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CITY AND COUNTY OF HONOLULU

PLANNING REPORT



January 1, 1961 - June 30, 1961

PLANNING DEPARTMENT
CITY AND COUNTY OF HONOLULU

Annual
P L A N N I N G R E P O R T

of the

PLANNING DEPARTMENT

City and County of Honolulu,

January 1, 1961 to June 30, 1961

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Honorable Mayor and Members
of the City Council
City and County of Honolulu
Honolulu 13, Hawaii

Gentlemen:

The Planning Department is pleased to submit this report of its activities for the 6-month period from January 1, 1961 to June 30, 1961.

It was necessary to prepare this abbreviated report in order to effect the change with the City and County Government from operating on a calendar year basis to a fiscal year. Subsequent reports will be on a fiscal year basis.

All phases of planning functions are covered. Several General Plan sections have been adopted. Public hearings for other areas of the island have been completed and the revised plans forwarded to the City Council for enactment.

The 1961-1967 Capital Improvement Program was prepared. In addition, a comprehensive zoning ordinance is under study.

Your Planning Department will continue to solicit the support of governmental agencies and public-spirited organizations and individuals in its endeavor to provide for the orderly growth of the City and County of Honolulu.

Respectfully submitted,

PLANNING DEPARTMENT



Wallace S. W. Kim
Deputy Planning Director

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CITY AND COUNTY OF HAWAII

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INTRODUCTION

Presented here is a brief summary of the planning activities and accomplishments completed by the Department in the past six-month period (January 1, 1961 to June 30, 1961). This abbreviated planning report was necessary to effect the change with the City and County government from operating on a calendar year to a fiscal year. All of our future reports will be on the fiscal year basis.

In reporting our accomplishments during this brief six-month period, it is important to note that much of our success has been due to the fine cooperation the Department received from the various governmental agencies, community groups, civic organizations and many others. Without their support, much of our accomplishments would have been difficult to achieve.

In the coming years, our efforts will be continued to accomplish the orderly growth and development of Oahu and to attain for the people a better community where good health, safety and general welfare will be actively promoted.

PLANNING COMMISSION AND
ZONING BOARD OF APPEALS

Planning Commission

The Planning Commission consists of seven members--the Managing Director and the Budget Director of the City and County of Honolulu serving on the Commission as ex-officio members. The remaining five members are appointed by the Mayor. Each of the appointments, running for a period of five years, must also be confirmed by the City Council. The appointments are made of persons from the various professions and segments of the community who are in sympathy and believe in the principles of sound city planning.

Broadly, the work of the Commission is to advise the Mayor, Council and Planning Director in matters concerning the planning programs relating to the City and County of Honolulu. Specifically, it reviews and makes modifications to the general and development plans, reviews land subdivision and zoning ordinances and amendments, adopts regulations which have the force and effect of law pertaining to subdivisions, and prepares and reviews the capital improvement program.

The members for the period January 1, 1961 to June 30, 1961 were:

Cyril W. Lemmon, Chairman
George F. Centeio, Vice-Chairman
Thomas N. Yamabe, II
William R. Norwood
Frank W. Hustace, Jr. *
Tsutomu Izumi *
Ralph S. Inouye *

* Commissioner Tsutomu Izumi was a member of the Planning Commission at the beginning of the year when he resigned to accept the appointment of Building Superintendent, City and County of Honolulu. Mr. Ralph Inouye, who was appointed by Mayor Neal S. Blaisdell to fill this vacancy, in turn resigned from the Commission on February 17, 1961 to return to his private practice as engineering consultant. Mr. Frank Hustace, Jr. is now serving the unexpired term of this appointment.

Zoning Board of Appeals

The members of the Zoning Board of Appeals, made up of three members, are also appointed by the Mayor and must be confirmed by the Council. Each of the appointments is for a three-year period. The Board hears and determines appeals from the actions of the Planning Director in the administration of the subdivision and zoning ordinances and other governing regulations. It also hears and determines petitions for varying the application of the zoning ordinance upon the ground of unnecessary hardship when such hardship meets the conditions outlined in the ordinance.

The Board holds scheduled meetings on alternate weeks.

The members are:

R. Gibson Rietow, Chairman
Henry C. H. Chun-Hoon, Vice-Chairman
Harold K. Kometani

Planning Director

The Planning Director is appointed by the Mayor and must be confirmed by the Council.

