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Accomplishments
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CITY PLANNING COMMISSION
CITY AND COUNTY OF HONOLULU

Annual reports

A C C O M P L I S H M E N T S

1958

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CITY AND COUNTY OF HONOLULU

March 24, 1959

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

Gentlemen:

The annual report submitted herewith briefly summarizes the planning activities and accomplishments of your City Planning Commission during the past year.

Much of the planning progress was made possible by the cooperative and coordinated efforts of the municipal government, other governmental agencies, community associations, civic organizations, and interested individuals. The public was kept informed of our activities by the press, and other available media of communication.

The Commission believes that continuing progress in the orderly development of the Honolulu metropolitan area can best be accomplished by an alert and informed public with a willingness to direct their cooperative efforts toward the solution of problems inherent in the growth of the largest County of the "Aloha" State, the 50th star of these United States of America.

Respectfully submitted,

CITY PLANNING COMMISSION


A. J. Gignoux, Chairman



Leighton S. C. Louis
City Planning Director

TABLE OF CONTENTS

	<u>Page</u>
Commissioners	i
City Planning Commission	iv
Staff	v
Planning Progress	1
Urban Renewal Program	5
Parks and Playgrounds	8
Schools	11
Streets and Thoroughfares	12
Off-Street Parking Facilities	17
Kalakaua Realignment	18
Central Business District	19
Urban Planning Grant	20
Subdivision	22
Zoning	26
Street Names	32
Financial Statement	33

ILLUSTRATIONS

	<u>Page</u>
Developable Land, Streets and Thoroughfares, Industrial Development in Ewa	1
Business Development	1
Multi-Story Apartments	1
Schools and Apartment Development	1
Residential Developments	1
Motor Vehicle Registration	12
Location and Distribution of Subdivisions by Districts	22
Subdivision Trend	23
Approved Subdivisions by Lots	24
Approved Subdivisions by Acres	25
Action Taken on Zoning Applications	28

CITY PLANNING COMMISSION



ALEXIS J. GIGNOUX
Chairman



R. GIBSON RIETOW
Vice-Chairman



HENRY C. H. CHUN HOON
Member



KATSURO MIHO
Member



GEORGE F. CENTEIO
Member



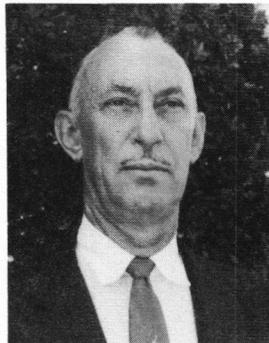
HAROLD K. KOMETANI
Member



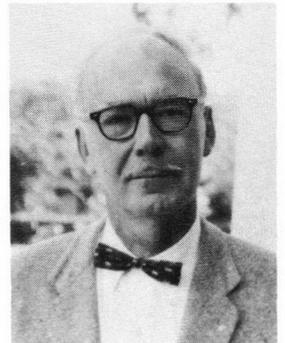
JOHN HENRY FELIX
Member



FRANK W. HUSTACE, JR.
Ex-Officio Member



TYLER M. HARR, SR.
Member



CYRIL W. LEMMON
Member



LEIGHTON S. C. LOUIS
Director



CAROLE KAMISHIMA
City Planning Secretary

COMMISSION MEMBERS

Alexis J. Gignoux, Chairman

Retired. Director of McKesson & Robbins

Length of Service - 17 years

Initially appointed by the late Mayor Lester Petrie in April 1941 to serve the unexpired term of Mr. M. B. Carson. Re-appointed in January 1942 for a 5-year term. Appointed chairman for an additional 5-year term by the late Mayor John H. Wilson. Reappointed by Mayor Neal S. Blaisdell for an additional 5-year term expiring in January 1962.

R. Gibson Rietow, Vice-Chairman

Vice-President - Lewers and Cooke, Ltd.

Length of Service - 3 years

Initially appointed by Mayor Neal S. Blaisdell in May 1956 to serve the unexpired term of the late Lester Petrie. Re-appointed by Mayor Neal S. Blaisdell for a 5-year term ending in January 1963.

Henry C. H. Chun Hoon, Member

General Manager and Treasurer - Chun Hoon, Ltd.

Length of Service - 13 years

Initially appointed by the late Mayor Lester Petrie in October 1945 to serve the unexpired term of the late James D. McInerny. Reappointed by the late Mayor John H. Wilson for additional 5-year terms on January 1949 and January 1954. Present term expires January 1959.

Katsuro Miho, Member

Attorney - law firm of Fong, Miho, Choy, and Robinson

Length of Service - 6 years

Initially appointed by the late Mayor John H. Wilson in August 1952 to serve the unexpired term of Mr. Robert Murakami. Reappointed by Mayor Neal S. Blaisdell for a 5-year term ending in January 1962.

George F. Centeio, Member

Realtor

Length of Service - 4 years

Initially appointed by the late Mayor John H. Wilson in October 1954 to serve the unexpired term of Mr. Thomas B. Vance. Reappointed by Mayor Neal S. Blaisdell for 5-year term ending in January 1963.

Harold K. Kometani, Member

Assistant Secretary - Bishop Trust Co., Ltd.

Length of Service - 2 years

Initially appointed by Mayor Neal S. Blaisdell in February 1957 to serve the unexpired term of Mr. David K. Bent, ending in January 1959.

John Henry Felix, Member

Executive Vice-President - Hotel Operating Co. of Hawaii, Ltd.

Length of Service - 1 1/2 years

Initially appointed by Mayor Neal S. Blaisdell in June 1957 to fill the unexpired term of Mrs. Kathryn R. Evarts, ending in January 1962.

Frank W. Hustace, Jr., Ex-Officio Member

Land Commissioner of the Territory of Hawaii

Length of Service - 1 1/2 years

By Act 260 of the Session Laws of Hawaii 1957, the Territorial Land Commissioner was made an ex-officio member of the City Planning Commission.

Tyler M. Harr, Sr., Member

Structural Engineer

Length of Service - 8 months

Appointed by Mayor Neal S. Blaisdell to fill the unexpired term of Mr. M. B. Carson, ending in January 1959.

Cyril W. Lemmon, Member

Architect - architectural firm of Lemmon, Freeth, Haines
& Jones

Length of Service - 8 months

Appointed by Mayor Neal S. Blaisdell for a 5-year term ending in January 1963 to fill the vacancy created by the resignation of Mr. Kenneth Roehrig.

CITY PLANNING COMMISSION

The City Planning Commission is composed of ten members, nine of whom 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. The tenth member, as required by Territorial statute, is the Territorial Commissioner of Public Lands, Mr. Frank W. Hustace, Jr.

During 1958, the composition of the Commission was changed by Mayor Neal S. Blaisdell as follows: Messrs. George Centeio and R. Gibson Rietow were reappointed for additional five-year terms; Mr. Tyler Harr was appointed to serve the unexpired term of Mr. Merwin B. Carson; and Mr. Cyril W. Lemmon was appointed to fill the vacancy created by the resignation of Mr. Kenneth W. Roehrig, whose term had expired January 1, 1958.

The Commissioners conducted weekly meetings for the transaction of City Planning Commission business. Additional meetings were held when the occasion arose to expedite some of the controversial matters requiring its decision. Meetings were held with the Parks Board for the determination of policies relating to acquisition of public parks; and with the Board of Supervisors and Hawaii Housing Authority for policies on the acquisition and zoning of suitable lands for low-income housing projects. Meetings were also held with the Kailua Chamber of Commerce relative to business zones and other problems affecting the Kailua-Kaneohe area.

Additionally, the Commissioners also participated in the following conferences relating to city planning activities: "Hawaii Planning Institute" sponsored by the Territorial Planning Conference; "Industrial Development Conference--Climate for Growth" sponsored by the Honolulu Chamber of Commerce, E.P.C.A., Neighbor Islands Development Council, and the University of Hawaii; and the Mayor's Conference of Urban Renewal--"Better Living Through Urban Renewal."

STAFF MEMBERS

Leighton S. C. Louis	City Planning Director
Henry Tuck Au	Ass't City Planning Director
Wallace S. W. Kim	City Planning Engineer
Jacob Y. Pyo	City Planning Engineer
Richard Nagasawa	City Planning Engineer
*Conway Yamamoto	City Planning Engineer
Clarence Y. C. Tom	City Planning Engineer
James S. Tanaka	City Planning Engineer
Robert H. Tsunoda	Zoning Analyst
Setsuo Izutsu	City Planning Analyst
Edmund C. Y. Young	City Planning Clerk
Fred S. Saiki	City Planning Clerk
Frank Akina, Jr.	Engineering Draftsman
Larry M. Morishita	Engineering Draftsman
Alfred Carter	Engineering Draftsman
Donald Roy Souza	Engineering Draftsman
Clarence C. W. Park	Engineering Draftsman
Richard T. Masuda	Engineering Draftsman
Raymond E. Iwamoto	Engineering Draftsman
Francis K. H. Lau	Engineering Draftsman
*William M. Sugitaya	Engineering Aid
Carole A. Kamishima	City Planning Secretary
Toyoko H. Akaji	Sr. Clerk-Stenographer
Doris C. Arii	Clerk-Stenographer
Ethel S. Fukumoto	Ass't Clerk-Stenographer
Richard K. H. Lum	Clerk

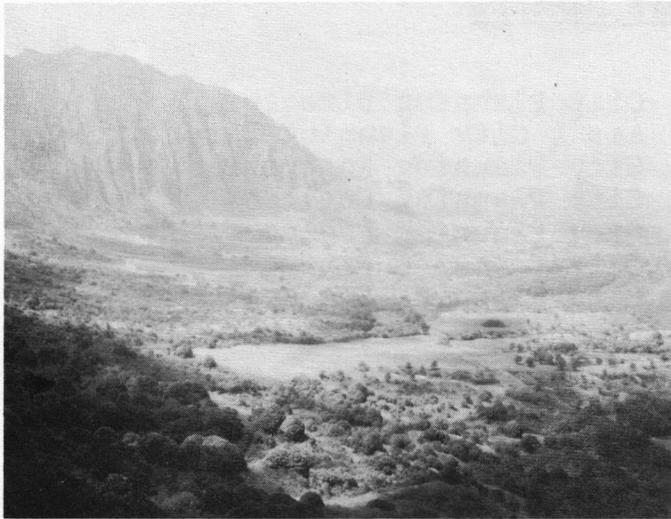
* Resigned

PERSONNEL TEMPORARILY ASSIGNED
FROM OTHER DEPARTMENTS
FOR ENVIRONMENTAL SURVEY

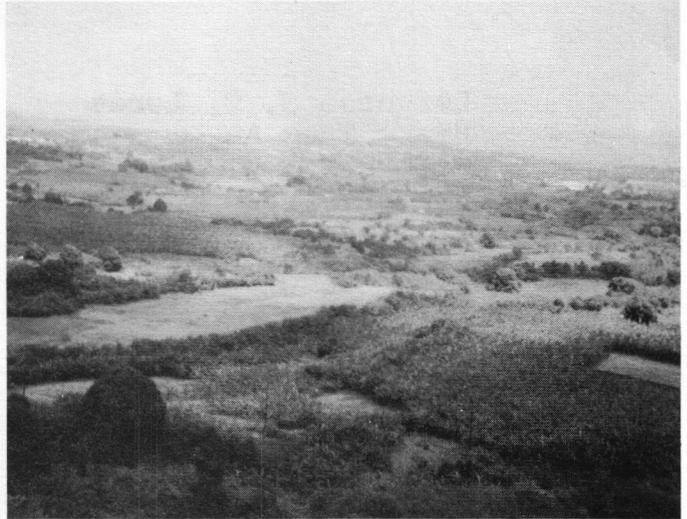
Andrew N. Yim	Fire Inspector
Ronald M. Nakamoto	Building Inspector
Christian Holt, Jr.	Building Inspector Trainee
Harry H. Yamamoto	Plumbing Inspector
Robert H. Takase	Electrical Inspector
Francis Tamura	Board of Health Inspector

Developable Land

Developable lands on Kaneohe side of Kalihi Tunnel.



