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# CITY PLANNING COMMISSION

CITY AND COUNTY OF HONOLULU

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## ANNUAL REPORT

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CITY PLANNING COMMISSION  
CITY AND COUNTY OF HONOLULU.

ANNUAL REPORT

1954

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May 3, 1955

Honorable Mayor and Members  
of the Board of Supervisors  
City and County of Honolulu  
Honolulu, Hawaii

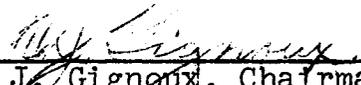
Gentlemen:

Your City Planning Commission transmits herewith its Annual Report of activities and accomplishments for the year 1954.

The achievement accomplished during the year was made possible through the splendid cooperation received from you, other governmental agencies, newspapers, various organizations and interested citizens.

Respectfully submitted,

CITY PLANNING COMMISSION

  
A. J. Gignoux, Chairman

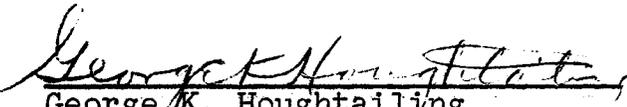
  
George K. Houghtailing  
City Planning Director

TABLE OF CONTENTS

	<u>Page</u>
CITY PLANNING COMMISSION .....	1
STAFF MEMBERS .....	11
CITY PLANNING COMMISSION - MEMBERSHIP .....	1
ORGANIZATION .....	2
City Planning Commission .....	2
City Planning Director .....	2
Planning Division .....	2
Zoning Section .....	2
PLANNING ACCOMPLISHMENTS FOR THE YEAR 1954 .....	4
Commission Actions .....	4
Meetings .....	4
Highways .....	5
Mauka Arterial .....	7
Kalaniana'ole Highway .....	7
Makai Arterial .....	8
Major Thoroughfares .....	8
Schools .....	9
SPECIAL STUDIES .....	10
Waikiki Development Plan .....	10
Civic Auditorium Site .....	10
URBAN RENEWAL AND URBAN REDEVELOPMENT STUDY .....	11
RURAL MASTER PLAN .....	12
SUBDIVISIONS .....	13
Residential Development .....	13
Cost of Improvements .....	14
AMENDMENTS TO THE SUBDIVISION RULES AND REGULATIONS .....	15
ZONING .....	16
Land Use .....	16
Rural Areas .....	17
Zoning Progress .....	18
Zoning Variances .....	18
Zoning Violations .....	18
Proposed Amendments to the Zoning Ordinance .....	19
Accessory Uses Within Hotel and Apartment Districts .....	19
Limited Industrial Zone .....	20
Restricted Business Districts .....	20
Zoning Applications .....	22
Zoning Changes .....	22
Zoning Variances .....	23
Zoning Violations .....	23
Zoning Changes Approved During 1954 .....	23
Variance Permits Granted .....	29
STREET NAMES ADOPTED DURING 1954 .....	39
FINANCIAL STATEMENT .....	49

## CITY PLANNING COMMISSION



A. J. GIGNOUX—(Chairman)

KENNETH ROHRIG—(Vice Chairman)  
LESTER PETRIE  
HENRY CHUN HOON  
KATSURO MIHO  
DAVID K. BENT

GEORGE K. HOUGHTAILING—(Director)  
WILLIAM H. SOPER  
MERWIN B. CARSON  
GEORGE F. CENTEIO

S T A F F

M E M B E R

George K. Houghtailing	City Planning Director
Leighton S. C. Louis	City Planner
Henry Tuck Au	City Planner
Wallace Kim	City Planner
Richard Nagasawa	City Planner
Conway Yamamoto	City Planner
Masato Kosaka	Civil Engineer
Peter Arita	Engineering Aide
Frank Akina	Engineering Draftsman
Noboru Kaneshiro *	Engineering Draftsman
Alfred Carter	Engineering Draftsman
Solomon Kam	Engineering Draftsman
Larry M. Morishita	Engineering Draftsman
Donald Souza	Engineering Aide
Raymond Iwamoto	Engineering Aide
Robert Tsunoda	Engineering Clerk
Robert S. Hinazumi	Engineering Clerk
Camillia A. Leu	Secretary-Reporter
Marian N. Munekata	Clerk Stenographer
Toyoko H. Akaji	Clerk Stenographer
Doris C. Arii	Clerk Stenographer

\* Educational Leave of Absence

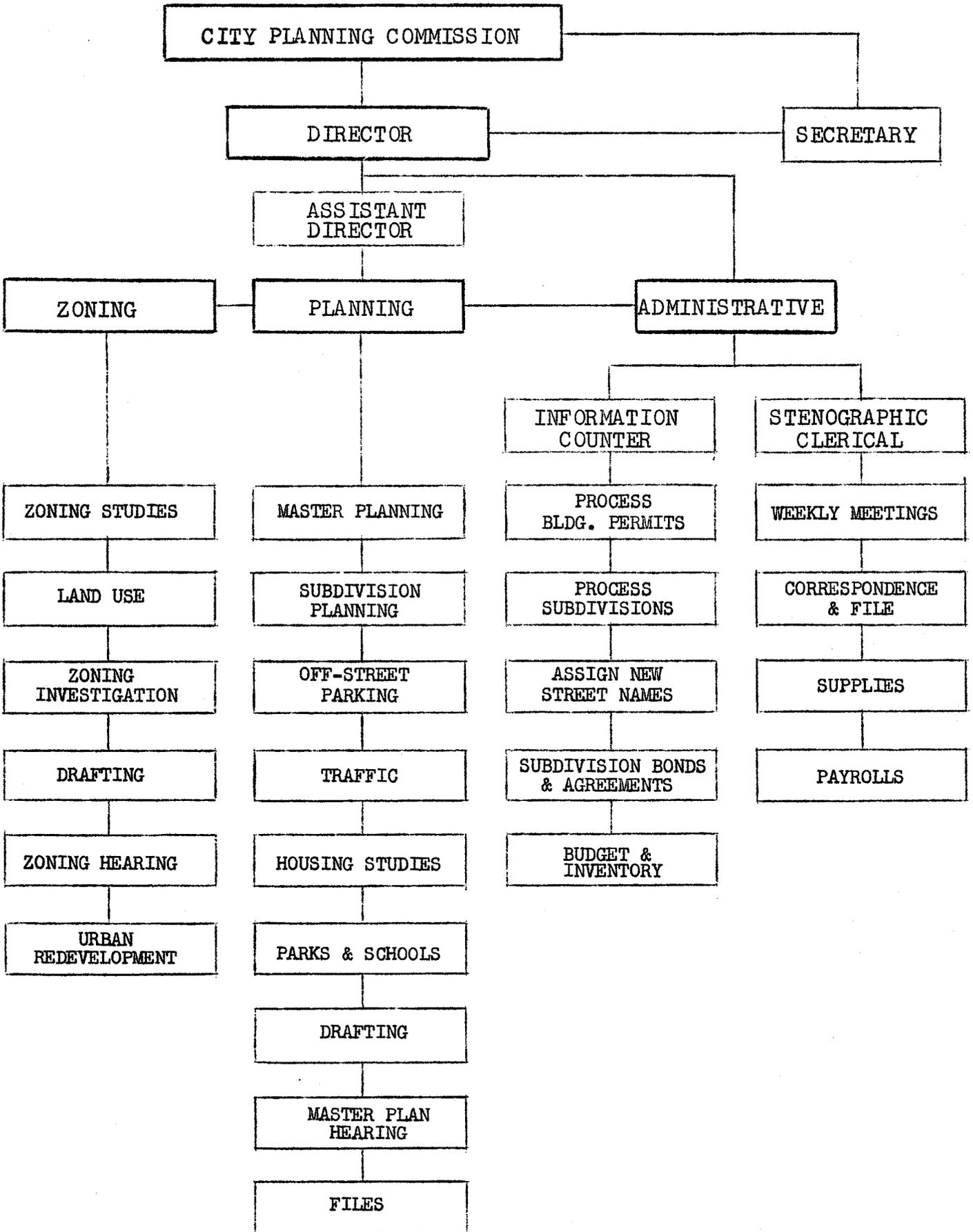
## CITY PLANNING COMMISSION

### MEMBERSHIP

Members of the City Planning Commission are appointed by the Mayor of the City and County of Honolulu with the approval of the Board of Supervisors for five-year staggered terms. This is in keeping with the policy of continuity in overall city planning to insure orderly and systematic growth. The law requires the appointment of a practicing architect, a practicing civil engineer and a practicing realtor to the membership of the Commission, composed of nine members. The remaining six members are selected from citizens of the community who have devoted their time to and have taken an interest in community affairs.

There was one change during the past year brought about by the resignation of Thomas B. Vance with his appointment as Superintendent of the Central Maui Memorial Hospital. Mayor John H. Wilson appointed George F. Centeio, a prominent local businessman to replace Mr. Vance. Messrs. M. B. Carson, David K. Bent and Henry C. H. Chun Hoon were reappointed to serve as Commission members for another five-year term.

ORGANIZATION AND FUNCTION



## ORGANIZATION

### CITY PLANNING COMMISSION

The City Planning Commission of Honolulu is charged with the responsibility for the preparation of the Master Plan for the City and County of Honolulu in compliance with Sections 6636 and 6637 of the Revised Laws of Hawaii 1945; the administration of zoning ordinances and subdivision rules and regulations; the duty of reporting and recommending locations of public buildings for various public purposes; and other related planning matters. The Planning Commission is required by law to hold public hearings for the adoption, extension and modification of the Master Plan, zoning ordinances and for resolutions and subdivision rules and regulations. The Commission sets policies and advises the City Planning Director in the planning efforts of the office.

### CITY PLANNING DIRECTOR

The City Planning Director has full charge and control in administering the work of the City Planning Commission and its staff and acts as executive secretary of the Commission.

### PLANNING DIVISION

The Planning Division is responsible for the preparation and for revisions of the Master Plan, checks and reports to the Director on all subdivision applications as to its conformity with the Master Plan features such as streets and highway locations, sites for public parks and playgrounds, schools, public buildings and other related matters, including compliance with the requirements of the Subdivision Rules and Regulations for streets, utilities, water, sewer, drainage, lot sizes, and lot frontages. It conducts continuous studies on matters relating to the Master Plan, such as population density, traffic trends and patterns, land valuations and a variety of related studies required to keep up to date with the ever-changing conditions of the City and County.

### ZONING SECTION

This section is responsible for processing of zoning applications for changes in zoning and land uses, conducts studies and investigations on zoning matters and makes report and suggests recommendations to the Director for his review and recommendations to the Commission for zoning changes. It is responsible for land use surveys and studies in connection with the

preparation of overall comprehensive community zoning plans. The section is instrumental in the preparation of zoning ordinances and the drafting of necessary resolutions. It processes complaints of zoning violations and refers violations to the Public Prosecutor's Office for investigation and prosecution.

## PLANNING ACCOMPLISHMENTS

FOR THE YEAR 1954

### COMMISSION ACTIONS

Members of the City Planning Commission are obliged to give generously of their time in processing the large volume of planning, zoning and subdivision matters which are submitted for their review and action. In addition to their weekly meetings, the Commission members make frequent field inspection trips to obtain on-site knowledge of existing conditions to aid in rendering their decisions on many controversial problems. The Commission's decision is based on factual data and is influenced by the conformity of each case to the Master Plan, zoning regulations, subdivision standards for proper design of roads and utilities, and other requirements to guarantee orderly expansion and growth of the City and County of Honolulu, which includes the rural areas of Oahu.

### MEETINGS

Fifty-seven (57) official meetings were held during the year 1954 at which more than a thousand matters were considered and acted upon. Included in these actions were 536 subdivision applications, 135 applications for zoning changes, 107 requests for zoning variances and 88 zoning violations. Other planning matters dealing with sites for schools, parks and playgrounds, street widenings, preservation of beaches, traffic studies, zoning ordinances, and amendments to subdivision rules and regulations were considered. In the course of the year the City Planning Commission prepared and adopted master plan sections and comprehensive zoning plans for Kaneohe and Waipahu, and other miscellaneous related planning matters were reviewed and necessary actions were taken by the Commission.

Notably among the studies and accomplishment during the year was the review of plans for the development of a greater Waikiki as proposed and recommended by Consultants Charles B. Bennett, Director of Planning, County of Los Angeles, California, and Eugene Maier, Director of Traffic and Transportation, City of Houston, Houston, Texas.