Leighton S. C. Louis, Planning Director
Wallace S. W. Kim, Deputy Planning Director

PLANNING STUDIES AND ACTIVITIES

General Plan

Portions of the General Plan for the urban and urbanizing areas on Oahu completed in 1960 under the provisions of Section 701, U.S. Housing Act of 1949, as amended, were reviewed, revised and enacted in this period. In the review phase of this restudy, community groups, those immediately affected and other interested persons were invited to a number of public hearings and meetings where the general plan section for their area was reviewed and discussed. As much of the suggestions and recommendations which are consistent with sound planning offered at these meetings were incorporated in the revised plans.

To date the following general plan sections have been enacted by the City Council:

1. For portion of the Waiialua area enacted on June 28, 1961;
2. General plan section for Kaneohe-Heeia was also enacted on June 28, 1961.

General plan sections for which public hearings have been completed and the revised plans forwarded to the City Council for enactment are as follows:

1. Ewa Beach
2. Manalua-Waianae-Makaha-Kaena Point
3. Kailua-Lanikai-Maunawili
4. Kahaluu-Waihee-Kaalaea.

The general plan section for Waipahu and its environs is presently being considered by the Planning Commission. In the coming months, more general plan sections will be reviewed by the Planning Commission and public hearings held on these plans.

Environmental Studies

Environmental surveys have already been completed for many areas of the city. More areas are scheduled for future study. These surveys will locate and identify within a neighborhood environmental conditions which may be detrimental or objectionable to health and safety. This information will be helpful in determining the eligibility of the neighborhood or portions of it for inclusion in the urban renewal program.

In this period, reports for the following areas which were surveyed earlier were published:

1. Kalihi-Waena Neighborhood - January, 1961
2. Kaimuki-Wilhelmina Rise Neighborhood - April, 1961

Reports will also be issued in the subsequent periods for each of the following areas:

1. Kakaako Industrial District
2. Sheridan Tract
3. Kalihi-Kai Industrial District
4. Downtown Honolulu
5. Waikiki District
6. Moiliili-McCully-Punahou-Makiki District
7. Residential Districts in the mauka section of the city of Honolulu.

Comprehensive Zoning Ordinance

A comprehensive zoning ordinance is currently under study by the staff. This will replace the present regulation and introduce many new zoning concepts peculiar to Oahu. Because of technological advances, current development, and new zoning concepts resulting from our rapid growth, our present zoning ordinance although adequate at the time of its adoption has become antiquated and is in need of an overhaul.

Zoning Applications

There were 78 applications requesting changes in zoned districts before the Planning Commission in the first six months of 1961. Of these, 12 were approved and recommendations made to the City Council to grant the requested changes; 29 were denied; 36 applications are pending before the Commission; and one was withdrawn.

By its actions on these requests, the Planning Commission has created higher use districts for 84.22 gross acres consisting of 2.17 acres in business uses, 59.33 acres in hotel and apartment uses, 14.22 acres in residential uses, 1.96 acres in conditional uses, and 6.54 acres in temporary uses, such as construction and rock crusher yards.

REZONING APPLICATIONS

January 1961 through June 1961

<u>Uses</u>	<u>A c t i o n</u>			
	<u>Approved</u>	<u>Denied</u>	<u>Pending</u>	<u>Withdrawn</u>
Industrial	-	1	2	-
Business	3	10	8	-
Hotel and Apartment	1	8	13	-
Residential	2	1	2	1
Conditional Use	1	-	2	-
Variance	3	8	6	1
Temporary Use	2	-	1	-
Cemetery	-	-	1	-

Zoning Board of Appeals

Within this six-month period, the Zoning Board of Appeals in its bi-weekly meetings, held hearings on 18 requests for variance. Of these requests, 3 were approved, 8 denied, 6 are pending, and one was withdrawn.

Subdivision

In this first six months, 226 subdivision applications were processed by the staff. Of these, 109 applications were approved, 10 disapproved, 85 given tentative approval, 18 deferred and 4 withdrawn by the applicant. From the 109 applications which were approved, 1,771 lots were created having 464 acres. Four of the lots were in noxious industrial zones, 21 in general industrial, four in business, 89 in airport districts, five in hotel and apartment, and 626 in residential.

By geographic locations, 314 of the 1,771 lots approved were situated in the Honolulu city limits and the remaining 1,457 lots in rural Oahu.

