low income housing development at that time overrode the maintenance of the Red Hill area for single family uses.

This motion was seconded by Mr. Lemmon and carried. Messrs. Centeio, Izumi and Chun-Hoon voted in the negative.

The Commission reviewed further the proposed amendment to Master Plan Section 29 to provide for the realignment of Kalaniana'ole Highway from Kirkwood Place for a distance of about 600 feet in the Koko Head direction to provide for a transition from 50-foot setback on the makai side to 25-foot setbacks on both sides of the highway; and, the realignment of Kalaniana'ole Highway from old Halemau-mau Road to a point about 700 feet Koko Head of Paiko Drive to provide for a setback of 50 feet on the mauka side together with the transitional changes.

Action was deferred by the Commission for clarification from the Territorial Highway Department whether or not, in its study of the highway widening, it had taken into consideration the proposed residential and apartment development at Koko Head. The Commission was informed that the developers of the Koko Head area are planning a 6-lane highway from its development to Kuliouou. Therefore, the Commission had raised the question whether the 4-lane highway beyond Kuliouou would be adequate or not and should plans be made now to provide for this development.

Mr. Melvin Lepine, from the Territorial Highway Department, stated that the highway is designed on a 120-foot right-of-way so that it can be made a 6-lane highway. It is cognizant of the proposed development at Koko Head and a study is being conducted. It cannot state definitely, at the present time, that the 6-lane highway will be sufficient to handle the anticipated increase in traffic until more definite plans are known of the proposed development at Koko Head.

A Commission member inquired whether there would be further taking of land several years from now when a study shows that a wider right-of-way is necessary. Mr. Lepine replied that a definite answer cannot be given whether or not the highway should be widened again because of changing conditions. However, it is believed that the 6-lane highway will be sufficient to properly handle any additional traffic from the proposed Koko Head development. He stated that there are no immediate plans for construction of the additional width of the highway. However, the Highway Department is requesting that these setbacks be established on the master plan so that development on the mauka side of the highway will be properly guided.

Mr. Centeio was of the opinion that the highway setback should be taken from the mauka side where lands are vacant

and not from valuable beach land on the makai side.

Upon a request for the staff's opinion and recommendation on the matter, the Director stated that discussions were held with the staff of the Territorial Highway Department and it was concluded that a 6-lane highway would be sufficient to handle development in the area and around-the-island traffic for the next 10 or 20 years. It is factual that traffic design has been falling behind the use of the automobile but studies can be based only on what is believed to be the traffic assignment and projection for the next 10 or 20 years. The staff's recommendation, therefore, is that the proposed amendment be established on the master plan. He reminded the Commission of the action taken to adhere to the present master plan of 25-foot setback on both sides of the highway between Kirkwood Place and Halemaumau Road. From Halemaumau Road to Paiko Drive, the taking will be all on the mauka side which are mostly vacant lands and affecting about 9 homes.

A motion to adopt the amendment as shown on the map prepared for the public hearing was made by Mr. Miho seconded by Mr. Izumi and carried.

ZONING HOTEL & APT.  
KEWALO  
1226 RYCROFT ST.  
DAVID Q. I. YEE

The Commission, on motion of Mr. Miho and second of Mr. Chun-Hoon, approved the change in zoning from existing Class B Residential to Hotel and Apartment for a 3,592<sup>sq</sup> parcel of land situated on the mauka-Waikiki corner of Rycroft and Alder Streets, Kewalo.

A public hearing was held on June 25, 1959. The Commission noted that the applicant has filed a bond and agreement guaranteeing the construction of street improvements and utilities in accordance with the master plan.

ZONING CLASS A-1  
RESIDENTIAL  
MOANALUA (RED HILL)  
MAUKA SIDE OF  
MOANALUA ROAD

On motion of Mr. Felix and second of Mr. Miho, the Commission adopted and authorized for transmission to the Mayor and the Board of Supervisors, City Planning Commission Resolution No. 1083 amending the comprehensive zoning map of the Master Plan of the City and County of Honolulu by rezoning the whole of Apartment District C No. 4 to Class A-1 Residential District No. 23 for land situated on the mauka side of Moanalua Road between the Moanalua Golf Course and the U. S. Naval Reservation (Red Hill Housing) at Moanalua. Messrs. Chun-Hoon, Centeio and Izumi voted in the negative.

MASTER PLAN  
WAIALAE NUI TO  
MAUNALUA  
KALANIANA'OLE  
HIGHWAY

The following resolutions of the City Planning Commission were adopted by the Commission and authorized for transmission to the Mayor and the Board of Supervisors for approval on motion of Mr. Chun-Hoon and second of Mr. Miho:

1) Resolution No. 1063 changing the street layout of the Master Plan by amending a portion of Master Plan Section 29 (Waialae Nui, Waialae Iki, Wailupe, Niu, Kuliouou, Maunaloa) of the City and County of Honolulu by realigning a portion of the master planned widening of Kalaniana'ole Highway from Kirkwood Street to a point 700 feet Koko Head of Paiko Drive.

ZONING HOTEL & APT.  
KEWALO  
1226 RYCROFT ST.  
DAVID Q. I. YEE

(2) Resolution No. 1084 changing a portion of Class B Residential District No. 7 to Hotel and Apartment District No. 119 for land situated on the mauka-Waikiki corner of Rycroft Street and Alder Street at Kewalo.

PERSONNEL  
COMMISSION  
MEMBERS

The Commission expressed its thanks to the Director and members of the staff for their cooperation and diligent work during the past years on motion of Mr. Chun-Hoon and second of Mr. Izumi.

The Commission also expressed its appreciation to the Chairman (Mr. Alexis J. Gignoux) for his service as a member and chairman of the City Planning Commission during the past 18 years, on motion of Mr. Miho and second of Mr. Chun-Hoon.

A recommendation that Mr. Alexis J. Gignoux be made chairman emeritus was approved by the Commission on motion of Mr. Felix and second of Mr. Izumi.

ZONING HOTEL & APT.  
WAIKIKI  
KALAKAUA AVENUE  
AND COCONUT AVENUE

The Director reported that the Board of Supervisors has suggested that hereafter, on all applications for zoning changes to hotel and apartment uses in the Waikiki area makai of Kalakaua Avenue from the Park to Coconut Avenue, the developers be made to setback the curb for the proposed street widening and to initiate an improvement district for street improvements and utilities.

SUBDIVISION MISC.  
FILING FEE FOR  
JUNE, 1959

The following subdivision filing fees were reported for June, 1959:

45 applications .....	\$450.00
673 lots .....	<u>673.00</u>
	\$1,123.00

The meeting adjourned at 10:35 a.m.

Respectfully submitted,

*Carole A. Kamishima*  
Carole A. Kamishima  
Planning Reporter

**FLASH NO. 3**

PLANNING COMMISSION

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JULY 7, 1959 to MAY 12, 1960

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April 28, 1960	Waimalu - C. H. Herr	277
April 28, 1960	Mokuleia Beach - Mokuleia Development Ass.	277
May 12, 1960	Pawaa - makai side of S. King St., bet. Keeaumoku and Kaheka Lane - Herbert T. Hayashi	284
May 12, 1960	Pawaa - rear portion of 1481 S. King Street - Herbert K. H. & Edmund L. Lee	284
May 12, 1960	Kailua - corner of Kuulei & Kainalu Aves - Lowell C. E. Ing	288
May 12, 1960	Kapahulu - Koko Head side of Monsarrat Ave - Henry K. Pomroy	288
May 12, 1960	Ewa - southeast corner of Ft. Weaver Rd & Ewa Beach Rd - Willy's Enterprises, Ltd.	290
May 12, 1960	Waimalu - Moanalua Road - C. H. Herr	293

ZONING - RESTRICTED BUSINESS:

Nov. 5, 1959	Kewalo - mauka side of S. King St - Dr. Francis T. Kaneshiro, et al - By: Morio Omori	92
Nov. 19, 1959	Kewalo - mauka side of S. King St - Dr. Francis T. Kaneshiro, et al - By: Morio Omori	95

ZONING -CEMETERY USE:

July 16, 1959	Waikele - Waikele Memorial Park - Standard Investments, Ltd.	6
July 30, 1959	Waikele - Waikele Memorial Park - Standard Investments, Ltd.	13
Aug. 13, 1959	Waikele - Waikele Memorial Park - Standard Investments, Ltd.	22
Oct. 8, 1959	Waipio - approx. 2 miles mauka from Kamehameha Hwy - Hawaiian Pineapple Co., Ltd.	63
Oct. 22, 1959	Waipio - approxo 2 miles mauka from Kamehameha Hwy - Hawaiian Pineapple Co., Ltd.	67
Oct. 22, 1959	Nuuanu Valley - Nuuanu Ave & Robinson Ln - Elwood L. Christensen & Wife - By: R. G. Dodge, atty	71
Nov. 5, 1959	Nuuanu Valley - Nuuanu Ave & Robinson Ln - Elwood L. Christensen & wife - By: R. G. Dodge, atty	86
Nov. 19, 1959	Nuuanu Valley - Nuuanu Ave & Robinson Ln - Elwood L. Christensen & wife - By: R.G. Dodge, atty	96
Dec. 3, 1959	Nuuanu Valley - Nuuanu Ave & Robinson Ln - Elwood L. Christensen & wife - By: R.G. Dodge, atty	117
Dec. 17, 1959	Nuuanu Valley - Nuuanu Ave & Robinson Ln - Elwood L. Christensen & wife - By: R.G. Dodge, atty	128

ZONING - CLASS A RESIDENTIAL:

Oct. 22, 1959	Kuliouou - Koko Head end of Kuliouou Road - Tadao Tamura	73
Jan. 21, 1960	Maili, Waianae - end of Hookele St - Ronald Y. Hirahara - By: Francis Y. Wong, Agt.	159
Feb. 4, 1960	Maili, Waianae - end of Hookele St - Ronald Y. Hirahara - By: Francis Y. Wong, Agt.	170
March 3, 1960	Kahaluu - Iris J. Cullen & Wm. H. Mountcastle	208
March 17, 1960	Kahaluu - Iris J. Cullen & Wm. H. Mountcastle	220

ZONING - CLASS A-1 RESIDENTIAL:

Aug. 27, 1959	Maili, Waianae - Mokuleia Ranch & Land Co., Ltd.	32
Sept. 10, 1959	Waimanalo - Hawaiian Homes Commission	44
Oct. 8, 1959	Waimanalo - Ala Koa St - Hawaiian Homes Comm.	57
Oct. 8, 1959	Kaalaea - Wailehua & Laumaula Rds - Sing Chong Co., Ltd. - By: Wm. H. Heen, atty	63
Nov. 5, 1959	Kaalaea - Wailehua & Laumaula Rds - Sing Chong Co., Ltd. - By: Wm. H. Heen, atty	83
Jan. 21, 1960	Kaneohe - Kalaheo Village Development - Trousdale Construction Co.	159
Feb. 4, 1960	Kaneohe - Kalaheo Village Development - Trousdale Construction Co.	169
April 14, 1960	Kaneohe - Pikoiloa Tract - Trousdale Const. Co.	246
May 12, 1960	Kaneohe - east side and adjoining the Pikoiloa Tract - Trousdale Construction Co.	285

ZONING - CLASS A-2 RESIDENTIAL:

July 16, 1959	Kaneohe, Kapunahala - mauka side of Kamehameha Hwy - Centex-Trousdale Co.	2
July 30, 1959	Kaneohe, Kapunahala - mauka side of Kamehameha Hwy - Centex-Trousdale Co.	13
Aug. 13, 1959	Kaneohe, Kapunahala - mauka side of Kamehameha Hwy - Centex-Trousdale Co.	24
Sept. 24, 1959	Kaneohe, Kapunahala - mauka side of Kamehameha Hwy - Centex-Trousdale Co.	51
Nov. 5, 1959	Kailua - off Kawailoa Rd - Herman & Viola E. Luis - By: Daniel G. Clement	92
Nov. 19, 1959	Kailua - off Kawailoa Rd - Herman & Viola E. Luis - By: Daniel G. Clement	98
Dec. 17, 1959	Aiea - makai side of Olopana St - K. Sakihara - By: Richard M. Kageyama	133
Jan. 21, 1960	Aiea - mauka side of Moanalua Rd - K. Sakihara, et al	153
March 3, 1960	Waipahu - mauka side of Waipahu St - Dr. Wonsik You, et al	211
March 17, 1960	Waipahu - mauka side of Waipahu St - Dr. Wonsik You, et al	225
April 28, 1960	Waipahu - mauka side of Waipahu St - Dr. Wonsik You, et al	266

ZONING - CONDITIONAL USE DISTRICT:

Oct. 22, 1959	Manoa - 1810 University Ave - Y.M.C.A.	72
Nov. 19, 1959	Manoa - 1810 University Ave - Y.M.C.A.	95
March 17, 1960	Kaimuki - ewa side of 5th Ave., bet. Waiialae & Harding Aves - Sacred Hearts Academy	221
March 31, 1960	Kaimuki - Fifth Ave., bet. Waiialae & Harding Aves - Sacred Hearts Academy - By: R. Akagi, arch.	229

ZONING - HOTEL & APARTMENT:

July 16, 1959	Kewalo - 1136 Rycroft St - Mrs. Yuk Chun Sin Chun	4
July 16, 1959	Waikiki - south end of Kalakaua Ave - Kalakaua Land Development Co. - By: David A. Benz	4
Aug. 27, 1959	Maili, Waianae - Mokuleia Ranch & Land Co., Ltd.	32
Aug. 27, 1959	Kapalama - Kokea St - Hirano Brothers, Ltd. - By: Roy E. Takushi, atty.	34
Aug. 27, 1959	Kewalo - 1136 Rycroft St - Mrs. Yuk C.S. Chun	36
Sept. 10, 1959	Kewalo - 1136 Rycroft St - Mrs. Yuk C.S. Chun	39
Sept. 10, 1959	Palama - end of Kilipaka Ln - John H. Magoon, Sr.	42
Sept. 24, 1959	Kapalama - Kokea St - Hirano Brothers, Ltd. - By: Roy E. Takushi, atty.	49

ZONING - HOTEL & APARTMENT: (CONT'D)

Oct. 8, 1959	Palama - Pua Lane - John Won Wong, et al - By: Morio Omori, atty.	59
Oct. 8, 1959	Nanakuli - bet. Farrington Hwy & Akowai Rd - Latico Co., Ltd.	63
Oct. 8, 1959	Waianae - Pokai Bay Dr & Lualualei Homestead Rd - Zoilo A. Corpuz	63
Oct. 22, 1959	Pauoa - 1934 Lusitana St - Chozuchi Kunimoto	71
Oct. 22, 1959	Makiki - 1227 Alexander St - Mrs. Loo Lee Shee	72
Oct. 22, 1959	Punchbowl - southeast slopes of Punchbowl - Alan S. Davis	72
Oct. 22, 1959	Wailupe - 5257 Kalaniana'ole Hwy - opp. Aina Haina Shopping Center - William T. Ashley	72
Nov. 5, 1959	Palama - 1202 to 1212 Pua Lane - John Won Wong, et al - By: Morio Omori	81
Nov. 5, 1959	Makiki - end of Maunaihi Place - Alan S. Davis	91
Nov. 5, 1959	Kewalo - 1146 Alohi Way - Mr. & Mrs. Howard T. Miura	91
Nov. 5, 1959	Kailua - mauka side of Kawailoa Rd - Mary A. Sproule, et al - By: Clarence J. Olds	92
Nov. 19, 1959	Wailupe - makai side of Kalaniana'ole Hwy - Betty G. Ashley	98
Nov. 19, 1959	Kailua - mauka side of Kawailoa Rd - Mary A. Sproule, et al - By: Clarence J. Olds	99
Nov. 19, 1959	Nanakuli - bet. Farrington Hwy & Akowai Road - Latico Co., Ltd.	101
Nov. 19, 1959	Waianae - Pokai Bay Dr & Lualualei Homestead Rd - Zoilo A. Corpuz	102
Dec. 3, 1959	Makiki - 1227 Alexander St - Mrs. Loo Lee Shee by: William Chee, atty.	115
Dec. 17, 1959	Makiki - end of Maunaihi Pl - Alan S. Davis	132
Dec. 17, 1959	Mokuleia Beach - Francis Y. Wong	132
Dec. 17, 1959	Pupukea, Paumalu - Kamehameha Hwy & Keki Rd - Asian-Hawaii Industries, Inc.	132
Dec. 17, 1959	Kewalo - 1146 Alohi Way - Howard T. Miura	134
Dec. 17, 1959	Punaluu - makai side of Kamehameha Hwy - Milo Marchetti, Jr.	134
Dec. 17, 1959	Waianae - Mokuleia Beach - Francis Y. Wong	134
Dec. 17, 1959	Laie - Claude Malani	134
Jan. 7, 1960	Makiki - end of Maunaihi Pl - Alan S. Davis	142
Jan. 7, 1960	Waikiki - Kalakaua Ave & Coconut Ave - Paul Koy	144
Jan. 21, 1960	Makiki - 3rd of Maunaihi Pl. (1001 Wilder Ave) - Alan S. Davis	151
Jan. 21, 1960	Kewalo - 1146 Alohi Way - Howard T. Miura	152
Jan. 21, 1960	Maili, Waianae - Maili Beach - Mokuleia Ranch & Land Co., Ltd.	160
Jan. 21, 1960	Waikiki - Kalakaua Ave & Coconut Ave - Paul Koy	160
Jan. 21, 1960	Kewalo - 721, 726 & 915 Birch St & 727 Alder St - M. Tomasu, K. Totoki & K. Fujii	162
Feb. 4, 1960	Waialae Nui - off Kahala Ave - Bishop Estate	175
Feb. 4, 1960	Maili, Waianae - Maili Beach - Mokuleia Ranch & Land Co., Ltd.	176
Feb. 18, 1960	Kewalo - 721, 726 & 915 Birch St & 727 Alder St - M. Tomasu, K. Totoki & K. Fujii	180
Feb. 18, 1960	Waialae Nui - off Kahala Ave - Bishop Estate	185
Feb. 18, 1960	Maili, Waianae - Maili Beach - Mokuleia Ranch & Land Co., Ltd.	186
Feb. 18, 1960	Waikiki - Kalakaua Ave & Coconut Ave - Paul Koy	187
Feb. 18, 1960	Waianae - makai side of Bayview St - Harry S. Morse, et al	187
Feb. 18, 1960	Kewalo - 732 Cedar St - Mamoru Nakamura - By: Richard M. Kageyama	188
Feb. 18, 1960	Palama - end of Kilipaka Ln - John H. Magoon, Sr	189

ZONING - HOTEL & APARTMENT: (CONT'D)

March 3, 1960	Maili-Waianae - Maili Beach - Mokuleia Ranch & Land Co., Ltd.	199
March 3, 1960	Palama - end of Kilipaka Ln - John H. Magoon, Sr.	201
March 3, 1960	Waikiki - 3041 Kalakaua Avenue - Wilfred & Henrietta Chong	202
March 3, 1960	Waiialae Nui - Waiialae Golf Course area - Bishop Est.	202
March 17, 1960	Kewalo - 732 Cedar Street	214
April 14, 1960	Waipahu - Awane Street - T. Kimura	249
April 14, 1960	Mokuleia Beach - Waiialua Beach Rd - Mokuleia Development Associates	250
April 14, 1960	Waianae - Pokai Bay Dr. - Zoilo A. Corpuz	250
April 14, 1960	Pearl City - Lehua & Third Sts - Melvin Kalama	254
April 28, 1960	Wahiawa - Waiialua side of Kilani Ave., bet. Cane & Palm Sts - Pioneer Properties, Ltd.	274
April 28, 1960	Waikiki - 3041 Kalakaua Avenue - Wilfred Chong & 3043 Kiele Ave - Samuel S. Steinhauser	274
April 28, 1960	Waimalu - S. D. Urcia	277
April 28, 1960	Kalauao & Halawa - American Factors	277
April 28, 1960	Mokuleia Beach - Mokuleia Development Associates	277

ZONING - INDUSTRIAL:

July 16, 1959	Waiiau - 98-391 & 98-409 Kamehameha Hwy - Henry Y. Mizumoto - By: Richard M. Kageyama	5
Aug. 13, 1959	Waiiau - 98-391 & 98-409 Kamehameha Hwy - Henry Y. Mizumoto - By: Richard M. Kageyama	23
Aug. 13, 1959	Kalihi - 1731 Hau St - Charles K. Tamashiro	24
Aug. 27, 1959	Ewa - Barber's Pt. - James Campbell Industrial Park - (elimination of sidewalks)	37
Sept. 10, 1959	Kalihi Kai - 1731 Hau St - Charles K. Tamashiro - By: Attorney Morio Omori	39
Sept. 24, 1959	Waiiau - 98-391 & 98-409 Kamehameha Hwy - Henry Y. Mizumoto - By: R. M. Kageyama	52
Oct. 8, 1959	Kalihi Kai - 1731 Hau St - Charles K. Tamashiro	61
Oct. 8, 1959	Moanalua - S. M. Damon Estate	63
Oct. 22, 1959	Kalauao - makai side of Kamehameha Hwy - Akira Misawa	73
Nov. 5, 1959	Kalihi-Kai - Puuhale Rd - John Lines, et al - By: Morio Omori, atty.	91
Dec. 3, 1959	Kalihi-Kai - Puuhale Road - John Lines, et al - By: Morio Omori, atty	114
Dec. 3, 1959	Kalauao - makai side of Kamehameha Hwy - Akira Misawa - By: Ralph T. Yamaguchi, atty	116
Dec. 17, 1959	Kalauao - makai side of Kamehameha Hwy - Akira Misawa	130
Dec. 17, 1959	Kalihi-Kai - Puuhale Rd & Colburn St - Leslie Fujita - Agt? Fusao Taniguchi, realtor	131
Jan. 7, 1960	Kalihi-Kai - Puuhale Rd & Colburn St - Leslie Fujita - Agt: Fusao Taniguchi, realtor	136
Jan. 7, 1960	Kalauao - makai side of Kamehameha Hwy - Akira Misawa - By: Ralph T. Yamaguchi, atty	137
Feb. 4, 1960	Moanalua - Moanalua Highway & Puuloa Rd - Damon Est.	174
Feb. 18, 1960	Moanalua - Moanalua Highway & Puuloa Rd - Damon Est.	184
March 3, 1960	Kewalo - Sheridan & Kamaile Sts - Kenichi Nakamura - By: Richard M. Kageyama	201
April 14, 1960	Moanalua - Moanalua Hwy & Puuloa Rd - Damon Estate	253
April 28, 1960	Kaneohe - mauka side of Kam Hwy - James K. Ajifu	273
April 28, 1960	Moanalua - Moanalua Hwy & Puuba Rd - Damon Estate	273
April 28, 1960	Kalauao & Halawa - American Factors	277
April 28, 1960	Waimalu - C. H. Herr	277
May 12, 1960	Waimalu - Moanalua Road - C. H. Herr	293

ZONING - LIMITED INDUSTRIAL:

Sept. 10, 1959	Kaneohe - mauka side of Kamehameha Hwy - Mary L. Avant (Love's Biscuit & Bread Co., Ltd)	41
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ZONING - LIMITED INDUSTRIAL: (CONT'D)

Sept. 24, 1959	Kaneohe - mauka side of Kamehameha Hwy - Edward Yamashiro - By: Community Planning Inc.	55
Oct. 8, 1959	Kaneohe - mauka side of Kamehameha Hwy - Mary Avant (Love's Biscuit & Bread Co)	62
Nov. 19, 1959	Palolo - 3270 Waiialae Ave - Nam Young Chung, D.V.M. By: Morio Omori, attorney	97
Nov. 19, 1959	Kaneohe - mauka side of Kamehameha Hwy - Edward Yamashiro - By: Community Planning, Inc.	100
Dec. 17, 1959	Kaneohe - mauka side of Kamehameha Hwy - Edward Yamashiro - By: Community Planning, Inc.	127
Jan. 7, 1960	Kaneohe - mauka side of Kamehameha Hwy - Mary Avant, Itsuo Tanaka & Koon Sung Luke	141
Jan. 21, 1960	Kaneohe - mauka side of Kamehameha Hwy - Mary Avant, Itsuo Tanaka & Koon Sung Luke	161
Feb. 4, 1960	Kaneohe - mauka side of Kamehameha Hwy - Mary Avant, Itsuo Tanaka & Koon Sung Luke	168
March 3, 1960	Kaneohe - 270 ft. mauka of Kam Hwy - Ralph K. Ajifu	201
April 14, 1960	Kaneohe - 45-618 Kamehameha Hwy - Koon Sung Luke	246

ZONING - SEMI INDUSTRIAL:

Jan. 7, 1960	Kakaako - South Street & Quinn Lane - City Plumbing Co., Ltd.	141
Jan. 21, 1960	Kakaako - South Street & Quinn Lane - City Plumbing Co., Ltd.	152

ZONING - MISCELLANEOUS:

Aug. 27, 1959	Elimination of sidewalks - Ewa, Barber's Point - James Campbell Industrial Park	37
Oct. 22, 1959	Semi industrial uses proposed within Fire District No. 2 - South St & Quinn Lane - City Plumbing	74
Dec. 17, 1959	Waipahu - overall zoning plan - Robinson Estate	134
Jan. 7, 1960	Waipahu - overall zoning plan - Robinson Estate	147
March 3, 1960	St. Louis Heights - 1445 St. Louis Dr - K. Shimabukuro - building permit	208
March 3, 1960	St. Louis Heights - 2105 St. Louis Dr - Mr. & Mrs. Isaac Joshua - By: Wm K.Y. Young - bldg. perm.	208
March 3, 1960	Waikiki - Kalaimoku St - D.N. Ingman - bldg. perm.	209
March 17, 1960	Waikiki - Kalaimoku St - D.N. Ingman - bldg. perm.	225
March 31, 1960	Puunui - Kuakini St, off Alaneo St - Mr. & Mrs. Yoshito Yamada - bldg. permit	235

ZONING - OFF-STREET AUTOMOBILE PARKING DISTRICT:

Sept. 24, 1959	Puunui - Liliha & Kuakini Sts - Liliha Bakery Ltd - By: Robert K. Murakami, attorney	53
Oct. 8, 1959	Puunui - Liliha & Kuakini Sts - Liliha Bakery Ltd.	64
Oct. 22, 1959	Puunui - Liliha & Kuakini Sts - Liliha Bakery Ltd.	68
Nov. 5, 1959	Puunui - Liliha & Kuakini Sts - Liliha Bakery Ltd.	89
Nov. 19, 1959	Puunui - Liliha & Kuakini Sts - Liliha Bakery Ltd.	103
Feb. 4, 1960	Kalihi - N School St. & Ahonui St - Akamine & Sons, Ltd.	171
Feb. 18, 1960	Kalihi - N. School St. & Ahonui St - Akamine & Sons, Ltd.	178

ZONING - ORDINANCE:

Oct. 8, 1959	Agricultural Zoning Law	64
Nov. 5, 1959	Agricultural Zoning Law	84
Dec. 17, 1959	Comprehensive Zoning Ordinance	135
Jan. 7, 1960	Agricultural Zoning Law	139
Jan. 7, 1960	Apartment District "A"	142
Jan. 7, 1960	Building Density Ordinance	144
March 17, 1960	Conditional Use District - amendment to include "private aquatic facilities"	221
April 14, 1960	Conditional Use District - amendment to include "private aquatic facilities"	247
April 14, 1960	Proposed amendment to Residential District	254
April 14, 1960	Proposed amendment to Business District	254
April 28, 1960	Proposed amendment to Residential District	270
April 28, 1960	Proposed amendment to Airport Districts to include lumber storage	270
April 28, 1960	Proposed amendment to Business District to include animal hospital	271
April 28, 1960	Conditional Use District - amendment to include "private aquatic facilities"	275
May 12, 1960	Conditional Use District - amendment to include "private aquatic facilities"	289
May 12, 1960	Proposed amendment to Residential District	293

ZONING - RURAL HIGHWAY PROTECTIVE:

Feb. 18, 1960	Pearl City - makai side of Kamehameha Highway - H. J. Hollinger	189
March 3, 1960	Pearl City - makai side of Kamehameha Highway - H. J. Hollinger	198

Special Meeting of the Planning Commission

Minutes

July 7, 1959

The Planning Commission met in special session on Tuesday, July 7, 1959, at 10:10 a.m., in the Conference Room of the City Hall Annex to elect its Chairman and Vice Chairman:

PRESENT: Cyril W. Lemmon  
Tsutomu Izumi  
George Centeio  
John H. Felix  
Paul Keppeler, ex officio  
Charles Clark, ex officio

ABSENT: Katsuro Miho

PERSONNEL  
ELECTION OF  
OFFICERS

Mr. Felix was nominated by Mr. Centeio and Mr. Miho was nominated by Mr. Lemmon to act as chairman of the Planning Commission. The nominations were closed.

The members agreed unanimously that the person who is not elected chairman will be the vice chairman.

A vote taken by secret ballot resulted in a tie. A second vote cast resulted in Mr. John H. Felix being elected Chairman and Mr. Katsuro Miho being elected Vice Chairman of the Planning Commission.

The meeting adjourned at 10:20 a.m.

Respectfully submitted,

*Carole A. Kamishima*  
Carole A. Kamishima  
Planning Reporter

Meeting of the Planning Commission

Minutes

July 16, 1959

The Planning Commission met in regular session on Thursday, July 16, 1959, at 1:35 p.m., in the Conference Room of the City Hall Annex with Chairman John H. Felix presiding:

**PRESENT:**

John H. Felix, Chairman  
Katsuro Miho  
Tsutomu Izumi  
George Centeio  
Charles Clark  
Paul K. Keppeler  
Leighton S. C. Louis, Director

(Attorney Bertram Kanbara from the Corporation Counsel's office was present to advise the Commission on legal matters)

**ABSENT:**

Cyril W. Lammon (on trip)

**MINUTES:**

The minutes of June 25, 1959, June 30, 1959, and July 7, 1959, as circulated, were approved on motion of Mr. Centeio and second of Mr. Izumi.

**ZONING CLASS A-2  
RESIDENTIAL  
KANEHOE  
KAPUNAHALA  
MAUKA SIDE OF  
KAMEHAMEHA HWY  
CENTEX-TROUSDALE  
CO.**

The Commission discussed whether or not approximately 130 acres of land situated at Kapunahala, on the Kahuku side of the Kalihi Tunnel Road and mauka of Kamehameha Highway, Kaneohe, should be rezoned from Class A-1 (7,500 $\phi$ ) Residential to Class A (5,000 $\phi$ ) Residential. The request is being made by the Centex-Trousdale Company, developer, which proposes to sell fee simple lots at package deal prices of \$13,500 and \$15,000 so that families in the low-income bracket could qualify for purchase of these homes. The Company also stated that Class A zoning would place it in a position to donate to the City approximately 18-1/2 acres for a school and park site.

The Director reported that he believes Class A-2 (6,000 $\phi$ ) zoning would provide for a better type of development than Class A zoning. He suggested, however, that a modification of 55-foot frontage be granted in lieu of the required 60-foot frontage. A consultation will be held with the Corporation Counsel's office whether or not a variance from the zoning ordinance regarding minimum lot frontage can be granted. The director inquired whether the owners would still be willing to donate the 18-1/2 acres for a school and park site in the event the area is zoned Class A-2.

Mr. Henry Wong, representing James C. Castle, et al., owners of the property, stated that the donation of the 18-1/2 acres will still be in effect if the 55-foot frontage is approved for the 6,000 $\phi$  lots. He has full authority to speak for the owners and developer of the land.

This matter was taken under advisement on motion of Mr. Centeio and second of Mr. Izumi.

Mr. Miho was of the opinion that rezoning into smaller lots for this area at Kaneohe was wrong. He stated that this is an ideal area for development on large lots. He

believed that to permit this rezoning would be setting a precedent to allow similar zoning for other areas suited for Class AA zoning. He pointed out that Class A-2 zoning for the Keolu Hills area was successful because of the 60-foot frontage. He did not believe the Commission had legal authority under the Charter to grant a modification on lot frontages.

The Director stated that the demand to provide more housing for the low-middle-income group is so great that special consideration can be given on this request since the owners are proposing to sell the lots for fee simple. Retention of the 7,500\$ lots may create package deal prices beyond the means of the low-middle-income group.

The Commission voted to recommend to the Planning Director that the 130 acres at Kapunahala be rezoned to Class A-2 Residential, provided that a variance for a 55-foot frontage can be granted, on motion of Mr. Centeio and second of Mr. Izumi. Mr. Miho voted in the negative.

ZONING BUSINESS  
EWA  
FORT WEAVER ROAD  
& PAPIPI ROAD  
CAMPBELL ESTATE

The Commission reviewed a request from the James Campbell Estate to extend the existing business zone of 3.7 acres situated on the northwest corner of Fort Weaver Road and Papiapi Road, Ewa, by including an adjacent 5.597 acres of land. The land is presently zoned Rural Protective and Highway Protective. The Estate proposes to develop an integrated shopping center.

The Director reported that this matter was referred to the planning consultants, who had advised the Commission that the surrounding residential development will support a shopping center of the proposed size and that the existing business zone on the opposite side of Fort Weaver Road was not needed.

Mr. Wade McVay, representing the Campbell Estate, stated that a commercial development--office building and medical center--is proposed for the existing business area at Fort Weaver Road suggested by the consultants as unnecessary. He stated that commitments have been made with a church situated adjacent to the business area so that the commercial parking area may be utilized by the church members. There are no immediate plans for development; however, several people have indicated their desire to lease space in the area. He believed that the surrounding developments, including the Capehart Housing development at Iroquois Point, can support the shopping center and commercial development.

This matter was taken under advisement on motion of Mr. Centeio and second of Mr. Izumi.

Mr. Centeio's motion to recommend to the Planning Director that the 5.597 acres of land situated on the northwest corner of Fort Weaver Road and Papiapi Road be zoned to Business was seconded by Mr. Izumi and carried.

The Commission then discussed whether or not the business area on the opposite side at Fort Weaver Road should be rezoned. Mr. Miho was of the opinion that the consultants' advice should be considered because they conduct a study to decide the best use of land for recommendation to the Commission. However, other members were of the opinion that the rapid growth of the area may substantiate the need for additional business areas.

Mr. Clark made a motion to recommend to the Planning Director that this area be retained in its present zoning of business. This motion was seconded by Mr. Centeio and carried. Mr. Miho voted in the negative.

ZONING HOTEL & APT.  
KEWALO  
1136 RYCROFT ST.  
MRS. YUK CHUN SIN  
CHUN

The Commission considered a request for change in zoning from Class A Residential to Hotel and Apartment for a 2,667# parcel of land situated at the corner of Laula Way and Rycroft Street.

The Commission noted that this property is situated within the area the Commission had designated as desirable for apartment development. The proposed use also fits in with the General Plan of the City of Honolulu.

The Director reported that Laula Way is an improved roadway, however, Rycroft Street is not. The applicant is willing to post a bond and agreement to guarantee construction of the necessary curbs, gutters and sidewalks in accordance with the Chief Engineer's recommendation, or in lieu thereof, agrees to participate in improvement of the streets under the improvement district statutes.

This matter was taken under advisement on motion of Mr. Centeio and second of Mr. Izumi.

Development plans have been submitted showing the conversion of an existing duplex dwelling into a 4-unit apartment building by raising the dwelling and adding two more units. The Commission noted the size of the lot but believed that a suitable development can be made because it is a corner lot.

A motion to recommend to the Planning Director that this request for change in zoning be approved was made by Mr. Izumi seconded by Mr. Centeio and carried.

ZONING HOTEL & APT.  
WAIKIKI  
SOUTH END OF  
KALAKAUA AVENUE  
KALAKAUA LAND  
DEVELOPMENT CO.  
BY: DAVID A. BENZ

Mr. David Benz, representing the Kalakaua Land Development Co., appeared before the Commission to advise it that the Development Company proposes to construct an 11-story apartment building on its property situated off the south end of Kalakaua Avenue, Waikiki, in lieu of a 9-story structure as originally planned. This change is proposed upon advice from its architect that the proposed building could be increased in height to 11 stories because of the setback provided, in compliance with the building height regulations. Since it had made a commitment to the Commission, at the time the rezoning request to hotel and apartment was made, that a 9-story structure will be constructed, Mr. Benz inquired whether the Commission would have any objections to the change. He also pointed out that other apartments in the area are 11 to 13 stories in height.

The Director advised Mr. Benz that those developments provided for a 50-foot building setback which permits structures of that height. He reminded the Commission that it had placed a 7-story limitation for the Ruddy Tongg apartment structure situated adjacent to this property.

The Commission stated that this matter is not within its jurisdiction for action. It voted to acknowledge receipt of the letter and to file it on motion of Mr. Centeio and second of Mr. Izumi.

ZONING INDUSTRIAL  
WAIU  
98-391 & 98-409  
KAMEHAMEHA HIGHWAY  
HENRY Y. MIZUMOTO  
BY: RICHARD M.  
KAGEYAMA

A request for change in zoning from Rural Business and Highway Protective zone to Industrial for approximately 14,662 $\frac{1}{2}$  of land situated on the makai side of Kamehameha Highway, Waiu, was considered by the Commission.

The applicant is doing business as "Waiu Furniture Company and Oahu Battery Sales & Service" on the property at present. He proposes to expand his business operation by constructing another building and providing more parking spaces. Development plans have been submitted.

The Director reported that this property is situated within the area the private consultants had recommended for industrial development, and the Commission had voted to look with favor to industrial uses for the makai area from the Hayashi Subdivision to the Hawaiian Electric power plant at Waiu but failed to provide for a 130-foot highway widening for the future defense highway system. It also failed to set aside a park area along Waimalu Stream as recommended by the consultants.

Mr. Keppeler inquired whether in planning, some thought is given to establishing setbacks for industrial uses so that the industrial structures would be hidden by planting strips.

The Director explained that under the Charter, a zoning ordinance can be created only if it complies with the General Plan. The Commission may reject the development plans submitted for a new plan providing for the highway setback; however, he pointed out that the Commission did not provide for the highway setback for land at Waimalu recently zoned to industrial uses.

Mr. Centeio inquired whether there were any controls to setback public utilities from the highway. Upon being informed that there were no controls unless a General Plan is adopted to provide for this control, Mr. Centeio stated that an ordinance should be enacted to place these uses away from the sight of the public. He believed that these uses placed along the highways were unsightly.

Attorney Kanbara confirmed that public utilities can be required to establish setbacks from the highway if it is in accordance with a General Plan.

This matter was taken under advisement on motion of Mr. Izumi and second of Mr. Centeio.

The Commission voted to recommend to the Planning Director that this property under consideration be zoned to industrial on motion of Mr. Izumi and second of Mr. Centeio.

MASTER PLAN  
KAILUA-KEOLU HILLS  
WANAEO STREET

The Commission received a copy of Resolution No. 506 adopted by the City Council on July 14, 1959, requesting the Commission to modify the master planned width for the proposed extension of Wanaeo Street, from Auwinila Street to the south fork of Kaelepulu Stream, from 80 feet to 60 feet. The City is not in a position, at the present time, to participate in the cost of constructing the 80-foot right-of-way. However, Joe Pao & Associates, developers, are desirous of proceeding with the construction of the street on the basis of a 60-foot right-of-way.

The Commission authorized the calling of a public hearing to amend the master planned width of Wanaeo Street from 80-foot to 60-foot on motion of Mr. Clark and second of

Mr. Izumi. Mr. Keppeler disqualified himself from voting on this matter.

**URBAN PLANNING  
CONTRACT  
OAHU PLANNING  
ASSOCIATES  
PAYMENT**

The Commission recommended payment of \$6,000 to the Oahu Planning Associates for work performed in May, 1959, on motion of Mr. Izumi and second of Mr. Miho. The economic base study costs \$4,500 and the land use and planning cost \$1,500.

The staff reported that as of the end of June, 1959, 54.9% of the entire contract has been completed. At this stage, a detailed progress report must be submitted to the Regional Office of the Housing and Home Finance Agency. The staff is preparing this report which should be completed by the first part of next week.

**ZONING CEMETERY  
USE  
WAIKELE  
WAIKELE MEMORIAL  
PARK  
STANDARD INVEST-  
MENTS, LTD.**

By Committee Report No. 2292, the City Council referred to the Planning Commission for consideration, a request of the Standard Investments, Ltd., for extension of the Waikele Memorial Park (cemetery) to include an adjacent remnant parcel. The Council noted that the applicant has complied with the Board of Health's regulations, provided for the description of the land and a map, and has evidence of approval by the Board of Water Supply.

The Director reported that the Board of Water Supply by letter dated July 10, 1959, requested that action on this matter be withheld pending completion of a study regarding the possibility of contamination to water sources in the area. It stated that its approval was based on a subdivision and not for cemetery purposes.

The Commission voted to defer action for two weeks on motion of Mr. Centeio and second of Mr. Izumi.

**BUILDING CODE  
VARIANCE FROM  
BUILDING HEIGHTS  
REGULATIONS  
WAIKIKI  
DR. JAMES SHINN**

By Committee Report No. 2192, the City Council referred to the Planning Commission for comments a request for variance from height restrictions set forth in the Building Code for a proposed 23-story apartment building to be constructed on Kalakaua Avenue, Liliuokalani Avenue, Koa Avenue, and Kealohilani Avenue.

The Director reported that, except for a corner of the last one or three stories, the proposed building height along the Kalakaua Avenue frontage complies with the height restrictions; however, the building heights along the Liliuokalani Avenue and Kealohilani Avenue frontages are in violation of the building code. The 30 degree angle affects the 11th story and above on one side and the 13th story and above on the other side. The staff is against construction of a building of this nature because it affects light, air, and good planning principles. Structures of this nature would create concrete canyons similar to Chicago, New York, San Francisco, and other large cities, destroying the "open space" asset of Hawaii. The Director stated that he had suggested that the architect, Treadway & Tell, consult with him regarding provisions for adequate setbacks on both street frontages. However, Mr. Edwin Tell, the architect, has not appeared for a consultation.

The Commission noted that the building superintendent had recommended a modification from the building heights regulations to permit the construction of this 23-story building. It also noted that enforcement or granting of a modification from the building heights regulations is not within the jurisdiction of the Commission.

The Director advised the Commission that it has the authority to create zoning ordinances relating to height regulations and building setbacks.

Mr. Izumi suggested that the Director consider adopting an ordinance in line with the New York City ordinance regarding area ratio formula.

The Director stated that the City and County of Honolulu has the same step back ordinance on building heights. However, alternative means of control are being proposed. The Chairman interposed by stating that future zoning ordinances can be discussed later.

Mr. Centeio made a motion to recommend to the City Council that the present ordinance be adhered to with no modification granted since the design of the building does not comply with the requirements for the 30 degree angle. This motion was seconded by Mr. Izumi and carried.

Mr. Miho remarked that the Commission should do everything possible to retain the concept of the Kalakaua realignment plan by disapproving construction of buildings that would be contrary to good planning principles and contrary to the building code.

**BUILDING PERMIT  
MASTER PLAN  
KAPIOLANI STREET  
HONOLULU ACADEMY  
OF ARTS**

The Clerk's office advised the Commission that through the adoption of an Oral Committee of the Whole Report, the City Council authorized the Planning Department to issue a building permit to the Honolulu Academy of Arts to erect a structure on its premises.

**MASTER PLAN  
KALIA-WAIKIKI  
KEEAUMOKU STREET  
EXTENSION**

The Clerk's office advised the Commission that through the adoption of an Oral Committee of the Whole Report, the City Council has refused to purchase from the Hawaiian Land Company, Limited, the master planned right-of-way for the extension of Keeaumoku Street from Kapiolani Boulevard to Kona Street.

**STREET NAMES  
OLOMANA TRACT**

On motion of Mr. Clark and second of Mr. Centeio, the Commission approved the following street names for roadways within the Olomana Tract:

- ULUALANA PLACE** - Deadend roadway off Ulupii Street and being between Ulupii Place and Uluamahii Place.  
Meaning: Offering, especially as made to priests for them to offer to the gods
- ULUAMAHII PLACE** - Deadend roadway off Ulupii Street and being between Ulualana Pl. & Uluueki Pl.  
Meaning: Officer in the Hale Nauwa
- ULUUEKI PLACE** - Deadend roadway off Ulupii Street and being between Uluamahii Pl & Uluhaku St.  
Meaning: Brush; undergrowth
- ULUEO STREET** - Roadway off Ulupuni Street and running to Uluhaku Street and being between Ulupii Street and Uluhaku Street.  
Meaning: A tall timber tree
- ULUHAKU STREET** - Roadway extending from Ulupuni Street past Ulupii Street to its terminus at Uluhaku Place, and being between Ulueo Street and Uluhala Street.  
Meaning: Knotty or lumpy

- ULUHAKU PLACE** - Deadend roadway at the end of Uluhaku Street and running parallel to Ulupii Street.
- ULUHALA STREET** - Roadway extending from Ulupii Street to Kamehameha Highway and being between Uluhaku Street and Ulukanu Street.  
**Meaning:** A grove of Hala trees
- ULUHALA PLACE** - Deadend roadway off Uluhala Street and being between Ululani Street and Ulupuni Street directly across Uluhao Street.
- ULUHAO STREET** - Roadway extending from Ulupuni Street to Uluhala Street and being between Ulupuni Street and Ululani Street.  
**Meaning:** Rough; jagged
- ULUKANU STREET** - Roadway extending from Ulupii Street to Ulupuni Street and being between Uluhala Street and Ulukou Street.  
**Meaning:** Planted Breadfruit trees
- ULUKOU STREET** - Roadway extending from Ulupii Street to Ulupuni Street and being between Ulukanu Street and Ululani Street.  
**Meaning:** A Kou Grove (Kou - a large shade tree found near the beaches) also the old name for Howland Island.
- ULULANI STREET** - Roadway extending from Ulupii Street to its terminus at Uluhao Street and running parallel and one tier of lots away from and along Kamehameha Highway and Kalaniana'ole Highway.  
**Meaning:** A heavenly growth
- ULUPII STREET** - Roadway (existing) extended from Pohakupu Tract across Kalaniana'ole Highway thence thru Olomana Tract to its terminus at Ulupuni Street.  
**Meaning:** Cool; to tremble
- ULUPII PLACE** - Deadend roadway off Ulupii Street and being between Ulualana Place and Ulupuni Street.
- ULUPUNI STREET** - Roadway (existing) extended from Pohakupu Tract across Kalaniana'ole Highway thence extending mauka to its terminus.  
**Meaning:** To be overcome with emotion.

Mr. Miho was of the opinion that the same prefix of "Ulu" for names of these streets was confusing and voted in the negative. The Director explained that the purpose of the same prefix is to denote a certain tract. Many comments in favor of it had been received from the public and the Post Office Department.

**STREET NAMES  
 AIKAHI PARK  
 SUBDIVISION**

The following street names for roadways within the Aikahi Park Subdivision were approved by the Commission on motion of Mr. Centeio and second of Mr. Clark: Mr. Miho voted in the negative.

- AIKAHI LOOP** - Loop roadway off Mokapu Road looping around and through the subdivision to its terminus across Aikahi Place.

- AIKANE STREET** - Roadway from Aimikana Street to Aikahi Loop being between Ilihu Street and Aikahi Loop.  
**Meaning:** Friend; to become a friend
- AIKANE PLACE** - Deadend roadway off Aikahi Street being directly across of Aikane Street and being between Aikahi Place and Ilihu Street.
- AIKAPA STREET** - Roadway extending between Aikahi Loop and being Kaneohe of Aiokoa Street.  
**Meaning:** A privileged friend who shares the profits of a friend's land
- AIKAPA PLACE** - Deadend roadway off Aikapa Street.
- AIMIKANA STREET** - Roadway from Ilihu Street to Aikahi Loop.  
**Meaning:** Linnet, California house finch; papaya bird
- AIOKOA STREET** - Roadway extending between Aikahi Loop and being between Aikapa Street and Ilihu Street.  
**Meaning:** Cooked unpounded taro.

**STREET NAMES  
 ENCHANTED LAKE  
 SUBDIVISION,  
 UNIT I**

The following street names for roadways within the Enchanted Lake Estates Subdivision, Unit I were approved by the Commission on motion of Mr. Centeio and second of Mr. Izumi:

- KEOLU DRIVE** - Rerouted - Realigned to extend mauka and terminate at Wanaao Road. Future Keolu Drive to loop around Enchanted Lake. Former portion of this roadway now Wanaao Road.
- WANAAO ROAD** - Extended - Extended through Unit I to include portion of roadway formerly known as Keolu Drive.
- PALAWIKI STREET** - Roadway beginning at Papalani Street running parallel to and terminating at Wanaao Road.  
**Meaning:** Neat and dainty
- FAMAELE STREET** - Roadway beginning and ending off Paopua Loop being between Paopua Loop and Wanaao Road.  
**Meaning:** Name of a star
- PAOPUA LOOP** - Loop roadway off Wanaao Road extending parallel with the drainage canal thence back again to its terminus at Wanaao Road.  
**Meaning:** Name of a star
- PAOPUA PLACE** - Deadend roadway off Paopua Street.
- PAPALANI STREET** - Roadway off Wanaao Road being between Auwinala Road and Palawiki Street.  
**Meaning:** Heavenly stratum; heaven and all the spiritual powers.

**STREET NAMES  
KAPALAMA  
PUAHALA HOMES**

The Commission approved the following street names for roadways within the Puahala Homes on motion of Mr. Centel and second of Mr. Clark:

- AHIAHI STREET** - Extension of existing right-of-way so that it extends through the Puahala Homes and terminates at Lanakila Ave.
- AHIAHI PLACE** - Deadend roadway off Ahiahi Street mauka and across of the Hawaii Housing Authority's central office.

On motion of Mr. Clark and second of Mr. Izumi, the meeting adjourned at 3:05 p.m.

Respectfully submitted,

*Carole A. Kamishima*  
Planning Reporter

Meeting of the Planning Commission

Minutes

July 30, 1959

The Planning Commission met in regular session on Thursday, July 30, 1959, at 2:00 p.m., in the Conference Room of the City Hall Annex with Chairman John H. Felix presiding:

**PRESENT:**

John H. Felix, Chairman  
George Centeio  
Cyril W. Lemmon  
Tsutomu Izumi  
Charles G. Clark  
Paul K. Kappeler  
Henry T. Au, Deputy Director

**MINUTES:**

The minutes of July 16, 1959, as circulated, were approved on motion of Mr. Lemmon and second of Mr. Izumi.

**PUBLIC HEARING  
MASTER PLAN  
KAILUA-LANIKAI-  
KEOLU  
WIDTH OF WANAAO  
STREET**

A public hearing was held to consider Resolution No. 506 of the City Council of the City and County of Honolulu requesting the Planning Commission to modify the General Plan widening of Wanaao Street and a portion of Keolu Drive between Auwinala Street and the General Plan 80-foot Loop Road in the Kaelepulu Pond area from 80 feet to 60 feet. The Council noted that the City is not in a position, at the present time, to participate in the cost of constructing the 80-foot right-of-way, and the developers of this area are desirous of proceeding with the immediate construction of improvements of Wanaao Street on the basis of a 60-foot right-of-way. Therefore, the Council, by Committee Report No. 2385, advised the developers to proceed with the construction of improvements of Wanaao Street on the basis of a 60-foot right-of-way.

There were no protests filed. The public hearing was closed and the matter was taken under advisement on motion of Mr. Lemmon and second of Mr. Izumi.

Mr. Lemmon contended that the reduction of the General Plan width of Wanaao Street without giving due regard to the traffic pattern and traffic circulation in the area is not proper planning. In the event the Commission disapproves the reduced width, he inquired what effect this action would have on the Council's resolution.

The Deputy Director informed him that the City Council can enact an ordinance to reduce the width of Wanaao Street without considering the Commission's recommendation, but only by the affirmative vote of at least two-thirds of its entire membership. Since the Council has also advised the developers to proceed with improvements of Wanaao Street based on a 60-foot width, it would be advisable to concur with the Council's recommendation. The staff, however, recommended that the 60-foot width be extended to include the portion of Wanaao Street between Kailua Road and Auwinala Street.

Mr. Centeio made a motion to recommend to the City Council that the width of Wanaao Street be reduced from 80 feet to 60 feet from Kailua Road to the 80-foot Loop

ZONING BUSINESS  
KALIHI  
N. KING STREET,  
BETWEEN KOPKE ST.  
& PULAA LANE  
U. YAMANE PROPER-  
TIES, LTD.  
BY: SUYEKI  
OKUMURA, ATT'Y

Road. This motion was seconded by Mr. Clark and carried. Mr. Lemmon voted in the negative on the basis that he believes it is poor planning to alter the General Plan and create a "bottle neck" without giving due regard to the traffic pattern of the area. Mr. Kappeler disqualified himself from voting on this matter.

Attorney Suyeki Okumura, representing the applicant, appeared before the Commission to request a change in zoning from Class B Residential to Business for the rear portion of parcels of land containing a total of 26,010 $\frac{1}{2}$  situated on the mauka side of King Street between Kopke Street and Pulaa Lane in Kalihi. Presently, 90 feet or 12,600 $\frac{1}{2}$  mauka of King Street is zoned business and the rear portion of 13,410 $\frac{1}{2}$  is zoned Class B Residential.

Mr. Okumura stated that the applicant proposes to construct a building with a bank as the primary tenant on the ewa-makai corner of the property and a drive-in restaurant on the waikiki-makai corner. The center and rear portions of the property will be set aside for parking. The existing two duplexes situated mauka of the existing business area will be demolished. The two duplexes situated further mauka of the property will be retained until such time more definite plans are made for development and extension of the present facilities. Therefore, upon the recommendation of the Planning Department staff, the applicant was agreeable to the exclusion of the extreme rear portion of the property from the requested business zone.

Mr. Okumura also stated that the applicant is willing to post a bond to guarantee the improvement of Kopke Street and Pulaa Lane in accordance with city standards. He stated that the applicant has owned the entire parcel of land for many years. He requested the Commission to authorize the calling of a public hearing to zone this area for business use.

This matter was taken under advisement on motion of Mr. Centeio and second of Mr. Lemmon.

Mr. Lemmon expressed his belief that it would be more desirable to zone the entire parcel of land rather than to leave a portion of the property in residential use. The Deputy Director stated that the staff agrees with Mr. Lemmon, but the retention of the residential zone was recommended because of the existing third-class (wooden) building that would be retained on the premises. Mr. Lemmon then suggested that the applicant be required to post a bond for five years to guarantee removal of the buildings and improvement of the rear portions of the property within this period.

Mr. Centeio asserted that if the Commission should look with approval to this request then it should also look with favor to business zoning for all the rear portions of properties along the King Street business frontage.

The Deputy Director indicated that many business areas along King Street are not being used for that purpose. The staff stresses the fact that ribbon development for business uses along street frontages is not good planning, therefore, in the event the neighborhood analysis for this area is completed under the urban renewal program, it would recommend the removal of many of these business

areas in favor of a centralized shopping center.

Mr. Lemmon made a motion to authorize the calling of a public hearing to extend the business zone to include the entire area of the applicant's property, subject to the posting of bonds to guarantee removal of the two dwellings in the rear of the property within 5 years, and the improvement of Kopke Street and Pulaa Lane in accordance with city standards, and for visit of the site. This motion was seconded by Mr. Izumi and carried. Mr. Centeio voted in the negative on the basis that he still believes the existing business areas should be extended to include all rear portions of properties along King Street.

ZONING BUSINESS  
EWA  
FORT WEAVER ROAD  
& PAPIPI ROAD  
ESTATE OF JAMES  
CAMPBELL

On the motion of Mr. Centeio and second of Mr. Clark, the Commission authorized the calling of a public hearing to consider the change in zoning from Rural Protective to Business for parcel of land containing 5.797 acres at Ewa, situated about 305 feet northerly of the intersection of Fort Weaver Road and Papiapi Road, adjoining the existing Rural Business District No. 141-B (3.7 acres).

The Campbell Estate proposes to develop an integrated shopping center. The Commission noted that the planning consultants had advised the Commission that the surrounding residential development will support a shopping center of the proposed size.

ZONING CEMETERY  
USE  
WAIKELE  
WAIKELE MEMORIAL  
PARK  
STANDARD INVEST-  
MENTS, LTD.

The Commission reviewed again a request for extension of the Waikele Memorial Park Cemetery to include an adjacent 5,149# remnant parcel of land. This matter was referred to the Planning Commission for consideration by Committee Report No. 2292 of the City Council.

The Commission on July 16, 1959, had deferred action for two weeks pending receipt of comments from the Board of Water Supply regarding the possibility of contamination of the water supply in that area. The Board of Water Supply by letter dated July 21, 1959, indicated its approval of the extension of Waikele Memorial Park for cemetery purposes. The Board of Health has also approved the proposed use.

The calling of a public hearing was authorized on motion of Mr. Centeio and second of Mr. Izumi.

ZONING CLASS A-2  
RESIDENTIAL  
KANEHOE  
KAPUNAHALA  
MAUKA SIDE OF  
KAMEHAMEHA HWY.  
CENTEX-TROUSDALE  
CO.

The Commission reviewed again a request for change in zoning from Rural Farm District, Rural Protective, and Class A-1 Residential to Class A-2 Residential for approximately 130 acres of land at Kapunahala, Kaneohe, situated on the mauka side of Kamehameha Highway north side of Kalihi Tunnel Approach Road.

The Commission previously had endorsed the 6,000# lots with a modification for 55-foot frontages. However, the Deputy Director informed the Commission that after a consultation with the Corporation Counsel, it has been determined that there are no grounds to justify the granting of a variance for 55-foot frontages.

Mr. Centeio recommended that the existing ordinance be revised so that modifications can be granted by the Commission. However, in the meantime, in order not to delay development of this area which is to be sold in fee simple, he recommended that the area be zoned to Class A Residential.

It was pointed out that the Commission had endorsed the 6,000<sup>sq</sup> lots because this zoning would provide for a more desirable type of development. The staff also recommended against Class A zoning.

The Deputy Director stated that the Subdivision Rules and Regulations are being revised and the lot width requirement could be modified to provide for 55-foot frontages for lot areas of 6,000<sup>sq</sup> or more. However, the City Council must first adopt an ordinance that would authorize the Commission to adopt rules and regulations governing the Subdivision Rules and Regulations before the Commission can take action to modify the lot width requirement. Enactment of the ordinance will take approximately two months after adoption by the Council.

Mr. Lemmon made a motion to defer action until such time as an ordinance is enacted granting the Planning Commission authority to adopt and amend the Subdivision Rules and Regulations. This motion was seconded by Mr. Izumi and carried.

A request was made by the Department of Public Instruction for the Commission to establish on the General Plan, 16.034 acres of land adjoining the City & County Park site at Aiea for the Aiea high school site. The Commission had previously looked with favor to the proposed site but had not incorporated this area into the General Plan.

The D.P.I. indicated that there is presently controversy regarding this site and the Navy site which adjoins Halawa Road. However, the D.P.I. prefers this site because it adjoins a park and the civic center site. The staff indicated that it had also recommended this site for the reasons stated. Development cost for this area is also less expensive than the Navy site.

The Commission authorized the calling of a public hearing to establish the school site on the General Plan on motion of Mr. Clark and second of Mr. Centeio.

**MASTER PLAN  
SCHOOL SITE  
AIEA**

**MASTER PLAN  
KAILUA-LANIKAI-  
KEOLU  
WANAAO STREET**

By Committee Report No. 2385, the Commission was informed that Joe Pao and Associates, developers of the Keolu-Kaelepulu residential area, were advised to proceed with the construction of improvements on Wanaao Street on the basis of a 60-foot width instead of the General Plan width of 80 feet.

The Commission noted that a public hearing was held today to reduce the width of Wanaao Street from 80 feet to 60 feet, and this reduction in width was approved by the Commission.

On the motion of Mr. Izumi and second of Mr. Centeio, the Commission approved the following street names:

**STREET NAMES  
KAPAKA  
HAYASHI SUBDVN.**

1. Street names for roadways within the Hayashi Subdivision at Kapaka:

**POKIWAI PLACE** - Deadend roadway off Kamehameha Hwy.  
Meaning: A drink of either warm or cold water with sugar and cream

**POKIWAI WAY** - Deadend roadway off Pokiwai Place.

**STREET NAMES  
WAIPAHU  
PUULANI VILLAGE  
TRACT**

**2. Street names for roadways within the subdivision at Puulani Village Tract, formerly Waipahu Town Tract, Unit II:**

- NIAU STREET** - Curved roadway extending from Kahuaiani Street to Nalii Street between Paiwa Street and Mokuola Drive.
- NALII STREET** - Roadway running thru the subdivision beginning at Mokuola Drive crossing Paiwa Street and thence terminating past Paiwa Street where its future extension will join into Kahuaiani St.
- NALII PLACE** - Deadend roadway off Nalii Street being between Mokuola Drive and Paiwa Street.
- LEINANI PLACE** - Deadend roadway off Nalii Street being mauka of Paiwa Street.
- II STREET** - Deleted from further use.

**STREET NAMES  
WAIANAE  
WAIANAE-KAI  
SUBDIVISION**

**3. Street names for roadways within the Waianae-Kai Subdivision:**

- KAUPUNI STREET** - Roadway off Farrington Highway extending into the subdivision to its terminus at Kaupuni Place.  
Meaning: Name of stream adjacent to subdivision
- KAUPUNI PLACE** - Deadend roadway off Kaupuni Street branching off in the Kaena Point direction and in the Nanakuli direction and being parallel to the O.R. & L. right-of-way.
- KANAPUA STREET** - Deadend roadway off Kaupuni Street being between Farrington Highway and Kaupuni Place.  
Meaning: Offspring of Kana, a legendary figure, who dug part of the Kaupuni Stream.

**PERSONNEL  
COMMISSION  
VICE-CHAIRMAN**

The Commission elected Mr. Cyril W. Lemmon as vice chairman of the Planning Commission upon the nomination of Mr. Izumi and second of Mr. Clark.

The Commission noted that Mr. Katsuro Miho, vice chairman, had submitted his resignation which was accepted by the Mayor.

The meeting adjourned at 3:00 p.m.

Respectfully submitted,

*Carole Kamishima*  
Carole Kamishima  
Planning Reporter

Meeting of the Planning Commission

Minutes

August 13, 1959

The Planning Commission met in regular session on Thursday, August 13, 1959, at 2:14 p.m., in the Conference Room of the City Hall Annex with Chairman John H. Felix presiding:

**PRESENT:** John H. Felix, Chairman  
Tautomu Izumi  
George Centelo  
Thomas N. Yamabe II  
Leighton S. C. Louis, Director

**ABSENT:** Cyril W. Lennon (on trip)  
Paul Keppeler  
Charles Clark

**MINUTES:** The minutes of July 30, 1959, as circulated, were approved on motion of Mr. Centelo and second of Mr. Izumi.

**PUBLIC HEARING  
GENERAL PLAN  
AIEA-HALAWA  
SCHOOL & CIVIC  
CENTER SITES**

A public hearing was held to consider the following proposed amendments to the General Plan for the Aiea-Halawa section by:

- (1) Establishing a 16-acre high school site along the Ewa boundary of Aiea Recreation Center;
- (2) Establishing a 5-acre civic center site between Alvah Scott Elementary School and the proposed Ulune Street extension; and
- (3) Extending Ulune Street from Wiliko Street to the Ewa boundary of the proposed civic center site.

Mr. Harold P. Westropp, a resident of Aiea and a member of the Aiea P.T.A., spoke against the proposed location of the high school and the civic center in the area proposed. He stated that two of the five requirements in the selection of a school site as set forth in the pamphlet "Foundation of the State Department of Education" are, first, protection of the lives and health of the children, guaranteeing safety, and second, guarantee of funds.

Mr. Westropp proceeded to cite the advantages of locating the high school on approximately 30 acres of land known as the "Navy drum storage area" situated between Aiea Stream and the Aiea-Halawa Boundary Road. Several independent surveys were made of the two sites and one of these reports made by Mr. Akinaka indicate that there would be a saving of approximately \$445,000 to \$475,000 should the Navy site be selected. There are sewer, water, electric and telephone lines leading to this area. The road is paved with asphalt and with a few road improvements, the Navy site would be the ideal location for the high school and would also cost less. The site proposed at this hearing will affect the safety of the children because of the cane hauling road and several drainage ditches. He has learned four days ago that the City has condemned the cane hauling road. However, there is a proposal by the Department of Public Instruction to extend

Ulune Street along the boundary of the cane hauling road for access to the school. This extension will take about 20 feet of the playground area. Therefore, the cost of improving this land, building box drains and access roads would be greater than the Navy site.

Commenting on the civic center site, he noted that a fire station, library, and a meeting hall are proposed to be established. He believed that locating the library in this area would deprive the use of these facilities from the children at Aiea School, Halsua School and Radford High and Intermediate School. Regarding the fire station site, he recommended its location within a triangle area where Moanalua Road and Kamehameha Highway meets in a clover leaf pattern. At this location, there is easy accessibility to various areas and the land can be made available at no cost to the City.

Mr. Westropp stated that he is not opposing the location of a high school in the area. But, he would oppose its construction until the D.P.I. indicates its selection of an area. The D.P.I., according to law, must select school sites. Upon checking the minutes of its meetings, he found no records regarding this matter. A letter of inquiry resulted in a reply that this was a County matter. Mr. Westropp made further reference to the report made by Mr. Akinaka regarding the selection of suitable sites, its acreage, and cost estimates. This report is on file in the building superintendent's office. He also presented to the Commission several photographs taken of the two areas in question.

Mr. Ned Broadbent, civil engineer and representing the Oahu Sugar Company, pointed out the economic aspect of sugar production to the Territory. Therefore, its chief concern is to see that productive lands are left for sugar production and every consideration given to use of unproductive cane land for public improvements. He stated, however, that if it is the Commission's decision that this area under consideration (Field 84) is the best location for the high school and the civic center, the Company will not oppose the selection. Mr. Broadbent then expressed concern regarding the proposed road pattern to the high school and the civic center sites. Condemnation by the City of its cane hauling road will take away its only means of transporting its cane from the area. However, the engineering consultant's plan for access to the high school site proposes the crossing of Ulune Street, portion of the cane hauling road, and taking a strip away from the playground area. He indicated the danger to pedestrians and traffic hazards resulting from trucks hauling cane and the movement of heavy equipment. He believed that the access road should be fenced off from the cane hauling road and access between the civic center and the high school sites be made by an underpass.

The Director informed Mr. Broadbent that plans are being prepared to keep the cane hauling road open for the Sugar Company's purposes; however, engineering design and traffic features to separate the cane hauling traffic and the community traffic must be studied further.

Mr. Hideo Okada, an officer of the International Longshoremen's and Warehousemen's Union, spoke on the labor situation. He stated that prior to 1946, there were two sugar companies. After 1946, upon the liquidation of

one company, the original 2,000 employees were reduced to 850 employees. In 1949, the Oahu Sugar Company lost about 3,000 acres of cane land necessitating the laying off of approximately 250 persons. Mechanization has taken away jobs from some people but not as many through loss of cane land. Therefore, the people are most concerned when it involves the loss of further cane land. He stated that the employees are thankful that they are provided with jobs for the full 12 months in a year. The lease on the land runs to 1980. He stressed that sugar and pineapple are the main industries supporting the economy of the Territory; therefore, productive lands should be retained. They are not opposed to schools and other civic improvements but would like to see the use of unproductive lands for these improvements.

Mr. Kenji Tokuno, speaking on behalf of the Aiea Community Association, stated that the Association's interest is to do what is best for the school children. Presently, approximately 600 9th and 10th grade students must go to Radford High School about three or four miles away. At a meeting of the Community Association, the matter of public transportation was discussed but it was pointed out that facilities were inadequate and it would be difficult to initiate such a project. The over-crowding at Radford High School will become more critical unless provisions are made for a new high school by 1961.

Mr. Tokuno stated that Mr. Westropp spoke at the Association's meeting recommending changes in the high school and the civic center sites. Mr. Westropp had presented a petition recommending the changes. Mr. Tokuno stated that approximately half of the 40 persons that were present at the meeting signed a petition approving the site under consideration today. (This petition was filed with the Commission.) He stated that, upon a check with the post office department, it was revealed that the proposed site would be the center of the Aiea, Pearl City, and Halawa Districts.

The petition signed by approximately 23 persons and a letter from the Aiea Community Association favoring the location of the high school and the civic center in the area proposed were read by the Commission Chairman.

Mrs. Jackson, representing the Library of Hawaii, stated that the Library is not too interested in having its facilities located in a centralized area or near high schools. Through experience it found that libraries are most useful near the shopping areas where people go to use other facilities.

The Director stated that the Planning Department has always advocated the location of libraries near the shopping areas; however, the problem of adequate funds to develop within these areas is involved. It had recommended the location of the civic center at the junction of Aiea Heights and Moanalua Roads but land acquisition cost within this area far exceeded the appropriation granted by the Legislature. Therefore, as an alternative this second site was selected.

Mr. Larry Kuriyama, a resident of Aiea and also a representative from the 10th District, expressed his concern about expediting this matter so that the students

in the high school age would be able to use these facilities by 1960. Condemnation suits to acquire the area have been filed by the City, therefore, he urged the Commission to establish these facilities on the General Plan without further delay.

Mr. Henry Nakata, deputy superintendent of the D.P.I., speaking on the selection of sites for schools, stated that major emphasis is placed on adequacy of a site. Field 84 is much more suited for a school site, especially high school, because of its acreage and location next to a playground area. The acreage requirement for high school is 25 to 30 acres. The 30-acre Navy site would not be practical for high school purposes because of elevation differences which split the area into two areas--one having approximately 18-20 acres and the other 10-12 acres. Because of this distinction of the two areas the D.P.I. is making plans to reserve the area for elementary and intermediate school sites.

In clarifying the reply that Mr. Westropp received from the D.P.I. that the selection of the site was a "county" matter, Mr. Nakata stated that "county" meant district and not the County of Honolulu. There are four districts in each county and the Superintendent of Public Instruction delegates the selection of school sites to the district superintendents. Therefore, such matters are not presented to the Commissioners of Public Instruction for action each time a school site is selected. According to Mr. Akinaka's report on site acquisition cost, it seems that the Navy site would cost less, but Mr. Nakata claimed that going on the basis of adequacy of site, Field 84 far outscores that of the Navy site.

Mr. John Loomis, from American Factors and representing the Oahu Sugar Company, presented his views on the proposed approach roads to the high school and the civic center. The Company is satisfied with the plan to have the access road leading to the high school run parallel to the existing cane hauling road; however, it is not satisfied with the access road to the civic center. He stressed that the cane hauling road should be set aside exclusively for its use because of safety factors, and that other means for access to the civic center should be made. Therefore, it opposes the proposed extension of Ulune Street. Regarding the other two items of the high school and the civic center sites, the Company opposes the proposal in principle but not too strongly.

The Director stated that studies are being made to provide separate access to the civic center and the high school by an overpass or an underpass, thereby avoiding the cane hauling road. He informed the Commission that consultations are being held with the Oahu Sugar Company regarding the economic requirement for productive cane land. Since the lease on the land will terminate in 1965 and the trend for the area is residential development, there is a great possibility that cane production all the way to Halawa may be eliminated and the entire area urbanized.

Mr. William Vannatta, living at 99-969 Aiea Heights Drive representing the Aiea Community Association and speaking as chairman of the Civic Site Improvement Committee, stated that in planning, the first requisite is to select

the best site available regardless of cost. Cost is considered later. Because the original site selected for the civic site had to be abandoned due to cost factors, this second site seems to be the most logical and best area. Regarding the high school site, Mr. Vannatta stated that there is a need for both the Field 84 site and the Navy site for school purposes. He believes, however, that the Field 84 site is more adequate for high school purposes and in the meantime negotiations could be made to set aside the Navy site for elementary and intermediate school purposes.

Mr. William Bains-Jordan, of 99-251 Iini Way, Aiea Heights, member of the Aiea Community Association and a member of the House of Representatives, reported briefly on the attempt to set aside a civic center for the Aiea district. The original site at Moanalua Road and Aiea Heights Road had to be abandoned because the legislative appropriation of \$90,000 was not sufficient to purchase this site which was appraised a year and a half ago at \$225,000. Therefore, the site under consideration today for the civic center as well as the high school site should be adopted on the General Plan as being the next best site for these facilities.

Mr. Westropp further quoted from the report submitted by Mr. Akinaka regarding the two sites. Mr. Westropp stated that he is not opposing the proposed facilities but would like to have the Commission firm their location.

Mr. Broadbent requested that Oahu Sugar Company be notified when matters involving Aiea are considered.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Centeio and second of Mr. Izumi.

The Commission voted to defer action until the presence of a fuller Commission on motion of Mr. Centeio and second of Mr. Izumi.

PUBLIC HEARING  
ZONING BUSINESS  
KALIHI  
N. KING STREET,  
BETWEEN KOPKE ST.  
& PULAA LANE  
U. YAMANE  
PROPERTIES, LTD.  
BY: SUYEKI  
OKUMURA, ATT'Y.

A public hearing was held to consider a change in zoning from Class B Residential to Business for the rear portion of parcels of land containing a total of 26,010sq situated on the mauka side of King Street between Pulaa Lane and Kopke Street, Kalihi. Presently, 90 feet mauka of King Street is zoned business. The applicant proposes to construct a business building and a drive-in restaurant on the premises.

The Commission members had visited the site. Commissioner Izumi noted that construction of the building has been started and he questioned whether this was proper.

Mr. Suyeki Okumura, attorney for the applicant, stated that he had advised the contractor not to proceed with construction until the zoning is approved; however, the contractor had proceeded in accordance with the plan but within the 90 feet business zone.

Mr. Centeio, addressing the Director, inquired whether the Director would look with favor to the continuation of business zones to the rear of existing business properties along the King Street frontage, provided that plot plans are presented. The Director replied

that he would look with favor if the addition is to an existing business development and if the additional area is owned by the same person--individual applications on separate lots will be denied.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Centeio and second of Mr. Izumi.

The Commission voted to recommend to the City Council that the change in zoning be permitted and that the Council create the necessary zoning ordinance to effectuate same, on motion of Mr. Izumi and second of Mr. Centeio.

**PUBLIC HEARING  
ZONING BUSINESS  
EWA  
FORT WEAVER ROAD  
& PAPIPI ROAD  
CAMPBELL ESTATE**

A public hearing was held to consider a change in zoning from existing Rural and Highway Protective uses to Business for approximately 5.597 acres of land situated on the west side of Fort Weaver Road approximately 300 feet north of Papiipi Road, Ewa. This is an extension of an existing business zone of 3.7 acres. Campbell Estate proposes to develop an integrated shopping center. Development plans showing the location of the buildings and the off-street parking areas have been submitted.

The Director recommended that the developers construct the street that runs along the boundary of this area as part of the over-all development project. He noted that this roadway will serve a proposed elementary school site in the interior area.

Mr. Oswald Stender, representing the Campbell Estate, stated that this roadway was planned to serve a proposed future development in the interior area after the plantation's lease expires in 1979. This roadway is not to serve the shopping center which has its own access from Fort Weaver Road and Papiipi Road but to be used in the interim by the lessees for their service trucks. Upon development of the interior area, the Estate will construct the roadway at its expense.

Mr. Clarence Short, from the Blackfield Enterprises, prospective lessee of this area, stated that Blackfield Enterprises has agreed, if it obtains a lease of this area, that in the future when the interior area is developed, it would participate in the cost of constructing this roadway. However, it sees no necessity for the improvement of this roadway at this time.

In reply to inquiries from the Director, Mr. Short stated that the developer hopes to proceed immediately with the shopping center plan. The area will be developed as an integrated shopping center on approximately 7 acres.

Mr. Director advised Mr. Short that under the provisions of the new City Charter, once the zoning change is approved and an amendment made to the General Plan, the development plan as submitted and approved becomes part of the General Plan and the developer must follow the plan as indicated. Any relocation of buildings would necessitate a re-application to amend the General Plan.

Mr. Short stated that Blackfield Enterprises intends to develop the shopping center in accordance with the plan submitted.

Mr. Ray Tilley of 91-464 Pupu Street inquired of the Director whether the relocation of a proposed bowling alley from an existing business zone across Fort Weaver Road to this proposed shopping center area would have any effect on the General Plan. He was advised that development plans for the business area across Fort Weaver Road is not part of this public hearing; that the developers are not bound by the use of a building but by the general layout of the buildings; and that should uses other than business uses be proposed, remedial action will be taken.

Mr. Stender stated that the 7 acres Blackfield Enterprises proposes to utilize will be a portion and not all of the business area. He understands that the development must follow the plan as submitted.

Mr. Centeio believed that as long as sufficient parking facilities are provided; any proposed revision of the plan can be given due consideration.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Centeio and second of Mr. Izumi.

The Commission voted to recommend to the City Council that the development plan be adopted and the change in zoning to business be permitted, and that the Council create the necessary zoning ordinance to effectuate same on motion of Mr. Centeio and second of Mr. Izumi.

**PUBLIC HEARING  
ZONING CEMETERY  
USE  
WAIKELE  
WAIKELE MEMORIAL  
PARK  
STANDARD INVEST-  
MENTS, LTD.**

A public hearing was held, pursuant to Finance Committee Report No. 2292 of the City Council, to consider the application of the Waikele Memorial Park for the establishment of a cemetery in an existing Rural Class A-1 Residential District at Waikele, Ewa, situated on the mauka side of Waikele Road about 150 feet makai of Farrington Highway and rear of the Leeward Bus Terminal Building. This is an extension of the existing Waikele Memorial Park Cemetery. The area is a remnant parcel and contains 5,149 $\frac{1}{2}$ .

The Director reported that the requirements of the Board of Health and the Board of Water Supply have been complied with and he sees no objection to the proposed use because it is a logical extension of the present cemetery use. He pointed out that off-street parking facilities have not been provided; however, since this small cemetery is in the rural area, there may not be a parking problem. The Commission noted that provisions for off-street parking facilities within cemeteries are not mandatory by law.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Centeio and second of Mr. Izumi.

A motion was made by Mr. Izumi, seconded by Mr. Centeio, to recommend to the City Council that the establishment of a cemetery be permitted and that the Council create the necessary zoning ordinance to effectuate same. The motion was carried.

ZONING GENERAL  
INDUSTRIAL  
WAIKU  
98-391 & 98-409  
KANEHANA HWY.  
HENRY Y. MIZUMOTO  
BY: RICHARD M.  
KAGEYAMA

The Director recommended that a public hearing be authorized to rezone approximately 14,662± of land situated on the makai side of Kanehaha Highway at Waiau from Business and Highway Protective uses to General Industrial. He is making this recommendation on the basis that the Commission had granted industrial zoning for a large acreage of land situated on the same side of the street without giving consideration to the request of the Territorial Highway Department for a setback and to the recommendations of the Chief Engineer's office and the consultants under the Urban Planning Grant for stream widening provisions and establishment of a park site.

The Director stated that the attention of the developer should be called to the fact that sewage disposal facilities are not adequate to handle any heavy industrial development; that open storage should not be permitted; that the Territorial Highway Department has submitted its comments relative to the future defense highway system; and that the development plan as submitted will become part of the General Plan and must be complied with.

The Commission authorized the calling of a public hearing on motion of Mr. Centeio and second of Mr. Izumi.

ZONING BUSINESS  
MANOA  
EAST MANOA ROAD  
HIROTOSHI  
YAMAMOTO  
BY: SAKAE  
TAKAHASHI, ATT'Y.

The Director recommended that a public hearing be authorized to extend an existing business district to include an additional 5,893± of land situated on the Koko Head side of East Manoa Road between Koaniani Way and Keama Place. He is making this recommendation because the applicant is merely expanding his present business structure and setting aside the interior area for off-street parking purposes. Development plans have been submitted showing the location of the business structures and the off-street parking areas.

The Director stated, however, that he would not recommend any new business areas in Manoa because this area is over-zoned for business in relation to its population. The Commission in 1958 had zoned approximately 4 acres for business at Huapala Street which is still undeveloped, and there are many other business areas not used for that purpose.

Mr. Centeio was of the opinion that property owners adjoining existing business areas should be given equal rights for business zoning.

Mr. H. Yamamoto, the applicant, present before the Commission stated that improved business has necessitated the expansion of his finance company and real estate offices. He hopes to proceed immediately with construction as soon as construction plans and financing are completed. The project should be completed within one year.

The Director advised Mr. Yamamoto that he must develop the area as one project and follow the plans as submitted. Mr. Yamamoto stated that he will follow the development plan as submitted with a slight modification. The building will be setback approximately 4 feet from Manoa Road to provide for a planting strip.

This matter was taken under advisement on motion of Mr. Izumi and second of Mr. Centeio.

A motion to authorize the calling of a public hearing to consider the change in zoning to business was made by Mr. Izumi and seconded by Mr. Centeio. Mr. Centeio's motion to amend the previous motion to include that the Commission would look with favor to business zoning for the adjoining parcel of land died for want of a second.

The motion to authorize the calling of a public hearing was carried unanimously.

**ZONING GENERAL  
INDUSTRIAL  
KALIHI  
1731 HAU STREET  
CHARLES K.  
TAMASHIRO**

The Commission, on motion of Mr. Izumi and second of Mr. Centeio, authorized the calling of a public hearing to consider the change in zoning from Class A Residential to General Industrial for a 10,000 $\pm$  parcel of land situated on Hau Street, Kalihi.

The Commission noted that this area makai of Dillingham Boulevard was designated as desirable for industrial uses provided that the streets were improved. The applicant has posted an agreement to guarantee construction of the necessary street improvements in accordance with the Chief Engineer's requirements. The applicant proposes to erect a combined office and warehouse building.

**ZONING BUSINESS  
PAHAA  
1752 KALAKAUA AVE.  
DAVID A. & DOLLY  
ESPINDA  
BY: WILLIAM S.  
RICHARDSON, ATT'Y.**

The Commission reviewed a request for change in zoning from Hotel and Apartment to Business for the rear portion of a parcel of land containing 27,521 $\pm$  situated on the mauka side of Kalakaua Avenue being the Lippy's Service Station premises. The property is presently being used as a service station, used car lot and repair shop.

The applicant has submitted development plans showing the removal of all existing structures and replacement with new improved facilities. The premises will be used for the same purpose that it is presently being used.

The Director stated that extension of the business area for used car lot and minor automobile repair service may be permitted; however, any major automobile repair service, such as, fender work, painting, and other use which may create a nuisance to the surrounding apartment uses should not be permitted.

The Commission noted the development of apartment dwellings in the area and voted to visit the site on motion of Mr. Centeio and second of Mr. Izumi.

**ZONING CLASS A-2  
RESIDENTIAL  
KANEHOHE  
KAPUNAHALA  
MAUKA SIDE OF  
KAMEHAMEHA HWY.  
CENTEX-TROUSDALE  
CO.**

The Commission reviewed again a request for change in zoning from Rural Farm District, Rural Protective, and Class A-1 Residential to Class A-2 Residential with a modification for 55-foot frontages for approximately 130 acres of land at Kapunahala, Kaneohe, situated on the mauka side of Kamehameha Highway north side of Kalihi Tunnel Approach Road. The applicant proposes to sell these lots at fee simple within the price range of the low-middle-income group.

The Director stated that the Corporation Counsel's office advised that there are no basis to grant a variance for 55-foot frontages. Therefore, the Commission had considered the possibility of amending the zoning laws to provide for 55-foot frontages on 6,000 $\pm$  lots. The Director does not recommend this change because development of an orderly subdivision with adequate lot width to provide for privacy between properties is an important

element of single family residential ownership. The 6,000# lot with 60-foot frontage is most desirable. However, it is understood that on the basis of 60-foot frontages, the developers will not dedicate to the City the 18-1/2 acres for school and park purposes originally proposed for dedication had the 55-foot frontages been approved. Therefore, the establishment of a school and a park site on the General Plan must be considered after more definite plans to firm their location are made. The Director also understands that the developers will dedicate to the City the right-of-way for the 120-foot General Plan roadway connecting Kalihi Tunnel Approach Road with Kahaluu.

Mr. William T. Vickrey, representing Trousdale-Murchison, developer, confirmed that the developers will dedicate the right-of-way for the roadway and that they cannot dedicate the school and park site. At present they have no plans to develop other areas for low priced houses on 5,000# or 6,000# lots.

A motion to authorize the calling of a public hearing to consider a change in zoning to Class A-2 Residential with 60-foot frontages was made by Mr. Izumi, seconded by Mr. Yamabe, and carried.

**GENERAL PLAN  
MANOA  
STREET PATTERN  
KOLOWALU STREET**

The Director recommended that the following amendments to the General Plan street pattern for a portion of Manoa Valley be considered:

(1) The extension of Kolowalu Street to Alaula Way be eliminated and in lieu thereof Kolowalu Street be joined with East Manoa Road. Kolowalu Street to be widened to its general plan right-of-way of 76 feet from East Manoa Road to Kahaloa Drive. In this manner, one hazardous intersection of Alaula Way and Oahu Avenue will be eliminated. Eventually, East Manoa Road could be widened with parking prohibited on both sides to handle traffic volume.

(2) Oahu Avenue and University Avenue junction be improved to provide for a smoother transition and that the property line radii for various corners be established.

(3) The 56-foot roadway proposed for upper Manoa, Bishop Estate lands, be brought down further makai to provide for better circulation of traffic. The Director stated that cost of improvements will be about the same.

The Commission authorized the calling of a public hearing to consider the amendments to the General Plan street layout for Manoa on motion of Mr. Centeio and second of Mr. Izumi.

The Director noted that a proposed school and park site on Bishop Estate land was delineated on the map. Planning Department staff W. Kim stated that the Department of Public Instruction had requested a school and park site in upper Manoa. The Director requested deferment until further studies could be made regarding this matter.

A motion to reconsider the previous action taken was made by Mr. Centeio seconded by Mr. Izumi and carried. A new motion was made to defer action for two weeks on motion of Mr. Centeio and second of Mr. Izumi. The motion was carried.

GENERAL PLAN  
WAIMANALO  
COMPREHENSIVE  
ZONING PLAN

The Commission, on motion of Mr. Yamabe and second of Mr. Centeio, voted to authorize the calling of a public hearing to consider establishing on the General Plan, the long-range, comprehensive physical development of Waimanalo as submitted by the Land Commissioner of the Territory of Hawaii and as shown on Plate 17 of the report "A General Plan for Waimanalo Valley" prepared by Harland Bartholomew and Associates for the Land Commissioner.

The Commission, on motion of Mr. Yamabe and second of Mr. Centeio, recommended approval of the following street names and authorized the transmission of same to the City Council for approval:

STREET NAME  
HAKIMO PLACE  
WAIANAE

1. Street name for a private roadway off Hakimo Road, Waianae:

HAKIMO PLACE - Deadend roadway off Hakimo Road being on the Makaha side of and mauka of Paakea Road.

STREET NAME  
WAIALAE-IKI  
KIAI PLACE

2. Street name for a roadway within the Golf Course Addition Subdivision at Waialae-Iki:

KIAI PLACE - Deadend roadway off Poola Street and being mauka of Poola Place.

Meaning: To overlook

STREET NAME  
KANEHOE  
MAKAHIO TRACT

3. Street names for roadways within the Makahio Tract, Kanehoe:

MAKA STREET - Roadway off Makahio Street to be extended in the future to join with Lilipuna Road; being between Makalena Street and Wailele Road.

Meaning: Eye; beloved one; point; mesh of a net

MAKAHIO STREET - Extension of an existing roadway so that it extends through this subdivision running makai until it ties into Wailele Road.

The meeting adjourned at 4:30 p.m.

Respectfully submitted,

*Carole A. Kamishima*  
Carole A. Kamishima  
Planning Reporter

Special Meeting of the Planning Commission

Minutes

August 24, 1959

The Planning Commission met in special session on Monday, August 24, 1959, at 3:15 p.m., in the Conference Room of the City Hall Annex with Chairman John H. Felix presiding:

**PRESENT:** John H. Felix, Chairman  
Cyril W. Lemmon  
Tsutomu Izumi  
Thomas N. Yamabe II  
Paul K. Keppeler  
Charles G. Clark  
Leighton S. C. Louis, Director

**ABSENT:** George Centeio

**GENERAL PLAN  
CIVIC CENTER  
POLICE STATION  
SITE AT "SEARS"**

The Director explained that the purpose of this special meeting is to consider City Council Resolution No. 576 resolving that the General Plan of the City and County of Honolulu be amended to include the parcels of land formerly occupied by Sears, Roebuck & Co., Ltd., for public uses and public purposes. The primary use of this site is for the Police Department; however, other City functions, such as, the Parks Board, the Fire Department, the Emergency Hospital, the Treasurer's Office, etc., will also be located there. The City has entered into a contract to purchase this site but a legal technicality has arisen so that before the City can expend funds for improvements or purchase, the area must be within the general plan for public uses and purposes.

The Director advised the Commission not to be influenced by legal aspects. Their decision should be based on what is considered good planning principles. He indicated that the area bounded by Kapiolani Boulevard, Hotel Street, Alapai Street, and Beretania Street is in the General Plan for Civic Center purposes and it was recommended that the Police Station be located there. The former City Planning Commission has always advocated the Civic Center plan to centralize all public facilities in one area. The Police Department within this area would be near the center of island population, together with other public facilities and away from the residential areas.

The Director further explained that the City decided to purchase the "Sears" site because land and improvement costs were less than the Civic Center area. This matter was placed before the Commission previously and it had endorsed the Civic Center plan with the establishment of the Police Department in the area. An economic report prepared for the Downtown Improvement Association stated that one of the reasons given for maintaining the Civic Center near the downtown area, was that government employees formed a strong purchasing bloc for retail stores. Therefore, relocation of the Civic Center would be a great detriment to the downtown area.

The Director further advised the Commission that recommendation of the "Sears" site for police and other public uses will necessitate the calling of a public hearing to establish these uses on the General Plan. However, a disapproval recommendation will go directly to the City Council for final action by that body. In the event the Police Department should locate at the "Sears" site, the area within the Civic Center earmarked for police use could be allocated for other governmental agencies.

In discussing this matter, the Commission noted that it had recommended the location of the State Capitol in the Civic Center area. It stated that to consider the "Sears" site for public purposes would be inconsistent with its position taken in the past to centralize these facilities. Although the City is bound by a contract to purchase this property, the Commission believed that the principle of good planning should be the basis of its decision. It voted to disapprove the proposed amendment to the General Plan for inclusion of the "Sears" site for public uses and purposes on motion of Mr. Izumi and second of Mr. Lemmon. Mr. Keppeler voted in the negative. He stated that numerous studies were made before reaching the decision to acquire the "Sears" site for the police station.

On motion of Mr. Lemmon and second of Mr. Izumi, the meeting was adjourned at 3:40 p.m.

Respectfully submitted,

*Carole A. Kamishima*  
Carole A. Kamishima  
Planning Reporter

Meeting of the Planning Commission

Minutes

August 27, 1959

The Planning Commission met in regular session on Thursday, August 27, 1959, at 2:10 p.m., in the Conference Room of the City Hall Annex with Chairman John H. Felix presiding:

**PRESENT:** John H. Felix, Chairman  
Cyril W. Lemmon  
Tutomu Izumi  
Thomas N. Yamabe II  
Paul Keppeler  
Charles Clark  
Leighton S. C. Louis, Director

**ABSENT:** George Centeio

**MINUTES:** The minutes of August 13, 1959, as circulated, were approved on motion of Mr. Lemmon and second of Mr. Izumi.

**PUBLIC HEARING  
GENERAL PLAN  
WAIMANALO  
COMPREHENSIVE  
ZONING PLAN**

A public hearing was held to consider the proposed General Plan for the long-range, comprehensive physical development of Waimanalo as submitted by the Commissioner of Public Lands of the Territory of Hawaii and as shown on Plate 17 of the report "A General Plan for Waimanalo" prepared by Harland Bartholomew and Associates for the Land Commissioner.

The Director stated that the last Legislature of the Territory of Hawaii enacted Act 159 approving the plan of the Commissioner of Public Lands for the development of Waimanalo Valley and authorizing the Commissioner of Public Lands to proceed with the execution of said plan. A map showing the various uses proposed for the area was shown. The plan provides for agricultural uses, park and school sites, public facilities, shopping centers, single family residential, duplex and apartment areas, resort areas, recreational areas, military uses, light industrial areas, and the necessary major roadways.

Several questions were raised by those present in the audience. A woman questioned the reason for including in this plan the proposed use for Bellows Field when it has not been returned to the State of Hawaii by the Federal Government. The Director explained that in planning, consideration is given to the fact that there is a possibility the land will be returned and when it is returned, the portion of land use should be as considered.

Other questions raised were as follows: The time schedule for development of the commercial area near Wailea Street after the plan is approved; the reason for expanding the park up to Wailea Street when the present park area seems sufficient; will the City relocate a person whose land is taken for this project; will the City exchange business land taken for another business land?

The Director stated that the development of the commercial area is dependent upon progress of development in the

surrounding area. When the population of the area justifies expansion of the business area and the owner of the property is ready to proceed with development plans, the area will be zoned. The reason for expanding the park is to provide for the anticipated increase in population 10-20 years hence. One of the requirements of an urban community is expansion of recreational facilities. In the matter of relocation or land exchange, the Director stated that he cannot give specific answers; however, it is the usual practice of governmental agencies to compensate the land owner for the present market value for his land. Market value is established at the time the government condemns the land or when negotiations are made to sell.

Mr. George Luther, from the Land Commissioner's office, commented that the road shown on the map is not Wailea Street and that the park will not encroach into the Commercial area. He stated that development of the first stage, which is the homestead land, will be initiated as soon as sufficient water can be provided; but, a definite time schedule for development cannot be given.

Mr. Arthur C. Lum, living at 41-026 Wailea Street, stated that he would oppose any plan which would provide for hog raising. He believed that there were other areas on the island suitable for such use.

Another representative from the Land Commissioner's office, Mr. George Siu, stated that areas for farming are reserved in the Valley area. Whether or not hog raising is considered farming, he is not in a position to answer that. However, studies are being conducted by consultants to locate areas suitable for the hog raisers. Mr. Siu stated that he believes dairies fall within the meaning of farming and provisions for these uses can be made. He is not in a position to say when development of these uses will be started.