View toward Heeia-Kea.



View toward Kaneohe Bay.

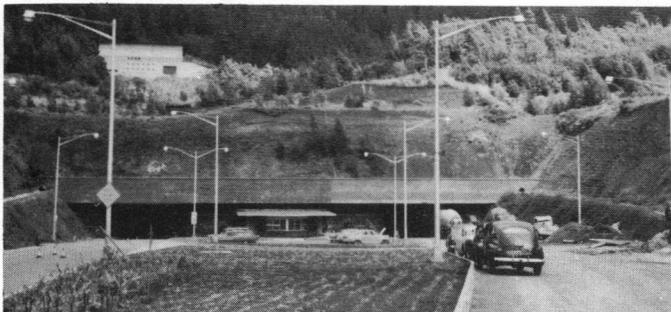
Streets and Thoroughfare



Five-point intersection at Punchbowl which will be eliminated when Lunalilo Freeway is constructed.



Vineyard Thoroughfare at Fort Street looking Ewa.

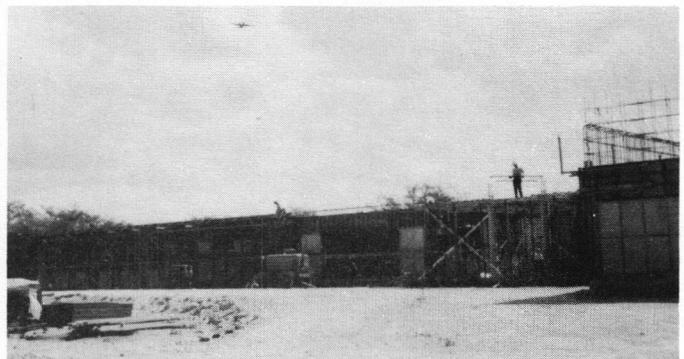


Kalihi Tunnel showing portal on Honolulu side.

Industrial Development at Ewa



Standard Oil Refinery Tank-Farm now under construction.



Administration building under construction.

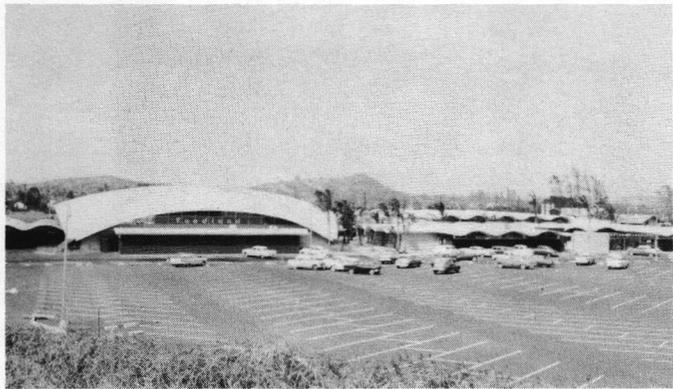
Business Developments



Business development with no off-street parking facilities fronting the street.



Business development with some off-street parking facilities.



Outlying Shopping Center with adequate off-street parking facilities.



Business development with adequate off-street parking facilities.

Multi-Story Apartments

top right:

CO-OP. AT MAKIKI

10 stories plus pent house
63 units
39 parking stalls

bottom left:

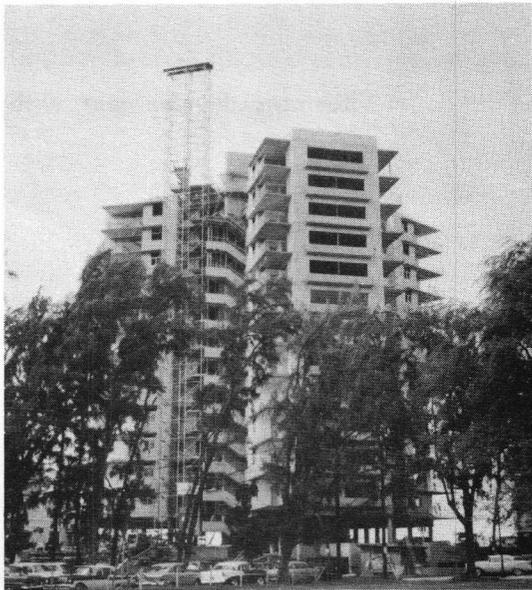
CO-OP. AT WAIKIKI

13 stories
304 units
114 parking stalls

bottom right:

CO-OP. AT WAIKIKI

13 stories plus pent house
58 units
64 parking



Schools

right:

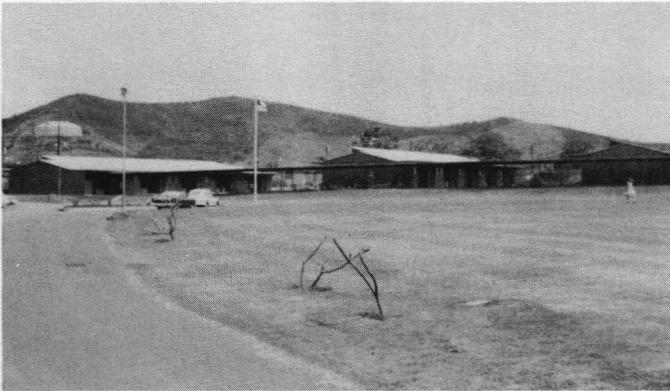
HOKULANI ELEMENTARY
(Lower St. Louis Heights)

bottom left:

OLOMANA ELEMENTARY
(Kailua)

bottom right:

NEW KAILUA HIGH
(Pohakupu Tract)



Apartment Development



Apartment development showing inadequate off-street parking facilities.

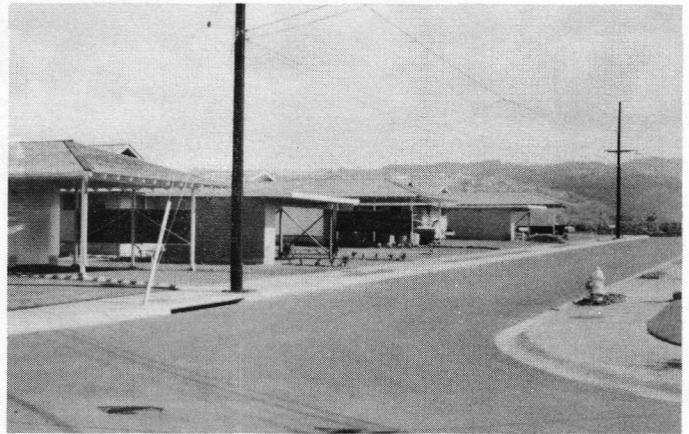


Apartment development with off-street parking facilities.

Residential Developments



Rural Residential development without curbs, gutters and sidewalks.



Rural Residential development with rolled curbs, gutters, and sidewalks.



City residential development without curbs, gutters and sidewalks.



City Residential development with standard curbs, gutters, and sidewalks.

PLANNING PROGRESS

In the year 1958, the City Planning Commission embarked on a comprehensive master plan study for the entire island of Oahu. This study will correlate and bring up to date previous studies made for our communities. To aid this program, the City Planning Commission entered into a contract with the federal government to prepare comprehensive plans for the urban and urbanizing areas of the City and County of Honolulu not covered by an existing master plan.

The Commission is now engaged in obtaining necessary basic data and statistics with respect to the physical and economic make-up of our communities so that proper planning keyed to the individual needs of the community may be accomplished with proper correlation between all of the rural districts and the City of Honolulu.

The first step toward the accomplishment of a correlated comprehensive plan for Oahu is to obtain the physical land use data for the entire island. Within the City of Honolulu, the Commission is engaged in making a complete analysis of all of the residential neighborhoods as part of the urban renewal program to designate areas requiring rehabilitation, conservation and/or redevelopment. A re-evaluation of future land uses will be made based on the results of these surveys. In conjunction with this study will be studies of the major road system for the city and a re-evaluation of the existing master plan for the City of Honolulu.

For such urbanizing areas as Waianae, Ewa, Waialua, Kahuku, Punaluu, Hauula and Waimanalo, the consultants hired by the City Planning Commission (under terms of the urban planning grant of the federal government) are engaged in obtaining the necessary data and preparing the overall plan for these communities. As part of these studies, an economic base study is being conducted for the entire island to provide factual, basic economic data for proper development of the master plan.

The Commission is also engaged in the re-evaluation of the master plan sections prepared for areas such as Waipahu, Wahiawa, Kahaluu, Kaneohe and Kailua, so that these areas may be tied together with the other rural areas and the City of Honolulu as one overall project. In conjunction with this overall plan, the City Planning Commission is developing a future land use plan for the City and County of Honolulu. Other studies include: preparation of plans for drainage and flood control; review of existing sewage disposal systems and making site studies for the location of new sewage treatment plants; site studies for the location of civic centers, schools, parks and recreational facilities; and the preparation of an adequate transportation network to connect all of the different districts to properly serve the entire island.

It is anticipated that all of these studies will be completed by the end of 1960 so that the city will have a single correlated plan for the entire island showing existing facilities and the plans to meet future needs for the orderly development of our island. All facilities will be inter-related although each community will have its own service facilities. Included in the overall studies are plans to protect the agricultural industries on the island. Surveys and studies are being made to correlate agricultural and farm belts as part of the plan for land use on the island. It is anticipated that five-year periods of development will be presented on an overall basis so that expansion into the rural areas can follow an orderly pattern with maximum public services and minimum public expenses. Also, broad concepts must be developed in order to include and integrate public low-income housing areas within our communities. These requirements are part of our land use pattern and long-range plans and therefore should be included into our pattern of development.

In addition to preparing the comprehensive land use plans for the overall development of the City and County, the Commission has been involved in many problems caused by "growing pains" of our fast expanding rural communities and the City of Honolulu. One of the biggest setbacks to community development last year was the deletion of the Kalakaua realignment plan which had been designed to provide for the expansion of critically needed park and beach areas for use by our local residents and for the projected expansion of the tourist industry. The purpose of the realignment was to provide a broader expanse of beach park on the makai side to meet local needs and to complement the expected heavy hotel development on the mauka side of Kalakaua Avenue. The Board of Supervisors deleted this realignment on the basis of insufficient funds to purchase the land areas involved. As an alternate and subsequent development of this deletion of Kalakaua Avenue realignment, plans are being prepared to provide for additional park and beach lands on the makai side of existing Kalakaua Avenue by filling in the reef areas. This study is being conducted by the Chamber of Commerce in conjunction with other organizations to determine the feasibility of the project. However, on the other hand, the City acquired the beach properties from Kuhio Beach to the Surfrider and the Queen's Surf lands to round out beach frontage so essential to our community.

In conjunction with the Waikiki development is the authorization granted to the Territory to fill and claim the reef lands off Ala Moana Beach Park, generally known as "Magic Island." Comprehensive studies with respect to this development are now being prepared by the Land Commissioner's Office, and it is anticipated that definite recommendations will be presented in 1959 to enable the Legislature to provide sufficient funds for the development of this important project. The development of "Magic Island" must necessarily tie in with the development of the Ala Moana Beach Park and Waikiki--the primary intent being to provide for better facilities for the public and for the expansion

of the tourist industry so that a firmer economic base may be established for the islands. In addition, the City Planning Commission has directed its staff to prepare a new development plan for "Waikiki Island."

Another important local project is the redevelopment of the downtown commercial district of Honolulu. The Downtown Improvement Association (an organization formed in early 1958 by the local merchants situated in the central business district) is spearheading the studies necessary for the redevelopment of one of our important tax base areas. The City Planning Commission, with additional funds obtained from the Board of Supervisors, has completed a comprehensive land use study of this area. This data will be used to develop the overall long-range plan for Honolulu's downtown business district.