NUMBER OF LOTS APPROVED
(By Use Districts)
January 1961 through June 1961

<u>Use Districts</u>	<u>C I T Y</u>			<u>R U R A L</u>		
	<u>No. of Lots</u>	<u>Acreege</u>	<u>Percent by Nos.</u>	<u>No. of Lots</u>	<u>Acreege</u>	<u>Percent by Nos.</u>
Industrial						
Noxious	2	1.893	.6	2	28.000	0.1
General	21	19.069	6.7	-	-	
Business	4	1.315	1.3	-	-	
Airport	89	49.652	28.3	-	-	
Hotel/Apartment	4	0.653	1.3	-	-	
Residential						
Class AA	23	9.833	7.3	9	3.813	.6
Class A-1	100	23.541	31.9	70	17.015	4.8
Class A-2	-	-		271	58.256	18.6
Class A	71	14.153	22.6	82	12.650	5.6
Protective						
Highway	-			57	17.661	3.9
Rural	-			966	206.221	66.4
TOTAL	314	120.109		1,457	343.616	

NUMBER OF LOTS APPROVED
(By Districts)

January 1961 through June 1961

<u>District</u>	<u>No. of Lots</u>
HONOLULU	
City	314
KOOLAUPOKO	
Waimanalo	2
Kailua	74
Kaneohe	55
Kahaluu	19
Waikane	2
KOOLAULOA	
Kaaawa, Hauula	-
Kahuku	2
Laie	37
Pupukea	2
WAIALUA	
Kawailoa	10
Waialua	2
Mokuleia	-
WAHIAWA	11
WAIANAE	
Makaha	-
Waianae-Kai	57
Luualalei	86
Nanakuli	2
EWA	
Ewa	78
Waipahu	112
Waipio	-
Pearl City	398
Waimalu	8
Aiea	500

Street Names

The City Council in this six-month period adopted 96 new street names recommended by the staff. With the exception of three street names, all of the names were for residential subdivisions. By locations, 25 of the names were for neighborhoods within the city limits and the remaining 71 for rural Oahu.

Capital Improvement Program

A six-and-a-half year capital improvement program was prepared late in 1960, which included the transition period, January through June 1961 and fiscal years 1961-67 commencing July 1, 1961 as provided for in the City Charter.

The program prepared by the Planning Commission was modified by the Honorable Mayor for submission to the City Council together with a capital program and capital budget for the fiscal period January to June 1961. The City Council adopted the program as submitted and enacted the capital budget for this period. The capital budget provided for the sum of \$25,144,000 in appropriated funds, of which \$600,000 were from current revenue, \$4,194,000 were from other sources (i.e. Federal Aid, Improvement District Assessment, Sewer Assessments, State Aid or participation, Navy participation) and \$20,350,000 were to be realized from issuance of General Obligation Bonds.

These capital improvements are categorized by functions as follows:

Drainage, Maintenance, Circulation, and Traffic.....	\$ 4,040,000
Education and Recreation.....	17,328,000
Health and Welfare.....	-
Public Safety.....	161,000
Public Utilities.....	2,676,000
Other Public Structures and Improvements....	469,000
Miscellaneous.....	470,000
	<hr/>
TOTAL.....	\$25,144,000

APPENDIX A

RESOLUTIONS AND ORDINANCES ENACTED BY THE CITY COUNCIL

DURING THE PERIOD, January to June, 1961

Amendments to the General Plan of the City and County of Honolulu

Street Layout

Resolution No. 11 - A resolution to amend portions of Section 9 (Kapalama) and Section 13 (Kapalama-Iwilei) of the General Plan of the City and County of Honolulu by: (A) Changing the street layout; (B) Changing the future land use pattern; (C) Providing additional area for the expansion of Kalihi Kai School; and (D) Providing additional area for the expansion of Kalakaua Playground, all situated at Kapalama and Kalihi-Kai, Honolulu, Oahu, Hawaii.

Adopted: January 3, 1961

Resolution No. 64 - To amend Section 2 (Ala Moana-Kewalo) of the General Plan of the City and County of Honolulu by changing the street layout at Pawaa Kai, Honolulu, Oahu, Hawaii.

