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CITY PLANNING COMMISSION  
City and County of Honolulu

ANNUAL REPORT

1944

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CITY PLANNING COMMISSION

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City and County of Honolulu

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SUMMARY OF ROUTINE ACTIVITIES

Year 1944

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CITY AND COUNTY OF HONOLULU  
CITY PLANNING COMMISSION  
318 MUNICIPAL BUILDING  
HONOLULU 43, HAWAII

March 12, 1945

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

Gentlemen:

The City Planning Commission transmits herewith its annual report on the activities of the Commission for the year ending December 31, 1944.

The activities of your Planning Commission have increased over previous years; and from all indications the work of the Commission will continue to expand in the future, more especially during the postwar era.

Respectfully submitted,

CITY PLANNING COMMISSION

*J. D. McInerny*  
J. D. McInerny, Chairman

*George K. Houghtailing*  
George K. Houghtailing  
Acting Planning Engineer  
and  
Executive Secretary

## SUMMARY OF ROUTINE ACTIVITIES

The City Planning Commission has experienced the most active and progressive year in its history during 1944. During this time the Commission has proceeded with its work on the Master Plan and, in addition, has had to assume a great increase in the routine activity of passing on subdivision and zoning applications. The increase in routine work has made necessary many special meetings and public hearings.

Despite the manpower shortage and the consequent difficulties of obtaining experienced help for its engineering office, the amount of work accomplished by your Planning Commission in 1944 is most gratifying.

### Meetings

During the past year the Commission has held fifty-two (52) regular weekly meetings, including thirty-one (31) public hearings. In addition to the regular meetings, there was an equal number of Committee meetings held for investigational studies dealing with subdivisions, zoning regulations, and miscellaneous matters. Had it not been for these special meetings the work of the Commission would have been immeasurably retarded and matters of vital importance with respect to completion of the Master Plan would have been further delayed.

Special meetings were also held with the Mayor and members of the Public Works Committee of the Board of Supervisors for the purpose of discussing various sections of the Master Plan, including proposed street and highway improvements and other features.

Besides the meetings just outlined, joint meetings were held with representatives of the Postwar Planning Division of the Chamber of Commerce and the Territorial Postwar Planning Committee to discuss various plans for the location or expansion of Honolulu's Civic Center of the future.

Members of the Park Board, the Department of Public Instruction and other interested organizations and individuals were invited to meet with the Commission from time to time during the year to discuss topics of mutual interest regarding the Master Plan or current routine matters.

## Street Plans

Proposed street improvements, including widening and extension, are covered in the report on the Master Plan.

## Subdivisions

The increase in activity of the real estate market during the past year was reflected by the number of subdivision applications submitted for Commission's consideration and action. Three hundred and sixty-five (365) applications were acted on by the Commission.

Two hundred and thirteen (213) applications were granted outright approval or final approval on the basis that improvements and utility services either existed or were constructed to serve the subdivisions. Preliminary approvals were granted sixty-four (64) applicants, subject to the construction of necessary improvements under the requirements of the subdivision ordinances. Eighteen (18) applications were disapproved because of non-compliance with the requirements of the subdivision and zoning ordinances. Seventy (70) applications are pending the subdividers' conformance with the Building Code or making necessary adjustments in and renovation of existing improvements to conform to the requirements of the subdivision and zoning ordinances or the Building Code.

Emergency Procedure: In order to avoid placing an undue handicap upon the subdivider who wishes to build homes during this emergency period, the Commission has adopted a policy of granting an approval for subdivision upon the filing of a bond, in the form of a certified check, for the sum of the estimated cost of contemplated utility developments within the subdivision area.

The estimated cost must be checked and verified by the Department of Public Works in the case of streets, sanitary sewers and rural water, or by the Board of Water Supply for water improvements within the city. The adoption of this policy was deemed advisable in view of the present shortage of necessary materials and labor to carry on such work.

Many subdividers have made use of this procedure and find it helpful in promoting subdivision development and house construction. The bond provides (1) a guarantee to the prospective buyer that road construction and utility installations will be completed in

accordance with the subdivision ordinance when materials and labor again become available, and (2) a guarantee to all taxpayers that new subdivisions will pay their own initial costs, and conversely, a guarantee that general taxation will not pay for certain wartime projects.

The relationship of City Planning Commission to real estate development is very close, and the Commission, in its exercise of control over the subdivision of undeveloped land, has maintained and upheld the public interest.

### Zoning

Sixty-four (64) applications for zoning change or variance were submitted to, or initiated by, the Commission as outlined below:

Business	11
Hotel and Apartment	5
Rural Business	3
Class "AAAA" Residential	1
Class "A-1" Residential	1
Variations	44

Twenty-three (23) of these changes were effected through adoption of City Planning Resolutions after duly authorized public hearings, as follows:

Business	2
Hotel and Apartment	1
Rural Business	2
Class "AAAA" Residential	1
Variance Permits	17

Twenty-four (24) applications were denied on the basis that it would not be in the interest of public benefit, and in the case of variations, would be detrimental to the best interest of the community and neighborhood:

Business	7
Hotel and Apartment	1
Variations	16

Two applications were withdrawn and fifteen (15) are pending further study or public hearing.

It is noted that many applications for variance in use from the existing zoning were filed with the Commission. The majority of these requests was for the use of existing dwellings for rooming house purposes.