The Director reported that the Planning Department is making a detailed study of agricultural land uses, particularly diversified agriculture, farm uses, and hog raising, for the whole island of Oahu and how these uses affect the urban and urbanizing areas. The planning consultants hired by the Commission under the Urban Planning Grant Contract have also reviewed the Waimanalo plan and they have endorsed it.

A farmer in the audience expressed his concern regarding the availability of farm land in light of many subdivision of farm lands into residential lots.

Mr. Wing Kee Lee stated that he will lose about half of his property, which is four business lots, due to the proposed highway.

Mr. Siu replied that acquisition of properties for the highway will be managed by the Hawaii State Highway Department. The initiation date of the highway project is not known; however, he understands that the Highway Department is conducting preliminary surveys. In reference to water, the Board of Water Supply is discussing this matter with the Hawaii Water Authority. Water must be available before the first stage of development can be started. Mr. Siu also stated that several meetings were

held by the Land Commissioner with the Waimanalo community regarding this matter.

A woman inquired about development plans for the plantation areas makai of the present highway. The Director stated that light industrial uses are proposed and upon submission of proper development plans and construction of the necessary street improvements and utilities, the area will be zoned for that use. Another woman believed that land for farm uses and home sites was more important than golf course and resort areas as proposed in the plan.

The Director then explained that the purpose of adopting a General Plan for Waimanalo is to provide for a guide for future development in an orderly manner. The plan is flexible and may be changed from time to time as the conditions change. Regarding Bellows Field, it is State land set aside for the exclusive use of the military and upon termination of such use, the land will revert to the State of Hawaii.

The Commission closed the public hearing and took the matter under advisement on motion of Mr. Lemmon and second of Mr. Izumi.

In discussing this matter, the Commission noted that the General Plan for the island of Oahu being prepared by the Oahu Planning Associates is expected to be completed by February, 1960. Several members believed that the result of this study should be known before the Commission act on the Waimanalo plan.

A motion was made by Mr. Yamabe, seconded by Mr. Clark, to defer action until such time as the General Plan for the entire island of Oahu is completed and approved.

The Director pointed out to the Commission that a letter dated April 2, 1959, is on file from the Oahu Planning Associates stating that, after reviewing the elements of the proposed General Plan for Waimanalo Valley, they believe that the plan as shown in the report is basically sound and recommended that the Planning Commission give favorable consideration to it. They also recommended that the Commission take steps to zone the area for the respective uses proposed and adopt the plan for streets, highways, schools and recreational facilities. The Director stated that the Land Commissioner is anxious to have the plan adopted so that preliminary studies for water and other requirements can be started. Specific uses can be zoned later but general uses should be delineated in the area as a guide to orderly development. He reminded the Commission of the enactment of Act 159 by the Legislature approving the plan. He understands that the Legislature took into consideration the proposed land uses for other lands on Oahu owned by the State of Hawaii before making its decision.

Commissioner Yamabe stated that he is not for or against the plan but is requesting deferment because of the change in status from a Territory to a State. There will be changes in the land law and a new land commissioner appointed. Commitments made by the present land commissioner may not be maintained by the new commissioner. Therefore, under the present status of the state government, it would be difficult to say that the plan is feasible at this time.

The Director reiterated his stand regarding the adoption of a General Plan at the present time. He stated that a delay would hinder development of needed residential lots and development of the Waimanalo district.

A vote was then taken on the motion to defer action. The motion was carried. Commissioners Felix and Izumi voted in the negative.

**ZONING HOTEL & APT.  
BUSINESS, & CLASS  
A-1 RESIDENTIAL  
MAILI, WAIANAE  
MOKULEIA RANCH  
& LAND CO., LTD.**

The Commission reviewed a request from the Mokuleia Ranch and Land Co., Ltd., to rezone 39.5 acres of land at Maili, Waianae, situated on the makai side of Farrington Highway from Rural Protective and Rural Highway Protective to Hotel and Apartment, Business, and Class A-1 Residential. A resort-hotel development is proposed and the plan includes a 2-acre private park, two small business areas for restaurants, curio and other convenient shops to serve the resort-hotel development, and a regional shopping center of approximately 3 acres as part of the over-all Maili development plan.

The Director informed the Commission that this application was considered by the Commission in October, 1958, and action was deferred pending completion of a General Plan for the Waianae district. In a preliminary report submitted in June, 1959, by the urban planning consultants, the Maili beach area was recommended for resort development. The area requested for rezoning falls within the area set aside for resort purposes.

Mr. George Houghtailing elaborated further on the resort development. He stated that the development will consist of cottage type apartments of two stories and duplexes with 4 to 5 units per acre. The small business areas are to provide for restaurants and other accessory uses as part of the resort development because the present laws do not allow for such accessory uses unless they are within hotels with 20 rooms or more. He pointed out that the plan as submitted complies with the preliminary over-all plan for the Maili-Waianae-Makaha area. He believed that the Commission should encourage this type of development within an area desirable for visitor attraction.

Mr. Lemmon questioned the need of a regional shopping center in Maili and its location on the makai side of the highway. He believed that the shopping center should be located on the mauka side where residential development exists and is expected. He was against the proposed layout of the cottages which gives a crowded appearance and creates high density.

Mr. Houghtailing stated that the mauka area is developed in a haphazard manner. It is homestead land owned by several people making it difficult to negotiate for a shopping center development. The interior area is used for diversified agriculture and farming and may remain in those uses for many years. Because land is available on the makai side and the fact that when the Kaena Point Road is opened, traffic from the Waialua area will be concentrated on the makai side of the highway, it would seem logical to locate the shopping center on the makai side. This shopping center would also serve as a buffer to shield the resort development from the dilapidated development across the street.

Mr. Houghtailing explained that the location of the cottages is only graphical and there will be no high density because the development will have only 4 to 5 units per acre. He stated that use of the facilities in the area is for the tourists as well as local residents.

After further discussion, the Commission voted to take the matter under advisement on motion of Mr. Izumi and second of Mr. Lemmon.

The Commission then discussed whether or not to adopt the proposed resort center development as part of the General Plan for Maili and zone the area as indicated. Some members were of the opinion that the adoption of this plan should be withheld pending a complete report for the Waianae area.

The Director pointed out that the consultants in their report on the Kaiser noxious zoning application have submitted a letter approving this area for resort development as part of the over-all plan. The Director stated that the proposed plan with the small business areas to serve the resort area seem logical for the area but he objects to any regional shopping center for the Maili area in the proposed location until a more detailed study is made.

The Commission noted that the applicant is ready to develop the area. Therefore, in order to expedite this matter, it stated that the business area should be excluded until more definite studies have been completed.

A motion to authorize the calling of a public hearing to establish the area at Maili Beach on the General Plan for resort purposes was made by Mr. Lemmon, seconded by Mr. Izumi, and unanimously carried. (Commissioner Clark was not present at the time of voting.)

**ZONING APARTMENT  
DISTRICT "C"  
MOILILI  
KALO LANE**

The Planning Director recommended that the area mauka of King Street and Koko Head of University Avenue be zoned for apartment uses so that the interior areas may be developed. He informed the Commission that the former City Planning Commission made a commitment that this area will be zoned for apartment uses upon the initiation of an improvement district to construct the 44-foot deadend roadway. He stated that the improvement district has been initiated and the City is ready to construct the roadway. The area is presently zoned for restricted residential uses. The J. M. Tanaka's property fronting Varsity Place was zoned for hotel and apartment and restricted business uses. He further recommended that the existing business zone for properties fronting University Avenue be extended to include the remaining portions of the lots for business use. The present Kalo Lane cuts a business property in half leaving two triangular areas. Since the back half of the property would front the new roadway, he recommended that this portion be zoned for apartment use. An adjoining property could have its business zoning extended but since it would front the new roadway, the Director also recommended that this portion of the property be zoned for apartment use.

Mr. George Houghtailing stated that assessments have been established on the basis of apartment uses. Therefore, should business uses be proposed along this new roadway,

costs and assessments must be revised.

Mr. Lemmon suggested that the triangular shaped lot proposed for apartment use be readjusted to provide for a more suitable lot for development.

A motion to authorize the calling of a public hearing to consider Apartment District C zoning with a modification of the plan as suggested by Mr. Lemmon, was made by Mr. Clark, seconded by Mr. Izumi, and carried.

GENERAL PLAN  
PARK SITE  
ZONING HOTEL & APT.  
KAPALAMA  
KOEKA STREET  
HIRANO BROTHERS, LTD.  
BY: ROY E. TAKUSHI  
ATTORNEY

The Planning Director recommended that the General Plan for the Kokea Street area at Kapalama, between Vineyard and King Streets, be amended to delete the park site and zone the said area for hotel and apartment uses. The former City Planning Commission had stated that, if the applicant can comply with the requirements of the Honolulu Redevelopment Agency to provide housing for displaced persons in the middle income group, the Commission will look with favor to the change in zoning. The Director stated that the applicant has complied with the request and except for the drafting and execution of certain documents to conclude the agreement with the Agency, the project can be commenced within a short time.

Mr. Lemmon inquired whether the Parks Board was notified of this proposal and whether or not provisions for an alternate park site in the immediate vicinity had been made. He is not against the project but believed strongly that an alternate park site should be established.

The Director stated that the Parks Board was advised of this proposal and by letter dated September 23, 1958, it stated that it believes the park site should not be removed from the General Plan unless definite provision is made for public recreational facilities elsewhere in the area. By Committee Report No. 3469 dated September 16, 1958, the Board of Supervisors stated that there are no city funds available at this time to acquire the park site.

The Director informed the Commission that this area at Kapalama was declared to be blighted and suitable for renewal and redevelopment studies by the City Planning Commission. Since the Redevelopment Agency in its study of the Kokea Project stated that provisions for a park site in the immediate vicinity will be made, the Commission had stated that it will look with favor to the project. A schematic redevelopment plan for the Kapalama area was shown to the Commission. The Director stated that until the area is redeveloped, the exact location of the park site cannot be shown. He believes the Agency will not be able to initiate its redevelopment studies within the next five years.

The Commission voted to authorize the calling of a public hearing for hotel and apartment zoning subject to receipt of assurance from the Honolulu Redevelopment Agency that in its redevelopment plan for this area, it will provide for a park site. The motion was made by Mr. Izumi seconded by Mr. Yamabe and unanimously carried. (Mr. Clark was not present at the time of voting.)

**GENERAL PLAN  
SCHOOL SITE  
MANOA**

The Planning Director recommended that a public hearing be authorized to establish on the General Plan a 9-1/2 acre area for a new elementary school in the Manoa district to replace Noelani School, the former Manoa Housing School. The proposed area is the lower portion of the former Manoa Housing land. The Director stated that a study of population density and the number of elementary school students anticipated in the area shows that two elementary school sites in the Manoa area should be sufficient. The Department of Public Instruction which had requested a third elementary school site in the area was so advised.

Mr. Keppeler inquired whether the 9-1/2 acres included a park site. He believed that the City may not look with favor unless provisions for a park site are made also.

The Director stated that the Parks Board has not made a request for a park site; however, it was his understanding that the area was a combined school and park site. He recommended that the Commission authorize a public hearing.

A motion to authorize the calling of a public hearing subject to receipt of comments from the Parks Board and the D.P.I. regarding a park site was made by Mr. Lemmon seconded by Mr. Izumi and unanimously carried. (Mr. Clark was not present.)

**GENERAL PLAN  
MANOA  
STREET PATTERN  
KOLOWALU STREET**

The Commission considered again a recommendation of the Planning Director to authorize the calling of a public hearing to amend the General Plan street pattern for a portion of Manoa Valley. The proposal is to extend Kolowalu Street to join with East Manoa Road in lieu of Alaula Way. In this manner, one hazardous intersection of Alaula Way and Oahu Avenue will be eliminated. Another hazardous traffic situation will be eliminated because there is a steep grade of about 12% for a distance of 250 feet from Alaula Way to Pamoia Road. Engineering-wise, a roadway at this location can be constructed, but, traffic-wise, it is not desirable. A study of traffic flow and assignments show that the bulk of traffic exit from East Manoa Road towards Punahou Street and enter the upper valley from the Punahou direction. Kolowalu Street is to be widened to its general planned right-of-way of 76 feet from Kahaloa Drive to East Manoa Road. Eventually, East Manoa Road could be widened from its present 50-foot right-of-way to handle traffic volume.

Another proposal is to locate further makai a 56-foot general planned roadway in upper Manoa. The new location would provide for better circulation of traffic and be of better service to the residents. The cost of improvements may be equal to or less than the original proposal.

Mr. Lemmon believed that the revised plan was practical but he expressed his doubts about the "bottle neck" created at the intersection of Kolowalu Street and East Manoa Road. Since Kolowalu Street is a 76-foot right-of-way while East Manoa Road is 50-foot, he believed that that portion of East Manoa Road between Kolowalu Street and Oahu Avenue should also be widened to a 76-foot right-of-way.

The Director stated that at the time East Manoa Road was master planned, a 76-foot right-of-way was proposed; however, the property owners were against it and a 50-foot right-of-way was established. Therefore, the Planning Commission had established Kolowalu Street as the major arterial. Because of the revised street pattern, the City Council was requested to approve the widening of East Manoa Road between Oahu Avenue and Kolowalu Street to a 76-foot right-of-way; however, the Council had denied this proposal on the basis that an improvement district to widen East Manoa Road was done only five years ago, and that the property owners may be unwilling to initiate another improvement district.

The Director stated that by widening East Manoa Road from its present pavement width of 36 feet to 40 feet and restricting parking on both sides of the street, this roadway may be able to handle traffic for some time. Eventually, he believed that volume of traffic would force the widening of East Manoa Road to a 76-foot right-of-way. He also stated that an improvement district to construct Kolowalu Street is about to commence and the interior areas are ready for development.

A motion to authorize the calling of a public hearing to amend the street pattern for Manoa was made by Mr. Yamabe seconded by Mr. Izumi and carried. Messrs. Lemmon and Clark voted in the negative. They believed that East Manoa Road between Oahu Avenue and Kolowalu Street should also be widened on an equal basis with Kolowalu Street.

ZONING HOTEL & APT.  
KEWALO  
1136 RYCROFT ST.  
MRS. YUK C.S. CHUN

The Commission, on motion of Mr. Lemmon and second of Mr. Izumi, authorized the calling of a public hearing to consider a change in zoning from Class A Residential to hotel and apartment for a parcel of land situated at the corner of Rycroft Street and Laua Way.

The Commission had visited the site. The Commission noted that this property is situated within the area designated as desirable for apartment development. It also noted that the applicant has posted an agreement to guarantee construction of the necessary street improvements and utilities in accordance with the Chief Engineer's requirements.

ZONING BUSINESS  
PAWAA  
1752 KALAKAUA AVE.  
DAVID A. & DOLLY  
ESPINDA  
BY: WILLIAM S.  
RICHARDSON, ATT'Y

The Commission members had visited the site at 1752 Kalakaua Avenue being the premises of the Lippy's Service Station and Used Car Lot. A request for change in zoning from Hotel and Apartment to Business for the rear portion of the property containing 27,521sq was made.

The property is presently being used as a service station, used car lot and repair shop and the applicant proposes to replace these facilities with new improved facilities.

The Commission stated that the extension of the business zone seem logical; however, it recommended that a setback of 10 to 20 feet be provided from the stream situated in the back portion of the property tract as a buffer from the apartment development in the area.

A motion to authorize the calling of a public hearing to consider the change in zoning to Business with a provision that a 10-foot setback and planting strip from the stream be established was made by Mr. Clark, seconded by Mr. Lemmon, and carried.

The Commission, on motion of Mr. Yamabe and second of Mr. Izumi, recommended approval of the following street names and authorized the transmission of same to the City Council for approval: Mr. Clark voted in the negative.

**STREET NAMES  
EWA BEACH  
KIMO PELEKANE  
TRACT**

1. Street names for roadways within the Kimo Pelekane Tract at Ewa Beach:

- HAILIPO STREET** - Roadway extending from Pupu Street to Pohakupuna Road and being on the Honolulu side of Akua Street.  
Meaning: A sting Ray
- PUPU STREET** - Extension of an existing roadway.

**STREET NAMES  
KAILUA  
KALAHEO VILLAGE  
SUBDIVISION, UNIT  
20**

2. Street names for roadways within the Kalaheo Village Subdivision, Unit 20:

- ILIMANO STREET** - Extension of existing roadway to its terminus at the park and school site.
- ILIAINA STREET** - Extension of existing roadway terminating past Ilipilo Street.
- MOKAPU BOULEVARD** - Extension of existing roadway.
- ILIKUPONO STREET** - Roadway extending from Mokapu Blvd., in a mauka direction and being between Ililani and Ilipilo Streets.  
Meaning: A nearly independent land division within an ahupuaa which pays tribute to the King only.
- ILIPILO STREET** - Roadway from the Kawainui Canal running in a mauka direction to its terminus at the park and school site.  
Meaning: An efficient farmer.

**ZONING INDUSTRIAL  
EWA,  
BARBER'S POINT  
JAMES CAMPBELL  
INDUSTRIAL PARK**

The Commission received and placed on file Committee Report No. 2613, advising the Commission that the request to delete sidewalks within the second increment of James Campbell Industrial Park is in order inasmuch as the Revised Ordinances of Honolulu, 1957, do not provide for the construction of sidewalks outside the City of Honolulu except in Wahiawa.

Mr. Izumi stated that an ordinance should be enacted to require other areas beside Honolulu and Wahiawa to have sidewalks. The Director stated that the Subdivision Rules and Regulations are presently being revised and provision for this requirement is being made.

**URBAN PLANNING  
GRANT CONTRACT**

The Commission requested an informal meeting with the Oahu Planning Associates, planning/consultant under the Urban Planning Grant Contract, to review its progress of work, on motion of Mr. Lemmon and second of Mr. Izumi. The Director is to arrange for a meeting date.

**MISC.  
INFORMAL ATTIRE  
FOR COMMISSION  
MEMBERS**

Mr. Lemmon made a motion to permit members of the Commission to be attired in plain sport shirts during the summer months and until such time the Chairman indicates that they should wear the conventional shirt, tie and coat. No gaudy aloha shirts are permitted. The motion was seconded by Mr. Izumi and unanimously carried.

MISC.  
ROBERT'S RULES  
OF ORDER

"Robert's Rules of Order", a book on parliamentary procedure was distributed to each Commission member with a proviso that it be returned to the Planning Department upon the member's termination as a Commission member.

MISC.  
HAWAII PLANNING  
INSTITUTE, 1959

The Chairman announced that the 1959 Hawaii Planning Institute is to be held on September 17 and 18, 1959, (Thursday and Friday) at the Sheraton Meeting House, Princess Kaiulani Hotel, Waikiki. Various topics on planning will be discussed. He requested that each member make an attempt to attend this conference.

The meeting adjourned at 5:00 p.m.

Respectfully submitted,

*Carole A. Kamishima*  
Carole A. Kamishima  
Planning Reporter

Meeting of the Planning Commission

Minutes

September 10, 1959

The Planning Commission met in regular session on Thursday, September 10, 1959, at 2:15 p.m., in the Conference Room of the City Hall Annex with Chairman John H. Felix presiding:

PRESENT:

John H. Felix, Chairman  
Cyril W. Lemmon  
Tutomu Izumi  
Thomas N. Yamabe II  
Paul Keppeler  
Charles Clark  
Leighton S. C. Louis, Director

(Mr. Frederick Barnes, planning commissioner from Orange County, California, was present as a guest of Mr. Felix)

ABSENT:

George Centeio

MINUTES:

The minutes of August 27, 1959, and the special session minutes of August 24, 1959, were approved on motion of Mr. Izumi and second of Mr. Yamabe.

PUBLIC HEARING  
ZONING HOTEL & APT.  
KEWALO  
1136 RYCROFT ST.  
MRS. YUK C.S. CHUN

A public hearing was held to consider a change in zoning from existing Class A Residential to Hotel and Apartment for a parcel of land situated on the mauka-ewa corner of Rycroft Street and Laula Way, Kewalo.

The Commission had visited the site. It also noted that this property is situated within the area designated as desirable for apartment development. Development plans were submitted.

No protests were received. The Commission closed the public hearing and took the matter under advisement on motion of Mr. Izumi and second of Mr. Yamabe.

On motion of Mr. Lemmon and second of Mr. Izumi, the Commission voted to recommend to the City Council that the change in zoning be approved and that the necessary zoning ordinance be created.

PUBLIC HEARING  
ZONING GENERAL  
INDUSTRIAL  
KALIHI KAI  
1731 HAU STREET  
CBAS. TAMASHIRO  
BY: MORIO OMDRI,  
ATTORNEY

A public hearing was held to consider a change in zoning from existing Class A Residential to General Industrial for a 10,000<sup>sq</sup> parcel of land situated at 1731 Hau Street, between Kalihi Street and Mokauea Street, Kalihi. The applicant proposes to erect an office and warehouse for business and industrial operations.

The Director reported that this property is situated within an area the Commission had designated as desirable for industrial development provided that adequate street improvements are constructed. In view of the fact that the property owners are not willing to initiate an improvement district for the street improvements, the Commission stated that it will consider individual applications upon assurance that the necessary street improvements fronting the applicant's property will be constructed. The applicant has posted a bond to guarantee

construction of the necessary street improvements in accordance with City standards. The Director reported that one letter of protest has been filed by Mr. William M. Furtado, Representative from the 11th District, on behalf of the people in the neighborhood affected by this proposed change.

Mr. Furtado, who was in the audience, filed with the Commission a petition of protest bearing the names of 170 persons living within a radius of 500 feet from the property in question. He informed the Commission that last year he represented Mr. Oscar Fish in an application for a zoning change from residential to business for a property situated on the makai side of Dillingham Boulevard near Puuhale Road. At that time, he was informed that a study was being made of the entire area bounded by Dillingham Boulevard, Kalihi Street, Nimitz Highway and Puuhale Road, and until such time the study is completed, the Commission will not look with favor to the proposed zoning change. This study was expected to be completed in April, 1959. Upon checking with the Planning Director, he was informed that this study has not been completed. He believed that to grant this application under consideration today in the absence of this study would be inconsistent with the past action taken by the Commission and unfair to other property owners in the area who were denied a zoning change. He declared that the Commission should defer action until this study is completed and zone the entire area for industrial, if that is the best use, rather than to zone just one parcel of land.

The Director admitted that the study indicated was not completed by April, 1959, as stated. Because of unforeseen circumstances and delays, the neighborhood analysis study for the City of Honolulu is behind schedule. The problem of Mr. Fish's application was whether or not to permit business uses in the area since the Commission had indicated that industrial development would be best suited. The Commission had deferred action pending an over-all city study as part of the new land use pattern. Since the Commission was definite about industrial development for the area near Hau Street, the present application for the change in zoning was authorized for a public hearing.

Mr. Frank K. Kami, residing next to the applicant's property, stated that the people in the area were taken by surprise by the proposal to change the zoning to industrial since they were under the impression that the change proposed was for apartment use. The people oppose any plans for industrial uses which would be dangerous to the health and safety of their children and which would take away their enjoyment of living in the area. The people believe, however, that in later years after they have adjusted themselves for the change, industrial uses could be permitted.

Other persons speaking against the industrial zoning on the basis of noise and air pollution affecting the health and contentment of the community were Mr. Bill Solomon, Ellen Solomon, Mrs. Kaiahua, Mr. Raymond Pregana and Mrs. J. Pregana.

Attorney Morio Omori, representing the applicant, gave

a brief account on the decision reached by the Commission to set aside this area at Kalihi-Kai for semi-industrial and industrial uses. Because of this decision, the Commission, several months ago, approved the rezoning of a property situated on Hau Street between Puuhale Road and Mokauea Road for semi-industrial uses after the applicant had posted a bond to guarantee improvement of the street in accordance with City standards. The property under consideration today is on the same street, Hau Street, and about a block away. He believed that a trend toward industrializing the area has been set; therefore, anyone ready with development plans has the privilege of applying for a zoning change.

Mr. Omori stated that his client proposes to construct a general warehouse and office with ample parking spaces. He requested the Commission, in its decision of this matter, to consider not only the inconvenience caused to the residents but also to the general development of this area for the economy of the State of Hawaii. Mr. Omori stated that the applicant has posted a bond to guarantee construction of the necessary street improvements.

Mr. Furtado stated that the empty lots indicated by Mr. Omori is the Holt Estate; however, the people who are most concerned live in a heavily populated area on the next block.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Felix and second of Mr. Izumi.

The Director informed the Commission that in 1956, a study for additional industrial areas for the City of Honolulu was made and one of the areas recommended for industrialization was the area makai of Dillingham Boulevard at Kalihi Kai. The area makai of King Street was also recommended for industrial uses as an extension of existing industrial zoning on the town side of Waiakamilo Road and ewa of Puuhale Road.

After further discussion, the Commission voted to defer action until the neighborhood analysis study is completed and to request the staff to expedite this study. The motion was made by Mr. Lemmon, seconded by Mr. Keppeler, and carried.

ZONING LIMITED  
INDUSTRIAL  
KANEHOHE  
MAUKA SIDE OF  
KAMEHAMEHA HIGHWAY  
MARY L. AVANT  
(LOVE'S BISCUIT  
& BREAD CO. LTD.)

The Planning Director recommended that a public hearing be authorized to consider a change in zoning from Class A-1 Residential to Limited Industrial for a 20,000<sup>sq</sup> parcel of land situated on the mauka side of Kamehameha Highway, Pali side of Luluku Road. The Love's Biscuit and Bread Company, Ltd., plans to develop the property as a storage depot for distribution of its bakery products.

A sketch plan has been submitted showing the location of the proposed building, off-street parking areas and a setback along Kamehameha Highway for an access street purposes. The Director stated that the owner of the premises, Mrs. Avant, was requested to clarify her plans for development of a furniture manufacturing business that was proposed for an adjoining property which was zoned for such use about a year and a half ago. The State Highway Department was also notified of this proposed development and its comments were requested.

Some of the Commission members did not believe industrial uses should be permitted along the highway.

The Director advised the Commission that this area mauka of Kamehameha Highway and Pali side of Luluku Road was formerly set aside for general industrial uses. At the request of the Commission, a restudy of the Kaneohe area for industrial uses was made and the present staff had recommended this area for service type or limited industrial uses. General industrial developments were recommended for an area mauka of Kaneohe town. He stated that the Commission had zoned lands at the corner of Likelike Highway and Kamehameha Highway for business and had required a 10 to 20 foot planting strip from the highway. Other requests for business and limited industrial uses were considered for this area up to and including the Yamashiro's property about 1/3 mile away. He stated that under the limited industrial zoning, a 10-foot planting strip must be provided. The permissible uses under this zoning is specified and junk storage is not permitted.

The Commission stated that the proposed development should be screened from the highway and that the applicant should provide for a planting strip.

After further discussion on the feasibility of permitting industrial uses along the highway, the Commission voted to authorize the calling of a public hearing to consider the change in zoning to limited industrial, on motion of Mr. Lemmon and second of Mr. Izumi.

ZONING BUSINESS  
PALAMA  
MAUKA SIDE OF  
N. KING STREET  
M. KOMU, LTD.

The Planning Director informed the Commission of the following applications for changes in zoning in the Palama-Kapalama area and requested the advice of the Planning Commission:

ZONING HOTEL & APT.  
PALAMA  
END OF KILIPAKA LN.  
JOHN H. MAGOON, SR.

(1) Request of M. Komu, Limited for extension of an existing business zone to include the rear portion of a parcel of land situated on the mauka side of North King Street, about 60 feet ewa of Austin Lane.

ZONING BUSINESS  
PALAMA  
MAKAI SIDE OF  
VINEYARD STREET  
PALAMA SETTLEMENT

(2) Request of John H. Magoon, Sr., for Hotel and Apartment zoning for two parcels of land containing 43,225# situated at the end of Kilipaka Lane.

(3) Request of the Palama Settlement for business zoning for an 81,917# parcel of land situated on the makai side of Vineyard Street, between Pua Lane and Palama Street.

All three areas are zoned Class A Residential. The Director stated that the area bounded by Liliha Street, King Street, Kalihi Street and School Street was declared blighted by the City Planning Commission in 1956, and this matter was referred to the Honolulu Redevelopment Agency for renewal and redevelopment studies. Upon receipt of the three applications, advice from the Redevelopment Agency was requested. It stated that it cannot initiate the project at the present time and that it has no time schedule for the undertaking of the project.

The Director stated that the Agency has no plans for development of the area but the Planning Commission in 1956 had prepared a preliminary land use plan. Under this plan, the Komu property is designated for apartment

development, the Magoon property for single family residential and the Palama Settlement property for apartment development.

The applicant, M. Komu, Ltd., has an existing business development which he proposes to extend and provide off-street parking spaces. The problem here is the necessity of improving Kanoa Street according to City standards and the fact that business development is not recommended as part of the redevelopment plan. A centralized shopping center complex is proposed for the area at Palama Street and King Street.

The land use pattern for the area within the Magoon's property has been changed due to the granting of apartment zoning to the Hawaii Housing Authority for its low-income housing development. Lanakila Avenue extension was constructed up to the boundary of this property. A further study may indicate that apartment zoning for the area makai of School Street may be suitable; however, a new street pattern must be prepared. Palama Settlement is ready to develop its property for business uses; however, business development in the middle of a block is not advisable.

The Commission inquired whether a temporary zoning can be made to permit these developments and whether or not allowing these developments would hamper the Redevelopment Agency in its restudy of the area.

The Director stated that the lack of a time of initiating the renewal project will deter development of going business concerns, such as, Komu's. Any land use change such as the Palama Settlement may increase the project costs under the renewal program. It may be five years before the Honolulu Redevelopment Agency could initiate this project. The Agency will prepare its own land use plan with the cooperation of the Planning Department staff and submit it to the Planning Commission for approval. Any proposed change by the Commission may or may not be accepted by the Agency. Should the Commission disapprove the plan, the City Council can override the Commission's action by a 5 to 2 vote.

Mr. Keppeler was of the opinion that after an area is declared blighted and no further improvement is permitted for a number of years, the area may deteriorate further. He believed improvements should be allowed.

The Director did not believe the area would deteriorate further. However, allowing the proposed uses with the necessary street improvements may enhance development of the surrounding area.

Mr. Lemmon believed that an exception should not be made for these applications in the absence of a study by the Redevelopment Agency. Permitting these uses may increase land value to the detriment of the City in condemnation costs, and furthermore, the Agency may not be in agreement with the land use plan of the Commission.

Mr. Lemmon made a motion to advise the Planning Director to deny the three applications for the zoning changes on the basis that permitting these uses at this time may jeopardize the Honolulu Redevelopment Agency in its study of this area for redevelopment work. This motion seconded by Mr. Izumi was unanimously carried.

**ZONING CLASS A-1  
RESIDENTIAL  
WAIMANALO  
HAWAIIAN HOMES  
COMMISSION**

The Planning Director recommended that a public hearing be authorized to consider a change in zoning from Class AA Residential to Class A-1 Residential for a portion of Waimanalo lands owned by the Hawaiian Homes Commission. Existing Class AA lots in the interior area at Ala Koa Street are proposed to be divided in half creating lots of about 8,700<sup>sq</sup> each. A 40-foot roadway to serve the interior lots is also proposed. The lots fronting Kalaniana'ole Highway will be retained in Class AA zoning. The purpose of this change is to create additional residential lots to expedite development of the area. This area is situated within the section designated for residential use in the Waimanalo plan.

Mr. Lemmon pointed out that the Commission had deferred action on the Waimanalo plan pending completion of a General Plan for the whole island of Oahu. He did not believe it was proper for the Commission to make a decision on this application in the absence of proper advice from the private consultants regarding land use.

The Director stated that the private consultants had reviewed the Waimanalo plan and have approved it. The area in question is presently zoned for Class AA residential uses and the only change is to reduce the size of the lots. He further stated that under the Urban Planning Grant Contract, the completion date of a General Plan for the island of Oahu is February, 1960.

The Commission voted to authorize the calling of a public hearing on motion of Mr. Clark and second of Mr. Lemmon.

**GENERAL PLAN  
WAIPIO  
KAMEHAMEHA HIGHWAY  
SEWAGE TREATMENT  
PLANT SITE**

The Commission, on motion of Mr. Clark and second of Mr. Izumi, authorized the calling of a public hearing to establish on the General Plan for the City and County of Honolulu, a sewage treatment plant site at Waipio.

The developers of the Waipio Acres Subdivision are required to develop this plant. The site, which is on the makai side of Kamehameha Highway containing 7.6 acres, was selected with the aid and approval of the Sewer Department and the Board of Health. The area will be properly screened from the highway.

**GENERAL PLAN  
KANEHOHE-KAILUA  
REALIGNMENT OF  
KANEHOHE BAY DRIVE**

The Commission reviewed a proposed amendment to the Kailua-Kaneohe General Plan to provide for the realignment and reduction of the general plan widening of Kaneohe Bay Drive from 100 feet to 80 feet between the proposed Saddle Road at Mikiola and Mokapu Boulevard.

The Director reported that a public hearing was held on June 18, 1959, and the former City Planning Commission had deferred action pending further studies regarding the possibility of realigning Kaneohe Bay Drive further to minimize damages to existing residences. The Director stated that preliminary engineering studies have been completed and the roadway has been moved slightly to avoid Mrs. Henley's property and to take a lesser portion of Mr. Berg's property. The two property owners have reviewed the new proposal. No other property owners will be affected by the change and there should be no appreciable increase in improvement costs. He further stated that the proposed Saddle Road may handle the major portion of traffic; however, with the anticipated development of 1,000 or more homes along Kaneohe Bay Drive, a

wider roadway is necessary. The existing Kaneohe Bay Drive will be inadequate to handle the increase in traffic.

The Commission voted to recommend to the City Council that the necessary ordinance be created to amend the General Plan for the Kaneohe-Kailua area by providing for the realignment and reduction of Kaneohe Bay Drive from 100 feet to 80 feet between the proposed Saddle Road and Mokapu Boulevard. The motion was made by Mr. Clark, seconded by Mr. Lemmon, and carried.

**GENERAL PLAN  
AIEA-HALAWA  
SCHOOL & CIVIC  
CENTER SITES**

The Commission reviewed again the proposed amendment to the General Plan for the Aiea-Halawa section by establishing a 16-acre high school site along the ewa boundary of Aiea Recreation Center, a 5-acre civic center site between Alvah Scott Elementary School and the proposed Uluna Street extension, and extending Uluna Street from Wiliko Street to the ewa boundary of the proposed civic center site. The Commission had deferred action pending the presence of more Commission members.

The Commission noted that at the hearing, Mr. Harold Westropp spoke against the proposed location of the high school site on the basis that the "Navy site" near Aiea Stream would be more suitable and would cost less. It also noted that the Aiea Community Association and the Department of Public Instruction are in favor of these sites.

The Director stated that by proper designing, the cane hauling road will be set apart from the access road to the civic center and the high school.

The Commission, on motion of Mr. Keppeler and second of Mr. Izumi, voted to recommend to the City Council that the necessary ordinance be enacted to establish on the General Plan for the Aiea-Halawa section, a high school site and a civic center site, and also, Uluna Street extension.

**MISC.  
1959 HAWAII  
PLANNING INSTITUTE**

With respect to the 1959 Hawaii Planning Institute to be held on September 17 and 18, 1959, the Commission voted to request the City Council to have the City pay the expense of those Commission members attending this conference. The motion was made by Mr. Lemmon, seconded by Mr. Izumi, and unanimously carried.

**URBAN RENEWAL  
NEIGHBORHOOD  
ANALYSIS REPORT  
PALOLO**

The Commission members were provided with a copy of the neighborhood analysis study report for Palolo completed by the staff of the Planning Department. This is the second report of a series of neighborhood analysis study being conducted.

The Director stated that Federal assistance for improving the area may not be possible due to the fairly good condition of the structures; however, improvements could be initiated under the improvement district statutes. The report will be referred to the Honolulu Redevelopment Agency for further study and action.

The meeting adjourned at 4:20 p.m.

Respectfully submitted,

*Carole A. Kashiwaga*  
Carole A. Kashiwaga  
Planning Reporter

Meeting of the Planning Commission

Minutes

September 24, 1959

The Planning Commission met in regular session on Thursday, September 24, 1959, at 2:00 p.m., in the Conference Room of the City Hall Annex with Chairman John H. Felix presiding:

**PRESENT:** John H. Felix, Chairman  
Cyril W. Lammon  
Tsutomu Izumi  
George Centeio  
Thomas N. Yamabe II  
Paul Keppeler  
Charles Clark  
Leighton S. C. Louis, Director

**MINUTES:** The minutes of September 10, 1959, as circulated, were approved on motion of Mr. Clark and second of Mr. Izumi.

**PUBLIC HEARING  
GENERAL PLAN  
MANOA-WOODLAWN  
ESTABLISHMENT OF  
SCHOOL SITE &  
AMENDMENT TO THE  
STREET LAYOUT**

A public hearing was held to consider the amendment to portions of Section 5 (Manoa-Woodlawn) and Section 6 (Upper and Lower Manoa) of the General Plan as follows:

- (1) To establish a 9.5 acre elementary school site on area of land situated on the south side of Kolowalu Street, opposite Kaloaluki Street at the lower end of the former Manoa Housing area;
- (2) To delete proposed extension and widening of Alaula Way;
- (3) Proposed widening of Kolowalu Street at East Manoa Road from a 50-foot right-of-way to a 76-foot right-of-way for a distance of about 500 feet in a southeasterly direction;
- (4) Amendment to the proposed extension of Pamoia Road;
- (5) Amendment to the street pattern layout for upper Manoa Section, for an area of land situated on the Kokohead side of Manoa Road and Manoa Stream and approximately 3,500 feet above Manoa Elementary School.

The Director reported that letters of protests have been received from the following persons:

- (1) Mr. & Mrs. Robert V. M. Chaffer of 2816 Kolowalu Street. They object to the proposed location of the elementary school site and the proposed widening of Kolowalu Street to a 76-foot right-of-way. They suggest, instead, that Kolowalu Street and Pamoia Road be made one-way streets to relieve any anticipated traffic load.
- (2) Mr. & Mrs. Mac M. Nishioka living at the corner of East Manoa Road and Kolowalu Street. They object to the proposed deletion of Alaula Way extension and widening on the belief that this deletion "would adversely affect the free flowing character of the present master planned route when University Avenue is widened up to Oahu Avenue". They oppose the proposed widening of Kolowalu Street to a 76-foot right-of-way since they can foresee no possible advantage in it.

(3) Mr. Roy S. Yamada of 2808 Kolowalu Street. He states his objections to the proposed widening of Kolowalu Street for the reasons that while Manoa Housing was in existence, the present 50-foot right-of-way was adequate to handle the traffic flow; therefore, there is doubt that a wider right-of-way is needed to serve future traffic in the area. He also objects because the widening will deprive him of a front yard area. He suggests that a concrete sidewalk be installed along Kolowalu Street and the location of the school site changed to the area formerly occupied by the Manoa Housing School and a side street constructed between East Manoa Road and Kolowalu Street at Lowery Street to divert some traffic from the area.

(4) Mrs. Gladys S. Kwock of 2829 Kolowalu Street. She objects to the proposed widening of Kolowalu Street on the belief that the present width of 50 feet is sufficient to accommodate all traffic even when a new school is located in the area or when more homes are built there.

(5) Mrs. Umako Kawamoto of 2830 Kolowalu Street. She objects to the proposed widening of Kolowalu Street because her yard area and a garage will be taken. She believes that Kolowalu Street is wide enough for all future uses and states that there are other narrow streets in need of widening more than Kolowalu Street.

(6) Mrs. Violet B. Rosa of 2824 Kolowalu Street. Her objections to the proposed widening of Kolowalu Street are similar to those of Mrs. Kawamoto.

(7) Mr. & Mrs. William L. K. Wong of 2503 Pamoia Road. They object to the proposed widening of Kolowalu Street because their garage would be taken causing them great inconvenience and devaluating their property. The widening would also create more traffic hazards and cause a bottleneck at East Manoa Road and Kolowalu Street.

A petition of protest against the establishment of a 9.5 acre elementary school site and the proposed widening of Kolowalu Street from a 50-foot to a 76-foot right-of-way signed by approximately 29 persons was filed with the Commission.

Speaking on the proposed school site, Mr. James Okamura, from the Department of Public Instruction, Oahu District Office, stated that this school site, referred to as the Noelani School site, was selected after study and assistance from the Planning Department staff, the Building Superintendent and other interested parties. By House Concurrent Resolution, the past Legislature directed the D.P.I. to select a new site somewhere in the vicinity instead of utilizing the former Manoa Housing School site. The present site was selected because it is centrally located from eventual residential developments in the area and is away from the main highways.

Mrs. Noel Britten stated that Manoa School built to accommodate 1,000 students is overcrowded by approximately 383 students. She pointed out that several new subdivisions have opened up in the valley area. With the development of approximately 800 new homes in the area, there will definitely be a need for another elementary school.

She stated that the Manoa Valley Community Association and the Manoa P.T.A., after intensive studies and discussions, finally selected the present proposed site as the only possible site that would adequately meet the needs of the students. She indicated that construction of a first-class school with good roads would enhance the value of properties in the surrounding area.

Mr. Bernard Saganuma, representing himself and Mrs. Mary Pukui, as property owners affected by the proposed school, stated that he is against the proposed school site because after being deprived of the use of his property for 10 years by the Hawaii Housing Authority, his plans to build a new home there would be lost forever. He stated that he would never be able to obtain another property of comparable size without paying large sums of money or going out to the country area. He would not be able to afford it.

Mr. Spencer Schutte, living at 2603 Nahaku Street, representing his grandparents and three aunts whose property is located within the proposed school site, stated that he is not against a school site but opposes its selection to include their property. He believed that vacant lands along Kolowalu Street, believed to be owned by the Magoon Estate, should be taken. He stated that his grandparents' land had just recently been returned to them by the government and plans have been made to build on it.

The Director stated that all lands within the 9.5 acre area are unimproved.

Attorney Richard Lo, representing the Estate of Wong Chang Shee, requested an opportunity to file a written protest within a reasonable time. He had just learned of the subject matter and is not ready to make his presentation.

Mr. Aaron Chaney, representing the guardianship of Irene Eskovitz, also voiced his objections to the proposed widening of Kolowalu Street to a 76-foot right-of-way.

Mr. Dick Yin Wong, attorney for Wong Nin, also requested an opportunity to submit a written protest. He is against the proposed deletion of Alaula Way extension.

Mr. Richard Wong, owner of approximately 8-1/2 acres of land in Manoa, spoke against the deletion of Alaula Way extension on the belief that this deletion may affect a proposed shopping center development.

The Director reported that one of the reasons for this proposed change was to avoid the intersection of Alaula Way and Pamao Road because of elevation difference. Another reason was to eliminate a major intersection at Oahu Avenue and Alaula Way within 200 feet of East Manoa Road and Oahu Avenue. After analyzing the traffic pattern, it was believed that use of East Manoa Road with only one major intersection would provide for better traffic control and pattern. This conclusion was reached after discussion and consultation with the Traffic Engineer.

The Commission voted to take this matter under advisement

on motion of Mr. Centeio and second of Mr. Lemmon.

A motion to keep the public hearing open for two weeks for further studies was made by Mr. Centeio seconded by Mr. Lemmon and unanimously carried.

**PUBLIC HEARING  
GENERAL PLAN  
DELETION OF PARK  
SITE  
ZONING HOTEL & APT.  
KOKEA STREET  
HIRANO BROS., LTD.  
BY: ROY E. TAKUSHI,  
ATTORNEY**

A public hearing was held to consider the proposed amendment to the General Plan Section 9 (Kapalama) and change in zoning as follows:

(1) To consider the proposed amendment to the General Plan for area of land situated on the waikiki side of Kokea Street in Kapalama, between North Vineyard Street and North King Street, by deleting the master planned park site and considering a new site;

(2) To consider a change in zoning from Class A Residential to Hotel and Apartment for the area above-mentioned.

The applicant proposes to provide housing for displaced persons in the middle income group as part of the redevelopment program. The Director reported that the Honolulu Redevelopment Agency, by letter dated September 16, 1959, stated that it will provide for a new park site when planning any future redevelopment project in the Kapalama area. The Agency also requests that the Commission withhold final action until the execution of certain documents to conclude the agreement with the Agency is completed. This will be completed very shortly.

Appearing on behalf of the applicant was Attorney Roy E. Takushi. He stated that provisions for 108 units consisting of 1 to 4 bedroom apartments have been made. The monthly rental will range from \$65 to \$90.

Mr. David K. Bent, Urban Renewal Co-ordinator, City & County of Honolulu, spoke in support of the project. He reminded the Commission of the lack of housing for displaced families in the middle income group and pointed out that this project will relieve the shortage to some extent.

Mr. H. H. Chee from the Honolulu Redevelopment Agency stated that this development will be the first to be built under the provisions of Act 101 (1957 Legislature) regarding use of vacant lands to provide housing for families displaced by governmental action. The area qualifies because it is vacant land and near the downtown area. He stated that there are certain requirements to be fulfilled by the applicant and until these requirements are fulfilled, he requested that the Commission give tentative approval to the project. He also stated that the Agency, in its study of the Kapalama redevelopment area, will provide for a park site of comparable size in the near vicinity.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Lemmon and second of Mr. Centeio.

On motion of Mr. Izumi and second of Mr. Centeio, the Commission voted to recommend to the City Council that the amendment to the General Plan and the change in zoning to Hotel and Apartment be approved and that the necessary zoning ordinance be created; however, the recommendation is to be withheld pending notification from the Redevelopment Agency that all necessary documents and requirements have been completed.

**PUBLIC HEARING  
ZONING BUSINESS  
PAWAA  
1752 KALAKAUA AVE.  
DAVID A. & DOLLY  
ESPIEDA  
BY: WILLIAM S.  
RICHARDSON, ATT'Y**

A public hearing was held to consider a change in zoning from existing Hotel and Apartment to Business for the rear portion of a property containing 27,521 $\frac{1}{2}$  situated at 1752 Kalakaua Avenue being the premises of the Lippy's Service Station and Used Car Lot. This is an extension to the existing business district.

The Commission had visited the site and had recommended that a 10-foot setback and planting strip from the stream be provided to protect the apartment development in the back.

Attorney William Richardson, representing the applicant, stated that the old buildings will be torn down and replaced with new structures. The premises will be used for the same purpose it is being used now. He stated that there is no objection to the 10-foot planting strip from the stream and the plans will be revised to provide for this setback.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Lemmon and second of Mr. Izumi.

The Commission voted to recommend to the City Council that the change in zoning to Business be approved with provisions for a 10-foot planting strip from the stream and that the necessary zoning ordinance be created. The motion was made by Mr. Centeio, seconded by Mr. Izumi, and unanimously carried.

**PUBLIC HEARING  
ZONING BUSINESS  
MANOA  
2731 EAST MANOA RD.  
HIROTOSHI YAMAMOTO**

A public hearing was held to consider a change in zoning from existing Class A-1 Residential to Business for a 5,893 $\frac{1}{2}$  parcel of land situated on the Kokohead side of East Manoa Road between Keama Street and Koaniani Way. This is an extension to existing Business District #196. Development plans have been submitted showing the location of the business structures and off-street parking facilities in the back.

The applicant, Mr. Hirotoshi Yamamoto, stated that he plans to expand his office facilities. The area will be developed as shown on the development plan and a two to three feet planting strip will be provided along East Manoa Road frontage. No apartments will be developed.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Lemmon and second of Mr. Izumi.

The Commission voted to recommend to the City Council that the development plan be adopted and the change in zoning to Business be approved and that the necessary zoning ordinance be created, on motion of Mr. Izumi and second of Mr. Centeio. Mr. Lemmon voted in the negative.

**PUBLIC HEARING  
ZONING BUSINESS &  
APARTMENT DISTRICT  
"C"  
MOILIILI  
KALO LANE AREA**

A public hearing was held to consider the following changes in zoning:

(1) Business and Unrestricted Residential to Apartment District "C" for area of land between Varsity Place and South King Street, both sides of Kalo Place proposed under Improvement District No. 136;

(2) Unrestricted Residential to Business for area of land 150 feet Kokohead and back of University Avenue, situated makai of Varsity Place.

The Director reported that the proposal is to extend the existing business zone up to the property line for properties fronting University Avenue; change the interior area to Apartment District "C" zoning; change the business zone of the Magoon Estate property and an adjoining property to Apartment C zoning so that the properties in apartment zoning would front the new deadend street; and change the existing business zone of the W. Taguma's property to apartment up to his property line since there would be no access to his business property.

Attorney Russell Kono, representing W. Taguma, requested that the present business area of his client's property be retained since negotiations are being made to sell that portion of the lot.

The Director reported that Magoon Brothers, Limited, has filed a letter protesting against the proposed changes in zoning affecting its properties.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Clark and second of Mr. Izumi.

Mr. Lemmon believed that it was poor planning to divide the use of a property for apartment and business; that it would seem logical to extend the business zone up to the boundary of the property line even though it fronts the proposed deadend street.

The Director explained that the deadend road was designed to open up the interior area for apartment uses--not business uses. The improvement district has been processed and assessments made in accordance with apartment uses. However, that portion of the Magoon Estate's property proposed for apartment uses could be retained in its present business zone and the business zone extended to include the remainder of the property. A land exchange for the adjoining property at Kalo Lane can be made to straighten out the boundary line between the apartment and business uses. That portion of Taguma's property proposed for apartment use can be retained in business should he sell that portion.

The Commission voted to recommend to the City Council that the changes in zoning be approved with the suggested changes as delineated on the map, on motion of Mr. Lemmon and second of Mr. Izumi.

**PUBLIC HEARING  
ZONING CLASS A-2  
RESIDENTIAL  
KANEHOHE, KAPUNAHALA  
MAUKA SIDE OF  
KAMEHAMEHA HIGHWAY  
CENTEX-TROUSDALE  
CO.**

A public hearing was held to consider a change in zoning from existing Rural Class A-1 Residential and Rural Protective zone to Rural Class A-2 Residential for area of land situated on the north side of Kalihi Tunnel Approach Road and east side of Kamehameha Highway, excluding lots fronting on Kamehameha Highway, Kapalai Road and Keole Road, comprising approximately 130 acres.

The Director reported that the developers have withdrawn their offer to dedicate to the City, 18-1/2 acres for a school site because it would not be economically feasible under the Class A-2 zoning. However, they will dedicate the right-of-way for the 120-foot General Plan roadway connecting Kalihi Tunnel Approach Road with Kahaluu. The Director stated that studies are being made to locate an elementary school site in the immediate vicinity and

an area Kahuku side of this land is proposed to best serve the community.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Izumi and second of Mr. Centeio.

Mrs. Richard K. Yokoyama, who appeared after the public hearing was closed, requested that the Commission include the lots fronting on Kamehameha Highway, Kapalai Road and Keole Road for Class A-2 zoning. The Director advised her that the area mentioned in the public hearing notice can be diminished but cannot be increased. A new application must be made for the area she requests for rezoning.

The Commission voted to recommend to the City Council that the change in zoning be approved and that the necessary zoning ordinance be created on motion of Mr. Centeio and second of Mr. Izumi.

**PUBLIC HEARING  
ZONING INDUSTRIAL  
WAI'IAU  
98-391 & 93-409  
KAMEHAMEHA HIGHWAY  
HENRY Y. NIZUMOTO**

A public hearing was held to consider a change in zoning from existing Rural Business and Rural Highway Protective zones to Industrial for approximately 14,662 $\frac{1}{2}$  of land situated on the makai side of Kamehameha Highway about 400 feet east of Kaluamoi Drive in Wai'iau. The applicant is doing business as the "Wai'iau Furniture Company and Oahu Battery Sales & Service" and he proposes to expand his facilities.

The Commission noted that this property is situated within the area set aside for industrial development on the makai side between the Hawaiian Electric Power Station and Hayashi Subdivision. It also noted that the property is affected by the proposed defense highway system and that approximately 37 acres on the same side of the highway was zoned for general industrial uses on the basis of the urban planning consultants' plan. No junk storage or open storage will be permitted.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Yamabe and second of Mr. Lemmon.

The Commission voted to recommend to the City Council that the rezoning to Industrial be approved and that the necessary zoning ordinance be created on motion of Mr. Izumi and second of Mr. Centeio.

**PUBLIC HEARING  
GENERAL PLAN  
RESORT DEVELOPMENT  
MAILI, WAI'ANAE  
MAILI BEACH  
MOKULEIA RANCH  
& LAND CO., LTD.**

A public hearing was held to consider establishing on the General Plan for the Maili-Wai'anae area, a resort development at Maili Beach for area of land situated on the makai side of Farrington Highway beginning at a point opposite Milikani Street and in the southerly direction for a distance of about 1.2 miles, comprising approximately 39.5 acres.

The applicant and owner of the land, Mokuleia Ranch and Land Co., Ltd., has plans for a resort-hotel development which includes a 2-acre private park, two small business areas and a regional shopping center to serve tourists as well as local residents.

The Director reported that the proposed business areas have been excluded at this time until a review is made of the need and location of a business area in Maili.

He stated that the purpose of this hearing is to establish a resort development on the General Plan and zoning will be considered later.

Mr. Kenneth Young, representing the Mokuleia Ranch & Land Company, stated that the Company is ready to develop the area as soon as the zoning is approved. He pointed out the need for another tourist attraction area on the island of Oahu and requested the Commission to look with favor to the proposed development.

Mr. David Van Gieson, a resident of Maili, spoke against the proposed development. He stated that because of the topography of the land, any development along the beach would cut off the ocean breeze and the residents in the interior area would swelter. The view of the ocean would also be blocked and valuable beach lands for public use would be lost. He believed that an area mauka of Farrington Highway would be more suitable for a hotel development.

The Commission closed the public hearing and took the matter under advisement on motion of Mr. Keppeler and second of Mr. Izumi.

Mr. Clark inquired on the accuracy of the statement made by Mr. Van Gieson that the Maili development would be like Waikiki and there would be no beach area. He also inquired whether it would be feasible to place the development on the mauka side of the highway.

The Director stated that the development could possibly be like Waikiki with the beach area blocked from view. An ordinance is being prepared to enact resort center zoning to control uses, bulk of structures, open space, beach rights-of-way and other matters. He pointed out that the planning consultants in their preliminary study of the Maili-Waianae area had recommended this area at Maili Beach for resort center purposes. The Commission was guided by this plan when it zoned the interior area at Lualualei for noxious industrial purposes. He stated that establishment of a resort center on the General Plan is to guide the owners in the proper development of the area.

Mr. Centeio believed that this matter should be deferred and referred to the Parks Board for its comments regarding the proposed use of the land.

A motion to recommend to the City Council that a resort development be established on the General Plan for the Maili-Waianae area was made by Mr. Lemmon seconded by Mr. Izumi and carried. Commissioners Centeio and Clark voted in the negative.

ZONING OFF STREET  
PARKING DISTRICT  
PUNU  
LILIIHA & KUAKINI STS.  
LILIIHA BAKERY, LTD.  
BY: ROBERT K.  
MURAKAMI, ATT'Y

The Director reported that a request for variance from existing Class B Residential regulations to permit the establishment and operation of an off-street parking area to serve a proposed business development for the area mauka of Kuakini Street and ewa of Liliha Street was considered by the Zoning Board of Appeals. The Zoning Board has denied this request on the basis that there are no grounds to grant the variance and has referred this matter to the Planning Commission for action with the recommendation that the general planned roadway along

the ~~own~~ portion of the property be constructed before allowing the area to be used for parking. The Director stated that this area is within the area being studied under the neighborhood analysis for the renewal program. He stated that the proposed use seems reasonable and falls within the provisions of Resolution No. 1017, Off-Street Parking District; however, some assurance should be received that the general planned roadway will be constructed.

Attorney Robert K. Murakami, representing the applicant, stated that the Liliha Bakery, Ltd., has entered into a lease for a period of 40 years to utilize the property situated at the corner of Liliha Street and Kuakini Street Extension. A combination bakery and coffee shop building, 4,598# in area, is proposed within the business area and a 13,442# area in residential zoning is proposed for off-street parking purposes. The request is to permit the use of the residential zoned area for parking purposes. All existing old buildings on the property are to be demolished. He stated that a 10-foot setback will be maintained along Kallett Lane for ingress and egress purposes. With respect to the general planned roadway along the ~~own~~ portion of the property, he stated that his client has no objections to its construction and is willing to enter into an agreement to pay his share of the improvement cost.

This matter was taken under advisement on motion of Mr. Clark and second of Mr. Yamabe.

The Commission noted that the proposed use of the remaining portion of the property zoned for business was not indicated. It also noted that the area is within the redevelopment area and the proposed use may not be the best use for the land. It stated that filing of a bond or agreement is no assurance that the general planned roadway will be constructed. The Commission voted to defer action until such time the general planned roadway is constructed on motion of Mr. Clark and second of Mr. Lemmon. Mr. Keppeler abstained from voting on this matter.

ZONING BUSINESS  
PALOLO  
3224 WAIALAE AVE.  
HONOLULU AIKI DOJO  
BY: WILFORD D.  
GODDOLD, ATT'Y

The Director requested the Commission's advice on a request for change in zoning from Class A Residential to Business for the rear portion of a parcel of land containing 8,824# situated on the mauka side of Waiialae Avenue. The present business zone extends 90 feet back from Waiialae Avenue and the request is to extend the business zone to include the entire parcel. A gymnasium and apartment development is proposed for the Honolulu Aiki Dojo, a non-profit athletic association. The Director stated that under the neighborhood analysis for the renewal program for the Palolo area, a new land use will be recommended and strip zoning of business along Waiialae Avenue from 1st Avenue to 13th Avenue may be eliminated. Recreational facilities may locate in any zoned area; however, a problem has been created because of the proposed apartment development.

Mr. Lemmon pointed out that the Commission had denied the Association of University Women's request to locate its club house in a residential zone. He believed that the present request was similar and that there is no alternative but to deny this request since the proposed

use is not compatible with the surrounding area.

The Director stated that he will discuss this matter with the applicant to see whether or not the apartment development could be eliminated.

Mr. Lemmon made a motion to recommend to the Planning Director that this request be denied on the basis of incompatible use and spot zoning. This motion was seconded by Mr. Centeio and carried.

ZONING BUSINESS  
LIMITED INDUSTRIAL  
KANEEOHE  
MAUKA SIDE OF  
KAMEHAMEHA HIGHWAY  
EDWARD YAMASHIRO  
BY: COMMUNITY  
PLANNING, INC.

The Commission reviewed a request for change in zoning from Class A-1 Residential to Business and Limited Industrial for approximately 2.90 acres of land situated on the mauka side of Kamehameha Highway, Kaneohe, being the Yamashiro Service Station premises. The development plan submitted shows that the area fronting Kamehameha Highway will be for business uses and the rear portion for limited industrial uses.

The Director reported that this is the same area for which an application for limited and general industrial zoning was made in 1958. At that time, the Commission stated that it will not consider the zoning change until an access road to serve the interior area was constructed. Since an agreement could not be reached with the adjoining property owner, Ralph Ajifu, regarding the sharing of the cost of constructing the roadway, the applicant is willing to set aside a 44-foot right-of-way which can be made into a roadway should the adjoining property owner agree to share in the cost of constructing it. Otherwise, it would be maintained as a private driveway.

Mr. Lemmon was skeptical about creating another business zone to compete with Kaneohe town and Windward City business areas.

The Director reported that in the studies made by the staff of the Kaneohe-Maiea area, the area mauka of Kamehameha Highway and Pali side of Luluku Road up to the Yamashiro's property was recommended for service or limited industrial uses while the area back of Kaneohe town was recommended for general industrial development. He pointed out that the Commission had zoned lands at the corner of Likelike Highway and Kamehameha Highway for business and had also considered other requests for business and limited industrial uses within this area.

The Commission voted to defer action for two weeks and to have the Director submit a definite recommendation on motion of Mr. Centeio and second of Mr. Clark.

ZONING BUSINESS  
KANEEOHE  
45-588 KAMEHAMEHA  
HIGHWAY  
ITSUO TANAKA

The Commission considered a request for change in zoning from Class A-1 Residential to Business for a 11,783# parcel of land situated on the mauka side of Kamehameha Highway, Kaneohe, across from Windward City. The applicant proposes to convert the existing structure to include a dry cleaning shop and a barber shop together with the continuation of a non-conforming grocery store operation.

The Director stated that this area mauka of Kamehameha Highway was formerly set aside for general industrial uses with plans for a service road to run parallel with Kamehameha Highway. The Commission, however, has been

considering service or limited industrial uses for this area and recently had authorized the calling of a public hearing for limited industrial zoning for the application made by the Love's Biscuit & Bread Company. Love's, however, is not willing to comply with the service road plan because it would jeopardize its plans for full utilization of the lot for its distribution depot. The Director emphasized that the service road should be constructed to provide for business and industrial uses. He stated that one of the conditions for business or limited industrial zoning was that this roadway be constructed.

Mr. Centeio believed that this matter should go to public hearing because the proposed business use would be a continuation of existing business uses. Mr. Lemmon did not agree. He believed that it would be spot zoning to permit business within the proposed industrial area.

Mr. Centeio made a motion to authorize the calling of a public hearing for business provided that the applicant construct the service road fronting his property. This motion was seconded by Mr. Izumi. A motion was made by Mr. Clark, seconded by Mr. Lemmon, to table the previous motion made; however, this motion was lost by a 3 to 2 vote with Messrs. Yamabe and Felix abstaining.

After further discussion on the first motion, the Director recommended that an informal meeting be held with all the property owners in the area affected to obtain their views regarding the construction of the service road. A public hearing could then be called to designate this area for business or limited industrial uses as part of the General Plan and zoning could be considered later.

Mr. Centeio then withdrew his motion and Mr. Izumi his second thereto. A new motion was made by Mr. Centeio to have the Director hold an informal meeting with the property owners regarding the service road and proposed changes in zoning to limited industrial and business. This motion, seconded by Mr. Izumi, was unanimously carried.

ZONING BUSINESS  
PEARL CITY  
952 FOURTH ST.  
H. J. HOLLINGER, SR.

On motion of Mr. Centeio and second of Mr. Clark, the Commission authorized the calling of a public hearing to consider a change in zoning from Class A-1 Residential to Business for a 11,783 $\frac{1}{2}$  parcel of land situated on the makai side of Kamehameha Highway, Pearl City. This matter had been referred to the planning consultants who stated that the business use is a logical extension and fits in with the development of the Pearl City area.

ZONING BUSINESS  
KAHALUU  
MAKAI SIDE OF  
KAMEHAMEHA HWY.  
Y. SUMIDA

The Commission, on motion of Mr. Clark and second of Mr. Centeio, authorized the calling of a public hearing to consider a change in zoning from Rural Hotel and Apartment to Business for a 32,500 $\frac{1}{2}$  parcel of land situated on the makai side of Kamehameha Highway near Ahuimanu Road, Kahaluu.

The Commission had looked with favor to this request and held a public hearing on February 6, 1958. However, action had been deferred pending receipt of development plans.

The meeting adjourned at 4:40 p.m.

Respectfully submitted,

*Carole A. Kamishima*  
Carole A. Kamishima  
Planning Reporter

Meeting of the Planning Commission

Minutes

October 8, 1959

The Planning Commission met in regular session on Thursday, October 8, 1959, at 2:10 p.m., in the Conference Room of the City Hall Annex with Chairman John H. Felix presiding:

**PRESENT:** John H. Felix, Chairman  
Cyril W. Lemmon  
Tsutomu Izumi  
George Centeio  
Paul Keppeler  
Leighton S. C. Louis, Director

**ABSENT:** Thomas N. Yamabe II  
Charles G. Clark

**MINUTES:** The minutes of September 24, 1959, as circulated, were approved on motion of Mr. Lemmon and second of Mr. Izumi.

**PUBLIC HEARING  
GENERAL PLAN  
WAIPIO  
MAKAI SIDE OF  
KAMEHAMEHA HWY.  
SEWAGE TREATMENT  
PLANT SITE**

A public hearing was held to consider establishing on the General Plan, a Sewage Treatment Plant site on 0.5 acres of land situated on the makai side of Kamehameha Highway, opposite Waipio Acres.

The Director reported that the plans for the Plant have been approved by the Sewer Department and that the developer of the Waipio Acres Subdivision must construct the Plant in accordance with Sewer Department requirements.

There were no protests. The public hearing was closed and the matter was taken under advisement on motion of Mr. Lemmon and second of Mr. Izumi.

The Commission voted to recommend to the City Council that the necessary resolution be adopted to establish a Sewage Treatment Plant site on the General Plan for Waipio, on motion of Mr. Lemmon and second of Mr. Centeio.

**PUBLIC HEARING  
ZONING CLASS A-1  
RESIDENTIAL  
WAIMANALO  
ALA KOA STREET  
HAWAIIAN HOMES  
COMMISSION**

A public hearing was held to consider a change in zoning from existing Rural Class AA Residential and Rural Protective Zone to Rural Class A-1 Residential for area of land at Waimanalo, being portion of Hawaiian Homes Commission homestead land, situated on the mauka side of Ala Koa between Huli and Bell Streets.

The Commission noted that the proposed use fits into the over-all development plan proposed for Waimanalo.

No protests were made. The public hearing was closed and the matter was taken under advisement on motion of Mr. Centeio and second of Mr. Izumi.

The Commission voted to recommend to the City Council that the necessary zoning ordinance be created to change the zoning to Class A-1 Residential on motion of Mr. Izumi and second of Mr. Lemmon.

**PUBLIC HEARING  
GENERAL PLAN  
MANOA-WOODLAWN  
ESTABLISHMENT OF  
SCHOOL SITE &  
AMENDMENT TO THE  
STREET LAYOUT**

A public hearing, continued from September 24, 1959, was held to consider the amendment to portions of Section 5 (Manoa-Woodlawn) and Section 6 (Upper and Lower Manoa) of the General Plan as follows:

- (1) To establish a 9.5 acre elementary school site on area of land situated on the south side of Kolowalu Street, opposite Kaloaluki Street at the lower end of the former Manoa Housing area;
- (2) To delete proposed extension and widening of Alaula Way;
- (3) Proposed widening of Kolowalu Street at East Manoa Road from a 50-foot right-of-way to a 76-foot right-of-way for a distance of about 500 feet in a southeasterly direction;
- (4) Amendment to the proposed extension of Pamao Road;
- (5) Amendment to the street pattern layout for upper Manoa section, for an area of land situated on the Koko-head side of Manoa Road and Manoa Stream and approximately 3,500 feet above Manoa Elementary School.

The Director reported that the boundary of the proposed school site has been revised to exclude the fee simple lands situated on the southerly end of the area and to include additional area on the west end. The Department of Public Instruction approves of the proposed change.

Mr. Rikio Nishioka spoke against the deletion of Alaula Way extension. He inquired whether there were any intention of widening East Manoa Road between Oahu Avenue and Kolowalu Street to a 76-foot right-of-way. Since East Manoa Road was improved under the improvement district statutes only 5 years ago, he believed that the property owners should be notified of any new proposal for further widening of the roadway. He suggested that Kolowalu Street for a distance of about 500 feet from East Manoa Road be retained at its present width of 50 feet with parking eliminated. In this manner, there will still be four moving lanes of traffic.

The Director stated that further widening of East Manoa Road will be dependent upon the future traffic load through the area. The present road width of 36 feet without parking allows four moving lanes. He did not believe it would be practical or fair to the property owners to eliminate parking on both sides of Kolowalu Street on a 50-foot right-of-way since the area is developed with residences and schools.

Mr. Robert Chaffer questioned the reason for deleting Kolowalu Street extension to join with Alaula Way since this route is a more direct route to University Avenue. There is no traffic problem now and he could see no reason for widening the streets. He pointed out that while Manoa Housing was located in the area, the streets were adequate to accommodate the volume of traffic through the area.

The Director explained that deletion of Alaula Way Extension was proposed to eliminate a major intersection on Oahu Avenue and Alaula Way within 200 feet of East Manoa

Road and Oahu Avenue. With the anticipated development of over 1,000 homes in the lower and upper Manoa section, a workable traffic control and pattern must be established at this time.

The Commission closed the public hearing and took the matter under advisement on motion of Mr. Centeio and second of Mr. Izumi.

Mr. Lemmon made a motion to recommend to the City Council that the revised 9.5 acre elementary school site be established on the General Plan for Manoa. This motion was seconded by Mr. Centeio and carried.

In discussing the proposed widening of Kolowalu Street and deletion of Alaula Way Extension, Mr. Centeio was of the opinion that the present width of Kolowalu Street should be retained. He stated that with the elimination of parking on both sides of the street, it should be sufficient to handle traffic.

Mr. Lemmon stated that East Manoa Road seems to be the natural outlet for traffic from the valley area. He questioned the reason for widening Kolowalu Street.

The Director stated that the Chief Engineer is ready to create an improvement district for the construction of Kolowalu Street. In the staff study of this area, it was noted that with the anticipated development in the Valley area, a 76-foot major thoroughfare is needed. East Manoa Road was not recommended for widening because it was improved to a 50-foot right-of-way about 5 years ago.

The Commission voted to defer action on Kolowalu Street for further study on motion of Mr. Izumi and second of Mr. Centeio.

A motion to recommend approval of the amendment to the proposed extension of Pamoia Road was made by Mr. Lemmon, seconded by Mr. Izumi, and carried.

A motion to recommend approval of the amendment to the street pattern layout for upper Manoa section, for an area of land situated on the Kokohead side of Manoa Road and Manoa Stream was made by Mr. Izumi, seconded by Mr. Lemmon, and carried.

**ZONING HOTEL & APT. PALAMA  
PUA LANE  
JOHN WON WONG, ET AL  
BY: MORIO OMORI,  
ATTORNEY**

The Commission considered a request for change in zoning from Class A Residential to Hotel and Apartment for a 12,097 $\frac{1}{2}$  parcel of land situated on Pua Lane, Palama. The applicant proposes to construct a 3-story, 18-unit apartment building with ample parking spaces.

The Director stated that this property is situated within the area set aside for apartment use under the urban renewal study made in 1956. However, this property is affected by a 60-foot general planned roadway that runs along the makai boundary of the property. He believed that this roadway should be constructed before permitting any change in zoning.

The Director pointed out to the Commission that it had disapproved several other requests for changes in zoning within the area on the basis that street improvements

and utilities should be constructed in accordance with City standards.

Representing the applicants, Attorney Morio Omori presented development plans. He pointed out that a 25-foot setback line for the proposed extension of Kukui Street has been set aside. He believed the request was reasonable since the property fronts an improved street, which is Pua Lane. Granting this request would expedite development of the area and remove many old dwellings. He stated that the applicants are willing to post a bond to guarantee construction of the necessary street improvements and utilities since they are ready to develop the area.

The Director pointed out that the continuous acceptance of bonds for street construction may not be feasible because of the difficulty in enforcing the agreement. The past policy of the Commission to accept such bonds should be curtailed at this time and all applicants should be required to construct the necessary street improvements and utilities; otherwise, construction of the necessary street improvements may never be realized.

Mr. Omori stressed that the purpose of the bond is to guarantee the construction of street improvements when an improvement district is created. He believed that the applicants were being penalized should they be required to put in the road improvement on their side of the property at this time since there is no assurance from the City that Kukui Street extension will definitely be constructed within a reasonable period. He stated that if assurance can be given that an improvement district would be created in the very near future, the applicants will construct the roadway.

Mr. Izumi suggested that the applicant pave the area set aside for the general planned roadway and utilize the area for off-street parking purposes in the interim until the roadway is constructed.

In reply to Mr. Omori's inquiry whether rolled curbs would be allowed, the Director stated that the matter can be discussed with the Chief Engineer.

The Director stated that the Honolulu Redevelopment Agency is not ready to study this area because of other renewal projects. However, the proposed apartment use falls within the area the Planning Commission staff has recommended for apartment development. The street pattern for the area is firmed on the general plan but the land use may change.

This matter was taken under advisement on motion of Mr. Centelo and second of Mr. Lemmon.

Mr. Centelo made a motion to authorize the calling of a public hearing subject to the applicants' guarantee that the road reserve area will be paved with curbs and gutters installed. This motion was seconded by Mr. Lemmon and carried.

Mr. Omori stated that he will discuss this matter with his clients, since he has no authority at this time to make any commitments.

ZONING APARTMENT  
DISTRICT C  
PUUNUI  
420 N. KUAKINI ST.  
KAZUO YAMADA  
BY: RICHARD M.  
KAGEYAMA

The Commission authorized the calling of a public hearing to consider a change in zoning from Class A Residential to Apartment District C for a 15,207 $\frac{1}{2}$  parcel of land situated on the mauka side of N. Kuakini Street, on motion of Mr. Lemmon and second of Mr. Izumi. The public hearing will be subject to submission of development plans.

The Commission noted that this property is situated within the area the Commission had set aside as desirable for Apartment District C development. The development will front an improved street, which is Kuakini Street.

ZONING BUSINESS  
KAIMUKI  
WAIALAE AVENUE, BET.  
8TH & 9TH AVENUES  
H. R. HEWITT

On motion of Mr. Izumi and second of Mr. Lemmon, the Commission authorized the calling of a public hearing to consider extending an existing business zone to include 10 feet of the remaining portion of a parcel of land containing 11,000 $\frac{1}{2}$ .

The property situated on the makai side of Waialae Avenue between 8th and 9th Avenues is presently being used by the Melim's Service Station.

ZONING BUSINESS  
MAIKI  
200 FEET KOKOHEAD  
OF PIIKOI STREET,  
BET. BERETANIA ST.  
& KINAU ST.  
SCHUMAN CARRIAGE,  
CO., LTD.

A request for change in zoning from Hotel and Apartment to Business for the entire parcel of 86,543 $\frac{1}{2}$  situated between Kinau Street and Beretania Street, approximately 200 feet Kokohead of Piihoi Street was considered by the Commission. Portions of the area is presently zoned business and the remainder is under a variance permit for off-street parking purposes.

The Schuman Carriage Co., Ltd., plans to relocate its facilities at this location due to the fact that it has entered into an agreement with the State for sale of the present Schuman site as part of the civic center development.

The Director reported that he had written to the State of Hawaii, Attorney General's office with respect to the State's progress in acquiring the present Schuman site.

Mr. Centelo made a motion to authorize the calling of a public hearing subject to confirmation from the State that the present Schuman property has been purchased and submission of development plans. This motion was seconded by Mr. Lemmon and unanimously carried.

ZONING INDUSTRIAL  
KALIHI-KAI  
1731 HAU STREET  
CHARLES TAMASHIRO

The Commission reviewed further a request for change in zoning from Class A Residential to General Industrial for a 10,000 $\frac{1}{2}$  parcel of land situated at 1731 Hau Street, between Kalihi Street and Mokauea Street. A public hearing was held on September 10, 1959, at which time a petition of protest was filed by the property owners in the area. Action was deferred pending further study.

Representative of the applicant, Mr. Morio Omori was present to request favorable consideration of the zoning change. He pointed out that the Commission had designated this area as desirable for industrial uses. To permit this development would encourage improvement of the entire area. He stated that the applicant has filed a bond to guarantee construction of the necessary street improvements and utilities.

The Commission noted the protests made by the property owners at the public hearing and also their suggestion to zone the entire Kalihi-Kai area for industrial uses rather than spot zoning.

The Director stated that zoning should be considered when an area is ready for development. He pointed out that this area at Kalihi-Kai is proposed for industrial uses; however, it would not be practical to delay progress since redevelopment studies may not be initiated until 5 or 10 years hence.

The Commission took this matter under advisement on motion of Mr. Izumi and second of Mr. Centeio.

In reference to street improvements, the Commission stated that hereafter all necessary street improvements and utilities must be constructed before zoning will be considered. However, an exception will be made in this case because the public hearing was held and a bond had already been filed.

A motion to recommend to the City Council that the zoning change to General Industrial be approved and the necessary zoning ordinance be created was made by Mr. Centeio seconded by Mr. Izumi and carried.

ZONING BUSINESS  
WAIANAE  
FARRINGTON HWY. &  
POKAI BAY STREET  
MASAO ASADA

A request for change in zoning from Rural Highway Protective zone to Business for two parcels of land--16,018<sup>#</sup> and 5,610<sup>#</sup>--situated on the makai side of Farrington Highway, Waianae, was considered by the Commission.

The Commission noted that a meeting is scheduled with the private consultants to review the over-all plan for the Waianae area. It voted to defer action for two weeks and to request the submission of development plans by the applicant, on motion of Mr. Centeio and second of Mr. Izumi.

ZONING LIMITED  
INDUSTRIAL  
KANEHOHE  
MAUKA SIDE OF  
KAMEHAMEHA HWY.  
MARY AVANT  
(LOVE'S BISCUIT  
& BREAD CO.)

In reference to the area mauka of Kamehameha Highway and Pali side of Luluku Road proposed for limited industrial uses, the Director had suggested that a service road parallel to Kamehameha Highway should be constructed. The Director reported that a public hearing has been authorized to consider the application of Love's Biscuit and Bread Company for development of its distribution depot for bakery products. However, Love's in its development plan has not provided for the service road since it requires the entire area for its development. Ingress and egress points onto the highway are proposed.

The Director stated that a letter has been received from the State Highway Department stating that it will permit only right turns after the highway is constructed. The owner of the property, Mrs. Mary Avant, has written that development of an adjoining property zoned for industrial purposes has been temporarily delayed because the original lessee has withdrawn his plans for development. She is seeking new tenants for the area.

The Commission noted that it had instructed the Director to meet with the property owners regarding the service road. It voted to defer action until the result of this meeting is known on motion of Mr. Lemmon and second of Mr. Izumi.

**ZONING BUSINESS  
WAIANAE  
MAUKA SIDE OF  
FARRINGTON HWY.  
FRANCIS Y. WONG  
BY: SAKAE  
TAKAHASHI,  
ATTORNEY**

The Commission reviewed a request for change in zoning from Rural Class A-2 Residential to Business for approximately 6 acres of land situated on the mauka side of Farrington Highway, Honolulu side of Lualualei Homestead Road at Waianae. The applicant proposes to develop an integrated shopping center and an artist's rendition of the plan was presented.

This property is situated outside of the area the Commission had designated as suitable for business uses. However, the Commission voted to defer action pending receipt of the consultants' report for the Waianae area on motion of Mr. Centeio and second of Mr. Izumi.

**ZONING CLASS A-1  
RESIDENTIAL  
KAALAEA  
WAILEHIA & LAUMAULA  
ROADS  
SING CHONG CO., LTD.  
BY: WILLIAM H.  
HEEN, ATTORNEY**

The Commission authorized the calling of a public hearing to consider the change in zoning from Rural Class AA Residential and Rural Protective uses to Class A-1 Residential for approximately 18 acres of land situated in Kahaluu. The motion was made by Mr. Centeio seconded by Mr. Lemmon and carried.

The Director indicated that the entire valley area back of the industrial zoning could be considered for Class A-1 Residential uses.

**ZONING BUSINESS &  
HOTEL & APARTMENT  
MANAKULI  
BET. FARRINGTON  
HWY. & AKOWAI RD.  
LATICO CO., LTD.**

The Commission voted to defer action on the request for change in zoning from Highway Protective to Business and Hotel and Apartment for two parcels of land totaling 20,131 $\frac{1}{2}$  situated on the makai side of Farrington Highway. The motion was made by Mr. Centeio seconded by Mr. Lemmon and carried. The Commission will take action after the consultants' report for the Waianae area has been submitted.

**ZONING HOTEL & APT.  
WAIANAE  
POKAI BAY DR. &  
LUALUALEI HOMESTEAD  
ROAD  
ZOILO A. CORPUZ**

A request for change in zoning from Highway Protective uses to Hotel and Apartment for approximately 15,049 $\frac{1}{2}$  of land situated on the mauka-Makaha corner of Pokai Bay Drive and Lualualei Homestead Road was deferred by the Commission pending receipt of the consultants' report for the Waianae area. The motion was made by Mr. Izumi seconded by Mr. Centeio and carried.

**ZONING CEMETERY USE  
WAIPIO  
APPROX. 2 MILES  
MAUKA FROM KAMEHA-  
MEHA HIGHWAY  
HAWAIIAN PINEAPPLE  
CO., LTD.**

The Commission authorized the calling of a public hearing to consider the application by the Hawaiian Pineapple Co., Ltd., for the establishment of a cemetery at Waipio, for land situated approximately 2 miles mauka from Kamehameha Highway from an entrance point about 1,000 feet before the Kipapa Gulch Roosevelt Bridge and comprising 142.10 acres. The motion was made by Mr. Centeio seconded by Mr. Izumi and carried.

The applicant has processed the application for the cemetery in accordance with the ordinance and has obtained approval from the Board of Health and the Board of Water Supply.

**ZONING GENERAL IND.  
MOANALUA  
S. M. DAMON ESTATE**

The Director informed the Commission that two applications for changes in zoning have been received and they will be referred to the staff for study. The applications are from:

**OVER-ALL PLANS  
WAIPAHU  
ROBINSON ESTATE**

(1) S. M. Damon Estate for change in zoning from Business and Class A-1 Residential to General Industrial for land situated at Moanalua Highway and Puuloa Road.

(2) Robinson Estate for its over-all plan for lands in Waipahu.

**ZONING ORDINANCE  
AGRICULTURAL  
ZONING LAW**

The Commission authorized the calling of a public hearing to consider creation of an Agricultural Zoning Law, on motion of Mr. Izumi and second of Mr. Lemmon.

An Ordinance to amend Article 6, Revised Ordinances of Honolulu 1957, relating to Farming Districts, was prepared by the staff and the public hearing will be called subject to approval as to form by the Corporation Counsel's office.

**ZONING OFF-STREET  
AUTOMOBILE PARKING  
DISTRICT  
FUUHI  
LILIIHA & KUAKINI STS.  
LILIIHA BAKERY, LTD.  
BY: ROBERT K.  
MURAKAMI, ATT'Y.**

The Commission considered a request for reconsideration of the Commission's action in deferring a request for establishment of an off-street parking district for property situated on the makai side of Kuakini Street Extension, subject to construction of a general planned roadway that runs along the Ewa boundary of the property.

Attorney Robert Murakami by letter stated that access to the interior lots will not be hampered by the automobile parking area. Free access from Kuakini Street Extension into and out of Kellett Lane will be provided. He also stated that the area proposed for the general planned roadway could be eliminated from the proposed off-street automobile parking area. He requested reconsideration so that the applicant can be permitted to proceed with his plan for utilization of this area in connection with the proposed business development.

The Commission voted to authorize the calling of a public hearing on motion of Mr. Izumi and second of Mr. Lemmon.

**GENERAL PLAN  
KALIHI VALLEY  
KILOHANA STREET  
EXTENSION**

On motion of Mr. Lemmon and second of Mr. Izumi, the Commission voted to authorize the calling of a public hearing to consider deleting a portion of Kilohana Street from the General Plan. Since the construction of Likelike Highway, this portion of Kilohana Street Extension was abandoned as a roadway by the City.

**CAPITAL IMPROVEMENT  
PROGRAM  
1960 to 1965**

The Planning Director presented to the Commission for review, a 6-year capital improvement program for the City and County of Honolulu. Each agency of the City government has presented its list of expenditures necessary for public improvement for the next six years (1960 to 1965). The Director stated that under the provisions of the City Charter, the Commission must submit this report to the Mayor by October 18, 1959. The Mayor in turn must submit this report to the City Council by November 15, 1959.

The Director indicated that approximately \$117,739,000 will be needed for the six-year program. The anticipated revenues for capital improvement are \$81,221,000 leaving a shortage of \$36,518,000.

The Commission voted to hold a special meeting on Friday, October 9, 1959, at 1:30 p.m., to discuss the capital improvement program on motion of Mr. Izumi and second of Mr. Keppeler.

The meeting adjourned at 4:35 p.m.

Respectfully submitted,

*Carole A. Kamishima*  
Carole A. Kamishima  
Planning Reporter

Special Meeting of the Planning Commission

Minutes

October 9, 1959

The Planning Commission met in special session on Friday, October 9, 1959, at 1:55 p.m., in the Conference Room of the City Hall Annex with Chairman John H. Felix presiding:

**PRESENT:** John H. Felix, Chairman  
Cyril W. Lemmon  
Tutomu Izumi  
Paul Keppeler  
Charles Clark  
Leighton S. C. Louis, Director

**ABSENT:** George Centeio  
Thomas N. Yamabe II

**CAPITAL IMPROVEMENT PROGRAM 1960 to 1965** The Commission met in special session to discuss the six-year Capital Improvement Program for the years 1960 to 1965 which includes the complete list of all proposed expenditures by the various agencies of the City government, methods to finance these projects and other pertinent data necessary for the preparation of the Capital Improvement Program.

Mr. Charles Clark, speaking as the Acting Mayor and on behalf of Mayor Blaisdell, stressed the importance of building the municipal auditorium on the Ward property. By having an auditorium and making facilities available to large conventions, thereby increasing the tourist industry, revenue derived from this source could be used for other capital improvement projects without the necessity for raising taxes. He indicated that the Administration does not want to raise property taxes unless it is absolutely the last resort. He appealed to the Commission to give the auditorium project first priority in the Capital Improvement Program. He expressed disappointment in reading in the Honolulu Advertiser that the Planning Director had recommended deferring the auditorium project for other high priority projects. Mr. Clark stated that groundbreaking ceremony on the auditorium site will take place in March, 1960, and the auditorium should be completed as scheduled.

The Director clarified that his report to the Commission did not recommend deferral of the auditorium project but he did state that, if the project cannot be completed in 1960, then part of the funds could be allocated to 1961, thereby leaving room for inclusion of other projects in 1960.

Mr. Keppeler pointed out that there are three sources of money available--general fund, highway fund and bonds. He stated that monies from the general fund cannot be used for projects that come under the highway fund or vice versa. He stated that entire funds for the auditorium project must be available; otherwise, the contract cannot be let.

The Commission then voted to include in the letter to the Mayor, the recommendation that the municipal auditorium be given number one priority and to emphasize that additional funds can be derived from public works of a revenue producing nature, such as, the municipal auditorium. The motion was made by Mr. Lemmon seconded by Mr. Izumi and carried.

After further reviewing the report, the Commission voted to approve the Capital Improvement Program and to authorize the staff to compile and prepare the report into final form for submission to the Mayor, subject to consultation with the Chairman, or in his absence, with the Vice-Chairman from time to time. The Commission also voted to include in the 1960 program, off-street parking structures for the Central Business District, public facilities for Kuhio Beach and extension of Kuhio Avenue. A correction was also made to the list of Deferral Projects, Item #18 to read "Gulick Avenue from School Street to Likelike Highway". The motion was made by Mr. Lemmon seconded by Mr. Izumi and unanimously carried.

The meeting adjourned at 3:15 p.m.

Respectfully submitted,

*Carole A. Kamishima*  
Carole A. Kamishima  
Planning Reporter

Meeting of the Planning Commission

Minutes

October 22, 1959

The Planning Commission met in regular session on Thursday, October 22, 1959, at 2:20 p.m., in the Conference Room of the City Hall Annex with Chairman John H. Felix presiding:

**PRESENT:** John H. Felix, Chairman  
Cyril W. Lemmon  
Tsutomu Izumi  
George F. Centeio  
Thomas N. Yamabe II  
Paul K. Keppeler  
Henry Tuck Au, Deputy Director

**ABSENT:** Charles G. Clark

**MINUTES:** The minutes of October 8, 1959, and the minutes of the Special Meeting of October 9, 1959, as circulated, were approved on motion of Mr. Centeio and second of Mr. Lemmon.

**PUBLIC HEARING  
GENERAL PLAN  
WAIPIO  
ESTABLISHMENT OF  
CEMETERY SITE  
HAWAIIAN PINEAPPLE  
CO., LTD.**

A public hearing was held to consider the application for the establishment of a cemetery at Waipio, situated approximately two miles mauka from Kamahameha Highway from an entrance point about 1000 feet before the Kipapa Gulch Roosevelt Bridge, comprising an area of 142.10 acres.

No protests were filed.

The Deputy Director reported that the applicant has complied with the regulations in the submission of certifications from the Board of Water Supply and the Board of Health approving the proposed location as a site for a cemetery, together with the necessary maps and a complete description of the boundaries for the cemetery site.

Mr. Donald Rietow, Secretary of Hawaiian Pineapple Co., Ltd., indicated that the lands comprising this proposed cemetery site will be free from all encumbrances prior to establishment of a cemetery.

Though the perimeter boundary of the proposed site encompasses small portions of surrounding gulch lands, these portions of the gulch lands within the perimeter boundary will not be used for or as a cemetery proper. Only the plateau land will be directly utilized for a cemetery.

Another representative of Hawaiian Pineapple Co., Ltd., Mr. Alfred Boeke, reported that careful study of the existing population as well as a projection for ten years has been made. He indicated that the proposed cemetery will serve the immediate areas such as Waipahu, Wahiawa, Aiea and possibly Pearl City. A survey made by Hawaiian Pine revealed that there is a need for a cemetery in this area.

Mr. Yamabe questioned whether any portion of the area proposed for a cemetery site is leased to small farmers.

Mr. Boeke informed the Commission that the area East of Kipapa Gulch in addition to some small areas are leased to farmers on a yearly basis.

Mr. Howard Yuh, executive director of the Wahiawa Community Association, indicated that his organization has no objection to the establishment of a cemetery at this location; in fact, it highly recommended that the proposal be granted approval.

The Kiwanas Club, which he also represented, supported the establishment of the proposed cemetery.

On behalf of the Pearl City Community Association, Mr. Robert Tamura recommended that this application be given favorable consideration.

The Wahiawa Community Association was represented by its president, Mr. Leo Rodby, and he informed the Commission that his Community Association voted unanimously to support the proposed cemetery.

The Aiea Community Association by communication requested that the application for the establishment of a cemetery be approved. The Association indicated that this area is ideal for a cemetery as it is away from the main highway and yet easily accessible.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Centeio and second of Mr. Izumi.

Mr. Centeio called attention that sometime back, there was an area zoned for cemetery use just about 1000 feet from the area proposed by Hawaiian Pineapple Company.

The Deputy Director reported that in 1954, the Commission did zone for cemetery use an area comprising of 83 acres on the East side of Kipapa Gulch, which has not been developed.

The Commission voted to recommend to the City Council that the establishment of the cemetery be approved, subject, however, to rezoning of the 83 acre site which was established for a cemetery in 1954, on motion of Mr. Lemmon and second of Mr. Izumi.

**PUBLIC HEARING  
ZONING OFF-STREET  
AUTOMOBILE PARKING  
PUUNUI  
MAKAI SIDE OF NORTH  
KUAKINI STREET  
LILIIA BAKERY, LTD.  
BY: ROBERT K.  
MURAKAMI, ATTORNEY**

A public hearing was held to consider a change in zoning from existing Class B Residential to Off-Street Automobile Parking District for portion of a parcel of land at Puunui, situated on the makai side of North Kuakini Street, about 190 feet Ewa side of Liliha Street.

No protests were filed.

The lot in question has frontages on Liliha and Kuakini Streets and a total area of 28,368 $\frac{1}{2}$ . The area zoned for business contains 14,926 $\frac{1}{2}$  and the remaining area zoned for Class B Residential contains 13,442 $\frac{1}{2}$ . Formerly there were approximately 16 dilapidated cottages on the lot.

Attorney Murakami, representing the applicant, informed the Commission that the applicant proposes to construct a combination bakery and coffee shop building on the premises fronting Kuakini Street, within an area presently

zoned for business. He requested that the area zoned for residential use be changed to create an Off-Street Automobile Parking District.

With respect to the dilapidated cottages on the premises, Attorney Murakami stated that these have been demolished. He assured the Commission that the applicant will adhere to the General Plan setback of ten feet on Liliha Street.

The Commission inquired whether layout plans were submitted as requested. Attorney Murakami replied that the applicant will submit the parking lot layout plan.

A motion to keep the public hearing open until such time as proper development plans are submitted was made by Mr. Centeio, seconded by Mr. Yamabe and unanimously carried.

**PUBLIC HEARING  
ZONING BUSINESS  
PEARL CITY  
97-945 & 97-951  
KAMEHAMEHA HWY.  
H. J. HOLLINGER, SR.**

A public hearing was held to consider a change in zoning from existing Rural Highway Protective to Business for the front portion of a parcel of land at 97-945 and 97-951 Kamehameha Highway, about 430 feet in the Ewa direction from Lehua Avenue, Pearl City.

No protests were filed.

The applicant, lessee of the property, requested that he be granted the change in zoning so that he can proceed to make an addition to his existing building to provide more office space. Presently there are three multiple family dwellings and a business building situated on the premises.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Centeio and second of Mr. Lemmon.

Mr. Lemmon voiced the opinion that the entire area should be zoned for business. He indicated that it was poor planning to divide the use of a property for both residential and business uses.

The Deputy Director reported that this application was referred to the planning consultants inasmuch as the area involved is within the district for which a General Plan is being prepared for the City under the urban planning grant contract.

The consultants, by letter dated September 16, 1959, informed the Commission that no harm could result by allowing this parcel of land to remain in business use. It is contiguous to the existing business district.

After further discussion, the Commission voted to defer action, pending an over-all study by the staff of the area for business uses, on motion of Mr. Lemmon and second of Mr. Izumi. The motion was unanimously carried.

**PUBLIC HEARING  
ZONING BUSINESS  
KAHALUU  
MAKAI SIDE OF KAM.  
HWY., OPPOSITE IN-  
TERSECTION OF KAM.  
HWY. & AHUIMANU RD.  
YUTAKA SUMIDA**

A public hearing was held to consider a change in zoning from existing Rural Hotel and Apartment to Business for a parcel of land at Kahaluu, situated on the makai side Kamehameha Highway, opposite the intersection of Kamehameha Highway and Ahuimanu Road.

The applicant proposes to construct a service station and auto repair facilities. He also intends to construct a building for the sale of hardware and garden supplies later when finances become available. The area in question contains 32,500sq.

No protests were filed.

The Deputy Director reported that this matter was considered by the Commission in February, 1958. At that time a public hearing was held and the Commission deferred action pending receipt of a development plan. However, Mr. Sumida was not ready to proceed with the proposed development.

The Deputy Director related that the property was at one time zoned for business. However, when the Commission adopted the comprehensive zoning and general plan for Kahaluu, the property was rezoned to Hotel and Apartment. At the time the zoning and general plan was adopted, Mr. Sumida was in Japan and unaware of the zoning change.