Adopted: February 7, 1961

Resolution No. 89 - To amend the Kailua-Kaneohe Section of the General Plan of the City and County of Honolulu by extending the Kahaluu Cut-off Four-Lane Divided Highway from Likelike Highway to Kionaole Road at Kaneohe, Koolaupoko, Oahu, Hawaii.

Adopted: February 28, 1961

Resolution No. 157 - To amend Section 9 (Portion of Kapalama) of the General Plan of the City and County of Honolulu by deleting the general planned 56-foot street at Kapalama, Honolulu, Oahu, Hawaii.

Adopted: May 2, 1961

Resolution No. 158 - To amend the Kaalaea-Kahaluu Section of the General Plan of the City and County of Honolulu by amending the Waihee Valley portion thereof, by establishing the street layout, drainage channel alignment, and land uses.

Adopted: May 2, 1961

Resolution No. 162 - (Refer to resolution under Land Uses)

Resolution No. 171 - A resolution to amend Section 15 (Bingham-Moiliili) of the General Plan of the City and County of Honolulu by deleting the general planned extension of Alexander Street from South Beretania Street to South King Street at Honolulu, Oahu, Hawaii.

Adopted: May 31, 1961

Land Uses

Resolution No. 11 - (Refer to resolution under Street Layout)

Resolution No. 90 - To amend Section 11 (Lower Nuuanu and Puunui) of the General Plan of the City and County of Honolulu by designating a portion of Class B Residential District No. 6 situated at Hauhaui, Honolulu, Oahu, Hawaii, an area for Commercial purposes.

Adopted: February 28, 1961

Resolution No. 158 - (Refer to resolution under Street Layout)

Resolution No. 162 - To amend the Waipahu Section of the General Plan of the City and County of Honolulu by: (1) Designating areas for Industrial purposes, (2) Establishing an Incinerator site, (3) Setting aside 20-foot strips for Protective Screen Planting purpose, and (4) Establishing a 50-foot setback line for Farrington Highway at Hoaeae, Ewa, Oahu, Hawaii.

Adopted: May 9, 1961

Resolution No. 206 - A proposal to adopt a portion of the General Plan of the City and County of Honolulu by designating for Commercial purposes a portion of Highway Protective zone situated at Waipio, Ewa, Oahu, Hawaii.

Adopted: June 20, 1961

Resolution No. 208 - To amend Section 24 (Makiki-Makiki Heights) and Section 23 (Makiki-Lunalilo) of the General Plan of the City and County of Honolulu by designating portions of Class A Residential Districts Nos. 5, 12, 13, and 14 and the whole of Hotel and Apartment District "I", all situated within said sections at Honolulu, Oahu, Hawaii, areas for Apartment purposes.

Adopted: June 20, 1961

Ordinance No. 1946 (Bill No. 159, 1960) - An ordinance to adopt a portion of the General Plan of the City and County of Honolulu by designating a certain portion of Rural Protective Zone situated at Kalauao, Ewa, Oahu, Hawaii, an area for Commercial Use (Drive-In Theatre).

Approved: January 5, 1961

Ordinance No. 1948 (Bill No. 2, 1961) - An ordinance to rezone a portion of Class A Residential District No. 21 situated at Palolo, Honolulu, Oahu, Hawaii, to Business District No. 282.

Approved: January 19, 1961

Ordinance No. 1949 (Bill No. 3, 1961) - An ordinance to rezone a portion of Class A Residential District No. 11, situated at Waikiki, Honolulu, Oahu, Hawaii, to Hotel and Apartment District No. 132.

Approved: January 19, 1961

Ordinance No. 1956 (Bill No. 9, 1961) - An ordinance to rezone a portion of Rural Protective Zone situated at Kalauao, and Aiea, Ewa, Oahu, Hawaii, to Rural Class A-1 Residential District No. 44.

Approved: February 1, 1961

Ordinance No. 1967 (Bill No. 23, 1961) - An ordinance to rezone a portion of Rural Class A-1 Residential District No. 33 situated at Kaneohe, Koolaupoko, Oahu, Hawaii, to Rural Limited Industrial District No. 12.

Approved: March 14, 1961

Ordinance No. 1975 (Bill No. 32, 1961) - An ordinance to rezone a portion of Rural Protective Zone situated at Kalauao, Ewa, Oahu, Hawaii, to Rural Business District No. 180.