## HIGHWAYS

Traffic congestion is the greatest single obstacle to the efficient operation of our City. It causes inconvenience, hazards to property and persons and loss of time and money on all citizens. The changing pattern of community development and traffic movement are basic factors contributing to traffic congestion. The increase and expansion of automotive transportation, streets and highways are the lifeblood of the City. They provide ingress and egress and means to transport goods and people for the businessmen and industrialists and provides convenience and protection in the form of various municipal services.

The use of the automobile, which not so long ago was considered as a convenience and luxury, has turned into a necessity for the movement of people and merchandise.

Honolulu's motor vehicle registration at the end of 1954 was 127,056 exclusive of armed force vehicles, an increase of over 34,000 (37%) over a five-year period as compared to 92,628 vehicles in 1949. This only emphasizes the need for better designed highways and streets. During the year 1954 the City and County made several major improvements in its local street system.

The preparation of a street plan requires the classification of streets to carry specific types of traffic. Highway and street designs are based upon general traffic needs, abutting land uses and the economics involved.

The majority of the streets in the City of Honolulu are local in character with only a few through arterial routes which are designed according to Federal Highway standards to carry heavy flows of through traffic. The cost of constructing local streets is chargeable to the owners of the abutting properties on the basis of local benefits derived from the use of these streets. Where a street is designed to serve the general public and falls in the classification of a major thoroughfare or a feeder route and the benefits extend to the general public, the City and County assumes a proportionate share in the cost of this type of highway under the provisions of the Improvement District Statutes. The City Planning Commission has established minimum standards for local streets which are adequate without being extravagant, thus keeping the cost to the property owner at a minimum.

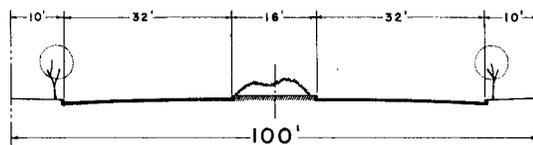
Residential streets are generally 44 feet wide from property line to property line requiring a minimum 28-foot pavement with concrete curbs, gutters, sidewalks and street

lights. This is the type of street required in most subdivisions within the City of Honolulu. In the rural areas the pavement width is 20 feet, with no curb, gutter or sidewalk requirement. The rapid growth of the rural communities has necessitated studies to be made on the economic feasibility of requiring curbs and gutters in streets of rural subdivisions to insure better drainage control. In special cases, such as deadend or cul-de-sacs streets, the permissible street width may be reduced to 32 feet with a 20-foot pavement. Requirements for major streets and major thoroughfares vary from 56 feet to 90 feet in width.

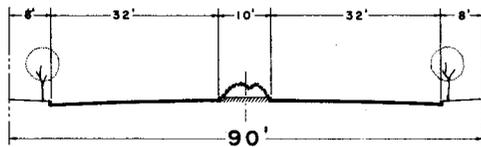
In the case of Federal aid arterials, the right-of-way widths vary from 100 feet and over depending upon the standard and classification of the roadway as a freeway and/or limited access control.

# STANDARD STREET CROSS-SECTIONS

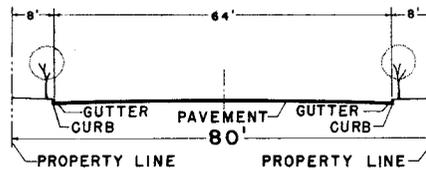
MAJOR THOROUGHFARE



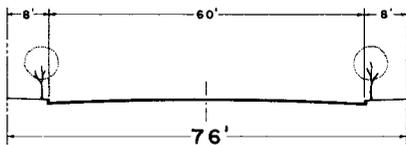
MAJOR THOROUGHFARE



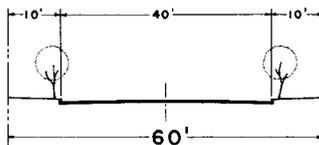
MAJOR STREET



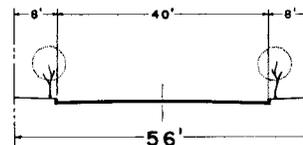
MAJOR STREET



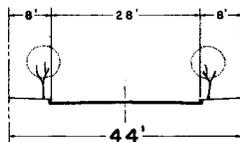
SECONDARY STREET



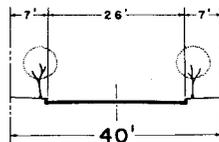
SECONDARY STREET



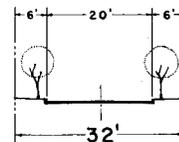
MINOR STREET



MINOR STREET



DEAD END STREET



During the year 1954 much progress was made in the planning and construction of highways and streets within the City of Honolulu, and also the construction of permanent improvements of streets and utilities within certain parts of the older sections of Honolulu. The majority of the improvements in the rural areas was confined to the construction of streets and utilities within subdivisions. Summarized briefly are proposed planning and construction of streets and highways undertaken during the year.

#### MAUKA ARTERIAL

Progress in the construction of the mauka arterial continues. The section extending from Alexander Street to Keeaumoku Street was under construction at the end of 1954, with its completion due early in 1955. Joint studies between the City Planning Commission and the Territory Highway Department are being made as to the most desirable alignment for the extension of the mauka arterial east of Kapahulu Avenue to meet Kalaniana'ole Highway. It is hoped that the year 1955 will see the study completed and the alignment firmed after a duly authorized public hearing.

#### KALANIANA'OLE HIGHWAY

The widening of this highway between Wailupe Radio Station and 21st Avenue was completed in accordance with Territory-Federal aid highway standards and in compliance with the Master Plan as amended for that section. Completion of the widening of this highway between Wailupe Radio Station and Kirkwood Place is contemplated by the Territory Highway Department in 1955.

Much discussion and study has been given by the City Planning Commission with reference to further widening of this highway koko head of Kirkwood Place. The Master Plan as adopted proposes the widening of 25 feet on each side between Kirkwood Place and Halemaumau Road. Suggestion was made for the widening all on the mauka side; however, after a thorough investigation and study, the City Planning Commission reaffirmed its findings of adhering to the Master Plan for this section. Joint studies between the Territory Highway Department and the City Planning Commission are underway relative to the widening of this roadway beyond Halemaumau Road, taking into consideration the cost factor and economics of land development.

## MAKAI ARTERIAL

The City Planning Commission staff has prepared alternate plans for the continuation of the makai arterial along Halekai Street to meet Ala Moana at Ward Avenue with a grade separation at the intersection of Ward Avenue and Ala Moana. Also proposed was the continuation of the makai arterial from Richard Street to Ala Moana with a grade separation at Channel Street. These two proposals were designed to minimize the congestion at Channel Street and provide for uninterrupted traffic flow in and out of the Pier 2 area. These plans have been submitted to the Territory Highway Department for their consideration and recommendation.

## MAJOR THOROUGHFARES

Progress in the construction of major thoroughfares and streets in compliance with the Master Plan were undertaken by the City during the year. Some of the important street improvements completed during the year are as follows:

1. Keeaumoku Street between King and Kona Streets;
2. Isenberg Street between King Street and Kapiolani Boulevard;
3. East Manoa Road widening;
4. Palama Street extension between Vineyard and School Streets;
5. Kilauea Avenue extension between 22nd Avenue and Waiialae-Kahala boundary;
6. Pahoa Avenue extension from 22nd Avenue to Hunakai Street within the Waiialae-Kahala Sub-division.

These improvements have materially aided in providing better traffic flow in the areas.

Plans for further major street improvements, in compliance with the Master Plan, such as University Avenue extension, Pahi Street widening and realignment, Kuhio Avenue extension, Kamehameha IV Road widening and Houghtailing Road widening and realignment, are proposed for the year 1955.

## SCHOOLS

During the past year, in cooperation with the Department of Public Instruction, the Commission set aside four additional school sites within the city limits after authorized public hearings. These sites were for the Palolo Second Elementary, located above the Palolo Housing area; the Kahala High School at Waialae Iki; the Niu Intermediate School in Niu Valley; and the Koko Head Elementary School, opposite Lunalilo Home Road. A Kaneohe Second Elementary School near Duncan Tract, opposite Mahinui Road, was noted on the Master Plan.

In addition, the staff working in close cooperation with the Department of Public Instruction and the property owners, set aside a 25-acre tract for the Aiea High School off Camp Catlin Road to serve the rapid growing communities of Aiea, Aliamanu, Pearl Harbor, Damon Tract, and Moanalua areas.

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## SPECIAL STUDIES

### WAIKIKI DEVELOPMENT PLAN

In preparation for the development of this potential income producer of the tourist industry for the islands, the Commission has studied, prepared and reviewed plans submitted by various community-minded bodies. With funds contributed by the Chamber of Commerce of Honolulu, the City and the Commission hired two experts, Charles B. Bennett, City Planner from Los Angeles, California, and Eugene Maier, Traffic Engineer from Houston, Texas, to study and report on possible amendments to the existing Master Plans for Waikiki areas.

The two consultants submitted their reports which covered realignment of Kalakaua Avenue, off-street parking sites, overpass construction, street widening, elimination of the University Avenue Bridge and widening of the McCully Bridge, location of an auditorium, control of building heights, and beach expansion. The Commission held a public hearing early in December on the recommendations set forth in the Bennett-Maier plan and approved the general plan. The staff was authorized to prepare the necessary resolutions on the amended features of the Master Plan for submission to the Mayor and Board of Supervisors.

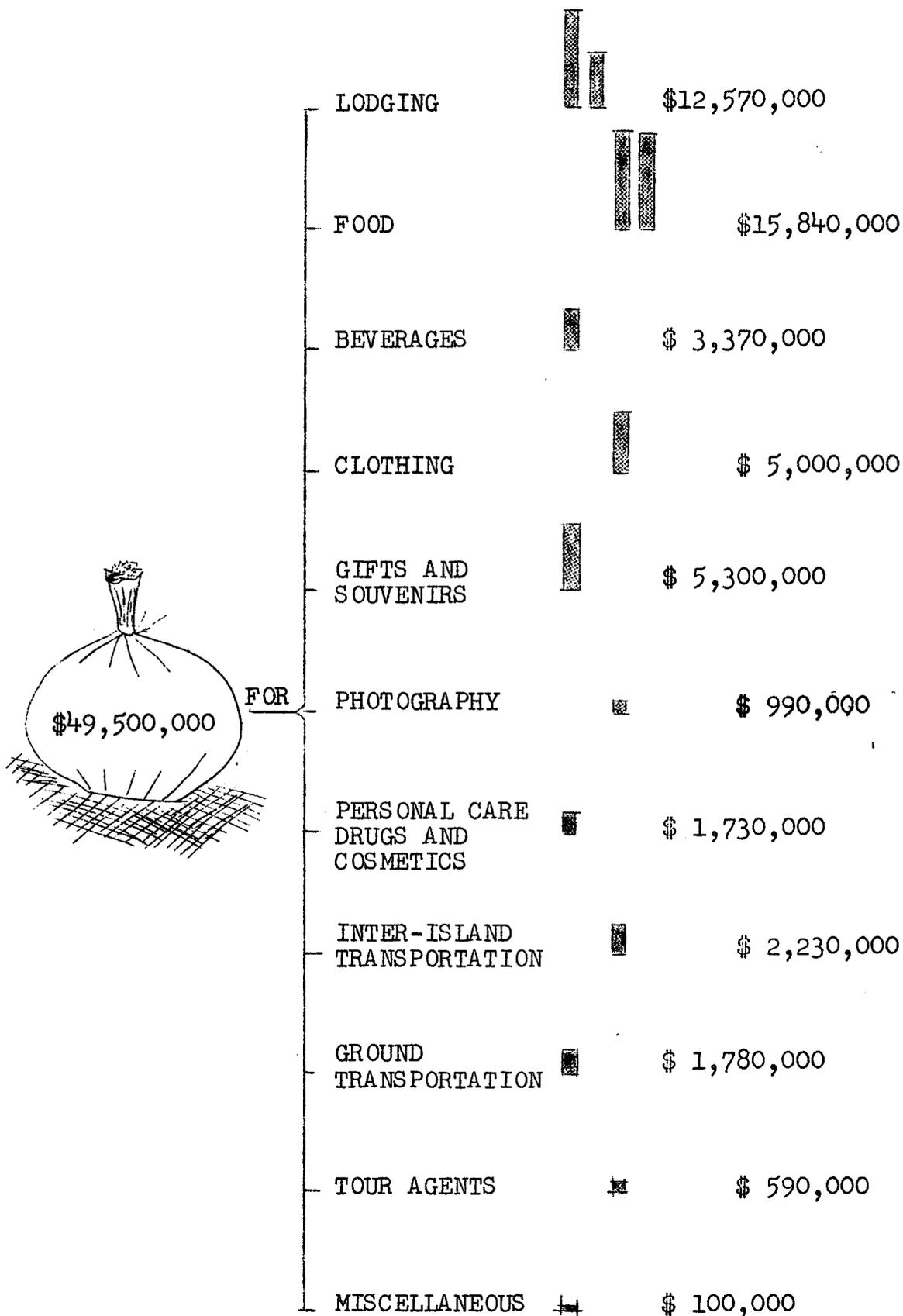
### CIVIC AUDITORIUM SITE

Another important problem brought before the Commission was the proposed site for a civic auditorium. Many sites were proposed by the Governor's Advisory Committee and other civic-minded bodies and all recommendations were studied and reviewed by the Commission. After giving due consideration to all proposals, the Commission reaffirmed its stand on locating the auditorium on the Ward property between King Street and Kapiolani Boulevard. Messrs. Bennett and Maier in their study of need for a civic auditorium endorsed the Commission's finding of the Ward property as the site for the auditorium.