Also, the Chief Engineer's Office is completing downtown traffic studies. It is anticipated that when the economic base studies, land use studies, and traffic studies for the central business district are completed, a workable plan to attract more shoppers to the downtown commercial area will be prepared. This plan will, by practical necessity, be prepared in two stages--one for an interim development period of five to ten years, and the other for a long-range period of up to fifty years.

The City is engaged in the evaluation of the thoroughfare system to provide proper tie-in with the Mauka Arterial and to provide adequate traffic ways and connections to serve future development of major employment centers, such as, Waikiki, Ala Moana Shopping Center, the industrial areas, and the downtown central business district. Many improvements indicated on the existing master plan are now being constructed or detailed plans being prepared so that the City will be in a position to ease its traffic problems when the Mauka Arterial and the highways connecting the City of Honolulu with the suburban and rural areas are completed. Another local project designed to serve the Kaimuki, Palolo, and Wilhelmina Rise areas was the expansion of the shopping areas and the development of the off-street parking facility for the Kaimuki business district. The creation of an improvement district for two parking areas was approved by the Board of Supervisors during the latter part of 1958 so that this important project may proceed without delay.

In 1958 the Commission initiated complete neighborhood analysis studies for the residential and hotel-apartment areas of Kalihi, Palama, Puunui, Kewalo, Punchbowl, Makiki, McCully, Kapahulu, Moiliili, and Waikiki districts. The purpose of this study is to obtain all of the physical data relating to land uses, age of structures, availability of school and park facilities, location of community facilities, width of streets, and other important physical data necessary to form the basis for the analysis and designation of rehabilitation, redevelopment and/or conservation projects. The information, analysis, and

report from this survey will be the basis for the preparation of a new future land use plan for the City of Honolulu. Upon the completion of these projects for the districts mentioned, studies will be made to cover the newly developed residential areas and the industrial and business districts.

The initial studies covering the heavily populated downtown apartment and residential areas is being done as part of the urban renewal program and must be accomplished by the end of April 1959 so that the City of Honolulu may have its federal-aid urban renewal program re-certified. The work is being performed by the staff of the City Planning Commission, supplemented by additional help assigned from the Building Department, the Health Department, and the Fire Department. The major portion of the salaries of the additional help is being paid for by the Urban Renewal Coordinator's Office.

The staff of the Commission also aided in the preparation of the first six-year capital improvement program for the City and County of Honolulu. Members of the committee instrumental in the preparation of this program, representing a cross-section of the various departments of the county government, were Mr. Edward J. Morgan, manager of the Board of Water Supply; Mr. Yoshio Kunimoto, chief engineer of the City and County of Honolulu; Mr. David K. Bent, urban renewal coordinator; Mr. Paul K. Keppeler, controller of the City and County of Honolulu; and Mr. Leighton S. C. Louis, city planning director.

Other important projects covered by the Commission was the approval of the Queen-Emma redevelopment plan to provide for the clearance of blighted areas and change in uses to apartment, business and community facilities. This plan was approved by the federal agencies and the Board of Supervisors as the City's second major redevelopment program. In addition thereto, the staff is engaged in the planning work of the Kukui project together with the Honolulu Redevelopment Agency.

In light of the necessity to find suitable areas for low-income housing families and displaced persons near employment centers of the city, the Commission has made comprehensive studies for the proper location of such sites. The location of these sites was designed to fit in with the overall plan of the City and County of Honolulu

URBAN RENEWAL PROGRAM

Congress enacted the Urban Renewal Program in the Housing Act of 1954, and prescribed therein the requirements that a community, in order to qualify for certain Federal Urban Renewal Assistance, should develop a workable program which include the following seven basic elements:

1. Sound local housing and health codes;
2. A general "master plan" for the community's development (comprehensive community plan);
3. Basic analysis of neighborhoods and the kind of treatment needed;
4. An effective administration organization to run the program;
5. Financial capacity to carry out the program;
6. Re-housing of displaced families;
7. Full-fledged, community-wide citizen participation and support.

The City Planning Commission's contribution to the workable program are as follows:

- (a) Comprehensive community plan--planning for and delineating in the "master plan" streets, highways, community facilities, land uses and public improvements;
- (b) Neighborhood analysis--conduct "environmental" and other surveys found necessary on which are based the designations of neighborhoods requiring treatment for conservation, rehabilitation, or redevelopment;
- (c) Code enforcement--zoning violations;
- (d) Approval of final development plans for the areas designated in paragraph (b).

Queen-Emma Redevelopment Project

At its meeting on May 15, 1958, the City Planning Commission approved a revised plan submitted by the Honolulu Redevelopment Agency of the Queen-Emma Project and adopted the resolution approving this project.

Comprehensive Community Plan

Continual planning and analysis conducted during 1958 by the City Planning Commission for those areas presently "master planned" resulted in changes in street patterns, realignment and deletions of street systems. These are listed in detail elsewhere in this report. (See page 12)

Location of school and park sites based on cooperative planning with the Parks Board and the Department of Public Instruction are listed in pages 10 and 11 respectively. Changes in zoning resulting from land use studies and planning resulted in changes detailed in page 30. For the remainder of Oahu, the progress of work performed by the consultants under the Urban Planning Grant is detailed in page 20.

Capital Improvement Program

The Committee on Capital Improvements created by Resolution of the Board of Supervisors was composed of the Chief Engineer, Mr. Yoshio Kunimoto; Controller, Mr. Paul K. Keppeler; Urban Renewal Coordinator, Mr. David K. Bent; Manager, Board of Water Supply, Mr. Edward J. Morgan; and, City Planning Director, Mr. Leighton S. C. Louis (Chairman). This Committee, together with its sub-committee, conducted research, prepared the format, gathered the required data, analyzed and reviewed the data with department heads and their representatives and compiled the Capital Improvement Program for the City and County of Honolulu for a six-year period, 1958-1963. This is the first time in the history of the County that a comprehensive six-year Capital Improvement Program covering the requirements of capital improvements for all major departments (including school plants for the Department of Public Instruction) in the City and County has been prepared. The report of the program was submitted to the Board of Supervisors in November 1958.

Neighborhood Analysis

During 1958, with help furnished by the Urban Renewal Coordinator, environmental surveys were initiated in Kalihi, mauka of King Street, between Middle and Kalihi Streets; in Kapalama, mauka of School Street, between Kapalama and Lanakila Streets; in Liliha, area bounded by School, Lanakila, Judd and Liliha Streets; in Nuuanu, area bounded by Liliha, School, Nuuanu and Judd Streets; West and North slopes of Punchbowl into Pauoa Valley, from the East slope of Punchbowl between Beretania and Wilder to Punahou Street; in the area bounded by Punahou, Wilder Isenberg and Beretania Streets; area bounded by King, Kapiolani and Isenberg Streets; portion of Waikiki, bounded by Kalakaua, Kapahulu, Ala Wai and Kaiulani Avenue; and Palolo Valley, mauka of Waiialae Avenue. Data collection and field surveys for these

areas are generally completed. Analyses of data are underway and final reports will be completed during 1959. On the basis of these analyses, areas will be designated for the required treatment of rehabilitation, redevelopment, or conservation. Additional areas eastward to Waiialae-Kahala will be initiated so that the entire residential areas of Honolulu will be surveyed under the Urban Renewal Program. The neighborhood analysis portion of this program is scheduled for completion in 1959.

Following the completion of the study for residential areas, industrial and business districts will be surveyed. In addition thereto, these studies and reports will form the basis for a new land use plan for the City.

Code Enforcement - Zoning Violations

The Commission realizes that strict enforcement of the zoning ordinances is a necessary part of good city planning, for the absence of this control would tend to accelerate the deterioration of our neighborhoods. This would lead to redevelopment programs as the only avenue of correction. Strict enforcement policies would tend to retard the deterioration processes and thereby result in longer periods of remunerative tax base for the City.

Alleged zoning violations investigated and adjudicated in 1958 by the City Planning Commission and the City Prosecutor are listed in page 29.

PARKS AND PLAYGROUNDS

In July, the Board of Public Parks and Recreation and the City Planning Commission jointly recommended possible solutions to the problem of securing park sites in new subdivisions. The joint recommendations are:

1. Continued encouragement for the subdividers to dedicate park sites on a restrictive basis (limited to public recreational use only). In this case, the land owner would retain fee title, would be relieved of taxes, and would, in effect, grant a perpetual lease without charge to the City. Relieved of initial acquisition cost, the City could move ahead much more rapidly in financing the development and improvement of such park sites.

Under this arrangement, Mr. Harold K. L. Castle and the Kaneohe Ranch Company, Ltd., have made available four recreational areas--Puohala Playground at Kaneohe, Kalaheo Playground at Kailua, a portion of the Pali Golf Course, and a park site in Pohakupu Subdivision at Kailua. The Bishop Estate has made available two park properties--the old Beretania Playground which is to be replaced and the Kaelepulu Playground at Kailua. The Oahu Sugar Company has made available a small playground at Aiea.

2. Continued encouragement for the land developer to lease property to the City for public recreational purposes at a nominal charge. This should be for a sufficiently long term basis to warrant the investment by the government of capital expenditures for improvement of the property.

Examples of such arrangements have been Adams Ballfield and the golf course at Kahuku from the Campbell Estate and Kahuku Plantation; Waialua Gymnasium and athletic field from the Waialua Agricultural Company; Asing Field at Honouliuli from the Campbell Estate and Ewa Plantation Company; and the Makaha Beach Park from Mr. Chinn Ho and the Capital Investment Company.

3. Pass legislation whereby the land developer or subdivider, at the time of the subdivision, must dedicate to the City and County sufficient acreage to serve the development, or in lieu thereof, he must pay an assessment based on a percentage of the value of the property subdivided. Monies so derived would

be earmarked and used for recreational facilities and acquisition of land to serve the neighborhood.

4. Grant to the county government the power and authority to initiate an improvement district for acquisition of park or playground sites to serve the tract of land to be subdivided or lands already subdivided. The assessment will be made on each lot subdivided so that the purchaser of the lots will be apprised of the assessment. If the developer refuses to approve the assessment, then each bona fide purchaser of the lots will have a right to vote for or against the project, and if a certain percentage opposes the park acquisition, the park may be deleted from the subdivision plan or master plan.
5. Financing of acquisitions as well as improvements and facilities could well be assured by a city-wide levy of a mill tax earmarked for the purpose and collected as part of the general property taxes. Theoretically, this would keep park finances in close step with the growth and prosperity of the City as reflected through tax collection. Periodic adjustments of such a tax, within prescribed limits, could further provide for the financial needs of an expanding operation. The reasonable assurance of continuing funds, which is possible under such a pay-as-you-go program, is essential in the carrying out of long-range plans. Greater economy can also be realized this way than under the present "frost and famine" financial program.
6. Pass legislation to supplement Act 237 by amending the law so that the acquisition period is extended to, say, 120 days after 75% of the lots have been purchased or are under agreement of sale, then requiring the local government to call a public hearing for the acquisition. If over 60% of the bona fide purchasers, who have purchased their lots 10 days or earlier than the date of the public hearing, favor the acquisition, the Board must then acquire the park site at "raw-land" value, exclusive of improvement costs; or in lieu thereof, the City may lease the premises from the owner based on going lease rates on the "raw-land" value, with an option to purchase the land at a later date at "raw-land" value. By this latter method, the City may develop needed park sites and utilize same until adequate funds are available for purchase.