Approved: April 7, 1961

Ordinance No. 1978 (Bill No. 34, 1961) - An ordinance to rezone a portion of Rural Class AA Residential District No. 16 situated at Kaneohe, Koolaupoko, Oahu, Hawaii, to Rural Class A-1 Residential District No. 45.

Approved: April 17, 1961

Ordinance No. 1980 (Bill No. 37, 1961) - An ordinance to rezone a portion of Class B Residential District No. 6 at Hauhaukoi, Honolulu, Oahu, Hawaii, to Business District No. 284.

Approved: May 4, 1961

Ordinance No. 1982 (Bill No. 41, 1961) - An ordinance to rezone a portion of Hotel and Apartment District "K" situated at Kaakopua, Honolulu, Oahu, Hawaii, to Business District No. 283.
Approved: May 10, 1961

Ordinance No. 1985 (Bill No. 43, 1961) - An ordinance to rezone a portion of Rural Class AA Residential District No. 18 situated at Kaneohe, Koolaupoko, Oahu, Hawaii, to Rural Class A-2 Residential District No. 15.
Approved: May 22, 1961

Ordinance No. 1989 (Bill No. 50, 1961) - An ordinance to amend Rural Business District No. 80, situated at Makaha, Waianae, Oahu, Hawaii, by redefining the boundaries of said Business District
Approved: June 2, 1961

Ordinance No. 1968 (Bill No. 24, 1961) - An ordinance to rezone a portion of Class A Residential District No. 22 situated at Mokauea, Kalihi, Honolulu, Oahu, Hawaii, to Off-Street Automobile Parking District No. 4.
Approved: March 28, 1961

Ordinance No. 1990 (Bill No. 51, 1961) - An ordinance to rezone a portion of Class B Residential District No. 2, situated at Kalihi, Honolulu, Oahu, Hawaii, to Business District No. 285.
Approved: June 2, 1961

Ordinance No. 1991 (Bill No. 53, 1961) - An ordinance to rezone a portion of Rural Class AA Residential District No. 28 situated at Kaalaea, Koolaupoko, Oahu, Hawaii, to Rural Class A-1 Residential District No. 46.
Approved: June 8, 1961

Parks and Playgrounds

Resolution No. 11 - (Refer to resolution under Street Layout)

Ordinance No. 2001 (Bill No. 66, 1961) - An ordinance to adopt a portion of the General Plan of the City and County of Honolulu for a portion of the Ewa District by establishing School and Playground Sites from North Halawa to Manana, inclusive, at Ewa, Oahu, Hawaii.
Approved: June 19, 1961

Schools

Resolution No. 11 - (Refer to resolution under Street Layout)

Resolution No. 182 - A resolution to amend Section 31 of the General Plan (designated "Areas outside of the General Plan Sections adopted from Moanalua to Kapahulu, inclusive") of the City and County of Honolulu, by establishing an Elementary-Intermediate School Site at Moanalua, Honolulu, Oahu, Hawaii.

Adopted: May 31, 1961

Ordinance No. 2001 (Bill No. 66, 1961) - Refer to ordinance under Parks and Playgrounds.

Other Public Facilities

Resolution No. 162 - (Refer to resolution under Land Uses)

Drainage

Resolution No. 158 - (Refer to resolution under Street Layout)

Ordinance No. 1979 (Bill No. 36, 1961) - An ordinance to adopt a portion of the General Plan of the City and County of Honolulu for a portion of Ewa District by establishing the alignments of the drainage channels for Halawa Stream, Aiea Stream, Kalauao Stream and Waimalu Stream.

Approved: April 27, 1961

Addition to the General Plans

Ordinance No. 2009 (Bill No. 72, 1961) - An ordinance to adopt a portion of the General Plan of the City and County of Honolulu for the Districts of Kaneohe and Heeia at Koolaupoko, Oahu, Hawaii.

Approved: June 28, 1961

Ordinance No. 2010 (Bill No. 73, 1961) - An ordinance to adopt a portion of the General Plan of the City and County of Honolulu for a portion of Waialua District, Waialua, Oahu, Hawaii.

Approved: June 28, 1961

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Jan-June

1961

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Honolulu. Planning Dept.

Annual report. Honolulu: 1959-1964.

Annual.

Library holdings: 1959, -60, Jan.-June
1961, 1961/62 thru 1963/64.

From 1968/69 included in Departmental
agency reports of the city and county of
Honolulu.

1. City planning - Oahu.
2. Honolulu .. City planning.