TOURIST  
IN



EXPENDITURES  
HAWAII



∴ Figures from Hawaii Visitors Bureau

## URBAN RENEWAL AND URBAN REDEVELOPMENT PROGRAM

In order that cities may cope with the causes as well as the consequences of urban decay, and to further better housing, the Federal Government broadened the Housing Act of 1949 to authorize Federal assistance to local communities not only to eliminate slums but also to prevent their recurrence through rehabilitation and conservation of blighted and deteriorating areas. Accordingly, this program has been changed from "Slum Clearance and Community Development and Redevelopment" to "Slum Clearance and Urban Renewal".

Under this urban renewal program, the City and County of Honolulu must develop a coordinated program for the eradication of urban decay, all in accordance with a comprehensive workable plan.

The City Planning Commission, therefore, will be called upon to make comprehensive studies of areas requiring renewal work. It is the hope of the Commission that the 1955 Legislature will see fit to pass legislation to revise the Territorial urban redevelopment laws in order that the City and County of Honolulu may qualify for Federal assistance to carry out the urban renewal program.

## RURAL MASTER PLAN

Master plans for two rural areas, namely Waipahu and the second section of Kaneohe, were completed and adopted by the Commission after duly authorized public hearings. The plan envisions widening, improvement, and extension of existing streets, new streets, school sites, parks and playgrounds, civic center and other public features. The comprehensive zoning plans for these two areas were also adopted by the Commission after duly authorized public hearings. The zoning envisions the area be developed for business, industrial, and residential (Class AA, A-1 and A).

Master plans for other rural districts, such as Wahiawa, Waialua and Waimanalo, are being studied, and it is hoped that in the near future public hearings will be held.

## SUBDIVISIONS

The Commission and staff processed 536 subdivision applications. Before preliminary subdivision plans are acted upon by the Planning Commission, they are thoroughly checked and examined by planning technicians. The staff members' responsibilities are to make sure that the subdivision plans as submitted meet the requirements of the Subdivision Rules and Regulations and the streets within the subdivision are coordinated properly to other existing or planned streets or with other features of the Master Plan. Compliance with the Subdivision Rules and Regulations and features of the Master Plan is for the purpose of providing adequate and essential open spaces for traffic, utilities (water, sewer, and drainage), access for fire fighting apparatus, light and air for the avoidance of congestion of population and distribution of population, all of which will tend to create conditions favorable for the health, safety, morals and general welfare of the people. Adherence to the standards and requirements of the Subdivision Rules and Regulations insures the promotion of good civic design and arrangement and the economic expenditure of funds.

The subdividers have cooperated with the City Planning Commission and other governmental agencies in accepting the responsibility of properly planning subdivisions to make more attractive and efficient homesites to the mutual benefit of the home owner, the subdivider, and the City. To attain these goals the planning staff holds conferences with the subdividers and their engineers and other governmental agencies, to review the preliminary subdivision plans to determine if they conform to the Master Plan and established designs and standards. This policy has met with general cooperation and approval and assists the Commission in making its formal decision.

## RESIDENTIAL DEVELOPMENT

The records for the year 1954 show that there has been general increase in subdivision activity in the rural areas.

Listed here are subdivision applications considered during the year:

	<u>City</u>	<u>Rural</u>	<u>Total</u>
Approval .....	237	134	371
Tentative approval ..	56	40	96
Disapproved .....	21	18	39
Pending .....	10	10	20
Withdrawn .....	<u>8</u>	<u>2</u>	<u>10</u>
Total .....	332	204	536

Number of lots within subdivisions submitted:

	<u>City</u>	<u>Rural</u>	<u>Total</u>
Lots with Improvements	335	155	490
Vacant Lots .....	<u>1477</u>	<u>2439</u>	<u>3916</u>
Total .....	1812	2594	4406

#### COST OF IMPROVEMENTS

An estimated \$3,183,000 was spent by the private subdividers for the year 1954 for the construction of street improvements and utilities. Improvements include roadway pavements, curbs, gutters, drainage, sewers (where available) and street lights. In the case of 32-foot and lesser rights-of-way widths for deadend streets, sidewalks are not a mandatory requirement. Outside the City of Honolulu, the required improvements are generally the same except that curbs, gutters and sidewalks are not required. In view of the rapid growth that is taking place in the rural areas for residential purposes and in order to insure better drainage control in streets and to lessen maintenance costs, studies are being undertaken to require the installation of curbs and gutters within rural residential subdivisions.



*Top—OLD DEVELOPMENT in lower Palolo Valley showing gridiron street pattern and several long dead-end streets. New streets are easily distinguishable from old ones because of wider widths, curbs, gutters and sidewalks.*



*Bottom—NEW DEVELOPMENT in upper Palolo Valley along ewa slopes showing orderly and attractive street patterns with adequate widths, curbs, gutters, and sidewalks.*



*School site integrated into new residential development with adequate street widths and orderly street pattern.*

*Coconut Grove area with narrow streets and irregular street patterns.*

*Civic and Commercial Center integrated into residential areas.*

*New residential development with school and park sites.*

**COMMUNITY AREA**

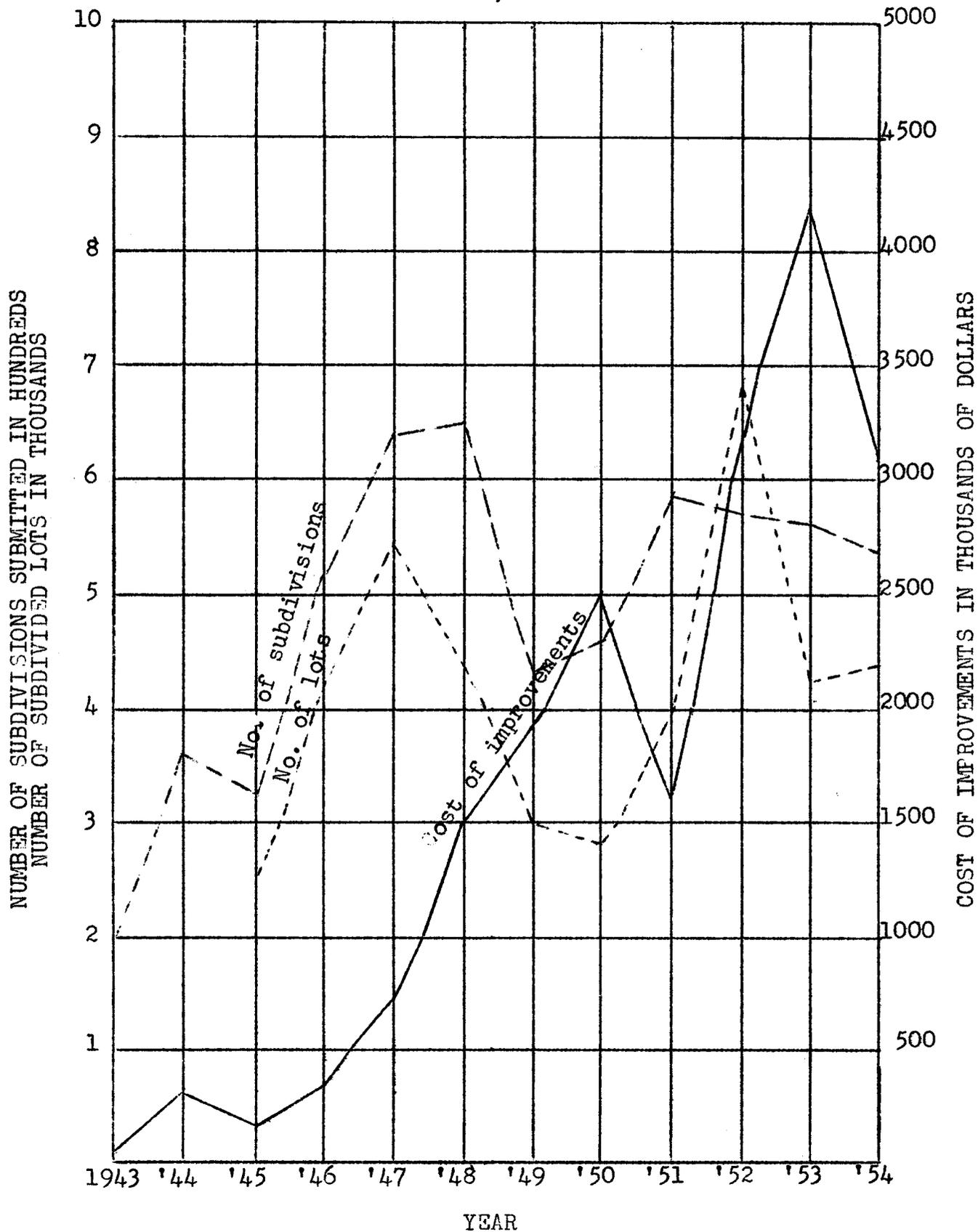
Residential, Commercial, Civic  
and Public Facilities

## AMENDMENTS TO THE SUBDIVISION RULES AND REGULATIONS

With reference to the problem of subdivisions served by private water systems, the Commission amended its Subdivision Rules and Regulations whereby private water systems serving subdivisions assume the obligation of guaranteeing a permanent and adequate water supply. To this end the amendment requires the Chief Engineer and the Superintendent and Engineer of Suburban Water System to review and approve all plans for privately operated water systems in the same manner as provided for water systems under the control of the City and County of Honolulu. The Board of Health has been very cooperative in determining the adequacy and potability of private water systems.