The public hearing was closed and the matter was taken under advisement, on motion of Mr. Centeio and second of Mr. Izumi.

The Commission voted to recommend to the City Council that the change in zoning to business be approved, on motion of Mr. Lammon and second of Mr. Izumi. The motion was unanimously carried.

**CONTINUED  
PUBLIC HEARING  
GENERAL PLAN  
MANOA-WOODLAWN  
AMENDMENT TO THE  
STREET LAYOUT**

The Deputy Director reported that this is a continuation of the public hearing which was held on September 24, 1959, to consider the amendments to portions of Section 5 (Manoa-Woodlawn) and Section 6 (Upper and Lower Manoa) of the General Plan.

The Commission approved the following amendments to the General Plan:

- (1) Establishment of a 9 1/2 acre elementary school site on land situated on the South side of Kolowalu Street opposite Kaloaluiki Street;
- (2) Amendment to the proposed extension of Pamoia Road; and
- (3) Amendment to the street pattern for the upper portion of Manoa General Plan to provide for the relocation of a 56-foot roadway and the minor streets affected thereby.

However, the Commission deferred action on the widening and realignment of Kolowalu Street to intersect at East Manoa Road.

The Deputy Director reported that the Chief Engineer, a representative of the Traffic Department and he met with the Manoa Community Association. He indicated that many members of the Association voiced objections to the widening and realignment of Kolowalu Street to intersect at East Manoa Road.

The public hearing was closed and the matter was taken under advisement, on motion of Mr. Izumi and second of Mr. Lemmon.

On motion of Mr. Keppeler and second of Mr. Izumi, the Commission disapproved the widening and realignment of Kolowalu Street to intersect at East Manoa Road and voted to recommend to the City Council that Kolowalu Street be extended following the alignment of Alaula Street as noted in the existing General Plan. The motion was unanimously carried.

ZONING CEMETERY USE  
NUUANU VALLEY  
ELWOOD L.  
CHRISTENSEN & ARVA  
B. CHRISTENSEN  
BY: ROBERT G.  
DODGE, ATTORNEY

The Commission considered the request for the establishment of a cemetery in Nuuanu Valley which was referred to the Commission by Committee Report No. 3047.

Mr. Robert G. Dodge, representing the applicants, indicated that the area involved is directly across the Nuuanu Memorial Park. It is situated on the mauka-ewa corner of Nuuanu Avenue and Robinson Lane, comprising an area of 144,745 $\pm$ . He informed the Commission that a mortuary, chapel and related activities will be located in a corner of the premises within a defined area of approximately 50,000 $\pm$ . Approval of the Board of Health and the Board of Water Supply have been filed with the City and County Clerk's Office as required by ordinance.

To determine if the mortuary is an accessory use, the Deputy Director inquired as to whether the mortuary and the cemetery would be operated by the same party.

Mr. Christensen assured the Commission that the same individual or corporation will operate the mortuary and the cemetery.

The Commission authorized the calling of a public hearing to consider the establishment of a cemetery, on motion of Mr. Izumi and second of Mr. Centeio.

ZONING HOTEL & APT.  
PAUOA  
1934 LUSITANA ST.  
CHIZUCHI KUNIMOTO

The Commission reviewed a request for change in zoning from Class B Residential to Hotel and Apartment for a parcel of land containing 15,395 $\pm$  wherein exist four dwellings.

The property is within an area the Commission had designated as desirable for apartment development, subject, however, to acceptance by the property owners of a street pattern for the area as recommended by the staff. To date the street pattern of the area has not been resolved.

The applicant has submitted development plans. However, the development as proposed does not appear to comply with the Apartment District "C" regulations nor does it provide for a satisfactory parking layout.

The Commission voted to defer action until such time as proper development plans showing off-street parking facilities and compliance with Apartment District "C" regulations are submitted, on motion of Mr. Lemmon and second of Mr. Keppeler.

ZONING HOTEL & APT.  
MAKIKI  
1227 ALEXANDER ST.  
MRS. LOO LEE SHEE

On motion of Mr. Lemmon and second of Mr. Izumi, the Commission authorized the calling of a public hearing to consider extension of the apartment zone for the remaining portion of property situated at 1227 Alexander Street, Makiki, and consisting of about 3,121 $\frac{1}{2}$ sq. ft.

At present 100 feet of the property fronting Alexander Street is zoned Hotel and Apartment. The Commission had granted an extension of Hotel and Apartment zoning to the adjoining property.

ZONING CONDITIONAL  
USE DISTRICT  
MANOA  
1810 UNIVERSITY AVE.  
Y.M.C.A.

A request for Conditional Use District for the operation of the Atherton House Memorial Dormitory, located at University Avenue and Metcalf Street, was considered by the Commission.

The dormitory is operating as a non-conforming use and recently the applicant was denied a building permit for alteration and addition to the dormitory.

Communication from Mr. W. M. Wachter, University of Hawaii, was received requesting the Director to assist the expansion projects of the Atherton Branch Y.M.C.A.

On motion of Mr. Izumi and second of Mr. Lemmon, the Commission authorized the calling of a public hearing to consider the granting of a conditional use permit for the operation of the Atherton House Memorial Dormitory.

ZONING HOTEL & APT.  
PUNCHBOWL  
SOUTHEAST SLOPES OF  
PUNCHBOWL  
ALAN S. DAVIS

The Commission considered a request for change in zoning from Class A Residential to Hotel and Apartment for a portion of land containing 116,298 $\frac{1}{2}$ sq. ft., situated on the Southeast slopes of Punchbowl, at the end of Maunahi Place.

Presently, the makai half of the property is zoned for Hotel and Apartment and the mauka half is zoned for Class A Residential. The applicant desires to have the entire property zoned Hotel and Apartment.

A schematic development plan was submitted which notes that three apartment buildings will be constructed on the makai side, with a large off-street parking area set aside on the mauka side.

The Commission voted to defer action, pending a visit of the site, on motion of Mr. Lemmon and second of Mr. Izumi.

ZONING BUSINESS  
PALOLO  
3270 WAIALAE AVE.  
MAUKA SIDE OF  
WAIALAE AVE. BETW.  
PALOLO & 6TH AVES.  
NAM YOUNG CHUNG,  
D.V.M.

The agent for the applicant requested deferral for two weeks, on the request for change in zoning from Class A Residential to Business for the rear portion of a parcel of land containing 7,000 $\frac{1}{2}$ sq. ft., situated on the mauka side of Waiialae Avenue, between Palolo and 6th Avenues, Palolo.

On motion of Mr. Izumi and second of Mr. Lemmon, the Commission voted to defer action for two weeks.

ZONING APARTMENT  
WAILUPE  
5257 KALANIANA'OLE  
HWY., OPPOSITE AINA  
HAINA SHOPPING  
CENTER  
WILLIAM T. ASHLEY

The Commission considered a request for change in zoning from Class AA Residential to Apartment for a parcel of land containing 59,263 $\frac{1}{2}$ sq. ft., situated opposite the Aina Haina Shopping Center in Wailupe.

The lot in question has a frontage of 160 feet and a depth of 400 feet to the ocean.

Mrs. William T. Ashley, the applicant, indicated that the surrounding property owners (two churches and one property owner within a radius of 750 feet) have given verbal approval to the proposed development. She felt that it was desirable to have a garden-type apartment in the Wailupe area and her proposal is to construct four to six units with two bathrooms in each unit. There will be sufficient off-street parking facilities. She cited several reasons for applying for apartment zoning:

(1) Wailupe is well developed with schools and businesses that this type of zoning is necessary. Every small metropolis should have apartments.

(2) It is necessary that they increase their income because Mr. Ashley's mother is a complete invalid who needs care.

The Commission voted to take the matter under advisement, on motion of Mr. Lemmon and second of Mr. Izumi.

On motion of Mr. Lemmon and second of Mr. Izumi, the Commission voted to defer action for the staff to determine the possibility of hotel development in the Wailupe area.

ZONING CLASS A RES.  
KULIOUOU  
KOKO HEAD END OF  
KULIOUOU ROAD  
TADAO TAMURA

The Commission voted to look with disfavor on a request for change in zoning from Class A-1 Residential to Class A Residential for an area of land containing 4.194 acres, situated on the Koko Head end of Kuliouou Road. The foregoing motion was made by Mr. Lemmon, seconded by Mr. Izumi and unanimously carried.

The Commission in 1958 approved a zoning change from Class A-1 Residential to Class A Residential for 2.98 acres of land directly opposite this parcel of land. However, the change was granted on the basis that the parcel was situated between two subdivisions with 5,000 $\phi$  lots. These subdivisions were established prior to the Class A-1 zoning which became effective on August, 1956. The parcel in question for which the zoning change is requested is undeveloped and there is no basis for the granting of the zoning change.

ZONING INDUSTRIAL  
KALAUAO  
MAKAI SIDE OF  
KAMEHAMEHA HWY.  
AKIRA MISAWA

The Commission considered a request for change in zoning from Rural Highway Protective to Industrial for two parcels of land (not contiguous) totalling two acres, situated on the makai side of Kamehameha Highway, ewa side of Kalauao Stream.

The lots are within an area which the planning consultants for the Commission have declared as desirable for industrial development.

The Director had deferred action on the request pending submission of detailed plans noting the proposed development together with off-street parking facilities.

The Deputy Director reported that the development plans have been submitted.

ZONING BUSINESS  
KAIPAPAU  
MAKAI SIDE OF KAM.  
HWY., ADJOINING THE  
KANDA STORE  
HIROSHI TOGO

The Commission voted to defer action for staff study on the possibility of zoning the entire makai area for industrial use. The foregoing motion was made by Mr. Lemmon, seconded by Mr. Izumi and unanimously carried.

The Commission reviewed a request for change in zoning from Rural Highway Protective to Business for two parcels of land, totalling 12,277 $\frac{1}{2}$ , situated on the makai side of Kanehameha Highway, adjoining the Kanda Store premises.

The applicant proposes to construct a new hollow-tile business building, consisting of a grocery store and barber shop.

This request was referred to the planning consultants for the Commission for advice as to whether or not the proposed use fits in with the General Plan for Kahuku.

By communication dated October 19, 1959, the Oahu Planning Associates informed the Commission that the parcel of land owned by Mr. Togo is within an area designated for residential use in the comprehensive zoning and land use plan for the regional areas of Oahu.

The Commission voted to look with disfavor on the change to business, on motion of Mr. Izumi and second of Mr. Lemmon.

ZONING MISC.  
KAKAOKO  
EWA-MAKAI CORNER  
OF SOUTH STREET  
& QUINN LANE  
CITY PLUMBING CO.,  
LTD.

The Deputy Director reported that a communication has been received from City Plumbing Co., Ltd., informing him of its intention to construct an office and storage building on a parcel of land containing 14,877 $\frac{1}{2}$  within Fire District No. 2, situated on the ewa-makai corner of South Street and Quinn Lane, Kakaako.

The type of operation proposed within the area involves plumbing work as well as retail sale of gas appliances and therefore falls within the category of semi-industrial use.

The Commission advised the Deputy Director to inform the applicant that the type of operation he proposes falls within a semi-industrial zone.

GENERAL PLAN  
PARK SITE  
KANEHOHE  
MOKAPU END OF  
KALAMA BEACH

The Mayor referred a communication from Mr. Ted F. Nobriga, Director of Parks and Recreation, to the Commission for recommendation. The Kaneohe Ranch Company, Ltd., has offered to dedicate a 14-foot right-of-way to the beach, provided that the General Plan park site of ten acres in the Mokapu end of Kalama Beach is removed from the General Plan and the area is zoned for Hotel and Apartment use.

The Deputy Director reported that the General Plan park site is the only available park site for the district. He believed that the Commission should adhere to the General Plan which sets aside this area for park purposes. In the interest of the public, the beach park and recreation areas as well as public rights-of-way to the beach should be acquired.

The Commission voted to recommend to the Mayor that the City acquire the ten acres for park purposes as noted in the General Plan, on motion of Mr. Lemmon and second of Mr. Izumi.

**GENERAL PLAN  
ABANDONMENT OF  
DEADEND SPUR ROAD  
INTERSECTION OF  
KAHAKAI DR. &  
ATKINSON BLVD.**

The Commission again reviewed Committee Report No. 1971, which was referred to the Commission for recommendation to the City Council on a request by Murphy Motors, Ltd., to abandon a deadend spur road which projects into its property from the intersection of Kahaki Drive and Atkinson Boulevard.

The road in question is a deadend extension of Kona Street, originally created to serve a four-lot subdivision.

The Commission voted to defer action on this matter, and requested that the staff meet with Murphy Motors, Ltd., and the property owners within the area, on motion of Mr. Lemmon and second of Mr. Izumi.

**GENERAL PLAN  
MAUNALUA AT  
KOKO HEAD  
HAWAII-KAI PROJECT**

The Deputy Director reported that the preliminary master plan of the Hawaii-Kai Project, which area is being developed by the Kaiser-Burns Development Corporation and the B. P. Bishop Estate, has been submitted.

Mr. Kaiser, in his communication to the Planning Commission, emphasized the preliminary and tentative nature of the proposed master plan for the Hawaii-Kai development. The preliminary master plan as submitted is intended to enable the staff to understand the over-all conception and thinking of the total Hawaii-Kai development. Mr. Kaiser does not wish to make an official or formal submission of this preliminary master plan at this time and will make individual applications for specific subdivisions or zoning matters.

The Commission requested the Deputy Director to thank Mr. Kaiser for the perspective rendition of the plan for the Hawaii-Kai Project.

Mr. Lemmon suggested that the Commission meet on the morning of the next regular meeting to review the plan more carefully.

**GENERAL PLAN  
JAIL SITE  
HALAWA**

The Commission was advised by the Deputy Director that the proposed jail site to be located in Halawa, has not been included in the General Plan. The Commission has concurred with the Special Committee on Jail Site in the selection of the location; however, there is no General Plan for the area.

Plans for the construction of the jail facilities are presently being prepared and the City and County is in the process of condemning the lands for the jail site.

He reported that the State Legislature has under consideration the location of a prison adjoining this jail site.

On motion of Mr. Lemmon and second of Mr. Izumi, the Commission voted to defer action and to review this matter more thoroughly on the morning of the next regular meeting.

**CAPITAL IMPROVE-  
MENT PROGRAM  
1960 to 1965**

The Commission received a letter from Hawaii Hotel Association commending the Planning Department and the Mayor of the City and County of Honolulu in placing the construction of the municipal auditorium under the highest priority.

GENERAL PLAN  
WAIKIKI

The Deputy Director was instructed to write a letter thanking the Hawaii Hotel Association for its commendation.

The Deputy Director called the Commission's attention to the fact that there is a possibility that Federal funds may be made available to the Planning Department to undertake the study of the Waikiki area similar to the one which was undertaken for the Central Business District.

This matter was brought out at this time so that necessary steps can be taken to prepare and plan for the time when the Commission applies for Federal aid.

The Commission requested that the staff look into this matter further and to meet with the Hawaii Hotel Association, Chamber of Commerce and other interested parties to obtain their views.

GENERAL PLAN  
WAIMANALO

The Commission again reviewed the proposed general plan for the long-range comprehensive physical development of Waimanalo as submitted by the Land Commissioner, Territory of Hawaii. A public hearing was held to consider this matter on August 29, 1959. The Commission, however, had deferred action on the General Plan pending completion of the over-all General Plan for the Island of Oahu.

The Deputy Director indicated that the State Commissioner of Public Lands expressed his desire to proceed with the development. This plan will be a guide for future development in an orderly manner. The plan is flexible and may be changed from time to time as conditions change.

Mr. C. Eric Reppun, Commissioner of Public Lands for the State of Hawaii, appealed to the Commission to approve the General Plan for Waimanalo, because to delay action would hinder development of Waimanalo in an orderly manner.

The Deputy Director indicated that the Oahu Planning Associates, consultants for the Planning Commission, had reviewed the General Plan for Waimanalo and recommended favorable consideration to its approval.

Mr. Yamabe stated that he was of the impression that the Commission deferred action until such time as the General Plan for the entire Island of Oahu is completed and approved as well as a study on the availability of lands for agricultural purposes. He indicated that the development plan should show areas set aside for agricultural uses.

A question was raised as to the number of acres set aside for agricultural uses.

Mr. Reppun replied that approximately 1,200 acres are set aside.

In reply to a question as to why the General Plans prepared by the planning consultants do not provide for areas as desirable for agricultural uses, the Deputy

Director explained that under the terms of the Urban Planning Contract, which is of a limited scope, the consultants are to prepare a General Plan covering only the urban or urbanizing areas. He reported that the staff is studying the creation of Farm Districts, which would help to stabilize the farming industry.

The Commission voted to recommend to the City Council approval of the General Plan for Waimanalo, on motion of Mr. Centeio and second of Mr. Lemmon. Mr. Yamabe abstained from voting.

**MISCELLANEOUS  
STANDARDIZATION  
OF COLOR SCHEME  
FOR LAND USE**

Mr. Lemmon suggested that there should be a standardization of color schemes for all new land use maps or plans. He felt that there should be a uniform system for all planning work in the State of Hawaii.

The Commission authorized the staff to meet with the Hawaii Association of County Planning Commission, State Planning Department, consultants and engineers and other interested parties to discuss this matter.

**URBAN RENEWAL  
WORKABLE PROGRAM  
RESOLUTION**

It was called to the attention of the Commission that in 1958 the former Planning Commission had adopted a resolution resolving to take the necessary steps to complete and bring up-to-date the neighborhood analysis and future land use plan for the City and County of Honolulu on or before April 4, 1959. However, because of unforeseen circumstances, the Planning Commission did not complete the future land use plan within the time specified.

Since the adoption of the future land use plan for the City of Honolulu is required by the Housing and Home Finance Agency before any further loans and grants can be approved, the Honolulu Redevelopment Agency cannot obtain Federal approval of loan and grant contracts for its projects. In order not to delay the applications of the Honolulu Redevelopment Agency for loans and grants, the Planning Commission, to satisfy Federal requirements, must adopt a resolution indicating that it will complete and adopt the future land use plan on or before November 26, 1959. The date was specifically noted because the Honolulu Redevelopment Agency is filing an application for Federal funds for its redevelopment projects in December, 1959.

On motion of Mr. Izumi and second of Mr. Lemmon, the Commission adopted the following resolution:

"RESOLUTION  
of the  
PLANNING COMMISSION

WHEREAS, the Housing and Home Finance Agency on or about April 4, 1958, recertified the Workable Program for the City and County of Honolulu; and

WHEREAS, the Planning Commission, by resolution adopted on June 19, 1958, resolved to take the necessary steps to complete and bring up to date the neighborhood analysis and future land use plan for the City of Honolulu on or before April 4, 1959; and

WHEREAS, the Planning Commission, because of unforeseen circumstances has not been able to complete these studies within the time specified in the resolution; and

WHEREAS, the adoption of the future land use plan by the Planning Commission is a necessary requirement in obtaining approval of Loan and Grant Contracts and in the fulfillment of the Workable Program;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City and County of Honolulu take whatever steps are necessary not only to complete but to adopt the future land use plan for the City of Honolulu on or before November 26, 1959.

BE IT FURTHER RESOLVED that copies of this resolution be transmitted to the Housing and Home Finance Agency."

**STREET NAMES  
KAPIOLANI ST.**

The Planning Commission reviewed a petition requesting the change of name of Kapiolani Street to Ward Street.

The staff has conducted a study of the properties affected by the proposed change and the following data was presented for the consideration of the Commission:

<u>Frontage affected</u>	<u>Appl. - petition for change</u>	
2,325 feet	1,075 feet	46%

The Commission authorized the staff to meet with the property owners to obtain their views and comments.

The Commission voted to recommend approval of the following street names and authorized transmission of the same to the City Council for its approval, on motion of Mr. Lemmon and second of Mr. Izumi:

**STREET NAMES  
PEARL CITY  
MOMILANI SUBDIVN.**

1. Street names for roadways within the Momilani Subdivision at Pearl City:

- HOOLAULEA STREET - Extension of existing roadway
- HOOHAKU STREET - Extension of existing road so that it terminates at Hoolehua Street

<b>HOOMDANA STREET</b>	- Roadway extending from Waimano Home Road mauka of Hoomaemae Street and running in the Honolulu direction to its terminus at Hoolaulea Street Campground
<b>Meaning:</b>	
<b>HOOMDANA PLACE</b>	- Deadend roadway off Hoomoana Street being between Waimano Home Road and Hoohalike Street
<b>HOOMDANA WAY</b>	- Deadend roadway off Hoomoana Place
<b>HOOHALIKE STREET</b>	- Roadway off Hoomoana Street, running mauka between Hoomoana Place and Hoolehua Street
<b>Meaning:</b>	Alike
<b>HOOHENO STREET</b>	- Roadway off Hoohalike Street, mauka of Hoomoana Street
<b>Meaning:</b>	To cherish
<b>HOOMAEMAE STREET</b>	- Roadway extending from Waimano Home Road to Hoolaulea Street, between Noelani Street and Hoomoana Street
<b>Meaning:</b>	To clean
<b>HOOLANA STREET</b>	- Roadway extending from Hoomaemae Street to Hoomoana Street, between Waimano Home Road and Hoolehua Street
<b>Meaning:</b>	Cheerful, hopeful
<b>HOOLEHUA STREET</b>	- Roadway extending from Hoomaemae Street to its terminus past Hoomoana Street, between Hoolana Street and Hoonipo Street
<b>Meaning:</b>	Resembling the lehua
<b>HOONIPO STREET</b>	- Roadway extending from Hoohaku Street to Hoomoana Street, between Hoolehua Street and Hookani Street
<b>Meaning:</b>	To court, to make sleepy
<b>HOOKANI STREET</b>	- Roadway from Hoopai Street to Hoonipo Street, between Hoonipo Street and Hoolaulea Street
<b>Meaning:</b>	To play
<b>HOOPAI STREET</b>	- Roadway extending from Hoonipo Street to Hoolaulea Street, between Hooluu Street and Hoomoana Street
<b>Meaning:</b>	To encourage
<b>HOOPAI PLACE</b>	- Deadend roadway off Hoopai Street, between Hookani Street and Hoolaulea Street.

**STREET NAMES  
PORTION OF WAIKIKI  
KOKO HEAD OF  
KAPIOLANI BLVD.  
& MAUKA OF DATE ST.**

**2. Street names for roadway Koko Head of Kapiolani Boulevard and mauka of Date Street:**

<b>MAHIAI STREET</b>	- Roadway off Kapiolani Boulevard, mauka of Date Street and on the Koko Head side of Kapiolani Boulevard
<b>Meaning:</b>	Farmer

**MAHIAI PLACE**

- Existing roadway off Kapiolani Boulevard, now to terminate at Mahiai Street

**KAIPUU STREET**

- Roadway off Mahiai Street, running makai parallel to Kapiolani Boulevard and between Kapiolani Boulevard and Mahiai Street Division, portion.

Meaning:

The meeting adjourned at 4:50 p.m.

Respectfully submitted,

*Toyoko H. Akaji*

Toyoko H. Akaji  
Sr. Clerk-Stenographer

Meeting of the Planning Commission

Minutes

November 5, 1959

The Planning Commission met in regular session on Thursday, November 5, 1959, at 2:10 p.m., in the Conference Room of the City Hall Annex with Chairman John H. Felix presiding:

**PRESENT:** John H. Felix, Chairman  
Cyril W. Lemmon  
Tsutomu Izumi  
George Centeio  
Thomas N. Yamabe II  
Paul K. Keppeler  
Charles G. Clark (Excused at 4:12 p.m.)  
Henry T. Au, Deputy Planning Director

**MINUTES:** The minutes of October 22, 1959, were corrected as follows:

On the application by Elwood Christensen for cemetery use, the motion to authorize the calling of a public hearing seconded by Mr. Lemmon was changed to read, "seconded by Mr. Centeio". Mr. Lemmon stated that he does not recall seconding this motion.

On the item regarding the proposed general plan for Waimanalo, the number of acres set aside for agricultural uses was corrected to read "1,200 acres" instead of "120 acres".

The minutes, as corrected, were approved on motion of Mr. Centeio and second of Mr. Izumi.

**PUBLIC HEARING  
GENERAL PLAN  
KALIHI-UKA  
DELETION OF  
KILOHANA STREET  
EXTENSION**

A public hearing was held to consider the amendment to the General Plan Street Layout for a portion of Section 8 (Kalihi-Uka) by the proposed deletion of Kilohana Street extension (a private right-of-way) situated on the ewa side of Old Kalihi Valley Road.

The Deputy Director reported that this portion of the roadway, which is unimproved, is not necessary as a roadway.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Centeio and second of Mr. Lemmon.

The Commission voted to recommend to the City Council that portion of General Plan Section 8 (Kalihi-Uka) be amended by deleting Kilohana Street extension, on motion of Mr. Centeio and second of Mr. Lemmon.

**PUBLIC HEARING  
ZONING HOTEL & APT.  
PALAMA  
1202 to 1212  
PUA LANE  
JOHN WONG WONG,  
ET AL  
BY: MORIO OMDRI**

A public hearing was held to consider the application for change in zoning from existing Class A Residential to Hotel and Apartment for a 12,097 $\frac{1}{2}$  parcel of land situated at 1202 to 1212 Pua Lane on the ewa side of Pua Lane between Kanoa Street and Vineyard Street.

The Deputy Director advised the Commission that this property is within the area the Commission had indicated

it would look with favor for apartment development provided the necessary street improvements and utilities are constructed. This property is affected by the General Plan for the Kukui Street extension, a 60-foot roadway. The applicants have stated that they are willing to construct curbs, gutters and sidewalks for the Kukui Street Extension only on their side of the property in accordance with City standards.

The Deputy Director stressed that before the Commission take action to recommend approval of the zoning, the applicants be required to construct the necessary street improvements and utilities. He informed the Commission that in the past, the Commission had accepted an agreement or bond to guarantee construction of these improvements; however, the Corporation Counsel's office has ruled that it is illegal to accept such a bond or agreement as a condition for a zoning action.

Several Commission members expressed their opinion that this application for rezoning is being considered only because the applicants have stated that they are willing to construct the necessary improvements and not after the improvements are completed. The Deputy Director emphasized that there is no guarantee that the improvements will be constructed.

The attorney for the applicants, Mr. Morio Omori, related that the property fronts an improved street, Pua Lane, and that the applicants are willing to construct the necessary street improvements on Kukui Street Extension because they are ready to develop the property. They will make this commitment voluntarily.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Centeio and second of Mr. Lenmon.

The Commission voted to recommend to the City Council that the change in zoning to Hotel and Apartment be approved on motion of Mr. Centeio and second of Mr. Izumi.

PUBLIC HEARING  
ZONING APARTMENT  
DISTRICT "C"  
PUUNUI  
420 N. KUAKINI ST.  
KAZUO YAMADA  
BY:: RICHARD M.  
KAGEYAMA

A public hearing was held to consider the application for change in zoning from existing Class A Residential to Apartment District "C" for parcel of land containing 15,207sq situated at 420 North Kuakini Street, on the mauka side of N. Kuakini Street between Liliha Street and Sereno Lane.

The Deputy Director reported that this property is situated within the area the Commission had designated as desirable for Apartment District "C" development, provided the streets are improved. In this application, however, the property fronts Kuakini Street which is an improved street. The development plan as submitted showed that along with the proposed apartment development, an existing non-conforming business store will be retained. The Deputy Director advised the Commission that if the applicant proposes to retain the business building, the 40% parking requirement must be complied with. Therefore, the development plan as submitted is not acceptable.

The Commission voted to hold the public hearing open and to instruct the applicant to submit an acceptable development in conformity with the Apartment District "C"

regulations, on motion of Mr. Lemmon and second of Mr. Izumi.

Since the business operation is conducted within a third-class or wooden structure, the staff was instructed to determine whether the building is permitted within an Apartment "C" district.

**PUBLIC HEARING  
ZONING BUSINESS  
MAKIKI  
200 FEET KOKOHEAD  
OF PIKOI STREET  
BET. BERETANIA ST.  
& KINAU STREET  
SCHUMAN CARRIAGE,  
CO., LTD.**

A public hearing was held to consider the change in zoning from Hotel and Apartment to Business for the rear portion of a parcel of land containing 86,543 $\frac{1}{2}$  situated 100 feet to the rear of S. Beretania Street and extending to Kinau Street, about 200 feet Kokohead side of Piikoi Street.

Portions of this property is zoned business and the remainder is under a variance permit for off-street parking purposes. The request is made for the rezoning of the entire parcel for business because under the present off-street parking regulations, 40% of the lot area will have to be set aside anyway. The rezoning will allow for flexibility in the design of the buildings.

The Schuman Carriage Co., Ltd., plans to relocate its facilities to this location due to the fact that it has entered into an agreement with the State for sale of the present Schuman site as part of the civic center development. The Deputy Director reported that a letter has been received from the Attorney General's office confirming that the State has acquired title to the Schuman property located on Richards Street between Beretania Street and Hotel Street.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Centeio and second of Mr. Izumi.

A motion to recommend to the City Council that the change in zoning to Business be approved for the 86,543 $\frac{1}{2}$  parcel of land was made by Mr. Centeio seconded by Mr. Lemmon and carried.

**PUBLIC HEARING  
ZONING CLASS A-1  
RESIDENTIAL  
KAALAEA-KAHALUU  
WAILEHUA AND  
LAMAULA ROADS  
SING CHONG CO. LTD.  
BY: WILLIAM H.  
HEEN, ATT'Y.**

A public hearing was held to consider the change in zoning from existing Rural Protective zone and Rural Class AA Residential to Rural Class A-1 Residential for land situated at the southeast corner of Wailehua and Lamaula Roads, an area comprising 12.789 acres, and for land situated at the junction of Lamaula and Ahilama Roads, an area comprising 4.729 acres.

The staff after further studies, recommended the Class A-1 Residential classification after the problem of proper sewage disposal had been resolved satisfactorily with the Board of Health.

The attorney for the applicant, Mr. William H. Heen, stated that the application for change in zoning was amended to Class A-1 zoning instead of Class A-2 zoning at the request of the Planning Department staff.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Centeio and second of Mr. Izumi.

A motion to recommend to the City Council that the change

PUBLIC HEARING  
ZONING ORDINANCE  
AGRICULTURAL  
ZONING LAW

in zoning to Class A-1 Residential be approved was made by Mr. Centeb seconded by Mr. Izumi and carried.

A public hearing was held to consider a proposed ordinance to amend Article 6 of Chapter 21, Revised Ordinances of Honolulu 1957, relating to Farming Districts by adding Section 21-6.2, Agricultural District A; and Section 21-6.3, Agricultural District B. The regulations set forth permitted uses, lot sizes, height restrictions, yard spacing and parking requirements.

The Deputy Director reported that the proposed amendment was initiated by the staff in order to protect the farm lands from being developed into residential lots. With the rapid growth of the rural areas for residential uses, strict enforcements to protect the agricultural lands must be made. However, he indicated that revisions to the proposed ordinance must be made since several questions have been raised--such as; whether or not poultry is considered as livestock; clarification of minimum lot sizes; and possibility of providing more than one single family dwelling within the minimum one acre lot size for part time or seasonal workers.

Mr. Eugene Apoliona from the Public Land Commissioner's office commented on several items of the proposed ordinance. He questioned the reason for omitting the word "livestock" from the permissible uses under Section 21-6.1 (Farming District); and the prudence of requiring poultry farms, raising of rabbits, chicken, squabs, etc., to locate in a minimum area of 5 acres, as set forth under the proposed Agricultural Districts A and B zoning regulations.

The Deputy Director explained that "livestock" was omitted from Section 21-6.1 and included in Section 21-6.2 and Section 21.6.3 (Agricultural Districts A and B). Section 21-6.1 is retained only because some agricultural lands have been zoned as farming districts. However, hereafter, all agricultural lands will be zoned either as Agricultural District A or B. Poultry farms are to be located in a minimum of one-acre areas and the terminology regarding this section will be re-worded.

Mr. Apoliona suggested that living quarters for part time employees be also included under Section 21-6.2, Item 4 and Item 4-a. With respect to diversified farming, he pointed out that the restriction of a minimum 5-acre lot sizes would prevent farmers with less than 5 acres from raising a few chickens, a head or two of cattle, or crops. This restriction would work a hardship on the farmers.

The Deputy Director stated that further studies will be made regarding this matter.

Mr. Andrew Lee from the Land Commissioner's office raised a question regarding Agricultural District B with respect to slaughterhouses for the killing and dressing of animals and poultry. Since the killing and dressing of poultry also comes under the slaughterhouse definition, he inquired how this use will be classified regarding the minimum acreage requirement.

The Deputy Director stated that this matter will also be clarified.

Mr. Masao Sumida, president of the Hawaii Farm Bureau Federation and speaking as its representative, raised a question regarding the requirements for compliance with the new ordinance for area of land under farm uses at the present time. The Deputy Director stated that existing farm uses may continue on such land if it is a recorded lot. However, should the use be discontinued for some reason and continued again, all requirements of the new ordinance must be complied with.

Mr. Sumida then proceeded to suggest the following changes in the ordinance:

Section 21-6.2, Item a-1 should include poultry husbandry, killing and dressing of birds, hatcheries and fisheries. (Killing and dressing of birds are operations presently being conducted by the poultry farmers).

Item a-3, regarding golf courses. No relation can be seen for permitting golf courses within farm areas. There is the danger of having valuable farm lands taken for golf courses.

Item a-4-a. He inquired whether the single family dwellings must be constructed on each one acre area or whether they could be grouped together. The reply was that they may be grouped together so long as the total acreage requirements are complied with.

Item a-b-3 regarding front yard spacing. He believed that 15 feet front yard spacing is sufficient to afford fuller utilization of the property.

Item a-b-4 regarding parking requirements. He questioned whether the stalls could be open and whether more than one space could be allotted. The reply was in the affirmative.

He stated that if the killing and dressing of poultry is permitted in Agricultural District A, this use can be eliminated from Section 21-6.3, Agricultural District B.

Mr. Sumida informed the Commission that these items were thoroughly discussed with the members of the Farm Bureau Federation and all are in agreement with the proposed changes discussed. They also believe that the uses should not be separated into two districts. One of the dangers of keeping the same uses in one area is the spread of communicable diseases among the livestock. If the uses are scattered, this danger is minimized. Another reason is diversified farming. A person operating a dairy or truck farming has garbage or damaged feed that could be used if hog raising is permitted within the same district. He stated that with the incorporation of the amendments suggested, the Farm Bureau Federation will definitely be in favor of this ordinance which would protect and help the farmers.

Mr. Keppeler questioned whether the ordinance would assist in conserving lands which are best suited for a specific type of production, such as, taro, watercress, plum, etc., and protect these lands from residential development. Mr. Sumida's reply was that the ordinance does not provide for allocation of land uses; however, it does afford some

protection to these lands.

In reply to several queries regarding the raising of hogs, its odor and diseases, Mr. Sumida stated that the regulations of the Board of Health are strictly enforced regarding sanitation, transportation of hogs and disposal of sewage. The so-called noxious odor of hogs has been minimized and truck farmers and flower growers indicate no objection to locating next to a hog farm. The Board of Health regulations require that hog raising may not be conducted within 250 feet of a dairy farm. The hog diseases are satisfactorily controlled, however, there are still other communicable diseases which have not been controlled.

Mr. Manuel J. Souza also emphasized the danger of communicable diseases should hog raising be confined in one area.

Mr. Fletcher Desmond, executive secretary of the Milk Producers Association spoke in favor of keeping the two agricultural districts together since the dairy operators have waste that can be utilized by the raising of few hogs--not on a commercial basis. They are in agreement with the separation of the various operations because of communicable diseases. The dairy farmers have no objection to having hog raisers as neighbors.

Mr. Yamabe made a motion to keep the public hearing open, and to have the staff work closely with the industries, State Commissioner of Public Lands, and the Board of Health, taking into consideration the amendments proposed, and submit an acceptable ordinance for presentation to the public. The motion was seconded by Mr. Lemmon and unanimously carried.

**PUBLIC HEARING  
ZONING CEMETERY USE  
NUUANU  
NUUANU AVENUE &  
ROBINSON LANE  
ELWOOD CHRISTENSEN**

A public hearing was held to consider the application for the establishment of a cemetery at Nuuanu within a Class AA Residential district on area of land situated on the mauka-ewa corner of Nuuanu Avenue and Robinson Lane, comprising approximately 144,745sq. A mortuary is also proposed on portion of the cemetery grounds to be used in conjunction with the cemetery.

Commissioner Lemmon orally and by letter addressed to the Mayor disqualified himself from participating in the discussion or voting on this application.

The Deputy Director informed the Commission that numerous letters of protests from property owners in the adjacent area have been received. One letter from a property owner favoring the proposed use and another from a property owner in favor of the cemetery use but against the mortuary use were also received. He indicated that the applicant has obtained approval from the Board of Health and the Board of Water Supply as required by ordinance. However, it was called to the attention of the Commission that the document from the Board of Health may not have been properly executed since a certificate of approval must be signed by the president of the Board of Health.

The Deputy Director emphasized that the establishment of a cemetery, especially when it encroaches and abuts a residential district, is a highly controversial matter and he advised the Commission to give serious consideration

to this application, bearing in mind the necessity to maintain suitable environments for both cemetery and residential land uses. In the interest of the public health and welfare, the character and stability of residential land uses must be maintained and protected. He pointed out that the logical extension of the cemetery use is toward Judd Street or Apio Lane and not towards the residential district. He also stated that in the study of cemeteries of mainland cities, a cemetery of less than 2 acres is not practical because of the problem of perpetual care. Therefore, the primary use of this land may be for a mortuary rather than for a cemetery.

Attorney Robert Dodge, representing the applicant, clarified that the approval received from the Board of Health is only preliminary and is acceptable as one of the conditions under the ordinance. Before final approval is granted for cemetery use, all requirements of the Rules and Regulations of the Board of Health regarding cemetery use must first be complied with.

Attorney Dodge stated that the development plan delineating a 50,000# area for mortuary use is in error. He indicated that the entire parcel is to be used as one complete cemetery operation similar to the adjoining cemeteries-- Oahu Cemetery and Nuuanu Memorial Cemetery. He stated that a more detailed plan will be submitted later. He then showed the Commission several photographs of the proposed cemetery property taken from different locations. He believed that the essential character of this area is for cemetery use and the extension would be a natural one.

The owner of the property, Mr. Elwood Christensen, stated that in the last 10 years many proposals were received to change the use of the property for cemetery purposes. He indicated that Mr. George Houghtailing, the former City Planning Director, had also suggested that cemetery use would be a logical use of the property. Therefore, he did not believe there would be so many objections to the proposed use. He stated that he had made a survey of 15 different cemeteries and mortuaries on the mainland and find that there is a great need for columbariums. This type of development would be more costly but would be more beautiful, give more privacy and be a real asset to the community. (He showed the Commission several pamphlets on columbarium developments.) There will also be a chapel and a business office. The Borthwick Mortuary will manage the operation and the entire project will be under one venture. He stressed to the Commission that the decision for cemetery use was not made hastily but after many years of study. He believed that an opportunity to develop the columbarium should be given favorable consideration.

In reply to several questions from the Commission members, Mr. Christensen stated that he had not discussed the matter of cemetery use with Mr. Houghtailing but was informed that it would be a logical use. Regarding the matter of acquisition of additional adjoining lands for cemetery use, he stated that several property owners are of the opinion that eventually their properties should be included also; however, they are not interested in joining the venture at the present time.

Mr. Paul Jones, architect, submitted an architectural

rendition and layout plan of the proposed development. A chapel and business office will be located at the corner of Nuuanu Avenue and Robinson Lane with its own driveway. To the back of this building will be a parking lot with a capacity of 200 cars. Across the driveway would be a crypt burial court yard and the remaining rear portions of the property will be for burial plots. The area will be adequately landscaped. Mr. Jones stated that a study of mainland cemeteries revealed that in almost all cases, there were more than one chapel and business offices and mortuaries are also included.

Mr. James Armitage, an adjoining property owner and speaking in behalf of the other Armitage family who own approximately 6 parcels of land in the area, indicated his approval of the proposed cemetery use but opposed any plans to place the mortuary near the residential area. He believed that some assurance should be received from the applicant that the mortuary will be placed in the area indicated. He stated that they would consider selling their properties for cemetery use when the opportunity arises; however, they are not considering it at the present time.

Mr. George Ariyoshi, speaking on behalf of his parents living on Kawanakoa Place, objected to the statement made by the proponents that the cemetery development would enhance the property value in the surrounding area and that it would be appreciated by the people. He pointed out that the area is developed with residences on 10,000 to 15,000# lots and this use should remain.

Mr. Peter H. Sakai, an employee of the Board of Health but speaking as a property owner whose property adjoins the area under question, strongly objected to the proposed use. He did not believe approval for cemetery use could be granted since a stream abuts the property and under the Board of Health regulations, no burials are permitted within 100 feet on either side of the stream. He stated that the property owners are against the cemetery development because of psychological affect of death. This use would also depreciate the value of their lands; create a nuisance because of the wailing and weird music; and aggravate the traffic and parking problem on Robinson Lane and Nuuanu Avenue. The need for an additional cemetery is not critical because of other developments such as, the Honolulu Memorial Park, Hawaiian Memorial Park and the recent zoning in Waipio for cemetery use. He believed that the area was too small for a cemetery and a mortuary. To establish additional cemetery uses in the heart of a city is poor or improper planning. He implored the Commission to look with disfavor to this application for cemetery use.

June Tokumitsu, Henry Walker, and Harry Field, residents in the area, also spoke against the proposed cemetery and mortuary development. They concurred with Mr. Sakai's statement.

Mr. Toyoki Yoshida, an adjoining property owner, mentioned that two other attempts for cemetery uses were denied many years ago. (The staff stated that it has no record of such applications.) He stated that the predominant use seems to be a mortuary operation. He objects to this use because the services held would keep a person up all night.

Attorney Dodge indicated to the Commission that the majority of the protestants are beyond the 100-foot boundary that would carry the greatest weight for consideration. They would not be able to see the development. Only three property owners are within the 100-foot boundary. He stated that no underground burial is planned within 100 feet from the stream. Since the essential character of the surrounding land is for cemetery use and the highest and best use of the property is for this use, he suggested to the Commission that it recommend to the City Council that this property be approved for cemetery use.

In reference to the noise factor, Mr. Borthwick stated that night services will not be held. The chapels will be air conditioned so that there should be no problem of noise.

The Commission closed the public hearing and took the matter under advisement on motion of Mr. Centeio and second of Mr. Izumi. Mr. Lemmon did not vote.

A motion to defer action for further study was made by Mr. Izumi seconded by Mr. Centeio and carried. Mr. Lemmon did not vote.

**PUBLIC HEARING  
ZONING OFF STREET  
AUTOMOBILE PARKING  
DISTRICT  
PUUNUI  
MAKAI SIDE OF N.  
KUAKINI STREET  
LILIIHA BAKERY, LTD.  
BY: ROBERT K.  
MURAKAMI, ATT'Y.**

A public hearing, continued from October 22, 1959, was held to consider a change in zoning from existing Class B Residential to Off-Street Automobile Parking District for portion of a parcel of land at Puunui, situated on the makai side of North Kuakini Street about 190 feet ewa side of Liliha Street. The total area of the land is 28,368 $\frac{1}{2}$ .

In compliance with the request of the Commission, the applicant has submitted a plot plan showing the off-street parking areas and the exclusion of the setback area for a general planned roadway from the off-street parking area. The applicant in its communication also assured the Commission that it will participate in the initiation of an improvement district for construction of said roadway.

No protests were filed. The Commission closed the public hearing and took the matter under advisement on motion of Mr. Centeio and second of Mr. Izumi.

In checking the development plan closely, Mr. Lemmon noted that amendments to the plan were made in pencil. He remarked that, hereafter, the staff should not accept such a plan for final action by the Commission.

A motion to recommend approval of the change in zoning to Off-Street Automobile Parking District to the City Council was made by Mr. Centeio, seconded by Mr. Lemmon, and carried.

**ZONING BUSINESS  
PALOLO  
3270 WAIALAE AVE.  
NAM YOUNG CHUNG,  
D.V.M.  
BY: MORIO OMORI,  
ATTORNEY**

The Commission considered an application for change in zoning from Class A Residential to Business for the rear portion of a parcel of land containing 7,000 $\frac{1}{2}$  situated on the mauka side of Waialae Avenue between Palolo and 6th Avenues. The applicant proposes to construct a veterinary hospital building on the property.

The Deputy Director advised the Commission that such a use is permissible only within a Limited Industrial District. He pointed out that the area is predominantly residential in character and under the urban renewal program, mixed uses are proposed to be eliminated.

Mr. Morio Omori, attorney for the applicant, recounted to the Commission that since the enactment of Ordinance 1406 (Limited Industrial District) in 1954, he has knowledge of three veterinary hospitals which were permitted to locate in a business district--Howard Furumoto at 1135 Kapahulu Avenue in 1957, Roy Harada, The Pet Clinic, at 1947 S. Beretania Street in 1957, and Donald Wong at 70 Kihapai Street, Kailua, in 1956. He quoted that within the Limited Industrial District, laundry, dry-cleaning and carpet cleaning plants, animal or veterinary hospital or kennels, farm implement sales and services, etc., are permitted. He related that the property in question has located on one side a tree trimming shop that could be considered farm implement sales and services, and on the other side an awning shop and a dry cleaning shop. Since these uses are permitted within a Limited Industrial District, he contended that the proposed veterinary hospital will not detract from the surrounding uses. He indicated that there are very few Limited Industrial Districts in the City where Dr. Chung could locate. Dr. Chung is presently operating his veterinary hospital as a non-conforming use at the corner of Palolo Avenue and 6th Avenue and he proposes to improve his facilities by constructing an air-conditioned, sound-proof hospital at the new location. Mr. Omori then amended the application for business zoning to limited industrial zoning and stated that a written request will be submitted.

The Deputy Director cautioned the Commission on spot zoning for limited industrial uses within a predominantly business and residential area. He stated that the fact that the staff may have issued the three building permits erroneously should not be the basis for allowing the hospital in the area.

Mr. Centeio made a motion to authorize the calling of a public hearing for limited industrial zoning. Mr. Izumi seconded this motion.

The Deputy Director then suggested that the zoning ordinance relating to Business District be amended to include veterinary hospitals or kennels.

Mr. Omori indicated that the uses permitted within the business district and the limited industrial district appear to be similar, and there are apparently no adverse affects from the three veterinary hospitals which were permitted in the business areas.

A vote was then taken on the motion. The motion was carried with Messrs. Felix and Lemmon voting in the negative. Mr. Lemmon stated, with Mr. Felix concurring, that he has no objection to the locating of the veterinary hospital in the business area; however, he objects on the grounds that permitting this use would set a precedent.

ZONING HOTEL & APT.  
MAKIKI  
END OF MAUNAIHI PL.  
ALAN S. DAVIS

The Commission visited the property situated at the end of Maunaihi Place, on the southeast slopes of Punchbowl, for which a change in zoning from Class A Residential to Hotel and Apartment was made for a portion of the property containing a total area of 116,298 $\frac{1}{2}$ . The mauka portion of this property is requested for apartment zoning as an extension of an existing hotel and apartment zone.

The Commission authorized the calling of a public hearing subject to submission of development plans showing access to the property, on motion of Mr. Centeio and second of Mr. Lemmon.

ZONING INDUSTRIAL  
KALIHI KAI  
PUHALE ROAD  
JOHN LINES, ET AL  
BY: MORIO OMORI,  
ATTORNEY

The Commission reviewed a request for change in zoning from Class A Residential to Industrial for 5 parcels of land containing a total area of 23,224 $\frac{1}{2}$  situated on the waikiki side of Puuhale Road between Kalani and Hau Streets in Kalihi-Kai. Presently, two of the lots for a depth of 100 feet mauka of Kalani Street are zoned for business. The applicants propose to construct a warehouse and office building.

The Deputy Director informed the Commission that this property is situated within an area the Commission has designated as desirable for industrial uses provided the necessary street improvements and utilities are constructed. In this instance, the applicants also indicated that they are willing, at their cost, to install sidewalk, curbs and gutters in accordance with government standards. He advised the Commission to require the applicants to construct the necessary street improvements and utilities prior to any zoning action taken by the Commission.

The attorney for the applicants, Mr. Morio Omori, requested that the business area be also included in this application for industrial zone so that an integrated development of the property can be made.

The Commission voted to authorize the calling of a public hearing subject to submission of development plans on motion of Mr. Lemmon and second of Mr. Centeio.

ZONING HOTEL & APT.  
KEWALO  
1146 ALOHI WAY  
MR. & MRS. HOWARD  
T. MIURA

On motion of Mr. Centeio and second of Mr. Lemmon, the Commission voted to defer action on the request for change in zoning from Class A Residential to Hotel and Apartment for a parcel of land containing 6,000 $\frac{1}{2}$  situated at 1146 Alohi Way.

The property is situated within an area the Commission has designated as desirable for apartment development. A new two-story apartment building consisting of 9 units with off-street parking spaces for 5 cars is proposed to be constructed.

In view of the fact that the development plan notes that over 45% of the 60-foot frontage will be used for driveway purposes, contrary to City standards, the applicant will be requested to submit revised development plans noting adherence to the driveway construction standards of the City.

ZONING RESTRICTED  
BUSINESS  
KEWALO  
MAUKA SIDE OF  
S. KING STREET  
DR. FRANCIS T.  
KANESHIRO, ET AL  
BY: MORIO OMORI,  
ATTORNEY

Attorney Morio Omori, representing the applicants, was present to request a change in zoning from Hotel and Apartment to Restricted Business for parcel of land containing 50,837sq situated on the mauka side of South King Street between Victoria and Pensacola Streets, opposite McKinley High School (Napua Hotel premises). All existing buildings are to be removed and a 7-story medical and professional building with basement and surface parking is to be constructed. Development plans have been submitted.

The Commission authorized the calling of a public hearing on motion of Mr. Centeio and second of Mr. Izumi.

ZONING CLASS A-2  
RESIDENTIAL  
KAILUA  
OFF KAWAIILOA ROAD  
HERMAN & VIOLA  
E. LUIS  
BY: DANIEL G.  
CLEMENT

Mr. Daniel G. Clement, representing the applicant, was present to request a change in zoning from Rural Class A-1 Residential to Rural Class A-2 Residential for a 18,330sq parcel of land situated off Kawaiiloa Road in Kailua. He pointed out that majority of the lots are within the Class A-2 category which is 6,000sq. The lot is served by two roadways.

The Deputy Director advised the Commission that majority of the lots in the area are served by narrow rights-of-way of 10-, 15-, and 20-foot in widths which also do not have adequate turn arounds. Unless the roadways are widened, a subdivision of the property will be denied because of inadequate access.

Mr. Clement stated that the property is an interior lot and he cannot give assurance that the roadway will be widened.

Mr. Centeio expressed his opinion that if the applicant provides a setback for the widening of the roadway, a subdivision of the property could be approved.

After further discussion, the Commission voted to defer action for further study on motion of Mr. Centeio and second of Mr. Lemmon.

ZONING HOTEL & APT.  
KAILUA  
MAUKA SIDE OF  
KAWAIILOA ROAD  
MARY A. SPROULE,  
ET AL  
BY: CLARENCE J.  
OLDS

The Commission reviewed a request for change in zoning from Rural Class A-1 Residential to Hotel and Apartment for three parcels of land totaling 48,910sq situated in Kailua, opposite the Kailua Park Pavilion.

The Deputy Director pointed out that majority of the lots have areas ranging from 4,000sq to 9,000sq and are served by 12-, 15-, and 20-foot rights-of-way. The former City Planning Commission had indicated this area desirable for apartment development provided the streets are improved. Therefore, the Commission had denied an application for change in zoning submitted by the Community Association because the streets were not improved. He indicated that the apartment use at this time would constitute spot zoning.

Several Commission members were of the opinion that a public hearing should be authorized for the requested change in zoning to hotel and apartment uses and the remainder of the area looked upon with favor for such uses provided the necessary street improvements and utilities are constructed. However, other members were of the opinion that the Commission should consult with

the private consultants hired under the Urban Planning Grant Contract for their development plan for this area. The Deputy Director stated that this area does not come under the scope of studies required by the private consultants.

Mr. Lemmon requested a brief history of the studies made for this area.

A motion to defer action for staff presentation of a brief history of the studies made for this area was made by Mr. Centeio seconded by Mr. Izumi and carried.

MISC.  
WAIKIKI  
WAIKIKI MULTIDECK  
PARKING CORP.

The Commission acknowledged receipt of a communication from the Waikiki Multideck Parking Corporation requesting an opportunity to meet with the Commission to discuss its preliminary plans of a proposed Multideck Parking facility and airlines passenger terminal at Waikiki.

The Commission voted to approve meeting with the Corporation on motion of Mr. Centeio and second of Mr. Izumi.

URBAN PLANNING  
GRANT CONTRACT

On motion of Mr. Centeio and second of Mr. Izumi the Commission authorized payment of \$1,500 to the Oahu Planning Associates for services rendered from June 1st to September 30th 1959, for the preparation of a General Plan for the island of Oahu.

STREET NAMES  
KANEHOHE  
ANOLANI TRACT

The Commission, on motion of Mr. Yamabe and second of Mr. Centeio, voted to recommend approval of the following street names for roadways within the Anolani Tract at Kaneohe:

- KENEKE STREET - Roadway extending from Anoi Road to its terminus at the makai end of this subdivision and running parallel to Paleka Road.  
Meaning: Kenneth
- KENEKE PLACE - Deadend roadway off Keneke Street being Pali of Kapoo Street.
- KAPOO STREET - Roadway extending from Paleka Road to Keneke Street being between Paleka Place and Anoi Road.  
Meaning: The Head.
- ANOI ROAD - Extension of existing roadway from Paleka Road in a Pali direction.

ZONING BUSINESS  
WAIMALU  
MAUKA-EWA CORNER  
OF KAMEHAMEHA  
HIGHWAY &  
MOANALUA ROAD  
PAUL MORIHARA,  
ET AL  
BY: SIDNEY I.  
HASHIMOTO, ATT'Y.

The Commission considered a request for change in zoning from Rural Highway Protective to Business for 13 parcels of land totaling 130,000sq ft in area situated on the mauka-ewa corner of Kamehameha Highway and Moanalua Road in Waimalu.

The Deputy Director pointed out that in the immediate vicinity at Waimalu Tract, 1.67 acres of business zoning has been set aside since 1954 but the area is not fully developed. The property under consideration adjoins an existing hotel and apartment zone and is also the same property for which an application was previously made for apartment zoning. The Commission, in conformity

with the Oahu Planning Consultants' over-all plan, had indicated this area desirable for Apartment B development.

Mr. Sidney Hashimoto, attorney for the applicant, pointed out that the parcels of land are bounded by three streets--Moanalua Highway, Kamehameha Highway and a side street. The noise of heavy traffic movements makes this area impractical for residential uses. The fact that the area has three non-conforming business uses at present and there is an industrial zoning across the highway makes business uses compatible with the surrounding uses.

The Commission voted to authorize the calling of a public hearing on motion of Mr. Lemmon and second of Mr. Concio.

MISC.  
WAIKIKI IMPROVEMENT  
STUDY

Mr. Lemmon reported that there is a great public interest in the improvement studies proposed for the Waikiki area. Interested parties are anxious to meet and discuss a program for development.

The staff reported that just as soon as it has completed its preliminary studies, a meeting will be held with all parties interested in the improvement of the Waikiki area.

Mr. Keppeler raised a question regarding financing of the project. The Chairman stated that there is a possibility that the Federal Government will finance 50% of the project, with the City and County, the State of Hawaii, property owners in Waikiki and organizations financing the remainder.

The Commission instructed the staff to contact the newspapers to publicize this matter so that interested parties could be present at the time a meeting is held.

The meeting adjourned at 5:30 p.m.

Respectfully submitted,

*Carole A. Kamishima*  
Carole A. Kamishima  
Planning Reporter

Meeting of the Planning Commission

Minutes

November 19, 1959

The Planning Commission met in regular session on Thursday, November 19, 1959, at 2:10 p.m., in the Conference Room of the City Hall Annex with Chairman John H. Felix presiding:

**PRESENT:** John H. Felix, Chairman  
Cyril W. Lemmon  
George Centeio  
Tsutomu Izumi  
Thomas N. Yamabe II  
Paul K. Keppeler  
Henry T. Au, Deputy Planning Director

**ABSENT:** Charles G. Clark

**MINUTES:** The minutes of November 5, 1959, were corrected to include in the motion regarding the item on Agricultural Zoning Law, that, "the staff work closely with the State Commissioner of Public Lands also". The minutes as corrected were approved on motion of Mr. Centeio and second of Mr. Yamabe.

**PUBLIC HEARING  
ZONING RESTRICTED  
BUSINESS  
KEWALO  
1030 S. KING ST.  
DR. FRANCIS T.  
KANESHIRO, ET AL  
BY: MORIO OMORI,  
ATTORNEY**

A public hearing was held to consider a change in zoning from Hotel and Apartment to Restricted Business for parcel of land containing 50,837 $\frac{1}{2}$  situated on the mauka side of South King Street between Victoria and Pensacola Streets (Napua Hotel premises).

The applicants propose to demolish all existing buildings and construct a 7-story medical and professional building with basement and surface parking facilities.

The Deputy Director informed the Commission that the proposed use conforms with the future land use plan for Honolulu. The future land use plan also includes the remaining areas for restricted business uses.

Mr. Morio Omori, attorney for the applicants, was present to answer any questions the Commission may have. No protests were filed.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Centeio and second of Mr. Lemmon.

The Commission voted to recommend to the City Council that the change in zoning to Restricted Business be approved on motion of Mr. Centeio and second of Mr. Izumi.

**PUBLIC HEARING  
ZONING CONDITIONAL  
USE DISTRICT  
MANOA  
1810 UNIVERSITY AVE.  
Y.M.C.A.**

A public hearing was held to consider a change in zoning from existing Class A Residential to Conditional Use for parcel of land at 1810 University Avenue, situated on the mauka-ewa corner of University Avenue and Metcalf Street. The conditional use is to permit the operation of the Atherton House Memorial Dormitory which is presently operating as a non-conforming use. The dormitory use is in conformity with the permitted uses under the Conditional use zoning regulations.

No protests were made. The public hearing was closed and the matter was taken under advisement on motion of Mr. Lemmon and second of Mr. Izumi.

The Commission voted to recommend to the City Council that the change in zoning to Conditional Use be approved on motion of Mr. Centeio and second of Mr. Lemmon.

PUBLIC HEARING  
ZONING BUSINESS  
KAIMUKI  
MAKAI SIDE OF  
WAIALAE AVENUE,  
BET. 8TH & 9TH  
AVENUES  
H. E. HEWITT

A public hearing was held to consider a change in zoning from existing Class A Residential to Business for the rear portion of a 11,000 $\pm$  parcel of land at Kaimuki, situated on the makai side of Waialae Avenue between 8th and 9th Avenues. This is an extension of the existing business district, and is the premises of the Melim's Service Station. The rezoning is to include the remaining 10 feet depth of the property.

There were no protests filed. The public hearing was closed and the matter was taken under advisement on motion of Mr. Centeio and second of Mr. Lemmon.

On motion of Mr. Izumi and second of Mr. Centeio, the Commission voted to recommend to the City Council that the change in zoning to business be approved.

PUBLIC HEARING  
ZONING APARTMENT  
DISTRICT "C"  
PUUNUI  
420 N. KUAKINI ST.  
KAZUO YAMADA  
BY: RICHARD M.  
KAGEYAMA

A public hearing continued from November 5, 1959, was held to consider a change in zoning from existing Class A Residential to Apartment District "C" for parcel of land containing 15,207 $\pm$  situated at 420 North Kuakini Street, on the mauka side between Liliha Street and Sereno Lane.

The applicant has submitted revised development plans conforming with the Apartment District "C" regulations and showing the off-street parking areas. The applicant also proposes to retain the existing non-conforming business building situated on the premises.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Centeio and second of Mr. Yamabe.

The Commission noted that the area was designated as desirable for apartment development by the Commission; however, it stated that in order for the development to be in conformity with the apartment uses, the business building should be demolished.

Mr. Centeio's motion to recommend approval of the zoning change to Apartment District "C" provided the business building is demolished was seconded by Mr. Lemmon and unanimously carried.

ZONING CEMETERY USE  
NUUANU  
NUUANU AVENUE &  
ROBINSON LANE  
ELWOOD CHRISTENSEN

Attorney William Heen, representing the applicant, requested a deferment of two weeks on the application for the establishment of a cemetery within a Class AA Residential district on parcels of land comprising 144,745 $\pm$  situated on the mauka-ewa corner of Robinson Lane and Nuuanu Avenue. He stated that further studies as to the suitability of this area for cemetery use are being made and the report should be completed within that period for presentation to the Commission. He also noted that his law partner, Robert Dodge, is on the mainland and should be back in two weeks.

A motion to defer action for two weeks was made by Mr. Izumi, seconded by Mr. Centeio and carried. Mr. Lemmon excused himself from voting on this matter.

ZONING LIMITED  
INDUSTRIAL  
PALOLO  
3270 WAIALAE AVE.  
NAM YOUNG CHUNG,  
D.V.M.  
BY: MORIO OMORI,  
ATTORNEY

The Deputy Director advised the Commission that the 7,000 $\phi$  parcel of land situated at 3270 Waialae Avenue does not comply with the minimum lot area requirement of 10,000 $\phi$  as specified in the zoning ordinance for lots within a Limited Industrial district.

The Commission on November 5, 1959, authorized the calling of a public hearing to consider the change in zoning from Business and Class A Residential to Limited Industrial uses so that a veterinary hospital may be constructed on the property. The Deputy Director informed the Commission that the applicant suggested to him the granting of a variance to permit the construction of the veterinary hospital within a business zone.

The Commission voted to refer this matter to the Zoning Board of Appeals on motion of Mr. Lemmon and second of Mr. Centeio.

ZONING APARTMENT  
DISTRICT "C"  
PAUOA  
1934 LUSITANA ST.  
C. KUNIMOTO

In connection with a request for change in zoning from Class B Residential to Hotel and Apartment for a 15,395 $\phi$  parcel of land situated at 1934 Lusitana Street, Pauoa, the applicant submitted a revised development plan which conforms with the Apartment District "C" regulations and showing the off-street parking facilities.

Mr. Lemmon noted that the parking layout makes it difficult for cars to maneuver in and out of the spaces. He believed that the plan could be revised further to provide for a better parking layout plan. However, the other Commission members indicated that the applicant has complied with the requirements of the Apartment District "C" regulations.

A motion to authorize the calling of a public hearing was made by Mr. Centeio seconded by Mr. Izumi and carried. Mr. Lemmon voted in the negative.

ZONING BUSINESS  
KALIHI UKA  
WAIKIKI SIDE OF  
KALIHI STREET  
WILLIAM S. AU  
BY: BERNARD E.  
AU

The Commission considered a request for change in zoning from Class A-1 Residential to Business for approximately one acre of land situated in Kalihi-uka, 3059 Kalihi Street, makai of Joe Kim's area.

The Deputy Director informed the Commission that three requests for business zoning for the subject property were denied by the Commission. A request for hotel and apartment zoning was also denied by the Commission. Business zoning within the area would constitute spot zoning unless an integrated shopping center can be provided.

The Chairman stated that it was his understanding that the Planning Director had stated that this area could be considered for business uses to serve the valley area.

Representing the applicant, Mr. Bernard Au stressed to the Commission that there is a definite need for a business area to serve the surrounding area. New residential homes are proposed to be developed in the area showing a further need for a business district. He stated that plans for an integrated shopping center could be considered for the area.

ZONING APARTMENT  
WAILUPE  
NAKAI SIDE OF  
KALANIANA'OLE HWY.  
BETTY G. ASHLEY

Mr. Lemmon made a motion to visit the site and to refer this matter to the staff for further study of an integrated shopping center plan. The motion was seconded by Mr. Centeio and unanimously carried.

The Commission considered further a request for change in zoning from Class AA Residential to Apartment zoning for a 59,263 $\frac{1}{2}$  parcel of land situated at 5257 Kalaniana'ole Highway opposite the Aina Haina Shopping Center in Wailupe.

The staff reported that it has completed its study regarding possible hotel and apartment development in the Wailupe area. The study shows that the area is predominantly residential in character and developed with desirable residences. The area was formerly zoned as Class AAAA Residential (20,000 $\frac{1}{2}$  minimum). Therefore, the staff is of the opinion that apartment zoning for the area will not fit into the over-all comprehensive plan of the community.

Mr. Lemmon was of the opinion that some provisions for apartment development should be made within the area. He requested an opportunity to meet with the staff to study this matter further.

Mr. Centeio reported that several years ago other requests for hotel and apartment zoning were denied by the Commission. He cited as an example, the Kauhane application. He made a motion to look with disfavor to the application. His motion was seconded by Mr. Izumi but was not carried. Messrs. Yamabe, Keppeler and Felix voted in the negative and Mr. Lemmon abstained from voting.

A new motion was made by Mr. Lemmon to defer action for review of the staff's report. The motion was seconded by Mr. Yamabe and carried. Messrs. Izumi and Centeio voted in the negative. The Chairman announced that the Commission could meet with the staff at the regular morning session on Thursday, two weeks hence, when the Commission meets again.

ZONING CLASS A-2  
RESIDENTIAL  
KAILUA  
OFF KAWAILOA ROAD  
HERMAN & VIOLA  
E. LUIS  
BY: DANIEL G.  
CLEMENT

Mr. Daniel G. Clement, representing the applicant, was present again to request a change in zoning from Rural Class A-1 Residential to Rural Class A-2 Residential for a 18,330 $\frac{1}{2}$  parcel of land situated at the end of a 20-foot private roadway off Kawailoa Road, Kailua. A subdivision into three lots is proposed.

It was pointed out to the Commission by the Deputy Director that unless the roadway is widened, a subdivision of the property will be denied because of inadequate access. The 20-foot right-of-way, 320 feet in length, has no turn-around and serves 8 lots. Under the Subdivision Rules and Regulations, a 32-foot roadway must be provided. Therefore, assuming that 6 feet is taken from both sides of the lot for the road widening, the lot area of 18,330 $\frac{1}{2}$  will be reduced to 16,612 $\frac{1}{2}$ . A subdivision into three lots cannot be made even under the Class A-2 zoning classification.

Mr. Clement then amended his request for permission to subdivide the property into two lots. He pointed out that the property is served by two roadways.

The Deputy Director informed him that a 32-foot roadway will still be required. The second roadway at the other end of the property cannot be used for access purposes because of a one-foot reserve strip separating the property from the roadway.

The Commission stated that subdivision matters should be processed by the Planning Director and voted to refer this matter to the Planning Director for action on motion of Mr. Izumi and second of Mr. Yamabe. Mr. Centeio voted in the negative.

ZONING HOTEL & APT.  
KAILUA  
MAUKA SIDE OF  
KAWAIILOA ROAD  
MARY A. SPROULE,  
ET AL  
BY: CLARENCE J.  
OLDS

The Commission reviewed further a request for change in zoning from Rural Class A-1 Residential to Hotel and Apartment for three parcels of land totaling 48,910<sup>sq</sup> situated in Kailua, opposite the Kailua Park Pavilion. The former City Planning Commission had indicated this area desirable for apartment development provided the streets were improved.

The staff presented the following brief history of the studies and recommendations made by the City Planning Commission for this area.

- April 10, 1952 - City Planning Commission's Master Plan report for Kailua recommended Hotel and Apartment zoning for the Kawaiiloa area.
- May 9, 1952 - Public hearing was held for the Kailua, Lanikai, Kalama and Keolu Master Plan. The proposal for hotel and apartment for the Kawaiiloa area was brought before the community. The Hui-O-Kailua requested deferment for more study. The Coconut Grove Association favored hotel and apartment zoning for the Kawaiiloa area.
- June 26, 1952 - The Commission adopted the Kailua Master Plan and Comprehensive Zoning Plan. However, the hotel and apartment zoning for the Kawaiiloa area was not adopted.
- August 6, 1956 - Petition filed by 76 property owners of the Kawaiiloa area requesting a change in zoning from residential to hotel and apartment. Inasmuch as the area in question is developed on small lots with narrow rights-of-way, the Commission suggested that the property owners consolidate their holdings and develop an orderly hotel and apartment plan. The Commission at that time requested development plans; however, the applicants were not ready to develop their lands for apartment purposes.

In discussing this application further, Mr. Centeio was of the opinion that the Commission should take action to look with favor to the entire area for apartment zoning provided the lots are consolidated and adequate setbacks provided for the street widening similar to the action taken for the area makai of Kalakaua Avenue in the Waikiki-Diamond Head area. He stated that lots with sufficient area, upon submission of development plans,

should be permitted to be developed. Other members believed that the lots should be consolidated and the necessary street improvements and utilities constructed.

A motion to reaffirm the previous action taken by the Commission to suggest to the property owners that they consolidate their holdings for an orderly hotel and apartment plan was made by Mr. Izumi, seconded by Mr. Lemmon and carried. Mr. Centeio refrained from voting on the motion. The applicant will be advised of the action taken by the Commission.

**ZONING BUSINESS  
PEARL CITY  
97-945 & 97-951  
KAMEHAMEHA HWY.  
H. J. HOLLINGER,  
SR.**

Further reviewed by the Commission was the application for change in zoning from Rural Highway Protective to Business for the front portion of parcel of lands situated at 97-945 and 97-951 Kamehameha Highway, Pearl City. The applicant proposes to expand his business operation.

A public hearing was held on October 22, 1959, at which time the Commission deferred action for further study of business uses in the Pearl City area and to resolve the problem of mixed uses on the property.

The Deputy Director suggested that the applicant be requested to subdivide his property into two lots so that the front lot could be zoned for business uses and the rear lot retained in residential use. He also stated that this matter was referred to the planning consultants for their comments, and they have stated that the parcel in question is a logical extension of the business use since there is an existing business building on the front portion of the lot.

Mr. Centeio believed that business zoning should be granted as originally applied for by the applicant.

It was then brought to the attention of the Commission that there is an elevation difference between the front and back portions of the lot. The proposed business area is in line with the existing street with a difference of elevation of approximately 10 to 12 feet from the rear portion of the lot.

Mr. Lemmon made a motion to defer action and to request the staff to present a more detailed map showing topographical data and delineation of the proposed area on the over-all zoning map so that the Commission could properly consider this application. The motion was seconded by Mr. Yamabe and carried. Mr. Centeio voted in the negative.

**ZONING BUSINESS &  
LIMITED INDUSTRIAL  
KANEHOE  
MAUKA SIDE OF  
KAMEHAMEHA HWY.  
EDWARD YAMASHIRO  
BY: COMMUNITY  
PLANNING, INC.**

The Commission considered again a request for change in zoning from Class A-1 Residential to Business and Limited Industrial for approximately 2.90 acres of land situated on the mauka side of Kamehameha Highway, Kaneohe, being the Yamashiro Service Station premises. This parcel of land adjoins the area the Commission has designated as desirable for limited industrial uses.

The Deputy Director pointed out that the Commission had taken the stand that it would not undertake any rezoning action for the area mauka of Kamehameha Highway, Pali side of Luluku Road up to the Yamashiro's property until the

necessary service and access roads are constructed by the property owners. The Yamashiro's property ties in with the development of this area. He stated that an informal meeting was held with the property owners and indications were made that they would construct the service and access roads. However, only one letter of commitment on the road improvement has been received from a property owner.

Mr. George K. Houghtaling, representing the applicant, indicated to the Commission that the area described by the Deputy Director does not include the Yamashiro property. The property also does not tie in with the other area because at the time the original application was made about a year ago, the Commission had stated that it would consider the zoning change when an access road to serve the interior area was constructed. Since an agreement could not be reached with the adjoining property owner for the sharing of the cost of constructing the roadway, the applicant is providing for a 44-foot right-of-way which can be constructed upon agreement of cost with the adjoining property owner. He pointed out that there are other industrial operations conducted in the area and the Commission had also zoned several parcels for business uses. He stressed that the business and limited industrial zoning for the Yamashiro property would provide for a better development and improve the area.

A motion to authorize the calling of a public hearing for business and limited industrial zoning was made by Mr. Centeio, seconded by Mr. Izumi, and carried. Mr. Lemmon refrained from voting on the motion.

**ZONING BUSINESS &  
HOTEL & APARTMENT  
NANAKULI  
BETWEEN FARRINGTON  
HWY. & AKOWAI RD.  
LATICO CO., LTD.**

Reviewed by the Commission was the application for change in zoning from Rural Highway Protective to Business and Hotel and Apartment for four parcels of land containing a total of 20,131 $\frac{1}{2}$  in area situated on the makai side of Farrington Highway in Nanakuli.

The Deputy Director reported that the preliminary General Plan for the Waianae area as prepared by the private consultants for the Planning Commission sets aside these parcels of land for residential uses.

Mr. John S. Latimore, president of Latico Company, Ltd., which plans to lease the properties for 30 years, stated that the four lots will be consolidated. The buildings to be placed on the land will be of concrete construction for the first floor and wooden construction for the second floor. He then pointed to the map showing the proposed land uses for the Waianae-Nanakuli area. He indicated that the areas set aside for hotel and apartment uses are all along the beach area denoting them for resort developments. He stated that provisions for hotel and apartment areas for the local people are needed. Mr. Latimore also indicated that the area in Nanakuli set aside for hotel-apartment development is Navy land and is not available for private developers.

The Commission questioned Mr. Latimore of his reasons for dual use of the property for business and apartment.

Mr. Latimore stated that hotel and apartment development for the entire parcels of land is acceptable and amended his application for change in zoning to hotel and apartment uses only.

The owner of the property reported that an apartment development would improve the area by removing all the quonset huts and dilapidated buildings from the area.

This matter was taken under advisement on motion of Mr. Lemmon and second of Mr. Centeio.

Mr. Lemmon stated that government owned lands should be delineated on the map; otherwise, the information on availability of lands for certain type of uses would be misleading.

Mr. George K. Houghtailing, one of the private consultants conducting the studies and who was in the audience, stated that land uses are indicated without knowledge of ownership. He was instructed by the Commission to delineate government owned lands on the maps hereafter.

The Commission voted to defer action until such time as the comprehensive zoning plan for Waianae is adopted on motion of Mr. Lemmon and second of Mr. Centeio.

ZONING HOTEL & APT.  
WAIANAE  
POKAI BAY DR. &  
LUALUALEI HOMESTEAD  
ROAD  
ZOLLO A. CORPUZ

In considering the application for change in zoning from Rural Highway Protective uses to Hotel and Apartment for two parcels of land containing a total area of 15,049 $\frac{1}{2}$  and situated on the mauka-Makaha corner of Pokai Bay Drive and Lualualei Homestead Road in Waianae, the Commission noted that the proposed use falls within the area designated for apartment development under the preliminary general plan for Waianae as prepared by the private consultants.

A motion to authorize the calling of a public hearing subject to submission of development plans was made by Mr. Centeio, seconded by Mr. Lemmon and unanimously carried.

ZONING BUSINESS  
WAIANAE  
FARRINGTON HWY. &  
POKAI BAY STREET  
MASAO ASADA

The Commission considered again the request for change in zoning from Rural Highway Protective uses to Business for two parcels of land situated at the corner of Farrington Highway and Pokai Bay Street, Waianae. It noted that under the preliminary development plan for the Waianae area, the two properties are set aside for hotel and apartment uses.

Mr. Izumi inquired whether the proposed development plan for the Pokai Bay area complies with the park plan of the Department of Public Parks.

Mr. George K. Houghtailing replied that the Parks Board's plans are toward Pokai Bay beach area and would not conflict with the recommendations made by the consultants.

A motion to advise the applicant that the area where his properties are located has been set aside for hotel and apartment uses under the preliminary General Plan for the Waianae area was made by Mr. Izumi, seconded by Mr. Lemmon and carried.

ZONING BUSINESS  
WAIANAE  
MAUKA SIDE OF  
FARRINGTON HWY.  
FRANCIS Y. WONG

At the request of the attorney for the applicant, the Commission, on motion of Mr. Lemmon and second of Mr. Izumi, voted to defer action for two weeks on the application for change in zoning from Class A-2 Residential to Business for approximately six acres of land situated on the mauka side of Farrington Highway in Waianae.

ZONING OFF-STREET  
AUTOMOBILE PARKING  
DISTRICT  
PUUNUI  
MAKAI SIDE OF NO.  
KIAKINI ST.  
LILIIHA BAKERY, LTD.  
BY: ROBERT K.  
MURAKAMI

A communication has been received from Attorney Robert Murakami stating that the area affected by the general plan roadway will not be used for parking purposes for the present time. However, in the event a second building is constructed mauka of Kallett Lane and near Liliha Street and prior to the construction of the master planned roadway, the area set aside for the roadway may be used for parking purposes. In such an event, the applicant will not build any structure or do anything to interfere with the future condemnation or taking for the roadway area.

The Commission acknowledged receipt of the letter.

URBAN RENEWAL

KAPAHULU REHABILITATION PROJECT

The Honolulu Redevelopment Agency requested the Commission to take action to include the business area on the Ewa side of Kapahulu Avenue as part of the Kapahulu Rehabilitation Project. In the preparation of the urban renewal plan, it was determined that the business area on the Ewa side should be included so that a more satisfactory development of an integrated business and shopping center could be planned.

The boundary of the inclusion area showing all lots fronting Kapahulu Avenue and a portion of Ala Wai Golf Course was delineated on a map.

The Commission voted to include the business area on the Ewa side of Kapahulu Avenue as part of the Kapahulu Rehabilitation Project and to advise the State of Hawaii of the action taken by the Commission, on motion of Mr. Izumi and second of Mr. Lemmon.

The Commission recommended approval of the following street names on motion of Mr. Yamabe and second of Mr. Centeio:

STREET NAME  
KANEHOE  
PIKOILOA TRACT  
UNITS 6 & 7

1. Street names for roadways within the Pikoiloa Tract, Units 6 and 7, Kanehoe:

- NAKULUAI STREET - Extension of an existing roadway
- NUKUMOMI PLACE - Deadend roadway off Nakuluai Street, on the makai side of Namoku Street  
Meaning: A variety of Jackfish
- NALIICO PLACE - Deadend roadway off Nakuluai Street, between Noweo Place and Namoku Street  
Meaning: A variety of taro
- NOWEO PLACE - Deadend roadway off Nakuluai Street, on the Pali side of Naliko Street  
Meaning: Bright, shiny

STREET NAME  
KAILUA  
SEMI-INDUSTRIAL  
SUBDIVISION

2. Street names for roadways within the Semi-Industrial Subdivision at Kailua:

- HAMAKUA DRIVE - Roadway off Kailua Road and being across Kainehe Street and running parallel to the Stream  
Meaning: Back of the island
- HEKILI STREET - Roadway extending from Hamakua Drive, thence running parallel to Kailua Road and terminating past Hakani Street  
Meaning: Thunder

- HAHANI STREET - Roadway extending from Kailua Road and running in a Pali direction to its terminus past Hekili Street  
To touch
- Meaning:
- HAWENA STREET - Roadway off Hahani Street, between Hekili Street and Kailua Road  
White lime, as used for dressing hair
- Meaning:

STREET NAME  
EWA  
CAMPBELL INDUSTRIAL  
PARK

3. Street names for roadway within the Campbell Industrial Park at Ewa:

- KALAELOA STREET - Roadway extending from Farrington Highway, thence running makai and along the boundary of the Barber's Point Naval Air Station  
The Long Point, district name
- Meaning:
- MALAKOLE STREET - Roadway extending from Farrington Highway, being Waianae of Kalaeloa Street, thence running makai and parallel to the ocean until it ties with Kalaeloa Street  
Barren land
- Meaning:
- HANUA STREET - Roadway extending from Malakole Street, makai direction and Waianae of Kalaeloa Street  
Flat surface
- Meaning:
- KAOMI LOOP - Loop roadway off Hanua Street, makai of Malakole Street, presently only half constructed

STREET NAME  
KULIOUOU  
DeREGO SUBDIVISION

4. Street names for roadways within the DeRego Subdivision located at Kuliouou:

- LANI STREET - Extension of an existing roadway
- KAUPALENA STREET - Roadway extending from Kuliouou Road to Lani Street, between Aimoku Street and Kaniela Place  
To limit, mark a border
- Meaning:

STREET NAME  
CHANGE OF NAME  
TO WARD AVENUE  
FROM KAPIOLANI  
STREET

In reference to the proposed change in street name from Kapiolani Street to Ward Avenue, the Deputy Director reported that an informal meeting was held with the affected owners on November 17, 1959. Inclusion of the petition filed for the change in name and a poll taken revealed that 52% of the property owners representing more than 58% of the total frontages on Kapiolani Street were in favor of the change. He stated that the change in name would be in the interest of the public since it would eliminate the confusion with Kapiolani Boulevard and provide for better police and fire protection, emergency medical treatment, mail deliveries, etc. Historical and sentimental value of the name has been cited by some persons; however, the name Kapiolani Boulevard will be retained for that purpose.

Mr. Felix, the Commission chairman, disqualified himself from voting on this matter. He stated that he is a property owner in the area and concurred with the Deputy Director's presentation. He cited factual cases where the police, fire, and emergency units went to addresses

on Kapiolani Boulevard, thereby jeopardizing the life and property of people living on Kapiolani Street. He is therefore in favor of the change in name.

A motion to recommend to the City Council that the street name Kapiolani Street be changed to Ward Avenue was made by Mr. Centeio, seconded by Mr. Izumi and carried.

**GENERAL PLAN  
MANOA  
KOLOWALU STREET  
EXTENSION**

The City and County Chief Engineer Yoshio Kunimoto was present to request the Commission to recommend retention of Kolowalu Street Extension on the General Plan so that he could proceed with the improvement district plan for the construction and widening of Kolowalu Street. He indicated that at the time the Commission took action to retain the General Plan to extend Kolowalu Street to connect with Alaula Way and Oahu Avenue, this action automatically deleted Kolowalu Street Extension that connects with East Manoa Road.

The Commission noted that the City Council had taken action to disregard the Commission's recommendation to retain the present General Plan and the Council plans to widen Kolowalu Street Extension to connect with East Manoa Road. The Commission also did not recall recommending deletion of Kolowalu Street Extension from the General Plan.

Mr. Kunimoto further stated that if the Commission retains Kolowalu Street Extension, the Council may approve the Commission's recommendation to have Kolowalu Street extended to Alaula Way on a 76-foot right-of-way.

Mr. George K. Houghtailing, whose firm is preparing the construction plans for this improvement district project, explained that Kolowalu Street Extension was built as an emergency roadway to serve the war housing area. On the General Plan, it is proposed to be deleted once the extension into Alaula Way is constructed.

The Deputy Director reported that it was his understanding that the Council directed him to discuss this matter with Mr. Houghtailing to arrive at a compromise on the roadway construction, since the Council members were not in agreement with the proposal one way or the other.

On the basis of the conflict in information, the Commission, on motion of Mr. Lemmon and second of Mr. Izumi, instructed the Director to confer with the City Council and with the Chief Engineer for the correct facts so that the Commission may be guided in the matter.

**MISCELLANEOUS  
FUTURE LAND USE  
PLAN FOR HONOLULU**

The Commission members were provided with a copy of the report "The Future Land Use Plan for Honolulu".

The Deputy Director informed the Commission that it must take action to approve this report by November 25, 1959, in order that the Honolulu Redevelopment Agency may qualify for Federal funds to undertake its urban renewal and redevelopment projects. The land use plan for Honolulu is set up as a guide to properly plan the future development of the City.

The Commission voted to discuss this matter at a special meeting on Monday, November 23, 1959, at 9:30 a.m., on motion of Mr. Lemmon and second of Mr. Centeio.

MISCELLANEOUS  
STANDARDIZATION  
OF COLOR SCHEME  
FOR LAND USE

Mr. Lemmon requested that the matter of standardization of color scheme for land use be placed on the agenda of the next Commission's meeting for further discussion.

MISCELLANEOUS  
REZONING  
APPLICATIONS

The Commission questioned the authority of the Planning Director in withholding or denying rezoning applications without presenting them to the Planning Commission for consideration. The Chairman stated that all correspondence addressed to the Commission should be brought to the attention of the Commission. He indicated embarrassment in not being able to answer the public's question regarding planning and rezoning matters. He believed that there should be close liaison between the Planning Department and the Commission so that the Commission would have knowledge of all rezoning applications whether denied or referred to the Commission by the Director.

The Deputy Director stated that this matter was thoroughly discussed with the Corporation Counsel and the opinion is that the Planning Director may deny rezoning applications without presenting them to the Commission. However, he stated that a meeting could be held with the Corporation Counsel to further clarify this matter.

A motion to request a meeting with the Corporation Counsel, the Planning Director and the Commission in order to clarify some of the procedures specified in the Charter was made by Mr. Lemmon, seconded by Mr. Keppeler and carried.

ZONING APT. DIST.  
C  
KAPAHULU  
CAMPBELL &  
MONSARRAT AVE.  
EMMA MARTIN, ETAL

In reference to the preceding matter, the application of Emma Martin, et al for change in zoning from Class B Residential to Apartment District C for property situated in Kapahulu was not placed on the agenda because the Planning Director had denied the application.

The Deputy Director stated that the request was denied on the basis that the property is situated within the Kapahulu Rehabilitation Project and the proposed use does not comply with the rehabilitation plan and the existing zoning. In the renewal plan, all strip zoning will be eliminated. (This is in reference to the business zoning in the area.) Three prior requests for apartment uses were also denied by the Commission.

The applicant, Mr. Martin, and his attorney, Sidney Hashimoto, were present to request favorable consideration of the request for apartment zoning for eight parcels of land situated at Campbell Avenue and Monsarrat Avenue.

Mr. Hashimoto pointed out that the integrated apartment development would not only provide suitable housing for the people, but also enhance the area. The development would be the start in rehabilitating the area. He stated that the property owners in the area are in favor of the zoning change. Mr. Martin pointed out that the use would be compatible since it would adjoin existing business areas.

The Commission withheld any action on this application.

The meeting adjourned at 4:55 p.m.

Respectfully submitted,

*Carole A. Kamishima*  
Carole A. Kamishima  
Planning Reporter

Felix

Special Meeting of the Planning Commission

Minutes

November 23, 1959

The Planning Commission met in special session on Monday, November 23, 1959, at 9:45 a.m., in the Conference Room of the City Hall Annex with Chairman John H. Felix presiding, for the purpose of considering the future land use plan for Honolulu:

**PRESENT:** John H. Felix, Chairman  
Cyril W. Lemmon  
George Centeio  
Tsutomu Izumi  
Thomas N. Yamabe II  
Paul K. Keppeler  
Henry T. Au, Deputy Planning Director

**ABSENT:** Charles G. Clark

The staff of the Planning Department presented to the Commission for consideration and adoption the future land use plan for Honolulu. By Resolution adopted on October 22, 1959, the Planning Commission had resolved not only to complete but to adopt the future land use plan for the City of Honolulu on or before November 26, 1959. The adoption of the future land use plan by the Planning Commission is in fulfillment of its responsibility under the Workable Program and will qualify the Honolulu Redevelopment Agency to obtain approval of Loan and Grant Contracts for its renewal and redevelopment projects. The report of the staff is as follows:

"THE FUTURE LAND USE PLAN FOR HONOLULU"

The major objective of any city plan is to better the living conditions of its inhabitants. The future land use plan is an important segment of the overall comprehensive study set up as a guide to make Honolulu an increasingly better place to live. There is nothing final in the land use plan--it is only an overall diagram or framework for desirable future development and is subject to continuous scrutiny to meet the wishes and needs of the people and the changing conditions and requirements of our community.

The immediate consideration is to develop a desirable future land use plan to serve our future population, a population estimated to increase to 400,000 persons in 1980 as compared to 300,000 in 1958 for the city of Honolulu. Oahu in comparison is expected to increase to over 750,000 persons as compared to 443,000 persons in 1958. To serve this population, the Planning staff recommends the setting aside of the following acreages for the various uses:

Use	Land Uses as of 1959		Future Land Use	
	Area (Acs.)	%	Area (Acs.)	%
Residential	6,544	23.0	9,831	34.5
Apartment	880	3.1	2,070	7.3
Resort			291	1.0
Commercial	770	2.7	748	2.6
Heavy Industrial	784	2.7	925	3.2
Light Industrial	81	0.3	540	1.9
Parks & Playgrounds	2,465	8.7	2,470	8.7
Cemeteries	277	1.0	277	1.0
Schools	772	2.7	845	3.0
Institutional Uses	1,884	6.6	287*	1.0

\* Hospitals & government services only.

Use	Land Uses as of 1959		Future Land Use	
	Area (Acs.)	%	Area (Acs.)	%
Military	6,460	22.7	6,105	21.4
Airport	867	3.0	867	3.1
Streets & Alleys	2,767	9.7	3,234	11.4
Farming	1,600	5.6		
Vacant (useable)	2,339	8.2		
<b>Total</b>			<b>28,490 Ac.</b>	<b>100.0%</b>

PRESENT ZONE AREAS - 1959

Use	Net Area
Industrial	1,678 Acs.
Business	1,251 "
Hotel and Apartment	1,673 "
Residential	25,080 "
Class AAA	17
Class AA	2,398
Class A-1	7,155
Class A-2	249
Class A	5,769
Class B	780
Class C	-
Unrestricted	8,712
Farming	2,640 "
Airport District	341 "

The city of Honolulu contains 52,610 acres, of which about 28,490 acres are useable. The remaining 34,120 acres is in forest reserve or is too steep to use.

Through necessity to serve our projected increase in population, there is a significant increase in residential and apartment uses in the future land use plan. As available lands for homesites within convenient commuting distance to Honolulu diminishes and land values rise, we expect a greater preponderance of apartment dwellers in the future. We expect the useable hillside and ridge areas to develop as indicated in an increase of residential uses. Also, 1,600 acres in the kokohead area, now zoned for farm use, has been designated to other uses.

About 291 acres have been delegated to resort uses, the bulk of the area consisting of 178 acres being in Waikiki and the remaining area of 113 acres in the Hawaii-Kai area at Maunaloa.

The commercial area has been decreased from a zoned area of 1,579 acres to 748 acres. The areas now zoned for business but being spottily used or not being used for business have been designated to apartment use. Instead of continuing the existing ribbon-type business development, the new plan provides for more centralized neighborhood shopping districts.

We have designated as much area as possible for heavy and light industrial uses. The heavy industrial uses have been confined to the Iwilei, Kalihi-Kai and Mapunapuna areas; and the light industrial uses in the Sheridan, Kewalo and Kakaako areas. Note that we have designated Sand Island for heavy industry with a waterfront park strip for water sports in conjunction with a possible boat marina.

There has been a significant increase for school sites necessitated by future increase of our population.

Areas under use by the military have been reduced slightly in anticipation of the return of some land to the State, particularly Sand Island and Fort Armstrong.

By necessity, there has been over-zoning in residential and particularly in apartment uses. This has been done to take care of unforeseen growth in population.

We foresee no great expansion of our central business district, except those provided for in the Kukui Project of our redevelopment plan. If more floor space is demanded, then we expect the replacement of old structures with new buildings of the high rise type. We expect heavy industrial plants to locate in areas outside of the city because of their requirement for large areas at nominal prices. However, industrial uses of semi-commercial nature and of the service type where intensive use of the land can be made, will desire to locate within the city area.

The 9,831 acres designated for residential use will accommodate a population of 190,000 persons, and the 2,070 acres of apartment use a population of 300,000 persons, or a total of 490,000 persons.

The staff intends to make detailed analysis of the needs and space requirements of each neighborhood to provide detailed future land use requirements of these areas. This study may require the modification of the land use plan in the future.

We feel that the land use plan as presented is a desirable pattern for the orderly development of Honolulu."

For the guidance of the Commission, two maps showing the present land use as of November 1959 and the future land use for the city of Honolulu with the various color schemes were shown. The present zoning map of the city was also shown.

The Deputy Director indicated that the future land use plan for the city of Honolulu covers only the areas from Moanalua to Maunaloa, although the City Charter defines the boundary of the "city" as the entire island of Oahu. He reported that a new use known as "resort district" is proposed so that business and hotel-apartment uses may be located in the same area without complying with the present regulations under hotel uses. Under the "institutional uses", 287 acres are set aside, which represent hospitals and government services only. The other uses, such as, Y.M.C.A., Y.W.C.A., clubhouses, and similar uses permissible in a residential zone are included in the residential areas. The land uses in "military" areas were not classified into the specific uses. There is an increase in the residential and apartment areas because of the inclusion of vacant usable hillside, ridge areas and the farm areas. Cemetery uses were not increased because of the need of land for other uses and are to be established outside of the city limit. The commercial areas have been decreased to provide for the discontinuance of ribbon-type business development for a more centralized neighborhood shopping districts. The industrial areas have been increased to provide for the demand created by the increase in population. The 28,490 acres represent the usable areas within the city limit while the remaining area of 34,120 acres represent forest reserve and unusable land. However, should further studies show that the unusable steep land can be utilized, changes in land use will be made.

The Deputy Director emphasized to the Commission that this future land use plan is not a final plan. It is merely a guide for the staff in the preparation of the General Plan and Zoning Plan, and is subject to revisions as conditions and requirements of the community change.

In reply to a query by Commissioner Yamabe regarding the reason for omitting farm uses on the plan, the Deputy Director stated that the farm

districts will be placed outside of the city limits. As the population increases, the demand for more lands for residential and other uses will also increase. Lands within the city limits are too valuable to be retained for farm uses. He indicated that the island of Oahu comprises about 560 square miles of which the city limits comprise 90 square miles, leaving the remainder of the island for consideration as agricultural districts.

Mr. Yamabe, indicating that the Kokohead-Maunaloa farm area is set aside for residential uses, inquired whether the residential zone would remain despite the fact that there is no actual knowledge of when the area will develop with residences and the fact that farming may still be conducted 20 years hence.

The Deputy Director replied that studies show the Kokohead-Maunaloa area desirable for residential uses. He explained that the agricultural use of the area will remain, whether it be 20 or 30 years hence, until such time conditions and the need of the community change, necessitating the zoning for a specific use. He reiterated that the future plan is only a guide and rezoning action will be taken only when an area is ready to be developed.