Since social studies show that there is a direct relationship between juvenile delinquency and the

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CITY AND COUNTY OF HONOLULU

availability of park facilities to provide centralized spaces for our young to work off their abundance of energy, the Commission in close coordination with the Parks Board planned for park and playground sites in subdivisions of ten acres or more. Because of the paucity of public funds available for the acquisition of these areas, many of the sites were not bought by the City. To promote and maintain our way of life, open spaces in Hawaii should be encouraged and developed, and closely guarded as a public asset, and some means of financing the acquisition of park and playground sites should be promulgated.

SCHOOLS

To properly educate our young population as a result of movement of families into "suburbia", the City Planning Commission in close coordination with the various departments and governmental agencies planned for the location of elementary, intermediate, and high schools in new subdivisions. Based on Board of Health statistics on birth rates in rural communities and the projected development of new communities, this problem of building school plants for our rapidly expanding young population will continue for the next decade.

The Commission studies and plans for location of school sites based on good overall planning of the area in question. In many instances, alternate sites are proposed to the District Superintendent of the Department of Public Instruction where terrain conditions imposes excessive costs for site improvements such as, access roads, utilities, or excessive grading. Due to the high cost of land acquisition for these schools, in many cases, a disproportionate share of the monies available are used for land acquisition with a small amount remaining for construction of the school plant. This condition tends to retard our school construction program because land values have been appreciating at a rapid rate. It is, therefore, proposed that acquisition of land for these school plants be made when it is in the raw state. To accomplish this, a revolving fund for acquisition of raw land for school sites should be established so that lands may be acquired in advance of developments.

School Site - Master Plan Extension

Waimalu

Resolution No. 969 - to include a portion of Waimalu, Ewa, Oahu, T. H., by establishing an elementary school site at the makai-ewa corner of Moanalua Road and Waimalu Stream.

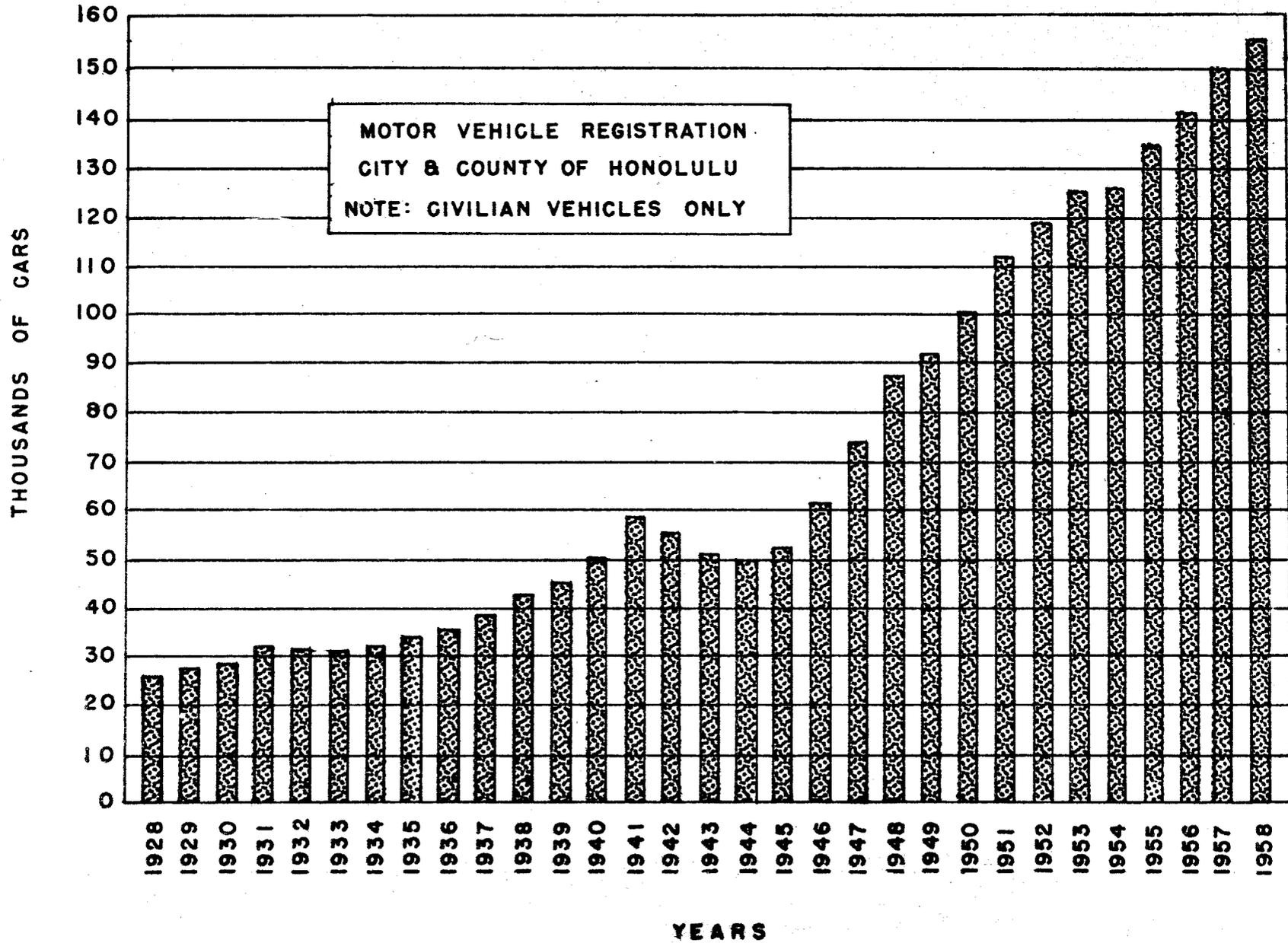
Public Hearing: April 3, 1958
Adopted: July 17, 1958
Effective date: August 22, 1958

Kailua

Resolution No. 974 - to include a portion of Kailua, Koolaupoko, Oahu, T. H., by establishing an elementary school site at the end of Keolu Drive.

Public Hearing: July 10, 1958
Adopted: October 30, 1958
Effective date: December 4, 1958

MOTOR VEHICLE REGISTRATION



STREETS AND THOROUGHFARES

To provide for the expeditious flow of traffic through Honolulu as a result of the Lunalilo Freeway, Makai Arterial, Vineyard Thoroughfare, Nuuanu and Kalihi Tunnel Thoroughfares, the Commission planned for the inter-connections of local circulating streets to tie in with the overall system. This is placing a great burden on the financial situation of the city government because of the immediate nature of the projects superimposed on all of the other public utility improvements. In view of the businesses dislocated by the condemnation of lands for these massive arterials, the Commission initiated studies of areas suitable for business zones.

Transportation Studies

Moreover, circulation and recirculation studies are being conducted of various neighborhoods in the City of Honolulu and their inter-connections with the arterials and thoroughfares being installed by the Territory. These overall studies will be based on land uses currently existing in the City and from the determination of future land uses. On the basis of the foregoing, recommendations will be made on locations of new streets, re-alignment of existing streets, increasing or decreasing sizes of collector streets, and their tie-ins for an overall analysis of our mass transportation system. The City's master plan will then be modified to include these changes via the procedure prescribed by law.

As part of the Urban Planning Grant, a transportation study of the major transportation needs of the island for vehicular travel is being conducted by the Commission. This study involves highway locations and their effect on the land use development of the metropolitan area and conversely, the effect of urbanization on the future highway requirements. Through close coordination with the Territorial Highway Department, an efficient highway system will be devised to serve the needs of the people on Oahu.

Master Plan Amendments

Section 1 (McCully-Kapahulu)

Resolution No. 948 - Deleting a 40-foot master planned roadway off Mahiai Road, situated approximately 200 feet mauka of Date Street between Kapiolani Boulevard and Manoa-Palolo Drainage Canal.

Public Hearing: April 10, 1958
Adopted: May 1, 1958
Effective date: June 6, 1958

Resolution No. 968 - Widening the master planned Kuilei Lane extension between University Avenue and the master planned Kahoaloha Lane from 50 to 56 feet.

Widening the master planned Kahoaloha Lane extension between South King Street and the master planned Kulilei Lane extension from 50 to 56 feet.

Public Hearing: March 6, 1958
Adopted: June 26, 1958
Effective date: August 1, 1958

Resolution No. 997 - Deleting the master planned extension of Kehei Place situated off the mauka side of Harding Avenue between Kapiolani Boulevard and Kapahulu Avenue.

Public Hearing: September 18, 1958
Adopted: October 9, 1958
Effective date: November 14, 1958

Resolution No. 470 of the Board of Supervisors - Reducing the master planned University Avenue widening between Kapiolani Boulevard to Ala Wai Park from 90 to 80 feet.

Adopted by the Board of Supervisors: June 3, 1958
Public Hearing by Commission: June 19, 1958
Disapproved by Commission: June 24, 1958
Approved by the Board: July 8, 1958
Effective date: July 8, 1958

Section 2 (Ala Moana-Kewalo)

Resolution No. 945 - Increasing the master planned Kaheka Lane widening between South King Street to the proposed Kaheka Park from 50 to 56 feet.

Deleting two 40-foot master planned roadway situated approximately 230 feet and 465 feet off the Koko Head side of Keeaumoku Street between Liona Lane extension and Rycroft Street extension.

Establishing a 56-foot roadway situated approximately 400 feet off the Koko Head side of Keeaumoku Street from Liona Lane extension and Rycroft Street extension.

Public Hearing: February 6, 1958
Adopted: April 10, 1958
Effective date: May 16, 1958

Section 3 (Kalia-Waikiki)

Resolution No. 950 - Modifying the master planned realignment of Kalakaua Avenue from Kuhio Beach to the Natatorium.

Public Hearing: April 17, 1958
Adopted: May 1, 1958
Effective date: June 6, 1958

Resolution No. 608 of the Board of Supervisors - Deletion of the modified master planned realignment of Kalakaua Avenue from Kuhio Beach to the Natatorium.

Adopted by the Board of Supervisors: August 26, 1958
Public Hearing by the Commission: September 18, 1958
Disapproved by the Commission: September 22, 1958
Approved by the Board of Supervisors: September 23, 1958
Effective date: September 23, 1958

Section 4 (Waikiki-Diamond Head)

Resolution No. 950 - See Section 3

Resolution No. 608 of the Board of Supervisors - See Section 3

Resolution No. 936 - Deleting the master planned Kanaina Avenue extension from the Koko Head end to Leahi Avenue.

Deleting a 40-foot master planned roadway situated Leahi Avenue and Kanaina Avenue from Monsarrat Avenue to Kanaina Avenue extension.

Public Hearing: February 20, 1958
Adopted: March 6, 1958
Effective date: April 11, 1958

Section 7 (Kalihi-Kai)

Resolution No. 991 - Deleting master planned Gulick Avenue extension from Wilcox Lane to Laumaka Street; and extending Laumaka Street (44 feet wide) along Bannister Street to Wilcox Lane.

Public Hearing: July 24, 1958
Adopted: September 25, 1958
Effective date: October 31, 1958

Section 9 (Kapalama)

Resolution No. 923 - Deleting portions of the following streets within the proposed Hawaii Housing Authority development in Kalihi-Kai: Kaumualii Street; Winant Street; Kaiwiula Street and McNeill Street.

Public Hearing: October 17, 1957
Adopted: February 13, 1958
Effective date: March 3, 1958

Resolution No. 925 - Realigning a 56-foot master planned street (Mookaula Street) from Waiakamilo Street to Kohou Street;

Deleting master planned Kahanu Street extension from Waiakamilo Road to Kohou Street;

Deleting a portion of a 56-foot master planned street (Moonui Street) running along the former O.R. & L. Company's right-of-way from Waiakamilo Road to a 56-foot master planned street (Moowaa Street);

Deleting a 44-foot master planned street situated between Kahanu Street extension and a 56-foot master planned street (Moonui Street) from Kohou Street to a 56-foot master planned street (Moowaa Street).