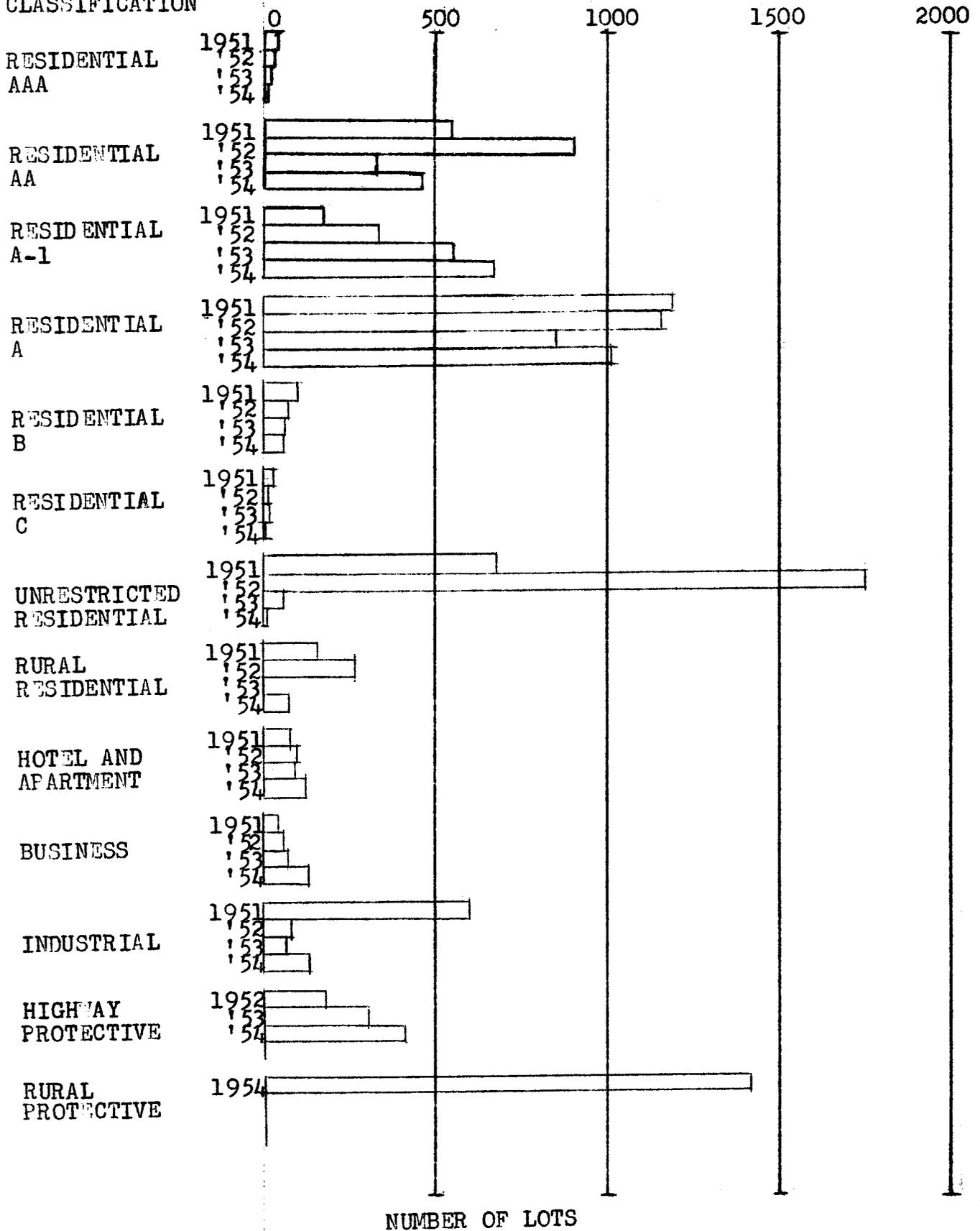
SUBDIVISION TRENDS

CITY PLANNING COMMISSION  
HONOLULU, T. H.



COMPARISON OF ZONING DISTRIBUTION  
OF SUBDIVISIONS ON OAHU

ZONING  
CLASSIFICATION



NUMBER OF LOTS

## ZONING

Zoning is concerned primarily with the use and development of property which is in private ownership or control as distinct from property in public or semi-public ownership or control. Zoning is directly influenced by existing and planned streets or transit system. Zoning, to be effective, must be integrated with all the other planning operations. It cannot and should not be considered as a separate and independent government function. It is an important element for realizing long-range comprehensive city plans. Zoning is the legal interpretation of the City's land use plan and in its consideration, attention must be given to the existing uses of the land. Zoning cannot be retroactive, that is to say, legally established uses cannot be zoned out of existence. It allows for non-conforming uses to remain without provisions for expansion or changing to other non-conforming uses. It might be concluded that zoning is essential to the protection and stabilizing of land values and for the gradual orderly development of desirable land uses for the community.

## LAND USE

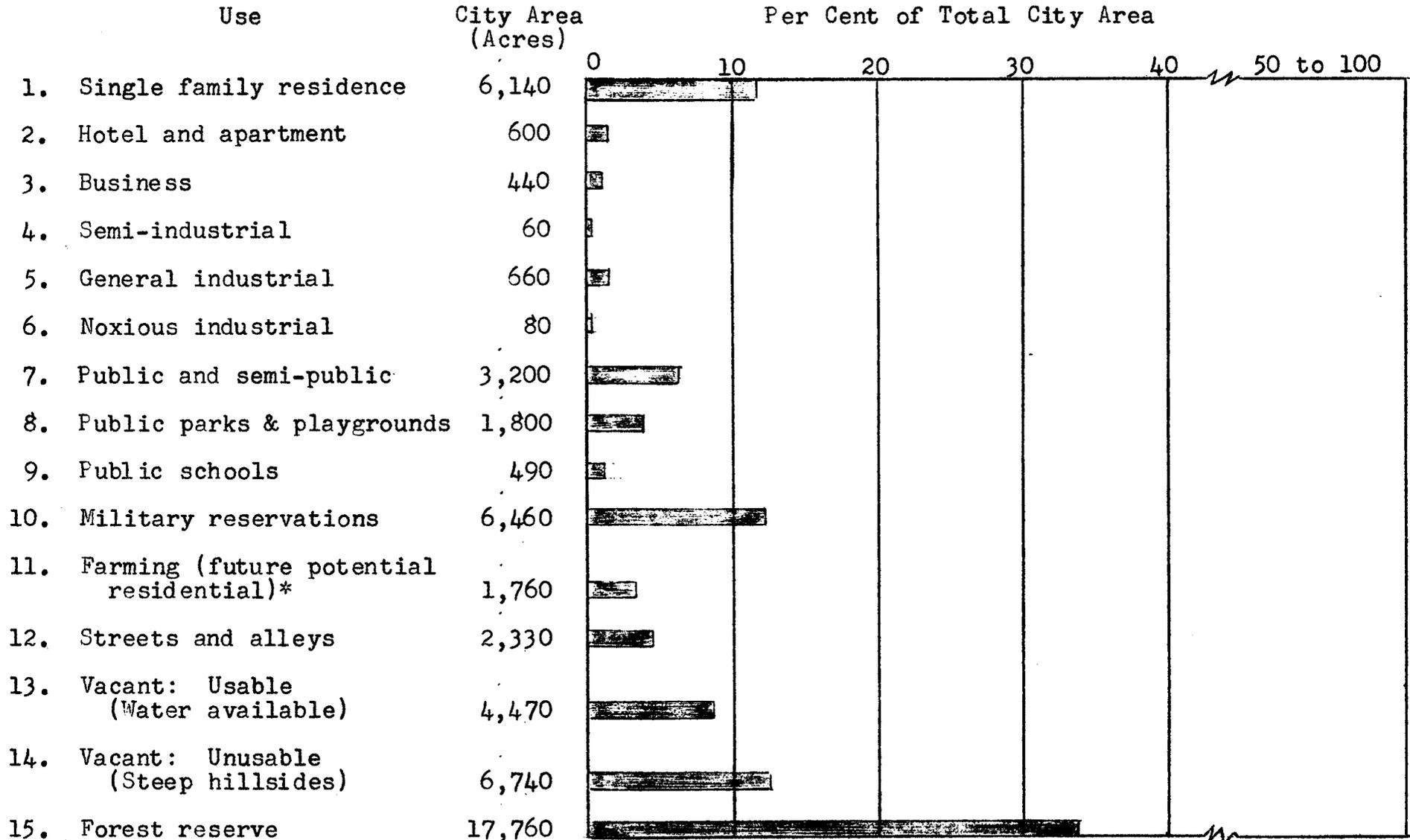
From time to time the Commission has made a detailed inventory of land uses in conjunction with zoning changes in order to establish a more workable system of zoning districts and to set aside sufficient land in appropriate locations to meet the various needs of a thriving and dynamic city like Honolulu. To further provide the City Planning Commission with the necessary facts for determining the numerous requests for changes in the basic zoning pattern, a comprehensive land use study and report was made in 1953. This report outlined the story of the uses of land in the City of Honolulu.

The survey showed that out of the total city area of 52,990 acres, 17,760 acres (33.5%) are devoted to forest reserve; 6,740 acres (12.7%) are unusable and vacant because of adverse topographic conditions; 4,470 acres (8.5%) are usable but vacant; and 24,020 acres (45.3%) have been developed and are being used for various purposes.

Summary of existing land uses within the City of Honolulu is shown on Tables attached.

TABLE I

SUMMARY OF EXISTING LAND USES WITHIN THE CITY OF HONOLULU, 1953



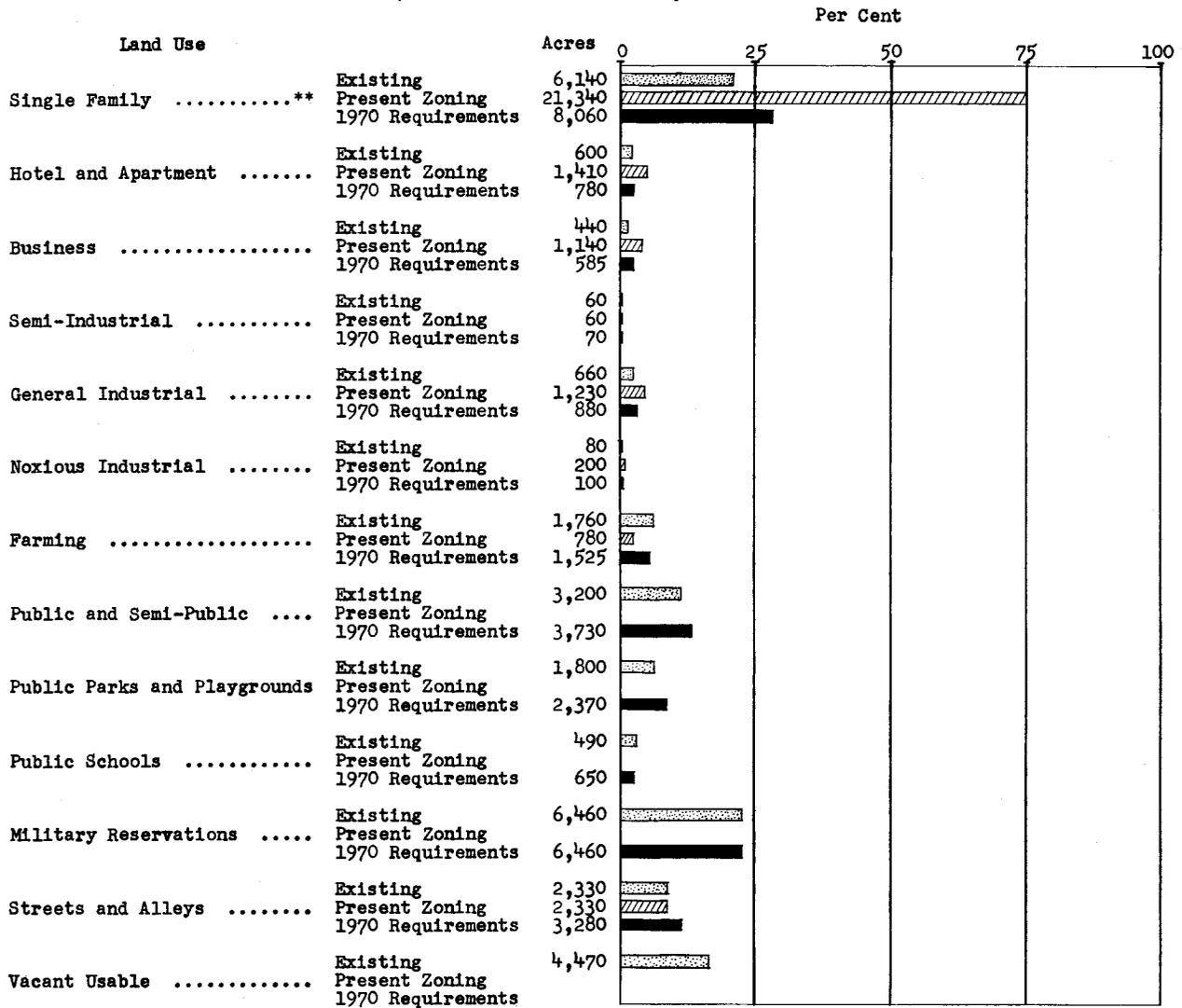
Note: \*When adequate water supply becomes available.

Table 2

EXISTING LAND USES, PRESENT ZONING AND FUTURE REQUIREMENTS

CITY OF HONOLULU

(Based on Usable Areas Only)\*



\* Total usable area - 28,490 acres.

\*\* Includes much area now occupied by public and semi-public uses, public parks and playgrounds, public schools and military reservations.