Mr. Centeio was of the opinion that it would be more logical planning to retain the farm district. A rezoning action from residential use to agricultural use would be more difficult than from agricultural to residential use. He also believed that some areas should be allocated for agricultural uses, then when land values increase, the change into a higher and best use would be automatic. He then suggested areas along the mountain ridges presently indicated as vacant lands on the future land use plan.

The Deputy Director spoke against the suggestion to locate agricultural uses adjacent to the residential areas because of the permissible uses, such as piggeries, animal husbandry, etc., within an agricultural zone. He stressed that rezoning action should be taken only when an area is ready to be developed, and that land value should not be the basis for establishing land uses. He indicated that the ridge areas are so steep that it is undesirable even for agricultural uses.

Commission Chairman Felix inquired whether the staff considered Mr. Kaiser's Hawaii-Kai development as a guide for the future land use plan for the Maunaloa area. Upon being informed in the affirmative, Mr. Felix questioned whether it was proper planning to consider a plan that is not factual or a plan not presented formally before the Commission. He also pointed out that Mr. Kaiser does not have title to the land and, therefore, has no authority to submit a plan.

The Deputy Director indicated that Mr. Kaiser has submitted a preliminary plan which was not officially presented to the Commission because it is not finalized. He stated that the staff has made its own studies and revisions to Mr. Kaiser's plan have been made. He further stated that a letter is on file from the Bishop Estate authorizing Mr. Kaiser to submit plans subject to the Estate's approval.

Mr. I. Niemeyer, residing in the Kokohead-Kuapa Fish Pond area designated for resort uses in the future land use plan, commented that he could not understand how the Bishop Estate could grant Mr. Kaiser authority to prepare plans for the area when the leases for properties in the area range from a minimum of 18-1/2 years to a maximum of about 25 years. He could not see how the government could accept the plan when Mr. Kaiser does not have title to the land.

Mr. Felix further added that since there is so much doubt in the future land use plan for the Kokohead-Maunaloa area, it would be more prudent to eliminate the areas delineated for hotel-apartment, resort, and commercial uses and designate these areas for residential uses in the interim.

The Deputy Director stressed that the areas designated for the various uses were recommended after intensive studies by the staff. Similar to the

Waikiki area, the rapid growth of the community would eventually eliminate the residential uses, necessitating the proper zoning for the area.

Mr. Felix expressed his concern that if the proposed future land use plan for the Kokohead-Maunaloa area is adopted as shown, every property owner in the area would have the right to apply for a zoning change--even tomorrow.

The Deputy Director reiterated that the Commission could zone an area if the property owner could show that he is ready to develop an area, or the Commission could deny the rezoning if it believed that it is premature to rezone at this time.

Mr. Felix indicated that the Commission would be subject to criticism for inconsistent action taken. He cited as an example the action taken to deny an application because the rezoning was premature and the very next day the Commission zoned an adjoining property because the owner showed plans to develop a large acreage.

Mr. Lemmon also could not see the justification for apartment zoning in the Kokohead-Maunaloa area. He believed that this use should be indicated after a study shows a definite need and not because the developers propose it. He questioned in particular the area along the mountain ridges set aside for apartment use.

In reply to Mr. Izumi's queries, the Deputy Director stated that a public hearing to adopt this future land use plan is not necessary. After the General Plan and the Comprehensive Zoning Plan for the City and County of Honolulu are prepared, they will be presented to the City Council for formal adoption.

After further discussion on the feasibility of permitting apartment uses in the Kokohead-Maunaloa area or whether to concentrate this use closer to the town areas and gradually expand, Mr. Lemmon made a motion to accept the future land use plan for Honolulu as proposed with the exception of the uses in the Kokohead-Maunaloa area--the areas designated for hotel-apartment, resort and commercial uses to be designated for residential uses. (The park, school, and institutional areas are to remain as shown.) The motion was seconded by Mr. Izumi.

Upon being informed that the Kokohead-Maunaloa area is presently zoned unrestricted residential, Mr. Centeio stated that this classification should remain since the Commission will be considering rezoning applications and recommend changes as the need arises.

The Deputy Director advised against the proposal since duplexes and other uses not permissible within a residential area will be permitted. He indicated that duplexes are not desirable within a restricted residential district.

Mr. Yamabe indicated his agreement with Mr. Centeio's suggestion. He believed that until Mr. Kaiser can show definite plans for the development of the area, the unrestricted residential zoning and the farm district should remain. He proposed an amendment to the motion to include "the retention of the farm district on the future land use plan." His amendment was accepted by the maker of the motion and the second thereto.

The Deputy Director re-emphasized that the Commission is not taking action to zone the farm area for residential use. The farm zone will be retained until such time in the future when the area is ready for residential development. He indicated that if the farm area is delineated on the future land use map, the public will have a misconception of the future land use plan.

Mr. Centeio then referred to the present zoning map of the city and inquired whether that map could be adopted as the future land use map. He stated that all proposed land uses are delineated on the map.

The Deputy Director stated that the zoning map will not be acceptable by the Federal government since it is a short range plan which controls the present use and the immediate future uses. The proposed future land use plan is a guide for the next 20 years.

Referring to the Kokohead-Maunaloa area, Mr. Canteio indicated that such a large area (approximately 2,500 acres) set aside for residential uses should have areas set aside for commercial, hotel-apartment and other related uses.

Mr. Felix disagreed and pointed out as an example the Manoa area where a large acreage is zoned for residential uses without designation for apartment uses.

A vote was then taken on the motion as amended. The motion was carried on the affirmative vote of five members. Mr. Canteio voted in the negative.

Mr. Yamabe commented on the encroachment of urbanization into the agricultural areas. He believed that before this cancerous growth becomes worse, some provisions should be made to diversify uses on the island of Oahu. He expressed appreciation to the Star-Bulletin for writing an editorial on the plight of the farmers.

The Chairman stated that the points brought out by Mr. Yamabe are being considered under the General Plan study for the island of Oahu.

The meeting adjourned at 10:45 a.m.

Respectfully submitted,

*Carole A. Kamishima*  
Carole A. Kamishima  
Planning Reporter

Meeting of the Planning Commission

Minutes

December 3, 1959

The Planning Commission met in regular session on Thursday, December 3, 1959, at 2:25 p.m., in the Conference Room of the City Hall Annex with Chairman John H. Felix presiding:

**PRESIDENT:**

John H. Felix, Chairman  
Cyril W. Lemmon  
Tsutomu Izumi  
George Centeio  
Thomas N. Yamabe II  
Paul K. Keppeler  
Charles G. Clark  
Leighton S. C. Louis, Planning Director

**MINUTES:**

The minutes of November 19, 1959, were corrected to state on the application by H. J. Hollinger, that, "Mr. Centeio believed that business zoning should be granted as originally applied for by the applicant." The minutes, as corrected, were approved on motion of Mr. Centeio and second of Mr. Lemmon.

**PUBLIC HEARING  
ZONING: INDUSTRIAL  
KALIBI KAI  
WAIKIKI SIDE OF  
PUUHALE ROAD,  
BET. KALANI AND  
HAU STREETS  
JOHN LINES, ET AL  
BY: MORIO OMORI,  
ATTORNEY**

A public hearing was held to consider the application for changes in zoning from existing Business and Class A Residential to Industrial for five parcels of land totaling 23,224 $\frac{1}{2}$  situated on the waikiki side of Puuhale Road between Kalani and Hau Streets, Kalibi Kai.

Development plans have been submitted showing the proposed construction of a warehouse and office building with off-street parking facilities.

The representative of the applicant, Attorney Morio Omori, pointed out to the Commission that this property is situated within the area the Commission has designated as desirable for industrial uses. The adjoining properties and the parcels of land under consideration have no improvements at present and the proposed development would greatly improve the area. He stated that the applicants will construct the improvements in accordance with the development plans.

In reply to a question regarding street improvements, Mr. Omori stated that the restrictions placed on the application by Mr. Kimura could also apply--that the applicants are willing to construct the necessary street improvements.

The Director indicated that the applicants should be made to construct the street rather than the posting of a bond to guarantee same. A consolidation of the parcels into one parcel should also be made. Mr. Omori stated that the applicants interpose no objections to the consolidation of the parcels and that they would be agreeable to the construction of the necessary street improvements.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Centeio and second of Mr. Izumi.

A motion to recommend approval of the rezoning to industrial subject to construction of the necessary street improvements and utilities and the consolidation of the lots was made by Mr. Centeio seconded by Mr. Izumi and carried.

**PUBLIC HEARING  
MAKIKI  
1227 ALEXANDER ST.  
MRS. LOO LEE SHEE  
BY: WILLIAM CHEE,  
ATTORNEY  
ZONING HOTEL & APT.**

A public hearing was held to consider a change in zoning from existing Class A Residential to Hotel and Apartment for the rear portion of a parcel of land situated at 1227 Alexander Street, between Beretania Street and Bingham Street. This is an extension of an existing Hotel and Apartment district. Presently, a depth of 100 feet or 6,491 $\frac{1}{2}$  is zoned for hotel and apartment use while the remainder or 3,121 $\frac{1}{2}$  is zoned for residential use.

The Director indicated that extension of the Hotel and Apartment zoning is a logical extension to include the remaining portion of lots having frontage on Alexander Street.

Attorney William Chee, representing the applicant, indicated that development plans have been submitted showing the construction of a two-story 4-bedroom apartment with four parking spaces on the front portion of the property. The lot has a frontage of 64 feet and approximately 18 feet will be used for driveway purpose.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Lemmon and second of Mr. Centeio.

A motion to recommend to the City Council that the change in zoning to Hotel and Apartment be approved was made by Mr. Lemmon, seconded by Mr. Centeio, and carried.

**PUBLIC HEARING  
WAIMALU  
KAMEHAMEHA HWY &  
MOANALUA ROAD  
PAUL MORIHARA,  
ET AL  
BY: SIDNEY I.  
HASHIMOTO, ATT'Y.  
ZONING BUSINESS**

A public hearing was held to consider a change in zoning from existing Rural Highway Protective and Rural Protective zones to Business for 13 parcels of land totaling approximately 130,000 $\frac{1}{2}$  situated on the mauka-ewa corner of Kamehameha Highway and Moanalua Road at Waimalu.

The Director pointed out that this area was looked upon with favor by the Commission for apartment use in conformity with the Oahu Planning Associates' over-all plan. However, rezoning had been deferred until adequate sewer system for the area has been provided. He emphasized that the proposed business use does not comply with the plans as submitted by the consultants.

The attorney for the applicants, Mr. Sidney Hashimoto, contended that the proposed business use would be in conformity with good planning in view of the fact that there are three non-conforming business uses in the area at present, the area is surrounded by two major highways and a side street--the traffic noise make it impractical for residential use--and directly across the street is an industrial area. Furthermore, the owners have received numerous inquiries regarding availability of business sites. Mr. Hashimoto stated that he believes the consultants have changed their recommendation regarding the land use for this area. For the reasons just stated, he requested the Commission to approve the zoning of this area for business.

The Commission noted that it had not received an amended land use recommendation from the consultants regarding this area.

Mr. Keppeler commented that a display of automobile junks and a garage along a highway would not be considered good planning.

Upon inquiry regarding development plans, Mr. Hashimoto stated that tentative plans for the area are being prepared; however, the final plans are depended upon resolving the sewer problem for the area.

A motion to keep the public hearing open until receipt of development plans and for a visit of the site was made by Mr. Lemmon seconded by Mr. Centeio and carried.

The Director questioned whether the owners intend to consolidate the lots for an over-all development. Mr. Hashimoto replied in the affirmative.

The Commission considered further a request for change in zoning from Rural Highway Protective to Business for the front portion of a 42,350<sup>+</sup> parcel of land situated at 97-945 and 97-951 Kamehameha Highway, Pearl City.

The applicant is presently conducting a non-conforming business use and proposes to expand his business operation to include an office building. A public hearing was held on October 22, 1959.

The Director indicated that the planning consultants have submitted their comments and recommendations that the proposed business use would be a logical extension. Since the Commission requested topographical information regarding the property, the Director recommended that the Commission visit the site. The staff is familiar with the area and recommends approval of the proposed use.

Mr. Hollinger, the applicant, objected to the further delay on his rezoning request since he must commence construction of his building by the end of this year. He reminded the Commission that four months have elapsed since he had made his application. He pleaded with the Commission not to require him to subdivide the property since he must then apply to the Bishop Trust Co., for permission to subdivide which would also involve additional expenses.

Mr. Centeio stated that he is familiar with the area and believed there was no necessity for further delay. He made a motion to recommend approval of the zoning change to the City Council. His motion was seconded by Mr. Clark and carried.

ZONING BUSINESS  
PEARL CITY  
97-945 & 97-951  
KAMEHAMEHA HWY.  
H. J. HOLLINGER,  
SR.

The Commission considered further a request for change in zoning from Rural Highway Protective to Industrial for two separate parcels of land totaling 2 acres situated on the makai side of Kamehameha Highway, adjoining Kalauao Stream.

The Director noted that these properties are within the area designated by the planning consultants and the Commission as desirable for industrial development. He pointed out, however, that the development plan as submitted does not delineate the parking areas and business buildings in a satisfactory manner.

A motion to defer action and request the applicant to submit a more detailed development plan was made by Mr. Izumi seconded by Mr. Centeio and carried.

ZONING INDUSTRIAL  
KALAUAO  
MAKAI SIDE OF  
KAMEHAMEHA HWY.  
AKIRA MISAWA  
BY: RALPH T.  
YAMAGUCHI, ATT'Y.

**ZONING CEMETERY USE  
NUUANU  
NUUANU AVENUE AND  
ROBINSON LANE  
ELWOOD CHRISTENSEN**

The Commission considered further the application for the establishment of a cemetery at Nuuanu within a Class AA Residential district on area of land situated on the mauka-ewa corner of Nuuanu Avenue and Robinson Lane, comprising approximately 144,745sq. A mortuary is also proposed on portion of the property to be used in conjunction with the cemetery.

By Committee Report No. 3047, the City Council referred this application to the Planning Commission for its consideration and recommendation. A public hearing was held on November 5, 1959, at which time several property owners in the surrounding area voiced their objections. The staff had also submitted its written recommendation against the proposed use to the Commission.

Commissioner Lemmon disqualified himself from participating in or voting on this application.

Attorney Robert Dodge, representing the applicant, presented to the Commission a brochure showing the property under consideration in relation to the surrounding uses and the proposed development of the area. He also filed with the Commission a letter from Mrs. Lilla May Robinson indicating the withdrawal of her previous letter of protest and stating that Mr. John Armitage will act on her behalf. In reference to the inference that the cemetery use would create additional traffic and aggravate the traffic and parking problem on Nuuanu Avenue and Robinson Lane, Mr. Dodge introduced Mr. Tanaka from the State Highway Department to speak on this matter.

Mr. Tanaka stated that an estimated traffic assignment to various approaches, to Wylie Street, and to Nuuanu Avenue after the Pali Highway is completed between Kuakini Street and Coelho Way shows approximately 8,000 cars per day on Nuuanu Avenue makai of Wylie Street. The present day traffic is about 23,000 cars per day. Therefore, after studying this further, the traffic light at Wylie and Nuuanu Avenue may be taken out. He stated that the Pali Highway should be completed in about two years. This traffic assignment is projected over the years till 1976 and was prepared by the State Highway Planning Division in cooperation with the U. S. Bureau of Public Roads.

Mr. Albert Evensen, representing the Borthwick Mortuary, proposed developers of the cemetery and mortuary project, filed with the Commission a written reply to the staff's comments and recommendations against the cemetery use. In reference to the comment made that the size of the cemetery (3 acres) is too small to provide for the enhancement of the cemetery due to the difficulty in providing perpetual care to maintain the cemetery, Mr. Evensen believed that each application should be considered on its own merit. In this instance, there will be more than ample perpetual care and enhancement of the area due to the above-ground burial or mausoleum usage. The design of the cemetery and placement of the buildings have been carefully planned and include various types of oriental gardens, fountains and pools. The property is presently an eye sore and this development will greatly improve the area.

Mr. Evensen then informed the Commission that a Chinese Buddhist Church located on Kawanakoa Place has within

its confines, a columbarium with approximately 1,000 niches. It is his understanding that these burial niches are being sold to members of the community. He showed the Commission photographs taken of the interior and exterior of this church.

The Director stated that if the columbarium is being used on a permanent basis, it would constitute a cemetery use and would be in violation of the zoning laws. This matter will be referred to the Prosecutor's office for investigation.

Deputy Corporation Counsel Bertram Kanbara inquired whether or not the question of a mortuary located within a cemetery and a residential area has been resolved. The Director replied that an opinion regarding that question has not been requested of the Corporation Counsel's office. However, the Commission has been guided through the years by the opinion rendered in 1946 or 1947 from the Attorney's office which states that a mortuary may be located in a cemetery as an incidental use to a cemetery use.

The Chairman remarked that the problem before the Commission is whether or not it believes that the area in question is desirable for cemetery use; therefore, it should not be confused by the mention of a mortuary.

Mr. John Armitage, representing Mrs. Robinson and the Armitage family, who are adjoining property owners, withdrew any objections they may have made on the proposed use. The noise factor was their main concern, however, they are quite satisfied with the proposed cemetery use.

Attorney George Ariyoshi, speaking on behalf of his parents living on Kawanakoa Place and Mrs. Dunkhase whose property adjoins the area in question, believed that the proposed mortuary use cannot be overlooked due to the fact that once the area is established for cemetery use, a mortuary can be located as an incidental use in accordance with the City Attorney's opinion. The fact that Borthwick Mortuary proposes to develop the area shows that the primary use of the area will be for a mortuary and not a cemetery. Assuming that the Chinese Buddhist Church was operating legally as a cemetery, he believed that this fact should not be the basis to permit the further encroachment of cemetery use into the residential area. He implored the Commission to preserve the area for the people who had bought their properties with the understanding that it would remain Class AA residential zone.

Mr. Harry Field, a resident in the area, sympathized with the plight of the Borthwick Mortuary in its relocation problem but he believed that the Commission and the City Council should protect the interest of the people who had bought land in this Class AA residential area.

Mr. Peter Sakai, whose property adjoins this area, strongly objected to the proposed cemetery use which would also include a mortuary. Since a mortuary belongs in a business zone he did not believe this use should be permitted in a residential area. He has no objection to the cemetery use should a study show a definite need for it and a bigger area was set aside; however, the

trend indicates that cemeteries should be located on the fringe of the city. He appealed to the Commission not to permit the encroachment of the cemetery into the residential area.

Mr. Toyoki Yoshida, an adjoining property owner, voiced his objections on grounds similar to the others.

Mrs. Florence Sakai believed that the applicant is just attempting to obtain the best price for his land in view of the remark made by him that he could not get very much for the property as a residential lot. If the present cemetery affects the price of the applicant's land, then it is reasonable to assume that the extension of the cemetery use will have an adverse effect on and lower the price of the adjoining residential land. She contended that a cemetery next door would create a hardship on the adjoining property owners.

Representative Frank Loo from the 12th District also voiced his objections to the proposed cemetery use.

Representing Borthwick Mortuary, Attorney Walter Chuck stated that he has been authorized by the developer to state that the use of the area will be for a cemetery and only incidentally will it be used for a mortuary. In reference to the mention of Robinson Lane acting as a buffer between the residential and cemetery areas, Mr. Chuck proposed that Robinson Lane could be moved to the boundary of the property under consideration. As soon as ownership of the roadway can be determined, the developers will plan to relocate the roadway. The developers are also willing to negotiate for purchase of properties from those who do not wish to remain in the area. Mr. Chuck stated that they have a petition with over 3,000 signatures of property owners in the 12th District approving the cemetery development.

The Director advised Mr. Chuck that purchase of other properties in the vicinity does not mean that extension of the cemetery use will be considered to include those areas.

In reference to the petition mentioned by Mr. Chuck, June Tokumitsu stated that her friends who had signed the petition mentioned that, had they known the full facts of the case, they would not have signed it.

Mr. Zaslomovitch, who initiated the circulation of the petition, stated that the purpose of the petition was indicated on the top of each page. However, if there had been a misunderstanding by a few, the matter can be straightened out.

The Director stated that the petition has not been filed with the Commission. Attorney Chuck replied that it will be filed with the City Council.

Commissioner Izumi inquired of the Director whether or not he favored additional cemeteries within the city limits. The Director replied that a new land use study for the entire island of Oahu is being made, and from the experiences of other cities, it seems that the establishment of cemeteries for cities similar to Honolulu, where land prices are high and there is a demand for single family and multiple family residential areas

within a very close proximity to the central business district, are in the rural areas. The history of cemetery development shows that these uses were established on the fringe of the city limits; however, the growth of the city engulfed them within the city limits. Provisions for cemeteries should be made on land which are relatively inexpensive and away from the residential development.

The Commission took this matter under advisement on motion of Mr. Izumi and second of Mr. Centeio. Mr. Lemmon did not vote.

A motion was made by Mr. Keppeler, seconded by Mr. Clark, to advise the City Council that this area under question does lend itself to cemetery use.

Commissioner Yamabe believed that this matter should be deferred until such time an opinion is received from the Corporation Counsel's office on whether or not mortuary uses can be included in a cemetery area and to have Attorney Chuck submit definite plans on the suggestion to relocate Robinson Lane.

A vote was then taken on the motion. On the negative votes of Messrs. Yamabe, Centeio and Izumi, the motion was not carried. Mr. Lemmon did not vote.

A motion was then made by Mr. Centeio to recommend denial of the application on the basis that the Commission does not believe this area is desirable for cemetery use. This motion was seconded by Mr. Izumi but was not carried on the negative votes of Messrs. Keppeler, Clark and Felix. Mr. Lemmon did not vote.

Mr. Yamabe made a motion to defer action until an opinion is received from the Corporation Counsel's office on whether or not a mortuary can be part of a cemetery use and to have the counsel for the Borthwick Mortuary submit definite plans on the proposed relocation of Robinson Lane. This motion seconded by Mr. Clark was carried. Messrs. Centeio and Izumi voted in the negative. Mr. Lemmon did not vote.

Deputy Counsel Kanbara was requested to submit an opinion on the question raised by the Commission.

**ZONING BUSINESS  
PAUOA  
1609 LEILEHUA LANE  
GENEI TOGUCHI**

The Commission, on motion of Mr. Centeio and second of Mr. Izumi, authorized the calling of a public hearing to extend the Business zone to include a 1,443 $\frac{1}{2}$  portion of a 3,760 $\frac{1}{2}$  parcel of land situated at 1609 Leilehua Lane, Pauoa. The 1,443 $\frac{1}{2}$  area is zoned Class B Residential.

The proposal is to expand a service station operation to include this 3,760 $\frac{1}{2}$  parcel. The public hearing will be subject to submission of development plans and the consolidation of the lots.

**GENERAL PLAN  
MANOA  
KOLOWALU STREET  
EXTENSION**

The Commission considered the request of the City Council to extend Kolowalu Street from its junction at Kolowalu Street Extension to Oahu Avenue on a 56-foot right-of-way and to retain the present 50-foot right-of-way extension of Kolowalu Street that connects with East Manoa Road.

The Director reported that the staff has studied this problem and believes the proposal is feasible. Kolowalu

Street will be constructed on a 76-foot right-of-way, reduced to a 56-foot right-of-way on Alaula Way extension to Oahu Avenue. Any traffic problem at the intersection of Oahu Avenue and Kolowalu Street must be resolved by proper traffic design.

A motion to authorize the calling of a public hearing to consider the proposed amendment to the General Plan for Manoa was made by Mr. Centeio seconded by Mr. Izumi and carried.

**GENERAL PLAN  
PUUNJII  
BACHELOT STREET  
EXTENSION**

The Director presented to the Commission, a proposal to realign Bachelot Street extension to Kuakini Street in the Ewa direction so that properties bordering the stream will have sufficient land area for construction of buildings. This matter was presented to the five property owners affected by the proposed change and no objections were interposed except from the owner whose property fronts Kuakini Street and which is affected by the present masterplan.

Mr. Lemmon questioned whether the off-set intersection with Stillman Lane could be straighten. He believed that the present design is unsatisfactory and would create a dangerous intersection.

The Director stated that the staff had considered the problem but after further analysis of the traffic pattern, it believes that there will be limited traffic crossing Kuakini Street.

The Commission stated that the intersection design problem should be referred to the Traffic Engineer for his recommendation.

Mr. Lemmon made a motion to authorize the calling of a public hearing and to refer this matter to the Traffic Engineer for his recommendation. His motion was seconded by Mr. Izumi and carried.

**MISC.  
RESOLUTION FOR THE  
LATE WILLIAM HENRY  
SOPER**

The Commission, on motion of Mr. Clark and second of Mr. Centeio, adopted a Resolution respecting the passing of William Henry Soper, a former City Planning Commission member, and authorized its transmission to the widow.

**MISC.  
STANDARDIZATION OF  
COLOR SCHEMES**

The staff presented to the Commission, a proposed color system for all general planning, sketch plan, and for land use mapping.

A motion to defer action for further study was made by Mr. Clark, seconded by Mr. Centeio, and carried.

**CAPITAL IMPROVEMENT  
PROGRAM AND THE  
CAPITAL IMPROVEMENT  
BUDGET ORDINANCE**

The City Council presented to the Commission for consideration, the proposed amendments to the Capital Improvement Program and the Capital Improvement Budget Ordinance.

The Director stated that one of the major changes made in the Mayor's Capital Improvement Program was the cut in allotment for the Municipal Auditorium from \$5 million to \$1,917,000. McCully Street improvement between Beretania and King Streets was deleted because the property owners voted against the improvement district. Wilson Playground, Ala Wai Park, Mokapu Beach Park, and Wailupe Beach Park were deleted and the funds appropriated for other playground areas. He advised the Commission that it has 10 days in which to act on the proposed amendments. The Commission voted to recommend approval of the Capital Improvement Program and the Capital Improvement Budget Ordinance, as amended, on motion of Mr. Izumi and second of Mr. Centeio. Mr. Clark voted in the negative.

The Commission, on motion of Mr. Yamabe and second of Mr. Centeio, recommended to the City Council approval of the following street names:

**STREET NAME**  
**WAIANAE TOWN TRACT**  
**ANALIPO PLACE**

1. Roadway within the Waianae Town Tract, Park site subdivision:

**ANALIPO PLACE** - Deadend roadway off Analipo St., being between Hoaha Street and Puhano Street.

Meaning: Distant; far away space

**STREET NAME**  
**PALOLO**  
**KIWILA STREET**

2. Roadway in Palolo bounding the Palolo Housing:

**KIWILA STREET** - Roadway running from Palolo Avenue to 10th Avenue, being mauka of Kalua Road.

Meaning: Civic; civil

**STREET NAMES**  
**WAIALUA**  
**LUANA ACRES**  
**SUBDIVISION**

3. Roadways within the Luana Acres Subdivision at Puuiki, Waialua:

**KIAPOKO STREET** - Roadway off Waialua Beach Road, thence running parallel to the beach in a Haleiwa direction.

Meaning: A short canoe with a deep, curving hull, as used for fishing near the shore

**KIAPOKO PLACE** - Deadend roadway off Kiapoko Street running in a Mokuleia direction.

**KAHAONE LOOP** - Loop roadway off Kiapoko Street and makai of the same.

Meaning: Sandy beach

**KAHAONE PLACE** - Deadend roadway off Kahaone Loop.

**STREET NAMES**  
**SAINT LOUIS HEIGHTS**  
**CHAMINADE TERRACE**

4. Roadways within the ChaminaDE Terrace situated at Kalaepohaku (Saint Louis Heights), Oahu:

**KAMINAKA DRIVE** - Roadway off Saint Louis Drive being on the Koko Head side of, thence running in a mauka direction until its termination at Alencastre Street.

Meaning: ChaminaDE

**KALAEPOHAKU STREET** - Roadway off Kaminaka Drive, thence running parallel to and crossing it to terminate at Akeakamai St.

Meaning: The Rocky Hill

**KALAEPOHAKU PLACE** - Deadend roadway off Kalaepohaku Street being between Pule Place and Kaminaka Drive.

**PULE PLACE** - Deadend roadway off Kalaepohaku Street being between Kalaepohaku Place and Kaminaka Drive.

Meaning: Prayer; blessing

**AKEAKAMAI STREET** - Roadway off Kaminaka Drive being on the Koko Head side of same and running to its terminus past Kalaepohaku Street.

Meaning: Seeker of knowledge; lover of wisdom.

**STREET NAMES  
EWA  
LEEWARD ESTATES  
SUBDIVISION**

**KANALUI STREET** - Roadway off Kaminaka Drive being on the Ewa side of, thence running mauka and then crossing Kaminaka Drive to its terminus.  
Meaning: Saint Louis

**KANALUI PLACE** - Deadend roadway off Kanalui Street.

**5. Roadways within the Leeward Estates Subdivision, Ewa:**

**HANAKAHI STREET** - Extension of existing roadway so that it extends in an easterly direction and then terminates past Kuhina Street.

**KIWI STREET** - Extension of existing roadway so that it extends in an easterly direction and then terminates at Pailani Street.

**AHONA STREET** - Extension of existing roadway so that it extends in an easterly direction and then terminates at Kuhina Street.

**KUHINA STREET** - Extension of existing roadway so that it extends in an easterly direction and then terminates past Hanakahi Street.

**MAILANI STREET** - Extension of existing roadway so that it extends in a northerly direction and then terminates at Ahona Street.

**LOLOANI STREET** - Extension of existing roadway so that it extends in a northerly direction and then terminates at Ahona Street.

**PAILANI STREET** - Roadway being between Mailani Street and Akaholo Street and beginning at the intermediate and senior high school site thence extending northerly to its terminus past Hanakahi Street.  
Meaning: To praise

**KOMANA STREET** - Roadway extending from Pailani Street thence going in a northerly direction and terminating past Hanakahi Street and being between Kuhina Street and Ahona Street.  
Meaning: Stone sinker, as used with squid lines

**AKAHOLO STREET** - Roadway extending from Kuhina Street to Ahona Street and being between Komana Street and Kuhina Street.  
Meaning: To sail or run cautiously

**KALAPU STREET** - Roadway extending from Hanakahi Street to its terminus again at Hanakahi Street and being between Hanakahi Street and Ahona Street.  
Meaning: Club, society

STREET NAMES  
KAILUA  
KUKANONO SUBDVN

6. Roadways within the Kukanono Subdivision at Pohakupu,  
Kailua:

- ULUOA STREET - Extension of existing roadway across Kailua Road, thence to its terminus past Manu-Laiki Street.
- MANU-ALOHA STREET - Roadway running parallel to Kailua Road from Ulukahi Street to Manu-Oo Street and being between Manu-Mele Street and Kailua Road.  
Meaning: Love bird
- MANU-MELE STREET - Roadway running parallel to Kailua Road from Manu-Laiki Street to Manu-Oo Street and being between Manu-Laiki St., & Manu-Aloha St.  
Meaning: Song bird; especially a canary
- MANU-LAIKI STREET - Roadway from Manu-Aloha Street going in a Kaneohe direction thence running makai and parallel to Kailua Road to terminate past Manu-Oo Street.  
Meaning: Rice bird
- MANU-OO STREET - Roadway off Kailua Road running in a Kaneohe direction parallel to Uluoa Street and terminating at Manu-Laiki Street.  
Meaning: A black honey eater with yellow feathers in a tuft under each wing which were used for feather-work; endemic to island of Hawaii, now extinct.

The meeting adjourned at 5:00 p.m.

Respectfully submitted,

Carole A. Kamishima  
Carole A. Kamishima  
Planning Reporter

Meeting of the Planning Commission

Minutes

December 17, 1959

The Planning Commission met in regular session on Thursday, December 17, 1959, at 2:10 p.m., in the Conference Room of the City Hall Annex with Chairman John H. Felix presiding:

**PRESENT:**

John H. Felix, Chairman  
Cyril W. Lemmon  
George Centeio  
Tautomu Izumi  
Thomas N. Yamabe II  
Paul Keppeler  
Charles Clark  
Leighton S. C. Louis, Planning Director

Bertram Kanbara, Deputy Corporation Counsel

During the short absence of both Mr. Felix, Chairman, and Mr. Lemmon, Vice Chairman, Mr. George Centeio served as Chairman.

**MINUTES:**

The minutes of December 3, 1959, and the minutes of the special meeting on November 23, 1959, as circulated, were approved on motion of Mr. Izumi and second of Mr. Yamabe.

**PUBLIC HEARING  
GENERAL PLAN  
MANOA-WOODLAWN  
KOLOWALU STREET  
EXTENSION**

A public hearing was held to consider the amendment to the General Plan (street layout) for a portion of Section 5 (Manoa-Woodlawn), as follows:

- (1) To provide for a 56-foot roadway connecting Oahu Avenue with Kolowalu Street, over Alaula Way and its extension.
- (2) To provide for a 50-foot right-of-way connecting East Manoa Road and Kolowalu Street over the present Kolowalu Street Extension.

The Director read the following letters received from property owners in the Manoa area:

- (1) The Magoon Estate, Limited, owner of lands lying within the area covered by the proposed amendment, neither approving nor disapproving the proposed plan in the absence of information on the proposed method of assessment. However, it stated that it opposes any widening of Kolowalu Street to a 76-foot right-of-way.
- (2) The Manoa Valley Community Association endorses the proposed changes, but objects to any road width that would be over 40 feet.
- (3) A petition bearing the signatures of 24 persons living on Alaula Way approving the proposed amendments.

Mr. Henry Wicke, residing at 2514 Alaula Way, requested that his name be included in the petition approving the proposed amendments.

Mrs. Jacob S. Amelia of 2581 Alaula Way inquired in what manner the proposed amendments would affect her property. Since she has three income-producing apartments on her property, she expressed concern should her property be taken for the roadway extension.

The Chairman advised her to check with the staff later with respect to the road extension in relation to her property.

Mr. Yoshio Tsuda, residing at the corner of Alaula Way and Pamao Road, spoke against the proposed amendment since his entire property would be taken for the roadway.

The Commission closed the public hearing and took the matter under advisement on motion of Mr. Centeio and second of Mr. Izumi.

The Commission, on motion of Mr. Izumi and second of Mr. Centeio, voted to recommend to the City Council, approval of the proposed amendments to the General Plan Street Layout for a portion of Section 5 (Manoa-Woodlawn).

**PUBLIC HEARING  
GENERAL PLAN  
NUUANU-PUUNUI  
BACHELOT STREET  
EXTENSION**

A public hearing was held to consider the amendment to the General Plan (street layout) for a portion of Section 11 (Nuuanu-Puunui) by aligning the extension of Bachelot Street to meet with Kuakini Street situated on the mauka side of Kuakini Street.

The Director reported that the request for realignment was made by the State of Hawaii so that there would be sufficient land area bordering the stream for the construction of a rehabilitation center. The staff met with all the property owners affected by this change. The Director then read letters of protests filed by Mr. Chong Yuen Kau, of 310 N. Kuakini Street, whose property is affected by the proposed plan as well as the present master plan, and from Miss Fannie L. F. Chang of 314 N. Kuakini Street.

Mr. Rikio Nishioka from the State Public Works Department was present to answer any questions the Commission may have.

Attorney Wadsworth Yee, representing Miss Chang, protested against the proposed amendment on the bases that a portion of his client's land would be taken and that his client would be assessed for the street improvement needlessly.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Centeio and second of Mr. Lemmon.

Mr. Lemmon<sup>in</sup>quired whether the problem of the off-set intersection with Stillman Lane was discussed with the Traffic Engineer for his recommendation.

Since the staff had not discussed this matter with the Traffic Engineer, the Commission voted to defer action pending staff consultation with the Traffic Engineer on motion of Mr. Lemmon and second of Mr. Centeio.

**PUBLIC HEARING  
ZONING APARTMENT  
DISTRICT "C"  
PAUOA  
1934 LUSITANA ST.  
C. HINEMOTO**

A public hearing was held to consider a request for change in zoning from existing Class B Residential to Apartment District C for a 15,395 $\frac{1}{2}$  parcel of land situated at 1934 Lusitana Street, Pauoa. A development plan has been submitted showing an apartment development in conformity with the Apartment District C regulations.

The applicant's son, Mr. Lawrence Kunimoto, was present to request favorable consideration on the zoning change. He indicated the replacement of the old dilapidated dwellings on the property with new buildings for a higher and better use of the property.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Centeio and second of Mr. Izumi.

The Commission voted to recommend to the City Council that the change in zoning to Apartment District C be approved on motion of Mr. Clark and second of Mr. Izumi.

**PUBLIC HEARING  
ZONING BUSINESS  
AND/OR LIMITED  
INDUSTRIAL  
KANEHOE  
MAUKA SIDE OF  
KAMEHAMEHA HWY.  
EDWARD YAMASHIRO  
BY: COMMUNITY  
PLANNING, INC.**

A public hearing was held to consider a change in zoning from existing Rural Class A-1 Residential to Business and/or Limited Industrial for approximately 2.90 acres of land situated on the mauka side of Kamehameha Highway, Kaneohe, being the Yamashiro Service Station premises. The applicant proposes to expand and improve his present facilities. The front portion of the property is proposed for business use and the rear portion for limited industrial uses.

The Director pointed out that the Commission has designated this area and an adjoining area for general and limited industrial uses.

Representing the applicant, Mr. George Houghtailing, indicated that the Commission is familiar with the request. The applicant has set aside a 44-foot right-of-way to the interior area, which is to be constructed when an agreement is reached with the adjoining property owner for the sharing of the cost of constructing the roadway.

The Commission closed the public hearing and took the matter under advisement on motion of Mr. Centeio and second of Mr. Izumi.

Mr. Centeio made a motion to recommend approval of the requested changes in zoning to Business and Limited Industrial due to the fact that a business use exists on the property and the applicant desires to enlarge such use, and also the Commission had looked with favor to limited industrial uses for the area. His motion was seconded by Mr. Izumi and carried. Mr. Lemmon abstained from voting on the motion.

**ZONING BUSINESS  
KALIHI UKA  
3059 KALIHI ST.  
WILLIAM S. AU  
BY: BERNARD E.  
AU**

The Commission members visited the site at 3059 Kalihi Street, Kalihi Valley, for which a request was made for change in zoning from Class A-1 Residential to Business for one acre of land.

Mr. Izumi made an observation that approximately 500 feet makai from the property in question, there were several vacant store spaces within a business area. This tends to indicate that there is no need for additional business areas.

This matter was taken under advisement on motion of Mr. Izumi and second of Mr. Centeio.

Mr. Bernard Au, representative of the applicant and who was present later, did not believe the vacant store spaces should be a determining factor in considering the zoning application. He stated that a neighborhood grocery store

operation is contemplated on the property. The area is rapidly being developed with residences which indicate a definite need for a business area.

The Director informed the Commission that it had, on three different occasions, denied the applicant's request for a business zone and denied one request for apartment zoning on the belief that the existing business area, mentioned by Mr. Izumi, was sufficient to serve the entire Kalihi Valley area. The vacant store spaces mentioned are within an existing structure which has other business uses in operation.

Mr. Felix stated that there is no necessity for a regional shopping center; however, there may be a need for a neighborhood shopping center in view of the facts presented by the applicant that there is a need for a business area and that the people in the area are in favor of this zoning.

Mr. Keppeler also believed that a shopping center should be established in the Valley area to serve the newly developed residential areas.

The Director informed the Commission that in the staff study of this area and as part of the new land use plan for the city of Honolulu, a business area was not indicated for the upper Valley area.

Mr. Lemmon made a motion to defer action for re-visit of the site so that those members who had not visited the area could make a better observation of the problem. His motion was seconded by Mr. Keppeler and carried.

Mr. Au commented that the Commission had visited the site three times and he protested the further delay in acting on his application.

ZONING BUSINESS  
WAIMALU  
KAMEHAMEHA HWY &  
MOANALUA ROAD  
PAUL MORIHARA,  
ET AL  
BY: SIDNEY  
HASHIMOTO, ATT'Y

The Commission members visited the property situated at the corner of Kamehameha Highway and Moanalua Road, Waimalu. A change in zoning from Rural Highway Protective and Rural Protective zones to Business for several parcels of land totaling 130,000 $\mu$  was requested. Development plans have been submitted showing a service station and used car operations. A public hearing was held on December 3, 1959.

Mr. Centeio believed that the request was reasonable since he observed that there were several non-conforming business uses in the immediate vicinity.

This matter was taken under advisement on motion of Mr. Yamabe and second of Mr. Centeio.

Mr. Centeio made a motion to recommend approval of the change in zoning to business on the basis that presently there are non-conforming business uses in the area which make the area under consideration desirable for business uses. His motion was seconded by Mr. Izumi and carried.

ZONING CEMETERY USE  
NUUANU  
NUUANU AVENUE AND  
ROBINSON LANE  
ELWOOD CHRISTENSEN

The Commission considered further the application for the establishment of a cemetery at Nuuanu within a Class AA Residential district on a 144,745 $\mu$  parcel of land situated on the mauka-ewa corner of Nuuanu Avenue and Robinson Lane. A mortuary operation is also proposed to be used in conjunction with the cemetery use.

Mr. Lemmon stated that he will not vote or take part in the discussion.

A public hearing was held on November 5, 1959. The Commission had deferred action pending receipt of an opinion from the Corporation Counsel's office regarding mortuary use within a cemetery area and clarification of Robinson Lane. The Commission members had also visited the site.

In view of the fact that Robinson Lane is a public roadway, the Director reported that the Borthwick Mortuary, Ltd., has indicated its willingness to construct another roadway on the mauka end of the property to act as a buffer from the residential area. He then read the opinion rendered by the Corporation Counsel's office as to whether or not a mortuary may be operated in an area situated in a residential zone, but set aside for cemetery use. In conclusion, the opinion states that, "a mortuary may be established within an area in a residential zone set aside for cemetery use, if the mortuary is to be used only for the incidental purpose of preparing bodies for burial in the cemetery."

Deputy Corporation Counsel Bertram Kanbara further clarified that the term "incidental" means that all bodies prepared in the mortuary must be interred in the property; otherwise, the mortuary operation becomes a separate business operation.

Mr. Clark questioned whether the Commission was legally bound to consider the attorney's opinion in its decision regarding a cemetery use. He also questioned who determines whether or not the mortuary is an incidental or principal use of the property.

The Director stated that the Counsel advises the Commission. In the course of considering the cemetery use, the Commission noted that a mortuary was proposed and had requested an opinion as to whether or not mortuary was a permissible use in a cemetery. The Commission may or may not accept the Counsel's opinion. Mr. Kanbara added that the Commission's responsibility is just to advise the City Council whether or not the property is suitable for cemetery use; however, keeping in mind that there is a possible use of the land incidentally for mortuary purpose.

Mr. W. Mendel Borthwick stated that Borthwick Mortuary, Ltd., will abide by the ruling of the Corporation Counsel--that, all bodies prepared in the mortuary will be interred in the area.

Attorney George Ariyoshi did not agree with the Commission that the determining factor was only a cemetery use. He believed that in order to make a fair decision on the matter, the Commission should consider the resulting use of the property once the area is permitted for cemetery use. Since a mortuary can be operated as an incidental use, he and the other property owners strongly object to the cemetery use.

Mr. Peter Sakai, resident in the area, believed that the principal use of the area will be a mortuary; therefore, he is against the cemetery use.

Attorney Walter Chuck, representing Borthwick Mortuary, stated that all legal requirements of the law will be observed. He believed that the Commission's principal decision is on the cemetery use and not whether or not the law would be violated once the area is established for cemetery use.

The Commission took this matter under advisement on motion of Mr. Centeio and second of Mr. Izumi.

A motion was made by Mr. Izumi to recommend denial of the application for establishment of a cemetery on the basis that further development of any cemetery within the city limits is not in conformity with best city planning. His motion, seconded by Mr. Centeio, was not carried on the negative votes of Messrs. Keppeler, Clark and Felix.

A new motion was made by Mr. Keppeler, seconded by Mr. Clark, to recommend approval of the cemetery use on the basis that the area is suitable for cemetery purposes. This motion was not carried on the negative votes of Messrs. Izumi, Centeio and Yamabe.

In view of the fact that a recommendation could not be submitted to the City Council, Mr. Kanbara advised the Commission to state the facts of the problem to the Council.

A motion was made by Mr. Centeio to advise the City Council that the Commission has held a public hearing, that at the request of the Commission an opinion was submitted by the Corporation Counsel regarding a mortuary use, and that in view of the fact that a motion to approve and a motion to disapprove the application could not be passed because of 3 to 3 votes, the Commission makes no recommendation on whether or not the property under consideration is suitable for cemetery purposes. The motion was seconded by Mr. Izumi and carried.

ZONING INDUSTRIAL  
KALAUAO  
MAKAI SIDE OF  
KAMEHAMEHA HWY  
AKIRA MISAWA  
BY: RALPH T.  
YAMAGUCHI, ATT'Y

The Commission members visited the Kalauao area, Pearl City. A request was made for change in zoning from Rural Highway Protective to Industrial for two separate parcels of land totaling 2 acres and situated on the makai side of Kamehameha Highway, adjoining Kalauao Stream. A revised development plan has been submitted showing shops and warehouse buildings and off-street parking areas.

The Director stated that this area was designated as desirable for industrial uses by the Commission. He reminded the Commission that the State Highway Department is considering widening Kamehameha Highway either on the makai or mauka side. The problem of providing an adequate setback from the Stream should also be resolved with the Chief Engineer. The Chief Engineer had required a fill and a setback for a residential development on the other side of the Stream.

The applicant, Mr. Akira Misawa, stated that he will conform to any requirements of the Chief Engineer. Adequate fills and improvements to the stream setback areas will be made.

Mr. Lemmon inquired about the status of the proposed highway widening. The Director stated that this matter was discussed by the Commission at the time the

application for industrial zoning was made in May, 1959, for approximately 35 acres of land on the makai side of Kamehameha Highway in Waimalu. The Commission zoned the area since the Highway Department was not definite in its highway widening plans and provisions for a defense highway system. The Commission also did not consider the recommendation of the planning consultants to provide for a park along both sides of the stream since the Parks Department was doubtful that funds would be available to develop the area for a park.

Mr. Izumi made a motion to authorize the calling of a public hearing, subject, however, to withholding of a recommendation until the problem of a drainage setback is resolved with the Chief Engineer. The motion was seconded by Mr. Centeio and carried.

ZONING BUSINESS  
PALAMA  
EWA SIDE OF LILIHA  
STREET  
AMERICAN SECURITY  
BANK  
BY: WALTER G.  
CHUCK, ATT'Y.

The Commission, on motion of Mr. Centeio and second of Mr. Clark, authorized the calling of a public hearing to consider the change in zoning from Class A Residential to Business for the remaining 3,601 $\frac{1}{2}$  portion of a 13,320 $\frac{1}{2}$  parcel of land situated on the ewa side of Liliha Street. This is an extension of an existing business district.

This area is to be utilized by the American Security Bank. The attorney for the applicant, Mr. Walter Chuck, was present in the audience.

ZONING BUSINESS  
KALIHI  
KALIHI TUNNEL  
APPROACH ROAD &  
KAM IV ROAD  
WAIPAHU STORE, LTD.  
dba: KALIHI  
SHOPPING BASKET  
BY: MORIO OMORI,  
ATTORNEY

The Commission considered a request for amendment of an existing business district so that an area set aside for off-street parking purposes by a variance permit could be zoned for business use.

Mr. Morio Omori, representing the applicant, elaborated further on the proposed development of the area. He stated that the present parking facilities cover 45% of the lot or 32,399 $\frac{1}{2}$  and the remaining 40,235 $\frac{1}{2}$  is zoned for business. Approximately 331 $\frac{1}{2}$  is to be utilized for a drive-in restaurant structure leaving about 44% of the area for parking.

The Commission authorized the calling of a public hearing subject to submission of development plans, on motion of Mr. Centeio and second of Mr. Izumi.

ZONING INDUSTRIAL  
KALIHI KAI  
PUUHALE ROAD &  
COLBURN STREET  
LESLIE FUJITA  
AGT: FUSAO  
TANIGUCHI, REALTOR

A request for change in zoning from Class A Residential to Industrial for a 5,160 $\frac{1}{2}$  parcel of land situated on the mauka-waikiki corner of Colburn Street and Puuhale Road, Kalihi-Kai, was considered by the Commission. The Commission noted that this property is situated within the area set aside for industrial uses provided that street improvements and utilities are constructed.

The Director recommended that the applicant be required to improve the street with curbs and gutters and to submit development plans. In view of the many requests for industrial zoning for the area, he also recommended that this matter be referred to the Chief Engineer for a possible improvement district for Puuhale Road between Dillingham Boulevard and Hart Street.

The Commission, on motion of Mr. Lemmon and second of Mr. Izumi, authorized the calling of a public hearing subject to improvement of the street and submission of development plans.

ZONING HOTEL & APT.  
MAKIKI  
END OF MAUNAIHI PL.  
ALAN S. DAVIS

The applicant has submitted development plans of a proposed apartment development on the slopes of Punchbowl on land containing 116,298 $\frac{1}{2}$  situated at the end of Maunaihi Place and Wilder Avenue. A request for change in zoning to Hotel and Apartment for a portion of the property zoned Class A Residential was made. An architectural rendition of the development notes the construction of apartment buildings on the lower end of the property and an off-street parking area on the upper end.

The Director recommended that the plan be revised to zone the lower section for off-street parking purposes only.

The Commission voted to defer action pending the Director's consultation with the applicant regarding the revised proposal, on motion of Mr. Centeio and second of Mr. Izumi.

ZONING BUSINESS  
HALEIWA  
KAMEHAMEHA HWY &  
AMARA LANE  
NORIYU KOGA  
BY: E. K. HAMADA,  
AGENT

The Director requested the Commission's recommendation with respect to a request made for change in zoning from Rural Highway Protective uses to Business for a 6,856 $\frac{1}{2}$  parcel of land situated within the old Haleiwa town area. He stated that this application had been pending until the receipt of a comprehensive land use plan for the Haleiwa area from the planning consultants. In the preliminary plan of the consultants, this property is within the area designated for business uses. He inquired whether action should be taken to zone the areas which fall within the proposed uses, prior to adoption of the plan.

The Commission noted that in a preliminary discussion held with the planning consultants for the Haleiwa area, the Commission was in accord with the proposed plan. It voted to advise the Director that a public hearing be called, on motion of Mr. Centeio and second of Mr. Lemmon.

Upon the Director's acceptance of the Commission's recommendation, the Commission authorized the calling of a public hearing subject to submission of development plans on motion of Mr. Centeio and second of Mr. Lemmon.

ZONING HOTEL & APT.  
MOKULEIA BEACH  
FRANCIS Y. WONG

The Director requested the Commission's advise with respect to the following applications:

(1) An application for change in zoning from Highway Protective use to Hotel and Apartment for a 76,000 $\frac{1}{2}$  parcel of land situated on Mokuleia Beach.

ZONING HOTEL & APT.  
PUPUKEA, PAUMALU  
KAMEHAMEHA HWY  
& KEIKI ROAD  
ASIAN-HAWAII  
INDUSTRIES, INC.

(2) An application for change in zoning from Rural Highway Protective to Hotel and Apartment for a 9,994 $\frac{1}{2}$  parcel of land situated off Kamehameha Highway and Keiki Road, Pupukea.

He stated that the proposed uses do not comply with the preliminary plan as prepared by the planning consultants. Since numerous requests are being made for zoning changes in the rural districts, he requested that the Commission establish a policy to either defer action or disapprove the applications and inform the applicants that they may appear at the time of the public hearing for adoption of the plans or resubmit their plans after adoption of the General Plan.

A motion made by Mr. Centeio to recommend that the Director defer action on the two applications until such time as the plans of the consultants are approved by the Commission was seconded by Mr. Lemmon and carried. Mr. Clark voted in the negative.

Mr. Clark noted on the agenda that the Director had denied three other applications which uses do not fall within the area designated for such uses in the consultant's plans. He believed that there should be consistency in action. He felt that the Director should take an action to deny or defer, but such action should be consistent for all applicants.

The Director explained that he had denied several applications. However, with an increase in the number of applications, they are being brought to the Commission's attention so that it may properly advise the Director on a policy of action. The Director believes that all such applications falling outside of the preliminary plans should be denied, but the applicants should be notified that at the time of the public hearing for adoption of the general plan for Oahu, they may be heard.

Mr. Centeio stated that the action taken to defer is proper since he was not in accord with the consultants' plan for the Mokuleia area. He believed that a decision can be made when a plan for the area is adopted.

A motion made by Mr. Lemmon to reconsider the previous action taken was not considered for want of a second.

**ZONING CLASS A-2  
RESIDENTIAL  
AIEA  
MAKAI SIDE OF  
OLOPANA STREET  
K. SAKIHARA  
BY: RICHARD M.  
PAGEYAMA**

The Director requested the Commission's advise with respect to an application for change in zoning from Class AA Residential to Class A-2 Residential for a 28,931 $\frac{1}{2}$  parcel of land situated on the makai side of Olopana Street, Aiea. Subsequent to this application, a petition signed by 8 property owners requesting a change in zoning to Class A Residential has been filed. Their properties are situated on the mauka side of Olopana Street and Mahiko Place.

The Director stated that this area was subdivided in 1952 as Class AA zoning as part of the plantation subdivision. The Commission has rezoned properties on both sides of Heleconia Street to Class A-2 zoning, with the boundary of the A-2 zoning established at the stream. Areas immediately adjacent are zoned Class B Residential. He pointed out that the requested area and the area makai of Olopana Street, mauka of Moanalua Road, are the last remaining Class AA zoning in the Aiea town area. He stated, however, that should these areas be rezoned to Class A-2, roadways serving interior lots should be improved to a 24-foot or 32-foot rights-of-way.

On the basis that majority of the lots in the area are below Class AA, the Commission, on motion of Mr. Izumi and second of Mr. Centeio, recommended to the Director that a public hearing be called to rezone the entire Class AA lots to Class A-2 zoning.

The Director accepted the recommendation with the provision that before a subdivision of land is permitted, the owners must comply with the requirements for an adequate road system.

**ZONING  
WAIPAHU  
ROBINSON ESTATE**

A motion to authorize the calling of a public hearing to consider Class A-2 zoning for the area was made by Mr. Izumi seconded by Mr. Centeio and carried.

The Director presented to the Commission for consideration and recommendation, a request made by the Robinson Estate for changes in zoning for land in Waipahu, covering 379 acres, as follows:

- 160 acres for industrial
- 33 acres for commercial
- 73 acres for garden apartments
- 113 acres for residential

He stated that the urban Waipahu area is not included in the area under study by the planning consultants for a comprehensive general plan for Waipahu. However, this application was referred to the consultants for recommendation. A reply has been received noting that the proposed industrial area conforms with development of the surrounding area and that the apartment zoning is also in order. The industrial area is proposed on the makai side of Farrington Highway, the apartment zone on the mauka side and the interior area for residential. A business zone of 33 acres is proposed at the corner of Kunia Road and Farrington Highway. The staff has studied this request in relation to the general plan for Waipahu and other proposed developments in the surrounding area.

The Commission members stated that they desire to study and discuss this matter more thoroughly. A motion to defer action for an informal meeting to discuss this matter on Tuesday, December 22, 1959, at 9:30 a.m., was made by Mr. Lemmon seconded by Mr. Yamabe and carried.

**ZONING HOTEL & APT.  
KEWALO  
1146 ALOHI WAY  
HOWARD T. MIURA**

The Commission, on motion of Mr. Izumi and second of Mr. Centeio, authorized the calling of a public hearing to consider the application for change in zoning from Class A Residential to Hotel and Apartment for a 6,000<sup>sq</sup> parcel of land situated at 1146 Alohi Way in Kewalo.

The Commission noted that this property is within the area designated as desirable for apartment development. The applicant has submitted revised development plans noting adherence to the driveway construction standard of the City.

**ZONING HOTEL & APT.  
PUNALIU  
MAKAI SIDE OF  
KAMEHAMEHA HWY.  
MILO MARCHETTI, JR.**

In reference to the following applications, the Director informed the Commission that he had denied the requests for changes in zoning on the basis that the proposed uses do not comply with the preliminary comprehensive general plan as presented by the planning consultants. The applicants, however, were notified that they may appear at the time of the public hearing for adoption of a General Plan for the island of Oahu. The applications are as follows:

**ZONING HOTEL & APT.  
WAIANAE  
FRANCIS WONG**

**ZONING HOTEL & APT.  
LAIE  
CLAUDE MALANI**

(1) A request for change in zoning from Rural Highway Protective to Hotel and Apartment for property situated on the leeward side of Punaliu. This area has been designated for park purposes.

(2) A request for change in zoning from Rural and Highway Protective uses to Hotel and Apartment for property situated on the ocean side of Farrington Highway, Waianae. This area has been designated for residential purposes.

(3) A request for change in zoning from Rural Highway Protective use to Hotel and Apartment for property situated on the makai side of Kamehameha Highway. This area has been designated for residential purposes.

Mr. Clark commented on the action taken by the Commission to defer action on two other applications with problems of a similar nature. He believed the Commission should be consistent in its action.

Mr. Lemmon's motion to defer action on the preceding applications until such time the plans of the consultants are approved by the Commission was seconded by Mr. Clark and carried.

**ZONING ORDINANCE  
COMPREHENSIVE  
ZONING ORDINANCE**

For the information of the Commission, the Director reported that the staff has been studying and working on the Comprehensive Zoning Ordinance for the City and County of Honolulu and the possible revisions to same as suggested by the consultants under the Urban Planning Grant Contract. Preliminary discussions are being held with the Corporation Counsel's office to formalize any proposed changes. One of the important changes that should be expedited is the separation of hotels from apartments.

The meeting adjourned at 4:40 p.m.

Respectfully submitted,

*Carole A. Kamishima*  
Carole A. Kamishima  
Planning Reporter

Meeting of the Planning Commission

Minutes

January 7, 1960

The Planning Commission met in regular session on Thursday, January 7, 1960, at 2:10 p.m., in the Conference Room of the City Hall Annex with Chairman John H. Felix presiding:

**PRESENT:** John H. Felix, Chairman  
Cyril W. Lemmon  
George Centeio  
Tsutomu Izumi  
Thomas N. Yamabe II  
Paul Keppeler  
Charles Clark  
Leighton S. C. Louis, Director

**MINUTES:** The minutes of December 17, 1959, as circulated, were approved on motion of Mr. Lemmon and second of Mr. Centeio.

**PUBLIC HEARING  
ZONING INDUSTRIAL  
KALIHI KAI  
PUHALE ROAD &  
COLBURN STREET  
LESLIE FUJITA  
AGT: FUSAO  
TANIGUCHI, REALTOR**

A public hearing was held to consider the application for change in zoning from Class A Residential to Industrial for a 5,160 $\frac{1}{2}$  parcel of land situated on the mauka-waikiki corner of Colburn Street and Puuhale Road, Kalihi-Kai.

The Commission noted that this property is situated within the area the Commission has designated as desirable for industrial uses provided the property owners construct the curbs, gutters, sidewalks and the necessary street improvements. Development plans have been submitted.

Mr. Fusao Taniguchi, realtor, representing the applicant, stated that the applicant is to be displaced from his present place of business and he wishes to relocate his wheel alignment operation to the new location. Upon an inquiry from a Commission member whether the applicant is willing to construct the necessary street improvements at this time, Mr. Taniguchi replied in the affirmative.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Centeio and second of Mr. Lemmon.

The Commission voted to recommend to the City Council that the change in zoning to Industrial be approved upon the construction of the necessary street improvements and utilities, on motion of Mr. Centeio and second of Mr. Izumi.

**PUBLIC HEARING  
ZONING BUSINESS  
PALAMA  
EWA SIDE OF LILIHA  
STREET  
AMERICAN SECURITY  
BANK  
BY: WALTER G.  
CHUCK, ATTORNEY**

A public hearing was held to consider the application for change in zoning from Class A Residential to Business for the remaining 3,601 $\frac{1}{2}$  portion of a 13,320 $\frac{1}{2}$  parcel of land situated on the ewa side of Liliha Street about 70 feet mauka of the Vineyard Thoroughfare. This is an extension to the existing business district.

Attorney Walter Chuck, representing the applicant, stated that the area requested for rezoning is to be used as a parking lot for the American Security Bank building.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Centeio and second of Mr. Lemmon.

The Commission voted to recommend to the City Council that the change in zoning to Business be approved on motion of Mr. Centeio and second of Mr. Izumi.

**PUBLIC HEARING  
ZONING INDUSTRIAL  
KALAUAO  
MAKAI SIDE OF  
KAMEHAMEHA HWY.  
AKIRA MISAWA  
BY: RALPH T.  
YAMAGUCHI, ATTY**

A public hearing was held to consider the application for change in zoning from Rural Highway Protective to Industrial for two separate parcels of land totaling 2 acres and situated on the makai side of Kamehameha Highway, adjoining Kalauao Stream.

The Director stated that the two parcels of land fall within the area the Commission has designated as desirable for industrial uses. He stated that the Bishop Estate has filed a letter requesting deferral pending the completion of other pending studies pertaining to a master plan for the Central Oahu area. The Director pointed out that Bishop Estate owns the land that is situated between the two parcels of land owned by the applicant, and land on the mauka side of Kamehameha Highway. The Estate has considered apartment development or other uses for its lands. The Director reminded the Commission that it had zoned approximately 35 acres in the immediate vicinity, makai side of Kamehameha Highway for industrial uses. This makai area is of historical value and proposals have been made to set aside the area for recreational purposes; however, since funds were not available to purchase the site, the area was zoned for other uses.

Mr. Ralph T. Yamaguchi, attorney for the applicant, noted that development plans have been submitted showing the proposed industrial development with adequate parking facilities. He believed that this development would enhance the value of the surrounding area. He stated that the applicant will comply with all requirements of the Chief Engineer regarding proper drainage and stream setbacks.

Mr. William Bains-Jordan, Representative from the 10th Representative District, spoke against the proposed change in zoning. He represents the people who live in a newly developed residential area on the waikiki side of Kalauao Stream. They object on the basis of dust, noise, and other hazards created by an industrial development. However, if industrial development must locate in the area, they believe that a buffer zone should be created from the residential area.

Mrs. Ruby Hargrave, executive secretary of the Aiea Community Association, reiterated the stand taken by the Community Association in May, 1957, when a proposal was first made for industrial development for the entire makai area from Kalauao to Waimalu. The Association is definitely against any spot zoning and would like the retention of residential uses for the area.

The Director reported that the planning consultants under the urban planning grant contract, in its preliminary study, designated the entire area makai of Kamehameha Highway from McGrew Point to Waipahu for industrial uses. The staff of the Planning Department did not concur with

this proposal. However, the Commission has set a pattern by rezoning a parcel of land on the makai side to Industrial uses. Therefore, the zoning under consideration would not constitute spot zoning.

Mr. Charles Konno filed with the Commission a petition signed by the property owners living in the Aiea-Kai Subdivision protesting the proposed change in zoning to industrial.

Mr. Robert Nekomoto, living at 98-201 Aiea Kai Place, also voiced his objections to the industrial zoning. He noted that majority of the property owners were displaced from their homes by governmental projects and after encountering many hardships, finally settled in this newly created residential area. Industrial zoning right next door may ruin this community. He, therefore, urged the Commission to deny this request for rezoning.

Other property owners who also objected to the industrial zoning were Shizuo Ogawa of 98-270 Aiea Kai Place, Toshikatsu Nakahara of 98-267 Aiea Kai Place, Jack Yama of 98-222 Aiea Kai Place, and Mrs. Kawamoto of 98-234 Aiea Kai Place.

Mr. Ross, from the McCandless Estate owners of the two parcels of land, indicated that the proposed development would improve the area since a junk car yard with its noise, smoke from its burnings and its unsightly condition had existed there for 5 or 6 years. With reference to the request of the Bishop Estate for deferral on the matter, Mr. Ross stated that 7 years ago, a proposal was made to the Bishop Estate for exchange of lands so that a better development of the area could be made. However, he was informed that the matter was referred to the Estate's staff, and to this date, he has not received a reply. He did not believe further delay was necessary.

Mr. Arthur Wood, representing the Trustees of the Bishop Estate, stated that the request for deferral was made because the Estate has retained the services of a private consultant to make a study and prepare an over-all plan for the Estate's lands. This report should be completed in about 30 days and will be presented to the City for review. The Trustees want to cooperate with the McCandless Estate but the multiplicity of ownership precluded a land exchange 7 years ago.

Commissioner Izumi inquired whether the Trustees have consulted with the staff of the Planning Department with reference to any plans that may have been proposed for the area. Mr. Wood replied that they have.

The Director reported that he has received a copy of a report from H. Bartholomew and Associates outlining proposed developments for the Bishop Estate's lands; however, he has not had an opportunity to review it.

Mr. Yamaguchi added that the applicant had consulted with the Trustees of the Bishop Estate for a mutually satisfactory development of the makai area but learned that the Estate was not ready to proceed with any plans.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Lemmon and second of Mr. Centeio.

PUBLIC HEARING  
ZONING BUSINESS  
HALEIWA  
KAMEHAMEHA HWY &  
AMARA LANE  
NORIYU KOGA  
BY: E. K. HANADA,  
AGT.

After taking into consideration all of the facts as presented, the Commission voted to recommend to the City Council that the change in zoning to Industrial be approved on motion of Mr. Centeio and second of Mr. Izumi.

A public hearing was held to consider a change in zoning from Rural Highway Protective uses to Business for a 6,856<sup>sq</sup> parcel of land situated on the corner of Kamehameha Highway and Amara Lane in Haleiwa.

The Commission noted that the proposed use falls within the area designated for business uses under the preliminary plan of the private consultants.

No protests were made. The public hearing was closed and the matter was taken under advisement on motion of Mr. Centeio and second of Mr. Lemmon.

A motion to recommend to the City Council that the change in zoning to Business be approved was made by Mr. Centeio seconded by Mr. Lemmon and carried.

PUBLIC HEARING  
ZONING ORDINANCE  
AGRICULTURAL  
ZONING LAW

A public hearing, continued from November 5, 1959, was held to consider a revised proposed ordinance to amend Article 6 of Chapter 21, Revised Ordinances of Honolulu 1957, relating to Farming District by adding Section 21-6.2, Agricultural District A, and Section 21-6.3, Agricultural District B. The Commission had kept the public hearing open to permit the staff to consult further with the industries, the State Commissioner of Public Lands and the Board of Health to prepare a more acceptable ordinance taking into consideration several amendments recommended by the interested groups.

The Director reported that the staff has met with representatives of the Farm Bureau Federation, the Land Commissioner's office, the Board of Health and other interested parties. A revised ordinance has been prepared incorporating some of the suggestions made. He stated that there is one disagreement to the proposed ordinance. The Farm Bureau Federation requests only one agricultural district so that swine raising could be permitted on any premises. The staff is against this proposal on the basis that there is a definite distinction between hog raising and other agricultural uses. One of the plans of development in urbanizing areas is to create belts of agricultural areas between residential neighborhoods. These belts will permit the raising of leafy crops not incompatible with residential use. Any hog raising in such areas would destroy the utilization and purpose of green belts.

Mr. Yamabe inquired of the Director whether he would look with favor to a request for change in zoning to Agricultural District "B" when only 10% of the farmers raise swine and the remaining 90% raise leaf crops and there are no objections from abutting owners. The Director replied that additional areas for hog raising can be created should there be no objections from the surrounding property owners.

Mr. Yamabe then expressed his concern regarding urban encroachment into these agricultural districts. The Director stated that detailed studies are being conducted to determine those areas that would not be urbanized within the next 20 to 25 years. Once zoned for

Agricultural A or B uses, the farmers will be protected because of the control of land uses and they can then enter into long term leases. However, he pointed out that should there be an urgent need for urbanization, changes must be made.

Mr. Yamabe then cited Section 21-6.2, paragraph (a) (1) whereby all forms of animal husbandry, such as horses, cattle, etc., are permitted, excluding the grazing, breeding, or raising of swine. Since many farmers do have a few hogs on their land to utilize waste feed or crops, he believed that this restriction would work a hardship on the farmers. Mr. Yamabe believed that the further encroachment of urbanization into the agricultural land will eventually take away all available agricultural lands from the island of Oahu.

The Director stated that preliminary studies show that there are sufficient lands on the island of Oahu for sugar and pineapple as well as for diversified agricultural uses. He stated that if hogs must be raised then the use should go into Agricultural District B. A distinction of the two types of uses is similar to the industrial zoning which is separated into limited, general, and noxious industrial uses.

Mr. Eugene Apoliona from the Land Commissioner's office commented on Section 21-6.2, paragraph (b) (1) regarding area or lot sizes. He believed that the restriction that the lot width or frontage shall not be less than 100 feet would create a hardship since there are several lots in Waimanalo as well as in Waianae which do not have the required frontage of 100 feet. He inquired whether a variance from the lot width requirement would be considered.

The Director stated that the restriction will apply to new areas only and not for lots already in existence. The 100 feet restriction will also apply to flag lots. Variances can be considered if there are sufficient grounds of hardship.

Mr. Yamabe interposed a question on how a determination is made on whether an area should be zoned for Agricultural District A or B uses. The Director replied that the staff is presently conducting studies, including soil classifications, to determine those areas best suited for crop raising. By making this distinction from the hog raising areas, the farmers will be guided in locating within the specific agricultural districts.

The Commission voted to close the public hearing on motion of Mr. Lemmon and second of Mr. Clark.

Mr. Lemmon made a motion to recommend to the Director that this proposed ordinance be forwarded to the City Council with the Commission's recommendation that it be adopted. The motion was seconded by Mr. Izumi and carried. Mr. Centeio voted in the negative. Mr. Centeio believed that there should be three agricultural districts which would place hog raising in a separate district by itself and not include it with animal husbandry and other agricultural uses.

ZONING APARTMENT  
DISTRICT "C"  
PUUNUI  
420 N. KUAKINI ST.  
KAZUO YAMADA  
BY: RICHARD M.  
KAGEYAMA

The Director reported that the Commission on November 19, 1959, recommended approval of a proposed change in zoning from Class A Residential to Apartment District C for property situated on the mauka side of Kuakini Street provided that a business structure is demolished. A public hearing was held on November 5, 1959. He stated that the applicant requests permission to post a bond for the demolition of this building instead of actual demolition at this time since he plans to construct the first unit of the apartment in the back portion of the property. After completion of the second portion of the apartment development, the business structure will be demolished. It will be about two years before the development will be completed.

The Commission voted to approve the request for posting of a bond for two years for the demolition of the business building on motion of Mr. Centeio and second of Mr. Lemmon.

ZONING SEMI-IND.  
KAKAOKO  
SOUTH STREET AND  
QUINN LANE  
CITY PLUMBING  
CO., LTD.

The Director recommended that a parcel of land totaling 14,877 $\frac{1}{2}$  in area situated on the ewa-makai corner of South Street and Quinn Lane, Kakaako, be rezoned from Business to Semi-Industrial use. The surrounding uses in the area are business and industrial. However, he pointed out that the property is situated within Fire District No. 2 and the construction requirement must comply with the Fire District No. 2 regulations for fire protection. He stated that the applicant is cognizant of the construction requirements.

A motion to authorize the calling of a public hearing was made by Mr. Lemmon seconded by Mr. Izumi and carried.

ZONING LIMITED  
INDUSTRIAL  
KANEHOE  
MAUKA SIDE OF  
KANEHAMEHA HWY.  
MARY AVANT, ITSUO  
TANAKA & KOON  
SUNG LUKE

The Director requested the Commission's advice with respect to changes in zoning to industrial made by three property owners for their property situated on the mauka side of Kanehameha Highway, Kaneohe, within the area the Commission has designated as desirable for limited industrial uses, provided that a 56-foot service road is constructed. The applicants have pointed out that the Commission has recently recommended approval of the Yamashiro's request for rezoning without requiring the construction of a 56-foot service road.

The Director stated that a meeting had been held with all the property owners in the area and none were in favor of constructing the service road. Applicant, Mary Avant, is ready to lease her property to the Love's Bakery for a distribution depot, and applicants Itsuo Tanaka and Koon Sung Luke are also ready to develop on their properties. He stated that the 56-foot service road was proposed at the time heavy industrial uses were considered for the area. The Highway Department is in favor of this proposal; however, the alignment of the highway has not been determined. The Highway Department will not permit additional crossings to the medial strip; therefore, the Director stated that the 56-foot service road could be eliminated and a minimum of 25-foot setback from the highway could be established.

Mr. M. B. Henshaw, attorney, representing Mrs. Mary Avant, requested the same consideration given to the Yamashiro's application. He stated that Mrs. Avant would have no objections to the 25-foot setback. She has plans to lease her property to the Love's Bakery on a long term lease.

Mr. Jim Turner from the Love's Bakery indicated the plans proposed for a distribution depot for its bakery products. He stated that the Company will be willing to conform with any requirements of the Commission except the construction of the 56-foot roadway.

The Commission took the matter under advisement on motion of Mr. Izumi and second of Mr. Centeio.

The Commission voted to defer action to permit the staff to further discuss this matter with the Highway Department, provide for an adequate setback, and for further review on motion of Mr. Lemmon and second of Mr. Izumi. Mr. Centeio voted in the negative.

ZONING HOTEL & APT.  
MAKIKI  
END OF MAUNAIHI PL.  
ALAN S. DAVIS

The Director recommended that a public hearing be called to consider a change in zoning from Class A Residential to Hotel and Apartment and Off-Street Parking districts for land situated on the slopes of Puncibowl, at the end of Maunaihi Place and Wilder Avenue. An area of 45,785sq is to be zoned for off-street parking purposes and an area of 16,271sq is to be zoned hotel and apartment as an extension of an existing hotel and apartment district. Access into the area has been provided from Maunaihi Place.

On motion of Mr. Centeio and second of Mr. Izumi, the Commission authorized the calling of a public hearing.

ZONING ORDINANCE  
APARTMENT DISTRICT  
"A"

The Director recommended that the Commission consider creating Apartment District "A" which would provide for duplexes on 6,000sq lots in lieu of 5,000sq lots as formerly recommended. He stated that the former City Planning Commission was against duplexes on 5,000sq lots and had requested a restudy of the proposed ordinance. After restudy, the staff believes that duplexes on 6,000sq lots would be more feasible for development in the rural districts as well as new areas in the City. Apartment District "C" providing for a three-story structure on a minimum 7,000sq lot, and Apartment District "B" providing for a four-unit apartment have been enacted.

The Commission voted to defer action for further discussion at its informal morning sessions, on motion of Mr. Lemmon and second of Mr. Centeio.

ZONING BUSINESS  
KALIHI VALLEY  
WAIKIKI SIDE OF  
KALIHI STREET  
WILLIAM S. AU  
BY: BERNARD AU

The Commission considered further a request made for change in zoning from Class A-1 Residential to Business for one acre of land situated in Kalihi Valley. The Commission members had visited the site.

The Director stated that the Commission on three different occasions denied the applicant's request for business zoning, and on one occasion denied a request for hotel and apartment zoning. He pointed out that an existing business zone located approximately 1/2 mile from the applicant's property was created to serve the entire mauka valley area, up to the forest reserve boundary. The population and shape of the area do not justify creation of additional business areas. To create a business area in the middle of a residential district without the population to support it would constitute spot zoning, and he strongly advised against the rezoning on the basis that this would set a precedent to create business areas for other valley areas where there is no necessity for business uses. He also pointed out that there is a

regional shopping center at Kalihi Street and School Street to accommodate the residents in the valley area.

Mr. Clark expressed his opinion that there is a need for a neighborhood shopping center in the valley area. He did not believe this use would be spot zoning.

Mr. Centeio made a motion to recommend to the Director that a public hearing be called to consider this rezoning. His motion was seconded by Mr. Izumi and carried. Mr. Lemmon abstained from voting.

**GENERAL PLAN  
NUUANU-PUUNUI  
BACHELOT STREET  
EXTENSION**

The Commission considered further a proposed amendment to a portion of General Plan Section 11 (Nuuanu-Puunui) Street Layout, by aligning the extension of Bachelot Street to meet with Kuakini Street. Action was deferred pending receipt of comments from the Traffic Engineer with respect to the off-set intersection of Bachelot Street with Stillman Lane.

The Traffic Engineer's office replied that it does not favor the off-set intersection. It proposed three solutions: (1) to move Stillman Lane towards ewa in order to line up with Bachelot Street Extension; (2) to flare the waikiki side of Bachelot Street Extension so as to reduce the jog to a minimum; or (3) to make the off-set not less than 150 feet apart between Stillman and Bachelot Streets.

The Director stated that the staff does not believe the off-set intersection would be hazardous because Stillman Lane is proposed for interior traffic circulation and there would be a minimum of traffic crossing onto Bachelot Street. The off-set intersection is presently on the general plan and the proposal at this time is to align Bachelot Street slightly ewa direction so that there would be sufficient land area bordering the stream for the construction of a rehabilitation center. The staff has met with the property owners affected by this change and two property owners objected to the plan.

After further discussion on the feasibility of permitting the off-set intersection, the Director made the observation that Stillman Lane extension may not be constructed at all. The proposed extension goes through the Kuakini Hospital premises and there is doubt that an improvement district would be created to construct this roadway.

Mr. Izumi made a motion to recommend to the City Council that the proposed amendment to a portion of General Plan Section 11, Street Layout (Nuuanu-Puunui) be adopted. The motion was seconded by Mr. Centeio and carried.

**URBAN RENEWAL  
KUKUI PROJECT**

The Commission considered a request from the Hawaii Housing Authority for recommendation from the Planning Director and the Planning Commission with respect to the possibility of using a portion of the Kukui Project for low rent housing.

The Director pointed out that in the original study for the Kukui Project, consideration was given to the development of low income housing. The staff has no objection to the proposal provided that it is properly planned and meets with the requirements of the Redevelopment Agency.

The Commission voted to advise the Hawaii Housing Authority that the Commission looks with favor to low rent housing development in the Kukui Project, on motion of Mr. Izumi and second of Mr. Centeio.

**GENERAL PLAN  
KALIHI  
PARKS & PLAYGROUND  
KAMEHAMEHA FIELD**

The Commission was informed of a request received from the Board of Public Parks and Recreation to consider master planning additional areas for expansion of Kamehameha Field in Kalihi. Approximately 4.6 acres is being taken by the State Highway Department for the Lunalilo Freeway project leaving only 8.7 acres for this very important park serving a dense residential area. The proposed expansion will involve private properties located on the makai side or ewa of the park.

The Director requested that this matter be deferred for two weeks for further staff study.

A motion to defer action for two weeks was made by Mr. Lemmon seconded by Mr. Izumi and carried.

**GENERAL PLAN  
KAILUA-LANIKAI-  
KEOLU  
PARKS & PLAYGROUND  
MOKAPU BEACH PARK**

By Resolution No. 740, the City Council referred to the Planning Commission for review and recommendation, a proposal to delete the proposed Mokapu Beach Park site from the Kailua-Lanikai-Keolu section of the General Plan.

A motion to authorize the calling of a public hearing was made by Mr. Izumi seconded by Mr. Centeio and carried.

**ZONING ORDINANCE  
BUILDING DENSITY  
ORDINANCE**

The Commission was informed that a public hearing will be held in the City Council's Conference Room on Tuesday, January 12, 1960, at 2:00 p.m., to consider the building density ordinance.

**ZONING HOTEL & APT.  
WAIKIKI  
KALAKAUA AVENUE &  
COCONUT AVENUE  
PAUL KOY**

The Commission was informed that a carbon copy of a letter sent to the Mayor and members of the City Council has been received requesting a change in zoning from Class A Residential to Hotel and Apartment for property situated at the corners of Kalakaua, Coconut and Kiele Avenues, Waikiki.

No action was taken since no formal request for recommendation of the Commission has been made.

On motion of Mr. Yamabe and second of Mr. Centeio, the Commission voted to recommend to the City Council that the following street names be approved:

**STREET NAME  
WAIPAHU  
II PLACE**

(1) Street name for roadway off Nalii Street within the Yoshikawa Subdivision at Waipahu:

II PLACE - Deadend roadway off Nalii Street being between Mokuola Street & Niau Street.  
Meaning: Small; stunted; undersized

**STREET NAME  
KAPALAMA  
HANAI LOOP**

(2) Street name for roadway within the Kamehameha Terrace Extension Subdivision, Kapalama:

HANAI LOOP - Loop roadway off Kapalama Avenue being between Kealia Drive and Konia Street.  
Meaning: Foster child

**STREET NAME  
EWA  
PEBONE PLACE**

(3) Street name for roadway within the Wong Subdivision at Ewa Beach, Ewa:

PEEONE PLACE - Deadend roadway off Pohakupuna Road being on the makai side of same and between Fort Weaver Road and Makule Rd.  
Meaning: A sand crab that buries itself in the sand backwards

**STREET NAMES  
PEARL CITY  
PEARL CITY HIGH-  
LANDS UNIT V, &  
PEARL CITY TERRACE  
SUBDIVISION**

(4) Street names for roadways within the Pearl City Highlands Unit V, and Pearl City Terrace Subdivision:

- MALUWAI STREET** - Extension of existing roadway in a mauka direction to its terminus at a deadend past Hoomoana Street.
- NOELANI STREET** - Extension of existing roadway in a mauka direction to its terminus past Makamua Street.
- KALEILANI ST.** - Extension of existing roadway in a mauka direction thence in a Honolulu direction to its terminus at Makamua Street.
- KALEILANI PLACE** - Deadend roadway off Kaleilani Street being on the makai side and Ewa of Makamua Street.
- MAKAMUA STREET** - Extension of existing roadway in a mauka direction thence going in an Ewa direction to its terminus at Noelani Street.
- ANAKOLE PLACE** - Deadend roadway off Makamua Street being on the mauka side of and Honolulu of Noelani Street.  
Meaning: Nothing remains to be done
- HOOMOANA ST.** - Extension of existing roadway crossing Waimano Home Road and thence running in an Ewa direction to its terminus past Maluawai Street.
- LEOMELE STREET** - Roadway off Waimano Home Road going in an Ewa direction to its terminus past Maluawai Street and being between Noelani Street and Hoomoana Street.  
Meaning: Tune of a song
- UPALU STREET** - Roadway extending from Makamua Street to Kaleilani Street and being between Leomele Street and Kaleilani Street.  
Meaning: Gentle; mild; tender

**STREET NAMES  
MOANALUA  
MOANALUA GARDENS,  
UNIT 4 & 5  
SUBDIVISION**

(5) Street names for roadways within the Moanalua Gardens, Unit 4 and 5 Subdivision at Moanalua:

- MAHIOLE STREET** - Roadway off Ala Mahamoe extending in a makai direction to its terminus past Maalahi Street and being between Ala Mahamoe and Onipaa Streets.  
Meaning: Feather helmet
- MAHIOLE PLACE** - Deadend roadway off Mahiole Street and being between Poma Place and Ala Mahamoe.

- MAALAHİ STREET** - Roadway extending from Mahiōle Street to Onipaa Street and being mauka of Mahiōle Street.  
 Meaning: Easy or simple
- MAALAHİ PLACE** - Deadend roadway off Maalahi Street and being between Mahiōle Street and Onipaa Street.
- ONIPAA STREET** - Roadway extending from Mahiōle Street running in a mauka direction across Ala Mahamoe to its terminus past Oheke Place.  
 Meaning: Fix or establish
- POMA PLACE** - Deadend roadway off Mahiōle Street being between Mahiōle Place and Onipaa Street.  
 Meaning: Apple
- OHEKE PLACE** - Deadend roadway off Onipaa Street and being mauka of Ala Mahamoe.  
 Meaning: Bashful; modest or humble
- ALA AMOAMO** - Extension of existing roadway to its terminus past Ala Amoamo Place.
- ALA AMOAMO PL.** - Deadend roadway off Ala Amoamo being mauka of Ala Waiopua.
- ALA MAHAMOE** - Existing roadway to be extended from Unit 1 through Units 4 and 5 and tied into the existing portion within Unit 2 thereby making it extend from Moanalua Road through this subdivision terminating at Jarrett White Road (Tripler Access Road).

**STREET NAMES  
 KANEŌHE  
 KAPUNAHALA  
 SUBDIVISION**

**(6) Street names for roadways within the Kapunahala Subdivision, Kaneohe:**

- ANOI ROAD** - Extension of existing roadway so that it extends to Likelike Highway.  
 (Note: portion of this roadway is unimproved between Kapunahala and Anolani Subdivision.)
- ANOI PLACE** - Deadend roadway off Anoi Road between Kukane Street and Kikepa Place.
- KAPALAI ROAD** - Extension of existing roadway so that it extends in a mauka direction and terminates past Kaku Street.
- KEOLE STREET** - Designation of roadway extending from Kamehameha Highway running parallel to the Kaneohe Stream and terminating at Kapalai Road.  
 (Note: portion of this roadway formerly known as Keole Place)
- KEOLE PLACE** - Redesignated. Now deadend roadway off Keole Street, being past Kiani Street.

- LAULEA PLACE - Redefine as deadend roadway off Keole Street.
- KENEKE STREET - Extension of existing roadway within the Anolani Subdivision in a Pali direction and parallel to the Kaneohe Stream thence terminating at Kapalai Road.
- KAALUNA PLACE - Deadend roadway off Keneke Street being between Keluka Place and Kukane Street.  
 Meaning: To sail against the wind
- KAKU STREET - Roadway off Kapalai Road and extending to Anoi Road.  
 Meaning: Barracuda
- KUKANE STREET - Roadway from Keneke Street to Anoi Road and being between Kaku Street and Anoi Place.  
 Meaning: A rough lemon, like for the fragrance of the skin

ZONING BUSINESS,  
 INDUSTRIAL, APART-  
 MENTS & RESIDENTIAL  
 WAIPAHU  
 ROBINSON ESTATE

The Commission considered further the request made by the Director for advice and recommendation of the Commission with respect to the application made by the Robinson Estate for changes in zoning for approximately 379 acres of land in Waipahu as follows: 160 acres for industrial; 33 acres for commercial; 73 acres for garden apartments; and 113 acres for residential. The Commission had discussed this matter with the staff and requested that the applicant present the matter more fully.

Mr. Chinn Ho, speaking on behalf of the Robinson Estate, noted the presence of Mr. Ed Mustace representing the James Robinson Limited, Mr. Campbell Stevenson of Cooke Trust Co., representing Caroline Robinson, Mr. Pratt and Mr. Joe Lovell of Bishop Trust Co., representing J. L. P. Robinson Estate, Mr. Bob Belt, planner, and Mr. Frank Gibson, attorney.

Mr. Ho pointed out that the Robinson Estate's properties in Waipahu comprise a total acreage of 4,976 acres. Of this acreage, 2,900 acres are leased to Oahu Sugar Co., of which 700 acres are under a two-year withdrawal notice; 1,675 acres are leased to the Hawaiian Pineapple Co., with an expiration date in 1968; 237 acres leased to the Ewa Plantation Co., has just expired; and 120 acres leased to the International Golf Course with expiration date in 1992. The request for rezoning is 63 acres for residential (500 acres to be considered later when the lease from Oahu Sugar Co., is withdrawn), 184 acres for industrial, 33 acres for regional shopping center, and 74 acres for garden apartments. The requested area involves land situated on both sides of Farrington Highway between Kunia Road and Waipahu High School.

Mr. Ho emphasized that the proposed project is to place the land in its highest and best use and to provide for the immediate and future needs of the island. The industrial area is ready for development because of demand and applications by prospective lessees. He indicated that the projected increase in population for Oahu to 800,000 and the tourist population in excess of half

million by 1965 justifies the creation of additional areas for industrial, commercial and residential. Another factor making this area desirable for development is the fact that Waipahu is the center portion of Oahu and the hub of job opportunities. He stated that their facts are based on studies made since 1953, and of the master plan studies of the area made by Belt-Collins and Associates in 1956. He also stated that the requested zoning of the area is not for speculative purpose.

In reply to several queries made by the Commission members, Mr. Ho stated that the Estate intends to put all of its lands in Waipahu--4,976 acres--to the highest and best use. Areas for agricultural uses have not been set aside because the price of the land would be too prohibitive and would not be economical for such uses. They are aware that Waipahu town is the regional shopping center of the area; however, they believe that the projected population increase and the convenient location of the proposed commercial area would justify the creation of another shopping center. The shopping center will be well planned with adequate parking spaces and for easier traffic circulation.

The Director inquired whether the Estate had knowledge of any major industries planning to establish in Hawaii. He is interested in industries which would create employment and which would some day replace the agricultural industries to boost the economy of the island.

Mr. Ho replied that several applications for 15, 20, and 30 acres of land have been made. He is not in a position to divulge the names of the applicants; however, he can assure that these industries will create employment. There are several contracting firms planning to locate on 3 to 5 acres of land. They plan to store their equipment, make their own furniture to supply the homes, and stock pile lumber. There will be no noxious industrial uses.

Mr. Bob Belt, the private consultant, also emphasized the point that Waipahu is the center of employment opportunities. He stated that the request for rezoning is made on the basis of demand for more industrial and residential areas.

Mr. Keppeler inquired of the interim use of the proposed shopping center area since the need for another shopping center seem to be in the future. Mr. Belt replied that the area could be used for storage, or temporarily used for industrial or other uses.

The Director advised the Commission that since the proposed project is one of long-range planning, the Commission could adopt the proposed plan as part of the General Plan for the City of Honolulu and zone only when the area is ready for development. He pointed out that under the Urban Planning Grant Contract, a general plan for portions of Waipahu is being studied, taking into consideration the over-all plans of the Robinson Estate as well as agricultural uses of the area. He then inquired of Mr. Belt whether the State Highway Department's proposed defense highway system through a portion of Waipahu was taken into consideration in his studies of the area. Mr. Belt stated that he has knowledge of

several proposals but there seems to be no definite route for the system.

Commissioner Yamabe inquired whether there is a time schedule for the project. Mr. Belt replied that there is no time schedule.

Mr. Campbell Stevenson stated that they are ready to develop the industrial park and the residential area. A definite time schedule cannot be given; however, they have been working on a program of development since 1953.

Mr. Ho also stated that they are ready to develop the industrial area. Negotiations are being made with prospective lessees and the different types of industries will be segregated in order to give an attractive appearance. The two industrial areas separated by Farrington Highway will be connected by an underground passageway.

Mr. Lemmon believed that the Commission could look with favor to the over-all plan and zone accordingly when an area is ready for development. However, Mr. Ho requested approval of the over-all plans as presented.

The Director reemphasized the point that zoning should be established only when the area is ready for development. Majority of the area is still in agricultural use and will remain in that use for several more years. He pointed out that studies are still being conducted for the outlying areas of Aiea, Ewa, and Waianae districts in conjunction with the Waipahu area. Although studies indicate that Waipahu could be the center of major industries, it seems premature at this time to zone all of the areas as requested, especially the commercial area, in the absence of a completed master plan study for the island of Oahu. The proposed defense highway system will also affect developments in the Waipahu area. He favored the rezoning of only the area makai of Farrington Highway for industrial uses if there is a showing of demand--for the residential area, the owner may proceed since the present zoning permits single family use. He also mentioned that the staff is looking to creation of industrial areas of 500 to 1,000 acres for that district.

Mr. Ho stated that 1968, when the lease on the land expires, is not too far in the future. Therefore, he believed that it was imperative that they commence planning for development of a very important commercial center.

The Commission stated that it requires additional time to discuss this matter more thoroughly. A motion to defer action and to discuss this matter at its regular Thursday morning session was made by Mr. Lemmon and seconded by Mr. Centeio.

Attorney Morio Omori, requesting to be heard, stated that he represents Waipahu Mart Limited, and pointed out that other interested parties from Waipahu were present in the audience. After hearing the presentations made, he did not believe there was an urgency for rezoning action. However, his client's concern is the proposed regional shopping center. He did not believe the projected population of 800,000 people on Oahu in 1965 justifies the creation of another shopping center. He pointed out that Waipahu town,

which is 1-1/2 miles away with 40 acres of business area and the Ben Mau and Associates' business area of 4-1/2 acres just 1/2 mile away, should adequately meet the business needs of Waipahu for quite some time. His client, however, does not object to the proposed industrial area if there are applicants planning to locate there.

Mr. Ho went on record to state that if the industrial zoning is granted, a minimum of one million dollars will be expended within 1960 for the industrial area--that, they are ready to proceed with the road design for the entire area. With reference to the residential area, commitments have been made for construction of residential homes and they can commence construction within three months.

In answer to the Director's question on proposed lot sizes, Mr. Ho stated that the residential area is planned for development on 6,000 $\pm$  lots and lots in the industrial park area will range from one acre to 15 acres with a few 20,000 $\pm$  lots.

A vote taken on the motion to defer action was carried.

The meeting adjourned at 5:20 p.m.

Respectfully submitted,

*Carole A. Kamishima*  
Carole A. Kamishima  
Planning Reporter

Meeting of the Planning Commission

Minutes

January 21, 1960

The Planning Commission met in regular session on Thursday, January 21, 1960, at 2:05 p.m., in the Conference Room of the City Hall Annex with Vice Chairman Cyril W. Lemmon presiding:

**PRESENT:** Cyril W. Lemmon, Vice Chairman  
George Centeio  
Tautomu Izumi  
Thomas N. Yamabe II  
Paul Keppeler  
Leighton S. C. Louis, Director  
Bertram T. Kanbara, Deputy Corporation Counsel

**ABSENT:** Charles G. Clark

**MINUTES:** The minutes of January 7, 1960, as circulated, were approved on motion of Mr. Keppeler and second of Mr. Yamabe.

**PUBLIC HEARING**  
**ZONING HOTEL & APT.**  
**MAIKIKI**  
**END OF MAUNAIHI PL.**  
**1001 WILDER AVE.**  
**ALAN S. DAVIS**

A public hearing was held to consider the application for change in zoning from existing Class A Residential to Hotel and Apartment and Off-Street Parking Districts for the rear portion of a parcel of land situated at the end of Maunaihi Place and northwesterly end of Wilder Avenue (1001 Wilder Avenue). An area of 45,785sq ft is to be zoned for off-street parking purposes and 16,271sq ft for hotel and apartment as an extension of the existing hotel and apartment district. Development plans have been submitted.

The Director reported that a letter signed by 43 persons living or owning property in the vicinity has been filed protesting the increased use of Maunaihi Place. They point out that the additional traffic through this narrow dead-end street would work a very great hardship on the other property owners.