Public Hearing: October 31, 1957
Adopted: February 13, 1958
Effective date: March 21, 1958

Section 11 (Nuuanu-Puunui)

Resolution No. 83 of the Board of Supervisors - Reducing the master planned Kuakini Street width from 76 to 60 feet between Liliha Street and Lanakila Street.

Adopted by the Board of Supervisors: February 4, 1958
Public Hearing: March 6, 1958
Disapproved by the Commission: March 18, 1958
Approved by the Board of Supervisors: April 1, 1958
Effective date: April 1, 1958

Section 12 (Central Business District)

Resolution No. 920 - Widening Lauhala Street from South Beretania Street to Lusitana Street from 20-foot to 44-foot right-of-way.

Public Hearing: November 27, 1957
Adopted: January 16, 1958
Effective date: February 21, 1958

Section 17 (Kaimuki)

Resolution No. 1000 - Establishing Off-Street Parking Sites Nos. 1 and 2 within Kaimuki Shopping Center.

Public Hearing: October 9, 1958
Adopted: October 14, 1958
Effective date: October 14, 1958

Kaneohe-Kailua

Resolution No. 971 - Realigning street layout mauka of Shirai Subdivision between Keana Road and Kawa Stream

Public Hearing: July 10, 1958
Adopted: July 31, 1958
Effective date: September 5, 1958

Kaneohe-Heeia

Resolution No. 993 - Realigning a 60-foot master planned roadway to meet Anoi Road at Palika Road at Kaneohe, Koolaupoko, Oahu, T. H.

Public Hearing: September 4, 1958
Adopted: September 25, 1958
Effective date: October 31, 1958

OFF-STREET PARKING FACILITIES

The City Planning Commission is well aware of problems created by increased vehicle registrations resulting in inadequate parking and capacity of the City's street system. It believes this is a serious threat to the economic health of our communities and if not resolved will in time retard further progress and stifle improvements. With the advent of the modern-day automobiles, the people were furnished a convenient means of transportation which increased their activities and mobility. It was, therefore, found profitable for businesses to provide adequate parking facilities for the attraction and convenience of our mobile shoppers. On the basis of the foregoing, the Commission planned for the Kaimuki off-street parking facilities which will be installed in early 1959; the Kailua off-street parking facilities have been initiated and should be completed sometime in 1959. The acquisition of the old Von Hamm-Young Building on Alakea Street through to Richards Street was consummated in late 1958 and is presently used as an off-street parking area.

However, these are ground level parking areas only and are at or rapidly approaching the saturation point. Multi-level parking structures for the Central Business District are being considered to increase the capacities of these off-street parking lots. Studies are being conducted and plans will be formulated by the Chief Engineer's Office to take care of this critical off-street parking problem for the Central Business District.

This problem also exists and is especially acute in the Waikiki area, in urbanized rural communities and in high density apartment districts throughout the City. As a result, the Commission initiated an Off-Street Automobile Parking District so that private developers may be afforded the opportunity to furnish this service in the foregoing high density areas on a business basis. The Commission will take action on this early in 1959.

Additionally, because of the high density of dwelling units in apartment districts and the resulting increase in the number of vehicles parked on the streets immediately adjacent to these areas, the Commission found it advisable to increase the number of off-street parking space requirements from one space for four dwelling units or fraction thereof to one space for two units or fraction thereof. This resolution was adopted by the Commission and approved by the Board of Supervisors as prescribed by law. The effective date will be July 1, 1959.

KALAKAUA REALIGNMENT

The Kalakaua realignment plan was incorporated in the master plan for the development of the Waikiki area so as to provide a wide park and beach frontage between Kaiulani Street and Monsarrat Avenue. The realization of the project would have provided for better traffic circulation, a broad park on the makai side of the Avenue to provide for open vista, better recreational area as part of the beach development, a restful promenade and picnic area for tourists and local residents, and to encourage major hotel development on the mauka side.

The Commission is of the opinion that this type of development is essential to the development of our tourist industry which brought in over 75 million dollars to the Territory and which will grow and expand to many more millions in the future.

However, due to the tight financial situation of the City, the desire of property owners to develop their lands, and the resistance of the property owners of major portions of the lands to be assessed for the improvement to support the program, the Board of Supervisors deleted this projected development from the master plan of Honolulu.

CENTRAL BUSINESS DISTRICT

The City Planning Commission initiated and conducted a survey of businesses and other activities in the downtown area as directed by the Mayor and Board of Supervisors. This thorough physical land use survey included the gathering of statistical data of floor area, kinds of business or other activity, parking and off-street parking requirements of the various establishments, number of employees, and other significant factual information to be utilized as a basis for the kind of treatment necessary to revitalize and redevelop the area in order to maintain its economic status in the community. These statistics have been gathered, collated, and analyzed. A detail report of the findings is presently being prepared and is scheduled for completion in March 1959.

URBAN PLANNING GRANT

Master Plan for Oahu

Early in 1958, a contract was let to the Oahu Planning Associates under an urban planning grant from the Federal government for the preparation of an overall plan for urban and urbanizing areas on Oahu. Those areas not previously master planned by the City were included in the contract for master planning. The gathering of basic land use data and compilation of other required data for the physical surveys are nearly done and the preparation of comprehensive plans were initiated for some areas of Oahu.

A preliminary comprehensive zoning ordinance was submitted for perusal and study of the Commission with recommendations for adoption so that the "master" plans can be prepared. The overall plan will also be submitted to the Commission sometime in early 1960.

An economic base study is currently being prepared by Oahu Planning Associates. The gathering of basic data has been completed. Analysis of these data is currently being conducted and the conclusions and recommendations in report form will be presented to the Commission in May 1959.

Preparation of Base Maps

The Commission's contribution to the urban planning grant also includes the preparation of base maps required for "master plans" showing public facilities, such as, streets, schools, parks, and the zone districts necessary to control the development of the area based on good overall planning. These maps are also used for physical land use, age of structures, usable land areas, centers of population, and other related information and data required for studies conducted prior to the final development of the "master plans."

During the past year, the Commission has completed the base maps for the following urbanized areas on Oahu: Kualoa, Kahaluu, Pupukea-Paumalu, Haleiwa, and Pearl City. Base maps were completed for portions of Waimanalo, Laie, Kahuku, Waialua, Ewa and Waianae. Maps for the remaining parts of these areas are scheduled for completion the latter part of 1959.

In addition, the Commission has been conducting surveys and obtaining data to establish the present use and long-range requirements of the agricultural and farm industries. The data will be compiled, analyzed, and made a part of the long-range overall plan for the island.

Sewerage Report

As part of the City's contribution under the Federal Urban Planning Grant, a comprehensive report of the present sewerage systems and a planned program for sewerage facilities to be constructed is being prepared in cooperation with the Division of Sewers. To date, the required research to gather data, maps and details of the systems presently located in various urbanized areas have been completed. The planned program and its effect on the overall planning for a particular area will be part of the coverage of the report. It is planned to present a clear and overall view of existing systems and the expected expansion of these systems based on the general plans of the Division of Sewers for the next two decades. The scheduled completion date of this report is mid-1959.

Drainage Report

Another phase of the City's contribution as part of the Federal Urban Planning Grant is a drainage report of the watershed areas for urban or urbanizing areas. This report will incorporate hydraulic studies based on ultimate development of these areas, the location of existing systems, the facilities necessary to properly drain these watersheds, and the planned expansion of systems for a period of twenty years. In connection with this, a design criteria has been proposed in cooperation with the Bureau of Plans for the foregoing studies. This criteria will be included as part of the standards of the Bureau of Plans and will be enacted into an ordinance if found acceptable. Since this work is done concurrently with the master planning of the various urban or urbanizing areas on Oahu, the report is presently scheduled for completion in late 1959.

Water Report

In cooperation with the Board of Water Supply, studies will be conducted on available water on Oahu and the planned expansion of services and facilities to serve the communities for the next several decades. This report will be initiated in 1959.

SUBDIVISION

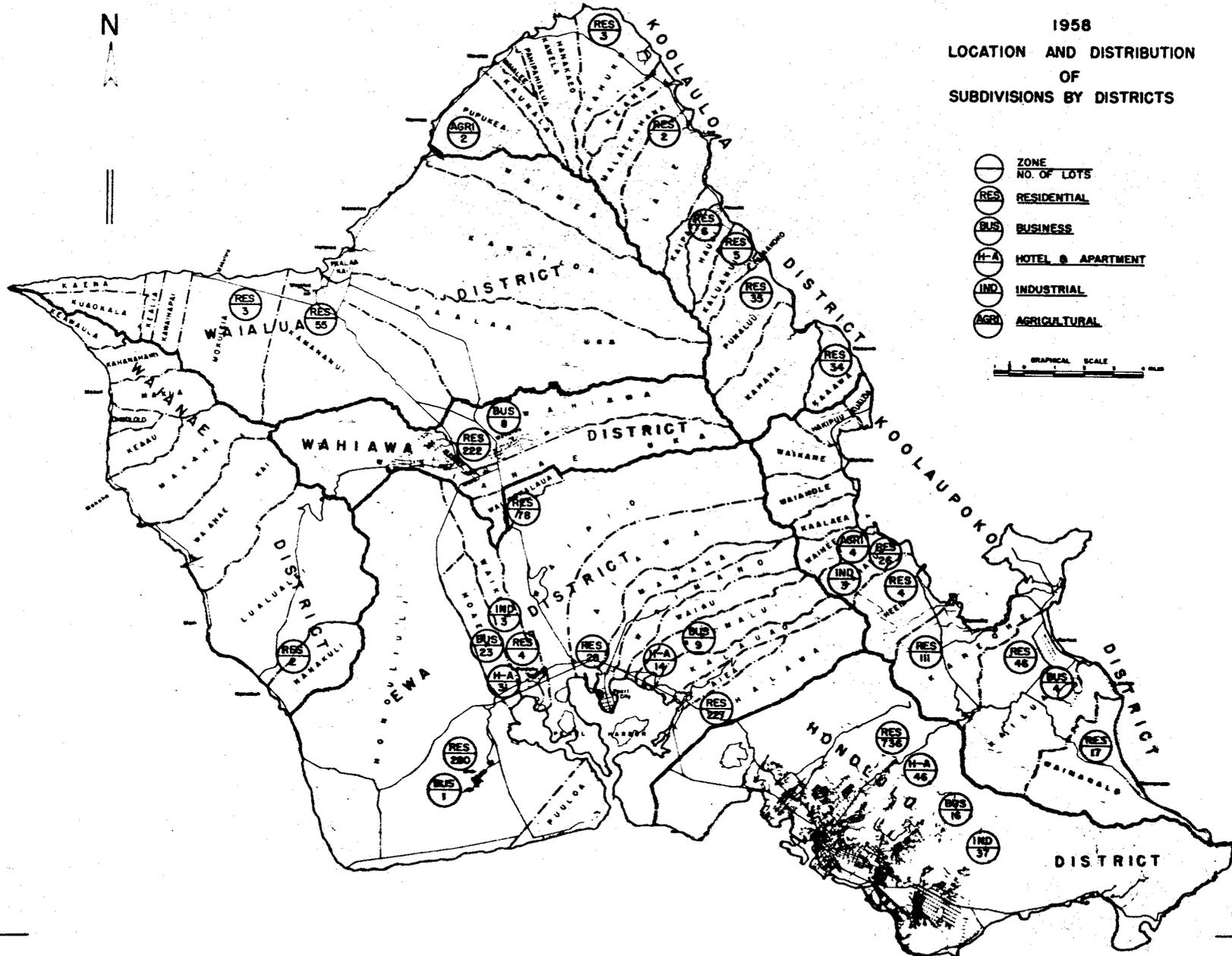
The City Planning Commission during 1958 approved 215 applications for subdivisions in the City and 108 in the rural districts. These resulted in the creation of 835 lots in the City and 1,290 lots in the rural areas for a total of 2,125 lots. Of these, 37 industrial lots, 16 business lots, 46 hotel and apartment lots, and 736 residential lots were located in Honolulu; and 6 industrial lots, 45 business lots, 45 hotel and apartment lots, 1,188 residential lots, and 6 agricultural lots were located outside of the City. The location and distribution of these lots are tabulated below:

<u>District</u>	<u>Lots</u>
Honolulu	835
Koolaupoko	215
Koolauloa	87
Waiialua	58
Waianae	2
Wahiawa	230
Ewa	698

According to the summary of building permits issued by the Building Department for 1958, 3,061 one-family, 33 two-family, and 215 multi-family structures were constructed to house 5,516 families and individuals on Oahu. This indicates that although the number of approved lots processed by the City Planning Commission decreased during 1958 over the 1957 figure of 4,101 lots, there was no deterrent in the number of family units constructed.