SUMMARY OF EXISTING LAND USES WITHIN THE CITY OF HONOLULU, 1953

Use	(1) City Area (Acres)	(2) Per Cent of Total City Area	(3) Per Cent of Total Usable Area	(4) Per Cent of Total Developed Area	(5) Developed Area Per 100 Persons (Acres)
1. Single family residence	6,140	11.6	21.6	25.7	2.48
2. Hotel and apartment	600	1.1	2.1	2.5	0.24
3. Business	440	0.9	1.5	1.8	0.18
4. Semi-industrial	60	0.1	0.2	0.2	0.02
5. General industrial	660	1.2	2.3	2.8	0.27
6. Noxious industrial	80	0.2	0.3	0.3	0.03
7. Public and semi-public	3,200	6.0	11.2	13.3	1.29
8. Public parks and playgrounds	1,800	3.4	6.3	7.5	0.73
9. Public schools	490	0.9	1.7	2.0	0.20
10. Military reservations	6,460	12.2	22.7	26.9	2.60
11. Farming (future potential residential)*	1,760	3.3	6.2	7.3	0.71
12. Streets and alleys	<u>2,330</u>	<u>4.4</u>	8.2	<u>9.7</u>	<u>0.94</u>
13. Total Developed Area	24,020	45.3		100.0	9.69
14. Vacant: Usable (water available)	<u>4,470</u>	8.5	<u>15.7</u>		
15. Total Usable Area	28,490		100.0		
16. Vacant: Unusable (steep hillsides)	6,740	12.7			
17. Forest reserve	<u>17,760</u>	<u>33.5</u>			
18. Total City Area	52,990	100.0			

\* When adequate water supply becomes available.

Note: All figures on the table with the exception of items 7, 8, 9 and 10 are derived by planimeter. The accuracy of the figures is estimated to be within 2 per cent.

The land use study for the City of Honolulu revealed that the general development of the City fortunately followed a favorable pattern with only minor conflicts which are being gradually corrected and, as a result, the zoning plan approximates the desired future land use pattern.

#### RURAL AREAS

Land use studies for small sections of the rural areas have been made whenever individual and separate zoning applications have been received. It is the policy of the Commission that comprehensive land use studies of all the rural communities be made together with Master Plan studies for establishment of definite zoning regulations so as to effect controlled growth toward desirable and stable future land use patterns.

## ZONING PROGRESS

During 1954 there was a considerable increase in the volume of zoning applications that required formal decisions by the City Planning Commission. A total of 135 applications for changes in zoning from one classification to another were processed. Appropriate actions were taken by the Commission after thorough investigation and analysis were made of the facts pertaining to the respective applications. Out of the 135 applications, 72 were approved, 32 disapproved, 9 required no action, 3 were withdrawn and 19 cases are still pending for further review before formal action can be taken. In all cases a public hearing is required before the Commission makes its formal determination. This gives the interested parties an opportunity to be heard.

## ZONING VARIANCES

One hundred and seven (107) applications for zoning variances to permit certain uses where strict enforcement of the existing regulations would involve practical difficulty or unnecessary hardship without substantially detracting from the intent and purposes of the zoning regulations were submitted for the Commission's consideration.

Variance permits, where granted, are issued to the applicants after a duly authorized public hearing upon special terms and conditions and for such a period of time as the facts may warrant.

Out of the 107 requests for zoning variances, 65 were approved for special uses, 8 were approved for lot sizes in residential subdivisions, 15 disapproved, no action taken on 6 applications, 3 applications were withdrawn and 10 cases are pending action by the Commission.

The majority of the variance permits were issued for off-street parking purposes in absence of an ordinance specifying off-street parking requirements in conjunction with business and hotel and apartment uses.

## ZONING VIOLATIONS

Eighty-six (86) alleged zoning violations were investigated by the investigator from the Public Prosecutor's Office who is assigned to the City Planning Commission. Twenty-three (23) of the violations were corrected. The investigator noted that there was no violation in 16 cases investigated, 37 cases are still under review for future

disposition, and letters have been sent to 12 violators notifying them of the investigator's finding and requesting remedial action be taken to correct the violations in question.

#### PROPOSED AMENDMENT TO THE ZONING ORDINANCE

During the year 1954, the Board of Supervisors enacted Ordinance No. 1374 defining servants' quarters and guest house.

#### Ordinance No. 1374

SECTION 1. Chapter 4 of the Revised Ordinances of Honolulu 1942, as amended, is hereby further amended by amending Section 283-A thereof to read as follows:

"Sec. 283-A. Servants' quarters--guest house. Living quarters within an accessory building for use by household servants or guests of the occupants of the premises, which in no event shall be rented or used as a separate dwelling when not occupied by such servants or guests. Such living quarters shall be limited to a floor area of not more than five hundred (500) square feet; provided, however, that in conformance with the requirements of this chapter they may be built adjoining to, under, above or over another accessory building."

The enactment of this ordinance was necessary to prevent the widespread practice abusing residential zoning requirements pertaining to servants' quarters.

#### ACCESSORY USES WITHIN HOTEL AND APARTMENT DISTRICTS

In order to further clarify permissible accessory uses within hotel and apartment districts Ordinance No. 1395 was enacted.

The following accessory uses are permitted in hotels located in a hotel and apartment district: restaurants, barber shops, beauty parlors, massage studios, haberdasheries, wearing apparel shops, flower shops, newsstands, gift shops and other personal service shops provided, that:

1. All such hotel buildings in which such accessory uses shall be permitted and allowed shall contain more than twenty (20) rooms as prescribed in Section 262 of the Building Code and such accessory uses shall be permitted and allowed only as

an adjunct to and a part of the main hotel building and no other; such hotel buildings shall be constructed in compliance with the Building Code requirements and with other ordinances, regulations and laws then existing applicable to business uses; such hotel building shall house and contain hotel offices, lobby and dining room in order to comply with the provisions of this Bill;

2. All such personal service shops and businesses shall be operated primarily as a service to and for the convenience of the tenants and occupants of the building in which such services are located;
3. No doors and entrances to such shops and businesses shall be located on the exterior of the building or fronting the public street but shall be provided for and located from within the building in which such services are located; and
4. No signs, displays or other advertising matter relating to such services shall be located, fixed, posted or exhibited on the exterior or be visible from the outside of the building in which such services are located.

#### LIMITED INDUSTRIAL ZONE

The Commission, after thorough study and survey of existing industrial and business zones, concluded that there should be areas set aside for limited industrial uses that would permit uses not detrimental to surrounding areas and of sufficient area to encourage an orderly development of industrial operation other than heavy industry, with certain provisions for off-street parking. To achieve this end, Ordinance No. 1406 was enacted by the Board of Supervisors.

#### RESTRICTED BUSINESS DISTRICTS

It is obvious that zoning cannot do an effective job unless enough use districts, properly designated, are established. With this in mind, an amendment to the zoning ordinance to include restrictive business uses for special types of businesses was enacted by Resolution No. 562 of the City Planning Commission and approved by the Board of Supervisors. Within the Restricted Business District the following uses are declared to be permissible uses, other than that permitted within a hotel and apartment district:

1. Medical or dental offices and/or clinics.
2. Architectural and engineering design offices.
3. Law offices.
4. Real estate and appraisers' offices.
5. Public accountants' offices.
6. Insurance offices.
7. Bonafide non-profit private clubs and lodges.
8. Restaurants may be permitted upon application and approval of the City Planning Commission.
9. Custom dressmaking, tailoring and millinery shops.
10. Eleemosynary institutions.
11. Accessory uses permissible in residential districts and hotel and apartment districts.

## ZONING APPLICATIONS

Listed herewith are the zoning changes and variance permits which were reviewed by the Commission during 1954.

### Request for Zoning Changes

Type of Zoning	Ap- proved	Disap- proved	Pend- ing	No Action Required	With- drawn	Total
Gen. Industrial	1					1
Ltd. Industrial	1					1
Restricted Bus.	1	5	2			8
Business	13	10	7	5	1	36
Hotel-Apartment	9	7	1	1		18
Class "A-1"		1	1			2
Class "A"		1	1			2
Rural General Industrial	3					3
Rural Business	27	5	4	1	1	38
Rural Hotel-Apartment	1	2	1		1	5
Rural Class "AA"	3					3
Rural Class "A-1"	2					2
Rural Class "A"	3	1				4
Rural Class "B"	1			1		2
Rural Farming	2			1		3
Cemetery	1					1
Rural Cemetery	1					1
Amendment to Ordinance	5					5
TOTALS	72	32	19	9	3	135

Request for Zoning Variances

Approved .....	65
Disapproved .....	6
Pending .....	15
No action .....	10
Withdrawn .....	3
Miscellaneous approved (lot sizes) ..	<u>8</u>
Total .....	107

Zoning Violations - 1954

Violations corrected .....	23
Letter sent notifying owner of violation .....	12
Pending (under investigation) .....	37
Investigation revealed no violation present .....	<u>16</u>
Total number of violations investigated .....	88

ZONING CHANGES APPROVED DURING 1954

I. Business Districts

No. 202	Res. No. 555	Waikiki - off Beach Walk Avenue
No. 203	Res. No. 559	Waikiki - Koa and Uluniu Streets
No. 204	Res. No. 561	Waikiki - Kalaimoku Avenue and Kalakaua Avenue
No. 205	Res. No. 565	Kalihi - School Street and Kamehameha IV Road
No. 206 A & B	Res. No. 586	Kapahulu - 21st Avenue and Waiialae Avenue
No. 207	Res. No. 588	Palama - Palama Street and Emmeluth Street
No. 208	Res. No. 589	Palolo - 10th Avenue, mauka of Pakui Street

No. 209	Res. No. 597	Moanalua - Kamehameha Highway and Puuloa Road
No. 210	Res. No. 602	Kapahulu - Kaimuki Avenue, opposite Kaimuki High School
No. 211	Res. No. 607	Kalihi - Kamehameha IV Road and Tunnel Road
No. 212	Res. No. 624	Wailupe - adjacent to Aina Haina business
No. 197	Res. No. 583	Waikiki, repealing Resolution No. 518 and redefining Business District No. 197
No. 131	Res. No. 593	Manoa - amending Section 2 of Resolution No. 504, redefining Business District No. 131

## II. Rural Business Districts

No. 74	Res. No. 556	Waiiau - off Kamehameha Highway, 1200 feet town-side of Hawaiian Electric Plant
No. 75 A to E	Res. No. 558	Waipahu - both sides of Waipahu Depot Road
No. 76 A & B	Res. No. 566	Waimanalo - vicinity of the old Waimanalo Post Office
No. 77 A & B	Res. No. 570	Waipahu - off Farrington Highway, westerly of Depot Road
No. 78	Res. No. 578	Kawailoa - Kamehameha Highway and Opaepala Road
No. 79	Res. No. 579	Waimanalo - off Kalaniana'ole Highway, Pali side of Mekia Place
No. 80	Res. No. 581	Makaha - Farrington Highway between Orange Street and Lahaina Street

No. 81	Res. No. 582	Paumalu - Kamehameha Highway, $1\frac{1}{4}$ miles from former Waialeale Boys' School
No. 82 A & B	Res. No. 587	Waipahu - Farrington Highway, 1220 feet easterly of Depot Road
No. 83 A & B	Res. No. 591	Pupukea - Kamehameha Highway, 150 feet south of Puula Road
No. 84	Res. No. 592	Kailua - Oneawa Street between Wailepo and Kawainui Streets
No. 85	Res. No. 594	Kailua - North corner of Oneawa Street and Uluniu Street
No. 86	Res. No. 596	Waipahu - Farrington Highway, 600 feet east of Depot Road
No. 87	Res. No. 598	Pearl City - Lehua Avenue, 88 feet northeast of Second Street
No. 88	Res. No. 599	Heeia - Kamehameha Highway, 1300 feet north of Heeia Bridge
No. 89 A & B	Res. No. 603	Aiea - Aiea Heights Drive and Anounou Drive
No. 90	Res. No. 605	Pearl City - Lehua Drive, 300 feet south of First Street
No. 91 A, B & C	Res. No. 606 Res. No. 636	Ewa - Southwest side of Fort Weaver Road, makai of Makule Road
No. 92	Res. No. 608	Kailua - Oneawa Street and Kawainui Street
No. 93	Res. No. 610	Waipahu - Farrington Highway, 1000 feet east of Depot Road