Miss Millicent Nash, living at 1040 Maunaihi Place, reiterated the basis of the protest stated in the letter. She noted that because of the contour of the land, most of the buildings were built close to the street as regulations would allow. She feared that to permit use of the street by additional traffic would create noise and hazard. Any proposal to widen the street would create a hardship upon her because she owns land on both sides of the street which provide income as her means of livelihood.

Commissioner Izumi inquired of the Director whether there is any proposal to widen the access road (Maunaihi Place). The Director replied that there is no such proposal. Maunaihi Place is a 40-foot right-of-way and the applicant has a right to use the roadway for access purposes. The proposed apartment development will have two accesses into the area.

The Commission closed the public hearing and took the matter under advisement on motion of Mr. Centeio and second of Mr. Izumi.

The applicant, Mr. Alan Davis, and his representatives appeared after the public hearing was closed. They were misinformed as to the time of the public hearing and therefore had appeared at 3:00 p.m. They were informed of the protests filed by the adjoining property owners.

Mr. Francis Weggeland noted that the applicant will provide 100% parking with an additional 100 parking stalls for visitor parking. The off-street parking area is on three decks and only the upper deck has access from Maunaihi Place. Access to the lower decks are provided from Wilder Avenue. Therefore, vehicular traffic through Maunaihi Place will be limited.

Mr. Alan Davis pointed out that the development will provide more than adequate number of parking spaces so that there would be no on-street parking.

Mr. M. P. Correa, engineer, noted that the rezoning of the 16271 $\frac{1}{2}$  area is an extension of an existing hotel and apartment district.

The Director pointed out that the parking structure is situated in a low spot and will serve as a buffer between the apartment units and the adjoining single family area. The parking zoning was recommended by the staff in lieu of apartment-hotel to separate the multiple family zone from the single family area.

The Commission noted that both sides of Maunaihi Place are zoned for apartment purposes. A motion made by Mr. Izumi to recommend approval of the zoning change was seconded by Mr. Centeio and carried.

PUBLIC HEARING  
ZONING HOTEL & APT.  
KEWALO  
1146 ALOHI WAY  
HOWARD T. MIURA

A public hearing was held to consider a change in zoning from existing Class A Residential to Hotel and Apartment for a 6,000 $\frac{1}{2}$  parcel of land situated at 1146 Alohi Way, about 55 feet ewa of Piikoi Street.

Attorney Russell K. Kono, representing the applicant, was present to request approval of the zoning change.

There were no protests filed. The public hearing was closed and the matter was taken under advisement on motion of Mr. Centeio and second of Mr. Izumi.

The Commission noted that the property is situated within the area designated as desirable for apartment development and that it fronts an improved street.

A motion to recommend to the City Council that the change in zoning be approved was made by Mr. Centeio, seconded by Mr. Izumi, and carried.

PUBLIC HEARING  
ZONING SEMI-IND.  
KAKAAKO  
SOUTH STREET &  
QUINN LANE  
CITY PLUMBING CO.,  
LTD.

A public hearing was held to consider the application for change in zoning from existing Business District (Fire District #2) to Semi-Industrial for a 14,877 $\frac{1}{2}$  parcel of land situated on the makai-ewa corner of South Street and Quinn Lane, Kakaako.

The Director pointed out that the predominant land use

of the area is industrial; therefore, the proposed use would be compatible. However, the applicant must comply with the construction requirements for Fire District #2.

Mr. George Young, the applicant, indicated that the proposed use of the area for plumbing work as well as retail sales of appliances would be in conformity with other operations in the area.

There were no protests. The public hearing was closed and the matter was taken under advisement on motion of Mr. Centeio and second of Mr. Izumi.

On motion of Mr. Centeio and second of Mr. Izumi, the Commission voted to recommend to the City Council that the change in zoning to Semi Industrial be approved.

PUBLIC HEARING  
ZONING CLASS A-2  
RESIDENTIAL  
AIEA  
MAUKA SIDE OF  
MOANALUA ROAD  
K. SAKIHARA, ET AL

A public hearing was held to consider a change in zoning from existing Rural Class AA Residential to Class A-2 Residential for the following areas in Aiea:

- (1) Two lots situated on the mauka side of Moanalua Road between Aiea Post Office and Heleconia Street;
- (2) Area situated on the mauka side of Moanalua Road between the stream on the ewa side of Heleconia Street to Alvah Scott Elementary School;
- (3) Area situated on the mauka side of Olopana Street between Wiliko Street to end of Olopana Street.

The Director informed the Commission that the areas under consideration for rezoning are the last remaining Class AA zoning for this district. The Commission had rezoned several parcels of land situated on both sides of Heleconia Street for Class A-2 zoning. In the review of the over-all area, the Director is of the opinion that the remaining Class AA areas should be rezoned to Class A-2 as part of the over-all development plan for Aiea. He pointed out that under the Class A-2 zoning, duplexes are not allowed, and any proposed subdivision must comply with the requirements for street improvements and utilities. Although there is no letter on file, he noted that the Aiea Community Association had supported the Class A-2 zoning at the time the previous requests for Class A-2 zoning were filed.

Attorney Mark Murakami spoke in favor of the zoning change. He noted that the change in zoning would permit a subdivision of the larger lots for a fuller utilization of the property.

Mr. Morris Miyasato, owner of five parcels of land in the area, believed that the area should be zoned to Class A Residential to permit 5,000sq lots. He pointed out that most of the properties are 10,000sq in area, and the Class A zoning would be of more benefit to the owners.

The Director stated that, the Commission, after the Aina Koa Subdivision, decided that 5,000sq lots with 50-foot frontages were too narrow for adequate living condition in a single family residential area, therefore, it enacted the Class A-2 zoning of 6,000sq with 60-foot frontage to replace the Class A lots. With reference to the 10,000sq lots, he suggested that these lots could

be consolidated to permit a subdivision into three lots. Another factor against the Class A zoning is that duplexes are permitted on 10,000sq lots. He stressed that duplexes should not be permitted in this area where only single family residential uses exist. He also stressed that the Class A-2 zoning would be of more benefit to the community than Class A zoning.

Upon a request from a Commission member for the lot sizes in the area, the Director reported the following:

1 lot	-	8,797sq
9 lots	-	10,000 to 11,999sq
8 lots	-	12,000 to 14,999sq
13 lots	-	15,000sq and over,

for a total of 31 lots. A total of 21 lots are over 12,000sq in area.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Izumi and second of Mr. Centeio.

The Commission, on motion of Mr. Izumi and second of Mr. Centeio, voted to recommend to the City Council that the change in zoning to Class A-2 Residential be approved.

**PUBLIC HEARING  
GENERAL PLAN  
PARK & PLAYGROUND  
SITES  
KAILUA-LANIKAI-KEOLU  
MOKAPU BEACH PARK**

A public hearing was held to consider Resolution No. 740 of the Council of the City and County of Honolulu, deleting the general planned 10 acre beach park site (Mokapu Beach Park) situated on the makai side of North Kalaheo Avenue, between Oneawa Beach Tract and Kawainui Canal at Kailua.

The Director pointed out that this beach park was master planned to serve the windward area together with the existing Kailua Beach Park. The applicant, Kaneohe Ranch Company, is proposing a private clubhouse development and single family units compatible with the clubhouse use. He noted that the 1957 legislature had appropriated \$150,000 for acquisition of this park site; but, under the 1960 Capital Improvement Budget, acquisition of this area was deferred from the Program.

The Director then proceeded to read a letter received from the Chamber of Commerce of Windward Oahu favoring the passage of Resolution No. 740 to delete the 10-acre park site; however, its approval is contingent upon the Kaneohe Ranch Company conveying to the City and County a 14-foot right-of-way to the beach for public usage.

A letter from the Lani-Kailua Outdoor Circle protesting the deletion of Mokapu Beach Park was read. The Outdoor Circle points out that the present Kailua Beach Park is the only available beach park in the Windward Oahu area. It stressed that a rapidly growing suburban area needs more parks--not fewer parks. The Lanikai Association also by letter urged the Commission to retain the master planned park site.

Attorney Martin Anderson, representing the Kaneohe Ranch Company, Ltd., noted the presence of Mr. James Castle and Mr. Henry Wong in the audience. He stated that Kaneohe Ranch Co., Ltd., is not against creation of more parks but advocates its creation. The development

proposed is similar to a park and will be of more benefit to the community. A private clubhouse with swimming pool, lawn tennis and bowling greens, pitch and putt golf course and other general recreational facilities in addition to some residential units are proposed. The development will cover the 10 acres together with an adjacent 17-acre area; however, the actual acreage for this development is not firm since it is still in a planning stage. The decision to plan this type of development was made after learning that similar developments on the mainland have proven to be very successful.

The deletion of the park site, Mr. Anderson stated, would permit private funds to develop an area which would otherwise be left vacant for many years because government does not have funds to purchase and develop the area for a park. This area is also the only available land suited for this type of development in the Windward area. The Ranch Company has also agreed with the City Council to convey a 14-foot right-of-way area to the beach for public use.

Mr. Anderson believed that this proposed development would increase the property value of the surrounding area. If additional land is needed for a park, he suggested that the present Kailua Park be expanded by purchasing adjacent areas. Because of the problem of maintenance, he indicated that the cost of maintaining one park would be lower than two parks. He then filed with the Commission a letter from Charles B. Dwight, III, president of the Kaimalino Association, endorsing the proposed development and approving the deletion of the beach park. Mr. Anderson requested the Commission's favorable consideration in approving the Resolution of the City Council.

In reply to several questions directed to him by the Commission members, Mr. Anderson elaborated further on the proposed development. He stated that letters have been sent to property owners in the vicinity informing them of the proposed private clubhouse and of the facilities which would be available to the public by membership. For those who do not wish to join the club, the beach area and use of certain recreational facilities will be available. He cannot delineate the exact boundary or acreage of the proposed development since the proposal is only in a planning stage, and until the park area is deleted from the master plan, definite engineering and master plan studies cannot be made.

The Director informed the Commission that he has received a letter from the Kaneohe Ranch Company requesting advice and study with respect to the manner in which the proposed type of use could be developed in the area, should the park be deleted. He stated that he is ready and willing to cooperate in this matter if the proposed park site is officially deleted. With reference to the comment made about government not developing or delaying in acquiring public facilities because of lack of funds, Mr. Louis stressed the fact that a masterplan is established to set aside such use for future development. He believed that government should not be condemned for being slow in developing public facilities. He pointed out that the owners who ask for the change in zoning are also slow in developing zoned areas because of lack of

funds. He pointed out as an example, the Kailua semi-industrial and hotel apartment zones which were undeveloped for 8 to 10 years after zoning was granted.

Mr. Louis stated that \$150,000 was appropriated by the legislature to purchase the Mokapu park site. He noted that a representative from the Parks Department was not present to elaborate on this matter. He stressed that every attempt to obtain appropriation from the coming session of the legislature should be made and only in the event funds cannot be made available, should the park site be deleted. Since he is a strong advocate of developing public beach parks, he believed that government should be given sufficient time to obtain funds for development.

Mr. Anderson replied that he is not criticizing government for not acquiring land master planned for a park. He is stressing the point that park facilities can be developed by private capital without cost to government.

Mr. Lemmon inquired whether membership is open to all residents in the area and whether only club members would have special privileges or would non-members enjoy the use of the club facilities.

Mr. Castle replied that he cannot answer that question because he does not represent the people developing the clubhouse. Mr. H. B. White stated that membership will be open to all residents and that there will be a public dining room.

Mrs. Watkins, living in the Kalaheo area, felt that the proposed development would improve conditions in the neighborhood and upgrade the property value. She pointed out that the present Kailua Beach Park without adequate supervision and maintenance has become the source of breeding crime in the area.

Mr. Howard Crites, living at 810-C Kalaheo Avenue, and speaking on behalf of his neighbors, also believed that monies available should be expended to improve existing park facilities. He expressed concern that inadequate policing and inadequate maintenance will create a deplorable condition to the detriment of the community. He believed that the master plan park site should be deleted so that a well supervised development can be made available through private enterprise.

Mr. Robert Fellmeth, living at 647 Kaimalino Avenue, and also speaking for three other property owners, indicated his favor to permit the proposed development in the area.

Another property owner living in the area and also having an interest in the Pali Palms Hotel, believed that the highest and best use of the area under consideration would be to develop it for private control. Failure to properly maintain and supervise the park facilities would create a breeding spot for crime. He believed that the Commission had a responsibility to see that the area is developed in the manner planned by the Kaneohe Ranch Company for the best interest of the community.

Mrs. Barrere and two other property owners also spoke in favor of the proposed development by Kaneohe Ranch Co.

Mr. Joseph Dwight, Jr., State Representative from the 8th District, agreed with the concept of the property owners that inadequate supervision of public parks would be detrimental to a community. If funds are inadequate then more money must be appropriated to provide for proper supervision and care. He hopes that the State park system can take over some of the beach park development to aid our community and tourist industry. This will be a matter to be taken up by the State legislature.

He stated that he has received many calls from people living in Kailua, not necessarily in the immediate vicinity of the proposed park, expressing their concern over the proposal to delete the park site. He pointed out that there are only two existing public parks in the Windward Oahu area between Lanikai and Kaaawa to serve a growing community. He believed that a decision to delete the park should be deferred until such time as all attempts to obtain appropriation for purchase and development have failed. He noted that the budget session of the State Legislature will convene soon. Although he believes that the proposed development by the Ranch Company would be an asset to the community, he stressed that the interest of other residents should be considered. Regarding inadequate policing of public parks, he noted that attempts are being made to increase the police force in the Windward area. He urged the Commission to weigh all the points he has made before making a decision since, once a park site is deleted, it would be very difficult to acquire other areas for a park.

Mrs. James Barrett, through experience on the mainland, noted that it is very expensive to belong to private clubs and stated that eventually it becomes very exclusive. She lives in the area and opposes the deletion of the park site.

Mr. William John, living at 959 N. Kalaheo Avenue, also agreed that private clubs tend to become very exclusive and he opposes the deletion of the park site.

Mrs. Rudolph P. Kamalii, a resident in the area, opposed the proposed deletion, unless the Ranch Company could present more definite plans and information on the private club.

Mrs. James Ashford, a resident of the area, also opposed the proposal to delete the park site.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Centeio and second of Mr. Izumi.

Mr. William Watkins, past president of the Hui O Kailua and the president of the Windward Oahu Community Association, who appeared after the public hearing was closed, stated that the two organizations support the preservation of park sites. They recognize the problem of proper maintenance and supervision and they believe that a compromise could be made by having the owner set aside a public right-of-way to the beach and also sufficient areas for off-street parking purposes for the public using the beach area. However, they still favor the retention of the park if funds can be made available.

GENERAL PLAN  
WAIPAHU  
ROBINSON ESTATE

The Commission requested an official written communication from the two organizations regarding their views on this matter.

The Commission, on motion of Mr. Izumi and second of Mr. Centeio, voted to disapprove the proposed change in the general plan as recommended by Resolution No. 740 and to so advise the City Council.

The Director recommended that a public hearing be called to amend the general plan of Waipahu to provide for an industrial development on the makai side of Farrington Highway, Waipahu. He is not ready to recommend adoption of the mauka area because of the uncertainty of the location of the defense highway system. He stated that representatives of the Campbell Estate requested an opportunity to be heard and he stated that they were advised to speak at the public hearing when it is held.

Mr. Centeio did not accept the recommendation of the Director. He stated that at the informal meeting, the Commission decided to look with favor to industrial zoning for the mauka area also. He believed that if a public hearing must be called, the mauka area should also be included. The other Commission members concurred with Mr. Centeio's opinion.

Mr. Bertram Kanbara, Deputy Corporation Counsel, advised the Commission that it can take action for a public hearing only for that portion recommended by the Director. It can, however, recommend to the Director that he also include the mauka portion.

Mr. Centeio inquired whether the Commission, by unanimous vote, can direct the Director to include the mauka area; otherwise, the Commission will not recommend calling of a public hearing. Mr. Kanbara stated that the Commission merely advises the Director. In the event the Director does not accept the advice of the Commission and resubmits the proposal for the makai area only, the Commission, under the Charter, must call a public hearing.

Mr. Izumi made a motion to recommend to the Director that he consider not only the makai portion but the mauka portion up to Waipahu Road, including the proposed shopping center, for industrial uses. The motion was seconded by Mr. Centeio.

The Director indicated that it would not be advisable to include the proposed shopping center area for industrial uses because under the industrial zoning, business uses are permitted. Mr. Kanbara confirmed that business uses can locate in industrial areas.

The Director stated that it is unlikely the developer would create a shopping center on the makai side; however, any such proposal can be disapproved when a rezoning request is submitted.

Mr. Izumi amended his motion to refer this matter back to the Director with the recommendation that he resubmit for consideration of the Planning Commission for calling of a public hearing, the mauka area as well as the makai area for industrial uses as outlined on the map as presented excluding the proposed shopping center area. This amended motion, seconded by Mr. Centeio, was carried.

ZONING APARTMENT  
DISTRICT "C"  
KAILUA  
MAUKA SIDE, BACK  
OF KAILUA LIBERTY  
HOUSE  
KANEHOE RANCH CO.,  
LTD. & HAWAIIAN  
HOUSING CORP.

The Director recommended that a public hearing be called to consider a change in zoning from Rural Residential to Apartment District C for approximately 7 acres of land situated on the mauka side of Kailua Road, back of the present hotel and apartment zone. He also recommended that the developer provide for two 56-foot rights-of-way to run parallel with Kailua Road. Apartment District C was recommended because of the eventual separation of hotel districts from apartments, and the regulations under the Apartment C zoning would protect development of that area.

Mr. E. J. Viner, representing Kaneohe Ranch Co., stated that the request was presented for hotel and apartment zoning; however, he has no objections to Apartment C zoning.

A motion to recommend the calling of a public hearing to consider Apartment District C zoning with provisions for two 56-foot rights-of-way was made by Mr. Centeio seconded by Mr. Izumi and carried. Mr. Keppeler abstained from voting.

ZONING CLASS A-1  
RESIDENTIAL  
KANEHOE  
KALAHEO VILLAGE  
DEVELOPMENT  
TROUSDALE CONSTRUCTION CO.

The Director recommended that a public hearing be held to consider a change in zoning from Class AA Residential to Class A-1 Residential for 22 acres of land situated on the Kalaheo side of the ridge. This area adjoins an existing Class A-1 Residential district and is a logical extension due to the ridge line separating it from the Kaneohe Bay section. The remaining area will be retained in Class AA zoning. He noted that a subdivision of the area will be presented by the developer.

A motion to authorize the calling of a public hearing was made by Mr. Centeio seconded by Mr. Izumi and carried.

ZONING CLASS A  
RESIDENTIAL  
MAILI, WAIANA  
END OF HOOKELE ST.  
RONALD Y. HIRAHARA  
BY: FRANCIS Y.  
WONG, AGT.

The Director recommended that a public hearing be held to consider a change in zoning from Rural Protective zone to Class A Residential for 28 acres of land situated at the end of Hookele Street, Maili, Waianae. The area in question is proposed for a 181 lot subdivision and tentative approval was granted by the Commission in December, 1958. The Commission, at that time, requested that the area be zoned to Class A Residential.

Mr. Centeio inquired about the lot sizes of the surrounding area. The Director stated that a lot size study was not made. The surrounding area is zoned Rural Protective and development on 5,000 $\pm$  lots are permitted.

The Commission requested the Director to present a report on lot sizes in the surrounding area.

A motion to authorize the calling of a public hearing to consider Class A Residential zoning was made by Mr. Izumi seconded by Mr. Centeio and carried. Another motion was made by Mr. Izumi, seconded by Mr. Centeio, to visit the site. The motion was carried.

GENERAL PLAN  
WAIKIKI-KALIA  
DELETION OF  
GENERAL PLAN  
ROADWAY

The Director requested the Commission's advice with respect to a request received to delete a master planned roadway situated within the Kalia area bounded by John Ena Road, Ala Wai Boulevard and Hobron Lane. He stated that all lands affected by the master planned roadway are owned by the Magoon Estate which is requesting the

deletion. A high-rise apartment development with areas for business offices and off-street parking facilities and a 53-foot access road from Ala Wai Boulevard is proposed. Entrance into the area is also provided from John Ena Road and Hobron Lane. He recommended that the applicant be required to construct a 56-foot right-of-way with a 40-foot pavement in lieu of the 53-foot right-of-way shown.

The Commission questioned whether the deletion of the roadway would jeopardize other property owners in the area or affect traffic circulation within the area.

The Director stated that all lands are owned by Magoon Estate and the deletion would not jeopardize other owners since they have access on Ala Wai Boulevard. However, the Commission requested a further check, and voted to defer action for two weeks for submission of a report on any property owner who may be affected by the road deletion, on motion of Mr. Centeio and second of Mr. Yamabe.

ZONING HOTEL & APT.  
& BUSINESS  
MAILI, WAIANAE  
MOKULEIA RANCH &  
LAND CO., LTD.

The Director requested the Commission's advice with respect to a request for change in zoning from Highway Protective to Hotel and Apartment and Business for approximately 23.92 acres of land situated on Maili Beach, Maili, Waianae

The applicant has pointed out that the proposed uses are in conformity with the General Plan for Maili, setting aside this area for resort development. Sketch plans of the area show three separate business areas with resort development in between the business uses. The applicant is willing to restrict the business uses to those permitted in a hotel and apartment district.

The Director stated that a resort development ordinance will be drafted to provide for development of this nature.

The Commission believed that the creation of three separate business areas is poor planning and believed that a study should be made of business need in conjunction with other business areas in that district. The Director pointed out that the business areas are designed to serve primarily the resort development.

A motion to visit the site and to discuss and study this matter further at an informal morning meeting was made by Mr. Centeio, seconded by Mr. Izumi, and carried.

ZONING HOTEL & APT.  
WAIKIKI  
KALAKAUA AVENUE,  
COCONUT AVENUE &  
KIELE AVENUE  
PAUL KOY

By Committee Report No. 69, the City Council referred to the Planning Commission for consideration, a request from Paul Koy for change in zoning from Class A Residential to Hotel and Apartment for a 8,132 $\frac{1}{2}$  parcel of land situated at the corners of Kalakaua, Coconut and Kiele Avenues.

The Director stated that this property is situated mauka of the area the Commission has designated as desirable for apartment development. The Commission had zoned many properties in the makai area for hotel and apartment and had required a setback area for future road widening. However, he pointed out that the City Council stated that any further change in zoning should require the construction of street improvements in accordance with the proposed plan for a 56-foot right-of-way along Kalakaua

Avenue and Coconut Avenue. The Director suggested that Kiele Avenue could remain in its present 44-foot right-of-way but made a one-way street.

Mr. Matsushita from the architectural firm of Law and Wilson elaborated on the proposed apartment development. In order to obtain a fair return on the investment, plans were drawn for a 34-unit, 8-story apartment building with ground floor parking. A setback line along Kalakaua Avenue would not be detrimental to the project, but a setback along Coconut Avenue would reduce the number of parking stalls. The plans show 22 parking spaces for the 34 units.

The Commission discussed how the plan could be revised to provide for the setback as well as sufficient parking spaces. Some of the members were of the opinion that plans to provide more off-street parking spaces to keep cars off the street were better planning than to require the widening of Coconut Avenue.

The Director declared that improvement of streets should be required before considering higher density use. Proper circulation is needed to provide for additional traffic movement. Otherwise, the necessary improvements will never be realized because of high cost and non-support by property owners.

Mr. Centeio maintained that if the applicant provides for a setback area on his plans, that should be sufficient to consider the rezoning. The Deputy Corporation Counsel advised that any requirement as a condition to zoning is not binding.

The Director stated that the Commission has not yet recommended to look with favor to apartment zoning for the mauka area up to Diamond Head Road. He suggested that this matter be deferred since a public hearing should be scheduled to establish a 56-foot right-of-way along Kalakaua Avenue and Coconut Avenue. Studies must also be made to provide for consolidation of lots for development on larger sized lots.

After listening to the discussion of the Commission, Mr. Matsushita stated that he will draw the plans to comply with the setback areas for the road widening; however, he must consult with the owner regarding any provisions for actual construction of the setback areas.

Mr. Earle S. Spangler, representing the owner, believed that a delay to permit development for the mauka area until the makai area was fully developed would be detrimental to the proposed development of the applicant.

The Commission voted to defer action until such time as the Director, the property owners in the area, and the applicant can discuss and recommend a feasible plan for development of the area, on motion of Mr. Yamabe and second of Mr. Izumi.

ZONING LIMITED IND.  
KANEHOHE  
MAUKA SIDE OF  
KAMEHAMEHA HIGHWAY  
MARY AVANT, KOON  
SUNG LUKE & ITSUO  
TANAKA

The Commission reviewed again the applications made for change in zoning from Class A-1 Residential to Limited Industrial for three properties situated on the mauka side of Kamehameha Highway, Pali side of Luluku Road. This is the area the Commission has designated as desirable for limited industrial uses provided that a service road is

constructed. However, a new proposal is being considered for a 25-foot building setback with a 10-foot planting strip in lieu of the service road.

The Director pointed out on a map the plan of the State Highway Department noting the proposed alignment of Kamehameha Highway as a 4-lane divided highway and a portion of the present highway used as a service road for properties situated on the Kahuku side of Luluku Road, mauka side of Kamehameha Highway.

Attorney M. B. Henshaw, representing property owner Mary Avant, did not believe a service road was necessary for the area mauka of Kamehameha Highway in view of the divided highway plan which limits right turn movements only from the properties. He pointed out that the Commission had granted the rezoning of the Yamashiro property without requiring the construction of a service road and he believed his client should be granted the same consideration. His client does not object to any setback requirement but does object to any plans for a service road.

Mr. Richard Hoogs, representing Love's Bakery which plans to lease Mrs. Avant's property, also did not object to any building setback requirement but objected to the service road plan.

Mr. Centeio made a motion to recommend to the Director that a public hearing be called for rezoning of the three properties for limited industrial uses and for establishing a 25-foot building setback line with a 10-foot planting strip for the area mauka side of Kamehameha Highway, Pali side of Luluku Road including the Yamashiro's property. The motion was seconded by Mr. Izumi and carried.

ZONING HOTEL & APT.  
KEWALO  
721, 726 & 915  
BIRCH STREET &  
727 ALDER ST.  
MATSUHICHI TOMASU,  
KAZUO TOTOKI, &  
KENZO FUJII

The Director requested the Commission's advice with respect to three applications made for change in zoning from Class B Residential to Hotel and Apartment for the following:

- (1) Matsuhichi Tomasu for his property situated at 915 Birch Street and containing 14,844sq;
- (2) Kazuo Totoki for his two properties situated at 727 Alder Street containing 5,985sq and at 726 Birch Street containing 5,985sq;
- (3) Kenzo Fujii for his property situated at 721 Birch Street containing 6,185sq.

The Director stated that these properties are situated within the area the Commission has designated as desirable for apartment development provided that the necessary street improvements and utilities are constructed. The three properties front unimproved streets of 25-foot rights-of-way. In view of the fact that the Commission had zoned other properties within this area for apartment uses without requiring the street improvements, he inquired whether this policy should be continued or whether an improvement district should be initiated to construct the street improvements and utilities. Within a hotel and apartment zone, a 56-foot right-of-way is required; however, since a 56-foot or a 44-foot right-

of-way would not be practical for this area because of the many apartment units already constructed, the development of apartments over the past 6 years, and of the size of many of the lots, he believed that a 32-foot right-of-way with plans for one-way traffic may be advisable. He also pointed out that the designation of this area for apartments in 1954 did not require street improvements. The present plan would result in the taking of 3-1/2 feet from properties on both sides of the street. Another factor is the inadequacy of fire hydrants and any movement of fire trucks will be greatly hampered because of the narrow streets.

Mr. Tatsuki Yoshida from the Modern Contracting Company, representing the three property owners, noted that many of the properties within the area have been zoned for apartment uses with a few zoned areas still undeveloped. He stated that the three owners are ready to start construction, having obtained the necessary financing, as soon as the rezoning is granted. Upon consultation with the owners who were present in the audience, Mr. Yoshida stated that they do not object to the proposed street setback of 3-1/2 feet and that they will participate in any improvement district for improvement of the streets. Mr. Totoki who owns two properties will consolidate the lots for one apartment project.

A question was raised with respect to those areas already zoned for apartment use but not developed and which have no provisions for a setback area. The Director stated that the owners will be requested to provide for the setback area at the time of application for a building permit.

A motion was made by Mr. Centeio to recommend to the Director that a public hearing be called to consider the change in zoning to hotel and apartment for the three properties with a 3-1/2 foot street setback area and to consider amending the general plan for the Kewalo section by providing for 32-foot rights-of-way for Alder, Birch and Cedar Streets. The motion was seconded by Mr. Izumi and carried.

Mr. Yoshida later expressed to the Commission his concern that those owners whose properties have already been zoned for apartment uses may not support the improvement district project because of high cost of drainage improvements in addition to the required sidewalk and curb improvements. He believed there were sufficient number of these property owners to stop the project.

Mr. Alan Totoki also believed that these owners will not support the improvement district because of high assessments.

The Director informed them of the McCully district where the property owners are now paying a higher assessment because they had failed to support the first improvement district when it was initiated. He advised the applicants that it would be most advantageous to start on the improvement district project as soon as possible. He stated that their fears were unfounded because he believes the property owners will support the project when they realize that the street improvements and utilities will enhance the value of their properties and provide for a higher use.

**STREET NAMES  
MANOA  
MANOA GARDENS  
SUBDIVISION &  
PUULENA IMPROVE-  
MENT DISTRICT**

The Commission advised Mr. Yoshida and the applicants to state their opinions at the public hearing.

The Commission, on motion of Mr. Yamabe and second of Mr. Centeio, recommended adoption of the following street names for roadways within the Puulena Improvement District and the Manoa Gardens Subdivision:

- POELUA STREET** - Roadway off Manoa Road thence going makai past Pawaina Street thence circular pattern till it terminates at Pawaina Street between Pawaina Place and Paumaka Place.  
Meaning: Caterpillar
- POELUA PLACE** - Deadend roadway off Poelua Street.
- PAWAINA STREET** - Roadway across Halelani Drive beginning at Manoa Road thence running in a mauka direction till it again meets Manoa Road being across Oahu Avenue.  
Meaning: Vineyard
- PAWAINA PLACE** - Deadend roadway off Pawaina Street being between Poelua Street across Pauma Place.
- PAUMA PLACE** - Deadend roadway off Pawaina Street across Pawaina Place.  
Meaning: Long curved needle.
- PAUMAKA PLACE** - Deadend roadway off Pawaina Street between Pakanu Street & Poelua St.  
Meaning: A star in the month of Ikiiki
- PAKANU STREET** - Roadway extending from East Manoa Road thence going in a Honolulu direction past Pawaina thence circling back to terminate at Pawaina Street.  
Meaning: Garden; cultivated field
- PAKANU PLACE** - Deadend roadway off Pakanu Street.
- PAMAKANI PLACE** - Deadend roadway off Pakanu Street between Pakanu Pl. & Pawaina St.  
Meaning: A native hibiscus
- PENEKU PLACE** - Deadend roadway off Manoa Road being between Poelu St. & Pawaina St.  
Meaning: To reside at a place for several generations
- PINAO STREET** - Roadway off Pilikino Street thence going makai crossing Pawaina Street twice and then terminating past Pinaoula Street.  
Meaning: Drangonfly
- PINAO PLACE** - Deadend roadway off Pinao Street.
- PINAOUA STREET** - Street extending from Pinao Street past Pilikino Street thence to its terminus.  
Meaning: Red dragonfly

PILIKINO STREET - Roadway from Pinaoula Street and  
then going in a mauka direction.  
Meaning: Personal; private

The meeting adjourned at 5:35 p.m.

Respectfully submitted,

*Carole A. Kamishima*  
Carole A. Kamishima  
Planning Reporter

Special Meeting of the Planning Commission

Minutes

January 28, 1960

The Planning Commission met in special session on Thursday, January 28, 1960, at 9:35 a.m., in the Conference Room of the City Hall Annex with Vice Chairman Cyril W. Lemmon presiding to consider the proposed amendments to the Capital Improvement Program and the Budget Ordinance of the City and County of Honolulu for the fiscal year beginning January 1, 1960 and ending December 31, 1960:

**PRESENT:**

Cyril W. Lemmon, Vice Chairman  
George Centeio  
Tsutomu Izumi  
Thomas N. Yamabe II  
Paul K. Keppeler  
Leighton S. C. Louis, Planning Director

**ABSENT:**

Charles G. Clark

**CAPITAL IMPROVE-  
MENT PROGRAM & THE  
CAPITAL IMPROVE-  
MENT BUDGET  
ORDINANCE**

The Council of the City and County of Honolulu, pursuant to Paragraph 2, Section 9-203, of the City Charter, transmitted to the Planning Commission for consideration and recommendation the proposed amendments to the Capital Improvement Program of the City and County of Honolulu for the fiscal year beginning January 1, 1960 and ending December 31, 1960, and Bill No. 10 (1960) entitled: "An Ordinance amending Ordinance No. 1767 relating to Capital Improvements of the City and County of Honolulu for the Fiscal Year ending December 31, 1960, and appropriating moneys therefor by amending Sections 1 through 8 thereof."

Mr. Keppeler, Budget Director of the City and County of Honolulu, explained that the amended ordinance provides for the inclusion of items which were originally scheduled for commencement late in 1959 and completion in 1960. In the past, appropriations which were not encumbered or expended during the previous years were carried over to the next year; however, under the Charter, these appropriations lapse at the end of the year. Therefore, necessary funds must be reappropriated for the next fiscal year. He stated that these funds were inadvertently omitted from the Capital Improvement Program because the various department heads did not fully comprehend the requirements under the Charter. A few new projects have also been included. He distributed to the Commission members the Recapitulation of the proposed amended Capital Improvement Program. (The proposed amendments and Ordinance were made a part of the minutes.) See Page 167-A

The Director requested Mr. Keppeler to clarify the appropriation of \$100,000 for Contract Adjustments Account and \$712,231 for Miscellaneous Projects under New Projects.

Mr. Keppeler stated that in the original Program, provisions for miscellaneous projects were made under various funds. These miscellaneous projects have now been consolidated and slightly reduced in appropriation. The deletions are indicated under (F) of the Recapitulation

list and placed under (B), New Projects and Items. The Contract Adjustments Account is to provide flexibility so that in the event a contract bid is higher than the Program, the difference will be taken from this account while the difference from a lower bid will be placed in this account.

Mr. Keppeler further stated that another new item accelerated from 1961 to 1960 is the new City and County Jail project. The estimated cost of this project has been revised from \$1,500,000 to \$1,600,000. The City issued \$800,000 in bonds for this project in 1958 and will have to issue another \$800,000 this year. Due to debt limitation, the \$700,000 in State bonds authorized by the 1955 Legislature cannot now be issued. He stated that land acquisition has been started and construction is ready to proceed early this year.

The Director questioned the reason for the reduction in the Municipal Auditorium project. Mr. Keppeler stated that the appropriation was reduced because the actual expenditure at the end of the year 1959 was less than as anticipated, therefore, adjustments had to be made.

Mr. Izumi inquired whether the Commission has the authority to make or recommend amendments to the Program. The Director stated that the Commission, under the Charter, can recommend amendments but the Council is not bound to accept such recommendations.

Mr. Lemmon inquired about the reduction in the Kailua Sewage Treatment Plant (primary) project. Mr. Keppeler stated that under Ordinance 1767, a total of \$1,030,000 was appropriated for the Kailua Sewage Treatment Plant (Primary) (\$499,000), and the Kailua Sewage Treatment Plant Outfall and Mokapu Interceptor (\$531,000). The foregoing total sum was reduced to approximately \$710,000 as follows: Kailua S. T. P. (Primary) was reduced from \$499,000 to \$64,365 and the Kailua S.T.P. Outfall and Mokapu Interceptor was increased from \$531,000 to \$646,000. He stated that approximately \$700,000 is all that is necessary for contract payments in 1960 with the remainder to be provided and paid for in 1961.

In reply to a query from a Commission member, the Director stated that he has reviewed the proposed amendments and believes they are in line with the City's program.

A motion to recommend adoption of the Capital Improvement Program and the Capital Improvement Budget Ordinance, as amended, was made by Mr. Centeio, seconded by Mr. Yamabe, and carried.

The meeting adjourned at 10:10 a.m.

Respectfully submitted,

*Carole A. Kamishima*  
Carole A. Kamishima  
Planning Reporter

RECAPITULATION  
OF PROPOSED AMENDED CAPITAL PROGRAM

Capital Program, per Ordinance No. 1767.....\$26,530,500

Amendments:

Increases

A - Projects Not Completed in 1959.....	\$3,240,375		
B - New Projects and Items.....	1,011,825		
C - Projects Provided by Bonds Sold in Last Quarter of 1959--Unappropriated....	2,826,350		
D - Increased Requirements.....	903,744	\$7,987,294	

Less Decreases

E - Reductions.....	504,187		
F - Items Deleted.....	957,000	1,461,187	5,526,107

Amended Capital Program as Proposed.....\$33,056,607

AMENDMENT TO THE CAPITAL PROGRAM  
FOR THE YEAR 1960

<u>Project</u>	<u>From</u> <u>Fund Amount</u>	<u>To</u>	<u>Increase or Decrease</u>
<b>A-PROJECTS NOT COMPLETED IN 1959</b>			
Property Acquisition, Plans, Construction, Equipping and Furnishing Suitable Facilities for Use as Headquarters for the Honolulu Police Department and Other Municipal Agencies.....			\$ 1,308,432
• Fuhale Road.....			42,312
Waianae Stream (Below Kam Highway).....			45,265
Acquisition of Eapekahi Stream Right-of-Way and Complete Flood Control Work.....			18,975
Wailupe Stream.....			15,438
Flood Control Master Plan.....			20,000
Pikoiloa Tract, Unit I, Relief Drain, City's Share.....			1,305
Ala Wai Elementary School.....			89,768
Ewa Beach Elementary School.....			22,155
McKinley High School Cafeteria.....			2,000
Wailupe Valley Elementary School (New Drainage System and CRM Wall).....			1,878
Kaiulani Elementary School.....			987
Mokapu Second Elementary School.....			18,000
Iroquois Point Elementary School.....			4,600
Pali Golf Course.....			49,404
Honolulu Zoo.....			26,995
Palolo Park.....			13,003
Manoa Valley Park.....			31,985
Kalihi Playground (Keehi Lagoon).....			86,379
Kahalua Park.....			27,330
Booth Park.....			13,777
Cartwright Field.....			40,000
Kahana Bay Beach Park.....			23,534
Waikiki Shell.....			4,136
Waialae-Kahala Field.....			115,614
Pearl City Highlands Park.....			8,000
Waialua Community Center.....			50,000
Kalaheo Playground.....			37,200
Maunani Playground.....			23,333
Ala Moana Park.....			122,010
Acquisition of Land from Waimalu Development Co. for Park Sites.....			6,644
Wailupe Valley Playground.....			9,280
Pohakupu Park.....			17,789
Kaneohe Sewage Treatment Plant.....			46,610
Waikiki Relief Sewers.....			7,807
Off-Shore Pollution Survey.....			10,390
Wahiawa Interceptor Sewers, Sec. II.....			8,870
Kam Highway Pumping Station and Force Main.....			15,680
Kam Highway Trunk Sewer.....			34,590
Pacific Heights Sewers.....			52,191
Kalihi Valley Trunk Sewers.....			962
East Business District Sewer.....			3,000
Kaneohe Improvement District.....			5,597
Hin Valley Pumping Station and Force Main.....			22,863
Lanikila Avenue Sewer Connection.....			13,985
Waikeolu Sewerage Pumping Station.....			15,000
Wahiawa Sewerage Improvement District.....			10,000
Ala Sewerage Improvement District.....			7,500

Project	From		To	Increase or Decrease	
	Fund	Amount			
Aiea Relief Sewers.....				5,000	
East End Relief Sewers.....				5,000	
Mamalahai Heights Sewers, Sec. II, Improvement District.....				550,000	
• Eneobe Approach Road (Fill Correc- tion at Section 3 Likelike Highway and Balance of Land Acquisition).....				44,482	
• Modification of Palace Square Parking Area.....				6,000	
Leimikula Street Drain Off Kahaione Drive. Cesspool Sumps.....				4,000	
Renovation, City Hall Assembly Room.....				12,320	
Saitan School Project--Site Improvement.....				50,000	
Pearl City Highlands Intermediate School Covered Walkway.....				15,000	
				<u>6,000</u>	\$ 3,240,375
<b>4--NEW PROJECTS AND ITEMS</b>					
Waipahu Town Tract Unit 7.....				2,540	
City Participation in Kaelepulu Stream Flood Control (at the Kaihua Park).....				40,000	
Paea Elementary School.....				76,500	
Loeward Estate Park.....				31,455	
Koehi Playground Sewers.....				12,830	
• Alahala Street, Waikamilo to Kaiwila.....				32,270	
Kahana Place Damage Settlement.....				3,999	
Contract Adjustments Account.....				100,000	
Miscellaneous Projects.....				<u>712,231</u>	1,011,825
<b>5--PROJECTS PROVIDED BY BONDS SOLD IN LAST QUARTER OF 1959--UNAPPROPRIATED</b>					
Kahala Elementary School.....				117,000	
Mauna Hills Elementary School.....				128,000	
Kahala Elementary School.....				140,000	
Pearl City Intermediate School.....				10,850	
Aiea Koa Elementary School.....				252,000	
Aieahi Elementary School.....				394,000	
Keala Elementary School.....				394,000	
Koona Elementary School.....				325,000	
Waiala Elementary School.....				394,000	
Kalaka Intermediate Physical Education Facilities.....				204,000	
Leialilo Elementary School.....				190,000	
Pearl City Highlands Elementary School...				232,000	
Mauna Elementary School.....				38,000	
Pearl City Intermediate School-- Construction of a 44-foot Road Running along Mauka of the School.....				<u>7,500</u>	2,826,350
<b>6--INCREASED REQUIREMENTS</b>					
Kailua S.T.P. Outfall, Mokapu Inter. Sewer.....	SB	\$ 531,000	\$ 646,000	115,000	
New City and County Jail.....	CJB	626,000	1,419,744	<u>793,744</u>	908,744
<b>7--REDUCTIONS</b>					
Keala Playground.....	PIB	120,000	97,110	(22,890)	
Aiea Koa Park.....	PIB	42,000	34,510	(7,490)	
Kailua Sewage Treatment Plant (Primary)..	SB	499,000	64,365	(434,635)	
East End Interceptor Relief Sewer (Kahala).....	SB	115,000	90,000	(25,000)	
Municipal Auditorium.....	AUB	1,917,000	1,902,828	(14,172)	

Project	Fund	From		To	Increase or Decrease	
		Amount				
<b>F-ITEMS DELETED</b>						
Miscellaneous Projects.....	SIB	270,000		---	(270,000)	
Advanced Planning.....	SIB	200,000		---	(200,000)	
Miscellaneous Projects.....	FIB	39,000		---	(39,000)	
Miscellaneous Projects.....	SB	148,000		---	(148,000)	
Miscellaneous Projects.....	H	54,000		---	(54,000)	
Miscellaneous Projects.....	H	96,000		---	(96,000)	
Miscellaneous Projects.....	G	150,000		---	(150,000)	(1,461,187)
<b>Net Total Increases.....</b>						<b>\$ 6,526,107</b>

ORDINANCE NO. \_\_\_\_\_  
(BILL NO. \_\_\_\_\_, 1960)

AN ORDINANCE AMENDING ORDINANCE NO. 1767 RELATING TO CAPITAL IMPROVEMENTS OF THE CITY AND COUNTY OF HONOLULU FOR THE FISCAL YEAR ENDING DECEMBER 31, 1960 AND APPROPRIATING MONIES THEREFOR BY AMENDING SECTIONS 1 THROUGH 8 THEREOF.

BE IT ORDAINED by the People of the City and County of Honolulu:

SECTION 1. Sections 1 through 8 of Ordinance No. 1767 are hereby amended to read as follows:

"SECTION 1. The proceeds to be realized from the sale of revenue and general obligation bonds listed herein, the estimated fuel tax, motor vehicle weight tax, real property tax and general excise taxes receipts shown herein, and unexpended fund balances available for appropriation, shall be appropriated for the purposes set forth in Section 2, for the fiscal year ending December 31, 1960; provided, however, that the funds transferred to the Public Improvement Fund shall be used only for the purposes authorized.

PUBLIC IMPROVEMENT FUND

Proceeds from sale of general obligation bonds.....	\$16,883,323
Unexpended fund balance.....	1,350,744
Transfer from Flood Control Bond Fund portion of its unexpended fund balance.....	1,618,523
Transfer from School Improvement Bond Fund of its unexpended fund balance.....	3,706,204
Transfer from Park Improvement Bond Fund of its unexpended fund balance.....	1,737,308
Transfer from Sewer Bond Fund of its unexpended fund balance.....	1,451,951
Transfer from Auditorium Bond Fund of its unexpended fund balance.....	402,828
Transfer from City and County Jail Bond Fund of its unexpended fund balance.....	619,744
Transfer from Kaihi Tunnel Bond Fund portion of its unexpended fund balance.....	44,482
Transfer from Parking Meter Fund portion of its unexpended fund balance.....	6,000
Transfer from Highway Fund portion of its unexpended fund balance.....	470,000
Fuel Tax.....	1,444,500
Motor Vehicle Weight Tax.....	50,000
Real Property Tax.....	1,151,000
General Excise Taxes.....	166,000
Transfer from General Fund portion of its unexpended fund balance.....	336,000
	<u>31,438,607</u>

PUBLIC OFF-STREET BOND FUND

Proceeds from the Sale of Off-Street Parking revenue bonds.....	<u>1,618,000</u>
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TOTAL.....\$33,056,607

"SECTION 2. The moneys provided in Section 1 are hereby appropriated for the following purposes; provided, however, that the use of project headings is only for classification purposes.

<u>PUBLIC IMPROVEMENT FUND</u>	
Incinerator Improvements (Kewalo and Kapalama).....\$	800,000
Maluhia Hospital (Modernization of Laundry and Kitchen Facilities).....	200,000
Maluhia Hospital--New Wing to Replace Ward "C".....	300,000
Incinerator at Maluhia Hospital.....	150,000
Plans for New Incinerators (2).....	100,000
Manoa Road (Mauka of Lowrey Avenue).....	400,000
Pensacola Street (Young to Waimanu).....	223,000
Keezomoku Street (King to Wilder).....	155,000
Kuhio Avenue Widening (Kaulani to Kapahulu).....	230,000
Paoakalani Avenue Improvement District.....	100,000
Kapiolani Park (Parking Stalls).....	100,000
Kalihi Street (King to Beckley).....	50,000
Palolo I. D. ....	200,000
Lukepane Street I. D. ....	50,000
Palolo Avenue to 9th Avenue (Connecting Road).....	155,000
Kolowalu Street I. D. ....	304,000
City's Participation in Enchanted Lakes Estate--	
80-ft. Road and Bridge.....	25,000
A Property Acquisition, Plans, Construction, Equipping and Furnishing Suitable Facilities for Use as Headquarters for the Honolulu Police Department and Other Municipal Agencies.....	1,308,432
A Punahale Road.....	42,312
<u>Flood Control:</u>	
Palolo Stream Lining (St. Louis Drive Bridge to St. Louis College Bridge).....	100,000
Kalihi District Unit II.....	150,000
City's Participation in Subdivisions for Major Drains.....	52,000
Pensacola Street (Young to Waimanu).....	700,000
Waialea Stream.....	30,000
Waimano Stream.....	80,000
Kulioou Stream.....	95,000
Waianae Flood Control Problems (Soil Conservation).....	200,000
Kunawai Lane Area.....	78,000
A Waimano Stream (Below Kam Highway).....	45,265
A Acquisition of Kapakahi Stream Right-of-Way and Complete Flood Control Work.....	18,975
A Wailupe Stream.....	15,438
A Flood Control Master Plan.....	10,000
A Pikoiloa Tract, Unit I, Relief Drain, City's Share.....	1,305
B Waipahu Town Tract Unit 7.....	2,540
B City Participation in Kaelepulu Stream Flood Control (at the Kailua Park).....	40,000
<u>Schools:</u>	
<u>Land Acquisition--New Schools</u>	
Honolulu (Balance of Payment).....	159,000
Kawaunakoa.....	105,000
Kailua 3rd Elementary (Kaunavili).....	31,000
Kailua Heights.....	280,000
Noelani.....	500,000
C Makaha Elementary School.....	117,000
C Keolu Hills Elementary School.....	128,000
C Kahaione Elementary School.....	140,000
C Pearl City Intermediate School.....	10,850

	<u>Construction--New Schools</u>	
	Makaha.....	325,000
	Aiea High.....	922,000
	Keolu Hills.....	394,000
	Wahiawa Intermediate.....	604,000
	Kaneohe Intermediate.....	625,000
C	Aiea Koa Elementary School.....	252,000
C	Aieahi Elementary School.....	394,000
C	Hesia Elementary School.....	394,000
C	Huonani Elementary School.....	325,000
C	Waimalu Elementary School.....	394,000
	<u>Land Acquisition--Addition to Existing School</u>	
B	Puuoa Elementary School.....	76,500
	<u>Construction--Completion and/or Additions to Existing Schools</u>	
	Ala Wai.....	80,000
	Kipapa.....	80,000
	McKinley High.....	170,000
	Kailua High.....	420,000
	Hokulani.....	200,000
	Hanaikaponu.....	195,000
	Waialua High.....	150,000
	Pearl City Intermediate.....	482,000
	Ewa Beach.....	295,000
	Waianae High.....	200,000
	Kaunua Elementary.....	80,000
	Waipupe Valley.....	80,000
	Castle High.....	40,000
	Waimanalo Intermediate.....	40,000
C	Kalakaia Intermediate Physical Education Facilities.....	204,000
C	Lunalilo Elementary School.....	190,000
C	Pearl City Highlands Elementary School.....	232,000
C	Hauula Elementary School.....	38,000
C	Pearl City Intermediate School--Construction of a 44-foot Road Running along Mauka of the School.....	7,500
A	Ala Wai Elementary School.....	89,768
A	Ewa Beach Elementary School.....	22,155
A	McKinley High School Cafeteria.....	2,000
A	Waipupe Valley Elementary School (New Drainage System and CBM Wall).....	1,878
A	Kaialani Elementary School.....	987
A	Mokapu Second Elementary School.....	18,000
A	Iroquois Point Elementary School.....	4,600
	<u>Parks:</u>	
	Kahe Point Beach Park.....	50,000
	Isle Playground.....	40,000
	Kamaonani Playground.....	35,000
	Pohakupu Park.....	30,000
	Kaala Playground.....	75,000
	Aieahi Playground.....	75,000
	Aiea Haina Playground.....	50,000
	Ala Wai Playground.....	25,000
	Honolulu Zoo.....	50,000
	Kahala Field.....	60,000
	Makaha Beach Park.....	70,000
	Street Trees.....	20,000
	Waikiki Shell.....	60,000
	Hanalei Bay Beach Park.....	40,000
	Waialua Community Center.....	50,000
	Makaha Playground.....	50,000
	Waimanalo Beach Park.....	60,000
	Beach Remnants.....	50,000

Reconstruction.....	40,000
Waikiki Beach Comfort Station.....	75,000
Pearl City Field.....	103,000
Waipahu Gymnasium.....	45,000
Kilauea Field (Kaimuki Inter.).....	50,000
Pacheco Park.....	40,000
Koko Head Playground.....	60,000
Waipahu Field.....	20,000
Kailua Beach Park.....	52,000
E Hauula Playground.....	97,110
Fokai Bay Beach Park.....	77,000
Punaluu Beach Park.....	10,000
E Aiea Koa Park.....	34,510
Fern Playground.....	10,000
Kahaka Lane (Sheridan Park).....	155,000
Kailua Field.....	90,000
Kaimuki Playground.....	46,000
Kaunakakai Field.....	110,000
Waipahu Gymnasium.....	175,000
Pali Golf Course.....	15,000
Pohala Playground.....	30,000
A Pali Golf Course.....	49,404
A Honolulu Zoo.....	26,995
A Palolo Park.....	13,003
A Hanae Valley Park.....	31,985
A Kalihi Playground (Keehi Lagoon).....	86,379
A Kahala Park.....	27,330
A Booth Park.....	13,777
A Cartwright Field.....	40,000
A Kahana Bay Beach Park.....	23,534
A Waikiki Shell.....	4,136
A Waiialea-Kahala Field.....	115,614
A Pearl City Highlands Park.....	8,000
A Waiialea Community Center.....	50,000
A Kalaheo Playground.....	37,200
A Napuanani Playground.....	23,333
A Ala Moana Park.....	122,010
A Acquisition of Land from Waimalu Development Co. for Park Sites.....	6,644
A Waialae Valley Playground.....	9,280
A Pohakupu Park.....	17,789
B Leeward Estates Park.....	31,455
<b>Sewers:</b>	
Waikiki Sewer System Relief.....	750,000
East Loch Inter. Sewer Sec. VI.....	55,000
Aiea Str. Relief Sewer.....	84,000
D Kailua S.T.P. Outfall, Mokapu Inter. Sewer.....	646,000
Kaneohe Sewers, Sec. I I. D. ....	123,000
East End Inter. Relief (Pensacola Street).....	135,000
Pensacola Street Ext. Sewer.....	121,000
Aiea Heights Sewer I. D. ....	115,000
Kaneohe Sewage Treatment Plant (Secondary).....	174,000
Pohala Village Sewer I. D. ....	214,000
Liliha Street Relief (Wyllie Avenue).....	21,000
Kalaheo Avenue Inter. Sec. I.....	120,000
Moanalua-Salt Lake Sewer Extension.....	120,000
Moanalua Valley Trunk Sewer, Section I-A.....	275,000
Moanalua Valley Trunk Sewer, Section I-B.....	300,000
Kailua Heights District Trunk Sewer Section II (Canal Portion).....	80,000
Pearl City Sewage Treatment Plant, Unit I and Outfall (Engineering).....	68,000

	Kaneohe Str. Inter. Sewer Sec. I.....	331,000
E	Kailua Sewage Treatment Plant (Primary).....	64,365
	Maunaloa Valley Trunk Sewer, Section I-A.....	125,000
A	Kaneohe Sewage Treatment Plant.....	46,610
A	Waikiki Relief Sewers.....	7,807
A	Off-Shore Pollution Survey.....	10,390
A	Wahiawa Interceptor Sewers, Sec. II.....	8,870
A	Kaa Highway Pumping Station and Force Main.....	15,680
A	Kaa Highway Trunk Sewer.....	34,590
A	Pacific Heights Sewers.....	52,191
A	Kalihi Valley Trunk Sewers.....	962
A	Kailua Business District Sewer.....	3,000
A	Kaneohe Improvement District.....	5,597
A	Niu Valley Pumping Station & Force Main.....	22,863
A	Lanakila Avenue Sewer Connection.....	13,985
A	Waipahu Sewerage Pumping Station.....	15,000
A	Wahiawa Sewerage Improvement District.....	10,000
A	Aiea Sewerage Improvement District.....	7,500
A	Aiea Relief Sewers.....	5,000
A	East End Relief Sewers.....	5,000
A	Maunalani Heights Sewers, Sec. II, Improvement District.....	550,000
E	Keehi Playground Sewers.....	12,830
E	East End Interceptor Relief Sewer (Kaheka).....	90,000
E	Municipal Auditorium.....	1,902,828
D	New City and County Jail.....	1,419,744
	<u>Kalihi Tunnel and Approach Roads</u>	
A	Kaneohe Approach Road (Fill Correction at Section B Likelike Highway and Balance of Land Acquisition).....	44,482
A	Modification of Palace Square Parking Area.....	6,000
	Ward Street Widening (King to Kapiolani).....	50,000
	St. Louis Drive Widening.....	152,000
	Luluku Bridge Replacement.....	15,000
	Kapalama Improvement District.....	273,000
	Kaolu Street Extension (City Share and Land Acquisition).....	18,000
	Kuhio Avenue Widening (Kaiulani to Kapahulu).....	20,000
	Calick Avenue Unit I (Likelike to Kalihi).....	38,000
	Pouloa (Manoa) Improvement District.....	25,000
	Bingham and Kaiulani (Bingham to Coyne).....	18,000
	City's Participation in Enchanted Lakes Estate-- 80 ft. Road and Bridge.....	29,000
	Pearl City Highlands (44 ft. Road Mauka of Intermediate School).....	17,000
	Land Acquisition for Setbacks and Master Plan Streets.....	85,000
	Variable Frequency Traffic Signal Control.....	200,000
	Queen Street Relief Drain.....	27,500
	Kalia Road Drain (DeBussy).....	19,000
	Miscellaneous Drains.....	75,000
	Wahiawa Corporation Yard.....	35,000
	Lala Corporation Yard.....	65,000
	Honolulu Corporation Yard.....	25,000
	Koolauoko Corporation Yard (Land).....	28,000
	Merchant Street--Street Lights.....	45,000
	Queen Street--Street Lights.....	35,000
	Union Street--Street Lights.....	20,000
	City's Share for Improvements Initiated by Owners.....	81,000
	Land Acquisition for Setback (Kalihi Shopping Center).....	45,000
	Kailua Off-Street Parking and Street Improvements.....	30,000
	Kaimuki Off-Street Parking.....	40,000
	St. Louis Drive (Widening Mauka of Bridge).....	20,000
	Manoa Road (Mauka of Lowrey Avenue).....	91,000
	Pensacola Street (Young to Waimanu).....	175,000
	Kawanaakoa (Access Road).....	18,000

B	Alokele Street, Waiakamilo to Kaiwiula.....	32,270
B	Kekoa Place Damage Settlement.....	3,999
A	Lanikania Street Drain Off Kahaloa Drive.....	4,000
	Waianae Slide Area.....	16,000
	New Refuse Division Office--Kewalo Corporation Yard.....	22,000
	New Sewer Maintenance Yard--Aiea Moana.....	105,000
	Kapalama Area Fire Alarm.....	170,000
	Sprinkler System for Maluhia Hospital.....	10,000
	Beach Rights-of-Way.....	30,000
	Civic Center Sites (Various Localities).....	50,000
	Kailua-Kaneohe Bay Fire Station.....	164,000
	Waianae Fire Station Expansion.....	18,000
	Radio System Expansion--Fire Department.....	26,000
	Liliha and Kuakini Street Fire Station.....	223,000
	Kalihi-Uka Fire Station.....	160,000
	Waianae Police Sub-Station.....	150,000
	Wailupe Police Precinct Station (Site Acquisition).....	23,000
A	Cesspool Sumps.....	12,320
A	Renovation, City Hall Assembly Room.....	50,000
A	Sultan School Project--Site Improvement.....	15,000
A	Pearl City Highlands Intermediate School Covered Walkway.....	6,000
	Foster Park Botanical Garden.....	37,000
	Beretania Playground.....	288,000
	Kamamalu Playground.....	11,000
B	Contract Adjustments Account.....	100,000
B	Miscellaneous Projects.....	712,231

**TOTAL PUBLIC IMPROVEMENT FUND.....\$31,438,607**

**PUBLIC OFF-STREET PARKING BOND FUND**

	Kailua Off-Street Parking.....	243,000
	Kaimuki Off-Street Parking.....	715,000
	Off-Street Parking, Von Hamm-Young.....	310,000
	Off-Street Parking, Kahanu.....	350,000

**TOTAL PUBLIC OFF-STREET PARKING BOND FUND..... 1,618,000**

**TOTAL.....\$33,056,607**

"SECTION 3. Whenever the City and County of Honolulu shall receive from the United States of America, the State of Hawaii, or from any public or semi-public agency, or from any private person, any moneys, other than the normal revenues and realizations provided by law or ordinances, the Director of Finance shall maintain special funds or accounts showing the moneys so received and specifying the purposes for which they have been received and for which they are held. The expenditures necessary from any such fund or account, in order to carry out the purpose for which such moneys have been received or for which such fund or account is being maintained, shall be approved by the Director of Finance and all such receipts are hereby appropriated for expenditure in accordance with the terms and conditions under which said moneys have been received by the City and County of Honolulu.

"SECTION 4. Estimated receipts from improvement district assessments shall be appropriated to the funds and for the purposes set forth in the applicable assessment ordinances hereafter enacted.

"SECTION 5. The City and County Treasurer is hereby authorized and requested to submit to the Council drafts of ordinances authorizing the issuance and sale of bonds to finance the capital improvements provided for herein, whenever he deems it advisable or whenever he is so requested by the Mayor.

"SECTION 6. In the event there are moneys in the general, special, revolving or other funds of the City and County of Honolulu, which in the Director of Finance's judgment are in excess of the amounts necessary for the immediate requirements of the respective funds, and where in his judgment such action will not impede or hamper the necessary financial operations of the City and County, the Finance Director is hereby authorized to make temporary transfers or loans therefrom, without interest, to the Public Improvement Fund provided for by this ordinance; provided, that the pension or retirement funds or funds set aside for redemption of bonds or for the payment of interest thereon, or private trust funds, shall not be so transferred or loaned or used for any of the purposes as set forth in this section.

"The general, special, revolving or other funds from which such transfers or loans are made, shall be reimbursed from the proceeds of the bond sales upon the eventual issuance and sale of such bonds.

"SECTION 7. The amounts provided in the Miscellaneous Projects account may, with the consent of the Mayor and Council, be expended for other projects for which appropriations have been made, when additional funds are required for land acquisition, planning, engineering or inspection purposes or for the completion of any project.

"SECTION 8. The amounts provided in the Contract Adjustments account shall only be expended to pay for any excess in contract prices when the actual cost exceeds the City's estimate; provided, however, that where the contract price is less than the City's estimate the difference between the contract price and the estimated cost shall be transferred to this account by the Director of Finance."

SECTION 2. This Ordinance shall take effect upon approval.

INTRODUCED BY:

\_\_\_\_\_  
COUNCILMAN

DATE OF INTRODUCTION:

\_\_\_\_\_  
Honolulu, Hawaii

APPROVED AS TO FORM:

\_\_\_\_\_  
Deputy Corporation Counsel

Meeting of the Planning Commission  
Minutes  
February 4, 1960

The Planning Commission met in regular session on Thursday, February 4, 1960, at 2:05 p.m., in the Conference Room of the City Hall Annex with Vice Chairman Cyril W. Lemmon presiding:

**PRESENT:**

Cyril W. Lemmon, Vice Chairman  
George Centeio  
Tsutomu Izumi  
Thomas N. Yamabe II  
Paul K. Keppeler  
William Norwood  
Leighton S. C. Louis, Director

Bertram T. Kanbara, Deputy Corporation Counsel

**ABSENT:**

Charles G. Clark

**MINUTES:**

The minutes of January 21, 1960, as circulated, were approved on motion of Mr. Centeio and second of Mr. Izumi.

The minutes of the Special Meeting of January 28, 1960, were corrected by deleting the first paragraph second sentence of Page 2 and inserting, "The estimated cost of this project has been revised from \$1,500,000 to \$1,600,000. The City issued \$800,000 in bonds for this project in 1958 and will have to issue another \$800,000 this year. Due to debt limitation, the \$700,000 in State bonds authorized by the 1955 Legislature cannot now be issued." The minutes, as amended, were approved on motion of Mr. Centeio and second of Mr. Izumi.

**PUBLIC HEARING  
ZONING LIMITED IND.  
GENERAL PLAN  
STREET SETBACK  
KANEHOE  
MAUKA SIDE OF  
KAMEHAMEHA HIGHWAY  
MARY AVANT, KOON  
SUNG LUKE & ITSUO  
TANAKA**

A public hearing was held to consider amending the General Plan for Kaneohe by providing for the following:

- (1) A zoning change from Class A-1 Residential to Limited Industrial for property situated at 45-568, 45-588 and 45-618 Kamehameha Highway, mauka side of Kamehameha Highway; and
- (2) Establishing a 25-foot building setback line together with a 10-foot planting strip within the building setback area for parcels of land fronting mauka side of Kamehameha Highway, Pali side of Luluku Road for a distance of about 800 feet.

Development plans for the three properties affected by this change have been submitted.

The Director pointed out that this area mauka of Kamehameha Highway has been designated by the Commission as desirable for limited industrial uses. A 56-foot service road was proposed for the industrial development; however, after further review, the Commission considered a new proposal to establish a building setback and a planting strip. The setback area is to provide for an unobstructed view of industrial traffic merging onto the main highway.

Attorney M. B. Henshaw, representing Mary Avant, one of the property owners requesting the zoning change, indicated his approval of the proposal to establish a setback area and a planting strip. It was his understanding that access onto the highway can be provided from any portion of the property.

The Director stated that under the present plans, the State Highway Department will not limit access except for that portion Kahuku of Luluku Road where a portion of the present highway will be used as a service road. Also, only right turns will be permitted into the lots located mauka of the highway. He stated, however, that the driveway entrance must comply with the requirements of the Chief Engineer's office.

Mr. George Morita from the Waikiki Realtor, representing property owner Koon Sung Luke, also voiced his approval to the proposed rezoning and establishment of the setback areas. In reply to the Director's question, he stated that light industrial uses, such as, food processing or light manufacturing is proposed for development on his client's property.

Mr. Taro Suyenaga, representing a property owner in the area, inquired whether his client's gasoline pump situated within the 25-foot setback area would be classified a building. The Director stated that a gasoline pump separated from the main structure and without any extension of the roof will not be considered a building in this case due to the existing service station operation.

Mr. Akuna, a property owner in the area, indicated his favor of the proposals. He inquired whether or not it is possible to have more than one outlet onto the main highway. The Director advised him to check with the Chief Engineer regarding this matter.

The Commission voted to close the public hearing and take the matter under advisement on motion of Mr. Centeio and second of Mr. Izumi.

A motion to recommend approval of the zoning change and establishment of a 25-foot building setback line with a 10-foot planting strip was made by Mr. Centeio seconded by Mr. Izumi and carried. Mr. Norwood abstained from voting on this matter.

PUBLIC HEARING  
ZONING CLASS A-1  
RESIDENTIAL  
KANEHOE  
KALAHEO VILLAGE  
TRACT  
TROUSDALE CONSTRUC-  
TION CO.

A public hearing was held to consider a change in zoning from existing Rural Class AA Residential to Rural Class A-1 Residential for 22 acres of land situated at the northwest end of Iliani Street of the Kalaheo Village Tract, Units 14 and 18.

The Director stated that this area adjoins an existing Class A-1 Residential district and is a logical extension due to the ridge line separating it from the Kaneohe Bay section. The remaining area will be retained in Class AA zoning. He showed a proposed subdivision of the area submitted by the developer.

No presentations for or protests against the zoning change were made. The public hearing was closed and the matter was taken under advisement on motion of Mr. Centeio and second of Mr. Izumi.

A motion to recommend approval of the zoning change was made by Mr. Centeio, seconded by Mr. Yamabe, and carried. Mr. Norwood did not vote.

Mr. E. J. Viner, representative of the applicant, was present in the audience.

PUBLIC HEARING  
ZONING CLASS A  
RESIDENTIAL  
MAILI, WAIANAE  
END OF HOOKELE ST.  
RONALD Y. HIRAHARA  
BY: FRANCIS Y.  
WONG, AGT.

A public hearing was held to consider a zoning change from existing Rural Protective zone to Rural Class A Residential for 28 acres of land situated about 700 feet mauka of Farrington Highway and at the end of Hookele Street.

The Director noted that this area is outside of the farm district. The Commission had taken action to visit the site but was unable to do so because of other commitments. He stated that in December, 1958, when the Commission granted tentative approval to a subdivision plan, it requested the subdivider to apply for a rezoning of this area to Class A Residential.

Mr. Yamabe stated that he had requested a visit of the site because of his concern that the area under consideration may be within the farm district. However, since he has learned that it is not, he did not believe it was necessary to visit the site.

Mr. Centeio requested information on the present use and lot sizes of the surrounding area. He believed that there may be basis for considering Class A-2 or A-1 zoning for the area.

The Director indicated that under the Rural Protective zone, 5,000 $\frac{1}{2}$  lots are permitted. Since the subdivision is nearly completed, with the necessary street improvements and utilities constructed, it would be ineffectual to zone the area to one other than Class A Residential.

No one was present to speak for or against the zoning change. After further discussion, the Commission closed the public hearing and took the matter under advisement on motion of Mr. Centeio and second of Mr. Izumi.

The Commission voted to recommend approval of the zoning change on motion of Mr. Izumi and second of Mr. Centeio.

ZONING BUSINESS  
KALIHI  
KAM IV ROAD &  
KALIHI TUNNEL  
APPROACH ROAD  
WAIPAHI STORE, LTD.  
DBA KALIHI SHOPPING  
BASKET  
BY: MORIO OMORI,  
ATTORNEY

The Director stated that the Commission had authorized the calling of a public hearing to zone an area set aside for off-street parking purposes under Variance Permit No. 342 within the shopping center situated at the corner of Kam IV Road and Kalihi Tunnel Approach Road. A drive-in restaurant is proposed for construction in the middle of the off-street parking area. He recommended that only that portion of the area needed for the drive-in restaurant be zoned for business so that the shopping center may be developed as originally planned with parking in the front portion of the lot and the building in the back. An adjoining property zoned business but undeveloped may have a building placed in the off-street parking area with its own parking facilities. This may defeat the purpose of developing an orderly shopping center. He stated that an amendment to the variance permit could not be considered because the Corporation Counsel's office advised that there are no basis for granting a variance.

Mr. Morio Omori, representing the applicant, did not object to the proposal of the Director. He pointed out, however, that the parking area will cover 44% of the lot area and there is insufficient area for construction of another structure. It would be most advantageous to the applicant to have the entire area zoned to avoid the necessity of having the area re-surveyed.

The Commission concurred with Mr. Omori that business zoning of the entire off-street parking area would not affect the shopping center development due to the limit area for parking.

A motion to recommend to the Director that a public hearing be called to consider the rezoning of the entire off-street parking area for business was made by Mr. Izumi seconded by Mr. Centeio and carried.

**ZONING BUSINESS  
WAIKIKI  
270 BEACHWALK  
EBBTIDE HOTELS, INC.**

The Director recommended that a public hearing be authorized to consider amending and redefining existing Business District No. 217 by including an area set aside for off-street parking purposes under Variance Permit No. 283. The property situated at 270 Beachwalk in Waikiki contains 7,730 $\frac{1}{2}$  in area of which 4,638 $\frac{1}{2}$  is zoned for business and 3,092 $\frac{1}{2}$  for parking. The developer desires to make full utilization of the property for an apartment development. Adequate parking spaces in compliance with the off-street parking ordinance will be provided on the ground floor.

The Commission authorized the calling of a public hearing to consider the zoning change on motion of Mr. Centeio and second of Mr. Keppeler.

**ZONING OFF-STREET  
AUTOMOBILE PARKING  
DISTRICT  
KALIHI  
N. SCHOOL ST. &  
AHONUI STREET  
AKAMINE & SONS,  
LTD.**

The Director recommended that a public hearing be authorized to consider a change in zoning from Class B Residential to Off-Street Automobile Parking District for parcels of land situated at the makai-ewa corner of North School Street and Ahonui Street in Kalihi. This area is presently being used for off-street parking purposes by the Val Super Market and is situated across the street from the market. The zoning change is to meet legal requirements.

The Director pointed out that the total area of the two lots requested by the applicant for the zoning change meets the 40% off-street parking requirement; however, an inspection of the site revealed that four lots are being used for parking purposes. He was of the opinion that the four lots should be zoned for parking purposes; however, in the absence of the owner from the island, he has been unable to discuss this matter with him.

Mr. Centeio pointed out that the surrounding area is predominantly residential in use; therefore, the public hearing should be called with the provision that the owner will not apply for a business zoning at a later date.

Mr. Kanbara, Deputy Corporation Counsel, advised the Commission that it cannot set a condition in the authorization of a public hearing.

With the knowledge that all rezoning applications must come before the Commission, Mr. Centeio made a motion to authorize the calling of a public hearing to consider the change in zoning for the two lots as requested by the applicant. The motion was seconded by Mr. Izumi and carried.

GENERAL PLAN  
WAIPAHAU  
ROBINSON ESTATE

The Director recommended that a public hearing be authorized to amend the General Plan of Waipahu to provide for industrial development for land situated on both sides of Farrington Highway, Waipahu, as outlined on the map presented excluding the proposed shopping center area at the corner of Kunia Road and Farrington Highway. He is making this recommendation in view of the fact that the defense highway system will not affect the present alignment of Farrington Highway. The private consultants for the Planning Commission have recommended a mauka route while the State Highway Department has tentatively approved a makai route. This matter must be further studied and a public hearing must be called to establish the defense highway route on the General Plan. He has also spoken to Mr. Lepine of the Highway Department who interposed no objection to the proposal of the developer to construct an underpass at Farrington Highway to connect the two industrial areas.

The Director stated that rezoning of the area to industrial uses can be considered later at which time delineation of the limited, semi, and general industrial areas will be made. He recommends planting strips on both sides of Farrington Highway, limited industrial uses on both sides of the highway and the areas bordering the single family and multiple family areas, and general industrial uses in the center portion.

He reported that the Campbell Estate has filed a letter requesting an opportunity to file a statement of its position regarding this matter. The Estate will be advised to make its presentation at the public hearing. He noted that the Estate's lands, adjoining the Robinson Estate's lands, are used for diversified agriculture and sugar production and the lease in the area runs for the next 18 or 19 years. (Representatives of the Campbell Estate were present in the audience.)

In reply to several queries from the Commission members, the Director stated that he does not recommend the inclusion of the proposed shopping center area for industrial uses due to the fact that, although it is premature at this time to consider the business zone, the anticipated increase in population for the area may show the need for a neighborhood shopping center in the future. Business uses are permitted in industrial areas but it seems unlikely that the developer would create such uses in view of the many prospects for the industrial area. Development plans can be requested at the time of the rezoning applications. With respect to the proposed residential area mauka of Waipahu Road, the applicant is ready to develop the area and has submitted a subdivision application. The area is zoned Highway Protective which permits residential uses.

After further discussion, Mr. Yamabe made a motion to authorize the calling of a public hearing to consider amending the General Plan of Waipahu to provide for industrial development on both sides of Farrington Highway as delineated on the map submitted by the applicant. The motion was seconded by Mr. Centeio and carried.

Another motion was made by Mr. Yamabe to hold the public hearing in Waipahu in the evening on a date to be set by the Director. His motion was seconded by Mr. Izumi

and carried. The Commission noted that several requests were made by the Waipahu community to hold the public hearing in Waipahu. It also noted that it is deviating from its policy to hold all public hearings at City Hall because the proposed change in use affects the entire Waipahu community.

GENERAL PLAN  
WAIKIKI, KALIA  
DELETION OF GENERAL  
PLANNED ROADWAY

The Commission reviewed again a request received to delete a general planned roadway situated within the Kalia area bounded by John Ena Road, Ala Wai Boulevard and Hobron Lane. The Magoon Estate owns all properties affected by the roadway and proposes a hotel and apartment development with accessory business uses.

The Director reported that the staff has made further checks and no other property owner except the Magoon Estate is affected by the road deletion. All other owners have means of access through a public or private street. The Estate has presented schematic plans of its development showing the placement of buildings, off-street parking areas and the roadway system for one development. All existing structures in the area will be demolished. For financing purposes, however, a subdivision of the area may be presented, at which time the owner will be required to show adequate access.

Mr. Centeio believed that the deletion would affect other property owners in the area. He believed that the existing roadways surrounding the Magoon property were too narrow to properly handle the additional traffic. He stated that the applicant should present more detailed plan showing the development in relation to the master planned roadway. He requested information on the dates of the rezoning of the area for apartment use and the adoption of the master planned roadway.

Several Commission members were of the opinion that the road deletion seems reasonable to accommodate the proposed development; however, they requested further information on points of access, parking areas, and how this development would affect traffic circulation in the surrounding area.

The Director stated that the hotel structure has provisions for 3 or 4 stories of parking with access on John Ena Road. There are other off-street parking areas surrounding the business and apartment buildings with access on Hobron Lane and a 56-foot right-of-way from Ala Wai Boulevard. He reported that this property is situated within the area the Commission has designated as desirable for business use upon submission of development plans. This action was taken in March, 1956, at the time business zoning was granted to the Gray Line, Ltd., for its property situated at the waikiki-mauka corner of Hobron Lane and Lepeepee Street. (He read the minutes of March 22, 1956, regarding this matter.) The zoning of the area to hotel and apartment was made by ordinance in 1930, and the master plan roadway system was adopted in 1942.

After further discussion, the Commission voted to defer action and requested the Director to make a study regarding the traffic situation within the area as well as the surrounding area. The motion was made by Mr. Yamabe, seconded by Mr. Norwood, and carried.

With respect to the traffic problem, the Director showed that the area is locally confined within Ala Wai Boulevard, Kalakaua Avenue, Ena Road and Ala Moana Boulevard; therefore, there is no through traffic problems. This matter was thoroughly analyzed before the staff presented the matter to the Commission.

ZONING INDUSTRIAL  
MOANALUA  
MOANALUA HIGHWAY &  
PUULOA ROAD  
S.M. DAMON ESTATE

The Director requested the Commission's advice with respect to an application made by the S. M. Damon Estate for change in zoning of approximately 76 acres of business and 18.828 acres of residential property to industrial uses. The property is situated on the makai side of Moanalua Highway, waikiki side of Puuloa Road and adjoins the Mapunapuna Industrial area. A regional shopping center was proposed for the area; however, the Estate has revised its plan because of the lack of business applications due to a clover leaf highway plan. The Hawaiian Telephone Company is in the process of condemning 9.9 acres of this property for its operations.

The staff has reviewed the application and after study, believes that a neighborhood shopping center of approximately 10 acres should be set aside to serve the Moanalua and Red Hill residential and apartment development and the Radford Terrace and Camp Catlin Capehart Housing development. Studies indicate an anticipated population of 20,000 to 25,000 people in the surrounding developments. The staff recommends this business zoning for the area slightly waikiki of Puuloa Road on the makai side of Moanalua Highway. It also recommends that light industrial uses be created on areas adjoining Moanalua Highway and Puuloa Road and general industrial in the interior portion.

Mr. Lemmon did not believe it was advisable to locate industrial uses near a major highway. He also believed there should be provisions for a planting strip from the highway.

Mr. Norwood requested information on the proposed clover leaf traffic pattern of the highway plan. He wondered whether people would be attracted to a shopping area where the traffic pattern seems so complicated.

The Director stated that under the limited industrial zoning ordinance, a building setback of 10 feet is required. He then proceeded to explain on a map, the proposed plan of the State Highway Department for improvement of Moanalua Highway and other access roads including the clover leaf pattern.

The Commission stated that it does not have sufficient information of the proposed plan of the Damon Estate to arrive at a decision. It requested the staff to study further and present more detailed information of the proposed shopping center area in relation to the surrounding districts. It stated that further discussions could be held at its regular morning sessions.

A motion to visit the site and to defer action pending submission of more detailed plans was made by Mr. Centeio seconded by Mr. Izumi and carried. The applicant will be requested to submit a larger scaled map showing its proposed development.

ZONING HOTEL & APT.  
WAIALAE NUI  
OFF KAHALA AVENUE  
BISHOP ESTATE

The Director requested the Commission's advice with respect to a request made by the Bishop Estate for change in zoning from Class A-1 Residential to Hotel and Apartment for approximately 12 acres of land situated within the Waialae Golf Course area bordering the ocean.

Mr. Scott Durdan from the Bishop Estate elaborated further on the proposed hotel and apartment development. He stated that the Bishop Estate has entered into a lease with Charles J. Pietsch and Associates, developer of the area. He presented development plans showing two-story hotel buildings, three apartment buildings of 18 to 20 stories, a 3-story parking building for a ratio of 1-1/2 parking per living unit, and the necessary landscaping. Access into the area will be through a right-of-way from Kahala Avenue. This plan will not affect the existing Waialae Country Club House and has the approval of the Club. He stated that the plans may be revised slightly to locate the hotel structure near the beach area in lieu of the 18-20 story apartment structure. The plan is to keep density at a low figure.

In reply to questions from the Commission members, Mr. Durdan stated that the golf course area will be left in its present recreational status. No business use will be contemplated except for those accessory uses permitted in a hotel.

The Director pointed out that hotel and apartment development in the Waialae-Kahala area and in the middle of a recreational area is a new concept for the islands which requires extensive studies by the staff. Any proposal for a shopping center would also destroy and detract from the residential character of the neighborhood. Since the development plan has just been presented today at the meeting, the staff is not in a position to make a recommendation. He requested deferment for further staff study and review with the Commission.

Mr. Durdan requested the Commission to expedite its decision on this application since the developer is ready to proceed with the plans.

A motion to defer action for further staff study and informal discussions with the Director, the staff, the Commission, as well as the owner and the developer of the land, was made by Mr. Izumi, seconded by Mr. Centeio, and carried.

GENERAL PLAN  
KOKOHEAD  
KAHAUOA CRATER  
SEWAGE TREATMENT  
PLANT SITE

By Committee Report No. 166, the City Council has referred to the Planning Department for review, comments and recommendation, a proposal to establish a sewage treatment plant site within Kahauloa Crater. This area is presently owned by the Department of Parks and Recreation and is used as a rifle and pistol range. The proposal has been accepted by the Parks Department and the Chief Engineer.

The Director stated that the staff has reviewed the proposal and is of the opinion that the responsibility to provide a sewage treatment plant site lies directly with the developers. The staff recommends the use of a portion of the public park area for the sewage treatment plant site because of the indication by the Hawaii-Kai developers and Bishop Estate that they will replace the 9 acres of public lands elsewhere in the Hawaii Kai area.

The staff recommends, however, that the Hawaii-Kai developers and the Bishop Estate be required to make a definite offer of land acceptable to the City in exchange for the 9-acre site before the City make a decision for approval of the site.

A motion to accept the staff's recommendation was made by Mr. Izumi seconded by Mr. Yamabe and carried.

**CAPITAL IMPROVE-  
MENT PROGRAM  
AND BUDGET**

The Director stated that the City Council, through the Mayor's office, has presented to the Commission for recommendation, additional proposed amendments to the Capital Improvement Program for 1960. These projects, financed entirely by Federal and State funds, were inadvertently overlooked in the original amendment. This addition will not affect the City and County budget.

The Commission voted to recommend approval of the proposed amendment to the Capital Improvement Program for 1960 on motion of Mr. Centeio and second of Mr. Izumi.

The Director stated that additional amendments to Bill No. 10, an ordinance relating to appropriation of funds in accordance with the Capital Improvement Program, are also being submitted for the Commission's review and recommendation. He stated that the appropriation does not change but the funds are changed.

Mr. Keppeler stated that the concept here was to finance capital improvements out of one fund by establishing the Public Improvement Fund. However, in order to meet provisions of law relative to appropriations by the City Council the following action must be taken:

(a) Transfer from the Public Improvement Bond Fund, its unexpended fund balance into the Public Improvement Fund. (This item of unexpended balance was inadvertently shown under the Public Improvement Bond Fund, therefore, it was necessary to correct this situation by transfer indicated.)

(b) Deposit monies collected from the fuel tax and the motor vehicle weight tax into the Highway Fund first as provided by law and then transferring the foregoing amounts together with the unexpended fund balance into the Public Improvement Fund.

A motion to recommend approval of the ordinance as amended was made by Mr. Norwood seconded by Mr. Izumi and carried.

**ZONING HOTEL & APT.  
& BUSINESS  
MAILI, WAIANAE  
MOKULEIA RANCH &  
LAND CO., LTD.**

The Director reported that the developer, Mokuleia Ranch and Land Co., Ltd., is anxious to proceed with its development of the Maili Beach area and requests the Commission's decision on its application for change in zoning from Highway Protective uses to Hotel and Apartment and Business for approximately 23.92 acres of land in Maili, Waianae. He stated that this area has been general planned for resort development and the applicant proposes a hotel and apartment development with three separate business areas. The applicant has indicated that the three business areas are needed since separate individuals may develop each resort area. The business area is to serve primarily the tenants of the resort development.

The Commission noted that it had taken action to visit the site before making a decision. It did not believe three separate business areas were necessary.

A property owner in the area inquired whether there were any plans for a sewage treatment plant in the area. If one is proposed, he believed it should be large enough to serve the entire Maili community. The Director stated that he has no knowledge that the developer of the area intends to construct such a plant. He pointed out, however, that a sewage treatment plant site is proposed in the Waianae area to serve the outlying districts including Maili.

A motion to visit the site was made by Mr. Centeio, seconded by Mr. Izumi, and carried.

**STREET NAMES  
NUUANU VALLEY  
MELEANA PLACE**

On motion of Mr. Norwood and second of Mr. Keppeler, the Commission recommended approval of the following street names:

(1) Street name for roadway within the Hacienda Estates Subdivision at Nuuanu Valley:

MELEANA PLACE - Deadend roadway off Waokana St.,  
being mauka of Waokanaka Place.  
Meaning: To be singing

**STREET NAMES  
WAHIAWA  
HOMELANI ACRES  
SUBDIVISION**

(2) Street names for roadways within the Homelani Acres Subdivision at Wahiawa:

ANONI STREET - Roadway extending from Kilani Ave.,  
to California Ave., and being  
between Halakahiki Place and  
Mahale Street.  
Meaning: To mix; interweave

HALAKAHIKI PLACE - Deadend roadway off California  
Ave., bet. Auhili Pl. & Anoni St.  
Meaning: The pineapple

IMAKA PLACE - Deadend roadway off Kilani Avenue  
being on the west side of Anoni St.  
Meaning: Watchtower; lookout

AUHILI PLACE - Deadend roadway off California  
Ave., being west of Halakahiki Pl.  
Meaning: To turn off the course; wander

**STREET NAME  
KAILUA  
HUMJULA PLACE**

(3) Street name for roadway within the Kailua Heights Subdivision, Unit IV, park site:

HUMJULA PLACE - Deadend roadway off Humuula St.,  
Meaning: A red jasper stone

Mr. Keppeler requested an explanation for proposing only Hawaiian names for our streets. He indicated difficulty of pronouncing some of the Hawaiian names. The Director explained that the Commission has set the policy to consider only Hawaiian names for streets on Oahu. The staff is encountering difficulty in recommending acceptable Hawaiian names; therefore, a restudy and a new recommendation will be made.

The meeting adjourned at 4:30 p.m.

Respectfully submitted,  
*Carole A. Kamishima*  
Carole A. Kamishima  
Planning Reporter

Meeting of the Planning Commission  
Minutes  
February 18, 1960

The Planning Commission met in regular session on Thursday, February 18, 1960, at 2:00 p.m., in the Conference Room of the City Hall Annex with Chairman Cyril W. Lemmon presiding:

PRESENT:

Cyril W. Lemmon, Chairman  
George F. Centeio  
Tsutomu Izumi  
Thomas N. Yamabe II  
Paul K. Keppeler  
William Norwood  
Leighton S. C. Louis, Director

Bertram T. Kanbara, Deputy Corporation Counsel

ABSENT:

Charles G. Clark

ELECTION OF OFFICERS

The Planning Commission held an election to select its chairman and vice chairman. Commissioner Cyril W. Lemmon was nominated chairman and Commissioner George F. Centeio, vice chairman. The nominations were closed on motion of Mr. Izumi and second of Mr. Norwood.

On motion of Mr. Norwood and second of Mr. Izumi, the secretary was directed to cast a unanimous ballot.

The Commission decided to defer adoption of a standing rule regarding term of offices pending a check by the Director of such rule adopted by other Planning Commissions on the mainland United States operating under a Charter system.

MINUTES:

The minutes of February 4, 1960, as circulated, were approved on motion of Mr. Centeio and second of Mr. Izumi.

PUBLIC HEARING  
ZONING OFF STREET  
AUTOMOBILE PARKING  
DISTRICT  
KALIHI  
N. SCHOOL ST. &  
AHONUI STREET  
AKAMINE & SONS,  
LTD.

A public hearing was held to consider the application for change in zoning from existing Class B Residential to Off-Street Automobile Parking District for two parcels of land situated on the makai-ewa corner of N. School Street and Ahonui Street, Kalihi. This area is presently being used for off-street parking purposes by the Val Super Market.

No one was present to speak for or against the zoning change. The Commission closed the public hearing and took the matter under advisement on motion of Mr. Centeio and second of Mr. Izumi.

On motion of Mr. Izumi and second of Mr. Centeio, the Commission voted to recommend to the City Council that the change in zoning be approved.

PUBLIC HEARING  
ZONING BUSINESS  
KALIHI  
KAM IV RD. & KALIHI  
TUNNEL APPROACH RD.  
WAIPAHO STORE, LTD.  
DBA: KALIHI SHOP-  
PING BASKET  
BY: MORIO OMORI,  
ATTY.

A public hearing was held to consider a change in zoning by redefining the boundaries of portion of existing Business District No. 211 and deleting a portion of Variance Permit No. 342 for off-street parking purposes at 2055 Kam IV Road, situated 180 feet west of the intersection of Likelike Highway and Kam IV Road. The business zone is to be extended to include 32,399<sup>sq</sup> of the off-street parking area. This is the premises of the Kalihi Shopping Basket. A drive-in restaurant is proposed in the middle of the off-street parking area.

No presentations for or against the zoning change were made. The public hearing was closed and the matter was taken under advisement on motion of Mr. Izumi and second of Mr. Centeio.

The Commission voted to recommend approval of the zoning change to Business on motion of Mr. Centeio and second of Mr. Izumi.

PUBLIC HEARING  
WAIKIKI  
ZONING BUSINESS  
270 BEACH WALK  
EBBTIDE HOTELS,  
INC.

A public hearing was held to consider a change in zoning by redefining the boundaries of existing Business District No. 217 and deleting Variance Permit No. 283 for off-street parking purposes for parcel of land at 270 Beach Walk situated on the west side of Beach Walk, approximately 240 feet southerly from Kalakaua Avenue. The business zone is to be extended to include 3,092 $\frac{1}{2}$  of the off-street parking area. The property is 7,730 $\frac{1}{2}$  in area. An apartment development with off-street parking facilities on the ground floor is proposed.

No presentations for or against the zoning change were made. The public hearing was closed and the matter was taken under advisement on motion of Mr. Norwood and second of Mr. Centeio.

The Commission, on motion of Mr. Centeio and second of Mr. Norwood, voted to recommend approval of the zoning change to Business.

PUBLIC HEARING  
ZONING APARTMENT  
DISTRICT "C"  
KAILUA  
MAUKA SIDE OF  
KAILUA ROAD  
KANEHOE RANCH CO.

A public hearing was held to consider a request for change in zoning from existing Rural Protective zone to Rural Apartment District C for approximately 7 acres of land situated 210 feet southerly of Kailua Road and east of Hahani Street, Kailua, back of the present hotel and apartment district.

Mr. Thomas Goodbody, representing Campos Dairy Ltd., objected to any proposal to extend the apartment zoning further toward the Campos Dairy operations. He noted that at the time apartment zoning was created for the area fronting Kailua Road, the Campos Dairy, under agreement with the Kaneohe Ranch Company, owner of the land, moved its cows back and left a buffer area of approximately 18 to 20 acres from the apartment development to protect the residents from the odor of the cows. The relocation was done because of the intention by the Ranch Company that the buffer area would be used for semi-industrial purposes. He pointed out that the daily movement of cows to and from the pens and the field will be within 50 to 60 feet from the proposed apartment area. The people living in the area will not be protected from odor because of the prevailing wind. He stated that thousands of dollars have been invested to improve the dairy's operations and its lease will run for another 33 years. He further pointed out that a representative from the Board of Health, who was present at the site, indicated his disapproval of the proposed apartment zoning.

A representative of the Board of Health who was present in the audience, stated that studies are being made regarding this matter, however, he is not in a position to make an official statement at this time.

In reply to questions from the Commission members, the Director stated that prior approval from the Board of Health is not required on rezoning applications. However,

the Board of Health can file its protest against the zoning change or it can close the dairy operation because of health reasons.

The Commission voted to close the public hearing and to take the matter under advisement on motion of Mr. Centeio and second of Mr. Izumi.

A motion to defer action for consultation of the Director with the Board of Health and the Campos Dairy was made by Mr. Yamabe seconded by Mr. Centeio and carried.

PUBLIC HEARING  
ZONING HOTEL & APT.  
KEWALO  
721, 726 & 915  
BIRCH ST. & 727  
ALDER STREET  
TOMASU, TOTOKI,  
& FUJII

A public hearing was held to consider amending a portion of the General Plan section for Ala Moana-Kewalo as follows:

(1) Establishing 32-foot rights-of-way by providing for 3-1/2 foot setback on each side of Birch and Alder Streets;

(2) Establishing a 32-foot right-of-way by providing for a 1-foot setback on each side of Cedar Street;

(3) A zoning change from Class B Residential to Hotel and Apartment for parcels of land at 721, 726 and 915 Birch Street and at 727 Alder Street.

These properties are situated within the area the Commission has designated as desirable for apartment development; however, no provisions for wider streets had been made.

Mr. T. Yoshida of the Modern Contracting Company and representing the applicants for change in zoning, indicated the three owners' approval of the proposed widening of the three roadways. He stated that the owners are ready to start construction of their apartments.

Mr. Tam Yee, living at 816 Birch Street and also representing his mother living at 810 Birch Street, spoke in favor of the proposal to improve the streets. Since he also proposes to construct an apartment, he would like to see the streets improved for the further enhancement of the value of his property. He inquired whether it was possible to zone the entire tract for hotel and apartment uses.

The Director explained that the Commission's usual procedure is to indicate an area desirable for hotel and apartment uses and zone as each application is submitted. After rezoning many properties in this Sheridan Tract area for apartment uses, the Commission realized that the creation of higher density uses without the necessary drainage facilities, curbs, gutters, sidewalks, fire hydrants and street improvements would eventually lead to a slum condition requiring renewal work. Therefore, the proposal is to establish a wider roadway on the General Plan and educate the people of the importance of creating an improvement district for street improvements and utilities. Minimum requirement for roadways within apartment zones is 44 or 56-foot rights-of-way; however, 32-foot rights-of-way were recommended because of the lack of a master plan and the existing apartment uses in the area.