N

1958
LOCATION AND DISTRIBUTION
OF
SUBDIVISIONS BY DISTRICTS



NUMBER OF LOTS APPROVED BY THE CITY PLANNING COMMISSION
FROM JANUARY 1, 1958 TO DECEMBER 31, 1958

<u>Zone</u>	<u>City</u>	<u>Rural</u>	<u>Total</u>
<u>Industrial</u>			
General Industrial	29	-	29
Semi-Industrial	8	3	11
Noxious Industrial	-	3	3
<u>Business</u>	16	45	61
<u>Hotel and Apartment</u>	46	45	91
<u>Residential</u>			
Class AAA	-	2	2
Class AA	39	90	129
Class A-1	347	151	498
Class A-2	220	127	347
Class A	107	192	299
Class B	23	-	23
Rural Protective	-	566	566
Highway Protective	-	60	60
<u>Agricultural</u>	-	6	6
Grand Total	835	1,290	2,125

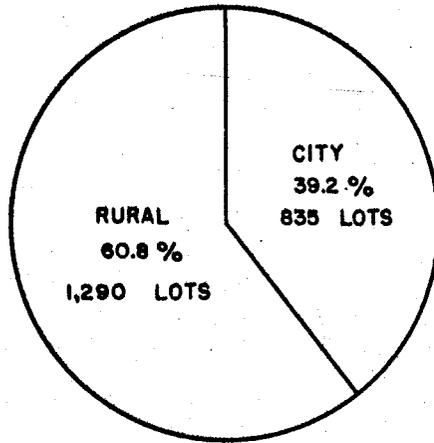
SUBDIVISION APPLICATIONS FOR 1958

<u>Action Taken</u>	<u>City</u>	<u>Rural</u>	<u>Total</u>
Approved	215	108	323
Tentative Approval	54	76	130
Disapproved	13	14	27
Withdrawn	9	2	11
Deferred	4	11	15
Pending	-	1	1
	<u>295</u>	<u>212</u>	<u>507</u>