No. 94	Res. No. 611	Lualualei - Farrington Highway and Lualualei Homestead Road
No. 95	Res. No. 615	Haleiwa - Kamehameha Highway and Goodale Road
No. 96 A & B	Res. No. 619	Haleiwa - Kamehameha Highway, 60 feet north of Paalaa Road
No. 97 A, B & C	Res. No. 621	Waipahu - Farrington Highway, 650 feet east of Depot Road
No. 77-A	Res. No. 585	Waipahu, repealing Section 1 of Resolution No. 570 and redefining boundaries of Rural Business District No. 77-A
No. 72	Res. No. 600	Waiiau, repealing Resolution No. 545 and redefining Rural Business District No. 72
No. 81	Res. No. 601	Paumalu, repealing Resolution No. 582 and redefining Rural Business District No. 81

### III. Restricted Business Districts

No. 1	Res. No. 620	Kewalo - Victoria Street, between King and Young Streets
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### IV. Limited Industrial Districts

No. 1-A, 1-B and 1-C	Res. No. 616	Kewalo - off Ala Moana
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### V. General Industrial Districts

No. 14-A and 14-B	Res. No. 616	Kewalo - off Auahi Street
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VI. Rural General Industrial Districts

No. 8	Res. No. 569	Kalauao - off Kamehameha Highway, east of Honomanu Street
No. 9	Res. No. 573	Kaneohe, adjacent to Waikalua-Loko Fish Pond
No. 10	Res. No. 580	Waimanalo - off Kalaniana'ole Highway, Pali side of Mekia Street

VII. Hotel and Apartment Districts

No. 43	Res. No. 522	Nuuanu - off Nuuanu Avenue between Judd Street and Bates Street
No. 44	Res. No. 557	Kewalo - Birch Street between Elm Street and Rycroft Street
No. 45	Res. No. 560	Nuuanu - Kuakini Street and Sereno Lane
No. 46	Res. No. 571	Kewalo - Rycroft Street and Alder Street
No. 47	Res. No. 577	Kewalo - Rycroft Street and Piikoi Street
No. 48	Res. No. 590	Puunui - Waolani Avenue and Hawaii Street
No. 49	Res. No. 612	Kewalo - Laua Way and Elm Street
No. 50	Res. No. 618	Kewalo - Piikoi Street and Alohi Way
No. 51	Res. No. 627	Kapalama - Kanoa Street and Peterson Lane

VIII. Rural Hotel and Apartment Districts

No. 10	Res. No. 614	Wahiawa - North side of Wilikina Drive
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IX. Rural Class AA Residential Districts

- |        |              |   |
|--------|--------------|---|
| No. 18 | Res. No. 549 | Kaneohe - Heeia, Kamehameha Highway adjacent to Heeia Naval Radio Station |
| No. 19 | Res. No. 567 | Kaneohe - Heeia, mauka of Kamehameha Highway, Pali side of Haiku Road     |
| No. 20 | Res. No. 584 | Kaneohe - Kaneohe Bay Drive, between Kaneohe High School and Kokokahi     |

X. Rural Class A-1 Residential Districts

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|--------|--------------|--|
| No. 12 | Res. No. 564 | Kaneohe - Makai of Kamehameha Highway, between Waialele Road, Lilipuna and Puohala |
| No. 13 | Res. No. 595 | Kaneohe - Mauka of Kamehameha Highway, between Luluku and Mahinui Roads            |

XI. Rural Class A Residential Districts

- |        |              |  |
|--------|--------------|--|
| No. 16 | Res. No. 550 | Aiea - Makai of Moanalua Road, ewa of Aiea Stream                      |
| No. 17 | Res. No. 568 | Kaneohe - North bank of Kaneohe Stream at seashore                     |
| No. 18 | Res. No. 595 | Kaneohe - Mauka of Kamehameha Highway between Luluku and Mahinui Roads |

XII. Rural Class B Residential Districts

- |       |              |   |
|-------|--------------|---|
| No. 3 | Res. No. 551 | Aiea, 400 feet easterly of Moanalua Road, ewa side of O. R. & L. right-of-way |
|-------|--------------|---|

XIII. Rural Farming Districts

No. 2 A & B	Res. No. 574	Kaneohe - Heeia, mauka of proposed Tunnel Approach Road
No. 3	Res. No. 575	Kaneohe, South bank of Kaneohe Stream at seashore

VARIANCE PERMITS GRANTED

No. 192 Philip M. Chu  
Location: Kuliouou, off Kuliouou Road mauka of  
Elelupe Road  
Purpose: For chicken farm in an unrestricted resi-  
dential zone - to expire December 31, 1960

No. 193 Beach Realty, Ltd.  
Location: Waikiki, off Beach Walk, makai of Kalakaua  
Avenue  
Purpose: For off-street parking in Hotel and Apart-  
ment zone (conjunction with Business Dis-  
trict 202)

No. 194 Frank Y. Kam  
Location: Waiiau, Mauka of Kamehameha Highway about  
1200 feet towards town from Hawaiian  
Electric Power Plant  
Purpose: For off-street parking in Highway Protective  
zone (conjunction with Rural Business Dis-  
trict 74)

No. 195 Canlis Charcoal Broiler, Ltd.  
Location: Waikiki, Corner of Kalakaua Avenue and  
Kalaimoku Avenue  
Purpose: For off-street parking in Hotel and Apart-  
ment zone (conjunction with Business Dis-  
trict 204)

No. 196 Emma Chun  
Location: Pawaa, Corner of Punahou Street and South  
Beretania Street  
Purpose: For the construction and operation of  
medical building and off-street parking  
in a Hotel and Apartment zone

- No. 197 H. K. D. Castle  
 Location: Kailua, makai of Kailua Road, 1100 feet easterly of junction of Kailua Road and Oneawa Street  
 Purpose: For off-street parking in a Rural Residential zone (conjunction with Rural Business District 13)
- No. 198 Waimanalo Development Co.  
 Location: Northside of Kalaniana'ole Highway in the vicinity of old Waimanalo Post Office  
 Purpose: For off-street parking in a Highway Protective zone (conjunction with Rural Business District 76-A and 76-B)
- No. 199 Sing Fook Wong  
 Location: Kalihi, corner of Mahani Loop and Kalihi Street  
 Purpose: For off-street parking in a Class A Residential zone (conjunction with Business District 155)
- No. 200 McCandless Estate by John F. Nichols  
 Location: Kalauao, mauka of Kamehameha Highway, 500 feet westerly of Honomanu Street  
 Purpose: For off-street parking in a Highway Protective zone (conjunction with Rural General Industrial District 8)
- No. 201 Victor Agmata  
 Location: Waipahu, mauka of Farrington Highway, 400 feet westerly of Depot Road  
 Purpose: For off-street parking in a Rural Residential zone (conjunction with Rural Business District 77-A)
- No. 202 Waipahu Appliance  
 Location: Waipahu, mauka of Farrington Highway, 400 feet westerly of Depot Road  
 Purpose: For off-street parking in a Rural Residential zone (conjunction with Rural Business District 77-A)
- No. 203 K. C. Market, Ltd.  
 Location: Kalihi, East corner of Kalihi Street and Machado Street  
 Purpose: For off-street parking in a Class B Residential zone (conjunction with Business District 141)

- No. 204 Nolle R. Smith  
 Location: Makiki, 120 feet mauka of Round Top Drive and Makiki Street junction  
 Purpose: For the partition of existing two-story dwelling for conversion into two dwelling units and erection of additional unit above garage in a Class A Residential zone
- No. 205 Magoon Estate, Ltd.  
 Location: Waikiki, 100 feet off southeasterly side of Kalaimoku Street and 100 feet southwesterly of Kuhio Avenue  
 Purpose: For off-street parking on a year to year basis in a Hotel and Apartment zone (conjunction with Kuhio Theater)
- No. 206 M. Sakai  
 Location: Haleiwa, Kamehameha Highway and Opaepala Road  
 Purpose: For off-street parking in a Highway Protective zone (conjunction with Rural Business District 78)
- No. 207 Robert T. Lee  
 Location: Waimanalo, mauka of Kalaniana'ole Highway, Pali side of Mekia Place  
 Purpose: For off-street parking in a Highway Protective zone (conjunction with Rural Business District 79 and Rural Industrial District 10)
- No. 208 Tomitaro Iida (M. A. Glover, M. D.)  
 Location: Kaneohe, Northwest corner of Kamehameha Highway and Kuu Home Place  
 Purpose: To permit the renovation of a portion of an existing building for a doctor's office in a Rural Class AA Residential zone
- No. 209 Robert W. Miller  
 Location: Kahaluu, corner of Kamehameha Highway and Lahikai Drive  
 Purpose: To permit use of existing building and erection of additional building for display of coral, etc., and off-street parking in a Highway Protective zone
- No. 210 Rosalei Apartments, Inc.  
 Location: Waikiki, Koko Head side of Kaiolu Street, 100 feet makai of Ala Wai Boulevard  
 Purpose: To permit accessory uses incidental to operation of an apartment-hotel business in a Hotel and Apartment zone

- No. 211 Capital Investment Co.  
 Location: Makaha, corner of Farrington Highway and  
 Lahaina Street  
 Purpose: For off-street parking in a Highway Pro-  
 tective zone (conjunction with Rural  
 Business District 80)
- No. 212 W. P. Fuller Co.  
 Location: Kakaako, mauka of Ala Moana between  
 Ohe Lane and Koula Street  
 Purpose: To permit construction of industrial  
 building in a Business zone
- No. 213 Walker-Moody Construction Co.  
 Location: Kewalo, Waikiki side of Piikoi Street  
 between Elm and Rycroft Streets  
 Purpose: To permit the use of an existing office  
 building for professional uses in a  
 Hotel and Apartment zone for a period  
 of three years
- No. 214 Takemitsu Nakamura  
 Location: Paumalu, mauka side of Kamehameha High-  
 way,  $1\frac{1}{4}$  miles from former Waialeale Boys'  
 Training School  
 Purpose: For off-street parking in a Farming zone  
 (conjunction with Rural Business Dis-  
 trict 81)
- No. 215 Winifred Dick, Ltd.  
 Location: Waikiki, within the Halekulani Hotel  
 ground, Bungalow No. 22  
 Purpose: For accessory uses incidental to opera-  
 tion of Hotel business in a Hotel and  
 Apartment zone
- No. 216 Chuck Shima, et al  
 Location: Kapahulu, corner of 21st Avenue and  
 Waiialae Avenue  
 Purpose: For off-street parking in a Class A  
 Residential zone (conjunction with  
 Business District 206)
- No. 217 Henry T. Ogawa, et al  
 Location: Waipahu, makai of Farrington Highway,  
 1200 feet easterly from Depot Road  
 Purpose: For off-street parking purposes (con-  
 junction with Rural Business Dis-  
 tricts 82-A and 82-B)

- No. 218 Kam You, et al  
 Location: Palolo Valley, ewa side of Palolo Avenue,  
 350 feet north of Pakui Street  
 Purpose: For off-street parking purposes in Class  
 A zone (conjunction with Business  
 District 208)
- No. 219 Oahu Tuberculosis & Health Association  
 Location: Makiki, corner of Lunalilo and Victoria  
 Streets  
 Purpose: For use of existing building for office  
 use in Hotel and Apartment zone
- No. 220 Sadao Yoshikawa, et al  
 Location: Pupukea, east side of Kamehameha Highway  
 Purpose: For off-street parking in Highway Pro-  
 tective zone (conjunction with Rural  
 Business Districts 83-A and 83-B)
- No. 221 Capital Apartments, Ltd.  
 Location: Waikiki, ewa side of Lewers Road, 210  
 feet makai of Kalakaua Avenue  
 Purpose: To allow accessory uses incidental to  
 the operation of an apartment-hotel  
 in Hotel and Apartment zone
- No. 222 Kazuo Michihara  
 Location: Kailua, Oneawa Street between Wailepo  
 and Kawainui Street  
 Purpose: For off-street parking in Rural Class  
 A Residential zone (conjunction with  
 Rural Business 84)
- No. 223 Toyokazu Okamura  
 Location: Manoa, corner of East Manoa Road and  
 Keama Place  
 Purpose: For off-street parking in Class A-1  
 Residential zone (conjunction with  
 Business District 131)
- No. 224 Kazuyuki Kawano  
 Location: Waipahu, South side of Farrington High-  
 way, 600 feet east of Depot Road  
 Purpose: For off-street parking in a Highway  
 Protective zone (conjunction with  
 Rural Business District 86)