Mr. Yee inquired whether it is still possible to be granted apartment zoning even though the streets are not improved. He was told that the Commission will make a decision on that matter.

Commissioner Izumi, directing a question to Mr. Yoshida, inquired whether the property owners he represents would participate in the assessment for an improvement district or not. Mr. Yoshida replied that the owners will participate in the assessment.

Attorney Rogers Ikenaga, representing several property owners objecting to the proposed widening of the streets, filed with the Commission a petition signed by approximately 98 persons. The Director requested Mr. Ikenaga to furnish information on the zoning of the protestants' properties.

Mr. Ikenaga stated that he will submit the information requested. He then pointed out that the roadways situated within the Tract area are confined surrounded by major thoroughfares, such as, Sheridan Street, King Street and Piikoi Street. The road widths seem to be adequate to serve the residents in the area and he could see no necessity for the road widening. There seems to be no parking problem because each apartment development would provide its own off-street parking areas.

In reply to Commissioner Izumi's question whether or not the property owners are for or against an improvement district, Mr. Ikenaga stated that since they object to the road setback, they would also object to any improvement district. Mr. Izumi stated that apartment zoning tends to increase the number of cars using or parked on the streets. He would like to see the improvement of these narrow streets.

In reply to Commissioner Lemmon's question, Mr. Ikenaga stated that they have not conducted a study regarding the traffic situation.

The Planning Director directed several questions at Mr. Ikenaga and informed him that the staff had conducted a study before recommending a change. By driving through the area, it is quite obvious that the roadways are inadequate.

In reference to the traffic problem, Mr. Alan Totoki stated that it is very bad and the area needs improving.

Mr. Kagawa, owning property at the corner of King and Birch Streets, inquired whether the Commission would continue zoning on individual basis under present road conditions. He believed the traffic problem can be relieved by making the streets one way. He is against the proposal to widen the streets.

The Director reiterated that high density use without the necessary street improvements and utilities will create slum conditions which in 15 or 20 years would require the redevelopment of the entire area similar to the Queen-Emma project. What is proposed today is to prevent such occurrences.

The Commission closed the public hearing and took the matter under advisement on motion of Mr. Centeio and second of Mr. Izumi.

The Director stated that the petition was checked and the 98 signatures represent 62 properties of which 24 are zoned hotel and apartment, 28 for residential, 7 for industrial, and 3 for business. The three applicants may be required to post a bond for the street improvements fronting their properties since the Chief Engineer is not ready to indicate the sidewalk and street standards for the area.

A motion to recommend approval of the proposed amendments to the General Plan section for Ala Moana-Kewalo by establishing 32-foot rights-of-way for Birch, Alder and Cedar Streets and changing the zoning to Hotel and Apartment for parcels of land at 721, 726 and 915 Birch Street and at 727 Alder Street was made by Mr. Izumi, seconded by Mr. Centeio, and carried.

GENERAL PLAN  
WAIKIKI-KALIA  
DELETION OF  
GENERAL PLANNED  
ROADWAY SITUATED  
OFF ALA WAI BLVD.

The Commission considered further a request made to delete from the General Plan section of Waikiki-Kalia, roadways situated within the area bounded by John Ena Road, Ala Wai Boulevard and Hobron Lane. The Magoon Estate owns all properties affected by the roadways and proposes a hotel and apartment development with accessory business uses.

Mr. Eaton Magoon elaborated further on the proposed development plan prepared by Mr. Albert E. Ives, architect. He stated that Mr. Louis suggested eliminating the master planned roadways to allow for the over-all development of the property. The roadways were proposed to provide for subdivision of the area into smaller lots, but with this over-all plan, elimination of the additional intersection on Ena Road between Kalakaua Avenue and Hobron Lane provides for better traffic control. The present plan provides for a 56-foot access into the area from Ala Wai Boulevard and Hobron Lane. Because of the tall apartment-hotel structures across Hobron Lane and in order to provide adequate light and air for his own area, Magoon Estate proposes two-story business structures for the area fronting Hobron Lane and at the corner of John Ena Road. A 4-story parking garage is proposed along John Ena Road with a wide promenade providing access into the development. A 20-story hotel structure will be placed in the interior area next to the garage structure. An apartment structure near Ala Wai Boulevard may be eliminated from the plan. He stated that Magoon Estate owns all of the lands affected by the general planned roadways. Several applications have been received to lease the land for the development proposed.

The Director explained that he had suggested an integrated development in lieu of subdividing the area into small lots. An integrated development would concentrate traffic within the area with access on Ala Wai Boulevard and Hobron Lane and avoid access on John Ena Road.

Mr. Centeio pointed out that John Ena Road is too narrow and its additional use by traffic created from this development would cause greater congestion in the area. He believed that the plans of the 4-story parking structure should be revised to avoid ingress and egress from John Ena Road.

Mr. Magoon replied that the area will be subdivided and access must be provided for each lot including the parking structure. He stated that parking spaces will

be made available to people in the area which should help relieve the traffic congestion created by on-street parking. He also noted that an attempt made by him several years ago to have John Ena Road widened was met with opposition from the property owners in the area.

Mr. Izumi inquired whether or not the Estate will control the development and whether or not written assurances can be received from the lessees that they will abide by this proposed development. Mr. Magoon replied that this plan adopted by the Board of Directors of the Estate, to the best of his knowledge, will be followed as shown.

In reply to a query from a Commission member, the Director stated that under existing regulations, there is nothing to prevent a person from constructing a 4-story parking garage with access on John Ena Road.

To help relieve the traffic congestion on John Ena Road, Mr. Keppeler suggested that access for the parking structure be limited to right turn movements only. Mr. Magoon stressed that the proposed plan helps relieve the traffic problem on John Ena Road because a general plan roadway will be deleted. He pointed out that under existing conditions, he can still build his parking structure without requiring the deletion of the general plan roadway.

The Commission took the matter under advisement on motion of Mr. Centeio and second of Mr. Izumi.

The Commission discussed the feasibility of revising the plan so that access on John Ena Road would be eliminated.

The Director, in explaining the development of the area to the Commission, noted that the general plan roadways were created to provide access in the event of subdivision into smaller parcels. Magoon Estate, therefore, can subdivide the area into 5,000 $\frac{1}{2}$  lots which would create a worst traffic congestion on John Ena Road. The roadways are strictly for local traffic and their elimination for an integrated development will not affect through traffic. It would not be feasible to move the parking structure nearer to Ala Wai Boulevard for access on that street because the intersection of Ala Wai Boulevard and Kalakaua Avenue is very dangerous and Ala Wai Boulevard deadends at Ala Moana Boulevard on the makai side. The parking structure should not be placed on Hobron Lane because of the plan to retain an open effect there. He stated that the staff has studied this matter very thoroughly and believes that the proposed development is practicable for improving the area. In reply to a query from a Commission member, he stated that the owner must apply for the rezoning of certain areas for business uses.

A motion made by Mr. Yamabe, seconded by Mr. Norwood, to recommend to the Planning Director that a public hearing be called to consider amending the General Plan section of a portion of Waikiki-Kalia by deleting the two general planned roadways bounded by Ala Wai Boulevard, Hobron Lane and John Ena Road, was carried. Mr. Centeio voted in the negative.

ZONING INDUSTRIAL  
MOANALUA  
MOANALUA HIGHWAY  
& PUULOA ROAD  
S.M. DAMON ESTATE

The Commission considered further a request made by the Damon Estate for change in zoning from business and residential to industrial uses for land situated at the makai-waikiki corner of Puuloa Road and Moanalua Highway and containing approximately 94 acres. Presently 76 acres is zoned for business uses and 18.828 acres for residential uses. The Commission had visited the site.

Mr. Fred Carter, representing the Damon Estate, presented a layout plan showing the road system and access roadways for the proposed industrial development. He stated that the Hawaiian Telephone Company is in the process of condemning 9.9 acres of this property for its operations and joins in this application for rezoning.

Mr. Carter stated that the Estate has received more than adequate number of applications to lease land for industrial purposes while it has no applications for residential or commercial uses. Since this area adjoins the existing Mapunapuna industrial area on the makai side and a military reservation on the waikiki side, the highest and best use seems to be for industrial uses. He stated that the proposed street layout is not final and may be revised to provide for specific uses. Access into the area is from Moanalua Highway with a ramp and bridge across Moanalua Stream. To protect Moanalua Garden on the mauka side from the industrial development, a buffer planting strip along Moanalua Highway has been provided. Land at the corner of Puuloa Road and Moanalua Highway has been condemned by the Highway Department for an overpass, half of a clover-leaf pattern, for access to Tripler Hospital and Puuloa Road.

In reply to Mr. Keppeler's query regarding the width of the buffer area and of the roadway parallel to Moanalua Highway, Mr. Bob Belt, engineer, stated that the buffer area is 25 feet wide, a 60-foot roadway, and an additional 15-foot of planting strip on the makai side of the roadway. Moanalua Garden will be retained and the proposed development will not adversely effect it.

This matter was taken under advisement on motion of Mr. Centeio and second of Mr. Norwood.

In discussing this matter further, Mr. Keppeler expressed his opinion that a wider buffer strip should be provided between Moanalua Garden and the industrial area.

The Director stated that the applicant could be requested to place the private roadway further makai to provide for a wider buffer area. The staff has thoroughly studied this matter and believes that industrial uses can be established in this area with limited industrial uses along the road frontages and general industrial in the interior areas. However, the studies also show that a neighborhood shopping center is needed to serve an anticipated population of 20,000 persons living in the surrounding areas. The most logical location is within this proposed industrial land rather than to have business uses spotted within the residential areas.

The Commission concurred with the staff's suggestion regarding the buffer area and provisions for a shopping center and requested the Director to consult with the applicant for revision of the plans.

A motion to recommend the calling of a public hearing subject to the applicant's compliance with the requirements for a deep planting area and a shopping center was made by Mr. Keppeler, seconded by Mr. Yamabe, and carried.

ZONING HOTEL & APT.  
WAIALAE NUI  
OFF KAHALA AVE.  
BISHOP ESTATE

The Commission reviewed further a request made by the Bishop Estate for change in zoning from Class A-1 Residential to Hotel and Apartment for approximately 12 acres of land situated within the Waialae Golf Course area adjoining the ocean.

Mr. Charles Pietsch, proposed lessee and developer of the area explained the proposed development showing three apartment buildings, 18 to 20 stories high, hotel buildings not more than three stories high and an off-street parking structure. He stated that parking will be at a ratio of one parking space for every two hotel rooms and 1-1/2 parking for each apartment unit. The area is planned for low density development. To facilitate financing, the area will be subdivided into not more than 5 parcels.

Regarding density, the Director stated that the staff has reviewed the proposal and finds that the proposed development has living units far below the standards recommended for development of this nature. There is also more than the number of parking spaces required by law.

Mr. Centeb inquired of the distance of the proposed development from the club house and whether or not any fairway of the golf course would be affected. Mr. Pietsch replied that the distance is 150 feet from the club house area. Number one fairway is the only one affected and it will be moved slightly mauka of its present location with minor adjustments made to the other fairways. The lease for the golf course runs till 1977; however, he has a letter from the Trustees of the Bishop Estate stating that the golf course lease will run concurrent with his lease for 65 years.

The Commission requested a letter from the Bishop Estate stating that fact. The Commission noted that people have bought homes in the Waialae Golf Course Subdivision relying on the retention of the golf course and open view to the ocean.

Commissioner Izumi requested the staff's recommendation regarding the change in zoning. The Director stated that the staff conducted a study only with respect to land use, density of population, access and parking. The area has been established for residential uses for many years although there had been some discussion of hotel development in this area as far back as 1947. He pointed out that apartment development had been provided within the Waialae section as an integrated plan for Waialae-Kahala. He would like an answer from the Trustees of the Estate whether or not they plan other apartment developments in the area. He is requesting the Commission's advice with respect to this matter since it is such a drastic deviation from the single family uses in the whole beach frontage.

Mr. Tom Lalakea who was present in the audience stated that it is his understanding that the Estate intends to retain the golf course far beyond the termination of the lease.

A motion to defer action for two weeks pending further information from the Bishop Estate regarding the golf course and future apartment plans was made by Mr. Centeio seconded by Mr. Izumi and carried. Mr. Norwood voted in the negative.

ZONING HOTEL & APT.  
& BUSINESS  
MAILI  
MAILI BEACH  
MOKULEIA RANCH  
& LAND CO., LTD.

The Commission visited the Maili Beach area of about 23.92 acres for which a request for change in zoning from Highway Protective uses to Hotel and Apartment and Business was made.

Mr. Kenneth Young, representing Mokuleia Ranch & Land Co., Ltd., requested favorable consideration of the hotel and apartment zoning as well as the three business zones. He stated that the hotel development will be similar to the Kona type development of two story structures with accessory business uses in a separate building. The three business areas are required because different persons will develop the resort area. He noted that each resort development on approximately 5 acres of land will have six hotel buildings for a total of 60 rooms. Under existing regulations, a hotel structure must have 20 or more rooms to permit accessory business uses within the building. The applicant is willing to restrict businesses to those which can only be permitted in a hotel building. To show good faith, the applicant is willing to post a bond in the amount of \$25,000 to guarantee this restriction. No objections will be made in the event the area is zoned to resort type of zoning.

The Director reported that a resort area zoning ordinance is being prepared which would provide for maximum floor area in ratio to the land area and business uses based on floor or land area used for hotel purposes. He asked Mr. Young whether the lease will restrict the type of structures, heights, and density. Mr. Young replied in the affirmative.

In reply to Mr. Yamabe's request for a detailed development plan, Mr. Young stated that none is available. The lessees of the area must have the hotel-apartment and business zoning before they can prepare their development plans. To prepare the development plans before the rezoning would delay further the development of the area. He requested the Commission to authorize the calling of a public hearing so that plans can be prepared.

Mr. Yamabe made a motion to recommend calling of a public hearing for hotel and apartment zoning only so that the developers could prepare a plan for presentation to the Commission. His motion was seconded by Mr. Centeio.

Mr. Clark Reynolds, developer of the area, declared that hotel and apartment zoning without the business areas will defeat the plan for a resort area. What he proposes to do is in compliance with the thinking of the Planning Commission for development of this potential resort area. It is only because there is no ordinance to permit such development that separate business areas are needed.

The Commission informed Mr. Reynolds to submit his detailed plans and consideration may be given later to his request.

A vote was then taken and the motion to call a public hearing for hotel and apartment zoning only was carried.

ZONING HOTEL & APT.  
WAIKIKI  
KALAKAUA, COCONUT,  
& KIELE AVENUES  
PAUL KOY

The Commission considered further Committee Report No. 69 of the City Council, referring to the Commission for consideration, a request made for change in zoning from Class A Residential to Hotel and Apartment for a 8,132 $\frac{1}{2}$  parcel of land situated at the corner of Kalakaua Avenue and Coconut Avenue. This property is situated mauka of the area the Commission has designated as desirable for apartment development. Action was deferred pending studies for a 56-foot right-of-way along Kalakaua Avenue and Coconut Avenue and provisions for development of minimum lot sizes.

The Director recommended a minimum lot size of 7,500 $\frac{1}{2}$  and construction of street improvements in accordance with the proposed plan for a 56-foot right-of-way.

Mr. Earle S. Spangler, representing the owner, stated that the owner will comply with the requirements specified by the Commission. A letter has been filed stating that the owner will agree to:

(1) Accept a setback from his existing property lines on Kalakaua and Coconut Avenues as decreed by the Master Plan, but in no event to exceed 6 feet.

(2) Provide for construction of improvements required by such setback at the time of construction of the building planned for erection on this site, and to bear the costs of these improvements to be subject to adjustments on the basis of the assessment ratio prescribed for this Improvement District.

(3) Dedicate the land vacated by such setback to the City and County of Honolulu, subject to compensation therefor under the conditions as prescribed for this Improvement District.

In reference to the street improvements and utilities, the Director suggested that these improvements be done at one time. However, in order not to detain those who are ready to develop on their properties, the City Council could be requested to initiate an improvement district or the property owners could initiate it.

The Commission voted to recommend to the Director that a public hearing be called to consider establishing on the General Plan for the Waikiki-Diamond Head section, apartment uses for the area bounded by Kalakaua Avenue, Coconut Avenue and Diamond Head Road on minimum lot sizes of 7,500 $\frac{1}{2}$ ; 56-foot rights-of-way for Kalakaua Avenue and Coconut Avenue; and a change in zoning to Hotel and Apartment for the applicant's property. The motion was made by Mr. Centeio, seconded by Mr. Izumi, and carried. Not being familiar with the application, Mr. Norwood did not vote.

The Director suggested that the Commission revisit the site for the benefit of the new Commission members.

ZONING HOTEL & APT.  
WAIANAЕ  
MAKAI SIDE OF  
BAYVIEW STREET  
HARRY S. MORSE,  
JR., ET AL

The Commission visited the properties situated on the makai side of Bayview Street, Waianae, for which a request was made for change in zoning from Rural Protective to Hotel and Apartment. The request covers four parcels of land containing a total area of 34,774 $\frac{1}{2}$ .

The Commission noted that the area is desirable for

apartment development but the streets are unimproved. It also noted that a portion of Bayview Street fronting an apartment development has been improved.

Mr. Centeio was of the opinion that the Commission should look with favor to apartment zoning only upon compliance by the owners for the improvement of the streets, presentation of plot plans, demolition of all existing buildings not in compliance with the building code for apartment use; and provisions for off-street parking facilities.

Mr. Bertram Kanbara, Deputy Corporation Counsel, advised the Commission that it cannot impose those requirements as a condition to zoning. It can, however, state that it will look with disfavor to apartment uses until the streets are improved. As far as the condition of the existing buildings is concerned, it is under the jurisdiction of the Building Department.

The Director suggested that this matter be deferred for a consultation with the owners. If all are agreeable to only new construction and to improve the road, a private covenant among the property owners will be enforceable.

Mr. Yamabe made a motion to defer action pending a consultation of the Director with the property owners for a solution to the problems mentioned for improving the area. His motion was seconded by Mr. Norwood and carried.

ZONING AGRICULTURE  
USE  
WAHIAWA  
CALIFORNIA AVE  
& DOLE AVE.  
JAMES PETERSON  
& SONS

The Director informed the Commission of a request received from James Peterson & Sons for a building permit to construct six additional poultry houses on land containing 17.93 acres and situated on California Avenue and Dole Avenue in Wahiawa. He stated that this area in question was zoned Class A-1 and Class AA Residential in 1955 over the protest of the owners. The Wahiawa Community Association recommended withholding the rezoning of the Peterson's property for residential uses until they were ready to develop; however, the Commission zoned the property for residential uses and stated that the Petersons may continue their chicken farm operation and a variance would be issued for any expansion or additions thereto. Unfortunately, the status of the Commission changed as a result of the Charter so that the matter was referred to the Zoning Board of Appeals. This application was considered by the Zoning Board of Appeals but it was advised by the Corporation Counsel's office that there are no grounds of unnecessary hardship to grant a variance. Therefore, a rezoning to agricultural uses is recommended.

A motion to authorize the calling of a public hearing to master planning the area for agricultural uses was made by Mr. Yamabe, seconded by Mr. Izumi, and carried.

ZONING HOTEL & APT.  
KEWALO  
732 CEDAR STREET  
MAMORU NAKAMURA  
BY: RICHARD M.  
KAGEYAMA

The Commission, on motion of Mr. Izumi and second of Mr. Centeio, authorized the calling of a public hearing to consider a request for change in zoning from Class B Residential to Hotel and Apartment for a parcel of land containing 5,986 $\frac{1}{2}$  situated at 732 Cedar Street, Kewalo.

The Commission noted that this property is situated within the area designated as desirable for apartment uses and a public hearing to provide for a 32-foot right-of-way for Cedar Street was held today.

ZONING RURAL HIGH-  
WAY PROTECTIVE  
PEARL CITY  
MAKAI SIDE OF  
KAMEHAMEHA HWY.  
H. J. HOLLINGER

The Director recommended that a public hearing be called to consider a change in zoning from Business to Rural Highway Protective for property situated on the makai side of Kamehameha Highway, ewa of 97-951 Kamehameha Highway in Pearl City. He stated that this property was recently rezoned to business as part of an expansion of an existing business area, but due to financial reasons, the owner stated that he cannot proceed with the business development. The request is to rezone 2,800sq for residential use as an addition to the residential zoning of his property so that a single family dwelling can be constructed.

A motion to authorize the calling of a public hearing to consider a change in zoning to Rural Highway Protective uses was made by Mr. Centeio, seconded by Mr. Izumi, and carried.

ZONING HOTEL & APT.  
PALAMA  
END OF KILIPAKA LN.  
JOHN H. MAGOON,  
SR.

The Director informed the Commission of a request received for the Commission's opinion with respect to a possible change in zoning from Class A Residential to Hotel and Apartment for property situated at the end of Kilipaka Lane, Palama, containing 43,225sq in area. He stated that the Commission had considered this same request in September, 1959, at which time it advised the applicant that any change in zoning at this time may jeopardize the redevelopment studies being conducted for that area. Although the staff believes that this area makai of School Street may be suitable for apartment uses, a new street pattern must be prepared because of many small lots and narrow unimproved streets. The area involved is too large for the staff to conduct house to house survey and hold discussions with the owners. This area is now under study by the Honolulu Redevelopment Agency for renewal and redevelopment work.

In reply to a query on time schedule for initiation of the project, the Director stated that the Agency has no definite time schedule. He believes it will be at least 5 years before the Agency can initiate the project.

The Commission was against haphazard apartment development but it did not believe development should be hindered for 5 years.

Mr. Centeio stated that the new Commission members should have an opportunity to familiarize themselves with the problems confronting the area. He made a motion to defer action pending a visit of the site. His motion was seconded by Mr. Izumi and carried.

STREET NAME  
KAILUA  
AULIKE STREET

The Commission, on motion of Mr. Norwood and second of Mr. Centeio, recommended adoption of the following street name for a roadway situated within the Kailua Off-Street Parking area, Kailua:

AULIKE STREET - Roadway extending from Kuulei Road to Uluniu Street between Oneawa Street and Maluniu Avenue being the access road to the Kailua Municipal Parking Lot.

Meaning: Even; smooth

MISC.  
PUBLIC HEARING  
AT WAIPAHU HIGH  
SCHOOL CAFETORIUM

MEETING WITH DOWN-  
TOWN IMPROVEMENT  
ASSOCIATION

The Commission members were reminded of the following:

- (1) Public hearing to be held at the Waipahu High School Cafetorium at 7:30 p.m., Wednesday, February 24, 1960, to consider establishing industrial zoning on the General Plan for a portion of Waipahu.
- (2) Meeting with the Downtown Improvement Association on Thursday, February 25, 1960, 12:00 noon, at the Wo Fat, Ltd.

The meeting adjourned at 5:20 p.m.

Respectfully submitted,

*Carole A. Kamishima*  
Carole A. Kamishima  
Planning Reporter

Meeting of the Planning Commission

Minutes

February 24, 1960

A public hearing was held on Wednesday, February 24, 1960, at 7:30 p.m., in the Waipahu High School Cafetorium, Waipahu, to consider an amendment to portion of the General Plan for Waipahu to provide for industrial development on land situated on both sides of Farrington Highway from Waipahu Road to West Loch, easterly of the Hoaeae boundary (excluding an area on the northeasterly corner of Farrington Highway and Kumia Road), comprising approximately 162 acres more or less, with Chairman Cyril W. Lemmon presiding

PRESENT: Cyril W. Lemmon, Chairman  
Tsutomu Izumi  
William Norwood  
Paul K. Keppeler  
Charles G. Clark  
Leighton S. C. Louis, Director

ABSENT: George F. Centeio  
Thomas N. Yamabe II

PUBLIC HEARING  
GENERAL PLAN  
WAIPAHA  
ROBINSON ESTATE

The Director read the public hearing notice which was published in the Honolulu Star Bulletin on February 13, 1960, and explained that the proposal today covers only the amendment to the General Plan for Waipahu to provide for industrial development and zoning will be considered at a later date. Land involved for industrial uses, owned by the James Robinson Heirs, consist of 102 acres on the makai side of Farrington Highway and approximately 60 acres on the mauka side. He then read the following letters filed with the Commission:

(1) American Factors, Limited, agent for Oahu Sugar Co., Ltd., and signed by its Land Department Manager H. K. Keppeler, interposing no objection to the proposed industrial zoning. It is very much interested in the development of the Waipahu area for industrial uses and believes the Commission should explore the advisability of having an over-all plan for the industrial development of Waipahu.

(2) Chamber of Commerce of Honolulu signed by its Master Plan Subcommittee Chairman Richard Cox, noting that one of the Chamber's goal is the "adoption of a comprehensive long-range master land development plan for Oahu-based upon broad community understanding and approval" and reporting the formation of a special Master Plan Committee to study the matter. Since the proposed changes in Waipahu directly affects two problems: (1) To what extent should the Master Plan encourage, stand neutral or resist urban encroachment upon agricultural lands? and (2) How much additional land on Oahu should be zoned for industry; and if the amount is substantial, where should it be located?, the Chamber requests an opportunity to be heard after study of all necessary data involving the two problems.

(3) Ewa Plantation Company calling the attention of the Commission to its lease on Parcel 34 of Tax Map Key 9-4-01, containing 30.944 acres, which is presently under cane cultivation and is expected to remain in that use until August 31, 1962, when the lease on the land expires. The Company does not object to the proposed amendment for industrial use; however, it requests that zoning of Parcel 34 for industrial uses be deferred until termination of its occupancy thereon. Otherwise, an industrial zoning for Parcel 34 would subject it to payment of real property taxes based on industrial use rather than cane use.

(4) The Estate of James Campbell, adjoining land owners, not taking a position for or against the industrial zoning, indicating its disturbance at the alarming rate best quality lands are being withdrawn from agricultural use as a result of urbanization. It urges the Commission to withhold action on this application and all other future requests for master plan and zoning change which involve the taking of agricultural land until full consideration has been given to the problem as it relates to the future welfare of the entire Island of Oahu.

Mr. Chinn Ho, one of the Trustees of the James Robinson Heirs, commenting on the letters that were just read, noted that American Factors and Oahu Sugar Company have taken Class A and B lands best suited for agricultural uses and subdivided them into residential parcels. With reference to the letter from the Chamber of Commerce, Mr. Ho stated that the Chamber should conduct studies of other areas zoned for industrial uses. Those areas not in close proximity to Honolulu or Waipahu cost \$2 to \$3 a square foot. The Robinson Estate Trustees propose a substantial program to make industrial lands available at a reasonable price of approximately \$1 a square foot and in an area approximately 15 miles away from a major city and its traffic congestion. They have applications on file subscribing to approximately 50% of the land area.

In reply to questions from the Commission members, Mr. Ho stated that the land will be leased and not sold on the basis of \$1 a square foot valuation. Parcel 34, indicated by Ewa Plantation Company, will not be used until the lease expires.

Mr. Tadao Shinno, representing the I.L.W.U., Union 52, Waipahu, read a recent newspaper article noting that Hawaii is undergoing a tremendous tourist boom and predicting that some day 20% of its sugar and pineapple producing lands will divert to other uses. He then gave an account of how Waipahu grew from a small rural town to a large prosperous community due to its sugar industry. During the years 1951, 1952, 1953, 1954, the sugar company he works for paid over \$4 million in payroll and in 1955 little below \$4 million. In taxes, this company in 1951, 1952, 1953, paid over \$1 million, in 1954 little below \$1 million, and in 1955 over \$1 million. Because of the sugar strike, in 1957, the total payroll was \$3-1/2 million and taxes over \$800,000. The company employs over 900 people.

Mr. Shinno noted that Mr. James H. Shoemaker, Bank of Hawaii economist, in a newspaper article, points out that, "the least costly land to develop for residential and industrial purposes is the same land on which agriculture flourishes. Oahu has a situation in which the areas that should be residential--hillsides, from which homes would have expansive views--remain idle, while the prime agricultural flatlands are being used for housing. A study should be made to determine what, if any, action the government can take to induce a reversal of this trend."

Mr. Shinno indicated that there are raw lands on the island of Oahu not capable of being cultivated but suitable for other industries. The Union he represents is not opposed to progress or any new industries coming to Hawaii. In fact it would like to see a man like Mr. Chinn Ho, who helped develop Waianae town, to help locate these new industries in Hawaii. He stressed that lands in Waipahu are prime agricultural lands and we--the people, the government, the Planning Commission--should help to reverse the trend to urbanize agricultural lands. He further cited Mr. Shoemaker's statement that, "intensive agriculture can hold its own and will remain a part of Oahu's economy as long as the land can produce enough to compete."

Mr. Shinno stated that former Delegate to Congress Mr. Jack Burns, in addressing the Waipahu community, made a statement that he does not want to see Waipahu mill idle or moved 10 or 15 miles away; he wants to see Waipahu flourish.

Mr. Colin Lennox, speaking as a land conservationist, noted his past experiences as a land utilizer and former association with Campbell Estate. He noted the problem involving the removal of highly productive lands before non-productive lands are fully utilized. He asked what is our land agricultural situation? In order to find an answer he referred to the report, "Oahu's Land Situation" prepared by the Land Study Bureau of the University of Hawaii, published in November, 1959. The report shows that approximately 18% of the total land area of Oahu is classified as Class A land or land that is well-suited for intensive agriculture while 8% is classified as Class B land or land only moderately suited for intensive agriculture. The balance is in Class C, lands fairly suited for intensive agriculture and Class D, lands unsuited for intensive agriculture. Of all the Class A lands found in the State of Hawaii, 54% is found on the island of Oahu. On Oahu nearly 46% of Class A and B lands are occupied by cities and villages. The report also shows that approximately 10% of Class A land on Oahu is proposed for urban development. Mr. Lennox pointed out that this percentage was derived before the announcement by the Bishop Estate and the Oahu Sugar Company to remove approximately 3,000 acres of land in Halawa and the Robinson Estate of approximately 2,500 acres of land from sugar production to urban development.

Mr. Lennox asserted that the continued loss of highly productive agricultural lands would reach a "breaking point" so that agricultural pursuits no longer become profitable. He cited as an example the termination of pineapple operations of Libby, McNeill & Libby because of continued reduction of land areas on Oahu. He also stated that a study of the continued loss of profits in sugar cane production shows that such loss is related to the reduction of cane producing land. He also mentioned the fact that Waianae and Waimanalo sugar mills had closed up operations due to continued losses.

Based on last year's report, he stated that gross income from sugar production was about \$800 per acre, per annum. Therefore, the loss of a thousand acres would mean the loss of \$800,000 or an equivalent of 2,000 visitors a year, signifying the importance of the sugar industry to the economy of the island.

Mr. Lennox noted that the Planning Commission has a great responsibility in deciding the zoning of an area. He believed that zoning good agricultural lands for other uses is starting a destruction of those lands similar to lava destroying productive lands. However, he brought out the question whether or not there is a need for industrial zoning, and if a decision is reached not to zone for such use, would such an action impair the total economy of the State. With reference to this point, he has made a study of lands to be made available for industrial uses. The Damon Estate has approximately 110 acres in Moanalua proposed for industrial zoning; Loyalty Enterprises has about 105 acres; Bishop Estate has about 30 acres in Waiakamilo; Sand Island, having 465 acres, will some day be industrial; Kahaluu has about 800 acres zoned for industrial but not developed; the Campbell Industrial Park of over 1,000 acres is not fully occupied; and others in the leeward area for a total of about 2,365 acres proposed for industrial uses. The important point is that these lands are Class C and Class D lands and none are taking agricultural lands.

In order to learn how much land is needed for industries, he referred to the report "Land for Industries in Hawaii" prepared for the E.P.C.A. by H. Bartholomew & Associates in June, 1957. The report states that 75 acres per year is a safe maximum for industrial development and about 1,500 acres would be a percentage reserve to have for the island of Oahu for the next 15 or 20 years.

He also referred to the report "Economic Base Study for Oahu" prepared for the Planning Commission by the Oahu Planning Associates. A portion of the report states that agriculture is still the most important private basic element in Hawaii's economy. With reference to the tourist industry, an expenditure of \$430 per visitor per year was expected for 1959. With reference to the future urban land requirements on Oahu, the report projects a need of about 800 acres per year or 16,000 acres during the next 20 years for urbanization outside the city of Honolulu. In summary it states that, "there

is no scarcity of land nor will there be for many years to come. Unless forced by taxation, or other economic reasons, there should be no necessity for the Sugar, Pineapple or other agricultural users of land to leave Oahu to make room for urbanization within the next 20 years. With proper planning, there is no reason why these agricultural pursuits could not be carried on without much acreage curtailment on Oahu for many years beyond 1980."

Lands available for urbanization are referred to in the Board of Water Supply's report on "Water Supply for the Ewa and Waianae Districts" to be in the area west of Waipahu from Kunia Road to Makua. Water will be available to the developable areas from "0" elevation to 500 feet for a total acreage of 16,669 acres. Therefore, according to the Economic Base Study report, that number of acreage is sufficient for urbanization for the next 20 years.

Mr. Lennox then read a Resolution adopted by the Conservation Council of Hawaii requesting a systematic planning for the maximum use of agricultural lands for the economy of the island.

He urged the Commission to delay a decision on this matter for the reasons that, (1) the master plan study for the island of Oahu is not ready and the people should be given an opportunity to analyse it and be informed as to what direction planning is leading the State of Hawaii and as it relates to Oahu; and (2) an economic base study being prepared by the State Planning Office for all the islands to be ready in a few weeks may help to resolve that question. He believed that letters should be directed to the H.S.P.A., the Pineapple Grower's Association, the Farm Bureau Federation, the I.L.W.U., and other sugar and pineapple companies on Oahu asking for their opinion of zoning Class A agricultural land for industrial, commercial, or residential uses and if they favor some "green belt" zoning since they are the ones first affected by land destruction.

Representative William Bains-Jordan of the 10th Representative District, speaking as a resident of Waipahu and as a legislator, noted that Oahu has 80% of the total population in the State of Hawaii yet has only 10% of the State's land area. It has 85% of the best agricultural lands throughout the entire State and this heavy population density is gradually encroaching into these agricultural lands. He noted that Mr. Chinn Ho as trustee of the Robinson Estate attempts to put the Estate's lands into the highest and best use. He believed, however, that for the economy of the State of Hawaii, consideration should be given to the State as a whole in deciding the use of good agricultural lands. It has been pointed out that there are sufficient Class C and D lands which could be placed in industrial and residential uses. The concept that the farmers should go to neighbor islands is not economically practical due to the fact that the best agricultural lands and the consumer market are here on Oahu.

He then quoted the following extracts from the report prepared by Mr. F. Nunns of the Land Study Bureau of the University of Hawaii. "Since only 26% of the land of Oahu is classified as moderately or highly productive for agricultural use, special action is justified to keep this land in agricultural production unless there is conclusive need to support a change. Particularly is this true, if the farm operators are to experience the benefits from a good basic resource and if the consumers are to enjoy the benefits of higher yields and nearness to market. Keeping Oahu's Class A land in agriculture is important to the agricultural economy of both Oahu and the State. This fact is emphasized when it is realized that more than half of all the Class A land in Hawaii is on Oahu." Mr. Bains-Jordan filed this report with the Commission and requested that the Commission also hear the views of individual property owners.

Mr. Paul Kozuma, property owner living in Waipahu, could not give an opinion regarding industrial zoning since he does not know enough about it. However, as an individual, he would not care to live near an industrial area because of the constant movement of heavy truck and equipment creating a hazard to the safety of children. He believed that there are sufficient lands in

the Campbell Industrial Park at Barber's Point for these new industries.

Mr. Chinn Ho stated that the heirs of the Estate he represents have suffered from limited income for the last 50 years due to sugar leases (\$30 per acre per year) restricting the use of their land to a higher use. Because of this limited income, valuable lands in Waikiki had to be sold some years ago at 50¢ a square foot. During this period, the cost of living and other income have gone up 50%.

In reference to the tax situation, he stated that there should be no fear in taking away agricultural lands. He cited for example, the Waianae-Makaha area where lands were taken out of cane production 14 years ago. Today, the assessed valuation of those lands is 20 times the assessed valuation of sugar cane land 14 years ago. This area also supports a community 5 to 8 times more than the population at the time of sugar production. He stresses that because of the scarcity of land for residential and other uses, the rank and file citizens must continue to pay exorbitant prices for land. The Estate is attempting to provide a change in this situation. Because of the tremendous increase in income, more people are able to buy their own homes and in order to meet that demand, agricultural lands must be taken. This in itself will provide equilibrium in taxes.

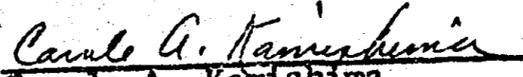
In reply to questions from the Commission members, Mr. Ho stated that the land under consideration today has been withdrawn from cane production one year ago. During this one-year period of engineering and land use study, no income has been derived from this valuable piece of property.

Commissioner Clark inquired of the completion date for the over-all plan for Waipahu. The Director stated that the private consultants will be ready to present their report to the Commission in a few weeks. However, the public is advised that the plan to be presented by the private consultants is merely a recommendation that is subject to review by the Commission and the City Council. After study and review by the staff also, the plan will be presented to the public in various segments. It is believed that presentation of this plan to the public will be made near the end of this year.

No other presentations were made in reference to this application. The Commission closed the public hearing and took the matter under advisement on motion of Mr. Izumi and second of Mr. Clark.

The meeting adjourned at 8:40 p.m.

Respectfully submitted,

  
Carole A. Kamishima  
Planning Reporter

Meeting of the Planning Commission

Minutes

March 3, 1960

The Planning Commission met in regular session on Thursday, March 3, 1960, at 2:00 p.m., in the Conference Room of the City Hall Annex with Chairman Cyril W. Lemmon presiding:

**PRESENT:** Cyril W. Lemmon, Chairman  
George F. Centeio  
Tsutomu Izumi  
William Norwood  
Paul K. Keppeler  
Leighton S. C. Louis, Director  
Henry T. Au, Deputy Director  
  
Bertram T. Kanbara, Deputy Corporation Counsel

**ABSENT:** Thomas N. Yamabe II  
Charles G. Clark

**MINUTES:** The minutes of February 18, 1960, as circulated, were approved on motion of Mr. Centeio and second of Mr. Izumi.

**PUBLIC HEARING  
GENERAL PLAN  
WAIKIKI-KALIA  
DELETION OF  
GENERAL PLANNED  
ROADWAYS SITUATED  
OFF ALA WAI BLVD.**

A public hearing was held to consider the amendment to the General Plan Street Layout for a portion of Section 3 (Waikiki-Kalia) by deleting certain general planned 40-foot roadways situated within the area bounded by Ala Wai Boulevard, Kalakaua Avenue, Ena Road, Hobron Lane and Lipeepee Street. The public hearing notice was read by the Deputy Planning Director.

The Magoon Estate which owns all the properties affected by the general planned roadways proposes an integrated development showing hotels, apartments, business shops, a 4-story parking garage and off-street parking areas. Mr. Eaton Magoon, the applicant, stated that the apartment structure in the interior area near Ala Wai Boulevard may be eliminated from the plan.

In reference to the proposed parking garage, Mr. Norwood inquired whether it is to be used exclusively by the tenants of the proposed development or whether or not its facilities would be available to others in the surrounding area. Mr. Magoon replied that the parking spaces will be leased to the tenants of the development and if there are additional spaces, they will be made available to other traffic generating in the area.

Mr. Keppeler indicated a possible traffic problem if access is permitted on John Ena Road, a narrow roadway. He believed that access should be provided from Hobron Lane, or that the widening of John Ena Road be considered.

Mr. Magoon reported on the unsuccessful attempts by him to have the property owners in the area join with him in the widening of John Ena Road. He stated that plans for the integrated development was made after consultation with Mr. Louis, the Planning Director, who stated that another intersection so close to Kalakaua Avenue would be hazardous. He reminded the Commission that if this request for deletion is denied, the development plans can be changed placing the parking garage on John

Ena Road and still adhering to the general planned roadway. However, their purpose is not to create a worst situation but to improve it by the deletion of another intersection so close to Kalakaua Avenue and by a well planned development.

Mr. Centeio's motion to close the public hearing and to take the matter under advisement was seconded by Mr. Norwood and carried.

In discussing this matter later, Mr. Izumi suggested that the applicant be requested to widen John Ena Road on his side of the property only. The Director noted that John Ena Road is a 50-foot right-of-way with no provisions for a setback. According to the plans of the applicant, improvement of the street frontage conforms with the present right-of-way width and the applicant did state that he will improve the frontage in accordance with City standards. To require the applicant to widen John Ena Road on his side only would be unfair and would not be in alignment with the remainder of Ena Road.

A Commission member inquired whether or not the staff made a traffic study for the area with reference to apartment uses and the reason for a 50-foot right-of-way for John Ena Road while Hobron Lane, a less used roadway, is 56-foot wide. An inquiry was also made whether or not the General Plan can be amended to establish a 56-foot right-of-way for John Ena Road.

The Director stated that an over-all study for the Waikiki area was made at the time the master plan for Waikiki was established to provide for the various uses and street pattern. This area at John Ena Road is almost fully developed and to make a change now would not be practical. In explaining the traffic pattern for the area, he pointed out that Ena Road is strictly a local road while Ala Moana Boulevard, a divided highway, Kalakaua Avenue and Ala Wai Boulevard are the main thoroughfares. The only explanation he can give for the 50-foot right-of-way for John Ena Road is that it was planned as a local road.

The Director further pointed out that Magoon Estate can still construct the parking garage structure by merely relocating it in compliance with the general planned roadway. Another alternative is that the Estate could apply for a building permit and request the City to purchase the roadway area. It seems certain that the City will not purchase the road area, so the Estate can still proceed with its plans.

Mr. Keppeler still believed that John Ena Road should be widened because of the additional traffic generating from the parking structure or that the structure be relocated with access from Hobron Lane.

After further discussion, Mr. Keppeler made a motion to defer action. His motion was seconded by Mr. Izumi. A vote taken on the motion resulted in three affirmative votes and one negative vote cast by Mr. Norwood. Lacking the necessary four affirmative votes specified under the Charter, the motion was not carried.

Mr. Keppeler explained that his motion for deferral was made so that further study and review can be given to the matter. Mr. Centeio concurred with Mr. Keppeler's expression. Mr. Keppeler stated that he also believes that the applicant would comply with the request of the Commission if the matter was presented to him.

Mr. Norwood expressed his opinion that, after weighing all the factors involved in this request, the proposed development seems like a desirable development for that area. He could see no reason for deferring the matter since several sessions were held in considering all the factors involved. He made a motion to recommend approval of the proposed amendment to the General Plan street layout for Section 3; however, lacking a second, the motion was not considered.

The Commission took no action on this application.

PUBLIC HEARING  
ZONING BUSINESS  
PAUOA  
1609 LEILEHUA LANE  
GENEI TOGUCHI

A public hearing was held to consider an application for change in zoning from existing Class B Residential to Business for parcel of land at 1609 Leilehua Lane, situated on the Waikiki side of Leilehua Lane, 80 feet mauka of S. School Street. The Deputy Director read the public hearing notice and explained that the existing business zone fronting School Street is to be extended to include an area of 1,443 $\frac{1}{2}$  still in residential zone. This property containing 3,760 $\frac{1}{2}$  is situated at the rear of the Toguchi Service Station and is to be used as part of the service station operation. The staff believes that this is a logical extension of the service station operation. Maps showing the consolidation of the lots have been filed with the Commission.

No presentations for or against the zoning change were made. The Commission closed the public hearing and took the matter under advisement on motion of Mr. Centeio and second of Mr. Izumi.

A motion to recommend to the City Council that the zoning change be approved was made by Mr. Centeio seconded by Mr. Izumi and carried.

PUBLIC HEARING  
ZONING RURAL HIGH-  
WAY PROTECTIVE  
PEARL CITY  
MAKAI SIDE OF  
KAMEHAMEHA HWY.  
H. J. HOLLINGER

A public hearing was held to consider a request for change in zoning from Business to Rural Highway Protective for a portion of a property situated on the makai side of Kamehameha Highway, ewa side and adjoining 97-951 Kamehameha Highway in Pearl City.

The Deputy Director read the public hearing notice and explained that this property was recently zoned for business use. However, because the applicant was unable to obtain the necessary financing for a business venture, he is requesting the rezoning of approximately 2,800 $\frac{1}{2}$  for residential use to permit the construction of another single family dwelling on his property.

No one was present to speak for or against the zoning change. The public hearing was closed and the matter was taken under advisement on motion of Mr. Centeio and second of Mr. Izumi.

The Commission voted to recommend approval of the zoning change on motion of Mr. Centeio and second of Mr. Norwood.

PUBLIC HEARING  
ZONING HOTEL & APT.  
MAILI-WAIANA  
MAILI BEACH  
MOKULEIA RANCH &  
LAND CO., LTD.

A public hearing was held to consider the application for change in zoning from existing Rural Highway Protective zone to Rural Hotel and Apartment for portion of Maili Beach area, situated on the makai side of Farrington Highway, beginning at a point opposite Milikami Street and in the southerly direction for a distance of about 1.2 miles, comprising approximately 23.92 acres.

The public hearing notice was read by the Deputy Director. He informed the Commission that this area is established on the General Plan as a resort area. The staff had recommended that the area be zoned for resort purposes pending enactment of a resort zoning ordinance; however, the proposed ordinance is still in the form of a draft. The applicant is ready to develop the area and requests hotel and apartment zoning together with business zoning. The Commission, however, did not look with favor to business zoning at this time. The applicant, therefore, has indicated development of this area for resort purposes with accessory business uses.

Mr. Izumi requested an explanation of the difference between resort type zoning and hotel and apartment zoning and the requirements for accessory business uses.

The Deputy Director's explanation was that under a resort zoning, the height of the structures would probably be limited to two stories while under the hotel and apartment zone, the height is unlimited. Under the present zoning, a hotel having more than 20 rooms in one structure may have accessory business uses while under the resort zoning, business uses may be conducted in separate structures.

In response to the Chairman's announcement that interested parties may be heard, Mr. David Van Gieson, residing in the Maili area, came forward. He requested permission to direct questions to the representative of the Mokuleia Ranch & Land Company. Upon obtaining permission to address the Chair, Mr. Van Gieson asked if it is correct that the title to this land under consideration today for resort zoning was handed down by Act of Congress to the Dillinghams. Mr. Kenneth Young, representing the Mokuleia Ranch & Land Co., stated that the title to this property was obtained in 1924 by exchange of deed between the Federal Government and confirmed by an Act of Congress.

Mr. Van Gieson then asked if it is correct that under that same Act of Congress, there is a provision that gives the military the right to hold maneuvers on the property.

The Chairman thereupon requested advice from the Deputy Corporation Counsel whether or not the question had any bearing on this application. Upon being advised that it does not, the Chairman informed Mr. Van Gieson to limit his remarks to only the proposal under consideration.

Mr. Van Gieson stated that a check of the records would confirm the fact that by Act of Congress a provision is made giving the military forever the right to hold maneuvers on the property. It is significant to see that with this encumbrance on the land, the Dillinghams will not invest any money in the development of the Maili beach

area. Statements have been made that the area will be turned over to private developers indicating that "cheap" motels may be constructed there. He stressed that it is the duty of the Commission to recognize these facts. He then offered a suggestion that an area of 60 feet mauka from high water mark be set aside for military purposes with rights-of-way for vehicles every 400 to 500 feet. In this manner, when the military is not using the area, the public can use the beach area. Otherwise, the development proposed for the area will close the beach area from public use except for rights-of-way to the water.

Mr. Kenneth Young confirmed the accuracy of the statement made that the military has maneuver rights over the property. However, the area requested for zoning is not the beach area where the military will hold maneuvers. He submitted new maps showing the proposed development and its boundaries. He indicated an area of about 3 acres situated at the Waianae end of this development. He stated that this area will be subdivided into 14 residential lots at a cost of \$31,500 each and developed by a private developer indicating that the area will not be developed with "cheap" motels. A right-of-way to the beach and use of the beach area will be reserved for the military as well as the public. He stated that adequate financing has been obtained by the developer and negotiations to lease will be subject to obtaining the hotel and apartment zoning. He requested approval of the zoning in order to create a hotel and apartment development that would be deserving for the State of Hawaii and for the benefit of the tourist industry and local people as well.

The Commission closed the public hearing and took the matter under advisement on motion of Mr. Centeio and second of Mr. Izumi.

A motion to recommend approval of the change in zoning to hotel and apartment was made by Mr. Centeio, seconded by Mr. Norwood, and carried.

GENERAL PLAN  
WAIPAHU  
ROBINSON ESTATE

The Commission considered again the proposed amendment to portion of the General Plan for Waipahu by providing for industrial development on land situated on both sides of Farrington Highway from Waipahu Road to West Loch, easterly of the Hoaeae boundary (excluding an area on the northeasterly corner of Farrington Highway and Kunia Road) comprising approximately 162 acres. A public hearing was held in Waipahu on Wednesday night, February 24, 1960, at which time several presentations on the subject matter were heard by the Commission.

Mr. Centeio's motion to recommend approval of the amendment to a portion of the General Plan for Waipahu to provide for industrial development on land so indicated was seconded by Mr. Izumi and carried.

Mr. Keppeler remarked that this area at Waipahu seems logical for industrial development; however, planning in some manner should try to conserve highly productive agricultural lands. The Director stated that the staff is studying the matter as part of its over-all general plan studies for the island of Oahu.

Mr. Norwood asked whether the sliver of land mentioned by

Ewa Plantation Company as still under cane production can be excluded. The Director stated that the 31 acres still under cane production can be excluded at the time of rezoning for industrial uses. A letter could be directed to the real property tax assessor advising him of this matter.

ZONING HOTEL & APT. The Commission members visited the property situated at the end of Kilipaka Lane, Palama, containing 43,225sq. ft. A request has been filed by the applicant for the Commission's opinion with respect to a possible change in zoning from Class A Residential to Hotel and Apartment for the property.

PALAMA  
END OF KILIPAKA LN.  
JOHN H. MAGOON,  
SR.

Mr. Izumi, who visited the property, informed the other members of the dilapidated condition of the general area and of the many unimproved streets. He stressed that it is unlikely that the area is ready for apartment development. The applicant's property is situated in an interior area served by an unimproved street and until such time the property owner improves or participates in the improvement of the access road, this matter should be deferred.

Mr. Izumi's motion to defer action until such time the roadways in the area are improved was seconded by Mr. Centeio and carried.

ZONING INDUSTRIAL  
KEWALO  
SHERIDAN STREET &  
KAMAILE STREET  
KENICHI NAKAMURA  
BY: RICHARD M.  
KAGEYAMA

The Commission members were informed of a request for reconsideration filed by the applicant for a change in zoning from Hotel and Apartment to Industrial for six parcels of land containing a total of 26,513sq. ft. in area, situated on the makai-ewa corner of Sheridan and Kamaile Streets, Kewalo. The Director had denied this request previously on the basis that the industrial use is not in conformity with the land use pattern for the area. A land use study of the area notes the development of many new apartments for the entire block, ewa of the requested properties.

The Commission members had visited the site. Mr. Centeio, one of the members who visited the site, expressed his opinion that the area ewa of Sheridan Street should remain in apartment use and not zoned for industrial uses.

The Commission checked the land use map of the area and noted that the neighborhood is developed generally for apartment use.

Mr. Centeio's motion to look with disfavor to industrial zoning for the properties requested was seconded by Mr. Norwood and carried.

ZONING LIMITED  
INDUSTRIAL  
KANEHOE  
270 FEET MAUKA OF  
KAMEHAMEHA HWY.  
RALPH K. AJIFU

The Deputy Director informed the Commission of a request submitted by Ralph K. Ajifu for change in zoning from Class A-1 Residential to Limited Industrial for his property containing 74,132sq. ft. in area and situated about 270 feet mauka of Kamehameha Highway, Kaneohe, rear of the Yamashiro Service Station premises. This property is served by a 15-foot right-of-way.

This matter was considered previously by the Commission in January, 1958, at which time the applicant was advised to work out a satisfactory plan for an access road to serve the interior lots. However, several attempts to

work out a satisfactory plan with the Yamashiros have been unsuccessful. In the meantime, the Commission zoned the Yamashiro's property for industrial uses since it had access on a main street and a roadway area to serve the interior lot had been set aside. The Ajifu's request at that time was denied on the basis of inadequate access.

The Commission noted that no new proposals to improve the access road have been made. It voted, therefore, to adhere to its previous action taken for denial on the basis of inadequate access, on motion of Mr. Centeio and second of Mr. Izumi.

ZONING HOTEL & APT.  
WAIKIKI  
3041 KALAKAUA AVE.  
WILFRED & HENRIETTA  
CHONG

The Deputy Director informed the Commission of a request received for change in zoning from Class A Residential to Hotel and Apartment for a parcel of land containing 6,869 $\frac{1}{2}$  situated at 3041 Kalakaua Avenue, Waikiki. This property is situated within the area the Commission has designated as desirable for hotel and apartment development provided that off-street parking facilities on the basis of one parking stall for each unit are set aside, the street improvements are constructed, and the applicant agrees to prohibit any business uses on the premises. He stated, however, that in checking the development plans submitted by the applicant for the construction of a 10-story, 40-unit apartment building, off-street parking stalls for only 30 cars are shown. Since other apartment developments in the area have provided for one to one parking facilities, he believed that the applicant should also be made to comply with this provision. The staff has, however, inadvertently overlooked the one to one parking requirement for the Paul Koy application for rezoning of his property situated at the corner of Kalakaua Avenue and Coconut Avenue. A public hearing is scheduled for this application.

The Deputy Corporation Counsel advised the Commission that it cannot legally impose a condition to zoning. The area is either ready for rezoning or it is not. The Commission cannot require compliance with one to one parking when the existing Ordinance allows one parking stall for every two units.

Mr. Centeio stated that this matter should be deferred for a fuller Commission and at the same time give the staff time to further study and consult with the applicant for a more satisfactory plan. His motion to defer action for two weeks was seconded by Mr. Izumi and carried.

ZONING HOTEL & APT.  
WAIALAE NUI  
WAIALAE GOLF COURSE  
AREA  
BISHOP ESTATE

With reference to the application by the Bishop Estate for change in zoning from Class A-1 Residential to Hotel and Apartment for land situated within a portion of the Waialae Golf Course area along the ocean frontage, the Commission noted that several persons were in the audience to speak on this matter. Since the applicant and its representatives were informed to be present between 3:15 p.m., and 3:30 p.m., at which time the Commission would consider the matter, and the persons wishing to be heard could not wait until the specified time, the Chairman granted them permission to make their presentations.

Mr. Robert Fisher, member of the Kahala Community Club, informed the Commission of a meeting to be arranged with the Bishop Estate to obtain further information on the proposed development because of the residents' concern that the proposed development would be detrimental to the

property values in the surrounding area. He requested the Commission to defer action until such time the residents have been able to meet with the Estate.

In the event the Commission should call a public hearing, Mr. Centeio inquired whether two weeks is sufficient time for the residents to discuss the matter. Mr. Fisher felt that two weeks would be sufficient. He believed that many problems could be solved at this meeting rather than to burden the Commission with minor details.

Commissioner Norwood inquired whether the residents' concern is relative to the possible hotel and apartment development or primarily to the proposed height and density of the development. Mr. Fisher was not informed of all the residents' objections; however, a few objections made were with reference to the height of the buildings, blocking their view to the ocean, possible expansion of the hotel and apartment development, and the increase in traffic.

Mr. J. O. Fuller, whose home is presently under construction in the Waiialae Golf Course Subdivision area, objected to the proposal to construct 12 to 18 story apartments near Fairway #1 of the Waiialae Golf Course. He had paid \$10,000 for cost of improvements only for a premium lot with a view to the Golf Course and the ocean. The master plan of the area did show a hotel development proposed near Fairway #1 but it was noted as a future plan--not as an apartment plan. He believed that an apartment development would devalue properties in this Golf Course Subdivision and destroy a scenic beauty of the Golf Course and the ocean. He noted that tourists have been attracted to this area because of the panoramic view of Koko Head and the ocean. He urged the Commission to deny the request.

Mr. J. McCormack, property owner in the Waiialae Golf Course Subdivision, concurred with the statements made by Mr. Fuller. He noted that this is a newly created community and as yet no community association has been formed to express the views of the people. Hence, he, as an individual, and other owners in the area, he believes, would object to the proposed development.

Mr. Roy F. Thompson, III, residing in an area opposite the Golf Course Subdivision, believed that a deferral action would give property owners in the surrounding area an opportunity to discuss the proposal. He noted the lack of sufficient information in the daily newspapers regarding this matter. Since he is not familiar with all the facts, he cannot give an opinion one way or the other at this time.

Representatives of the Bishop Estate who were present later were informed of the presence of the property owners earlier at the meeting and the statements they made.

Judge Willson C. Moore, trustee of the Bishop Estate, read the reply to the Commission's inquiry relative to tenure of Waiialae Golf Course and whether or not Bishop Estate intends to create additional hotel and apartment development along the Waiialae-Kahala beach frontage.

The letter, filed with the Commission, states that the Waiialae Country Club now holds the third successive lease

covering the golf course premises and the present lease will continue to 1977. A provision is stipulated in the lease that negotiations for a new lease are to begin at least one year before the expiration of the lease term. Developments in the vicinity of the golf course area follow a masterplan executed by H. Bartholomew & Associates in 1955. One development is the recently completed residential Golf Course Subdivision located on property formerly leased to a dairy; second, is the area now being considered for hotel and apartment use; and third, is an 18-acre parcel on the koko-head end of the golf course which presently is awaiting future development. One of the primary considerations in the execution of the master plan has been that the golf course should be preserved as a first-class golfing facility. The right to withdraw the parcel now being considered for rezoning has existed in the present lease since 1947 when the future hotel development was shown on its master plan map. Notice of withdrawal right was given to the Waiialae Country Club several months ago and the Club is presently relocating the affected fairways and greens.

Judge Moore then produced a master plan map adopted by the Trustees of the Estate in 1947 showing the residential subdivision, the golf course, the proposed hotel and apartment area and the future development for land at the koko-head end of the course which may be developed to a higher use than residential. There is no misrepresentation since this map has always been shown to the public and the Golf Club is aware of its existence.

With reference to the golf course lease, the Director believed that the lease rental may be so high that it would be impractical to continue the use of the area for a golf course. He noted that the lease rental problem was faced by the City when it attempted to condemn the area in 1946 or 1947 for a public golf course.

Mr. Moore stated that the Trustees are resigned to the fact that the area is a golf course and will continue to be a golf course. The golf course is a benefit to the surrounding area as well as to the community. It is of a private nature, best able to pay the rental because of its use by a great number of people. Unless some unforeseeable circumstances change the situation, the area will remain as a golf course.

The Director indicated his belief that the golf course should be part of the residential development similar to the complex of a shopping center. He noted that several requests for hotel and apartment development in the Wailupe and Kuliouou areas were denied on the basis that the beach frontage lots were best suited for single family residential use. He then requested information on the proposed use of the reserve area at the koko-head end of the course. Mr. Moore stated that hotel and apartment uses will probably be proposed because of its location next to the golf course.

Mr. Francis W. Wight, residing in the Golf Course Subdivision, spoke in the capacity of a resident although he is a member and director of the Waiialae Country Club. He has made inquiries at the Planning Department to learn whether or not there are any standards or guide by which density is determined within a hotel-apartment area and

was informed that no such standards exist. He noted that while density within the residential areas at Kahala and Waialae-Kahala is about 4 families per acre, the proposed development of 18 to 20 story apartment buildings will far exceed the present density ratio. The long-range master plan for development of the area seems to indicate an improvement for the benefit of the City and County, but it is his belief that permitting a hotel and apartment development to locate along the beach frontage would cause it to spread throughout the area, thus causing the eventual deterioration of the entire area from Koko Head to Diamond Head. He noted that there is no law compelling the developer or the owner of the land to adhere to its master plan.

He stated that he had checked the map at the Bishop Estate, when choosing his residential lot, but did not notice any plans for a hotel and apartment development although it may have been there. The lot he chose had a park along the rear boundary and a right-of-way to the golf course at the front and across the street. For some reasons unknown to him there is no park, no right-of-way to the golf course and no parking lot as proposed near his home. He believed that the Bishop Estate, as one of the largest land owners in the island, has an obligation to the lessees for the protection of their interest by providing these facilities that were expected at the time of the lease agreement. He declared that upon complete development of the residential subdivision, the density of population would justify the need for a park. The traffic situation will also change because Kahala Avenue is the only means of access to the proposed development. In talking about stabilizing the economy of the State and planning for the future, it is stated that tourism is necessary. Therefore, he declared that it is mandatory to retain this tourist attraction area by disapproving any obstruction to the ocean.

Commissioner Norwood asked Mr. Wight whether he and the other property owners object because of the height of the structure, and if that is the reason, would they be more receptive to two or three story structures similar to the "Kona-type" structures.

Mr. Wight stated that those type of structures may be more acceptable; however, he has paid a substantial price to live in a low density residential area. He added that although he is not disputing the statement made by Judge Moore that all the lessees knew of the proposed hotel and apartment development he and many others were not aware of it. Also, in their leases between the Bishop Estate and the Country Club, a specification is made that any hedge planted along the boundary of the subdivision must be maintained not more than 30 inches in height to protect the view to the ocean.

Clarifying a point made by Mr. Wight regarding deletion of the park site, the Director stated that in the original subdivision plan a park site was set aside as required by law. However, the City did not purchase the site because of the lack of funds. This is a problem constantly faced by the City, and to meet minimum requirements for park and playground areas, these facilities are combined with school sites. With reference to a right-of-way to the golf course, a check of the records must be made.

Mr. Wight noted that his reference to a park was made because he believes there should be some standard set whereby the developers would be obligated to establish these park sites when the City cannot purchase. The residents were not notified that the park site was removed.

The Director stated that there are standards and guides which are used to establish school and park sites. He noted that a bill was introduced in the last legislative session in 1959 requiring a subdivider to provide the necessary park and school sites either in land area or money but the bill was "ice boxed". This bill is expected to be reintroduced again next year.

Mr. Wight inquired what would happen to zoning in the event the hotel and apartment zoning is granted for the proposed development and later this plan is changed. The Director informed him that the zoning will remain, however, any construction must comply with existing laws with reference to parking and building spacing.

Mr. Izumi then made a motion to recommend to the Director that a public hearing be called to consider this application for a zoning change so that the people living in the surrounding area can have an opportunity to state their views. This motion does not mean that the Commission is ready to make a recommendation to approve or disapprove the zoning change. His motion was seconded by Mr. Centeio.

The Director informed the Commission that if the purpose of the public hearing is merely to obtain the views of the property owners, an informal public hearing should be held. He clarified the Charter provisions; that, only after the Director is certain that a zoning change is justified should he make a recommendation for a public hearing, then the Commission can authorize a formal public hearing. After the hearing, the Commission recommends to the Council approval or disapproval of the proposed change in the general plan. For this application, he is doubtful whether or not the change should be made because hotel and apartment use is a drastic change in this long established single family residential area. Any change may also affect the future development of the entire area up to and including Koko Head. Therefore, he is not ready to make any definite recommendation and is seeking the advice of the Commission.

Mr. Izumi stated that the purpose of the hearing is to obtain the pros and cons of the rezoning proposal and not to recommend anything. He withdrew his motion and Mr. Centeio his second thereto. Mr. Izumi made a new motion to recommend calling of an informal public hearing. Mr. Centeio seconded this motion.

The Director stated that an announcement will be published in the daily newspaper regarding the informal hearing. Mr. Centeio felt that all parties concerned should be notified following the same procedure as a legal public hearing.

Upon a request for advice from a Commission member, Mr. Kanbara, Deputy Corporation Counsel, stated that the Commission could refer this matter back to the Director for a definite recommendation. The Director's response was that if he believes the zoning change is not justified, this matter will never go to public hearing.

The Chairman asked Mr. Moore if he can give more concrete assurance that the golf course will be retained. Mr. Moore stated that the golf course is designed to remain a first class golf course. The present thinking of the Board of Trustees of the Bishop Estate is that this area should be and will remain a golf course. Its use hundred years from now, however, cannot be ascertained.

Mr. Centeio believed that a formal public hearing would get a better response from the people. The method of notification to the public of an informal hearing by a notice in the newspapers is not sufficient. Some owners may not see the notice. In a legal public hearing, the staff also post public hearing notices in the neighborhood. He withdrew his second to the motion to call an informal public hearing. (Mr. Izumi's motion to call an informal public hearing was not considered due to lack of a second.)

Mr. Centeio then made a motion to call a public hearing to consider a change in zoning from Class A-1 Residential to Hotel and Apartment for a portion of the Waialae Golf Course area. He stated that the Commission can then listen to both sides of the issue and extend the hearing if necessary.

Mr. Karbara advised the Commission that it cannot take that action at this time in the absence of a recommendation from the Director to amend the general plan to provide for the zoning change. The only action it can take at this time is to hold an informal meeting.

Commissioners Keppeler and Norwood expressed their opinion that a hearing should be held to obtain further facts so that the Commission could properly advise the Director.

The Director explained that a paid notice will be published in the newspapers. The method of posting public hearing notices in a neighborhood is just a service and is not required by law. He reminded the Commission that it has, in the past, held informal meetings with the various communities when establishing master plan changes. After obtaining their views and made changes as suggested, the Commission then held formal hearings.

Mr. Centeio withdrew his motion and stated that the Director should hold the informal meeting with the people and the applicant and later make his recommendation to the Commission. Mr. Izumi concurred with Mr. Centeio's belief.

The Director reaffirmed his point that he is requesting the Commission's advice. He then stated that the Commission could recommend an amendment to the general plan and at a later date consider the zoning change.

A motion to recommend to the Director that a public hearing be called to consider an amendment to the General Plan section for Waialae-Kahala to provide for hotel and apartment uses was made by Mr. Izumi, seconded by Mr. Centeio, and carried.

ZONING MISC.  
BUILDING PERMIT  
ST. LOUIS HEIGHTS  
1445 ST. LOUIS DR.  
KAMEHACHI  
SHIMABUKURO

The Commission considered Committee Report No. 283 of the City Council, referring a request for issuance of a building permit to enlarge an existing garage within a 10-foot setback at 1445 St. Louis Drive.

The Deputy Director informed the Commission that the 10-foot building setback for St. Louis Drive was created by Ordinance 564 because of adverse topography. This ordinance permits the Commission to approve the issuance of a building permit for the construction of a garage within the 10-foot setback area if the contour of the land or other physical conditions justifies the construction.

The Commission checked the construction plans and noted the existence of a one car garage. On the basis that the request seems reasonable, the Commission voted to approve the issuance of a building permit for the construction of a garage on motion of Mr. Izumi and second of Mr. Centeio.

ZONING MISC.  
BUILDING PERMIT  
ST. LOUIS HEIGHTS  
2105 ST. LOUIS DR.  
MR. & MRS. ISAAC  
JOSHUA  
BY: WILLIAM K. Y.  
YOUNG

By Committee Report No. 186, the City Council also referred to the Commission for consideration a request to build a garage within the 10-foot setback line at 2105 St. Louis Drive.

The Commission checked the construction plans and believed the request was reasonable. A motion to approve the issuance of a building permit for the construction of the garage was made by Mr. Izumi seconded by Mr. Centeio and carried.

ZONING BUSINESS  
KALIHI VALLEY  
3059 KALIHI VALLEY

Pursuant to Section 5-512(4) of the City Charter, the City Council referred to the Planning Commission for recommendation, Resolution No. 59 to amend the General Plan of Section 18 (Kalihi Valley) by designating an one-acre area in upper Kalihi Valley at 3059 Kalihi Street for commercial use.

The Commission, on motion of Mr. Izumi and second of Mr. Centeio, authorized the calling of a public hearing to consider Resolution No. 59.

ZONING CLASS A RES.  
KAHALUU  
IRIS J. CULLEN &  
WM. H. MOUNTCASTLE

By Miscellaneous Communication No. 117, the City Council referred to the Planning Commission for study and report, a request made by Iris J. Cullen and William H. Mountcastle for rezoning of certain properties at Kahaluu from Class AA to Class A Residential.

The Deputy Director in explaining this matter, reported that Mrs. Iris Cullen in 1957 had submitted a subdivision plan of her property into 5,000 $\frac{1}{2}$  lots under the then existing Rural Protective zoning. Numerous requests for extensions of time to complete the subdivision were approved until finally on September 9, 1959, the Planning Director disapproved the subdivision on the basis that final survey maps or a subdivision bond and agreement guaranteeing the completion of the subdivision were not filed. In the meantime, the zoning of the area was changed to Class AA Residential, and the subdivider was notified that any future request for subdivision must comply with the Class AA zoning. An appeal filed with the Zoning Board of Appeals was denied on advice from the Corporation Counsel's office that there were no legal basis for granting a variance. Since the subdivider has expended considerable sums of money for preparation of the subdivision plan and construction of the roadways,

this request for a rezoning of the area to Class A Residential to enable the subdivision to proceed was made to the City Council.

The Zoning Map of the Kahaolu area was shown to the Commission. It noted that the surrounding area is zoned Class AA Residential.

The Commission stated that it has not been fully oriented with the facts. It requested the staff to submit a detailed report and a recommendation, on motion of Mr. Norwood and second of Mr. Centeio.

ZONING BUSINESS  
KAILUA  
KUULEI STREET  
L. T. CHUN

The Commission considered Committee Report No. 366 of the City Council referring a request for change in zoning from Class AA Residential to Business for a property containing 12,447 $\frac{1}{2}$  situated on Kuulei Street, between Kainalu and Maluniu Streets, Kailua.

The Deputy Director reported that this request, on a previous occasion, was denied by the Planning Director on the bases that Kailua is presently overzoned for business uses and that the residential character of the neighborhood does not justify the extension of the business zone. The existing business zone is presently extended to the boundary of the Class AA area.

The Commission voted to recommend denial of this request for Business zoning on the basis that the character of the neighborhood justifies retention of the Class AA zone, on motion of Mr. Centeio and second of Mr. Izumi.

ZONING MISC.  
BUILDING PERMIT  
WAIKIKI  
KALAIMOKU STREET  
D. N. INGMAN

The Commission considered Committee Report No. 378 of the City Council, referring a communication from Waikiki Palms advising that it plans to construct apartment houses on Kalaimoku Street, Waikiki, extending from 441 Kalaimoku Street to 2103 Ala Wai Boulevard, and that it plans to utilize the setback area of 5 feet established for street widening purposes. It requests that the setback area be deleted from the General Plan or that the City purchase the setback area.

The Deputy Director stated that the 5-foot setback area was established after the master plan for Waikiki was amended by diminishing the width of Kalaimoku Street from a 90-foot right-of-way to a 70-foot right-of-way in view of the fact that University Avenue Extension over Ala Wai Canal was also deleted from the master plan.

The Deputy Corporation Counsel advised the Commission that it can act only on the request for proposed amendment to the General Plan.

Mr. Centeio's motion to defer action for consideration by Commission as a whole was seconded by Mr. Izumi and carried.

ZONING APARTMENT  
DISTRICT "C"  
PUUNUI  
MAKAI SIDE OF  
KUAKINI ST. EXT.  
BUZZY T. OKAZAKI

The Director informed the Commission of a request received for change in zoning from Class B Residential to Apartment District C for approximately 102,543 $\frac{1}{2}$  of land situated on the makai side of Kuakini Street Extension, 390 feet ewa of Liliha Street. The general plan for the area provides for 40-foot rights-of-way; however, in an apartment area a minimum of 56-foot right-of-way is required. The applicant has indicated his willingness to develop this property under the Apartment District C

regulations and construct the roadways in accordance with the master plan and as 56-foot rights-of-way. However, in looking at the entire area makai of Kuakini Street Extension to School Street, it is noted that the streets are unimproved with many small lots. The staff believes that this area may be desirable for multiple family development but requests the Commission's advice in view of the unimproved streets and small lots. He noted that other requests for apartment zoning in the area of Holokahana Lane were disapproved because of inadequate access. The Commission had visited the site.

Mr. Buzzy Okazaki, the applicant, was of the opinion that use of this property for apartment district C development was in line with the existing land use of the neighborhood. He has retained the services of an architect to prepare plans for an apartment project for occupancy by moderate-income families and families displaced by governmental projects. An engineer is preparing plans for construction of the roadways in accordance with the master plan. Improvement of the roads is to be undertaken under the improvement district statutes and approximately 93% of the property owners in the area have indicated their approval for creation of an improvement district.

Mr. Lemmon, in checking the preliminary plot plan, noted that it shows 40-foot rights-of-way. Since he understood that the applicant had no objection to 56-foot rights-of-way, he requested Mr. Okazaki to clarify this matter.

Mr. Okazaki stated that he has no objection to a 56-foot right-of-way for the roadway running from Kuakini Street down towards School Street; however, he prefers a 40-foot right-of-way for the roadway running parallel with Kuakini Street at the rear of the property because of the loss of sizeable land area.

Mr. Izumi asked the Director whether or not he would approve the 40-foot right-of-way if the vertical roadway is 56-foot.

The Director stated that studies were made for the area on the basis of 56-foot rights-of-way. However, if the Commission is to consider apartment uses for the applicant's property, it should also consider this same use for the entire block makai to School Street and ewa to Lanakila School boundary.

Mr. Ernest Hara, architect, stated that the apartments will be of two-story construction with 6 to 8 units for each building, and in compliance with the Apartment District C regulations for yard spacing and parking.

Mr. Izumi's motion to authorize the calling of a public hearing to consider Apartment District C zoning, seconded by Mr. Centeio, was not carried due to the lack of four affirmative votes. Mr. Lemmon voted in the negative. Mr. Keppeler was not present at the time of voting.

A motion to take this matter under advisement was made by Mr. Centeio, seconded by Mr. Izumi, and carried.

In considering this application later, Mr. Centeio made a motion to recommend to the Director that a public hearing be called to consider Apartment District C zoning

for the property. His motion was seconded by Mr. Izumi.

Mr. Lemmon stated that the matter of the street widths should be settled if the area is to be zoned for apartment uses. He believed that both roadways should be 56-foot rights-of-way to provide for high density use. The other members were of the same opinion.

The Director explained that under the Apartment District C regulation, construction must be on a minimum lot size of 7,500sq, not more than 3 stories high and one parking space for every unit.

An amendment was made by the maker of the first motion to provide for 56-foot rights-of-way on the General Plan for this section of Liliha-Puunui. The amendment was seconded by Mr. Izumi. A vote was then taken on the motion as amended and the motion was unanimously carried.

ZONING CLASS A-2  
RESIDENTIAL  
WAIPAHU  
MAUKA SIDE OF  
WAIPAHU ROAD  
DR. WONSIK YOU,  
ET AL

The Director reported that a request has been received for change in zoning from Class A-1 Residential to Class A-2 Residential for property situated on the mauka side of Waipahu Road, Waipahu. Portion of the area is in the flood plains area and the applicant is requesting a change in zoning only for the section above the flood plain water level. An adjoining property is zoned for Rural Protective uses and on the town side it is zoned for Class A Residential use. It is believed that the change in zoning is logical; however, this request should be deferred pending comments from the Waipahu Community Association, the Board of Health and the Board of Water Supply.

A motion to defer action was made by Mr. Centeio seconded by Mr. Izumi and carried.

ZONING BUSINESS  
WAIPAHU  
FARRINGTON HWY.  
& WAIKELE ROAD  
KANAME SAITO

The Director reported of another request made for change in zoning from Class A-1 Residential to Business for a parcel of land containing 18,952sq situated on the southeast corner of Farrington Highway and Waikele Road, Waipahu. This property is presently being used by the Leeward Bus Company as a bus terminal; however, it plans to move its terminal to Waimano and utilize this property for business purposes. This property is bounded by the library and the high school and is a triangular-shaped lot. This request should be deferred pending receipt of comments from the Waipahu Community Association.

The Commission voted to defer action on motion of Mr. Centeio and second of Mr. Izumi.

STREET NAMES  
WAIKELE  
WAIOLU TRACT

On motion of Mr. Norwood and second of Mr. Izumi, the Commission voted to recommend adoption of the following street names for roadways within the Waiolu Tract, at Waikele:

PUPUKAHI STREET	..	Roadway extending from Waipahu Street makai, crossing Farrington Highway and terminating at Pupupuhi St.
Meaning:		United, as in harmonious cooperation.
PUPUKOAE STREET	-	Roadway extending from Pupukahi St., to Pupukupa Street being between Pupukui Street and Waipahu Street.
Meaning:		A rare land shell

PUPUKUI STREET	- Roadway extending from Pupukahi St., to Pupukupa Street and being between Pupukoa Street & Pupukupa St.
Meaning:	A pin shell
PUPUKUPA STREET	Roadway extending from Pupukahi St., to its terminus past Pupukoa St., being between Pupukui Street and Farrington Highway.
Meaning:	A native shell
PUPUMOMI STREET	Roadway extending from Pupukahi St., to Pupupuhi Street being between Farrington Hwy & Pupunohe Street.
Meaning:	Small mother-of-pearl shell
PUPUNOHE STREET	Roadway extending from Pupumomi St., to Pupupuhi Street and being between Pupumomi Street and Pupukahi St.
Meaning:	A sitting shell
PUPUOLE STREET	Roadway running parallel to the OR&L Company right-of-way at the end of Pupupuhi Street.
Meaning:	A shell
PUPUOLE PLACE	Deadend roadway off Pupuoale Street on the Waianae side of Pupupuhi St.
Meaning:	A shell
PUPUPUHI STREET	Roadway extending from Pupuoale St., to its terminus past Farrington Highway and being Waipah of Pupukahi Street.

The meeting adjourned at 4:55 p.m.

Respectfully submitted,

Carole A. Kamishima  
 Carole A. Kamishima  
 Planning Reporter

Meeting of the Planning Commission

Minutes

March 17, 1960

The City Planning Commission met in regular session on Thursday, March 17, 1960, at 2:00 p.m., in the Conference Room of the City Hall Annex with Chairman Cyril W. Lemmon presiding:

**PRESENT:**

Cyril W. Lemmon, Chairman  
Tsutomu Izumi  
Thomas N. Yamabe, II  
William R. Norwood  
Paul K. Keppeler  
Charles G. Clark  
Leighton S. C. Louis, Director  
Henry T. Au, Deputy Director

Bertram T. Kanbara, Deputy Corporation Counsel

**ABSENT:**

George F. Centeio

**MINUTES:**

The minutes of February 24, 1960 and March 3, 1960, as circulated, were approved on motion of Mr. Izumi and second of Mr. Norwood.

**PUBLIC HEARING  
ZONING BUSINESS  
KALIHI VALLEY  
3059 KALIHI ST.  
WILLIAM AU**

A public hearing was held to consider City Council Resolution No. 59, amending the General Plan Section 18 (Kalihi Valley) of the City and County of Honolulu by modifying the land use plan of the city of Honolulu by designating approximately 41,032 $\frac{1}{2}$  of land situated in upper Kalihi Valley, at 3059 Kalihi Street, for commercial use.

The Director read the public hearing notice and noted that the Commission had visited the site. He explained that the applicant had appealed the rezoning request to the City Council after the Planning Director had denied the zoning change to business. He called the Commission's attention to the fact that the applicant's request for business and apartment zonings were denied by the Commission on four different occasions.

The Commission oriented itself to the location of the application and checked the applicant's property in conjunction with surrounding developments.

No one spoke for or against the application. The public hearing was closed and the matter was taken under advisement on motion of Mr. Yamabe and second of Mr. Keppeler.

In considering this application later, Commissioner Norwood requested the Director's recommendation with respect to the proposed change in use to business. The Director stated that he had recommended against the change. This application was considered by the Commission which had recommended that a public hearing be called; however, he had denied the request. The applicant, therefore, had appealed to the City Council for the zoning change.

Mr. Bertram Kanbara, Deputy Corporation Counsel, advised the Commission that should it recommend disapproval of

the zoning change, a 2/3 vote of the Council is needed to adopt the Resolution.

Mr. Clark's motion to recommend approval of City Council Resolution No. 59 was seconded by Mr. Keppeler. However, the motion was not carried due to the failure to obtain four affirmative votes. Messrs. Norwood and Izumi voted in the negative. The Chairman declined to vote.

The City Council will be informed of the holding of a public hearing and of the result of the vote taken.

PUBLIC HEARING  
ZONING HOTEL & APT.  
KEWALO  
732 CEDAR STREET  
MAMORU NAKAMURA

A public hearing was held to consider the application for change in zoning from existing Class B Residential to Hotel and Apartment for a parcel of land containing 5,986# situated at 732 Cedar Street, Kewalo.

The Director read the public hearing notice and informed the Commission that this property is situated within the area designated as desirable for apartment use. A public hearing to establish on the General Plan section for Kewalo, a wider right-of-way for Cedar Street and two other streets in the area was held two weeks ago and the Commission had recommended approval of the proposal.

There were no protests filed. The Commission closed the public hearing and took the matter under advisement on motion of Mr. Izumi and second of Mr. Yamabe.

A motion to recommend to the City Council that the change in zoning to hotel and apartment use be approved was made by Mr. Izumi, seconded by Mr. Yamabe, and carried.

PUBLIC HEARING  
GENERAL PLAN  
WIDENING OF COCONUT  
& KALAKAUA AVES.  
& ESTABLISHING  
HOTEL & APT. USES  
WAIKIKI  
AREA BOUNDED BY  
KALAKAUA, COCONUT,  
DIAMOND HEAD &  
PONI MOI ROADS

A public hearing was held to consider proposed amendments to the General Plan Section 3 (Kalia-Waikiki) of the City and County of Honolulu as follows:

(1) To provide for street widening of Kalakaua Avenue and Coconut Avenue from 44-foot rights-of-way to 56-foot rights-of-way, between Poni Moi Road and Diamond Head Road.

(2) To consider the change in use from Class A Residential to Apartment-Hotel use for area bounded by Kalakaua Avenue, Coconut Avenue, Diamond Head Road and Poni Moi Road.

The public hearing notice was read by the Director. He pointed out that the area makai of Kalakaua Avenue is presently designated as desirable for hotel and apartment uses subject to a setback area for street widening purposes and off-street parking on the basis of one parking space for each unit. The hotel-apartment use is proposed to be extended to include the two block area mauka of Kalakaua Avenue.

The Director reported that a protest against the proposal to widen from 44 feet to 56 feet, Kalakaua Avenue and Coconut Avenue from Poni Moi Road to Diamond Head Road has been filed by Mr. Paul J. Thurston. He read Mr. Thurston's letter suggesting one-way traffic pattern through the area, and should it become necessary to prohibit parking on Kalakaua Avenue, Coconut Avenue and Kiele Avenue, that the City and County should provide parking areas in Kapiolani Park. He believed that widening of Kalakaua Avenue will encourage speeding through the area.

The Director stated that in the rezoning of several parcels in the makai area for hotel-apartment use, the City Council declared that no additional zoning changes will be permitted until the streets are widened.

Mr. Charles Dwight asked the Director for a reason the streets must be widened. The Director explained that the wider streets are needed to handle the anticipated traffic in the area as a result of increased density. The present right-of-way width was designed for single family uses; however, the trend has changed, and the single family unit on a lot is being replaced by 30 to 50 apartment units. The wider width will allow for two moving lanes in each direction with parking restricted on the streets or one moving lane in each direction with on-street parking permitted.

Mr. Dwight then asked whether or not a wider Kalakaua Avenue would change the traffic flow pattern of the area from Waikiki to Kahala. The Director did not believe it would. He stated that the roads are strictly for use by people in the area.

Mr. Earl Spangler, representing property owner Paul Koy who has an application for change in zoning to hotel-apartment use for his property at the corner of Coconut and Kalakaua Avenues, believed that widening of the streets is essential for the rezoning of the area to hotel and apartment uses. At present the traffic situation in the area is terrible. He believed that this area mauka of Kalakaua Avenue is also desirable for apartment uses and supported the proposed changes to the General Plan.

Mrs. Edwin Kekuku, living in the area and a neighbor of Mr. Thurston, also suggested a one-way traffic pattern through the area so that no one's property would be taken for the street widening.

The Director indicated that 5-1/2 feet will be taken from properties on each side of the street. He noted that several meetings were held to consider the zoning of this area and one-way traffic proposals. But after studying this matter thoroughly, the staff believes that one-way traffic on present rights-of-way will not solve the traffic problem in the area.

Mr. Roy Ahrens, residing in the area, mentioned that approximately 1/4 million dollars' worth of land would be taken from the people for the street widening. He read a petition signed by approximately 19 property owners in the area objecting to a portion of the proposed amendment to the General Plan. Specifically, the property owners (1) do not object to the change in use to hotel and apartment, (2) propose that any apartment or hotel building be required to provide one parking space for each unit, (3) propose that traffic be made one-way entering the area from Diamond Head Road into Coconut Avenue and thence out to Poni Moi Road by way of Kiele Street or Kalakaua Avenue, (4) contend that with the one-way traffic pattern, widening of the roadways to 56-foot rights-of-way is unwarranted; that this area should be isolated from through traffic and developed as a separate entity; and (5) propose that adequate setbacks from the street be given consideration to provide for proper landscaping--this would preclude the blighting of the area with concrete and black top jungles.

The petition was filed with the Commission.

The Director informed him that the Commission had required one to one parking facilities for apartment developments on the makai area. These developments have also provided for a 6-foot setback area for road widening purposes. Any proposal to setback areas for planting purposes certainly meets with the Commission's approval.

The Director believed that hotel-apartment zoning for this mauka area may be premature at this time. Since an apartment zoning ordinance is being prepared which would control building density, setback areas, parking requirements, etc., perhaps this proposed change should be deferred until the ordinance is enacted.

Mrs. Dorothy Crow, living at 3015 Kalakaua Avenue, stated that she is in the process of starting her apartment development and has provided for a 6-foot setback area for street widening purpose. She could see no reason for a further setback area for properties on the other side of the street. She expressed her fear for the safety of children in the area by "dragsters" speeding through the area. A wider roadway would create a worst situation. If the danger exists now, the Director suggested that the property owners request the Traffic Safety Director to make the streets in the area one-way streets.

Mrs. Wallace noted that at the time hotel and apartment uses were first proposed for the makai area, 80% of the property owners objected. She questioned why this use was permitted over the objections of the property owners. The Director replied that it was the Commission's belief that the makai area from the present hotel and apartment zone to Ruddy Tongg's property was ready for hotel and apartment developments. It also believed that it would be only a matter of time before the entire area will be ready for hotel and apartment uses.

Mrs. Gwenfread Allen, residing at 3020 Kalakaua Avenue, appealed to the Commission to give every consideration in seeing that this area is developed properly with adequate air, light and landscaping to provide for a desirable district.

At this point of the discussion, Mr. & Mrs. Oliver Kinney's letter filed with the Commission was read by the Director. They requested that the area within the boundaries of Kalakaua Avenue, Coconut Avenue, Diamond Head Road and Poni Moi Road be zoned from Class A Residential to Hotel and Apartment, and that the proposed widening of Kalakaua Avenue and Coconut Avenue be delayed to permit further study and consideration of possible widening of other streets in the area.

Mr. John Zapotocky, living at 3030 Hibiscus Drive, and representing the owners in the area, filed with the Commission a petition signed by approximately 15 property owners requesting that the area mauka of Hibiscus Drive along the slopes of Diamond Head be included for rezoning to hotel and apartment uses. He noted that property owners in the area bounded by Diamond Head Road, Coconut Avenue, Hibiscus Drive and Poni Moi Road have also submitted a petition requesting that this area also be included for rezoning to hotel and apartment uses. Approximately 75%

of the property owners in this mauka area is in favor of this rezoning.

Mr. Norwood asked Mr. Zapotocky whether the property owners are in favor of street widening in conjunction with the rezoning. Mr. Zapotocky replied that street widening proposals were not discussed, just the rezoning request.

Mr. Richard Hu, living on Kiele Avenue, indicated his favor of the hotel and apartment zoning.

Mr. Sam Steinhauser inquired whether a traffic count was made for roadways in the area. The Director replied that no traffic count was made. The wider road is to provide for the increase in traffic due to the increase in dwelling units.

Mr. Steinhauser pointed out that majority of the lots in the area are small, therefore, serious consideration should be given before taking land away. He believed, as a practical matter and to avoid a dangerous corner at the end of Kalakaua Avenue and Coconut Avenue, that the main traffic flow on Poni Moi Road should be eliminated and diverted on Kalakaua Avenue on the mauka side.

The Director reported that suggestions have been made to have the property owners consolidate their lots into 8,000 $\pm$  lots or larger for a more desirable apartment development. Many owners in the Waikiki area have realized the desirability of larger apartment projects and have consolidated their lots for one project. With reference to the traffic situation, he suggested that the owners consult with the traffic director.

Mr. Steinhauser then stated that he is in favor of the rezoning of the area to hotel-apartment use and that he has no objection to the proposed street widening.

Mr. Ahrens believed that the Commission should consider the fact that those property owners who do not object to the street widening are not affected by the widening.

Commissioner Yamabe inquired whether the people who are objecting to the street widening are the same people who are applying for hotel-apartment zoning.

Mr. Kinney requested that the street widening proposal be deferred until further studies are made. A corporation is interested in developing a one block area and the project is still in a planning stage. The property owners, therefore, object to any street widening at this time; but, they believe that the zoning change is appropriate at this time.

In reply to Mr. Yamabe's query, the Director stated that apartment and hotel uses for the two block area were considered due to the application by Mr. Paul Koy who is ready to develop his property. The other property owners have appeared to voice their views on the matter.

The Commission closed the public hearing and took the matter under advisement on motion of Mr. Izumi and second of Mr. Yamabe.

In discussing this matter later, the Commission was unanimous in its opinion that the streets must be widened to provide for the high density use. It noted that the property owners in the makai area have entered into third party beneficiary contracts to provide for street widening setback areas, one to one parking, no business uses, and other restrictions. It deliberated whether or not to General Plan the mauka area for hotel-apartment use at this time and accept these third party contracts, in view of the fact that Mr. Koy is ready to develop his property and has indicated that he will construct the street setback area. With reference to development on small lots, some of the members were of the opinion that development plans could be requested so that there would be some control of development on these lots with reference to height, density and parking.

In reply to several queries from the Commission members, the Director stated that the over-all future land use studies for the island of Oahu, including the Waikiki area, should be completed in two months. A draft of the proposed new comprehensive zoning law which provides for a separate apartment district should also be completed within that period. The Commission members noted that the change in use of this area from single family to multiple family is following the same pattern as in Waikiki.

The Director suggested that, if the Commission had any doubts, then it should defer this matter pending further studies.

Mr. Yamabe's motion to recommend approval of the Paul Koy's request for hotel-apartment zoning and to look with favor to the remaining two block area for hotel-apartment zoning pending compliance with the street widening requirement was not considered due to the lack of a second.

Mr. Norwood then made a motion to defer action for further study. The motion was seconded by Mr. Clark.

Mr. Yamabe proposed an amendment to the motion to provide for a definite time period of deferment. The Director requested deferment until the end of May by which time the future land use studies for Oahu should be completed and ready for presentation to the Federal agencies, the City Council and the Planning Commission for review and comments.

Mr. Yamabe's motion to amend the original motion to include "until the end of May" was seconded by Mr. Norwood. A vote taken on the motion as amended was carried.

PUBLIC HEARING  
ZONING AGRICULTURAL  
USE  
WAHIAWA  
CALIFORNIA AVENUE  
& DOLE AVENUE  
JAMES PETERSON  
& SONS

A public hearing was held to consider an amendment to the Wahiawa General Plan to provide for a change in land use from Rural Class AA and A-1 Residential to Agricultural use for parcel of land situated at the west corner of California Avenue and Dole Road in Wahiawa, comprising 17.92 acres. The owner is presently operating a chicken farm and proposes to expand his operations.

The Director stated that the Peterson's farm was zoned for residential use over the protest of the owner and support by the Wahiawa Community Association when the comprehensive zoning plan for Wahiawa was adopted in 1955.

The Commission at that time stated that a variance would be considered when the Petersons propose to expand or add to their operation. Subsequently, however, the status of the Commission has changed, and there are no legal basis to grant a variance.

Mr. James Peterson, Jr., the applicant, was present to answer any questions the Commission may have. He stated that the Wahiawa Community Association did support their request to keep their property for farm uses.

In reply to a Commission member's query, the Director stated that no protests have been received. The Community Association's original letter of support was accepted.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Yamabe and second of Mr. Izumi.

The Commission, on motion of Mr. Yamabe and second of Mr. Izumi, voted to recommend approval of the change in the General Plan of Wahiawa to permit Agricultural District A uses for the Peterson's property.

GENERAL PLAN  
WAIKIKI-KALIA  
DELETION OF G.P.  
ROADWAYS SITUATED  
OFF ALA WAI BLVD.

The Commission reviewed further the proposed amendment to the General Plan Street Layout for a portion of Section 3 (Waikiki-Kalia) by deleting certain general planned 40-foot roadways situated within the area bounded by Ala Wai Blvd., Kalakaua Avenue, Eua Road, Hobron Lane and Lipeepe Street.

A public hearing was held on March 3, 1960. The Commission closed the public hearing and had taken the matter under advisement. The Magoon Estate which owns all the properties affected by the general planned roadways proposes an integrated development of hotels, apartments, business shops, a 4-story parking garage and off-street parking areas. The Commission had expressed its concern because of the additional traffic that would be generating on John Ena Road, a road which it believes is too narrow to handle the additional traffic. Some of the members believed that John Ena Road should be widened or that the parking structure be relocated with access on Hobron Lane.

The Director reported that Mr. Magoon has made a statement that he will provide for a 10-foot building setback for the parking structure to provide for a wider sight distance. He will not put this commitment in writing, however,

Mr. Roger Gowans, representing the Magoon Estate, stated that the development plans show a 10-foot building setback and the Estate's intention is to develop in the manner shown. The parking garage will be of 4 stories for parking of approximately 300 cars and will be used mainly by the tenants of the development.

Mr. Keppeler was of the opinion that the 10-foot building setback may help relieve a traffic problem.

In reply to Mr. Izumi's question, the Director stated that the Traffic Engineer has no control of egress and ingress points.

This matter was taken under advisement on motion of Mr. Izumi and second of Mr. Norwood.