APPROVED SUBDIVISIONS BY LOTS

IN 1958

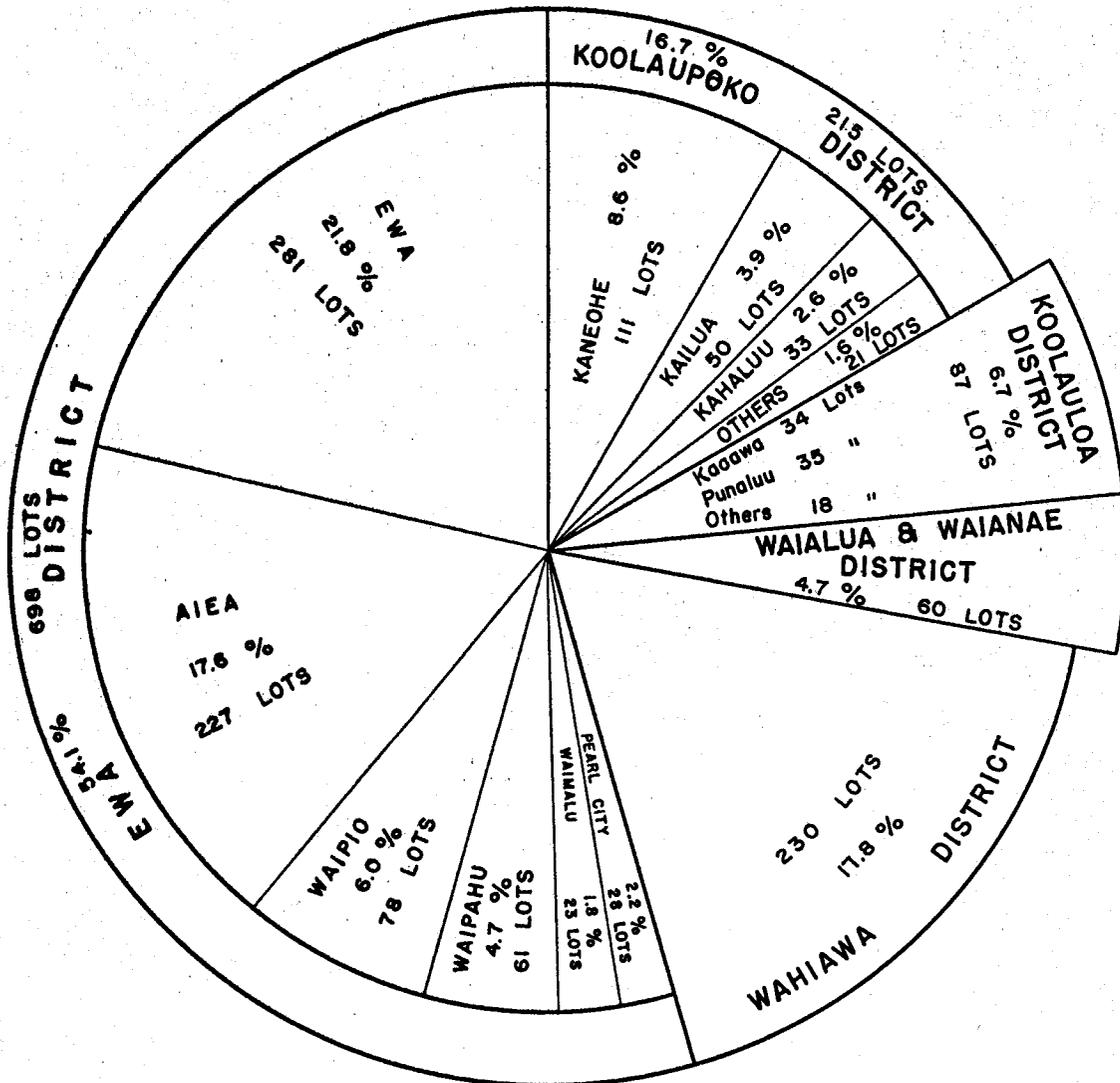
TOTAL 2,125 LOTS



APPROVED RURAL SUBDIVISIONS BY LOTS

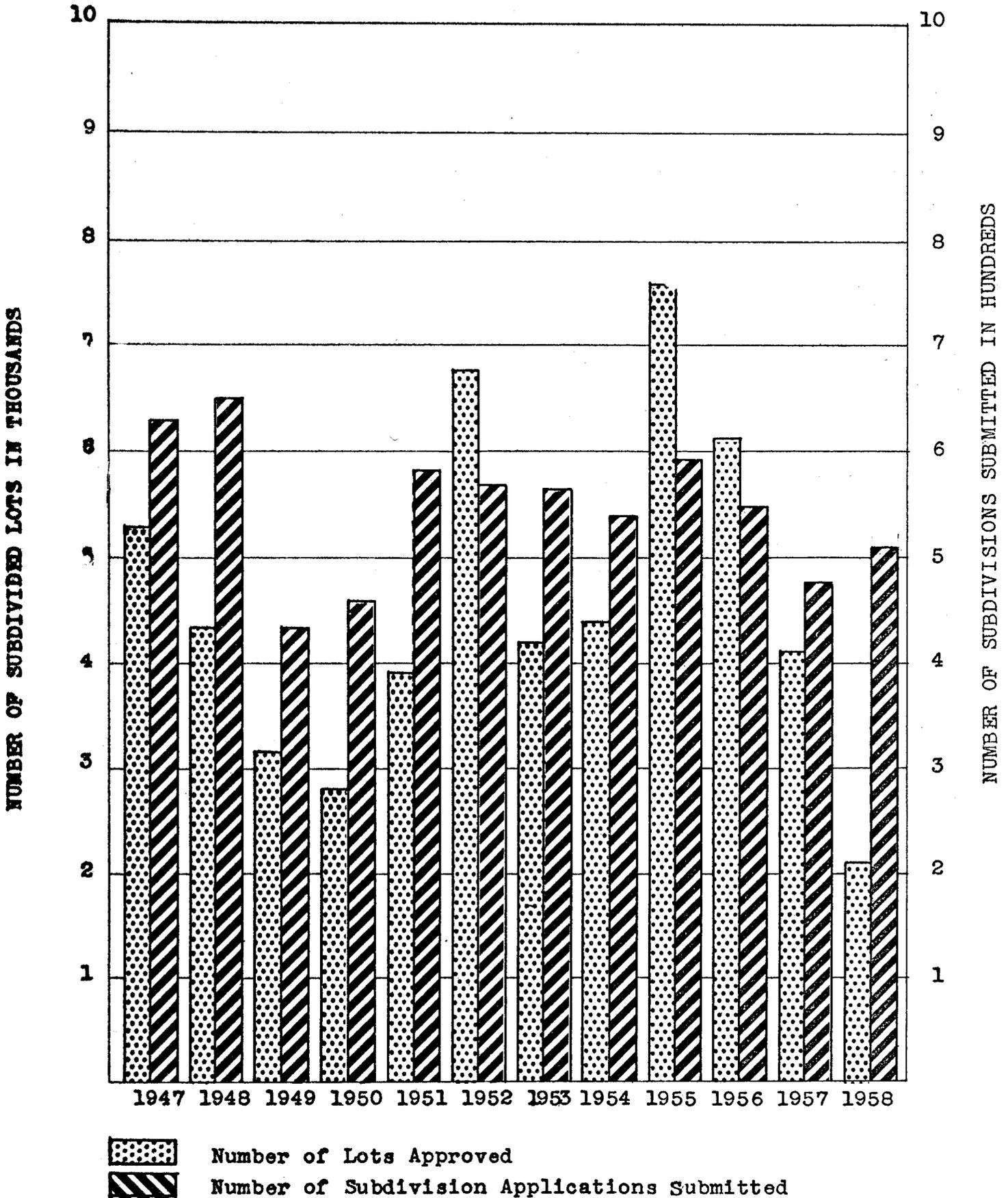
IN 1958

TOTAL 1,290 LOTS

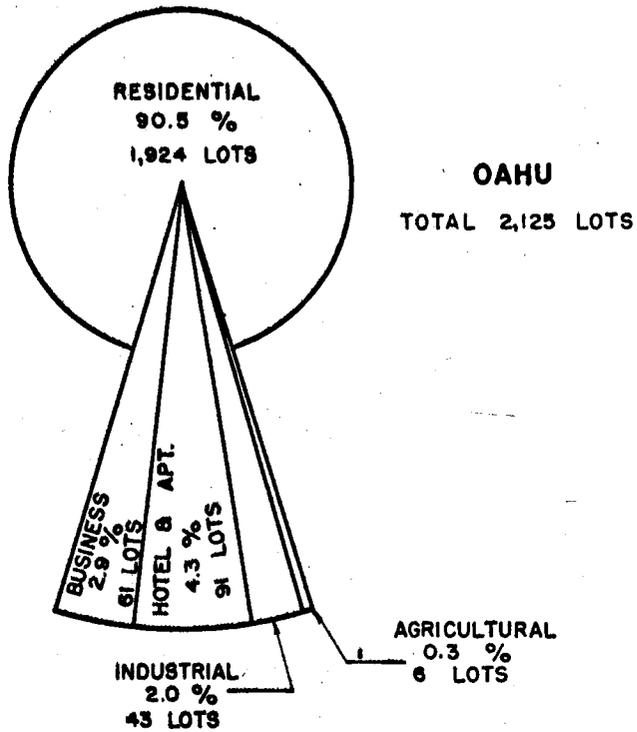


SUBDIVISION TREND

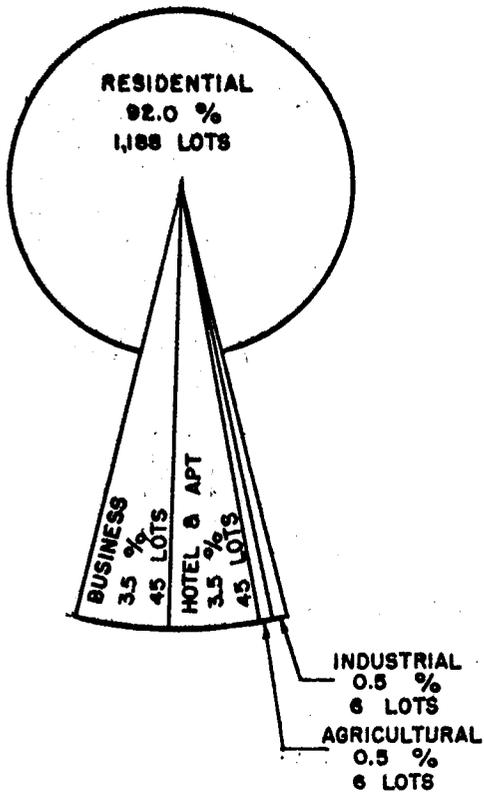
CITY PLANNING COMMISSION
HONOLULU, HAWAII



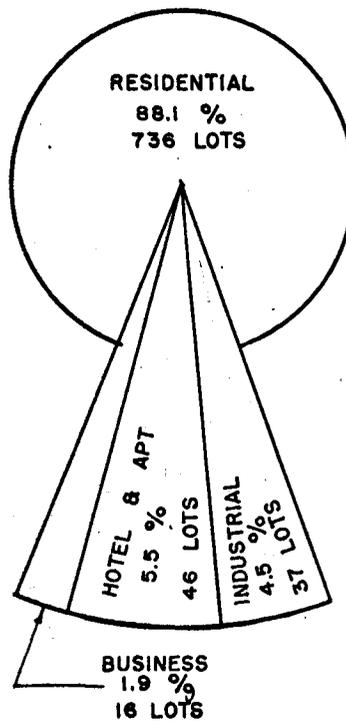
**APPROVED SUBDIVISIONS BY LOTS
IN 1958**



RURAL
TOTAL 1,290 LOTS



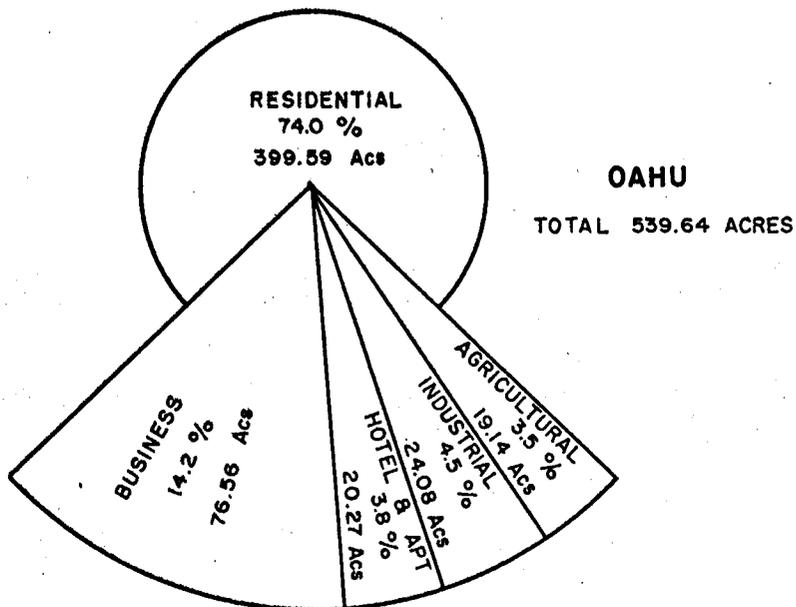
CITY
TOTAL 835 LOTS



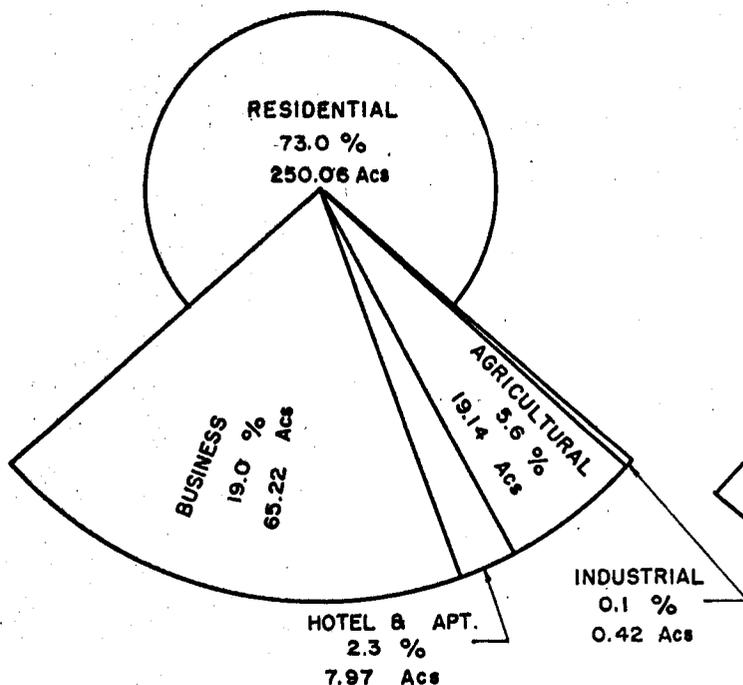
SUBDIVISIONS APPROVED IN 1958 BY DISTRICTS

	<u>No. of Lots</u>
<u>Honolulu District</u>	
City	835
<u>Koolaupoko District</u>	
Waimanalo	17
Kailua	50
Kaneohe	111
Heeia	4
Kahaluu	33
<u>Koolauloa District</u>	
Kaaawa	34
Punaluu	35
Kaluanui	5
Hauula	6
Malaekahana	2
Kahuku	3
Pupukea	2
<u>Waialua District</u>	
Waialua	55
Mokuleia	3
<u>Waianae District</u>	
Nanakuli	2
<u>Wahiawa District</u>	
Wahiawa	230
<u>Ewa District</u>	
Waipio	78
Waipahu	61
Ewa	281
Pearl City	28
Waimalu	23
Aiea	<u>227</u>
Total	2,125

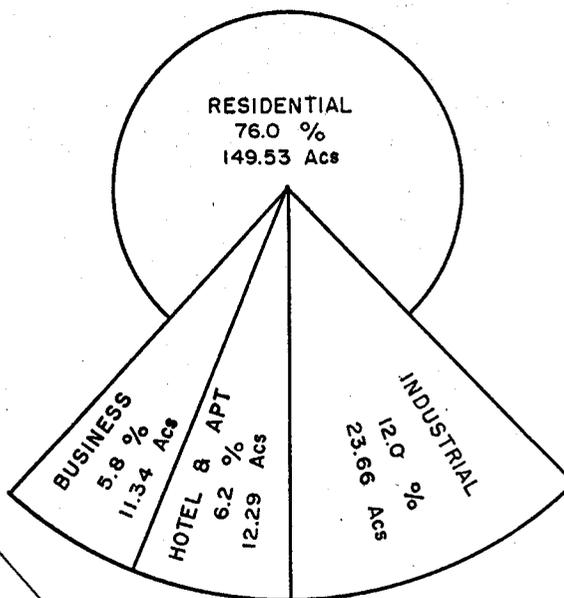
**APPROVED SUBDIVISIONS BY ACRES
IN 1958**



RURAL
TOTAL 342.82 ACRES



CITY
TOTAL 196.82 ACRES



INDUSTRIAL
0.1 %
0.42 Ac

ACREAGE OF LOTS APPROVED IN 1958

<u>Zone</u>	<u>City</u>	<u>Area (in acres)</u>	
		<u>Rural</u>	<u>Total</u>
Industrial	23.66	0.42	24.08
Business	11.34	65.22	76.56
Hotel-Apartment	12.29	7.97	20.27
Residential	149.53	250.06	399.59
Class AAA	(2.40)	(0.70)	
Class AA	(33.97)	(39.33)	
Class A-1	(46.13)	(44.21)	
Class A-2	(33.98)	(17.93)	
Class A	(29.66)	(26.08)	
Class B	(3.38)	-	
Highway Protective	-	(22.16)	
Rural Protective	-	(99.76)	
Agricultural	-	19.14	19.14
	<u>196.82</u>	<u>342.82</u>	<u>539.64</u>

ZONING

There were 74 zoning applications approved by the Commission. These resulted in 31 additional business zones, 26 hotel and apartment zones, 4 apartment district C zones, and 12 additional residential zones. A list of the resolutions creating the foregoing zones is available at the City Planning Commission Office for public inspection.

Early in 1958, as a result of previous studies conducted for the need of a separate apartment zone, the Commission, after the required public hearing, passed the Apartment District C zoning ordinance which was adopted by the Board of Supervisors. This ordinance allowed for a higher use of the land with certain limitations in height and spacing of structures, and off-street parking requirement of one space for each dwelling unit. Later in the year, the Apartment District B zoning ordinance was passed by the Commission and enacted into an ordinance by the Board of Supervisors. This ordinance allows a higher use of land with certain restrictions in height (i.e. two stories) and spacing of structures, maximum of four dwelling units in each structure, and one off-street parking space for each dwelling unit.

The purpose of the foregoing ordinances was to segregate apartment uses from the general classification of hotel and apartment uses. The benefits of these classifications are to provide for heavier density without destroying the residential character of the area, greater flexibility of residential uses, and to provide for at least one parking stall for each dwelling unit to take vehicles off our congested streets. This is in consonance with the Commission's policy of rezoning developed areas to higher densities in uses when adequate service facilities such as improved streets, utilities, accessibility to area, and adequate provisions for off-street parking are provided.

The Commission is presently conducting studies to take care of displaced businesses as a result of condemnation of lands for our massive arterials. At the conclusion of these studies, the necessary action will be taken to provide for these businesses.

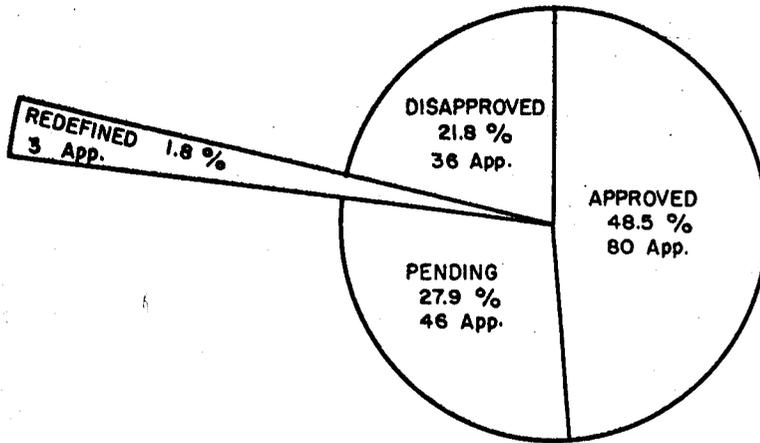
As mentioned briefly in the introduction, the Commission is regrouping its land use studies for areas already master planned with the intent of setting forth a five-year interval of projection for development up to 1975. In this manner, a blueprint for 1975 will be prepared for each community, and the people and the Commission can then be guided to provide for the integration of changes in zoning as the time for the need arises. The plan will be sufficiently flexible to allow for amendments in the event of major changes in conditions. This approach will be taken for those new areas not yet master planned, but which are included in the overall plans being prepared under the urban planning contract.