- No. 225 S. M. Damon Estate  
 Location: Moanalua, 400 feet westerly from the Northwest corner of Kamehameha Highway and Puuloa Road  
 Purpose: For off-street parking in Unrestricted Residential zone (conjunction with Business District 209)
- No. 226 Iwao and Sumiko Jyo  
 Location: Kaneohe, northeast corner of Kamehameha Highway and Puu Ihia Street  
 Purpose: For medical doctor's office and off-street parking in a Rural Class A-1 Residential zone
- No. 227 Mau Chan  
 Location: Pearl City, east side of Lehua Avenue, 88 feet northeast of Second Street  
 Purpose: For off-street parking in a Rural Protective zone (conjunction with Rural Business District 87)
- No. 228 Clyan H. Hall  
 Location: Heeia, east side of Kamehameha Highway, about 1300 feet north of Heeia Bridge  
 Purpose: For off-street parking in Highway Protective zone (conjunction with Rural Business District 88)
- No. 229 Henry Mizumoto  
 Location: Waiiau, makai side of Kamehameha Highway,  $\frac{1}{4}$  mile towards Honolulu from Hawaiian Electric Power Plant  
 Purpose: For off-street parking in Highway Protective zone (conjunction with Rural Business District 72)
- No. 230 Takemitsu Nakamura  
 Location: Paumalu, mauka side of Kamehameha Highway, about  $1\frac{1}{4}$  miles towards Honolulu from former Waialeale Boys' School  
 Purpose: For off-street parking in Farming zone (conjunction with Rural Business District 81)
- No. 231 Tadasu Fujii  
 Location: Palolo, adjacent to Forest Reserve about 4200 feet from end of Palolo Avenue  
 Purpose: For the raising of poultry in a Class A Residential zone and to terminate when residential development encroaches the area

- No. 232 Taisuke Sekiya  
 Location: Kapahulu, mauka side of Kaimuki Avenue,  
 opposite Kaimuki High School  
 Purpose: For off-street parking in a Hotel and  
 Apartment zone (conjunction with  
 Business District 210)
- No. 233 A. Kamokila Campbell  
 Location: Ewa,  $\frac{1}{2}$  mile south of Farrington Highway  
 and about 6 miles west of Ewa junction  
 Purpose: For restaurant and catering business in  
 a Rural Protective zone
- No. 234 Oahu Sugar Co., Ltd.  
 Location: Aiea, south corner of Aiea Heights  
 Drive and Anounou Drive  
 Purpose: For off-street parking in Rural Pro-  
 tective zone (conjunction with Rural  
 Business District 89-A)
- No. 235 Kunio and Ritsuko Ohara  
 Location: Aiea, southeast side of Aiea Heights  
 Drive, 185 feet southwest of Anounou  
 Drive  
 Purpose: For off-street parking in Rural Pro-  
 tective zone (conjunction with Rural  
 Business District 89-B)
- No. 236 Robert T. Muraoka  
 Location: Pearl City, east side of Lehua Street,  
 about 300 feet from First Street  
 Purpose: For off-street parking and living  
 quarters for its staff and pin boys  
 working at bowling alley in Rural  
 Protective zone (conjunction with  
 Rural Business District 90)
- No. 237 Tamotsu Kaneko  
 Location: Ewa, south corner of Ft. Weaver Road  
 and Makule Road  
 Purpose: For off-street parking in Rural Class  
 A Residential zone (conjunction  
 with Rural Business District 91-A)
- No. 238 Ichiro Yamane  
 Location: Ewa, south corner of Ft. Weaver Road  
 and Makule Road  
 Purpose: For off-street parking in Rural Class  
 A Residential zone (conjunction with  
 Rural Business District 91-B)

- No. 239 Masami Tanaka  
 Location: Ewa, south corner of Ft. Weaver Road  
 and Makule Road  
 Purpose: For off-street parking in Rural Class  
 A Residential zone (conjunction with  
 Rural Business District 91-C)
- No. 240 Harry K. Masuda, et al  
 Location: Kalihi, northwest side of Kalihi Tunnel  
 Approach Road, 180 feet west of inter-  
 section of Kalihi Tunnel Road and  
 Kamehameha IV Road  
 Purpose: For off-street parking in Class A Resi-  
 dential zone (conjunction with Business  
 District 211)
- No. 241 Joseph J. Cambra  
 Location: Kailua, east corner of Oneawa and Kawainui  
 Streets  
 Purpose: For off-street parking in Rural Class A  
 Residential zone (conjunction with  
 Rural Business District 92)
- No. 242 Harry Y. K. Chock  
 Location: Waipahu, Makai side of Farrington Highway,  
 about 1000 feet east of Depot Road  
 Purpose: For off-street parking in Rural Residen-  
 tial zone (conjunction with Rural  
 Business District 93)
- No. 243 Waianae Amusement Co., Ltd.  
 Location: Lualualei, Waianae - corner of Farrington  
 Highway and Lualualei Homestead Road  
 Purpose: For off-street parking in Highway Pro-  
 tective zone (conjunction with Rural  
 Business District 94)
- No. 244 S. Niino, et al  
 Location: Haleiwa, northwest corner of Kamehameha  
 Highway and Goodale Road  
 Purpose: For off-street parking in Highway Pro-  
 tective zone (conjunction with Rural  
 Business District 95)
- No. 245 Dr. William H. Wilkinson  
 Location: Wahiawa, south corner of Kukui Street and  
 Kilani Avenue  
 Purpose: For the use of existing building for  
 doctor's office and off-street park-  
 ing in a Rural Class A Residential zone

- No. 246 Ocean View Cemetery, Ltd.  
 Location: Kaimuki, mauka side of Waiialae Avenue,  
 about 480 feet East of Ekaha Street  
 Purpose: For drive-in theater and snack counter  
 in a Class A Residential zone
- No. 247 Ronald Y. Hirahara  
 Location: Maili, Waianae-mauka side of Farrington  
 Highway, adjacent to Lualualei Am-  
 munition Depot Road  
 Purpose: For storage purposes and operation of  
 lumber yard in Rural Protective zone
- No. 249 Medical Arts Building, Ltd.  
 Location: Kewalo, northeast side of Victoria Street,  
 between King and Young Streets  
 Purpose: For operation of pharmacy and food  
 service (conjunction with Restricted  
 Business District 1)
- No. 250 Hung Wai Ching, et al  
 Location: Waipahu, mauka of Farrington Highway,  
 about 650 feet east of Depot Road  
 Purpose: For off-street parking in Rural Pro-  
 tective zone (conjunction with Rural  
 Business District 97-A, 97-B and 97-C)
- No. 251 Julian Flores  
 Location: Lualualei, southwest side of Paakea Road,  
 about 2800 feet northwest of Hakimo  
 Road  
 Purpose: To permit operation of grocery store in  
 Rural Protective zone
- No. 252 Walter Love  
 Location: Kaneohe, west side of Makalani Street,  
 100 feet north of Kulauli Street  
 Purpose: Temporary variance to permit use of  
 existing building for doctor's office  
 for three months in Rural Class A-1  
 Residential zone
- No. 253 Seiji Kaneshiro  
 Location: Koko Head, east corner of Lunalilo Home  
 Road and Papio Street  
 Purpose: Temporary variance in use from existing  
 Unrestricted Residential zone to per-  
 mit use of portion of premises for  
 operation of repair shop and two  
 gasoline pumps on year to year basis

- No. 254 Medical Arts Building, Ltd.  
 Location: Northeast side of Victoria Street between  
 King and Young Streets  
 Purpose: For off-street parking in a Hotel and  
 Apartment zone (conjunction with  
 Restricted Business District 1)
- No. 255 Dr. Dorian Paskowitz  
 Location: Wailupe, adjacent to existing business  
 zone between West Hind Drive and Nenu  
 Street  
 Purpose: For off-street parking in Class AA Resi-  
 dential zone (conjunction with Business  
 District 212)
- No. 256 Tsutomu Yoshimoto  
 Location: Kaneohe, East side of Kamehameha High-  
 way, about 800 feet north of Kaneohe  
 Bay Drive  
 Purpose: For off-street parking in Rural Class  
 A-1 Residential zone (conjunction  
 with Rural Business District 98)

STREET NAMES ADOPTED DURING 1954

The following street names were adopted by the Mayor and Board of Supervisors upon the recommendation of the City Planning Commission during the year 1954:

1. Ahuwale Street - roadway within the Aina Haina Subdivision, Section 9, Unit 1  
Resolution No. 570 (meaning - conspicuous)
2. Ainakoa Avenue - Ainakoa Subdivision of the Bishop Estate in Waialae Nui  
Resolution No. 106 (meaning - land of soldiers)
3. Akimala Place - off Akimala Street, Pikoiloa Tract Subdivision, Kaneohe  
Resolution No. 632 (meaning - admiral)
4. Akimala Street - off Mokulele Drive, Pikoiloa Tract Subdivision, Kaneohe  
Resolution No. 632 (meaning - admiral)
5. Alakoa Street - Ainakoa Subdivision  
Resolution No. 106 (meaning - road where soldiers tread)
6. Alapii Street - roadway within the Kaiaka Beach Lots Subdivision, Waialua  
Resolution No. 525
7. Aliikoa Street - Ainakoa Subdivision  
Resolution No. 106 (meaning - chief of soldiers)
8. Anemoku Street - roadway running off Kamehameha Highway, Laie Point  
Resolution No. 759 (meaning - peninsula)
9. Ani Street - roadway within the Aina Haina Subdivision, Section 9, Unit 1  
Resolution No. 570 (meaning - gentle breeze)
10. Anuheha Place - deadend roadway off Anuheha Street at Wilhelmina Rise  
Resolution No. 325
11. Apana Road - roadway off Paakea Road in Mikilua Valley  
Resolution No. 596 (meaning - portion or part)
12. Apuupuu Road - roadway running off Kaukama Road in Mikilua Valley  
Resolution No. 596 (meaning - rough)

13. Auloa Road - section of roadway, being the former Kalaniana'ole Highway between the hair-pin turn and Kalaniana'ole Highway and Kailua Road junction  
Resolution No. 360
14. Aumoku Street - off Kaneohe Bay Drive, Pikoiloa Tract Subdivision, Kaneohe  
Resolution No. 632 (meaning - squadron)
15. Auwai Street - changed from Place  
Resolution No. 362
16. Bannister Place - deadend roadway running off Bannister Street, Kalihi Kai  
Resolution No. 61
17. Beckley Place - deadend roadway off Beckley Street, Kalihi  
Resolution No. 365
18. Dole Street - University of Hawaii to St. Louis Drive in place of Hanamana Place  
Resolution No. 199
19. Halekamani Street - Hawaii Loa Drive to Haleola Street within the Niu Valley Subdivision  
Resolution No. 724 (meaning - home of the Kamani tree)
20. Halekoa Drive - Ainakoa Subdivision  
Resolution No. 106 (meaning - soldier's home)
21. Halela Street - changed from Place  
Resolution No. 362
22. Halemaumau Street - off Kalaniana'ole Highway, existing street redesignated within the Niu Valley Subdivision  
Resolution No. 724
23. Halenani Place - deadend roadway off Halekou Road, Kaneohe  
Resolution No. 52 (meaning - beautiful house)
24. Haleola Street - off Hawaii Loa Drive, within the Niu Valley Subdivision  
Resolution No. 724 (meaning - home of welcome or happiness)

25. Hanawai Circle - roadway within the Waikele Tract  
Subdivision in Waipahu  
Resolution No. 631
26. Hawaii Loa Drive - off Kalaniana'ole Highway, existing  
street redesignated within the Niu  
Valley Subdivision  
Resolution No. 724
27. Hema Place - deadend roadway off Hao Street in Aina  
Haina  
Resolution No. 428 (meaning - left)
28. Hibiscus Place - deadend roadway off Hibiscus Drive,  
Diamond Head  
Resolution No. 35
29. Hilinai Street - roadway connecting Puohala Street  
with Kulauli Street, Kaneohe  
Resolution No. 461 (meaning - trust, confidence,  
or to lean on)
30. Hoakoa Place - Ainakoa Subdivision  
Resolution No. 106 (meaning - fellow soldier)
31. Hoalu Place - deadend roadway running off Makiki  
Heights Drive within the Dang Subdivision  
Resolution No. 258 (meaning - a depression on any  
flat land)
32. Hoanoho Place - deadend roadway running off Palolo  
Avenue  
Resolution No. 454 (meaning - neighbor)
33. Honokoa Place - Ainakoa Subdivision  
Resolution No. 106 (meaning - collection of soldiers)
34. Holelua Place - deadend roadway off Waipa Lane in  
the Liliha District  
Resolution No. 366 (name of land)
35. Hooulu Street - changed from Place  
Resolution No. 362
36. Ikeanani Drive - roadway running off Kaneohe Bay  
Drive, Kokokahi, Kaneohe  
Resolution No. 78 (meaning - beautiful site)
37. Iliili Road - roadway off Paakea Road in Mikilua Valley  
Resolution No. 596 (meaning - to pile irregularly)