The Commission voted to recommend approval of the amendment to the General Plan Street Layout for a portion of Section 3 by deleting certain general planned 40-foot roadways situated within the area bounded by Ala Wai Boulevard, Kalakaua Avenue, Ena Road, Hobron Lane and Lipeepe Street, on motion of Mr. Norwood and second of Mr. Yamabe. Commissioner Clark was not present at the time of voting.

ZONING CLASS A RES.  
KAHALUU  
IRIS J. CULLEN &  
WILLIAM H. MOUNT-  
CASTLE

The Commission considered again, a request from the City Council for the Planning Commission's study and report, an application made by Iris J. Cullen and William H. Mountcastle for rezoning of certain properties at Kahaluu from Class AA to Class A Residential.

Mr. Henry Au, the Deputy Director, explained briefly the reason for the application. He stated that Mrs. Iris Cullen in 1957 had submitted a subdivision plan of her property into 5,000 $\frac{1}{2}$  lots under the then existing Rural Protective zoning. Numerous requests for extensions of time to complete the subdivision were granted. In the meantime, the zoning of the area was changed to Class AA Residential under the Kahaluu comprehensive zoning plan. The Planning Director had advised her to complete the subdivision by September 9, 1959, or file a subdivision bond and agreement guaranteeing the completion of the subdivision. However, failing to do so within the specified time, the subdivision was disapproved. The subdivider then appealed to the Zoning Board of Appeals for a variance or for an extension of time so that the subdivision bond and agreement could be filed. The appeal was denied on the basis that there were no grounds to justify the granting of a variance. In addition, the Board found that the Director did not act arbitrarily or capriciously in denying the granting of an extension or in his disapproval of the subdivision. The applicant, therefore, has appealed to the City Council to change the zoning of the area to Class A Residential so that she could proceed with her original subdivision plan. Hardship is claimed since she has expended considerable sums of money in construction plans as well as in the construction of two model homes. Mr. Mountcastle's property adjoins Mrs. Cullen's property and subdivision of his property is dependent upon construction of the roads through Mrs. Cullen's property.

The Commission noted that this entire area mauka of Kamehameha Highway is zoned Class AA Residential and believed that to permit a small portion to be in Class A Residential use would not be proper planning. It noted that there is no justification for the request for Class A zoning and that the error was made by mis-management of the subdivider.

A motion to recommend denial of the application for Class A zoning was made by Mr. Clark, seconded by Mr. Izumi, and carried.

ZONING CONDITIONAL  
USE DISTRICT  
KAIMUKI  
EWA SIDE OF 5TH  
AVENUE, BET. WAIALAE  
& HARDING AVENUES  
SACRED HEARTS  
ACADEMY  
BY: RAYMOND S.  
AKAGI, ARCHITECT

The Director recommended that a public hearing be called to consider a change in zoning from Class B Residential to Conditional Use District for a parcel of land containing 30,000sq situated on the ewa side of 5th Avenue between Waialae and Harding Avenues, Kaimuki. The applicant proposes to construct a "House of Studies" to provide living quarters for student nuns who will be attending the Chaminade College in preparation as teachers for the Sacred Hearts Academy. The development will be of two story construction and the proposed use will not detract from the surrounding uses.

A motion to authorize the calling of a public hearing was made by Mr. Izumi, seconded by Mr. Norwood, and carried.

ZONING ORDINANCE  
AMENDMENT TO  
CONDITIONAL USE  
DISTRICT TO INCLUDE  
"PRIVATE AQUATIC  
FACILITIES"

The Director reported of a request received from Swim School, Inc., which proposes to construct and operate swimming schools for recreational and educational purposes in various communities on the island of Oahu, to include in the Conditional Use District Law, "Private aquatic facilities for instruction and community recreation, whether conducted for profit or not".

The Director stated that under the present Conditional Use District law, the following uses are permitted: Fraternity and sorority houses; student dormitories; social and religious student club houses; student centers and organizations; boy and girl scouts headquarters, Y.M.C.A. and Y.W.C.A.; and retarded and crippled children's headquarters. Although the swim school is to be operated for profit, the recreational feature for the benefit of the public and the community seems to make this use logical for consideration in the Conditional Use District law. The Commission can set the various restrictions under which this operation must comply.

Mr. Norwood inquired how this operation would differ from that of Rex Ravelle's body-building gyms. Mr. Yamabe inquired of the purpose of the conditional uses.

To clarify these questions, the Director read a portion of Resolution No. 989, Section 21-9.1, Conditional Uses. "(a) Purpose: The principal objective of the 'Comprehensive Zoning Plan' is to provide for the proper location of all types of land uses. However, it is often necessary to permit, because of their unusual characteristic or the large area required for their operation, certain uses in zones where the general regulations would not otherwise permit such uses. These uses should be given special consideration but require careful control to place them in locations that will be compatible with adjacent uses so as to insure orderly growth of the community, and the various elements of the Master Plan..."

The Director pointed out that swim school facilities would require a large area of approximately 20,000sq which would be devoted mainly to the swimming pool, with the remaining areas for an office building, locker room facilities, off-street parking spaces, proper landscaping and fencing. A facility this size may be difficult to locate in a business area. This can be classified as a recreational facility, whereas, Rex Ravelle's operation is strictly a business operation requiring indoor facilities in a major structure and can be readily provided in a business area.

He stated that under existing laws, this swim school operation can only be located in a business or semi-industrial district. He informed of the difficulty encountered by the applicant in trying to locate his facilities in the Waiialae-Kahala Shopping Center area, in a residential area at Humakai Street, and at Kailua.

Mr. Norwood inquired whether there are any such swim schools operating in the islands at present.

Mr. Roland Higgins, president of the Swim School, Inc., replied that there are none. He stated that this corporation was organized to provide adequate swimming and recreational facilities for the growing population. At present such facilities are inadequate because government cannot provide such facilities to meet the requirements of the growing population due to lack of funds. The purpose of this swim school is to give lessons to the beginner swimmers and for recreational swimming for the adjacent communities. It will be operated commercially on family membership basis. He stated that in speaking with Mr. Walton Gordon, superintendent of the Department of Public Instruction, it was noted that there are no proper facilities for swimming instructions in the elementary schools. Mr. Gordon is in favor of this proposal.

Mr. Higgins stated that negotiations are being made to locate in the area fronting the Aina Haina Shopping Center. The Reverend of the Church of the Holy Nativity also supports this project. He noted that land-use wise, this operation in a business area next to tall structures would not be compatible, whereas, it would be compatible near a residential area and on the fringe of business areas. He declared that this operation is different from that of Rex Ravelle gyms because it will supply the recreational need of a community.

In reply to Mr. Norwood's query whether or not he has had experiences in operating swim schools on the mainland, Mr. Higgins stated that he has made a survey of 33 swim schools in California. These operations are strictly commercial and very small. In Palo Alto and Marin County, the swim schools are located in the heart of the residential community and are operating very successfully.

Commissioner Izumi inquired whether these swim schools could be conducted at Waikiki beach or in school swimming pools. He noted that Farrington High School's pool facilities are open to the public and that swim clubs have regular scheduled time in which they can use the facilities. He also noted that competitive swimming is on a seasonal basis.

Mr. Higgins stated that its operation is different because lessons would be given to the general public. The same facilities provided at Farrington High School can be provided in the Aina Haina area. The primary purpose of the school is not for competitive sports.

Mr. Norwood noted that the applicant's proposed activities and facilities of the swim school show an area for volleyball, trampoline, snack bar or vending machines, etc., which are not aquatic facilities. Mr. Higgins stated that those facilities were included as a convenience and as a play area for children waiting for other members of the family.

Mr. Lemmon asked whether the rates to be charged would be within a range where a large number of people can take advantage of the facilities. Mr. Higgins stated that the rates will range from \$7.50 to \$10 a month per family membership and for guests. He showed an architectural rendition of the proposed development noting that the pool is designed to accommodate 150 people at one time in separate areas with 80% shallow water.

This matter was taken under advisement on motion of Mr. Izumi and second of Mr. Clark.

The Commission discussed this matter later, noting that the Conditional Use District law must first be amended before the swim school operation can be presented to the public for their views. To permit volleyball courts and other recreational facilities other than aquatic facilities may create a situation which may force the Commission to permit other related gym facilities within residential areas.

A motion to defer action for further staff study and redrafting of the terminology of the permitted use for aquatic facilities was made by Mr. Izumi seconded by Mr. Norwood and carried. Mr. Yamabe voted in the negative.

GENERAL PLAN  
KANEHOHE  
REALIGNMENT OF  
80-FT. & 60-FT.  
G.P. ROADWAYS BET.  
LIKELIKE HWY. &  
KAMEHAMEHA HWY

Upon the recommendation of the Director, the Planning Commission, on motion of Mr. Norwood and second of Mr. Yamabe, authorized the calling of a public hearing to consider an amendment to the General Plan Street Layout for Kaneohe by realigning an 80-foot general planned roadway between LikeLike Highway and Kamehameha Highway and a 60-foot general planned roadway between Kamehameha Highway and Piikoiloa Tract Unit 7.

The Director reported that the Chief Engineer recommends this realignment which would be more economical and feasible due to adverse grade and a sidehill cut at the Kamehameha Highway connection.

GENERAL PLAN  
MAUNALUA  
RELOCATION OF  
G.P. ROADWAY BET.  
MAUNALUA AND  
MAKAPUU

The Director recommended that a public hearing be called to amend the General Plan Street Layout for the Maunaloa section by relocating a general plan divided highway from May Way to Makapuu across the saddle by Koko Crater. He stated that this new route will run makai of the present route, over Kuapa Fish Pond and join the present route at the saddle. The staff has no objection since this new route will not take any more land away, it provides for maximum use of the lands on the mauka and makai sides, and provides for turning off points at May Way, Lunalilo Home Road and Sunset Beach. However, he is not informed of the cost-ratio of this new alignment to the benefit of the public.

Mr. John C. Myatt, Deputy State Highway Engineer, indicated the State's approval of the new route. He stated that this new route will be approximately \$1 million less than the former mauka route recommended by the Highway Department because two major bridges and several grading work would be eliminated. Except for one minor detail of a portion of the road alignment which can be straighten out, the State is in complete agreement with this new route. Mr. Myatt requested the Commission to call a public hearing to establish this new route on the General Plan and to include the State Highway Department for a joint public hearing since it must also, under the law,

hold a hearing to obtain Federal aid. The Commission agreed.

Commissioner Izumi inquired whether the highway will be designed to accommodate a future traffic need so that there would be no further widening in later years. He expressed his concern since many people have had their land taken for highway widening projects.

Mr. Myatt stated that the right-of-way width will be determined as soon as they have completed their studies of proposed developments in the Maunaloa area and of the amount of traffic flow through the area. Their projection is on the basis of 20 years in the future, and it is difficult to project anything further than that.

Mr. Lemmon wondered why the alignment was made to go across the Pond since it may defeat the use of the Pond as planned by the developers.

Mr. David Slipher, speaking for the Kaiser Hawaii-Kai Development Company, developer of this area, noted that the new route would eliminate three ridge cuttings and fill necessary for the mauka route. The highway across the pond will provide for three basic marina areas, each large enough to have adequate character and be attractive. They are hopeful that the highway could be built in such a manner that boats can freely pass underneath the highway. With reference to any future need for highway widening, Mr. Slipher stated that there would be no problem of condemnation of land since most of the highway would be over water. He further stated that the developer will build all connecting roadways and the trunk system necessary for the development in the area.

In reply to the Director's query, Mr. Slipher stated that if the new route is established on the General Plan, the developer will place the entire route in "cold storage" that is, there will be no development, so that there will be no change in land values between now and the time the route is dedicated to the State as a roadway.

A motion to authorize the calling of a public hearing on April 14, 1960, to consider establishing this new route on the General Plan was made by Mr. Izumi, seconded by Mr. Yamabe, and carried.

**GENERAL PLAN  
FIRE STATION SITE  
PUUNUI  
KIAKINI ST. EXT.**

The Director recommended that a Fire Station site of approximately 16,000<sup>sq</sup> be established on the General Plan. The site is to be within an area makai of Kuakini Street Extension, ewa of Liliha Street, which was designated by the Commission as desirable for Apartment "C" uses.

The Commission noted that public facilities may locate in residential areas. A motion to authorize the calling of a public hearing was made by Mr. Yamabe, seconded by Mr. Norwood, and carried.

**GENERAL PLAN  
KAPALAMA  
DELETION OF G.P.  
ROADWAY**

The Director recommended that a general plan roadway situated on the mauka side of Kanraku Tea House in the Kapalama industrial district be deleted from the General Plan. He stated that other general plan roadways in the area were deleted after presentation by the Bishop Estate for creation of industrial uses on large lots. This roadway under consideration today was retained due to the request by one owner. The Bishop Estate, in the initiation

of an improvement district for construction of the roadways omitted this roadway. The City Council has also authorized the issuance of a building permit to Oahu Plumbing and Sheet Metal, Limited for construction of a structure within the general plan roadway area.

A motion to authorize the calling of a public hearing to consider the road deletion was made by Mr. Clark, seconded by Mr. Norwood, and carried.

ZONING CLASS A-2  
RESIDENTIAL  
WAIPAHU  
MAUKA SIDE OF  
WAIPAHU ROAD  
DR. WONSIK YOU,  
ET AL

The Director recommended that a public hearing be authorized to consider a change in zoning from Class A-1 Residential to Class A-2 Residential for approximately 16 acres of land situated on the mauka side of Waipahu Road opposite the Waipahu Elementary School. He stated that the portion of the property in the flood plains area has been left out from the rezoning request.

This area adjoins Class A zoned areas and is isolated from other Class A-1 zoned areas; therefore, the Class A-2 zoning seems to be a logical change.

A motion to authorize the calling of a public hearing was made by Mr. Norwood, seconded by Mr. Clark, and carried.

STREET NAME  
KEWALO  
HAKUHAKU STREET

The Commission, on motion of Mr. Norwood and second of Mr. Yamabe, recommended adoption of the street name "Hakuhaku Street" for a roadway running from Piikoi Street to Pensacola Street, between Kapiolani Boulevard and Kamaile Street. The name means "lumpy".

ZONING MISC.  
BUILDING PERMIT  
WAIKIKI  
KALAIMOKU STREET  
D. N. INGMAN

By Committee Report No. 378, the City Council referred to the Planning Commission for comments and recommendation, an application filed by Mr. D. N. Ingman for permission to construct within the 5-foot setback area established on Kalaimoku Street in Waikiki.

The Director reported that Kalaimoku Street was originally a 90-foot right-of-way but since the deletion of the University Avenue Extension bridge over Ala Wai Canal, it was reduced to 70-foot with a 5-foot setback on each side of the present 60-foot right-of-way. In view of the fact that improvement of Kalaimoku Street will not be undertaken in the immediate future and that this project has not been provided for in the 6-year capital improvement program, he recommends that the building permit be processed. The staff is also conducting a new study of the Waikiki area for a new traffic route which would help divert through traffic from the Waikiki area.

Mr. Ingman, the applicant, requested the Commission to delete the setback area so that an apartment project can be built as planned which necessitates utilization of the setback area.

After checking the traffic pattern and street widths in the Waikiki area, the Commission voted to recommend to the City Council that the building permit be processed on motion of Mr. Izumi and second of Mr. Norwood. Mr. Keppeler voted in the negative.

GENERAL PLAN  
PARK & PLAYGROUND  
SITES  
KEWALO  
SHERIDAN PARK

By Committee Report No. 210, the City Council referred to the Planning Commission for consideration, a request from the Department of Parks and Recreation to delete from the General Plan proposed Sheridan Park in the Kewalo district. The Parks Department makes this recommendation because funds are inadequate to purchase the site.

The Director stated that the staff recommends retention of the park site since it is needed to serve the surrounding residential development, including the Kalakaua Housing project and the Bishop Estate's apartment project. The nearest play areas are at Washington Intermediate School and at McKinley High School. He declared that monies had been appropriated by the legislature in 1955 for purchase of this site but were allocated for other uses. This area of approximately 3 acres could be developed as a playground area and monies should be provided in the future for acquisition.

Mr. Keppeler stated that the cost of acquisition would be prohibitive for such a small area. He made a motion to authorize the calling of a public hearing to consider the deletion of the park site. His motion was seconded by Mr. Clark.

Mr. Clark stated that playground facilities are within a reasonable distance at Washington Intermediate School and at McKinley High School. If funds are available for acquisition, the area would be desirable for a park, but there are no funds and this project has not been included in the capital improvement program.

Mr. Izumi noted that the McCully Community Association makes use of the facilities at Washington Intermediate School.

A vote was then taken, and the motion was carried. Mr. Norwood voted in the negative.

MISC.  
CAPITAL IMPROVE-  
MENT PROGRAM &  
ORDINANCE

The City Council referred to the Planning Commission for approval, proposed amendments to the Capital Improvement Program and Bill No. 38, an ordinance amending Ordinance No. 1767, as amended, relating to capital improvements of the City and County of Honolulu for the fiscal year ending December 31, 1960 and the appropriation of funds therefor.

The Director reported that the Bill passed first reading by the City Council and the Commission has 10 days within which to act on this matter.

Mr. Clark explained that most of the items for inclusion in the Program were approved by the City Council but since the funds to complete these items lapsed at the end of 1959, it became necessary to include them in the 1960 Program. A few new items have been included also.

Mr. Keppeler stated that the monies to finance these projects will be appropriated from the unexpended fund balance at the end of 1959. Some of the new items include air conditioning of City Hall offices and Pukele Stream Relief Sewer, advance construction.

Mr. Clark related that the Pukele Stream Relief Sewer project was advanced to 1960 so that it could be

constructed in conjunction with the Palolo Improvement District for construction of the street improvements and utilities scheduled for this year. In this manner, there will be a great saving in funds.

In reply for an explanation of the "Contract Adjustment Account, \$500,000", Mr. Keppeler stated that this account is for adjustment of any contract bids which are in excess or less than appropriated for a particular project. The account was originally \$100,000 but it had to be increased because the costs of many projects were in excess of the amount appropriated. Mr. Clark pointed out that the higher amount is a result of increase in labor and material costs.

A motion to recommend approval of the proposed amendments to the Capital Improvement Program and to Bill No. 38, the Budget Ordinance, was made by Mr. Izumi, seconded by Mr. Yamabe, and carried.

GENERAL PLAN  
BUILDING PERMIT  
MCCULLY  
MCCULLY & DATE STS  
& MCCULLY AND  
CITRON STS.  
FRANK LEE, ET AL

By Committee Report No. 296, the City Council referred to the Planning Commission for recommendation, a request by Frank Lee, et al for permission to build within the setback area provided for McCully Street and Citron Street widening or that the City purchase the setback areas. The property owners propose to construct apartment units on properties situated at the corner of McCully and Date Streets and at McCully and Citron Streets.

The Director indicated that McCully Street is an important connecting roadway for Manoa Valley, Mauka Arterial and Waikiki. It is only a question of time before the amount of traffic generating through the area would force the widening of the roadway to its general plan width of 80 feet. The ewa side of the roadway has been improved in accordance with the General Plan. The Director recommends that the 20-foot setback areas on McCully Street be purchased and to forego purchase of the Citron Street setback.

The Commission checked the land use map of the area and noted that four major structures are presently encroaching within the setback area between King Street and Kapiolani Boulevard.

A motion to recommend to the City Council that the setback areas on McCully Street be purchased was made by Mr. Clark, seconded by Mr. Izumi, and carried.

ZONING BUSINESS  
PAUOA  
2219 PAUOA ROAD  
LAU POO MARKET

The Director requested the Commission's advice with respect to a request submitted for change in zoning from Class B Residential to Business for a parcel of land containing 11,946 sq situated at 2219 Pauoa Road. This is the premises of the Lau Poo Market operating as a non-conforming business use. He pointed out that a cemetery is situated on one side of the property and a lane on the other side. The predominant use of the area is residential and to permit this business use may be spot zoning.

He stated that under the existing non-conforming use law, the owner may renovate the structure as long as it is not in excess of 25% of the value of the structure. However, the owner does not wish to do so and proposes to demolish the existing wooden building and replace it with a modern building and provide off-street parking facilities. The

Commission members visited the area two weeks ago. The Director pointed out on the map the area at Fort and Pauoa Road as the nearest zoned business area, although there are non-conforming business uses at Pauoa and Kanealii Streets.

Mr. Clark believed that the non-conforming business use should be permitted because the applicant is presently operating his business and proposes to improve the area. He made a motion to recommend to the Director that a public hearing be called to consider the zoning change to business. His motion was seconded by Mr. Izumi and carried. Mr. Yamabe abstained from voting and Mr. Lemmon voted in the negative.

ZONING BUSINESS  
EWA BEACH  
FT. WEAVER &  
PAPIPI ROADS  
(EWA BEACH  
COMMUNITY ASS'N)

The Director informed the Commission of a communication received from the Ewa Beach Community Association requesting that a business area created in 1955 at Ft. Weaver and PapiPI Roads be rezoned to residential use on the basis that the property owner has not utilized the property for business purposes. Since the property owner should be notified of this communication, he stated that this matter will be placed on the agenda of the next Commission's meeting.

GENERAL PLAN  
MOILILI  
AMENDMENT TO  
STREET PATTERN

The Director informed the Commission of a proposal to amend the street pattern within the area makai of King Street and Kokohead of University Avenue Extension, Moiliili, to provide for better traffic circulation and movement. This matter will be discussed with the Moiliili Community Association.

The meeting adjourned at 5:50 p.m.

Respectfully submitted,

*Carole A. Kamishima*  
Carole A. Kamishima  
Planning Reporter

Meeting of the Planning Commission

Minutes

March 31, 1960

The Planning Commission met in regular session on Thursday, March 31, 1960, at 2:00 p.m., in the conference room of the City Hall Annex with Chairman Cyril W. Lemmon presiding:

**PRESENT:**

Cyril W. Lemmon, Chairman  
George Centeio  
Tsutomu Izumi  
Thomas N. Yamabe II  
William Norwood  
Paul Keppeler  
Henry T. Au, Deputy Planning Director

Bertram T. Kanbara, Deputy Corporation Counsel

**ABSENT:**

Charles Clark

**MINUTES:**

The minutes of March 17, 1960, as circulated, were approved on motion of Mr. Izumi and second of Mr. Centeio.

**PUBLIC HEARING  
ZONING - CONDITIONAL  
USE DISTRICT  
KAIMUKI  
FIFTH AVENUE, BET.  
WAIALAE & HARDING  
AVENUES  
SACRED HEARTS  
ACADEMY  
BY: RAYMOND S.  
AKAGI, ARCHIT.**

A public hearing was held to consider an application for change in zoning from existing Class B Residential to Conditional Use District for parcel of land containing 30,000# situated on the ewa side of 5th Avenue, between Waialae Avenue and Harding Avenue, Kaimuki.

The Deputy Planning Director read the public hearing notice and stated that the applicant proposes to construct a "House of Studies" to provide living quarters for student nuns who will be attending the Chaminade College in preparation as teachers for the Sacred Hearts Academy. The proposed use is permitted within a Conditional Use District and may be classified as "student dormitories" or "religious student club house".

Development plans were submitted showing the proposed development in addition to an architectural rendition of the structure.

Mr. Ray Akagi, the architect, was present to answer any questions the Commission may have regarding this application.

There were no protests made. The public hearing was closed and the matter was taken under advisement on motion of Mr. Centeio and second of Mr. Izumi.

The Commission voted to recommend approval of the change in use to Conditional Use District on motion of Mr. Izumi and second of Mr. Centeio.

**PUBLIC HEARING  
GENERAL PLAN  
NUUANU-PUUNUI  
WIDENING OF STREETS,  
APARTMENT DISTRICT  
"C" USES & FIRE  
STATION SITE**

A public hearing was held to consider amendments to General Plan, portion of Section 11 (Nuuanu-Puunui) as follows:

(1) To provide for street widenings from existing master planned 32-foot and 40-foot rights-of-way to 44-foot and 56-foot rights-of-way within the area

situated on the ewa side of Liliha Street between Kuakini and North School Streets;

(2) To consider the change in land use plan from Class B Residential to Apartment District "C" for portion of area situated on the ewa side of Liliha Street between Kuakini and North School Streets;

(3) To provide for a Fire Station site on the makai side of Kuakini Street, about 300 feet ewa of Liliha Street, comprising approximately 16,000sq. ft.

The public hearing notice was read by Mr. Au, the Deputy Planning Director. He stated that the former master planned roadways of 32-foot and 40-foot rights-of-way were designed for single family residential uses. In the completion of the neighborhood analyses studies, the staff has determined that this area is blighted to an extent which necessitates a certain degree of redevelopment work. Since several requests for apartment zoning have been submitted, the Commission had looked with favor to apartment uses provided that a satisfactory roadway system is established for an orderly development of the entire area. This is in anticipation of an increase in population density.

A map showing the roadway system and the proposed widening of the roadways was shown. Mr. Au then read a letter from the Saint Theresa's Church, signed by the Rt. Rev. Msgr. Benedict M. Vierra, protesting the proposed amendments to Section 11 of the General Plan. The Church points out that the master planned 40-foot roadway is not an asset but rather a detriment to its traffic pattern within the Church property; that, any further encroachment by this new proposal would make its traffic pattern hazardous and would nullify its plans already executed for a \$500,000 church to be built in 1960.

Mr. On Char, owner of several properties on Oo Lane and Holokahana Lane, objected to that portion of the proposed amendment regarding widening of the roadways. He requested information on the amount of land that would be taken from him for the road widening. He stated that he has lived in the area for 58 years and did not object at the time the 32-foot and 40-foot roadways were proposed because it was to be an improvement of the area. But, he objects at this time to any further widening since he could see no necessity for it. Many of the property owners are concerned because of the additional land that would be taken. He stated that a 56-foot roadway entrance less than 600 feet from Liliha Street is hazardous and use of this roadway by heavy traffic would endanger the lives of children living in the area. He was of the opinion that Oo Lane should remain as a 32-foot right-of-way with no provisions for a turn-around.

Mr. Char did not object to the proposed apartment use of the area. With reference to the Fire Station site, he believed that a great saving of money could be made by moving it further down to the corner of Kuakini Street and Lanakila Avenue near the school. The land there is lower than the street so that dual use can be made of the land by locating a Fire Station on the street level and a parking lot underneath.

Mr. On Char was advised to consult with the staff later on the amount of land that would be taken from his properties for the street widening.

Attorney Robert Murakami asked whether there were any proposals to widen Liliha Street and was informed by Mr. Au that there is no such proposal under this public hearing.

Rt. Reverend Vierra, representing Saint Theresa's Church, expressed the concern of the Church regarding the 40-foot master plan roadway adjoining the Church and its further encroachment by the rounding of the corner. He stated that plans have been made for another church and this new road alignment would take a portion of the proposed building. The traffic circulation plan of the Church utilizes a portion of the master plan roadway for exit by way of a private driveway. Since this driveway will be located at the curve of the road, a possible traffic hazard may be created. He requested some solution to that problem.

Mr. Ray Akagi, architect, showed the Commission the preliminary plans of the church building and the plot plan showing the roadway system. He also pointed out a possible traffic hazard created by traffic emerging from the Church grounds with traffic circulating through the 56-foot roadway. He did not believe the traffic plan was practical in view of the short turning radius for this 56-foot roadway.

Mr. Au stated that the 50-foot radius is the minimum radius requirement for turning of trucks. He could not see where this traffic plan would create a traffic hazard by circulating traffic. He pointed out that the rounding of the corner may take a portion of the church property but that it would also relinquish a portion of the present master plan setback to the church in an equal portion.

Mr. Yamabe made a motion to keep the public hearing open for visit of the site and for an opinion from the Traffic Safety Director with respect to the traffic features of the proposed plan. His motion was seconded by Mr. Izumi and carried.

The Commission considered this matter later and discussed the feasibility of providing for the widening of the roadways. It questioned the requirement for 56-foot rights-of-way in this lower density area in comparison with the Waikiki area where 56-foot rights-of-way are also required.

Mr. Au explained that a 56-foot roadway is the minimum requirement within an apartment area. The 40-foot pavement will provide for one moving lane in each direction with parking permitted on each side of the street. In the Waikiki area, because of existing improvements of substantial construction, difficulty has been encountered to further widen the streets. Kuhio Avenue, however, is master planned as a 76-foot right-of-way.

Mr. Centelo expressed the belief that there should be flexibility in setting up standards for road widths. He did not believe it was necessary to further widen the roadways and take additional land from the property

owners living in the area these many years--that it would create a hardship to the property owners in the use of their property.

Mr. Lemmon questioned the feasibility of the wide entrance for the 56-foot roadway intersecting School Street. He was of the opinion that a wide entrance would be a hazard rather than an asset. He requested the staff to prepare a table setting up the standards for road widths and lengths.

**PUBLIC HEARING  
GENERAL PLAN  
KANEHOE  
REALIGNMENT OF  
60-FT & 80-FT. G.P.  
ROADWAYS BETWEEN  
LIKELIKE HWY &  
KAMEHAMEHA HWY &  
NAKAI TO PIIKOILOA  
TRACT**

A public hearing was held to consider an amendment to the General Plan of Kaneohe-Kailua, Section No. 2, by realigning the master planned 60-foot and 80-foot roadways from Likelike Highway to Kamehameha Highway and makai to Piikoilua Tract, in the vicinity of Halekou and Mahinui Roads, and along the southerly boundary of Kaneohe Elementary School.

Mr. Yoshio Kunitomo, the Chief Engineer of the City and County of Honolulu, explained that the adverse topography of the land and deep cuts necessary at the Kamehameha Highway connection necessitated the shifting of the roadway.

Mr. H. J. Young of the Division of Engineering stated that the new alignment would cost less and is more feasible. The connection at Likelike Highway was relocated because access is prohibited at the present master plan connection.

The Commission stated that this matter should be deferred to give the property owners affected by this change an opportunity to be heard. However, the Deputy Director indicated that public hearing notices were sent to all property owners affected by this change.

Mr. Richard Miller, a resident in the area, noted that the property owners were in the audience. Several persons spoke requesting information as to what manner the proposed alignment would affect their properties. In spotting their properties on the map, it was noted that none of their properties are affected by the new alignment.

The Commission closed the public hearing and took the matter under advisement on motion of Mr. Centelo and second of Mr. Izumi.

A motion to recommend approval of the amendment to the General Plan of Kaneohe-Kailua by realigning the 60-foot and 80-foot general plan roadways was made by Mr. Yamabe, seconded by Mr. Izumi, and carried.

**ZONING BUSINESS  
WAIPAHU  
FARRINGTON HWY &  
WAIKELE ROAD  
KANAME SAITO  
BY: MITSUO  
FUJISHIGE, AGT.**

The Deputy Director recommended that a public hearing be authorized to consider a change in zoning from Rural Class A-1 Residential to Business for a parcel of land containing 18,952# situated on the southeast corner of Farrington Highway and Waikele Road in Waipahu. He noted that this property is presently used as a bus terminal and auto repair shop which use is to be terminated. The request is for a business zoning so that a service station operation with repair shops could locate there. The Director pointed out that this property is surrounded on one side by Waipahu High School, the other side by the Library, in the rear by a cemetery

and the front across Farrington Highway by an apartment area. The proposed business use seems to be the logical use of the area.

In reply to Mr. Keppeler's query, Mr. Au stated that the bus terminal was permitted in the area under the classification of public utility which could be located in a residential area. Mr. Au then reported that a reply has been received from the Waipahu Community Association. The Association makes the following recommendation:

- (1) In rezoning the parcel, spell out the type of business considering the school, public library and apartments;
- (2) The owner consider enclosing the service station parts storage area with an eight foot wall or some such enclosure to keep the area on the same plane as the library, school and cemetery.

In reply to questions from the Commission members, Mr. Au stated that the nearest business areas are located about 800 feet away from this property--the Ben Mau's property, and about 1,200 feet away--the Waipahu Shopping Center. The Ben Mau's business property is not developed.

The Commission authorized the calling of a public hearing and to visit the site on motion of Mr. Yamabe and second of Mr. Izumi.

Mr. Keppeler remarked that some provisions should be made to retain areas such as this as a park strip. He stated that the bus terminal has been an "eye-sore" and inquired whether a provision could be made whereby the applicant must place a high wall along the boundary.

Mr. Kanbara, Deputy Corporation Counsel, advised the Commission that it cannot impose a condition to zoning.

ZONING BUSINESS  
KALIHI  
N. KING STREET,  
BET. KAM IV RD &  
KALIHI UNION CHURCH  
PREMISES  
KAZUO YAMANE  
BY: SUYEKI  
OKUMURA, ATTY.

The Deputy Director recommended that a public hearing be authorized to consider a change in zoning from Class B Residential to Business for the rear portion of a parcel of land situated on the mauka side of N. King Street between Kam IV Road and Kalihi Union Church premises in Kalihi. He stated that a substantial portion of the applicant's property zoned for business was condemned by the State for the Lunalilo Freeway project. Extension of the business zoning seems logical, however, the applicant should be made to remove the existing dwellings on the premises. The development plans submitted showed plans for one business project. Provisions for access into the area from the Freeway have been made. Mr. Au stated that Kam IV Road may be abandoned when the Freeway is completed and the owner indicated that he will request for the deletion and acquisition of the roadway.

A motion to authorize the calling of a public hearing was made by Mr. Izumi seconded by Mr. Centeio, and carried.

ZONING BUSINESS  
WAIKIKI  
1630 KALAKAUA AVE.  
KALAKAUA PARKWAY,  
INC.  
BY: F. B. FOSTER,  
VICE PRESIDENT

The Deputy Director recommended that a public hearing be authorized to consider a change in zoning from Hotel and Apartment to Business for the rear portion of a parcel of land containing 9,112 $\frac{1}{2}$  situated on the kokohad side of Kalakaua Avenue, 300 feet makai of Philip Street in Waikiki. Presently, 100 feet depth from Kalakaua Avenue or 6,000 $\frac{1}{2}$  is zoned for business and the rear portion or 3,112 $\frac{1}{2}$  is zoned for hotel and apartment uses. The applicant requests that the entire lot be zoned to business in order that a commercial building may be constructed utilizing the entire lot. The development plans submitted show a 4-story office building with provisions for parking on the first and basement floors. He stated that the business zoning is a logical extension.

The applicants were present in the audience. The letter of application was read to the Commission by Mr. Au.

A motion to authorize the calling of a public hearing was made by Mr. Centeio, seconded by Mr. Yamabe, and carried.

URBAN RENEWAL  
KUKUI PROJECT

The Deputy Director reported that the Honolulu Redevelopment Agency requests the Commission's approval of the Kukui Project Urban Renewal Plan in accordance with Section 143-7, Revised Laws of Hawaii 1955. He stated that the land use plan projects business, residential, and public uses within the area bounded by Liliha Street, Vineyard Thoroughfare, College Walk, Kukui Street, Queen Emma Street, Beretania Street and King Street. The public uses consist of two park and playground sites, a fire station, municipal parking lot and a library. He stated that the preliminary land use plan was prepared by the Planning Department and submitted to the Redevelopment Agency for its consideration. The plan now submitted is in substantial conformance with the plan prepared by the Planning Department except for slight changes. The Agency requests an early review and approval since it must meet a time schedule in order to obtain federal funds. The Deputy Director also pointed out that this plan was submitted to the Commission at the time the Queen-Emma project was submitted for formal action.

The Commission checked the map showing the proposed land uses and discussed the feasibility of the plan. It inquired whether or not the plan is flexible so that modifications can be made after the plan is approved by the Commission.

Mr. Lee Maice, Manager of the Honolulu Redevelopment Agency, informed the Commission that his staff received the cooperation of the Planning Department's staff in the preparation of this plan. This plan was approved by the Urban Renewal Administration and the Agency Commission. This plan must now be approved by the Planning Commission and the City Council, after a public hearing is held, by July 2, 1960, in order that it can be submitted to the Urban Renewal Administration for final approval and inception of the project. With reference to amendments, he stated that the Commission could recommend amendments at this time. Any amendments proposed by the City Council must be approved by the Commission. Any further amendments after the public hearing is held and the plan is approved require the following of the same procedure of consideration and

approval by the Commission, then to the City Council for another public hearing. In other words, the plan can be revised even after it is approved.

In order to expedite the matter and since he believes the plan is feasible, Mr. Centeio made a motion to approve the plan as submitted. His motion was seconded by Mr. Izumi.

Commissioner Yamabe stated that he is not fully oriented with the plan and requested a special morning meeting whereby the plan can be reviewed by the Commission. However, noting the urgency of the matter, the Commission took a vote and the motion was carried. Mr. Yamabe voted in the negative on the basis that he is not familiar with the project.

The Chairman announced that a special morning session can be held to review the plan. He requested the staff to arrange this meeting and to have Mr. Lee Maice present to explain the project.

**GENERAL PLAN  
MANOA  
AMENDMENT TO  
STREET LAYOUT  
MANOA ROAD  
WIDENING**

By Resolution No. 71, the City Council referred to the Planning Commission for consideration, an amendment to Section 6 of the General Plan of the City and County of Honolulu by modifying from 76 feet to 56 feet, the general plan widening of Manoa Road from Lowrey Avenue to the Forest Reserve Boundary at Manoa.

The Deputy Director stated that under provisions of the City Charter, the Commission must hold a public hearing to consider this resolution.

The Commission authorized the calling of a public hearing on motion of Mr. Yamabe and second of Mr. Izumi.

**ZONING MISC.  
BUILDING PERMIT  
PUUNUI  
KIAKINI STREET,  
OFF ALANEO STREET  
MR. & MRS. YOSHITO  
YAMADA**

The Deputy Director reported that an application for a building permit has been received proposing to construct a dwelling within the right-of-way of a 40-foot master planned roadway situated on the makai side of Kuakini Street, off Alaneo Street. He stated that a public hearing was held today to consider amending the street pattern of this area to provide for multiple family uses. This 40-foot roadway is recommended for widening to a 56-foot right-of-way. He emphasized that the roadway is necessary for the orderly development of the area and recommended that the City Council be requested to acquire the right-of-way area.

A motion to recommend to the City Council that the applicant's property within the right-of-way area be purchased was made by Mr. Centeio, seconded by Mr. Izumi, and carried.

**STREET NAMES:  
KAILUA  
OLOMANA TRACT,  
UNIT 3  
ULUHAO PLACE**

The Commission, on motion of Mr. Norwood and second of Mr. Yamabe, recommended adoption of the following street names:

(1) Street name for roadway within the Olomana Tract, Unit 3, at Kailua:

**ULUHAO PLACE** - Deadend roadway off Uluhao Street, being between Ulupuni Street and Ululani Street within the Olomana Tract, Unit 3.

Meaning: Rough

STREET NAME  
WAIPAHU  
HIAPO STREET

(2) Street name for roadway off Hiapo Street within Waipahu Highlands (Waipahu Town Tract, Unit 7):

HIAPO PLACE - Deadend roadway off Hiapo Street between Ehu and Laenuf Streets within the Waipahu Town Tract, Unit 7, being the former park site.

Meaning: First born

STREET NAME  
PUPUKEA, PAUMALU  
HOLAWA PLACE

(3) Street name for roadway within the Pang Subdivision at Pupukea, Paumalu:

HOLAWA PLACE - Deadend roadway off Holawa Street between Kahauola Street and Oopuola Street.

STREET NAME  
KANEHOE  
KUAOKA PLACE

(4) Street name for roadway within the Kaneohe Kuleana Tract at Kaneohe:

KUAOKA PLACE - Deadend roadway off Kaneohe Bay Drive between Ikesnani Drive within the Kaneohe Kuleana Tract.

Meaning: name of the old Hawaiian newspaper

The meeting adjourned at 3:45 p.m.

Respectfully submitted,

*Carole A. Kamishima*  
Carole A. Kamishima  
Planning Reporter

Meeting of the Planning Commission  
Minutes  
April 14, 1960

The Planning Commission met in regular session on Thursday, April 14, 1960, at 2:05 p.m., in the Conference Room of the City Hall Annex with Chairman Cyril W. Lemmon presiding:

**PRESENT:** Cyril W. Lemmon, Chairman  
George F. Centeio, Vice-Chairman  
Tsutomu Izumi  
Thomas N. Yamabe II  
William R. Norwood  
Paul K. Keppeler  
Leighton S. C. Louis, Director  
  
Bertram T. Kanbara, Deputy Corporation Counsel

**ABSENT:** Charles G. Clark

**MINUTES:** The minutes of March 31, 1960, as circulated, were approved on motion of Mr. Izumi and second of Mr. Norwood.

**PUBLIC HEARING  
GENERAL PLAN  
KAPALAMA  
DELETION OF 56-FT.  
G. P. ROADWAY**

A public hearing was held to consider an amendment to a portion of General Plan Section 9 (Kapalama) by deleting a proposed 56-foot general plan roadway situated on the ewa side of Kohou Street, 600 feet makai of North King Street, mauka of Kanraku Tea House, which extends 650 feet in the ewa direction from Kohou Street (old O.R. & L. right-of-way).

The Director read the public hearing notice published in the Honolulu Advertiser on April 3, 1960. He informed the Commission that the City Council had authorized the issuance of a building permit to the Oahu Plumbing Company to build on the general plan roadway. He pointed out on a map the roadway in question and its relationship with the surrounding properties.

Mr. Willson C. Moore, representing Bishop Estate which owns property in the area, stated that land exchanges have been made with Kuba Properties, Ltd., so that Kuba Properties now has access to its land from Kohou Street. The area is zoned for industrial uses. He stated that several property owners with frontage on King Street had appealed to the City Council to have this 56-foot road constructed; however, it is his understanding that this roadway was not included in the improvement district for construction of the roadways in this area. The Estate does not believe this roadway is required since other roadways in the area will adequately serve the area.

A representative of E. E. Black, Ltd., property owner in the area, stated that this roadway will be of no benefit to the company.

Attorney Robert Murakami, representing property owner Kuba Properties, Ltd., informed the Commission of several general plan road deletions that were made at the request of Bishop Estate. The Planning Commission did not delete this 56-foot general plan roadway because of the objection raised by Kuba Properties. He is reaffirming Kuba Properties' objections since access to its property would be restricted. Any proposed subdivision of the property

would create flag lots or the construction of its own roadway system. He stated that his client is agreeable to the participation in any additional assessment necessary for the construction of this roadway.

The Commission closed the public hearing and took the matter under advisement on motion of Mr. Izumi and second of Mr. Centeio.

After further discussion, a motion to recommend to the City Council that the 56-foot general plan roadway be deleted from Section 9 (Kapalama) of the General Plan of the City and County of Honolulu was made by Mr. Izumi, seconded by Mr. Centeio, and carried.

**PUBLIC HEARING  
PAUOA  
2219 PAUOA ROAD  
LAU POO MARKET  
ZONING BUSINESS**

A public hearing was held to consider the application for change in zoning from existing Class B Residential to Business for portion of a parcel of land containing 11,946# situated at 2219 Pauoa Road on the waikiki side of Pauoa Road opposite Namokueha Street.

The Director read the public hearing notice and informed the Commission that the Lau Poo Market is operating on the premises as a non-conforming business use. The owners plan to reconstruct the building to meet present building code requirements. The Commission members had visited the site. The surrounding uses are single family residential with a cemetery one one side of the property.

Mr. John Lau, the applicant, informed the Commission that the existing building, 60 years old, is so dilapidated that the owners desire to replace it with a new hollow-tile building. This will not only improve the appearance of the area but enhance the property value of the neighborhood. A grocery operation has been conducted in the area for many years and the owners expect to continue this operation.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Centeio and second of Mr. Izumi.

The Commission voted to recommend approval of the change in zoning to business on motion of Mr. Centeio and second of Mr. Izumi.

**PUBLIC HEARING  
WAIPAHU  
FARRINGTON HWY &  
WAIKELE ROAD  
KANAME SAITO  
ZONING BUSINESS**

A public hearing was held to consider the application for change in zoning from existing Rural Class A-1 Residential to Business for a parcel of land containing 18,952# situated on the southeast corner of Farrington Highway and Waikele Road being the former Leeward Bus Terminal premises.

The Director read the public hearing notice and noted that a copy of the notice was sent to the Waipahu Community Association. The Commission members had visited the site. He pointed out that this triangular-shaped lot is surrounded by a school, a cemetery and an apartment area. The premises was formerly used by the Leeward Bus Company as its terminal and the proposal is to use the area for a service station operation.

The Director then read the letter received from the Waipahu Community Association. The Association, after polling some of the property owners in the immediate

vicinity, makes the following comments: (1) No one objects to the rezoning to business since the property has been in use for business for the past 9 years; (2) A service station operation is not objectionable except for the usual piling of junks (car parts, etc.) on the premises; (3) If the rumor is true that a drive-in will be tied in with the service station, objections are made because of its closeness to the school, library, and apartment buildings; and (4) Unsightly junk on the premises will not aid the beautification planned by the adjoining owner, Waikele Memorial Cemetery. The Associates makes the following recommendations: (1) In rezoning the parcel, spell out the type of business considering the school, public library and apartments; and (2) The owner consider enclosing the service station parts storage area with an eight foot wall or some such enclosure to keep the area on the same plane as the library, school and cemetery.

Mr. Max Valesco, having an interest in the Waikele Memorial Park development, voiced his objection to the plan of a service station operation. With the piling of unsightly junks usually connected with a service station, he did not believe this use would be to the best interest of the community and the public.

Mr. Ernest Malterre, Jr., president of the Waipahu Community Association, was present in the audience.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Centeio and second of Mr. Izumi.

In discussing this matter later, the Commission noted that the premises is poorly kept, and to permit the service station operation with its piling of junks would not improve the situation. A Commission member inquired whether the area could be zoned for service station operation and placing a restriction on open repairing. He was advised by the Deputy Corporation Counsel that the Commission could not impose restrictions.

The Director stated that the triangular-shaped lot is "standing by itself" due to the shape and various mixed uses of adjoining lots. He sees no objection to a service station operation--any other use may not be practical.

Mr. Keppeler's motion to recommend denial of the application was seconded by Mr. Norwood. Lacking four affirmative votes, the motion was not carried.

Commissioner Yamabe expressed his opinion that a service station operation with new construction may not be so unsightly. Since the area could be considered a remnant, its use should be for business or apartment purposes.

Mr. Centeio stated that the Director should consult with the applicant and plan a development that would be more orderly and acceptable to the area, taking into consideration aesthetics. His motion to defer action for consultation of the Director with the applicant was seconded by Mr. Norwood and carried.

**PUBLIC HEARING  
GENERAL PLAN  
MAUNALUA  
RELOCATION OF G.P.  
HIGHWAY BETWEEN  
MAY WAY & NAKAFUU PT.**

A public hearing was held to consider the application for a revision to the Maunaloa Section (Section 29) of the General Plan of the City and County of Honolulu and the proposed construction of a State Federal-aid highway

between Maunaloa Avenue (May Way) and Makapuu Point.

The public hearing notice read by the Director was published in the Honolulu Star Bulletin on March 28, and April 4, 1960. Copies of the notice were sent to all property owners affected by the change.

Mr. Jack Myatt from the State Highway Department announced that this is a joint hearing by the State Highway Department and the Planning Commission. He stated that by law, any proposed State highway that involves the by-passing of any city, town or village must be presented at a public hearing and a transcript of the hearing must be sent to the Secretary of Congress in order for the State to qualify for Federal aid. He informed the public that their statements will be recorded and made a part of the transcript.

The Director then proceeded to read letters of protests filed by the following persons:

(1) Mr. Fred J. Rudmann of 6176 Kalaniana'ole Highway asking whether this plan would in any way effect his property? to what extent? and will this be the final plan?

The Director stated that Mr. Rudmann's entire property will be taken for the highway. If this present plan and any amendments made after this hearing are adopted by the Planning Commission and the City Council, it will probably be the final plan.

(2) Mrs. Maria F. Mendes of 6161 Kalaniana'ole Highway objected to the widening as proposed because it affects her property. She further objects because the widening is taking more land from the makai side than from the mauka side of Kalaniana'ole Highway.

(3) Mr. & Mrs. William H. Pascoe of 6103 Kalaniana'ole Highway protested the master plan method proposed by the the State Highway Department by taking the majority of the new proposed 200-foot right-of-way setback line more on the makai side of the existing highway than on the mauka side. Their property is presently affected by a 25-foot setback for the future widening of the highway to a 120-foot right-of-way and any future widening to a 200-foot highway would result in the taking of their entire property. This places a blight on their property.

Mr. Melvin Lepine, planning engineer for the State Highway Department, gave a brief history and the result of the studies conducted for this new route. He stated that studies were made of traffic projection 20 years hence, taking into consideration the number of lots proposed in the Hawaii-Kai development, the anticipated population, the number of cars to be owned by these people, the number of trips made to and from the area by these people as well as service vehicles, and the direction of travel. From these studies a determination is made on the highway design. The studies show that the existing 120-foot general plan highway would not be adequate to serve the area. A study was then made for the location of a route that would be most feasible and the conclusion reached is the present route under consideration after the elimination of several proposed routes. This conclusion was reached after a series of studies conducted regarding road user benefit in relation to cost

of constructing the highway and its annual maintenance. Road user benefit involved the cost to a motorist using a network of highways with and without a freeway taking into consideration miles of travel, fuel and oil consumption, wear and tear on the car and tires, time element, and comfort and convenience to the driver. The benefit cost ratio is 3.59 to one. In other words, the saving to the motorist is 3-1/2 times the annual cost of the facility.

Mr. Lemmon requested Mr. Lepine to explain the intersection design at May Way since the objections are concentrated there.

Mr. Lepine stated that a traffic projection made requires the construction of a freeway in order to accommodate the heavy flow of traffic. This amount of traffic is too great for a normal 4-lane highway and necessitates an over-pass and an underpass to allow traffic to branch out into the valley or causeway areas. This interchange has been designed at May Way with another interchange at Lunailo Home Road.

Commissioner Izumi directed several questions at Mr. Lepine. In reply to these questions, Mr. Lepine stated that the owners will be given just compensation for their land. Just compensation is determined after appraisal of the property by two independent appraisers. If an owner does not agree with the appraised value, he has a recourse by obtaining his own appraisal and a determination is then made of fair market value. Otherwise, the matter could be taken to court for a determination. The highway design is determined from anticipated traffic generating from the Hawaii-Kai development of residential, shopping centers, hotel and apartment and business areas and the anticipated population of about 50,000 people. The traffic count on Lunailo Freeway at its heaviest section is over 100,000 cars a day.

Mr. James Wilder, living in the Portlock Road area, indicated his favor of the route as proposed. He approves of the plan to retain present Kalaniansole Highway from Koko Head to Waimanalo as a scenic route. He stated that this new route would separate the marina development proposed by Hawaii-Kai but it is his understanding that a pontoon bridge will be constructed so that boats could pass freely from the marina area to the pond area.

Mr. David Slipher, general manager of the Hawaii-Kai Development Company, expressed approval of the new route as the best solution to a problem which had been studied thoroughly. He indicated the necessity of a major roadway system to provide for the anticipated heavy traffic volume. He stated that the developers are also faced with the problem of revising its plans because of the highway design. The area between May Way and Kuliouou Road was designated as a major hotel site and the area was filled, but now this area is part of the interchange. The highway also separates the proposed marina areas from the pond and in the opinion of some appraisers this is undesirable. However, after further studies, it was concluded that this disadvantage would amount to less damage to properties in the area and in the upper valley areas. The developers are also faced with the problem of constructing a 76-foot trunk or collector road for traffic in the valley areas because

this highway will be a limited access highway. The proposed shopping center was relocated from Portlock Road to an area at Luanilo Freeway as a compromise on the highway design. He requested the Commission to take action to establish this new route on the general plan so that the developers could proceed with their plans.

Mr. Willson C. Moore, representing Bishop Estate, and Mr. Robert Wilson, a resident in the Portlock Road area, expressed their approval of the new route proposed.

Mrs. Ruth Hendrickson, speaking as a representative of the Portlock Community Association representing 118 homes, stated that the people are in favor of this new route.

Mr. Edmund Auld, speaking for the beneficiaries of the Harry J. Auld Estate, 6162 Kalaniana'ole Highway, stated that the entire Estate land will be taken for the highway. He inquired whether the intersection design can be moved further toward the pond area.

Mr. Lepine replied that the intersection had been located at the best practical location to serve the proposed development.

Mr. Auld then inquired whether the Estate can retain that portion of the lot not taken for the highway. The Director informed him that if the remaining portion can meet the zoning requirement or is large enough so that a variance can be granted, the owner will be permitted to retain the lot.

Mr. William Pascoe who had filed a letter of protest, indicated his concern that progress would gradually extend the 200-foot right-of-way toward Honolulu and take his entire property for the highway.

Mr. Fred Rudmann expressed his belief that the intersection should be moved further toward vacant land rather than over fee simple land.

Mrs. Katherine DeSilva of 6154 Kalaniana'ole Highway and Mr. Willie Davis of 6153 Kalaniana'ole Highway also believed that the intersection should be moved further toward the pond area. The present plan would leave only a small portion of their property after the highway taking.

Messrs. Lepine and Myatt responded to several questions from the Commission members. Mr. Myatt stated that the proposed highway is 200 feet wide. The present right-of-way width of Kalaniana'ole Highway between May Way and Kirkwood Place is 70 feet with a 25-foot setback on each side of the street. There is a definite possibility in the future that this section of the highway must be widened to more than 120 feet. A study is being conducted of this area as well as the Kaimuki area.

Mr. Lepine stated that it would not be feasible to locate the intersection over the water section because an existing waterway must be kept open for channeling water from the pond area. A study was made on the cost of locating the intersection at the two areas mentioned but the result of that study is not available right now. He pointed out that the difference would be in the cost of construction rather than land value since the value

of land in the two areas is comparable. Mr. Myatt added that a relocation would mean the construction of an over-pass and under-pass in water, requiring a bridge and major structures while the present location is on solid ground.

In reply to Mr. Centeio's question, the Director stated that the area is zoned Class AA Residential (minimum 10,000 $\text{\$}$ ) and about 23 property owners are affected by the highway and interchange--9 lots are Bishop Estate lease lots. Out of the 23 lots, 11 lots, of which 6 are Bishop Estate lease lots, will be taken entirely.

Mr. Rudmann stated that the difference in cost would not be too great since piles must also be driven in the ground at the present location. He stated that two years ago, Hawaiian Telephone Company had made test borings and found that it would not be economically feasible to locate there because of the necessity of piles.

Replying to Commissioner Norwood's question, Mr. Lepine stated that the May Way access road is located at an angle and quite a distance from the main highway because it is on ground level while the highway is elevated. A road closer to the highway would necessitate expensive retaining walls.

Mr. Slipher stated that the developers have no objection if it is found feasible to move the intersection into the pond area or to alter its shape. They will adjust the 76-foot subdivision road to fit this revision.

Mr. Izumi's motion to keep the public hearing open and to take the matter under advisement was seconded by Mr. Centeio and carried.

The Commission voted to defer action for consultation with the State Highway Department for a possible relocation of the intersection on motion of Mr. Centeio and second of Mr. Izumi.

A public hearing continued from March 31, 1960, was held to consider the following amendments to the General Plan, portion of Section 11 (Nuuanu-Puunui):

(1) To provide for street widening from existing master planned 32-foot and 40-foot rights-of-way to 44-foot and 56-foot rights-of-way for area situated on the ewa side of Liliha Street, between Kuakini and N. School Streets;

(2) To consider the change in land use plan from Class B Residential use to Apartment District "C" use for portion of area situated on the ewa side of Liliha Street between Kuakini and North School Streets;

(3) To provide for a Fire Station site on the makai side of Kuakini Street about 300 feet ewa of Liliha Street, comprising approximately 16,000 $\text{\$}$ .

The hearing was kept open for visit of the site by the Commission members and for comments from the Traffic Engineer with respect to the traffic features of the proposed plan.

The Commission members had visited the site. The Director read the letter from the Traffic Engineer, Department of

PUBLIC HEARING  
GENERAL-PLAN  
NUUANU PUUNUI  
WIDENING OF STREET,  
APT. DISTRICT "C"  
USES & FIRE  
STATION SITE

Traffic, concurring with the recommendations of the Planning Department in the widening of the streets as shown on the map. However, he recommended that the curve on the ewa end of Holokahana Lane should have a minimum radius of 75 feet at the property line instead of 50 feet as shown in order to create a smoother traffic flow and reduce accident hazards.

Commenting on item (1) of the proposed amendments, Mr. Buzzy Okazaki, owner of the property bordering Kuakini Street and comprising approximately 102,542<sup>sq</sup>, requested that reconsideration and restudy be given to the proposal to widen the streets to 56-foot rights-of-way. He noted that the proposed zoning of the area is for Apartment District "C" uses which would restrict density to the number of units allowable and would require one parking space for each apartment unit; therefore, 40-foot or 44-foot rights-of-way would be adequate for the area. He stated that these roadways are strictly local roads to serve developments in the area but wider rights-of-way would make their use as a mean of access to and from the upper Kuakini areas.

Mr. On Char, property owner in the area, reiterated his views presented at the last hearing that the roadways should remain in their present general plan width of 32 feet and 40 feet.

Reverend Benedict M. Vierra, representing Saint Theresa's Church, expressed his concern for the congregation that must use Holokahana Lane for exit. The 75-foot radius mentioned by the Traffic Engineer may jeopardize its building plans; however, its main concern is the exit point which is located at the curve of the road. Because of possible traffic hazards, the Church may not be allowed exit at this curve.

A Commission member suggested that the traffic flow pattern be reversed to make this exit area the entrance but it was pointed out that a traffic hazard would still be created by traffic using Holokahana Lane.

The Director indicated that the 75-foot radius suggested means the inside of the curve and would not affect the Church's property. He stated that only a small portion of the Church's property will be taken for the road widening.

In reference to item (2) of the proposed amendment, Mr. Buzzy Okazaki and Mr. On Char indicated their favor to the proposed change in use to Apartment District "C". Reverend Vierra stated that he objects to any apartment zoning if it means the widening of the roadways to 56-foot rights-of-way.

The Commission questioned the necessity for 56-foot rights-of-way. The Director stated that the present general plan of 32-foot and 40-foot rights-of-way were made on the basis of single family residential uses. Apartment uses will create high density which require a wider roadway. Although provisions are made for one to one parking under the Apartment "C" law, studies have shown that there is more than one automobile per family. There will be on-street parking by these extra cars and also by visitor's cars. A 56-foot right-of-way would provide for a 40-foot pavement and allow parking

on both sides of the street with two moving lanes of traffic.

With reference to item (3), Fire Station site, Mr. Okazaki noted that his property is affected by the proposed site. He would not object to the proposal if there are no State-owned or City and County-owned land nearby, but upon checking with the State Land Commissioner's office, it was discovered that the State owns a parcel of land containing approximately 25,000<sup>sq</sup> at the corner of Kuakini and Lanakila Streets. A further check revealed that this land is not earmarked for any particular use by the State. He stated that this land is well-suited for a two-story development with the fire station on the street level and a parking lot underneath for use by Lanakila School. He proposed that the Commission restudy this matter of locating a fire station on his property and consult with the State Land Commissioner and the Department of Public Instruction regarding this proposal.

The Director indicated that lands near schools are purchased for expansion purposes and their use for other purposes would jeopardize any plans for such school expansion. However, studies can be made on the feasibility of relocating the fire station site. With reference to the location proposed by the staff, he noted that extensive studies were made before a decision was reached. The Fire Department requires a centrally located area and other proposed sites were eliminated because of the problem of free traffic movement and the displacement of families. However, this matter will be referred to Chief William Blaisdell for his comments.

Mr. Okazaki further stated that dual use of a property without taking land away from the school is an intelligent approach to land use. He informed the Commission that he has polled the property owners in the proposed apartment area and approximately 90% of the owners are in favor of creating an improvement district for the construction of the roadways if the Apartment "C" zoning is approved. This poll was conducted for the street widening under the present general plan requirement.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Centeio and second of Mr. Norwood.

In discussing this matter later, the Commission stated that a restudy of the street pattern in the area should be made so that the problem confronted by the Church could be solved and prevent the use of the roadways as a speedway and thoroughfare by outside traffic.

Mr. Yamabe made a motion to defer action until such time the Director makes a study with respect to the width of the streets in conjunction with density, also the possibility of permitting parking on one side of the street only instead of both sides, the possibility of reducing the width of the roadways, the possibility of making Holokahana Lane a deadend street, and the Director to also make a study of the fire station site taking into consideration the recommendation that was made to use State land and submit his recommendations and studies to the Commission within a period not to exceed four weeks. His motion was seconded by Mr. Izumi and carried.

**ZONING CLASS A-1 RES.** The Director recommended that a public hearing be held to consider a change in zoning from Class AA Residential to Class A-1 Residential for Pikoiloa Tract, Kaneohe covering approximately 78 acres. The proposed change is logical since this area is bounded by Class A-1 Residential areas, a cemetery, a proposed apartment area and Class AA areas.

**KANEOHE  
PIKOILOA TRACT  
TROUSDALE CONSTRUCTION CO.**

A motion to authorize the calling of a public hearing was made by Mr. Izumi seconded by Mr. Centeio and carried.

**ZONING LIMITED IND.  
KANEOHE  
45-618 KAMEHAMEHA  
HIGHWAY  
KON SUNG LUKE**

The Director recommended that only the front portion of a parcel of land containing 1.83 acres, situated on the mauka side of Kamehameha Highway opposite Windward City, Kaneohe, be rezoned from Class A-1 Residential to Limited Industrial. A public hearing was held on February 4, 1960, and the Commission had recommended approval of the change in zoning for the entire parcel. But, after further review, the staff discovered that the rear portion of this lot is affected by a proposed general plan roadway. Since it would not be advisable to zone a roadway area, the staff is recommending that this portion of the lot remain in residential zoning. After the roadway is constructed, the remainder of the lot can be considered for limited industrial uses.

He informed the Commission that this property is within the area designated as desirable for limited industrial uses, and the Commission had zoned other properties in the area for this use. He stated that another public hearing is not required for this amendment.

After a discussion on the matter, a motion to approve the recommendation made by the Director to zone only a portion of this property for limited industrial uses was made by Mr. Norwood seconded by Mr. Izumi and carried. Mr. Centeio refrained from voting on the motion.

**GENERAL PLAN  
WAIALAE-KAHALA  
WAIALAE GOLF  
COURSE AREA  
HOTEL & APT. USES  
BISHOP ESTATE**

The Director recommended that a public hearing be held to consider a proposed change in the General Plan of the Waiialae-Kahala section to provide for hotel and apartment development on 12.5 acres of land adjoining the Waiialae Golf Course Club House. He stated that this recommendation is made because the proposed uses have aroused the public's interest and concern and the public hearing will give the Commission an opportunity to hear the public's view before making its recommendation to the Council.

A motion to authorize the calling of a public hearing to consider the proposed change in land use on the General Plan section of Waiialae-Kahala was made by Mr. Norwood seconded by Mr. Centeio and carried. The public hearing has been scheduled for Wednesday night, April 27, 1960, at 7:30 p.m., in the City Council's Assembly Room.

**GENERAL PLAN  
SCHOOL SITE  
NUUANU VALLEY  
PUIWA SCHOOL**

The Director recommended that a public hearing be held to consider establishing on the General Plan section for Nuuanu, an elementary school site of approximately 7 acres situated at the end of Puiwa Lane, Nuuanu, and a 12-foot easement to Dowsett Avenue. The site is the proposed Puiwa School and the 12-foot easement would permit children from the Dowsett area to enter the school grounds without going to Nuuanu Avenue then to Puiwa Lane and to the school grounds.

A motion to authorize the calling of a public hearing was made by Mr. Izumi, seconded by Mr. Centeio, and carried.

**GENERAL PLAN  
KALIHI VALLEY  
PROPOSED DELETION  
OF A 44-foot  
G.P. ROADWAY**

The Director recommended that a public hearing be authorized to consider an amendment to the General Plan street layout section for portion of Kalihi Valley by deleting a 44-foot general plan roadway off Kalihi Valley Road and providing for a 32-foot deadend road. Because of adverse grade and expensive cost, the subdivider is requesting this amendment. Since this roadway would be strictly for local traffic, the Director stated that the request is reasonable.

After discussing the proposal, the Commission voted to visit the site on motion of Mr. Izumi and second of Mr. Centeio.

**ZONING ORDINANCE  
AMENDMENT TO  
CONDITIONAL USE  
DISTRICT TO  
INCLUDE PRIVATE  
AQUATIC  
FACILITIES**

The Commission considered again a request to include in the Conditional Use Law the following permissible use: "Private aquatic facilities for instruction and community recreation, whether conducted for profit or not." Mr. Roland Higgins, representing Swim School, Inc., proposes to construct and operate swimming schools for recreational and educational purposes in various communities on the island of Oahu. The Commission had previously expressed its concern that to permit swim school facilities to locate in residential areas may set a precedent to permit other related uses in residential areas. This matter was deferred for further study.

Mr. Higgins, president of Swim School, Inc., filed with the Commission supporting material concerning its operation. These include statements from mainland operators familiar with swim school facilities, statements and endorsements from people and group interested in providing recreational facilities for the public, and evidence of public support in the Aina Haina area.

Mr. Higgins reiterated his presentation made at a prior meeting that its operation is strictly for recreational and educational purposes as opposed to commercial schools. Similar operations in residential areas are being conducted successfully on the mainland. He noted that community leaders such as, Reverend John J. Morrett, Walton M. Gordon, superintendent of the D.P.I., Mr. Teixeira, president of the Professional and Businessmen's Association of Aina Haina, and other individuals living in the Aina Haina area fully endorse the proposed operation as a desirable facility for the community. The Swim School proposes to locate in the vacant area fronting Aina Haina Shopping Center and a verbal commitment has been made with the landowner for the possibility of leasing the entire vacant area although its need is only 40,000<sup>+</sup> of area.

A Commission member inquired whether or not business zoning would better solve the problem of location. Mr. Alan Stack, attorney for the applicant, replied that it would but they believe that the proper approach to their problem is to have the Conditional Use Law amended to include swim school facilities since their ultimate goal is to develop similar facilities throughout the State of Hawaii. In this manner, the Commission will have control of their location. Areas best suited for these facilities are fringe areas or buffer areas between the residential and business zones.

Mr. Izumi inquired how these facilities differ from that of Rex Ravelle Gyms. Mr. Higgins stated that his operation is to provide the recreational need of a community. He did not believe Rex Ravelle Gyms would receive the same endorsement from community leaders under similar circumstances. Mr. Stack added that the swim school activities will be outdoors--park-type of facilities, whereas, Rex Ravelle activities are usually housed in a commercial gymnasium.

The Commission stated that it was a matter of individual opinion whether or not gymnasium facilities are a community need and that some of these activities can be located outdoors.

In reply to Mr. Centeio's question, the Director stated that the vacant area mentioned is zoned for residential uses. The Commission had zoned the Aina Haina Shopping Center area on the basis that the property owner agreed to leave the front portion adjoining the highway open. However, public facilities, such as the library and the church, were permitted to locate at the Koko Head end of the area. He stated that the type of facilities proposed is open and seems to be compatible with the surrounding area.

Mr. Centeio stated that if the swim school operation is classified as a business, it should locate in a business area rather than to be classified as a permissible use in a Conditional Use District; otherwise, a precedent would be set and there will be no control of such activities. The Director agreed, but he noted that the proposed use can be classified as recreational. He informed the Commission that the applicant had attempted but failed to locate in suitable areas in the Waiialae-Kahala proposed park site, in a business area at Waiialae-Kahala and at Kailua in an area proposed for apartment zoning.

In reply to a Commission member's question, Mr. Higgins stated that failure to locate in the business area at Waiialae-Kahala was not because of objection to the proposed operation but because the owners felt that the land was too valuable for the type of operation proposed.

After further discussion on the feasibility of permitting swim schools in residential areas, the Commission took the matter under advisement on motion of Mr. Centeio and second of Mr. Izumi.

In discussing this matter later, the Commission noted that swim schools are definitely a business operation. Although the Commission can impose conditions on the scope of operation if permitted in a conditional use district, it is difficult to police these activities at all times.

On the basis that the proposed use should locate in a business area, Mr. Centeio made a motion to recommend to the Director that the application to include swim school facilities as a permissible use in the Conditional Use Law be disapproved. His motion was seconded by Mr. Izumi and carried.

ZONING BUSINESS  
PAWAA  
KAHEKA LANE  
HERBERT K. H. &  
EDMUND L. LEE

The Director requested the Commission's advice with respect to an application to extend an existing business district at the corner of King Street and Kahaka Lane to include an area of 23,891 $\frac{1}{2}$  set aside for off-street parking purposes.

Attorney Kinji Kanazawa, representing the applicants, indicated that a medical office building is situated along the King Street frontage of the lot and the proposal is to construct an additional building with similar facilities to the rear of the existing building. Off-street parking facilities will be provided on two levels of the building, therefore, exceeding the number of parking allowed by law. The plot plan and proposed building were shown to the Commission.

After reviewing the proposed plan and existing development in the area, the Commission voted to recommend to the Director that a public hearing be called to consider the change in zoning to business on motion of Mr. Centelo and second of Mr. Izumi.

ZONING HOTEL & APT.  
WAIPAHU  
AWANEI STREET  
T. KIMURA

The Director requested the Commission's advice with respect to a request for change in zoning from Business to Hotel and Apartment for a parcel of land situated on Awanei Street, Waipahu. Although this area is zoned for business, several apartments have been constructed. The land use pattern has changed so that apartment uses seem feasible for the area.

The Commission members visited the site. Mr. Keppeler observed that the apartment buildings constructed in the business area are very attractive and of fine construction. He believed that the business zoning should be retained so that all other construction would be compatible.

The Commission observed that two business operations exist in the area, and the remainder were apartments. The Director stated that two lots on Awanei Street were zoned for apartment uses by the Commission in 1956.

Mr. Yamabe expressed his opinion that the apartment zoning should be granted since the trend of the area has changed toward that use. With respect to construction, the building code will control that problem. He believed that the change was made because business use was found to be uneconomical and to require compliance with stringent business regulations for apartment use would be penalizing a person. He did not believe other business uses would locate in the area within the next 20 years, therefore, retaining the business zoning for a haphazard development of apartment with business would not be proper planning. He stated that a decision should be made to either leave the area for business developments only or to zone it for apartment uses.

However, other members were not of the same opinion. They stated that a number of property owners have constructed first-class apartment buildings and to permit apartment zoning of second-class construction at this time would not be fair to these people.

After further deliberation, Mr. Keppeler made a motion to recommend to the Director that the request for change in zoning to hotel and apartment uses be denied. His

motion was seconded by Mr. Izumi and carried. Messrs. Yamabe and Centeio voted in the negative. Mr. Centeio stated that he had voted in the negative since he did not visit the site.

ZONING HOTEL & APT.  
WAIANA  
POKAI BAY DR.  
ZOILO A. CORPUZ

The Director requested the Commission's advice with respect to an application for change in zoning from Rural Highway Protective to Hotel and Apartment for approximately 24,000 $\pm$  of land situated at the mauka-Makaha corner of Pokai Bay Drive and Lualualei Homestead Road in Waianae. This property is situated within an area designated as desirable for apartment uses and the Commission had authorized the calling of a public hearing subject to submission of development plans. Development plans have now been submitted; however, he pointed out that the streets are not adequate for this higher density use. Streets fronting other apartment developments in the area have been improved.

The Director stated that some policy should be established for these type of developments in the rural area where a master plan has not been adopted. There are no street pattern other than those existing and these are wholly inadequate.

Commissioner Centeio asked Mr. Corpuz, the applicant who was present, whether or not he is willing to improve the street fronting his property with curbs and gutters. Mr. Corpuz stated that he will.

Due to the fact that the area has been designated as desirable for hotel and apartment uses and that the applicant is willing to improve the street, Mr. Centeio made a motion to recommend to the Director that a public hearing be held to consider the change in zoning to hotel and apartment. The motion was seconded by Mr. Norwood and carried. Mr. Yamabe abstained from voting. Mr. Lemmon voted in the negative on the basis that a decision is being made before adoption of a master plan.

Mr. Kanbara asked the Director whether the action just taken means that the Commission is recommending to the Director that he consider zoning changes in the absence of a master plan. The Director replied in the affirmative.

ZONING BUSINESS  
& HOTEL & APT.  
MOKULEIA  
MOKULEIA BEACH  
WAIALUA BEACH RD.  
MOKULEIA DEVELOP-  
MENT ASSOCIATES

The Director referred to the Commission for advice, a request for change in zoning from Class A-1 Residential to Business and Hotel and Apartment for portion of a parcel of land containing 40.143 acres at Mokuleia Beach. He stated that the planning consultants have recommended a master plan for this area; however, the Commission should establish a firm policy whether or not to consider rezoning applications for these rural areas where a master plan has not been adopted. A perspective showing the proposed plan was submitted for the Commission's review.

Dr. Francis Silva, representing himself, the Mendonca Estate and several other property owners in the Mokuleia Beach area, informed the Commission of the great interest aroused in that district by the proposed master plan. Instead of considering individual applications, he believed that it would be more advisable to consider zoning changes for the entire Mokuleia area. Since the master plan is nearly completed and there doesn't seem to be an urgency on the matter, he requested the Commission

to withhold action just a little longer but within a reasonable time so that the people would have a better opportunity to study the application and the proposed master plan for the area.

Mr. Centeio stated that this subject is not a new problem since about 5 years ago, the Commission had looked with favor to resort development. The applicant at that time had submitted plans for a big marina development with a boat harbor, and a public hearing was held. He was of the opinion that applications should be considered individually since a review of the entire area at one hearing may cause confusion.

Mr. George Houghtaling, representing the applicant, noted that the proposed plan, in principle, is similar to a resort development. He stated that his client has no objection if this matter is deferred in order to give the property owners an opportunity to study the application and the over-all master plan for the area. However, he hoped that the deferral would not be for 6 or 8 months. He requested an early decision on the application.

Mr. Centeio stated that since the element of time seems to be the problem, consideration should be given to the fact that calling of a public hearing within two or four weeks will give the property owners ample time to study and present their views on the matter.

Dr. Silva stated that his request for deferral is not for an indefinite time. It seems that the master plan for the area is completed and the property owners desire to study it further. One problem is with reference to a 20-foot roadway that should be widened; therefore, if this roadway is not widened, the property owners are ready to present their objections.

The Director advised Dr. Silva that the master plan for the island of Oahu is not completed. The private consultants have merely completed their phase of the studies required under the Urban Planning Grant Contract and their report has not been accepted by the Commission. The staff of the Planning Department must complete the remainder of the comprehensive studies before submitting the report to the Federal Government for approval in accordance with terms of the contract. In the meantime, the over-all plans are to be studied by the Planning Department and presented to the people for their views and comments on an informal basis. Any amendments which can be justified and will improve the plan will be incorporated, and the plans as amended will then be reviewed at an official public hearing and presented to the City Council for enactment as the General Plan for the island of Oahu.

This matter was taken under advisement on motion of Mr. Norwood and second of Mr. Centeio.

The Commission discussed whether to call a public hearing or defer this application until the master plan studies are completed.

Mr. Centeio reiterated that this subject matter is not new. He believed that a developer ready to invest in such a big area should not be kept waiting indefinitely.

The Director reviewed briefly the application mentioned by Mr. Centeio. He stated that about 5 years ago, a Mr. Sheik applied for a variance to permit quarrying of sand on the property in question. Because of many objections from the surrounding property owners, he withdrew the application, but subsequently filed a subdivision plan showing a marina development. Because of the excavation that must be done, the Attorney's office, upon inquiry, advised the Commission that quarry operations can be conducted to develop the property. However, before the plan could be realized, Mr. Sheik died. H. C. & D., then bought the property and started excavation but found that the sand obtainable was not usable for its purpose. The project ceased and the land was sold to the present owner about 9 months ago. Therefore, he stated that a deferral of two or three months would not hamper the applicant's development plans.

The Director stated that further studies of this area must be made before the staff's and the Commission's recommendations can be presented to and reviewed further by the community. The staff is presently engaged in completing the over-all studies necessary for presentation of the final report to the Federal Government for approval; therefore, it does not have the time to review the applicant's plan or the over-all plan for the Mokuleia area. He reiterated the fact that the consultant's submission of their report does not automatically create an acceptable general plan for any area.

Mr. Norwood expressed his opinion that a definite plan should be adopted whereby the Commission could be guided in its decision to consider rezoning applications since there is a definite indication that the public will force the Commission to make a decision on these rezoning matters.

Mr. Yamabe then made a motion for the Commission to review and make a study of the Mokuleia-Haleiwa area and for the Director and the staff to also make a study as soon as possible and after these studies are completed, the Commission will take action on the application. His motion was seconded by Mr. Centeio.

The Director informed the Commission that he will not be able to review this matter for at least 6 weeks since he is in the midst of preparing the report that must be submitted to the Federal Government by June 6, 1960. Failure to do so will result in the loss of Federal appropriation.

Mr. Lemmon noted that the private consultants' report must still be reviewed and accepted by the Commission. He was of the opinion that planning should be done properly, and the most logical way to do it would be to put a moratorium on zoning until the master plan is adopted even though demands will be made of the Commission to take action on rezoning applications.

The Director agreed with Mr. Lemmon that zoning should be withheld unless there is a clear showing for an urgency for development to benefit the entire community and the public. He cited for example, the area in Punaluu which was zoned by the Commission because the developers were required to move due to Board of Health

requirements; however, over one year has passed and this area is still not developed.

After further discussion, the Commission took a vote on the motion and the motion was carried. Mr. Keppeler earlier stated that he is abstaining from voting on this matter.

**ZONING INDUSTRIAL  
MOANALUA  
MOANALUA HIGHWAY  
& PUULOA ROAD  
S.M. DAMON ESTATE**

The Commission considered again an application for change in zoning from Business and Residential to Industrial for land situated on the makai-Waikiki corner of Puuloa Road and Moanalua Highway and containing approximately 95 acres. The Commission had authorized the calling of a public hearing, subject, however, to submission of a revised plan providing for a wider planting strip between the highway and the proposed industrial area and a shopping center site of approximately 10 acres.

The Director reported that the applicant has submitted a revised plan showing the placement of an interior roadway by combining the planting strips to create one of almost 30 feet wide. A commercial area is not shown because the developers believe that it would not be economically feasible for this use. The staff is of the opinion that a commercial center is needed for the development. If this area is zoned entirely for industrial uses, a study must be made to locate a commercial area somewhere in the immediate vicinity to serve the Moanalua area.

Mr. Bob Belt, representing the applicant, stated that the only applications received by the Trustees of the Estate were for industrial uses. With respect to the planting strip, these areas have been combined for a width of 20 feet and at some areas 30 feet along the highway frontages. The entrance to the area has been relocated to retain the trees that are in the area. He stated that the Trustees will require in the lease agreement that the lessees must maintain these planting strips.

Attorney Dudley Lewis also stated that the applications for industrial sites far exceed the number of lots that will be made available. He stated that providing for a 10- or more-acre area for a shopping center or for a wider planting strip will diminish the availability of highly desirable industrial lands near the city of Honolulu.

Mr. Keppeler expressed his belief that a wide buffer or planting strip, concealing the industrial areas from a highway, determines the measure of desirability of an industrial area.

Mr. Lewis replied that he did not believe a wide planting strip would make this land any more desirable since this property is the last available piece of land close to town available for industrial uses. He also pointed out that this area is bounded by a limited access highway and the only entrance into the area is by an overpass system.

The Commission recalled that the applicant had submitted plans for a regional shopping center on 88 acres of land to serve the Moanalua and Kalihi areas and the Commission had zoned the area for such use.

Commissioner Yamabe inquired whether the Estate had any other land in the immediate vicinity which could be considered for business uses. Mr. Lewis replied that the entire Moanalua and Salt Lake areas were sold by the Estate to a "hui" and the only area still under the jurisdiction of the Estate and which could be used for business is approximately 7 acres of land near Salt Lake. The Director stated that the Commission did not zone the 7-acre site for commercial use because it was not in a central area to serve the new development.

Mr. Lewis also stated that the Estate has no other areas available that could be considered for business uses.

The Commission noted that the nearest shopping center is the Moanalua Shopping Center situated about 1-1/2 miles away.

After further discussion, the Commission took the matter under advisement on motion of Mr. Centeio and second of Mr. Norwood.

The Commission voted to defer action on this application on motion of Mr. Centeio and second of Mr. Izumi.

**URBAN PLANNING  
GRANT CONTRACT**

The Director reported that the Oahu Planning Associates, private consultants hired by the Commission under the Urban Planning Grant Contract, has submitted a request for payment of \$51,000 for completion of work under terms of the contract.

The Director stated, however, that payment cannot be made until 90% of the entire project is completed and after the Commission has accepted the consultants' report. The staff is presently completing its portion of the project after receiving the consultants' report.

A motion to defer payment was made by Mr. Centeio, seconded by Mr. Izumi, and carried.

The Commission deferred action on the following applications on motion of Mr. Centeio and second of Mr. Izumi:

- ZONING HOTEL & APT.  
PEARL CITY  
LEHUA & THIRD STS  
MELVIN KALAMA** (1) A request for change in zoning from Rural Protective to Hotel and Apartment for property situated on the makai side of Kamehameha Highway at Pearl City.
- ZONING BUSINESS  
WAIANAE  
FARRINGTON HIGHWAY  
KAGAWA** (2) A request for change in zoning from Rural Highway Protective to Business for property situated in Waianae town.
- ZONING ORDINANCE  
AMENDMENT TO  
RESIDENTIAL DIST.** (3) Bill No. 49, an ordinance to amend Section 21-2.1(a) Revised Ordinances of Honolulu 1957, as amended, to include buildings or premises used for public purposes by Federal, State, City and County, or foreign governments, as permissible uses in residential areas.
- ZONING ORDINANCE  
AMENDMENT TO  
BUSINESS DISTRICT** (4) Bill No. 50, an ordinance to amend Section 21-4.1, Revised Ordinances of Honolulu 1957, as amended, to permit animal hospitals which are air conditioned and sound-proof and without outdoor kennel facilities as a permissible use in a business zone.

GENERAL PLAN  
DELETION OF PARK  
SITE  
KAILUA-KANEOHE  
KALAHEO VILLAGE

(5) A request to delete a 7-acre park site at Kalaheo, Kaneohe, on the basis that the park site is not needed to serve the neighborhood.

The Commission adopted the following street names on motion of Mr. Norwood and second of Mr. Centeio:

STREET NAMES  
CENTRAL BUSINESS  
DISTRICT  
MERCHANT STREET

(1) MERCHANT STREET - Extension of an existing roadway from Richards Street to Mililani Street.

STREET NAMES  
WAHIAWA  
HOMELANI ACRES  
SUBDIVISION, UNIT 3

(2) Street names for roadways within the Homelani Acres Subdivision, Unit 3, Wahiawa:

CALIFORNIA AVENUE - Extension of existing roadway through Unit 3 to its terminus at Lauone Loop and Malulu Pl.

KILANI AVENUE - Extension of existing roadway through Unit 3 to its terminus at California Avenue.

MIKIMIKI PLACE - Deadend roadway off California Ave., being between Kilani Ave., and Auhili Place.  
Meaning: Efficient

LAUONE LOOP - Loop roadway off California Ave., being between Kilani Avenue and Malulu Place.  
Meaning: Light soil; fertile and easy to cultivate

LAUONE PLACE - Deadend roadway off Lauone Loop.

MALULU PLACE - Deadend roadway off California Avenue at its intersection with Lauone Loop.  
Meaning: Pool that never dries

STREET NAMES  
KEWALO  
OLOMEHANI ST.

(3) Street name for government road at Kewalo:

OLOMEHANI STREET - Roadway extending from Ohe Street to Ahui Street being between the Incinerator and the Corporation Utility Yard.  
Meaning: Refuse Dump

STREET NAMES  
MANOA  
MANOA GARDENS SUBDVN.  
UNIT 1

(4) Street name for roadway within Unit 1, Manoa Gardens Subdivision:

POLOLEI PLACE - Deadend roadway off Poelua St., being between Pawaina Street and Poelua Place.  
Meaning: Upright

STREET NAME  
KAILUA  
LOKELAU PLACE

(5) Street name for roadway in Kailua:

LOKELAU PLACE - Deadend roadway off Ulupaina St., bet. Oneawa St. & Maluniu St.  
Meaning: Green Rose

The meeting adjourned at 6:20 p.m.

Respectfully submitted,

*Carole Kamishima*  
Carole Kamishima, Planning  
Reporter

Meeting of the Planning Commission  
Minutes  
April 27, 1960

PUBLIC HEARING  
GENERAL PLAN - WAIALAE NUI  
TO PERMIT HOTEL & APARTMENT USES

A public hearing was held on Wednesday, April 27, 1960, at 7:30 p.m., in the Assembly Room of the City Council, City Hall, consider the proposed amendment to the General Plan Section 29 (Waialae Nui-Waialae Iki-Wailupe-Niu-Kuliouou-Maunaloa) to permit apartment and hotel uses on a 12.5 acre site adjoining the Waialae Golf Club House and the beach. The meeting was presided by Commission Chairman Cyril W. Lemmon.

**PRESENT:** Cyril W. Lemmon, Chairman  
George F. Centelo, Vice Chairman  
Tsutomu Izumi  
Thomas N. Yamabe II  
William R. Norwood  
Charles G. Clark  
Paul K. Keppeler

Leighton S. C. Louis, Director

**ABSENT:** None

The Director read the public hearing notice advertised in the Honolulu Star-Bulletin on April 16, 1960, copies of which were sent to the various community associations in the vicinity and interested parties. He pointed out on the map the area under consideration for the change in land use. He reported that 9 letters supporting the proposed amendment and 897 letters protesting the proposed amendment have been filed with the Commission. In addition, during the meeting, 72 letters in support and 216 letters against the proposal have been received. These letters will be available for the Commission to review at a later date. The Chairman requested the parties in the audience to present their views.

The following persons spoke in support of the proposed amendment:

1) Mr. Frank E. Midkiff, President and Trustee of the Bernice P. Bishop Estate, owner of the property under consideration, read portions of a prepared statement presenting the views of the Trustees of the Estate in connection with the proposed hotel and apartment development on the 12.5 acre site along Waialae Beach. (His complete statement and memorandum has been filed with the Commission and placed in Folder No. 1960/Z-17.)

The Trustees note that the site under discussion is an excellent one for hotel purposes. The fact that Mr. Conrad Hilton is interested in this site merits very special consideration. Studies conducted by planners retained by the Trustees resulted in the recommendation that the highly desirable residential areas at Black Point, Kahala Beach and Waialae Kahala should be retained; that the 160 acres devoted to the Waialae Golf Course should remain; and that two sites on Waialae Beach be reserved to accommodate two hotel sites--one site is the area under consideration and the other is the area at the Koko Head end of the Golf Course. The Trustees have decided that if this petition for hotel zoning is granted, they will modify their plan and place the second site into single family residential uses under long-term leases. This decision is based upon the understanding that the Director and the Commission members will decline to permit hotel zoning for other areas on out through the westerly boundary of Hawaii Kai.

The Trustees' plan for developing the Waialae-Kahala area are as follows:

"That the main hotel structure will be about the same height as the beautiful Royal Hawaiian Hotel with additional hotel cottages and landscaping to complement it.

"A restriction to allow only 550 rooms on the entire 12.5-acre parcel is stipulated by the Trustees so that no high density or resulting traffic problems will be created.

"The Waialae Golf Course will be retained so that it can be developed into a championship course and its lease will be extended upon its expiration or sooner if the Club desires it.

"There will be retained approximately 1200 lineal feet of shore frontage along the Golf Course.

"The easterly 18.5-acre parcel at the Koko Head end of the Golf Course will be developed at once into long-term single family residential leaseholds if the present zoning request for a hotel is granted. This should allay the apprehensions of those fearing that a zoning precedent will be set for lands east of the Golf Course on out to Kuliouou.

"There is no intention of and the Trustees will not approve any hotel or apartment zoning on their lands in the Black Point, Waialae-Kahala and Golf Course Subdivision now zoned as residential.

"There is no intention to widen Kahala Avenue. If the Trustees can prevent it, Aukai Avenue will have no bridge and will not be a through street.

"There will be no apartments on Aukai Avenue. The Trustees will renew the single family residential leases for long terms when present leases expire or when lessees ask for new leases."

2) Mr. Charles J. Pietsch, Jr., developer of the area under consideration, stated that the development plans have been revised by eliminating a proposed apartment development and providing for hotel developments only, some of which will be low cottage-type development. He read a prepared statement which is on file in the office of the Planning Department.

Mr. Pietsch noted that this is not a "quickie" development calculated to make a fast dollar but a long term investment in Hawaii's future. He referred to the statement made by the Estate to retain the Golf Course and the residential areas in Kahala, Black Point and Waialae-Kahala. He did not believe a precedent would be set by zoning this area for hotel uses since this 12.5-acre site is unique in the sense that it is completely surrounded by a golf course and the ocean and no one else can make this same claim.

He stated that the Trustees and he have agreed to develop this property in such a manner that it will average no more than 44 hotel units per acre. In comparison, Waikiki today has 500 to 600 rooms per acre due to the high land cost. Mr. Hilton of Hilton Hotels has agreed that the hotel which is to be built would be no more than 11 stories in height. If possible, it will be built lower, but, there will still be only a total of 550 hotel rooms. The balance of the 12.5 acres will be developed into Halekulani hotel-like rooms rather than apartments as first planned. These buildings will be limited to 1, 2 and 3 stories. He pointed out the need for various types of hotels to cater to the needs of the tourists. He noted that the development will be a luxurious hotel costing approximately \$20,000 per room, whereas, the average hotel room built in Hawaii is costing less than \$10,000 per room. This hotel will not have any meeting rooms or convention halls but is to be a resort hotel.

He also noted that this development will make available to the general public, a public park which will be built without cost to the people of Honolulu. A swimming area will be dredged and sand will be brought in for the beach area. This development will also boost the economy of the State by bringing in approximately \$150,000 per year in property taxes, whereas, presently the property taxes for the area is approximately \$1,500. The people should have no fear that the proposed hotel will reduce the value of their property or that it will increase the value of their property for a higher tax rate since tax valuation is determined by use and not surrounding uses. He also mentioned that this development will create employment to the benefit of the people.

Mr. Pietsch declared that the time is now to develop this area while one of the largest hotel company in the world is interested in locating in Hawaii. A Hilton development will sell Hawaii to the world helping the tourist industry and the economy of the State of Hawaii. This development may also be followed by other Hilton developments on the neighbor islands.

3) Mr. Robert S. Craig of Robert S. Craig Associates, Research and Consulting Service, retained by the Bishop Estate and Mr. Pietsch, filed with the Commission a traffic study made of the Kahala area for the purpose of determining the impact of the proposed development on the volume of vehicle movement which may result from the location of a 550-room hotel at the Koko Head end of Kahala Avenue.

Mr. Craig pointed out that traffic counts were made at 7 different check points. The increase in traffic resulting from the construction of the 550 hotel rooms is indicated under five different conditions. Graphs showing the projected increase in traffic under the five different conditions are also shown. In his opinion, the net result of his study show that traffic volume on Kahala Avenue will increase only slightly over the present volume. (The report is on file in the office of the Planning Department.)

Commissioner Yamabe requested information on the percentage of hotel occupancy at the time the survey was conducted. Mr. Craig replied that he does not have the information at the present time but could present it later. He stated that the survey was made at the time of the Shrine convention. (Mr. Craig later submitted the following information on hotel occupancy during the five-day survey period in some of the large Waikiki hotels: April 22, 1960, 78.7%; April 23, 77.5%; April 24, 77.9%; April 25, 87.2%; and April 26, 90.0%.)

4) Mr. George Mason, Director of the Department of Economic Development, read a prepared statement indicating that his presentation is made "for the purpose of information only and should not in any way be construed as an attempt by the State to prejudice any specific zoning action which the State recognizes as an exclusively County function." He mentioned the importance of attracting and increasing the number of visitors and encouraging private investment to provide these visitor accommodations for the benefit of the State of Hawaii by increased tax revenues and increased employment. (His statement has been placed on file.)

5) Mr. Charles Braden, General Manager of the Hawaii Visitors Bureau, noted that the general objectives of the H.V.B. are: (1) to advertise Hawaii; (2) to promote Hawaii; (3) to publicize Hawaii; and (4) to contribute to the pleasure of visitors once they have arrived here for a vacation. In carrying out these objectives, the H.V.B. has become keenly conscious of the need for dispersal of hotel accommodations beyond the limits of Waikiki. This is due to projected increase in visitors to Hawaii, the high cost and/or availability of property in Waikiki, and in order that visitors can select their hotel from a variety of locations

of varying population density. The H.V.B. is also conscious of the need to provide additional luxury-type hotel accommodations.

Mr. Braden also mentioned the economic impact of tourism for Hawaii by the increase in tax revenues and employment. (His written statement has been placed on file.)

6) Mr. James B. Wilson, Chairman of the Tourist Facilities Development Committee of the Chamber of Commerce, noted that the Chamber is a strong proponent of economic development in Hawaii, whether it be tourism, agriculture, or other productive activities, and that the Tourist Facilities Development Committee is dedicated to the promotion of our tourist plant both on Oahu and the neighbor islands. It is anticipated that Waikiki may not be able to accommodate the forecasted tourist growth, therefore, accommodations must be expanded outside of this area. He stated that if the proposed hotel development adjacent to the Waialae Golf Course area can meet the criteria of a sandy beach and recreational facilities for a major hotel operation, zoning for hotel uses should be allowed to encourage developers to extend our badly needed tourist plant. (His written statement has been placed on file.)

7) Judge Willson C. Moore, Trustee of the Bishop Estate, presented a land use map of the area from Black Point to Wailupe Circle. He pointed out the proposed hotel site in relation to the surrounding residential development at Black Point, Kahala Beach, Waialae-Kahala, Aina Koa and the pending residential development at Waialae-Iki. He noted that these areas will be retained for residential uses.

The following persons spoke in opposition to the proposed amendment to the General Plan:

1) Mr. Robert E. Fischer, President of the Kahala Community Club and residing in the Black Point area, informed the Commission of a meeting held by the Community Club to hear the pros and cons of the proposed development. At this meeting, it was unanimously voted by those present (approximately 410 members) to oppose the proposed change in the General Plan. The primary objection is that if Bishop Estate is permitted to build a hotel along the beach frontage, others cannot be denied this same privilege. This will result in a progressive program of spot zoning and "breaking" of a general plan until a good deal of beach frontage is destroyed, not only for the Kahala area but for other beach areas.