Studies conducted during 1958 relative to zoning and related ordinances affecting City Planning are listed below:

1. Waimalu Waimalu Elementary School site
2. Kalihi-Kai Low-income housing site off Waiakamilo Road
3. Kalia-Waikiki Request for business zoning of Kaiser area
4. Moiliili Master plan street layout and zoning changes (J. M. Tanaka's area)
5. Creating Apartment Zoning Law - Apartment Districts A, B, C
6. Nuuanu Proposed elementary school site at the end of Puiwa Lane
7. Amendments to Off-Street Parking Law - 1 to 4, to 1 to 2
8. Kaneohe Change in zoning from Class AA to A-1 Residential mauka side of Kamehameha Highway from Halekou Road to Kaneohe Stream
9. Waikiki New realignment of Kalakaua Avenue
10. Honolulu Medium-income housing sites
11. Keolu Keolu Heights, proposed elementary school site
12. Amendment to the Business Zoning Law to include dry cleaning plants
13. Palolo Valley Waimano Tract - Mayor's Directive for playground study
14. Conditional Uses Law
15. Establishment of policy relating to park site acquisitions in subdivisions
16. Honolulu Low-income housing sites
17. Off-Street Automobile Parking Law
18. Oahu Acquisition of public rights-of-way to beaches
19. Makiki Keeaumoku Street widening between the Freeway and Young Street
20. Kaimuki Kaimuki Shopping Center with off-street parking
21. Amendments to the Subdivision Rules and Regulations and Zoning relating to agricultural lots in residential zone

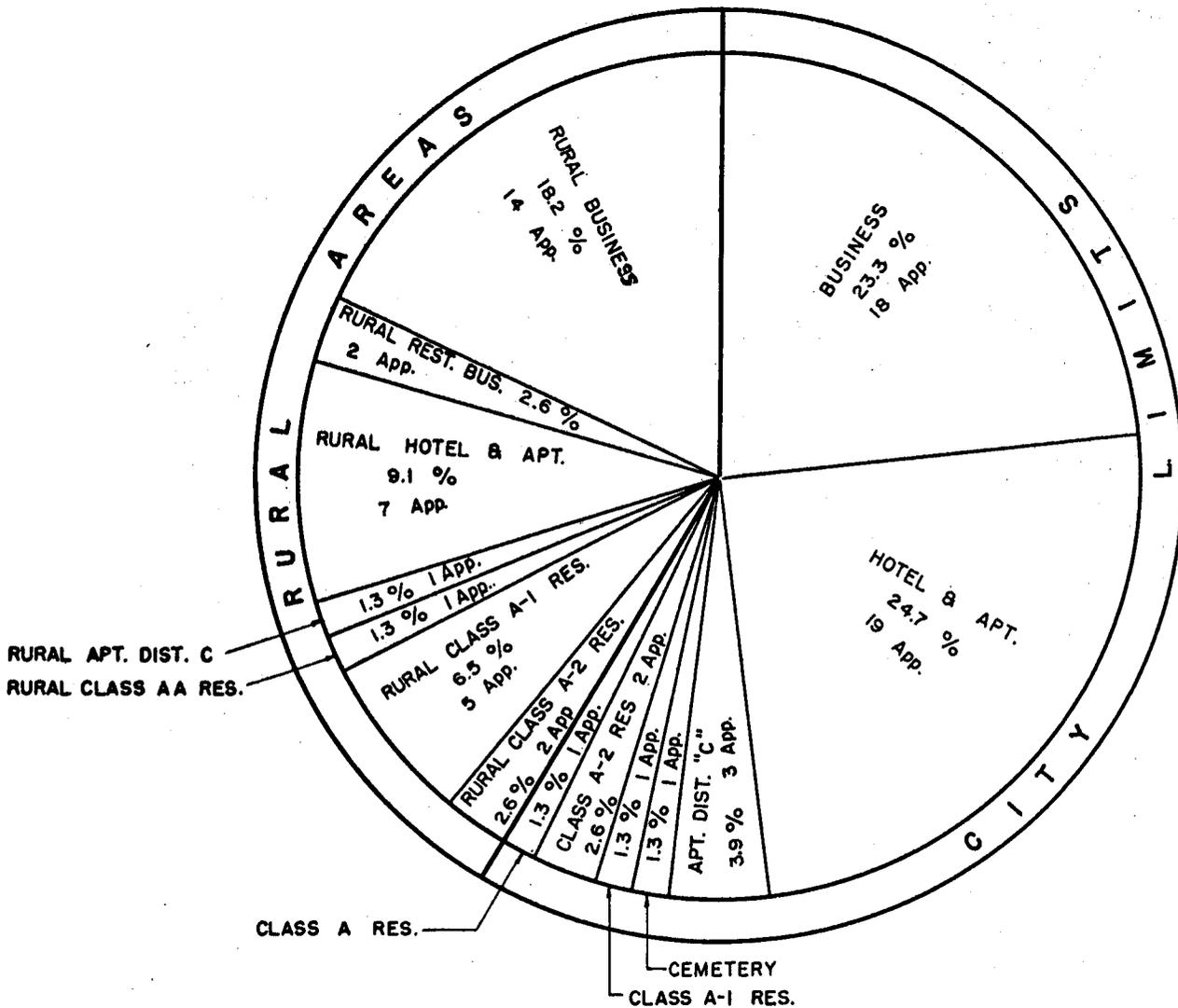
ACTION TAKEN ON ZONING APPLICATIONS IN 1958

TOTAL 165 APPLICATIONS



TYPE OF ZONING APPROVED OR REDEFINED IN 1958

TOTAL 77 APPLICATIONS



ZONING APPLICATIONS

<u>Type of Zoning</u>	<u>Approved</u>	<u>Re- defined</u>	<u>Pending</u>	<u>Dis- approved</u>	<u>Total</u>
Rural Gen. Indus.	0	0	2	2	4
Semi-Industrial	0	0	1	0	1
Rural Limited Ind.	0	0	1	0	1
Business	17	1	10	7	35
Rural Business	12	2	13	6	33
Rural Restrict. Bus.	2	0	0	1	3
Hotel-Apartment	19	0	8	9	36
Rural Hotel-Apart.	7	0	5	3	15
Apartment "C"	3	0	1	1	5
Rural Apart. "C"	1	0	1	2	4
Cemetery	1	0	1	0	2
Rural Class "AA"	1	0	0	0	1
Class "A-1"	1	0	0	1	2
Rural Class "A-1"	5	0	0	1	6
Class "A-2"	2	0	1	2	5
Rural Class "A-2"	2	0	2	1	5
Class "A"	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>
Total	74	3	46	36	159

Amendments to Ordinances - 6 (Ordinance Nos. 1637 and 1651;
Resolution Nos. 937, 984, 1004
and 1008)

ZONING VARIANCES

Seventy-four (74) applications for zoning variances were considered by the City Planning Commission, resulting in the following determinations:

Variance Permits granted	6
Disapproved	20
Pending	8
No action necessary	29
Miscellaneous - approved (lot sizes and others)	<u>6</u>
Total	69

Variance from Off-Street Parking Ordinance No. 1561

Approved	3
Disapproved	1
Pending	<u>1</u>
Total	5

Zoning Violations

Violations corrected	110
Pending	23
No violation	<u>19</u>
Total	152

The following ordinances and resolutions affecting zoning were enacted during the past year:

Ordinance No. 1637 (Bill No. 13) - An ordinance amending Section 100.01, Revised Ordinances 1942, as amended, by amending Subsection A(3) thereof, relating to Off-Street Parking requirement for Apartment Houses and Multiple-Family Dwellings, and amending Ordinance No. 1561.

Adopted by Board of Supervisors: April 8, 1958
Effective date: June 30, 1958

Ordinance No. 1651 (Bill No. 32) - An ordinance amending Ordinance No. 1637, which amends Subsection A(3) of Section 100.01, Revised Ordinances 1942, as amended, relating to Off-Street Parking requirement for Apartment Houses and Multiple-Family Dwellings, by amending Section 2 of Ordinance No. 1637, relating to effective date thereof.

Adopted by Board of Supervisors: June 3, 1958
Effective date: June 30, 1959

Resolution No. 937 - A resolution of the City Planning Commission of the City and County of Honolulu, amending Chapter 2 of the Revised Ordinances of Honolulu 1942, as amended, relating to zoning, by adding Section 111.03 creating Apartment District "C", Section 111.04 defining terms and Section 111.05 relating to conflicting requirements.

Adopted by City Planning Commission: March 13, 1958
Effective date: April 18, 1958

Resolution No. 984 - A resolution of the City Planning Commission of the City and County of Honolulu, amending Chapter 2 of the Revised Ordinances of Honolulu 1942, as amended by Ordinance No. 1051, relating to zoning, by amending Section 113 thereof pertaining to Business Districts.

Adopted by the City Planning Commission: September 4,
1958
Effective date: October 10, 1958

Resolution No. 1004 - A resolution of the City Planning Commission of the City and County of Honolulu amending Chapter 21 of the Revised Ordinances of Honolulu 1957, as amended, relating to zoning by adding thereto Section 21-3.3, creating Apartment District "B", and Section 21-3.4, relating to conflicting requirements.

Adopted by City Planning Commission: November 6, 1958
Effective date: December 11, 1958

Resolution No. 1008 - A resolution of the City Planning Commission of the City and County of Honolulu amending Chapter 21 of the Revised Ordinances of Honolulu 1957, as amended, relating to zoning, by adding a new paragraph, "(e)", to Section 21-2.1 thereof, relating to use of property in Residential Districts; and by adding a new paragraph to Section 21-8.1 thereof, relating to use of property in the Rural Districts.

Adopted by the City Planning Commission: November 20,
1958
Effective date: December 26, 1958

STREET NAMES

The City Planning Commission adopted 153 new street names of Hawaiian origin during 1958 for the City and County of Honolulu. These are located generally in new subdivisions approved by the Commission.

A list of these names are available for inspection by the public in the City Planning Commission Office, Honolulu Hale Annex.

FINANCIAL STATEMENT

City Planning Commission Budget for 1958:

Salaries & Wages (G-\$64,368.00 & H-\$66,934.00) ...	\$131,302.00
Contractual Services	2,983.00
Materials & Supplies	5,203.00
Fixed charges	349.00
Equipment (G-\$4,702.00 & H-\$670.00)	5,372.00
Travelling Expenses (G-\$440.00 & H-\$135.00)	575.00
Total	\$145,784.00
Unexpended Balance	4,121.62
Net Total	\$141,662.38

Expenditures:

Salaries & Wages (G-\$63,869.10 & H-\$64,143.90) ...	\$128,013.00
Contractual Services	2,825.57
Materials & Supplies	5,198.45
Fixed Charges	71.69
Equipment (G-\$4,312.12 & H-\$666.55)	4,978.67
Travelling Expense (G-\$440.00 & H-\$135.00)	575.00
Total	\$141,662.38

Subdivision Filing Fees Collected - 1958

Receipts (January 1 to December 31)

No. of subdivision applications (482)	\$ 4,820.00
No. of lots (5,183)	<u>5,183.00</u>
Total	\$10,003.00

Municipal Reference & Records Center

MUNICIPAL REFERENCE LIBRARY
CITY AND COUNTY OF HONOLULU

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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.