38. Ilikai Street - roadway off Kaimalino Street in  
Kaimalino Tract, Kailua  
Resolution No. 569 (meaning - sea surface street)
39. Kahewai Place - proposed deadend roadway off East  
Manoa Road, Manoa  
Resolution No. 760 (name of tract)
40. Kaiaka Street - roadway within the Kaiaka Beach Lots  
Subdivision, Waialua  
Resolution No. 525 (name of tract)
41. Kaikoo Place - deadend roadway running off Papu  
Circle within the Kaikoo Tract Sub-  
division, Kaalawai, Diamond Head  
Resolution No. 237
42. Kailua Road - begins at Kalaniana'ole Highway and ex-  
tended into Kailua-Lanikai area  
Resolution No. 360
43. Kaimalino Street - roadway off Old Mokapu Road within  
Kaimalino Tract Subdivision in  
Kailua  
Resolution No. 725 (meaning - calm)
44. Kalaiohuela Street - roadway in Kaimalino Tract,  
Kailua  
Resolution No. 569 - changed to Kaimalino Street  
by Resolution No. 725 (name of  
land)
45. Kalaniana'ole Highway - be continued from the junction  
of Kailua Road to the Kaneohe  
Ranch Office  
Resolution No. 360
46. Kaliponi Street - 40-foot roadway running from  
California Avenue to Kilani Street  
at Wahiawa  
Resolution No. 157 (meaning - California)
47. Kamehameha Highway - extended from the Kaneohe Ranch  
Office to the hairpin turn  
(newly constructed Territory  
Highway road)  
Resolution No. 360
48. Kanahale Road - road off Hakimo Road in Mikilua Valley  
Resolution No. 596 (meaning - his home)

49. Kanau Street - Hawaii Loa Drive to Haleola Street,  
existing street redesignated within  
the Niu Valley Subdivision  
Resolution No. 724
50. Kapiki Road - road off Hakimo Road in Mikilua Valley  
Resolution No. 596 (meaning - cabbage)
51. Kaukai Road - road off Hakimo Road in Mikilua Valley  
Resolution No. 596 (meaning - to wait for an event  
to happen)
52. Kaukama Road - roadway running off Paakea Road in  
Mikilua Valley  
Resolution No. 596 (meaning - cucumber)
53. Kaulaili Road - roadway in Makaha Valley  
Resolution No. 498 (meaning - lasso)
54. Kaulawaha Road - roadway in Makaha Valley  
Resolution No. 498 (meaning - bridle)
55. Kawaikui Street - Hawaii Loa Drive to Haleola Street  
within the Niu Valley Subdivision  
Resolution No. 724 (meaning - name of spring)
56. Kenela Place - off Kenela Street, Pikoilua Tract  
Subdivision, Kaneohe  
Resolution No. 632 (meaning - general)
57. Kenela Street - off Koa Kahiko Street, Pikoilua Tract  
Subdivision, Kaneohe  
Resolution No. 632 (meaning - general)
58. Keole Place - deadend roadway running off Kamehameha  
Highway, Kaneohe  
Resolution No. 497 (name of land)
59. Kihapai Place - deadend roadway off Kihapai Street  
within the Uluhau Tract Subdivision,  
Kailua  
Resolution No. 250
60. Kihapai Street - Wailepo Street to Oneawa Street,  
replacing Uluhau Street within the  
Uluhau Tract Subdivision, Kailua  
Resolution No. 200
61. Kihapai Street - for section of roadway extending  
beyond Punaa Place, Kailua  
Resolution No. 362

62. Koa Kahiko Place - off Koa Kahiko Street, Pikoiloa  
Tract Subdivision, Kaneohe  
Resolution No. 632 (meaning - veterans)
63. Koa Kahiko Street - off Kamehameha Highway, Pikoiloa  
Tract Subdivision, Kaneohe  
Resolution No. 632 (meaning - veterans)
64. Kulamanu Street Extension - Kulamanu Street to Papu  
Circle within the Fort  
Ruger Lots Subdivision  
Resolution No. 237
65. Kulepeamo Place - off Haleola Street, existing street  
redesignated within the Niu Valley  
Subdivision  
Resolution No. 724
66. Kuualoha Road - road off Hakimo Road in Mikilua  
Valley  
Resolution No. 596 (meaning - my affection)
67. Kuu Home Place - deadend roadway running off Kamehameha  
Highway, H. T. Sakamoto Subdivision,  
Kaneohe  
Resolution No. 79 (meaning - my home)
68. Laulea Place - deadend roadway running off Keole  
Place, Kaneohe  
Resolution No. 497 (meaning - peace and friendship)
69. Luinakoa Street - Ainakoa Subdivision  
Resolution No. 106 (meaning - sailor)
70. Mahinaau Road - roadway in Makaha Valley  
Resolution No. 498 (meaning - husbandry)
71. Maipalaoa Road - being roadway within the Aki Sub-  
division at Maili, Waianae  
Resolution No. 326 (name of stream in this vicinity)
72. Maiuu Road - roadway in Makaha Valley  
Resolution No. 498 (meaning - hoof)
73. Makaikoa Street - Ainakoa Subdivision  
Resolution No. 106 (meaning - military police)
74. Makaha Valley Road  
Resolution No. 498

75. Meakaua Street - off Aumoku Street, Pikoiloa Tract  
Subdivision, Kaneohe  
Resolution No. 632 (meaning - weapon)
76. Mealele Street - off Koa Kahiko Street, Pikoiloa Tract  
Subdivision, Kaneohe  
Resolution No. 632 (meaning - aviator)
77. Meaulu Road - roadway running off Maipalaoa Road  
within the Aki Subdivision at Maili,  
Waianae  
Resolution No. 326 (meaning - plant or growth)
78. Metcalf Street - roadway along the mauka arterial  
from McCully Street to Alexander  
Street  
Resolution No. 306
79. Mie Place - deadend roadway in the Parrott Estate  
Subdivision in Wahiawa  
Resolution No. 778 (meaning - may)
80. Milokai Street - roadway off Kaimalino Street in  
Kaimalino Tract, Kailua  
Resolution No. 569 (meaning - whirling street)
81. Mokulele Place - off Mokulele Drive, Pikoiloa Tract  
Subdivision, Kaneohe  
Resolution No. 632 (meaning - airship)
82. Mokulele Drive - off Kamehameha Highway, Pikoiloa  
Tract Subdivision, Kaneohe  
Resolution No. 632 (meaning - airship)
83. Na Moku Place - off Na Moku Street, Pikoiloa Tract  
Subdivision, Kaneohe  
Resolution No. 632 (meaning - marine, navy)
84. Na Moku Street - off Koa Kahiko Street, Pikoiloa  
Tract Subdivision, Kaneohe  
Resolution No. 632 (meaning - marine, navy)
85. Narcissus Place - deadend roadway off Carlos Long  
Street, Palolo Valley  
Resolution No. 158
86. Narcissus Street - street running from Myrtle Street  
to Carlos Long Street, Palolo Valley  
Resolution No. 158

87. Naupaka Street - roadway running off Anemoku Street,  
Laie Point  
Resolution No. 759 (name of white flower on beach)
88. Niolopa Place - deadend roadway off Nuuanu Avenue  
Resolution No. 141 (name of tract)
89. Noholio Road - roadway in Makaha Valley  
Resolution No. 498 (meaning - saddle)
90. Nuuanu Pali Drive - from junction of Old Pali Road  
in Nuuanu to the junction of new  
Kamehameha Highway at the hairpin  
turn  
Resolution No. 360
91. Old Mokapu Road  
Resolution No. 725
92. Paakea Road - roadway running along U. S. Military  
Reservation in Mikilua Valley  
Resolution No. 596 (meaning - hard coral formation)
93. Pailaka Place - off Koa Kahiko Street, Pikoilua Tract  
Subdivision, Kaneohe  
Resolution No. 632 (meaning - pilot)
94. Paliiki Place - deadend roadway off Halekou Place,  
Kaneohe  
Resolution No. 62 (meaning - little pali)
95. Papaya Road - roadway off Kaukama Road in Mikilua  
Valley  
Resolution No. 596
96. Papu Circle - road entering from Kahala Avenue and  
going around the circle within the  
Fort Ruger Lots Subdivision  
Resolution No. 237 (meaning - fort)
97. Pekelo Place - deadend roadway in the Parrott Estate  
Subdivision in Wahiawa  
Resolution No. 778 (meaning - Peter)
98. Pia Street - Hawaii Loa Drive to Haleola Street,  
existing street redesignated within  
the Niu Valley Subdivision  
Resolution No. 724

99. Pikai Street - roadway within the Kaiaka Beach  
Lots Subdivision in Waialua  
Resolution No. 525 (meaning - sea splashing)
100. Puali Street - off Koa Kahiko Street, Pikoiloa Tract  
Subdivision, Kaneohe  
Resolution No. 632 (meaning - company of soldiers)
101. Puali Koa Place - off Ulumoku Place, Pikoiloa Tract  
Subdivision, Kaneohe  
Resolution No. 632 (meaning - army)
102. Pulama Road - in place of Waele Road  
Resolution No. 282 (meaning - get together)
103. Punaa Street - changed from Place  
Resolution No. 362
104. Puunoa Place - deadend roadway off Waiomao Homestead  
Road, Palolo Valley  
Resolution No. 257 (meaning - hill free from  
restrictions)
105. Puu Panini Avenue Extension -- for Road "H", Leahi  
Farm Tract  
Resolution No. 779
106. Ulehawa Road - road off Hakimo Road in Mililua Valley  
Resolution No. 596 (name of stream)
107. Uluhau Street - changed to Kihapai Street, Oneawa  
to Wailepo Street, Kailua  
Resolution No. 200
108. Ulumoku Place - off Mokulele Drive, Pikoiloa Tract  
Subdivision, Kaneohe  
Resolution No. 632 (meaning - fleet)
109. Vancouver Place - deadend roadway off Vancouver  
Drive within the Wall Subdivision  
at Lower Manoa  
Resolution No. 201
110. Waele Road - roadway in Kealaea, Koolaupoko  
Resolution No. 198 (changed to Pulama Road, Reso-  
lution 282, meaning - to weed)
111. Wailepo Place - deadend roadway directly across  
Wailepo Street within the Uluhau  
Tract Subdivision, Kailua  
Resolution No. 200

112. Wena Street - roadway running off Onekai Street  
in Puohala Village, Kaneohe  
Resolution No. 544 (meaning - flash of light)
113. White Sands Place - deadend roadway off Kalaheo  
Avenue within the White Sands  
Tract Subdivision, Kailua  
Resolution No. 512

FINANCIAL STATEMENT

City Planning Budget for 1954:

Salaries and Wages .....		\$111,579.00
Contractual Services .....		3,125.00
Materials and Supplies .....		1,550.00
Fixed Charges .....		50.00
Equipment .....		<u>540.00</u>
SUB-TOTAL .....		\$116,844.00
Additional Appropriation .....		<u>905.00</u>
TOTAL .....		\$117,749.00
Lapsed .....	\$10,367.00	
Unexpended Balance .....	<u>2,650.90</u>	\$ <u>13,017.90</u>
NET TOTAL .....		\$104,731.10

Expenditures:

Salaries and Wages .....		\$ 97,627.62
Contractual Services .....		3,039.07
Materials and Supplies .....		1,622.57
Fixed Charges .....		56.39
Equipment .....		<u>1,546.39</u>
SUB-TOTAL .....		\$103,892.04
Expended from Additional Appropriation .....		<u>839.06</u>
TOTAL .....		\$104,731.10

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Honolulu. City Planning Commission.  
Annual report. Honolulu: 1920-1958.

Annual.

Library holdings: 1920, -21, 1921-22, -23,  
1923-24, -25 thru -27, -29 thru -33, -35 thru  
-39, -41 thru -58.

Continued by: Honolulu. Planning Dept.  
Annual report.

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