2) Mr. Francis Wight, residing at 1020 Waihola Street in the Waialae Golf Course Subdivision and representing more than 800 persons who have submitted protests, stated that contrary to the accusation made, they are not opposing progress or opposing Mr. Hilton. They are opposed "to the principle to overturning the master plan simply to satisfy the expedient desires of promoters." He asserted that the statement made that Mr. Hilton will locate only in this one area is not sufficient basis for amending the master plan. He cited, as examples, two instances where the master plan was not amended due to objections by the public. Despite the criticisms made that standing in the way of progress would hurt the economy of the island and take away added employment, the two businesses have successfully located in other areas on the island. One was the proposed oil refinery site on Sand Island and the other was a proposed cement plant site in Mailli. These examples indicate that Mr. Hilton can successfully locate in other areas without hurting the economy of the island.

Mr. Wight asserted that the Estate is laying out another "smoke screen" by saying that the Estate will sign an agreement limiting the development it will undertake. Such an agreement will be worthless since the present

Trustees are powerless to bind successive Trustees. Mr. Wight further stated that once the master plan amendment is made to provide for hotel development, a precedent would be set so that every property owner in the surrounding area cannot be denied the same privilege. He indicated that lands in the area are being purchased for speculation purposes and those who support the proposal do so so that land values would rise. He mentioned one property owner of about 3 acres on Kalaniana'ole Highway who declined to sign a letter of protest because of the fact that if Bishop Estate received the change in the master plan, then he will also ask for apartment zoning.

Mr. Wight stressed the point that a master plan is established to provide the frame-work of an orderly development of an area and once this master plan is established, it should not be changed unless it is to promote the welfare of a community. The master plan may be changed to up-grade a deteriorating area to permit urban renewal, up-grade land use of an undeveloped area, or up-grade development which had been planned for an area but which had never materialized. Since the area under consideration does not seem to meet any of the three conditions mentioned, it is reasonable to assume that "individual gain" is the basis for requesting the amendment. He asserted that individual gain is not sufficient justification for over-turning the master plan for the Wai'alae-Kahala-Koko Head area.

Referring to the traffic study made by the proponents, Mr. Wight noted that every street in Waikiki has parking meters--they (the residents) do not want these meters in their area. He also doubted that the 500 or more guests of this "ultra, ultra" hotel would have use of the golf course facilities due to its operating at near capacity. He did not believe a golf course makes the proposed site any more desirable than other sites.

Since a decision must be made between an orderly development and one of chaos, he urged the Commission to carefully weigh all the facts and protect the interest of the public rather than one of private interest by disapproving the proposed amendment to the master plan.

3) Mr. Jo Fuller, residing in the Golf Course Subdivision area, was skeptical that an "ultra" hotel can continue to be maintained at the rate of \$20 a day to guests without the facilities of a banquet hall, convention hall and shops. He also noted that the people are not opposed to progress or hotel development but oppose this use in the heart of a residential area. He believed that there were other desirable areas for this use, and cited the Hawaii Kai development at Maunaloa where a hotel site is proposed. He noted that the proponents present the argument that there is an urgent need to provide additional hotel facilities for the tourist industry; but, no facts or figures were presented to support this argument. He referred to a newspaper article of a statement made by the airline companies that the tourist industry is suffering due to shortage of hotel rooms. He then referred to another article stating that the president of the Hawaii Hotel Association disputes the airline companies' assertion and reports that there is sufficient hotel space to accommodate the tourists. Therefore, the proposed development at Wai'alae-Kahala is not a solution to the tourist problem and does not serve an economic need of that area. He did not doubt the fact that more hotel rooms are needed, but he pointed out that this need is being met according to information from the Hawaii Visitors Bureau. The Bureau states that approximately 2,000 additional rooms will be made available in 1960, giving a total of 8,114 rooms. A statement has been made tonight that an additional 8,000 hotel rooms will be needed in the next 10 years to keep pace with the growing tourist industry. Providing 2,000 rooms per year will adequately meet this requirement in 5 years.

Mr. Fuller further stated that facts prove that there has never been an occasion in the past where there was a shortage of hotel rooms. He gave the following occupancy rate quoted from the Hawaii Visitors Bureau report:

In 1954, all hotels, large, medium, small, had an occupancy rate of 84.3%; 1955, 81%; 1956, 80.5%; 1957, 84.6%; 1958, 78.9%; and 1959, 88.3%.

In conclusion, Mr. Fuller stressed the importance of preserving the natural scenic beauty of the island which is one of the attractions offered the tourists.

4) Mr. John M. Beverly, representing the Niu Peninsula Community Association, Incorporated, composing of 52 families, read a resolution adopted by the Association at its meeting on April 25, 1960, going on record as being opposed to the proposed amendment to the master plan to permit spot zoning for hotel, apartment or any other use other than shown on the master plan in the Diamond Head-Koko Head area. A copy of the resolution was filed with the Commission.

He is a retired attorney formerly associated with a hotel company. He raised a question whether or not there is any written contract permitting the Hilton Hotel corporation to operate, maintain, or control this hotel if it is constructed. He believed that a master plan formulated to provide the best land use of an area should be maintained. As a resident in the Niu-iki area, he strongly opposes any change in the master plan for that area.

Other interested parties presenting their views were:

1) Mr. Tom Kendall, living in the Golf Course Subdivision area and the father of 5 children, indicated his pleasure in hearing that a public beach will be made available for their use. He was undecided at the beginning regarding the proposed development but now he is of the opinion that the hotel use would not adversely affect his property--it guarantees retention of the golf course area. He, therefore, approves of the proposed amendment which would permit a hotel development of a cottage-type arrangement indicated by the proponents.

2) Mr. Lowell Christensen, speaking as a realtor and a home owner in the Golf Course Subdivision area, did not speak for or against the proposed hotel development in the Waialae Beach area. He stated that many of the people who oppose the hotel development were undecided but joined the majority because of the "emotional appeal" made to them. He refuses to be "stampeded" by these people. He did not believe the value of the land in the surrounding area will change because of the hotel development. He offered to purchase any protestants property for the amount invested in order to prove that land values will not be lowered due to the proposed hotel development.

He is opposed to spot zoning, and he would not say that this area should be or should not be permitted for a hotel development but he believed the Commission should consider the fact that more hotels are needed to place tourism as the major industry for Hawaii to replace the declining sugar and pineapple industries. He, therefore, does not oppose any proposed hotel development.

3) Mr. Larry Stevens, a property owner in the Golf Course Subdivision area, expressed his approval of the proposed hotel development. He did not believe his family would suffer because of this use.

4) Mr. Frank Palmer, living in Kailua, presented his views as an interested observer. He indicated his favor of the proposed development in the area under consideration due to the fact that while he was employed by one of the major hotel operations in the Waikiki area, he had participated in

studies made of the entire island to determine ideal sites for resort developments. One of the areas selected was the area under consideration today--this was in 1947. Other areas were the Koko Head area and the Waianae area. He proposed to correct a misconception that a percentage of less than 100% occupancy means there is no room shortage. The average percentage of occupancy range from 85 to 90% since it is impossible to maintain 100% occupancy due to some rooms being renovated and the high percentage of "no shows" of guaranteed reservations.

5) Mr. Lawrence Trombly, secretary of the Wailupe Community Association presented the following points: (1) That, majority of the residents in the Wailupe Peninsula area signified in writing as opposed to the change in the master plan to permit spot zoning; (2) In connection with Mr. Craig's report on traffic study that there will be an added peak of 154 vehicles in the Kahala-Kealaolu area seems doubtful since this figure was based on vehicles entering and leaving Waikiki where the predominant traffic is pedestrian traffic. Approximately 90% of the tourists get to their destination on foot, whereas in the Kahala area all movement must be by vehicle; and (3) One of the attraction of the tourist industry is the beauty of the island and this beauty can be found in the residential area between Diamond Head and Koko Head. Therefore, every effort should be made to keep this area in residential use.

6) Mr. Tony Bisgood of 4952 Kahala Avenue requested a clarification on whether or not Mr. Hilton is definitely planning to build and operate the hotel.

Mr. Pietsch replied that he has an agreement with Mr. Hilton whereby Mr. Hilton will participate with his money in building the hotel; that, they have both spent considerable sums of money in planning the development.

7) Mr. William Lederer, living in the Kahala area, stressed the importance of maintaining a prestige residential area in order that a community could stay attractive. Flanking it with hotels will destroy this attractiveness and create slum communities. He noted that this point is constantly stressed by community planners, and there are many case examples filed at the Harvard University showing where cities have changed to shambles by this pattern of destruction. He was of the opinion that it is a "myth" to say that this is the only site available for a hotel. There are many other areas available on the island that would be suitable for a hotel development.

8) Mrs. Louise Arnold, a real estate broker living in the Waialae-Kahala area, expressed her apprehension for the safety of the residents in the Waialae-Kahala area by the increased traffic generating from the proposed development.

No further presentations were made. The Commission closed the public hearing and took the matter under advisement on motion of Mr. Yamabe and second of Mr. Centeio.

The meeting adjourned at 9:55 p.m.

Respectfully submitted,

Carole A. Kamishima  
Carole A. Kamishima  
Planning Reporter

Meeting of the Planning Commission

Minutes

April 28, 1960

The Planning Commission met in regular session on Thursday, April 28, 1960, at 2:00 p.m., in the Conference Room of the City Hall Annex with Chairman Cyril W. Lemmon presiding:

**PRESENT:**

Cyril W. Lemmon, Chairman  
George F. Centeio, Vice-Chairman  
Tsutomu Izumi  
Thomas N. Yamabe II  
William R. Norwood  
Paul K. Keppeler  
Charles G. Clark  
Leighton S. C. Louis, Director

Bertram T. Kanbara, Deputy Corporation Counsel

Mr. Lemmon excused himself at 2:40 p.m. and Mr. Centeio presided.

**MINUTES:**

The minutes of April 14, 1960, as circulated, were approved on motion of Mr. Izumi and second of Mr. Centeio.

**PUBLIC HEARING  
GENERAL PLAN  
NUUANU-DOWSETT  
ESTABLISHMENT OF AN  
ELEMENTARY SCHOOL  
SITE AND ESTABLISH-  
MENT OF A 12-FOOT  
RIGHT-OF-WAY**

A public hearing was held to consider amendments to a portion of General Plan Section 30 (Nuuanu-Dowsett) by establishing an elementary school site at the end of Puiwa Lane, covered by Tax Map Key 2-2-43: Parcels 2 and 3; 2-2-44: Parcel 23; and establishing a 12-foot right-of-way to the proposed school site from Dowsett Avenue between properties identified as Tax Map Key 2-2-43: Parcel 3 and 2-2-44: Parcel 23.

The Director read the public hearing notice published in the Honolulu Star-Bulletin on April 17, 1960. He informed the Commission that there was an error in the public hearing notice, which should have read "Section 30" instead of Section 11 and "Nuuanu-Dowsett" instead of Nuuanu-Puunui. He pointed out that the proposed elementary school site contains 7.423 acres and that the 12-foot right-of-way will be acquired by the Department of Public Instruction to provide for access to the school grounds for students living in the vicinity. No written protests were filed.

Mr. James Okumura, Assistant Deputy Superintendent, School Building Services of the D.P.I., stated that this site was selected because of the need for another elementary school in this area. This proposed school will relieve Maemae School which is located on about 4 acres and is overcrowded. It will accommodate families living in the Laimi Road to Pali Road area, including the new subdivisions being developed. In its first year of operation, ten classrooms and a kitchen will be constructed to take care of kindergarten and up to the third grades. He indicated that the footpath will minimize vehicular traffic circulation. He estimated that approximately 150 or more students will walk to school and use this footpath. It is proposed to fence both sides of the footpath so there will be no trespassing on private properties. Mr. Okumura informed the Commission that as originally contemplated, the footpath will not be used by trucks servicing the school cafeteria.

Mr. John Bustard, a resident of the area and a parent of two children who will be attending the new elementary school, voiced his approval to the proposed establishment of the school and footpath. He indicated that without the footpath, there will be an increase of vehicular traffic on Puiwa Road and Dowsett Avenue and that the children would be required to walk on Puiwa Road and Nuuanu Avenue.

Mr. Paul T. Yardley, a property owner at 85 Dowsett Avenue, strongly opposed the proposed amendment to establish a 12-foot right-of-way to the proposed elementary school site from Dowsett Avenue between his property and the adjoining property. He stated that Puiwa Lane provides more than adequate access to the proposed school site and if both Puiwa Lane and Puiwa Road are ever widened, access will be excellent. He feels that the proposed 12-foot right-of-way will create a traffic problem on Dowsett Avenue. He further stated that if an unsound determination is made that a right-of-way to the school site from Dowsett Avenue must be established, its width should be reduced to six feet and its use limited to a footpath.

Dr. Bernard W. D. Fong of 97 Dowsett Avenue protested against the inclusion of the 12-foot footpath in the master plan for the Puiwa School area for the following reasons:

- (1) The footpath is not necessary as there is adequate and easy accessibility to the Puiwa School via Puiwa Lane;
- (2) The footpath is not the only site available as there are areas mauka that are not developed and closer to the school, involving no hardships to the property owner;
- (3) The footpath width should be reduced to six feet which will be ample for the use and purpose intended;
- (4) The placing of the footpath at the proposed site will depress his property by substantially reducing his lot frontage and leave insufficient space between his house and the footpath;
- (5) Traffic consisting of children passing to and from school twice daily, and to and from the playground therein at all times, tends to create noises, disturbances and other nuisances.

He contends that a land exchange should be permitted should the Commission amend the master plan regardless of the protests and hardships imposed on the property owners affected.

In reply to Mr. Yamabe's question, Mr. Fong stated that his lot contains 9,750 $\frac{1}{2}$  and is a long lot.

In answer to the question as to the width of the present access roads to the proposed school site, the Director indicated that Park Street, Puiwa Lane and Puiwa Road are master planned for 40-foot rights-of-way. The D.P.I. will provide for a turn-around at the end of Puiwa Lane.

The Commission closed the public hearing and took the matter under advisement on motion of Mr. Centeio and second of Mr. Izumi.

In discussing this matter later, the Director informed the Commission that the D.P.I. and the Planning Department staff made a survey of the area and found that there is no other vacant land available except the property owned by the Wights. There is land, however, on the other side of the arterial, which is not desirable. The site selected is close to the residential areas to be served and is less expensive.

Mr. Centeio believed that the roadway should be wider than that provided for on the master plan due to the increase in traffic.

Mr. Izumi questioned the possibility of land exchange as suggested by Mr. Fong. The Director asserted that the matter of negotiation is within the jurisdiction of the Office of the Corporation Counsel.

Commissioners also expressed an opinion that the school should have two vehicular accesses to handle emergencies.

The Commission voted to recommend approval of the amendments to the general plan Section 30 (Nuuanu-Dowsett) to establish an elementary school site and to establish a 12-foot footpath, on motion of Mr. Izumi and second of Mr. Clark.

The motion was amended to include the widening of Puiwa Road, Puiwa Lane and Park Street to 40 feet, on motion of Mr. Yamabe, second of Mr. Norwood and carried.

**PUBLIC HEARING  
KALIHI  
MAUKA OF NO. KING  
ST. TO THE MAKAI  
BOUNDARY OF PRO-  
POSED FREEWAY  
KAZUO YAMANE  
BY: SUYEKI  
OKAMURA, ATTORNEY  
ZONING BUSINESS**

A public hearing was held to consider the application for change in zoning from existing Class B Residential to Business for rear portion of a parcel of land mauka of North King Street to the makai boundary of the proposed Freeway, between Kamehameha IV Road and Kalihi Union Church premises. This is an extension of the existing business district.

The Director read the public hearing notice and informed the Commission that the Lunalilo Freeway has not only caused the condemnation of a substantial area owned by Mr. Yamane, but it has also reduced the area zoned for business use. Kamehameha IV Road will be closed. A new one-way street bordering the East side of the lot and extending from King Street to the Freeway will be constructed. There is remaining an area between Kalihi Union Church and the Yamane land which is presently zoned for residential use. The applicant requests that said area be rezoned for business use to replace the substantial area which was taken for the highway and which was zoned for business use. No written protests were filed.

Mr. Suyeki Okamura, attorney representing the Yamane interest, presented his client's development plan to utilize the area for a drive-in banking facility and professional building.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Centeio and second of Mr. Norwood.

**PUBLIC HEARING  
WAIKIKI  
1630 KALAKAUA  
AVENUE  
KALAKAUA PARKWAY,  
INC.  
ZONING BUSINESS**

The Commission voted to recommend approval of the change in zoning to business on motion of Mr. Keppeler and second of Mr. Izumi.

A public hearing was held to consider the application for change in zoning from existing Hotel and Apartment to Business for rear portion of a parcel of land at 1630 Kalakaua Avenue, situated on the Kokohead side of Kalakaua Avenue, about 300 feet makai of Philip Street. This is an extension of the existing business district.

The Director read the public hearing notice and apprised the Commission of the fact that this is another one of several cases where business zone was created on both sides of the street for a 100-foot depth from Kalakaua Avenue and the rear portion was zoned for hotel and apartment. The applicant requests that the entire lot be zoned for business use in order that a commercial building may be constructed. Development plan submitted shows that a four-story office building is proposed with parking on the first and basement floors. No written protests were filed.

Mr. Potter, architect for the applicant, stated that the present zoning produces an area for business use that is uneconomical and inefficient with respect to land values.

Mr. Campbell, who has an interest in Kalakaua Parkway, Inc., expressed his concern of the area now zoned for hotel-apartment use, which is the rear 52 feet of the premises. He believed that it is insufficient for any hotel-apartment development since it comprises an area of only 3,112 $\frac{1}{2}$ . For all practical purposes, this is waste space as a usable building cannot be erected on it.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Centeio and second of Mr. Izumi.

The Commission voted to recommend approval of the change in zoning to business on motion of Mr. Izumi and second of Mr. Norwood.

**PUBLIC HEARING  
WAIPAHU  
MAIKA SIDE OF  
WAIPAHU ROAD,  
OPPOSITE WAIPAHU  
ELEMENTARY SCHOOL  
DR. WONSIK YOU  
ZONING CLASS A-2  
RESIDENTIAL**

A public hearing was held to consider an application for change in zoning from Rural Class A-1 Residential and Rural Protective to Rural Class A-2 Residential for area of land situated on the mauka side of Waipahu Road, opposite the Waipahu Elementary School.

The Director read the public hearing notice and reported that a large acreage is involved which downgrades one area and upgrades another. He stated that the portion of the property in the flood plains area has been left out from the rezoning request. He stated that on the North side of the property, the area is zoned for Class A and a large area on the makai side has been acquired by the City for flood control purposes. No written protests were filed. The Waipahu Community Association voiced no objection.

The public hearing was closed and the matter was taken under advisement, on motion of Mr. Centeio and second of Mr. Norwood.

The Commission voted to recommend approval of the change in zoning to Class A-2 Residential on motion of Mr. Yamada and second of Mr. Clark.

CONTINUATION OF  
PUBLIC HEARING  
GENERAL PLAN  
MAUNALUA  
RELOCATION OF G.P.  
HIGHWAY BETWEEN  
MAY WAY & MAKAPUU  
POINT

GENERAL PLAN  
SECTION 29  
WAIALAE-NUI  
(GOLF COURSE AREA)

The Commission voted to keep the public hearing open to consider the application for a revision to the Maunalua Section (Section 29) of the General Plan of the City and County of Honolulu and the proposed construction of a State Federal-aid highway between Maunalua Avenue (May Way) and Makapuu Point, on motion of Mr. Izumi and second of Mr. Centeio until such time as the study by the State Highway Department is completed with respect to the cost of relocating the overpass intersection at May Way.

A public hearing was held on Wednesday night, April 27, 1960, to consider the proposed amendment to the General Plan Section 29, Waialae-Nui, to provide for an apartment and hotel site on 12.5 acres of land within the Waialae Golf Course area. The public hearing was closed and the matter was taken under advisement.

Mr. Izumi moved to retain the master plan and Mr. Clark seconded the motion. Discussion followed.

Mr. Centeio expressed his belief that the proposed use merits very special consideration. He felt that there is a great need for additional hotel rooms in order to serve the tourist industry which is one of the essential bases of Hawaii's economy. It is excellent for hotel purposes because it has a beach frontage and a frontage on a good golf course. He believed that this request cannot be classified as spot zoning. He stated that the applicant is putting his land to the highest use and at the same time retaining the values and high living qualities of the subdivisions for the lessees of Bishop Estate lands. He contends that when the price of the land is worth \$10.00 per square foot or more, it no longer can be developed as residential use because it is too costly.

Mr. Izumi expressed his opinion that the issue before the Commission is whether or not the proposed change in land use follows good planning principles, taking into consideration basic economics. He also felt that the 12.5 acres is a relatively small area as compared to the entire area from Diamond Head to Koko Head. He stated that if this request is favored, then the Commission must be prepared to consider other applications that will be submitted for similar requests by other large owners along the beach frontage from Diamond Head to the Koko Head area. It is his thinking that there is another area such as Hawaii-Kai which is very well situated for hotel use. There is no justification in selecting this particular site when there are other areas suitable for such development.

Mr. Clark stated that the tourist business is essential to the islands, but there is the right and the wrong place for these tourist centers. Waialae-Kahala is not the area for tourist after a residential community and other recreational facilities have been established. He contends that the denial of this 12.5 acres for hotel use does not mean Hawaii will suffer economically. Mr. Hilton will be able to locate in other areas if he believes in Hawaii as a tourist mecca.

Mr. Norwood inquired as to the position of the staff on this subject matter. The Director stated that this matter was brought to a public hearing due to the importance of this question from both sides of the problem.

At the public hearing last night, both sides presented adequate and full arguments for the change as well as for retaining the master plan. He stated that Mr. Pietsch is correct in saying that this property is a unique piece of property in that area because it is surrounded by a golf course, the ocean and a private golf club. However, the proposed change is to be located in the middle of hundreds of acres of single-family residential use. The planning of the area between Kaimuki and Kulicouou was on the basis of single-family residential use together with commercial development, adjoining apartment development and public facilities. It is difficult for the staff to state whether or not as a legal matter this constitutes spot zoning. In the discussions with the principal staff members, it was revealed that they are generally against the change in the general plan.

In answer to another question with respect to Hawaii-Kai, the Director stated that a general plan for Hawaii-Kai is still under study and has not been presented to the Commission for its review. However, he knows that there are plans for two hotel developments, one near the Makapuu Light House and the other near the foothills of Kuapa Fish Pond or a site near the ocean frontage.

A commission member mentioned the fact that a proposed 550-room hotel development will certainly create demand for business uses and thereby defeat the purpose of an exclusive hotel development. However, it was pointed out by the Director that certain accessory uses within hotels are permissible.

Mr. Keppeler was of the opinion that satellite business uses surrounding the hotel would defeat the concept of a high-class resort hotel and would be poor planning.

Mr. Norwood questioned what weight the Commission should give to the objections raised by the property owners in the area. The Director informed the Commission that approximately 1,200 protests against the change in the general plan were filed and certainly every consideration should be given to those people living in the area from Waialae-Kahala to Aina Haina and Wailupe.

Mr. Centeio stated that the 12.5-acre area was zoned for Class A-1 Residential use many years ago and that no development has occurred. He believed that the master plan and zoning is not a permanent pattern and that the present land value is too high for residential purposes; therefore it ceases to be residential. He also believed that the golf course serves as a buffer and the park and club house development protects the residential use. There are no residences in the immediate vicinity and therefore consideration should be given to the physical conditions. He believed that this is not spot zoning. He also stated that, as an example, property at Waikiki has become too valuable for residential use and therefore conversion to hotel and apartment development was a natural thing. He believed that the property owner should put his land to the highest and best use.

Mr. Norwood believed that if, following Mr. Centeio's line of discussion, all the properties rise in land value, it should then be rezoned for a higher use regardless of the general plan.

Mr. Keppeler expressed his opinion that the proposed use will be ideal if it could be limited only to that area. However, Mr. Izumi was of the opinion that it would be difficult to limit the hotel development to only one area along the beach because he believed that Wailupe Peninsula, Kuliouou and other areas would then be considered for apartment and hotel development.

Mr. Centeio expressed his opinion that he would look with favor to the change for the whole area from Kahala to Kuliouou for apartment and hotel development upon submission of proper plans and showing adequate access roads. He also stated that the sincerity of the Bishop Estate should be considered. In their presentation, they indicated that the leases fronting the beach had been renewed and that the trustees would not request for hotel and apartment development for the remaining areas of their property from Kahala to the Wailupe area.

A statement was made by the Commission members that the Bishop Estate had set a condition that no other property along the beach frontage should be zoned for apartments or hotels. The Director clarified this by stating that the Bishop Estate did not intend to set down an ultimatum to the Commission, but instead was merely trying to allay the fears of the Commission members and the Planning Director that the granting of this change would set the pattern of development along the beach frontage for the Bishop Estate's properties. They merely wished to assure the Commission that no additional apartment or hotel development on their properties will be requested between Kahala and Wailupe and that it is their understanding that apartment and hotel development would not be considered to Kuapa Fish Pond. The Bishop Estate merely wished to reassure the Commission that the Golf Course and the beach areas will be fully protected from further encroachment.

Mr. Yamabe stated that his mind has not been made up on this subject matter and he wished to have this matter deferred for another two weeks.

By consent of all Commission members, the motion and second herefore made was withdrawn.

The Commission voted to defer action for one week pending further study, on motion of Mr. Yamabe, second of Mr. Clark and unanimously carried. Mr. Lemmon was not present to vote on the issue.

**BUSINESS  
WAIPAHU  
SOUTHEAST CORNER  
OF FARRINGTON HWY.  
& WAIKELE ROAD  
KANAME SAITO**

The Commission reviewed an application for change in zoning from existing Rural Class A-1 Residential to Business for parcel of land situated on the Southeast corner of Farrington Highway and Waikele Road, same being the former Leeward Bus Terminal premises in Waipahu.

The Director informed the Commission that a public hearing was held to consider this matter on April 14, 1960, at which time the Commission voted to defer action and requested that the owner confer with the Director to discuss the development plan in detail. He stated that Mr. Fujishige expressed his desire to appear before the Commission in behalf of Mr. Saito who is in Japan.

Mr. Fujishige stated that after conferring with the Director as requested by the Commission, it seemed to him that the whole situation revolves in the fact that

the area will not be beautifully landscaped and fear of the usual piling of junks (car parts, etc.) on the premises. He expressed the applicant's desire to develop the area in an orderly manner, taking into consideration aesthetics. He informed the Commission that if necessary, a written agreement will be filed guaranteeing that the applicant will not pile junks on the premises.

Mr. Keppeler inquired whether the applicant contemplates fencing the back area between the cemetery and the service station. He was advised that it will be fenced.

Inquired as to what other use this parcel of land can be put into other than business, Mr. Fujishige replied that it would not be economically feasible to zone the area for apartment use because of the narrow strip of land. With the cemetery located behind the property, it will be detrimental to develop this land for apartment use.

On motion of Mr. Izumi and second of Mr. Norwood, the Commission took the matter under advisement.

The Commission voted to recommend approval of the change in zoning to business on motion of Mr. Izumi and second of Mr. Yamabe.

**ZONING ORDINANCE  
AMENDMENT TO  
RESIDENTIAL  
DISTRICT**

The City Council referred to the Planning Commission for review and study Bill No. 49 relating to permitted uses in residential districts. The proposed amendment to Section 21-2.1(a), Revised Ordinances of Honolulu 1957, as amended, is to read as follows: "10. Buildings or premises used for public purposes by Federal, State, City and County, or foreign governments."

The Director indicated that he sees no objection to the amendment. He believed that this is a matter of comity.

Mr. Kanbara indicated that the amendment is to legalize the existing situation.

Some of the Commission members expressed concern over the use of property by foreign governments even for public purposes because the same right as to conformance to the general plan does not apply to foreign governments.

The Commission voted to recommend to the City Council that any use contemplated by the foreign governments should be master planned like our local government facilities and the use should be controlled, on motion of Mr. Izumi and second of Mr. Norwood.

**ZONING ORDINANCE  
AMENDMENT TO  
AIRPORT DISTRICTS**

The Commission reviewed a communication from the City Council requesting Commission's comments to Bill No. 47, amending Paragraph (d) of Section 21-7.1, Revised Ordinances, 1957, relating to permitted uses in Airport Districts. It would permit the storage of lumber as an additional use in this district.

The Director explained that in the original draft to create an airport district, the storage of lumber was included as one of the permissible uses. However, at the time of the public hearing, the H.A.C. objected to the use on the basis that it was not compatible with airport facilities. Now the H.A.C. indicates that it has no objection to permitting the storage of lumber as an additional use in this district.

Commission members questioned the relationship of lumber storage use by the airport terminal facilities. All members were of the opinion that such use had no relationship to airport uses and should be restricted to general industrial areas.

The Commission voted to recommend to the City Council not to permit the storage of lumber as an additional use in the airport district, on motion of Mr. Izumi and second of Mr. Clark.

**ZONING ORDINANCE  
AMENDMENT TO  
BUSINESS DISTRICT**

Submitted for review and comments by the City Council was Bill No. 50, relating to permissible uses in business districts to include animal hospitals which are air-conditioned and soundproof and without outdoor kennel facilities.

It was the general consensus of the Commissioners that the use as proposed would not be detrimental to the surrounding area.

The Commission voted to recommend to the City Council its approval to Bill No. 50, on motion of Mr. Norwood and second of Mr. Izumi.

**GENERAL PLAN  
CIVIC CENTER SITE  
KAILUA**

**ZONING BUSINESS  
DR. ROBERT C. H.  
CHUNG**

The City Council requested the Commission to consider and report the possibility of rezoning an existing Class AA zone to Business for a parcel of land situated between the Kailua Fire Station and the Kailua Branch of the Library of Hawaii, master planned as a civic center site. The City Council also requested a report as to whether or not said area has been included in the capital improvement program.

The Director informed the Commission that \$50,000 is appropriated in the capital improvement program for acquisition of civic center sites for the County.

The Commission noted that the civic center for Kailua is part of the planning together with residential, commercial, industrial and public facilities. The members also noted that the commercial and industrial areas are only beginning to be fully developed, although zoning was granted many years ago. The members also recalled the same problem with the present library site. The members were unanimous on the denial for business use and for retaining the area for public use in Kailua when the population is expected to double in the future.

The Commission voted to recommend to the City Council that the general plan be retained and that monies be set aside to acquire the one-acre site for civic center in Kailua, on motion of Mr. Yamabe and second of Mr. Norwood.

**GENERAL PLAN  
KAHALUU-WAIHEE  
& KAALAEA  
ZONING CLASS A  
RESIDENTIAL**

The Commission considered the City Council's request to review and study the matter of rezoning the entire residential area (Kahaluu, Waihee and Kaalaea) to Class A Residential.

The Director gave a brief synopsis of the events that took place with respect to the Iris Cullen-William Mountcastle subdivision and subsequent events leading to the changes in zoning. This matter is of record in the minutes of the Zoning Board of Appeals and the Planning Commission.

The Commission reviewed and discussed the possibility of rezoning the areas of Kahaluu, Waihee and Kaalaea or

portion thereof to Class A Residential lots of 5,000 $\pm$ . In the analysis of the problem, the Commission was of the opinion that Class A lots should not be created in the Kahaluu, Waihee and Kaalaea areas on the basis that single-family residential uses in the rural areas should be larger lots than 5,000 $\pm$ . In addition, the Commission noted that the street pattern and traffic circulation systems have not been adequately constructed and until better access is provided for all of the areas, any proposed lowering of the zoning classification will not be looked upon with favor.

The Commission thereupon voted to recommend to the City Council that the request to rezone the Kahaluu, Waihee and Kaalaea area to Class A Residential be denied, on motion of Mr. Clark and second of Mr. Yamabe.

ZONING BUSINESS  
PAWAA  
SO. KING ST.  
NEAR KAHEKA LANE  
HERBERT T. HAYASHI

The Director recommended that a public hearing be held to consider a change in zoning from existing hotel and apartment to business for parcels of land situated on South King Street near Kaheka Lane. This proposed change is logical in that already half of this parcel of land is zoned for business. This is an extension of the business zone.

A motion to authorize the calling of a public hearing was made by Mr. Izumi and seconded by Mr. Yamabe and carried.

ZONING BUSINESS  
WAIPIO ACRES  
FINANCE REALTY  
CO., LTD.

The Director brought to the Commission's attention a planning problem involved in Waipio Acres. Processing of building permits is now before the Planning Department for the construction of apartment units in an area zoned for business by the Commission in 1959, contrary to the representation made by the applicant. At the time the zoning request was considered by the Commission, the staff had recommended that a more suitable area be set aside for business use to serve the Waipio area and not only Waipio Acres. The property owner has approximately 5 acres of land which was zoned for apartment purposes as part of the development of Waipio which is not being utilized. An additional 3 acres is set aside for business use.

He informed the Commission that a few weeks ago there was a request for business zone for land adjacent to Waipio Acres and he turned it down on the basis that there is sufficient business use in this area. He felt that it is wrong to deny one request and approve another which is not utilized as specifically zoned. On that basis, should Dr. Sterns or any other person apply for business use in this area, he cannot deny the request. He reiterated the fact that this is a planning problem. This type of situation creates urban renewal work as is becoming evident in Waipahu business sections.

The Director indicated that issuance of building permits for apartment units in Waipio Acres cannot be denied because apartments can be constructed in business zone.

ZONING BUSINESS  
WAIANAЕ  
FARRINGTON HWY.  
TEXACO INC.

The Commission reviewed a request for change in zoning from Rural Highway Protective to Business use for parcel of land containing 21,091 $\pm$  situated at the corner of Farrington Highway and Old Government Road in Waianae.

The Director informed the Commission that this property is situated in the middle of Waianae Business District and is within an area the Commission had designated as

desirable for business use over a period of years. Also the area has been designated as desirable for business by the planning consultants.

A motion to authorize the calling of a public hearing was made by Mr. Izumi and seconded by Mr. Clark.

**ZONING INDUSTRIAL  
KANEHOHE  
MAUKA SIDE OF  
KANEHAMEHA HWY.  
JAMES K. AJIFU**

The Commission considered a request for change in zoning from Rural Class A-1 Residential to Limited Industrial for a parcel of land containing 7,514<sup>sq</sup> situated on the mauka side of Kanehameha Highway, between Avant's property and Yamashiro's property in Kaneohe. There is an existing dwelling on the lot at present.

The Director indicated that this property is situated within an area the Commission designated as desirable for industrial use. He suggested that since Mr. Ajifu's property is rather small and Mr. Ajifu's cousins own the other properties, the several parcels of land should be consolidated and developed accordingly.

The Commission voted to defer the matter and asked the Director to consult with Mr. Ajifu on the possibility of consolidation, on motion of Mr. Clark and second of Mr. Izumi.

**ZONING INDUSTRIAL  
MOANALUA  
MOANALUA HIGHWAY  
& PUULOA ROAD  
S.M. DAMON ESTATE**

The Commission again considered an application for change in zoning from business and residential to industrial for land situated on the makai-Waikiki corner of Puuloa Road and Moanalua Highway and containing approximately 95 acres.

The Director reported that at the Commission's meeting on April 14, 1960, this matter was deferred for further study.

Mr. F. B. Carter III, executive secretary of the Estate of Samuel M. Damon, stated that an agreement has been reached between the Trustees of the Damon Estate and the Hawaiian Telephone. The Hawaiian Telephone Company will acquire 9.8 acres of land situated at the Waikiki end of the property. He expressed the importance of an early approval of the request.

Mr. D. E. Adler, representing the Hawaiian Telephone Company, indicated that this property is being acquired due to the fact that unprecedented demands for services by the Hawaiian Telephone over the past several years has rendered the area in which they conduct shop, warehousing and garage operations at Ala Moana wholly inadequate to their needs. Because of the inadequacy of their present location, it is urgent that they be able to make use of the newly acquired property.

He stated that while discussing this matter with the staff of the Planning Department, it was learned for the first time of a contemplated 20-foot planting strip that was desired along the mauka edge of this property. They concede the desirability of providing an attractive buffer zone between the property boundary and the highway, but feel the use of a 20-foot strip is more than required and would not be conducive to the best use of this property for their purposes. They are willing to agree to the employment of a landscape engineer who will design suitable landscaping for this area that would provide the screening that is desired between the property and the highway. He believed that this can be provided by

suitable planting of trees along the boundary line which will require not more than a 5-foot strip of the property. Because they are on the point of concluding the agreement for the acquisition of this property, he was anxious to know whether there are any doubts on the part of the Commission that this property will be rezoned for industrial use. He informed the Commission that the property would have no value to them in the event the petition to rezone were not granted.

Mr. Adler was informed by the Director that a revised plan submitted by the Damon Estate designates a planting strip of 20 feet along the highway frontage. He was apprised of the fact that the Trustees had indicated that they will require in the lease agreement that the lessees must maintain these planting strips.

In answer to Mr. Yamabe's question, Mr. Carter stated that the only applications received by the trustees of the Estate were for industrial use. There is no request for business use in this area and the possibility of rezoning to business is nil. It would not be economically feasible for this use.

The Commission voted to take the matter under advisement on motion of Mr. Centeio and second of Mr. Izumi.

After further discussion, the Commission voted to defer action on this matter and authorized the Director to confer with the trustees of the Damon Estate to resolve the problem of change in land use and to report his findings and recommendations to the Commission, on motion of Mr. Yamabe and second of Mr. Clark.

ZONING HOTEL & APT.  
WAHIAWA  
WAIALUA SIDE OF  
KILANI AVE. BETW.  
CANE & PALM STS.  
PIONEER PROPERTIES,  
LTD.

The Commission considered a request for change in zoning from Rural Class A Residential to Hotel and Apartment for a parcel of land containing 92,610<sup>sq</sup> situated 100 feet back of the Waialua side of Kilani Ave. between Cane and Palm Streets, Wahiawa.

The Director reported that the former Commission had called a public hearing and looked upon the application with favor, provided that an agreement to remove the old dwellings presently on the premises was made between the applicants and the City and County. However, due to some problems with the adjoining property owner for a combined development, the applicant had not been able to proceed with the development plan. The proposed area adjoins an existing business area on Kilani Avenue. The old dwellings will be removed for the development of the area into a hotel and apartment use.

A motion to authorize the calling of a public hearing was made by Mr. Izumi and seconded by Mr. Yamabe.

ZONING HOTEL & APT.  
3041 KALAKAUA AVE.  
WILFRED CHONG

The Commission considered requests for change in zoning from Class A Residential to Hotel and Apartment for lands situated at 3041 Kalakaua Avenue and 3043 Kiele Avenue.

3043 KIELE AVE.  
SAMUEL S.  
STEINHAUSER

The Director reported that the owner of land situated at 3041 Kalakaua Avenue has indicated that he is willing to provide off-street parking facilities on the basis of one parking space for each unit, provide and construct the proposed 6-foot street widening; and agree to prohibit any business uses on the premises and restrict the use to apartments only. The property is situated within an area the Commission had designated as desirable for hotel and apartment development.

Mr. Steinhauser has a smaller parcel of land on the makai side of Kiele Avenue, 65 feet Ewa of Coconut Avenue.

The Commission voted to defer action on this matter until the end of May when it is hoped that the staff may be able to complete a study of the entire area, on motion of Mr. Izumi and second of Mr. Yamabe.

**ZONING ORDINANCE  
AMENDMENT TO  
CONDITIONAL USE  
DISTRICT TO INCLUDE  
PRIVATE AQUATIC  
FACILITIES**

The Director informed the Commission that Mr. R. W. Higgins requested that the Commission reconsider its action in recommending denial of including a professional swim school as part of the Conditional Use Law. He believed that Mr. Donald Wolbrink, an expert in city planning, can present additional material for the Commission's consideration.

Mr. Allen M. Stack, attorney for the applicant, reiterated the fact that he believed the swim school facilities should be considered as a permissible use in the conditional use district and requested that the Commission reconsider to amend the Conditional Use Law to include private aquatic facilities. The operation will provide recreational needs of a community. The swim school activities will be out-door-park type facilities. It will be located in a vacant area fronting Aina Haina Shopping Center. He indicated that his client has the endorsement and support of the people living in the area who are interested in this type of operation.

A question was raised as to whether a building permit can be granted if the request for conditional use were granted. The Director replied that it would have to be cleared through the Planning Commission because there are certain conditions which must be complied with such as lot size, building space and yard space, etc. He pointed out that the principal objective of the comprehensive zoning plan is to provide for the proper location of all types of land uses. However, it is often necessary to permit, because of their unusual characteristic on the large area required for their operation, certain uses in zones where the general regulations would not otherwise permit such uses. These uses should be given special consideration, but require careful control to place them in locations that will be compatible with adjacent uses so as to insure orderly growth of the community. Such uses are designated as "conditional uses" and are regulated by provisions.

As previously mentioned, the Director stated that the area is zoned for residential use and that the Commission had zoned the Aina Haina Shopping Center area on the basis that the property owner agreed to leave the front portion adjoining the highway open. However, public facilities such as the library and the church were permitted to locate at the Kokohead end of the area.

Mr. Donald Wolbrink stated that the specific use proposed by Mr. Higgins can appropriately be placed within the category of unusual characteristic where the general regulation would not otherwise permit such uses. He felt that the proposed use is in harmony with the various elements and lends itself to the orderly development of a community. The proposed use can be declared to possess characteristics of such unique and special form that it can be considered an individual case. He informed the Commission that recently a similar type of conditional use law was prepared for Tyler, Texas, which is similar

to the conditional use law for the City and County of Honolulu. Before any authorization of any special use is granted, the request shall be submitted to the Commission and if it finds that the location of the proposed use of such size and character, necessary to the public convenience and welfare and in harmony with the various elements and objectives of the master plan and the appropriate and orderly development of the district, such uses shall be permitted. The Commission then authorizes the calling of a public hearing.

In answer to Mr. Izumi's question, Mr. Wolbrink stated that in drafting a zoning ordinance, concern is directed to the use of the land. He felt that the various activities such as swimming classes offered at the Y.M.C.A. could be considered identical use similar to the one proposed by Mr. Higgins. He was of the opinion that the proposed use should be considered a permissible use in the conditional use district.

It was the unanimous opinion of the Commission that the swim school operation, since it is a profit making organization, should be classified as business and should be located in a business area rather than classified as a permissible use in a conditional use district. However, after much discussion, they indicated that they are not objecting to the operation of the swim school in general, but the problem is whether to amend the conditional use law.

The Commission voted to take the matter under advisement on motion of Mr. Izumi and second of Mr. Yamabe.

After much discussion, the Commission voted to defer action on the request that swim school facilities be included as a permissible use in the Conditional Use Law, on motion of Mr. Izumi and second of Mr. Clark.

The motion was amended to include a request for a definition of a swim school by the Corporation Counsel's Office. The motion was amended by Mr. Yamabe and seconded by Mr. Izumi and unanimously carried.

**GENERAL PLAN  
PAUOA  
PROPOSED EXTENSION  
OF PAUOA SCHOOL**

The Director recommended that a public hearing be authorized to amend a portion of the General Plan Section 22 (Pauoa-Pacific Heights) to provide for the expansion of Pauoa School. He stated that 1.250 acres of land will be condemned by the City for the proposed expansion. This area is presently vacant and the expansion of Pauoa School is included in the Capital Improvement Program for 1960.

A motion to authorize the calling of a public hearing to consider the amendment of a portion of General Plan Section 22 (Pauoa-Pacific Heights) was made by Mr. Clark and seconded by Mr. Izumi.

The Director informed the Commission that the following requests for change in zoning are within the area under study as part of the comprehensive plan for the island and that public hearings will be held in the future to consider the adoption of the general plans for various segments of the island; therefore, in accordance with the Commission's policy, until such time as the plans of the consultants are summarized and presented at public hearings, these applications are being deferred. He pointed out the importance of reviewing the urban planning grant report submitted by the consultants as soon as possible because time is running short.

ZONING BUSINESS  
PUPUKEA  
TOKUICHI NIIMI

(1) Request for change in zoning from Highway Protective to Business for a non-conforming business operation, for land situated at Pupukea.

ZONING BUSINESS  
KALAUAO, EWA  
LEONARD V. NICHOLAS

(2) Request for change in zoning from Highway Protective to Business for property situated on the makai side of Kamehameha Highway, Kalauao, Ewa.

ZONING HOTEL & APT.  
WAIMALU  
S.D. URCLIA

(3) Request for change in zoning from Highway Protective to Hotel and Apartment for property situated on the mauka side of Kamehameha Highway, Waimalu.

ZONING INDUSTRIAL,  
BUSINESS & APT.  
KALAUAO & HALAWA  
AMERICAN FACTORS

(4) Request for change in zoning from Rural Protective to Industrial, Business and Apartment for lands situated at Kalauao and Halawa. These various requests should be considered by the Commission as soon as possible.

ZONING BUSINESS  
WAIMALU  
C. H. HERR

(5) Request for change in zoning from Rural Protective to Business or Industrial for parcel of land situated off Moanalua Road, Waimalu.

ZONING BUSINESS  
& HOTEL & APT.  
MOKULEIA BEACH  
MOKULEIA DEVELOP-  
MENT ASS.

(6) Request for change in zoning from Rural Class A-1 Residential to Business and Hotel and Apartment for areas of land containing 40 acres at Mokuleia Beach.

The meeting adjourned at 6:20 p.m.

Respectfully submitted,

*Toyoko H. Akaji*

Toyoko H. Akaji  
Sr. Clerk-Stenographer

Special Meeting of the Planning Commission

Minutes

May 5, 1960

The Planning Commission met in special session on Thursday, May 5, 1960, at 10:25 a.m., in the Conference Room of the City Hall Annex to consider and discuss further the proposed amendment to General Plan Section 29 (Waialae Nui-Waialae Iki-Wailupe-Niu-Kuliouou-Maunaloa) to permit apartment and hotel uses on a 12.5 acre site adjoining the Waialae Golf Course Club House and the beach.

**PRESENT:** Cyril W. Lemmon, Chairman  
George F. Centeio, Vice-Chairman  
Tsutomu Izumi  
Thomas N. Yamabe II  
William R. Norwood  
Charles G. Clark  
Paul K. Keppeler

Leighton S. C. Louis, Director

**ABSENT:** None

Commission Chairman Cyril W. Lemmon called the meeting to order. The Director presented briefly the proposal under consideration and reported that a public hearing was held on Wednesday night, April 27, 1960. The Commission closed the hearing and after discussing the matter at its regular meeting on Thursday, April 28, 1960, voted to defer action for one week for further study. He reported that approximately 1,200 letters of protest against and about 69 letters in support of the proposal have been filed. Two additional letters of protest filed are from Mr. B. Allen Richardson and Mr. George Ewing. One letter of support has been filed by Mrs. Frances Hinkle.

A master plan map and a land use map of the area from Ala Moana to Koko Head were presented for the Commission's review.

Commissioner Norwood requested information on the course of action that must be taken in the event there is a split vote by the Commission on the proposed amendment to the General Plan.

The Director stated that under provisions of the City Charter, when a public hearing is held, the Commission either recommends approval or disapproval of a proposal to change the General Plan to the City Council for its action. In the event of a split vote by the Commission, there is no action taken and hence no recommendation is submitted to the Council. The applicant may then submit an application to the Council for initiation of the proposed change.

In reply to other queries made by the Commission members, the Director stated that the proposal under consideration is for hotel and apartment uses. The Commission may, if it desires, designate the area strictly for hotel uses or apartment uses or for both uses. He stated that the Commission and the Director have no jurisdiction on building height control. This is controlled by Ordinance 1505, as amended.

Commissioner Izumi requested the Director to point out the residential areas and the dates of such zoning. He also asked whether or not the Director and his staff ever considered the creation of hotel and apartment districts along the ocean frontage from Diamond Head to Wailupe.

The Director pointed out the residential areas on the zoning map and gave the dates of such zoning and their classifications which range from 5,000<sup>sq</sup> to 10,000<sup>sq</sup> lots. The area mauka of Kalaniana'ole Highway across the Wai'ale'ale Shopping Center was zoned for residential use in 1948, portions of which were zoned for hotel-apartment uses in 1959; Aina Koa, Class A in 1953; Wai'ale'ale-Kahala, including the golf course area, Class A-1 in 1943; Wai'ale'ale Iki, Class A-1 in 1951; Aina Haina, Class AA in 1947 or 1948; rear portions of Kuliouou, Class A-1 in 1957; Wailupe Peninsula, Class AA in 1948 or 1949; and the Wai'ale'ale Golf Course Subdivision, Class AA in 1959.

The Director stated that an application was submitted for apartment zoning in the Wailupe area but the request was denied by the Commission. He stated that he is definitely opposed to zoning any area in the Wailupe section to Kuliouou for multiple family use or hotel use. He further stated that Bishop Estate in 1948 requested the Commission's opinion with respect to hotel and apartment uses for this area under consideration and was advised that the Commission will look with favor to the proposed uses and development plans were requested. However, in 1953, when the Estate submitted development plans, the Commission denied the request on the basis that the golf course should remain and the area kept open.

Mr. Izumi then asked for the Director's and the staff's opinion on the possibility of creating off-shore land similar to "magic island" in view of the fact that there seems to be a shortage of good beach front areas for hotel development. He indicated the reef area extending along the shore line from Diamond Head to Koko Head which he believed could easily be filled because of its shallow depth. The Director expressed his opinion that the narrow width of the reef area makes it undesirable for off-shore land development. Any such proposal would also need the approval of the U. S. District Engineers and the Harbor Commission.

Mr. Izumi further asked for the Director's opinion on off-shore developments on a supposition that a promoter submitted a proposal to fill the reef area for a hotel development. The Director's reply was that he and his staff are not prepared to give an answer one way or the other since no thought or studies were made of off-shore development for the area mentioned. He noted that the proposed "magic island" development differs in that it fronts Ala Moana Park and consideration is now being given to either develop it for a public park or for a hotel purpose as mandated by the past Legislature.

Commissioner Centeio requested further information on the Commission's reasons for denying the Estate's request for hotel development in 1953. The Director reported that the minutes of the meeting indicate that the Commission was concerned with maintaining the area open for golf course purposes.

Mr. Centeio then requested the Director's and the staff's recommendation with respect to hotel and apartment development for the area under consideration. The Director replied that his staff members are 100% against the establishment of hotel and apartment development for this area on the basis that any hotel or multiple family use other than that already zoned would destroy the single family residential character of the entire area from Diamond Head to Kuliouou. Once this area is zoned, it would be difficult politically and economically to stop other property owners from requesting and being granted the same consideration. This problem is of such great importance to the economic development of the island as well as to the residents in the area that it was brought to a public hearing so that the people could voice their opinions and so that the Commission and the City Council could act on it.

Mr. Centeio noted that a person is entitled to the best use of his land. He emphasized the point that this 12.5-acre area is most desirable for hotel development because it abuts a golf course and the ocean--no one else

in the area can meet these same qualifications. He reiterated the reasons for his position as set forth in the last meeting on Thursday, April 28, 1960.

Mr. Yamabe pursued further the possibility of off-shore development mentioned by Mr. Izumi. The Director reiterated that no studies were made of the area from the Diamond Head Lighthouse to Paiko due to the narrowness of the reef area; therefore, he cannot say that such a proposal would or would not be feasible. However, studies have been made for such development in the Koko Head, Waimanalo, Kaneohe and other areas.

Mr. Yamabe then requested the Director's opinion regarding hotel development on filled land extending from the beach to the reef area, taking into consideration the entire area from Diamond Head to Wailupe.

The Director noted that he and his staff have not discussed such a possibility. The problem of riparian rights will crop up in any attempt to fill the shore areas.

Mr. Clark asked whether the thinking of the staff would change for the rest of the area in the event the hotel zoning is granted and a hotel is constructed. He noted that the rest of the beach frontage areas are just as desirable for hotel development as this area under consideration and he felt an obligation to grant hotel zoning for those areas if he should vote in the affirmative for this request under consideration.

The Director reiterated that if this hotel development is permitted, it would be difficult to stop other property owners from creating a similar situation by the consolidation of their lots and leaving wide open spaces for light and air. He stated that the staff questions whether or not this one area is going to solve the hotel situation. The staff believes that there are other areas on the island suitable for hotel development. For instance, Mr. Kaiser has presented preliminary plans for a hotel site near the Makapuu Lighthouse with plans to construct a lagoon, and another hotel site back of the highway near the beach or at the foothills of the Heiau. The staff sees no objection to these sites.

Mr. Keppeler concluded from the discussion held that the Commission's main concern is the precedent that would be set by the zoning of this area in question for hotel use. In his research of such problems, the need of a high-class residential area is one of the requisite that would be of benefit to a city. He believed that any changes in the General Plan would create inroads of one of our high-class residential areas from Diamond Head to Koko Head.

The Director indicated that "precedent" is not necessarily the important factor in this matter. Proper planning takes into consideration the over-all development of the island. If the entire strip mentioned can be looked upon with favor for hotel development, then rezoning of the 12.5-acre area can be acted upon. However, the staff in its comprehensive studies for the general plan and over-all development of the island notes that there are many other highly desirable tourist areas on the island which can be developed. These areas, for example, are at Maili, Makaha, Haleiwa, Punaluu, Kawela Bay, Kaneohe Bay, and Waimanalo.

Commissioners Keppeler and Izumi voiced their concurrence with the Director that planning should take into consideration the entire development of the island.

Mr. Centeio then made a motion to recommend to the City Council that the proposed amendment to General Plan Section 29 to permit apartment and hotel uses on the 12.5-acre area adjoining Waialae Golf Course be approved. However, the motion died for lack of a second.

A new motion was made by Mr. Izumi to recommend to the City Council that the proposed amendment to General Plan Section 29 be disapproved. His motion was seconded by Mr. Clark and carried. Mr. Centeio voted in the negative.

Mr. Centeio stated that he approves of the proposed change in the General Plan to permit hotel and apartment development for this area under consideration since it has a beach frontage and a frontage on a good golf course. The applicant is putting his land to the highest and best use. He contends that when the price of the land is worth \$10 a square foot or more, it can no longer be developed for residential use because it would be too costly. He also stated that there is a great need for additional hotel rooms in order to serve the tourist industry which is one of the essential bases of Hawaii's economy.

Mr. Izumi requested the Director to have his staff make a study of beach front lands where there is a possibility of filling off-shore areas since the need of premium beach lands seems to be a problem continually faced by the Commission.

The meeting adjourned at 11:00 a.m., on motion of Mr. Izumi and second of Mr. Yamabe.

Respectfully submitted,

*Carole A. Kamishima*  
Carole A. Kamishima  
Planning Reporter

Meeting of the Planning Commission

Minutes

May 12, 1960

The Planning Commission met in regular session on Thursday, May 12, 1960, at 2:05 p.m., in the Conference Room of the City Hall Annex with Chairman Cyril W. Lemmon presiding:

**PRESENT:**

Cyril W. Lemmon, Chairman  
George F. Centeio, Vice-Chairman  
Tsutomu Izumi  
Thomas N. Yamabe II  
William N. Norwood  
Paul K. Keppeler  
Leighton S. C. Louis, Director

Bertram T. Kanbara, Deputy Corporation Counsel

**ABSENT:**

Charles G. Clark

Mr. Lemmon excused himself at 3:50 p.m. and Mr. Centeio presided.

**MINUTES:**

The minutes of April 27 and 28, 1960, as circulated, were approved on motion of Mr. Izumi and second of Mr. Norwood.

**PUBLIC HEARING  
GENERAL PLAN  
ALA MOANA-KEWALO  
DELETION OF PROPOSED  
SHERIDAN PARK SITE**

A public hearing was held to consider an amendment to General Plan Section 2 (Ala Moana-Kewalo) by deleting the proposed Sheridan Park site (Kaheka Tract, Pawaas) situated on the Ewa side of the proposed Kaheka Street extension, between Rycroft Street extension and the Kapiolani Drive In Theater.

The Director read the public hearing notice published in the Honolulu Star-Bulletin. He informed the Commission that the Council did not provide funds to purchase this area as a park site although the Commission had asked that it be retained on the General Plan. The Commission authorized the calling of a public hearing since the area will not be acquired for park purposes. The park was designed to serve the apartment development in this area and Kalakaua Homes. It is surrounded by apartment, business and industrial uses.

The Director informed the Commission that the Pawaas Community Association requested that this matter be deferred for two weeks.

No written protests were filed.

Mr. William W. Saunders, representing Mr. Allan H. Link, owner of a parcel of land on the makai portion of the proposed park, requested that the Commission give favorable consideration to delete the proposed park site. He indicated that his client proposes to develop the land which is zoned for business use and that they are negotiating with the B. P. Bishop Estate to acquire the mauka portion of the park area.

Mr. Arthur Wood, representing the Trustees of the Bishop Estate, stated that he was authorized by the Trustees of the Estate to advise the Commission that they have no objection to the proposed deletion of the park site.

Mr. Norwood inquired as to the use contemplated. Mr. Saunders stated that it would be the most logical spot to relocate the radio and TV stations.

Inquired as to how many property owners are affected by the park site, the Director stated that only two were affected--the Bishop Estate and Mr. Allan Link.

Mr. Yamabe inquired as to the present use of the property adjoining Mr. Link's land. The Director replied that it is not in use except for a radio station; however, the area is surrounded with semi-industrial, business and apartment uses.

The Commission closed the public hearing and took the matter under advisement on motion of Mr. Norwood and second of Mr. Izumi.

The Commission voted to defer action for two weeks at the request of the Pauoa Community Association, on motion of Mr. Izumi and second of Mr. Yamabe.

Mr. Keppeler refrained from voting on this matter.

**PUBLIC HEARING  
GENERAL PLAN  
PAUOA-PACIFIC HGTS.  
EXPANSION OF  
PAUOA SCHOOL**

A public hearing was held to consider the amendment to the General Plan Section 22 (Pauoa-Pacific Heights) for the establishment of an area for the expansion of Pauoa School, covering 1.250 acres.

The Director read the public hearing notice which was published in the Honolulu Advertiser and reported that the Department of Public Instruction had requested the Commission to designate this area on the General Plan for the expansion of Pauoa School. The land is vacant.

No written protests were filed.

Mr. James Okamura, representing the D.P.I., reported that the present land area of 4.13 acres is inadequate for enrollment of over 1,000 students. It is his belief that there is no need for another elementary school in this area because there will not be a great growth in the valley. He contended that an additional 1.250 acres will be sufficient to take care of over 1,000 students.

Mr. Tatsuo Nonaka, representing the Pauoa School P.T.A., expressed the Association's desire to have the Commission look with favor to amending the General Plan for the expansion of Pauoa School.

Mr. Goya, representing the property owner affected by the change, stated that the owner has no objection to the change.

Mr. Yamabe inquired about access over the river. Mr. Okamura replied that there is an existing bridge over the river and that the D.P.I. will take necessary precaution to provide for adequate access.

The Commission closed the public hearing and took the matter under advisement on motion of Mr. Yamabe and second of Mr. Izumi.

The Commission voted to recommend to the City Council amendment to the General Plan 22 (Pauoa-Pacific Heights) for the establishment of an area for the expansion of Pauoa School covering 1.250 acres, on motion of Mr. Izumi and second of Mr. Yamabe.

**PUBLIC HEARING  
ZONING BUSINESS  
PAWAA  
MAKAI SIDE OF SO.  
KING ST., BETWEEN  
KEEAUMOKU ST. &  
KAHEKA LANE  
HERBERT T. HAYASHI**

A public hearing was called to consider the application for change in zoning from existing Hotel and Apartment to Business for rear portion of parcels of land situated on the makai side of South King Street, between Keaunoku Street and Kahaka Lane, Pawaa.

The Director read the public hearing notice and reported that this is an extension to the existing business district in conformity with the General Plan of the city of Honolulu. He advised the Commission that the applicant desires to construct a four-story office building extending over three parcels and to provide parking facilities for the use of the tenants of said building.

No written protests were filed.

Mr. Russell K. Kono, representing the applicant, indicated that his client intends to lease the ground floor of the building to a bank branch office and spaces on the other floors to professional people, service businesses and other commercial uses in conformity with the business use requirements. He indicated that the applicant obtained from the Bishop Estate a long-term lease covering four parcels. In addition thereto, his client also obtained from Oba Court, Limited, a long-term lease covering a parcel of land containing 12,295 $\frac{1}{2}$ . Inasmuch as a portion of Parcel 13 is presently zoned for business use and the other parcels of land for hotel and apartment use, he requested that all of the parcels be zoned for business use.

In answer to Mr. Keppeler's question, the Director stated that a depth of about 100 feet is presently zoned for business use along King Street.

Mr. Arthur Wood, representing the Trustees of the Bishop Estate, voiced no objection to this request.

Dr. Edmund Lee, who also has a lease from the Bishop Estate on King Street and a similar request before the Commission, favored the extension of the business district.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Izumi and second of Mr. Norwood.

The Commission voted to recommend approval of the extension of the business zone, on motion of Mr. Yamaba and second of Mr. Norwood.

**PUBLIC HEARING  
ZONING BUSINESS  
PAWAA  
REAR PORTION OF 1481  
SO. KING STREET  
HERBERT K. H. &  
EDMUND L. LEE**

A public hearing was held to consider the application for change in zoning from existing Hotel and Apartment to Business and termination of Variance Permit No. 284 for off-street parking purposes for rear portion of a parcel of land at 1481 South King Street, situated on the makai-ewa corner of South King Street and Kahaka Lane (Professional Center premises), Pawaa.

The Director read the public hearing notice and reported that this is an extension to the existing business district in conformity with the General Plan of the city of Honolulu. He reported that the applicants desire to zone for business the entire lot in order that the present business building could be expanded along Kahaka Lane frontage. The applicants have also leased two additional lots totalling 29,118 $\frac{1}{2}$  on the ewa-makai corner

of Kaheka and Ahana Lanes for off-street parking area. He apprised the Commission of the fact that the Kaheka Tract Improvement District has been created and contract has been let out for the construction of the street improvements.

No written protests were filed.

Mr. Kinji Kanazawa, attorney for the applicants, requested that the Commission approve the change in zoning in its entirety.

Mr. Arthur Wood, representing the Trustees of the Bishop Estate, endorsed the request for change in zoning from hotel and apartment to business use.

The public hearing was closed and the matter was taken under advisement, on motion of Mr. Norwood and second of Mr. Izumi.

The Commission voted to recommend approval of the extension of the business zone, on motion of Mr. Izumi and second of Mr. Norwood.

A public hearing was held to consider the application for change in zoning from existing Rural Class AA Residential (10,000\$ minimum) to Rural Class A-1 Residential (7,500\$ minimum) for an area of land situated on the East side and adjoining the Pikoiloa Tract, Kaneohe, comprising approximately 118 acres.

The Director read the public hearing notice and reported that this is an extension of the existing Rural Class A-1 Residential District. It is an area sandwiched in between the Hawaiian Memorial Park on the South side; Pikoiloa A-1 subdivision on the West; Shirai and Ted Char's A-1 subdivision and McCormack's AA subdivision on the North.

Inquired as to whether the staff considered this request favorably, the Director stated that the staff recommends the change from AA to A-1.

The public hearing was closed and the matter was taken under advisement, on motion of Mr. Izumi and second of Mr. Yamabe.

The Commission voted to recommend approval of the change in zoning to Class A-1 Residential, on motion of Mr. Yamabe and second of Mr. Izumi.

A continuation of the public hearing of April 14, 1960, was held to consider the revision to the Maunaloa Section (Section 29) of the General Plan of the City and County of Honolulu in the proposed construction of a State Federal-aid Highway between Maunaloa Avenue (May Way) and Makapuu Point.

The Director reported that the public hearing was held open to permit the State Highway Department to restudy the interchange problem by shifting the interchange into Kuapa Fish Pond, to prepare cost estimates and to present its findings to the Commission for consideration.

PUBLIC HEARING  
ZONING CLASS A-1  
KANEOHE  
EAST SIDE & ADJOIN-  
ING THE PIKOILOA  
TRACT  
TROUSDALE CONSTRU-  
TION COMPANY

CONTINUATION OF  
PUBLIC HEARING  
GENERAL PLAN  
MAUNALUA  
RELOCATION OF G.P.  
HIGHWAY BETWEEN  
MAY WAY & MAKAPUU  
POINT

A letter was submitted by the Division of Highway of the State Department of Transportation, together with copies of the print showing the proposed and alternate locations of the interchange, noting that the additional cost for the moving of the interchange into Kuapa Fish Pond will be \$319,000.

Mr. Malvin Lepine, advance planning engineer for the State Division of Highway, stated that they have studied the shifting of the May Way Intersection in the Kokohead direction. The alternate location shows the roadway joining with the existing master plan 120-foot roadway with a setback of 25 feet on each side in the Honolulu direction. The Division of Highway is interested in master planning the Kuapa Fish Pond area, which is raw land now being developed. By shifting the interchange in the Kokohead direction, the existing master plan on the makai side will not be affected by either proposal. The alternate location will affect one house less on the mauka side. The additional cost of moving the interchange involves the additional fill over the swamp for the interchange ramps, an additional structure to take drainage from the pond out through the connecting roadway and under the bridge, and the construction of a roadway to connect back to the Hawaii-Kai frontage road of 76 feet around Kuapa Fish Pond. The Division of Highway is in favor of leaving the interchange in the location originally proposed in order to avoid additional expense, construction difficulty and also to provide better connection for traffic moving in the beach direction. The connection to Kalaniana'ole Highway in the beach direction is more direct.

Mr. John Pedro, a property owner, inquired whether the State Highway intends to acquire a 250-foot right-of-way for the highway toward the Honolulu direction. The Director replied that both the Division of Highway and the Planning Department do not know now what the exact requirement is from May Way intersection to Honolulu. The two departments are now concerned primarily with the area through the Bishop Estate land from May Way to Mokapu Point.

Mr. Pedro also inquired whether the right-of-way from the interchange towards the Honolulu direction is proposed as a 120-foot right-of-way as shown on the plan. The Director informed him that the Planning Department has discussed this matter with the Division of Highway. It is not definite whether a 200-foot right-of-way is needed or a double deck facility should be provided. The two agencies also have not completed the necessary studies to determine what the needs are going to be from May Way to 22nd Avenue, although five years ago it appeared that the two agencies were firm in their opinion that the highway should be a six-lane facility.

Mr. William H. Pasco of 6103 Kalaniana'ole Highway inquired as to the number of persons and parcels of land that will be affected by the change in location of the interchange into Kuapa Fish Pond as compared to the original location of the interchange at May Way. The reply was that one house less will be affected by the change in location. Mr. Pasco requested the Commission to consider his letter on file protesting the change in the General Plan.

One of the Commissioners questioned whether the plan as shown at this meeting is the same plan that was shown to the Commission two weeks ago at the public hearing. The Director indicated that the overall plan is the same as presented to the Commission. It was also inquired whether it was possible to condemn less property by constructing retaining walls and by placing the service roads closer to the main highway with a narrower separation strip.

Mr. Lepine indicated that the Division of Highway favors the original location of the interchange because of less construction difficulty and better access to the beach.

Attorney O. P. Soares, representing Mr. & Mrs. Hall, owners of property affected by the General Plan, indicated that his clients are not opposing nor are they favoring the change. They have discovered that as now planned the ramp will not cut through their living room, but will cut through the garage and a portion of their kitchen. They favor moving the alignment out another 100 feet or more. Mr. Soares also pointed out that a good deal of sentiment is involved on the taking of the property and that fee simple lands are disappearing too fast. He observed the difficulty in the matter of sale of such properties. Most of the sales as now made are on terms subject to financing.

The Director made it known to the Commission that two persons have asked him to voice their objection to the change in the General Plan because they are unable to attend the hearing. One is Mrs. Katherine DeSilva of 6154 Kalaniana'ole Highway and the other is Mr. Edmund Auld. Mr. Auld cites sentimental value, he being one of the original owners of the lands. They both wish to reiterate their objections.

Mr. Centeio inquired whether by moving the interchange another 400 feet into Kuapa Fish Pond, it would result in less cost and affect less homes. The reply was in the negative.

The public hearing was closed and the matter was taken under advisement, on motion of Mr. Izumi and second of Mr. Norwood.

In the discussion that followed, the Director indicated that the Commission could establish the realignment of this roadway according to this plan, from beyond May Way to Makapuu Point, leaving the intersection to be designed at a later date or worked out by the State Division of Highway with the Kaiser Development Corporation. The Commission was reminded that Mr. Slipher did not object to moving of the interchange away from May Way to Kuapa Fish Pond and that he would be willing to redesign this part to fit in with the development.

Mr. Yamabe made a motion to recommend to the City Council to approve the alignment of the roadway through the Kuapa Fish Pond and Kokohead area, excluding the location and design of the interchange. The Director is to discuss the interchange location and design with Mr. Slipher and submit another plan for the review of the Commission. The motion was seconded by Mr. Izumi and carried. Mr. Norwood abstained from voting because he is not very familiar with the subject matter.

ZONING BUSINESS  
KAILUA  
CORNER OF KUULEI  
& KAINALU AVES.  
LOWELL C.E. ING

The Commission reviewed Committee Report No. 193 from the City Council, requesting recommendation with respect to the proposed change in zoning from Class AA Residential to Business for a parcel of land situated on the corner of Kuulei and Kainalu Avenues, Kailua.

The Director reported that Mr. Lowell C. E. Ing, owner of the property in question, had requested a change in zoning so that a service station may be erected. However, after a thorough review of the Kailua master plan in conjunction with the development of the surrounding area, it was felt that further extension of business district along Kuulei Avenue is not warranted. On that basis the application was denied.

The Director called the Commission's attention to the fact that the surrounding area is Class AA residential use.

Inquired as to whether there are any vacant business lots in the area, the Director pointed out on the map the lots which are vacant or not used for business purposes, although zoned for such use, and the owners are paying assessments for the off-street parking project.

The Commission voted to recommend to the City Council that the change in zoning to business be denied, on motion of Mr. Yamabe and second of Mr. Izumi.

ZONING BUSINESS  
KAPAHULU  
KOKOHEAD SIDE OF  
MONSARRAT AVENUE  
HENRY K. POMROY

The Director recommended that a public hearing be authorized to consider an application for change in zoning from Class B Residential to Business for a parcel of land containing 5,612 $\frac{1}{2}$ sq, situated on the Kokohead side of Monsarrat Avenue about 150 feet mauka of Campbell Avenue, Kapahulu. Over 50% of the parcel of land is now zoned for business and the property owner desires to consolidate three lots to erect a service station.

In reply to Mr. Keppeler's query, the Director reported that there is a service station situated on the property across the street.

It was Mr. Izumi's belief that the other two corners might also be desirable sites for service stations. The four corners are now zoned for business.

Mr. Yamabe inquired whether this was within the renewal area. The Director pointed out that it is.

It was suggested that the Director confer with the applicant to determine why he requires an area larger than 10,000 $\frac{1}{2}$ sq. It was felt that 10,000 $\frac{1}{2}$ sq should be ample for a service station site. Mr. Centeio stated that the service station probably needed a frontage of 125 feet or more for ingress and egress.

The Commission voted to defer action on this matter and requested the Director to confer with the applicant, on motion of Mr. Yamabe and second of Mr. Izumi.

**ZONING ORDINANCE  
AMENDMENT TO  
CONDITIONAL USE  
DISTRICT TO INCLUDE  
PRIVATE AQUATIC  
FACILITIES**

The Commission considered again a request to include in the Conditional Use Law the swim school-club facilities.

Mr. Allen M. Stack, attorney for the applicant, reiterated his presentation made at a prior meeting that its operation is strictly for recreational purposes. He admitted that it is a profit making venture, but believed that the community benefit and services rendered outweigh the profit motive. He informed the Commission that in the absence of public facilities, the Superintendent of Public Instruction and a number of principals have endorsed this project with the intent of using it to enrich their school physical education programs. He contends that swim school-clubs do not belong in the heart of residential districts nor do they necessarily belong in business districts or lesser use areas. It is his contention that existing buffer or fringe areas between business and residential are the best locations from the standpoint of all concerned. He based this on the facts that outdoor recreation facilities are seldom found in business districts; the facility should be within walking or bicycling distance of a residential area; experiences show owners of business district land do not consider the community need aspect and from a business viewpoint will not tie up a large area of land for a highly specialized use or leased for other purposes; other recreational or health facilities have no problem operating in business zones because their needs involve comparatively small areas and the buildings are convertible to other uses.

He stressed the fact that the conditional use ordinance specifically cites the need for a large area as an unusual characteristic to be considered.

The Director was requested to comment on the ordinance relating to conditional use districts. The Director stated that under the present conditional uses, the Commission has authority to permit conditional uses in restricted residential, hotel and apartment, and apartment districts, if it finds that the location of the proposed use is of such size and character and site that, in general, it is necessary to the public convenience and welfare, and is in harmony with the various elements and objectives of the master plan and the appropriate and orderly development of the district in which such uses may be permitted. He further stated that in permitting the above uses, the Commission shall establish lot size requirements, building spacing and yard spacing requirements, or other conditions as it deems necessary to protect the best interests of the surrounding property or neighborhood compatible therewith.

The Director stated that the fact that swim school facilities are included as conditional use in restricted residential and hotel and apartment districts does not mean that every request will be approved. This is merely an enabling ordinance which sets up the standards. The Director believes that the conditional use law should be changed to provide for this operation.

In reply to Mr. Norwood's question, the Director stated that churches are permitted in residential areas. Churches have a complete freedom of location.

**ZONING BUSINESS  
EWA  
SOUTHEAST CORNER OF  
FORT WEAVER RD. &  
EWA BEACH RD.  
WILLY'S ENTERPRISES,  
LIMITED**

Mr. R. W. Higgins reiterated a statement made at a prior meeting that because of their unusual characteristic or the large area required for their operation, the proposed use should be given special consideration.

The Commission voted to recommend the calling of a public hearing to consider including swim schools in Conditional Use Districts, on motion of Mr. Norwood and second of Mr. Izumi. Mr. Centeio voted in the negative.

The Director reported that it has been brought to the attention of the Planning Commission by the Ewa Beach Community Association that the parcel of land situated on the Southeast corner of Fort Weaver and Ewa Beach Road, which is zoned for business, has not been utilized since it was rezoned in 1955. Therefore, the Director requested the applicant to notify this office of the proposed development of the business property. He informed the applicant that if he has no plans to develop the property for business use in the immediate future, the Planning Commission will proceed to dezone same back to Rural Class A Residential use.

Mr. Richard Low, representing the property owner, apprised the Commission of the fact that his client has plans to develop this property. The reason this development has not taken place is due to his inability to secure clear title to this property. It was only two weeks ago that his client finally had legal title to the premises, which he purchased from the original owner (Edwin D. Watson). The original owner had requested the change in zoning from Class A to Business in 1955. His client proposes to construct a commercial building and furnish services that will benefit both the developers and the community. He indicated that his client was reluctant to proceed with any construction without first obtaining a clear title to the property. Now that the situation has been remedied, he requested the Commission to examine the preliminary plans submitted and to retain the present zoning for business use.

Mr. Centeio directed a question to Mr. Low as to whether his client was ready to proceed with the construction of the commercial building if the Commission decides to retain that area for business use. Mr. Low replied that his client is ready to construct as soon as the Commission gives the "go ahead" sign.

Mr. Izumi inquired whether the proposed business establishment conforms to the General Plan. The Director replied that it does not. The consultants have recommended that the whole Ewa Beach area be retained as residential use. The Commission had granted business zone for this parcel of land several years ago.

Mr. Yamabe asked what jurisdiction does the Commission have to dezone this area. The Director advised that the Commission has full jurisdiction. If the property is not utilized as specifically zoned, the Commission can dezone the area. However, the Commission had never done it except to discuss the subject in many cases.

The Chairman asked Mr. Low whether the applicant wrote to the Commission explaining his difficulty in obtaining legal title to the land. Mr. Low replied that his client did not.

**GENERAL PLAN  
NUUANU-PUUNUI  
WIDENING OF STREET,  
APARTMENT DISTRICT  
"C" USES AND FIRE  
STATION SITE**

The Commission voted to take the matter under advisement, on motion of Mr. Yamabe and second of Mr. Norwood.

After discussing this matter further, the Commission voted to leave the business zone, on motion of Mr. Norwood and second of Mr. Izumi. Mr. Yamabe abstained from voting.

The Commission considered again the proposed change in the General Plan Section 11 (Nuuanu-Puunui) to provide for Apartment District "C" uses and to amend the General Plan to 56 and 44-foot rights-of-way for the area bounded by Kuakini Street extension, Alaneo Place, School Street and Liliha Street.

The Director reported that a restudy was made with respect to the street pattern for this area, taking into consideration the design of Holokahana Street as a deadend roadway and the possibility of providing a lesser right-of-way width since this street is used only for local circulation. The planning staff is of the opinion that the 56-foot right-of-way for through streets and 44-foot right-of-way for a deadend road should be retained.

The Director also reported that he had discussed with Fire Chief Blaisdell the possibility of relocating the fire station site. However, he was informed that the Fire Department requires a centrally located area because of the necessity for unrestricted traffic movement. The Director informed the Commission that the State is studying the possibility of a land exchange with Mr. Okazaki. This is a private negotiation between the developer and the State; however, the Director expressed his willingness to assist in anyway possible. The Director stated that he has also discussed the plan with Father Vierra of Saint Theresa's Church which is primarily concerned with access on Holokahana Lane. There is no problem of access because the traffic pattern on the bend is similar to a "T" intersection. A 75-foot inside radius will be recommended.

Mr. On Char reiterated his views presented at the hearing that there is no necessity for the further widening of the roadways and that the existing general plan widths of 32 feet and 40 feet are adequate--more particularly Oo Lane since the length of this roadway will be only 200 feet and there are not many lots that could be served by this roadway.

The Director emphasized that before the Commission approve any zoning change, the property owners should be required to construct the necessary street improvements. He stressed the importance of widening the existing general planned roadways of 32 and 40 feet since these streets were designed for single-family residential uses and the proposed change in zoning to apartment uses will create higher density requiring wider roadways. Although provisions are made for one to one parking under the Apartment District "C" regulations, this requirement is not adequate. Studies have shown that more than one automobile per family is the general rule and on-street parking for both tenants and visitors is required.

Father Vierra requested assurance in writing, if possible, that the roadway will be constructed as shown on the plan

and that the access to Holokahana Lane will be permitted. This request is made to prevent any difficulty or change in plans at a later date. The Director indicated that when the Church submits its proposed development plan, the approval of the plans by the various governmental agencies will provide that assurance.

Further discussions were held by the Commission regarding the feasibility of widening the roadways. Mr. Centelo contended that since Oo Lane is only 200 feet in length, the 32-foot right-of-way is sufficient. He also inquired as to the number and size of lots that will qualify for Apartment District "C" zoning and was informed that possibly six consolidated lots will qualify. He suggested that any plan for the development of the area should be flexible in order to permit the owners to utilize the land for the highest and best use.

Mr. Keppeler expressed the belief that a 44-foot right-of-way is more than adequate.

The Commission voted to take the matter under advisement on motion of Mr. Keppeler and second of Mr. Izumi. A discussion followed and the Director was asked whether he would agree with any proposals for retaining the existing 32 and 40-foot rights-of-way. The Director indicated his objection to narrow streets and stressed the importance of wider rights-of-way for apartment districts.

Mr. Keppeler questioned why the development by Mr. Okazaki, the establishment of a fire station and the widening of streets were all included in one public hearing. The Director reported that when Mr. Okazaki requested the change in zoning sometime in 1959, the staff was conducting a neighborhood analysis study for this area with respect to renewal work and the matter was deferred pending the completion of the studies. He stated that the staff has completed the study of the entire area from Kuakini Street to School Street and approximately 750 feet Ewa direction from Liliha Street and that the area in question seems desirable for Apartment District "C" type of development.

The Commission voted to accept the Director's recommendation of approving the change in zoning to Apartment District "C", providing for a fire station site on the makai side of Kuakini Street and providing for street widening from the existing master planned 32-foot and 40-foot rights-of-way to 44-foot and 56-foot rights-of-way for area situated on the Ewa side of Liliha Street, between Kuakini and North School Streets, on motion of Mr. Norwood and second of Mr. Izumi. Lacking four affirmative votes, the motion was not carried.

After further deliberation, the Commission voted to defer action for a full Commission, on motion of Mr. Izumi, second of Mr. Norwood and carried.

**GENERAL PLAN  
SECTION 12  
AALA TRIANGLE  
PROJECT**

**HONOLULU REDEVELOP-  
MENT AGENCY**

The Director reported that the Honolulu Redevelopment Agency has requested the Commission's opinion on the possibility of utilizing the proposed Aala Triangle Project as a park with a possible alternate use for multi-family purposes. The Agency has indicated park use to be the best use for the City; however, not as the playground type of park nor a park that will reduce or curtail other parks or planned developments in the area.

It is situated at the junction of North King Street and North Beretania Street. The Director indicated that in discussing this matter with the Honolulu Redevelopment Agency and the Downtown Planning Consultants, it was felt that the entire triangle site would provide a beautiful approach into the Central Business District from the West side. It was pointed out that the cost of the land will be rather expensive; however, the Federal government may reimburse a portion of the cost.

Mr. Izumi expressed favoring this proposal provided a plan is incorporated for underground parking like Pershing Square or Union Square. The Director stated the proposal could be looked into; however, using the entire area for bus terminals is not recommended as it will destroy the approach into the Central Business District.

The Director stated that as far as parking is concerned, provisions will be made within the redevelopment area (Kukui Project).

The Commission voted to recommend to the Honolulu Redevelopment Agency that the Aala Triangle Project be retained for park purposes, on motion of Mr. Yamabe and second of Mr. Norwood. Mr. Centeio voted in the negative.

With reference to Committee Report No. 674, the Commission voted to defer action on this matter until there is a full Commission, on motion of Mr. Yamabe and second of Mr. Izumi.

A morning session was held to discuss the General Plan for the Waimalu area. The Commission, after discussing the matter, took action to:

(1) Request the consultants to submit an overall plan, indicating major streets; location and size of public and civic facilities; designation of areas for multiple family and commercial uses; and other planning features for the Waiawa, Pearl City, Waimalu and Kalauoa areas, all within the Ewa District and which is to be urbanized.

(2) Establish on record that the Commission favors limiting the industrial zone on the makai side of Kamehameha Highway between Kalauoa Stream and Halemoahu Hospital, and that the area Ewa of the Hospital be put to a lower classification use.

Mr. Yamabe was concerned about the watercress area from McGrew Point to Kalauoa Stream. The Director pointed out that a portion of that area is master planned for industrial use. The Hawaiian Electric Company will not use that portion that is leased to the watercress growers until it is ready to expand.

Mr. Yamabe indicated that an official of the Hawaiian Electric Company has assured him that it will not expand into the watercress area.

The Director then recommended that the Commission review an application for change in zoning from Rural Protective use to Business use for a parcel of land containing 2.586 acres, situated off Moanalua Road, Waimalu. He reported that the applicant proposes to erect a bakery building on the site which will employ approximately 125 persons. Under the provisions of the zoning ordinance,

**MISCELLANEOUS  
AMENDMENT TO  
ZONING ORDINANCE**

**GENERAL PLAN  
WAIMALU, EWA  
URBAN PLANNING  
GRANT**

**ZONING INDUSTRIAL  
WAIMALU  
MOANALUA ROAD  
C.H. HERR**

a bakery operation is permitted in a business zone provided not more than 25 persons are employed. Therefore, this type of operation which employs more than 25 persons must be in an industrial zone. The area in question is presently under study as part of the comprehensive plan for Oahu. This application was deferred until the General Plan for Waimalu has been formalized. The applicant has indicated that he is ready to proceed with the development as soon as the Commission considers his request and approves the change. It was also discussed whether or not a variance may be in order.

Mr. Centeio stated that if a variance is granted, it is within the jurisdiction of the Zoning Board of Appeals.

Mr. Izumi was of the opinion that since the makai side lots zoned for industrial are not developed, further increase of industrial areas is not justified.

It was the opinion of one of the members that the Commission should set a policy so it could be guided in its decision to consider rezoning applications in areas under study as part of the comprehensive plan for Oahu.

In answer to Mr. Izumi's question, the Director replied that the consultants have designated apartment use for this area. Mr. Izumi commented that if the Commission recommends approval for change in zoning to industrial use, then it should be prepared to zone the whole block adjacent to the property.

The Director stated that individual zoning requests should be withheld unless there is a clear showing and an urgency for development to benefit the entire community and the public because the comprehensive plan is nearing its completion.

Mr. Yamabe contended that there should be some continuity as far as considering individual applications are concerned. He pointed out that the Commission has denied many applications because they do not conform to the master plan, and have considered others because they are within the area designated for such use by the consultants.

A motion of Mr. Norwood and second of Mr. Keppeler was made to recommend the calling of a public hearing to consider a change in zoning to industrial use. Discussion followed.

Mr. Yamabe reiterated his statement previously made that planning should be done properly and the most logical way to do it would be to put a moratorium on zoning until the General Plan is adopted--it is the only fair thing to do for all concerned.

Mr. Centeio commented that the applicant is ready to proceed with the development and that the Commission should not detain his desire to put the land to its best and highest use.

Mr. Norwood agreed with Mr. Yamabe; however, he commented that there is a clear showing in this case for immediate development which will benefit the entire community.

Lacking four affirmative votes, the motion was not carried. Mr. Yamabe voted in the negative because he believes that a definite policy should be set and not because he is opposed to the zoning change.

Mr. Norwood inquired what recourse would the applicant have. The Director stated that he can request the City Council for change in the General Plan.

The Commission further discussed the General Plan for Waimalu. It was Mr. Izumi's opinion that the watercross area should be retained on the General Plan, perhaps master plan it for agricultural use. Mr. Yamabe stated that even though he would like to see it incorporated on the General Plan, he would like to be consistent in considering any application.

The Director explained that in other individual cases, there is a proposal for a higher land use; however, in this case, it is to protect the agricultural industry and to prevent encroachment of these areas from urbanization.

The Commission authorized the calling of a public hearing to establish agricultural uses in the General Plan for Waimalu District, on motion of Mr. Izumi and second of Mr. Yamabe.

**GENERAL PLAN  
NIU, KULIOUOU &  
MAUNALUA AREAS  
SCHOOL & PARK  
SITES**

The Director recommended that a public hearing be authorized to consider an amendment to the General Plan Section 29 (Niu, Kuliouou and Maunalua areas) for the establishment of public facilities such as schools and parks so that proper governmental agencies may proceed with land acquisition and planning program.

- (1) Niu Valley - Site of 9.8 acres, located within the Lucas Subdivision;
- (2) Kuliouou Valley - Site of 10 acres, located on the Kokohead side of Kuliouou Road within the Hawaii National Guard Rifle Range;
- (3) Hahaione Valley - Site of 10 acres;
- (4) Kalama Valley - Site of 10 acres, located at the corner of Ehukai Street and the proposed realigned Kalaniana'ole Highway;
- (5) Mauuwai Valley - Site of 10 acres, located at the eastern end of CAA Radio Station;
- (6) Kamilonui Valley - Site of 35 acres, located near Lunalilo Home Road, Kaimana Road, Kuapa Road and Pahua Road;
- (7) Lunalilo Home Road - Site of 32 acres, abutting the present Lunalilo Home.

The Commission authorized the calling of a public hearing on motion of Mr. Yamabe and second of Mr. Izumi.

**GENERAL PLAN  
KAILUA-LANIKAI  
SCHOOL SITE**

The Director recommended that a public hearing be authorized to consider an amendment to the General Plan (Kailua-Lanikai) for the establishment of a 6.0-acre elementary school site within the Enchanted Lake Subdivision.

The Director informed the Commission that this school site is not included in the Capital Improvement Program;

however, approval to the subdivision of this area was granted with the provision that a school site be set aside to serve Kailua and Lanikai.

The Commission authorized the calling of a public hearing, on motion of Mr. Izumi and second of Mr. Norwood.

**GENERAL PLAN  
KANEHOHE  
KALAHEO VILLAGE,  
UNIT 20  
SCHOOL & PLAYGROUND  
SITE**

The Director recommended that a public hearing be authorized to consider an amendment to the General Plan (Kaneoha) for the establishment of a 10-acre school site and a 3.0-acre playground site within the Kalaheo Village Subdivision, Unit 20.

It was pointed out that this project is included in the Capital Improvement Program for 1961.

The Commission authorized the calling of a public hearing, on motion of Mr. Norwood and second of Mr. Izumi.

**GENERAL PLAN  
PALOLO  
PROPOSED 60-FOOT  
RIGHT-OF-WAY WIDTH  
TO 56-FOOT RIGHT-  
OF-WAY WIDTH**

The Director recommended that a public hearing be authorized to consider an amendment to the General Plan Section 26 (Palolo) to reduce the right-of-way width of Palolo Avenue, Tenth Avenue and Kiwila Street from the proposed 60-foot right-of-way width to 56-foot right-of-way. He reported that the City Council has requested the Commission to amend the General Plan after a public hearing was held to initiate an Improvement District.

Inquired as to the staff's position in this matter, the Director stated that there is no objection to reducing the right-of-way width because curb to curb pavement width will be the same. The sidewalk will be 8 feet wide, instead of 10 feet, which conforms to residential standard.

The Commission authorized the calling of a public hearing, on motion of Mr. Izumi and second of Mr. Norwood.

**GENERAL PLAN  
KANEHOHE-HEEIA  
DELETION OF PROPOSED  
WIDENING & EXTENSION  
OF HOENE PLACE  
PUOHALA VILLAGE**

The Director recommended that a public hearing be authorized to consider an amendment to the General Plan (Kaneoha-Heeia) for the deletion of proposed widening and extension of Hoene Place, Puohala Village, Kaneoha.

The Director reported that the City Planning Commission in May 1959 authorized the calling of a public hearing; however, no public hearing has been called to this date.

The Commission authorized the calling of a public hearing, on motion of Mr. Izumi and second of Mr. Norwood.

**GENERAL PLAN  
KANEHOHE-HEEIA  
KAPUNAHALA  
SUBDIVISION, UNIT 1  
SCHOOL & PLAYGROUND  
SITE**

The Director recommended that a public hearing be authorized to consider an amendment to the General Plan (Kaneoha-Heeia) for the establishment of a 10-acre elementary school and playground site within the Kapunahala Subdivision, Unit 1.

The Director reported that the school and playground site is included in the Capital Improvement Program for 1963. In answer to the odd-shaped lot, the Director stated that it fits in with the subdivision plan and street pattern. A question was raised to the effect that the school has four street frontages. A map was presented, showing that the school will have only one street frontage.

The Director suggested that the Commission consider amending the street pattern at the same time.

The Commission authorized the calling of a public hearing for the establishment of an elementary school and playground site and the revision of the existing general plan street layout, on motion of Mr. Norwood and second of Mr. Izumi.

**GENERAL PLAN  
ALIAMANU  
SALT LAKE BLVD.  
PLAYGROUND SITE**

The Director recommended that a public hearing be authorized to consider an amendment to the General Plan (Aliamanu) for the establishment of a 4.5-acre playground site at Aliamanu, Salt Lake Boulevard.

The Director reported that this is within Foster Village which was formerly used by the developers of Aliamanu area for base yard purposes. The Department of Parks and Recreation has informed the Director that the playground project is in its 1960 Capital Improvement Program and requested that it be included in the General Plan. Mr. Foster has a proposal to develop a shopping center adjacent to the park site.

The Commission authorized the calling of a public hearing, on motion of Mr. Yamabe and second of Mr. Izumi.

The Commission, on motion of Mr. Norwood and second of Mr. Izumi, recommended adoption of the following street names:

**STREET NAMES  
WAIALAE-IKI  
BLUE FLAME  
SUBDIVISION**

(1) Street names for roadways within the Blue Flame Subdivision, Waialee-Iki:

**Kalaniiki Street** - roadway off Kalaniana'ole Highway on the mauka side and along Kalani High School boundary  
Meaning: Small royalty

**Kalaniiki Place** - Deadend roadway off Kalaniiki Street

**STREET NAMES  
KAILUA  
ENCHANTED LAKES  
SUBDIVISION, UNIT 2**

(2) Street names for roadways within the Enchanted Lakes Subdivision, Unit 2, Kailua:

**Wanaao Road** - Extension of existing roadway across Keolu Drive into Unit 2

**Wanaao Place** - Deadend roadway off Wanaao Road between Keolu Drive and the Kaelepulu Pond

**Akumu Street** - Roadway running across Keolu Drive between Wanaao Road & Kupau Street  
Meaning: Broken or cut off

**Akumu Place** - Deadend roadway off Akumu Street between Keolu Drive & Kaelepulu Pond

**Iana Street** - Roadway from Akumu Street, running in the direction of Kaneohe parallel to the Drainage Canal  
Meaning: Owl

**Iana Place** - Deadend roadway off Iana Street

**Ikamaka Place** - Deadend roadway off Iana Street between Akumu Street & Paokano Loop  
Meaning: To know by sight

**Paokano Loop** - Loop roadway on the Lanikai side and off Iana Street  
Meaning: To make a great pet of

Paakiki Place - Deadend roadway off Paokano Loop  
Meaning: Hard, compact

The meeting adjourned at 5:30 p.m.

Respectfully submitted,

*Toyoko H. Akaji*

Toyoko H. Akaji  
Sr. Clerk-Stenographer

CITY AND COUNTY OF HONOLULU  
 PLANNING DEPARTMENT  
 MICROFILM CERTIFICATION

REEL NUMBER:  
 26  
 Number of  
 Images: 958

FLASH	TITLE	PLANNING COMMISSION MINUTES
START		
1	Book #109	January 8, 1959 to April 16, 1959
2	Book #110	April 23, 1959 to June 30, 1959
3	Book #111	July 7, 1959 to May 12, 1960
4		
5		
6		
END		

CERTIFICATION

I HEREBY CERTIFY THAT THE MICROPHOTOGRAPHS APPEARING IN THIS REEL OF  
 FILM ARE TRUE COPIES OF THE ORIGINAL DOCUMENTS.

Nov. 21, 1973  
 Date

Charles R. Wahinehookae  
 Signature of Operator

**END**