Where the Commission found that the granting of such a variance would help provide additional housing to meet the existing emergency and no protests were registered by the property owners at a public hearing, the variances were granted.

However, a number of applications filed were turned down because, upon investigation by the Zoning Committee, it was found that the dwellings involved lacked proper sanitary facilities and were therefore not suitable for such use, since it is held that they would be detrimental to the health, welfare, safety, and best interest of the neighborhood.

The City Planning Commission realizes that there is a great need for additional housing facilities and is eager to help provide accommodations where that can be done without undue detriment to surrounding areas. The variance permits granted carry with them the understanding that they are of temporary nature and expire six months after termination of hostilities between the United States and her enemies; with few exceptions where variances were granted from land use to meet specific conditions.

Detail of these zoning changes are as follows:

Business District

No. 100 - Palolo Avenue and Hanakealoha Place  
No. 101 - Waialae and Thirteenth Avenues

Rural Business District

No. 14 - Heeia, Koolaupoko, Oahu  
No. 15 - Avocado Avenue, Wahiawa

Class "AAAA" Residential District

No. 1 - Wailupe

Hotel and Apartment District

"C" - Makiki (Redefining boundaries)

Variance Permits:

No. 10 - Honolulu Rapid Transit Co.  
Location: Opposite Alexander Street, from  
Beretania Street to King Street  
Purpose: Storage of power poles and iron  
rails in a business and hotel  
and apartment district.

- No. 11 - Bessie Kim  
Location: 1748 Lusitana Street  
Purpose: Operation of a rooming house in a Class "B" residential district.
- No. 12 - Office of Civilian Defense, Territory of Hawaii  
Location: Ala Ewa and Vineyard Streets  
Purpose: Public housing project in a Class "C" residential district.
- No. 13 - Mrs. C. G. Gordon  
Location: 2554 Olopuia Street  
Purpose: Construction of a temporary kitchen in storeroom, in a Class "A" residential district.
- No. 14 - Mr. and Mrs. J. Kempton Porter  
Location: 238 Lewers Road  
Purpose: Operation of a portrait studio in a hotel and apartment district.
- No. 15 - Federal Public Housing Authority  
Location: Makai of School Street, between Kalihi Stream and Kamehameha IV Road  
Purpose: War housing project in a Class "B" residential district.
- No. 16 - Chinese YMCA and Agnes McKeague  
Location: 1309 Houghtailing Street  
Purpose: Operation of a second-hand lumber yard in a Class "A" residential district.
- No. 17 - Frank Santos  
Location: 2325 Liliha Street  
Purpose: Operation of a rooming house in a Class "A" residential district.
- No. 18 - Francis H. Chun  
Location: 3218B Sierra Drive  
Purpose: Operation of a rooming house in a Class "A" residential district.
- No. 19 - Bessie Kim  
Location: 1748 Lusitana Street  
Purpose: Alteration of basement of dwelling to provide more rooms for rooming house purpose.
- No. 20 - Joseph Lau  
Location: 960 N. Vineyard Street  
Purpose: Operation of a printing shop in a garage within a Class "C" residential district.

- No. 21 - Chun Hoon Market, Ltd.  
 Location: Puuhue Place and Stillman Lane  
 Purpose: Erection of shed for the storage of supplies and the repair of boxes.
- No. 22 - Shizue Mishima  
 Location: 1932 Metcalf Street  
 Purpose: Operation of a rooming house in a Class "A" residential district.
- No. 23 - Saburo Nakasone  
 Location: 1925 Liliha Street  
 Purpose: Vending of fresh island-grown vegetables and fruits in a Class "A" residential district.
- No. 24 - Harold G. Boyd and Alfred Campos  
 Location: Kailua, adjacent to Kailua Pavilion  
 Purpose: Selling of soft drinks in a rural residential district.  
 (This permit was held up by the Board pending advice from the Building Superintendent)
- No. 25 - P. Y. Chong  
 Location: Manoa Valley, between Waahila Ridge and Manoa Stream  
 Purpose: Farming, except for the raising of hogs, in a Class "A" residential district.
- No. 26 - Mutual Telephone Company  
 Location: Kuulei Road and Malunui Avenue, Kailua  
 Purpose: Erection of a building to house automatic dial telephone exchange, in a rural residential district.

#### Street Names

On recommendation of the City Planning Commission the following street names were adopted within the City and County of Honolulu during the year 1944:

1. Maunalaha Road - Private roadway off 2302 Round Top Drive.
2. Rose Street Extension - Kalihi War Housing Project.
3. Linapuni Street - Kalihi War Housing Project  
 (From School Street to Rose Street Extension)
4. Hookui Street - Auwaiolimu - Punchbowl area.  
 (Between Auwaiolimu Street and Puowaina Drive)
5. Kilihune Place - Off Palolo Avenue opposite Paalea Street.

## Personnel

The Commission during the past year lost two of its employees, who resigned in order that they might enter private business. With two on military leave, the Commission's engineering staff has been crippled to the extent of four men. After some difficulty the Commission was able to fill one of the positions vacated. At the present time the Commission's engineering staff comprises five men on full-time status and one student, attending the University of Hawaii, on a part-time basis. One stenographer and one clerk-stenographer make up the total working strength of your City Planning Commission. Because of the shortage of experienced help on its engineering staff, progress towards completion of the Master Plan has been handicapped.

The increase in routine work has made it necessary for the office personnel to devote most of its time to these matters. For this reason the Commission requests that due consideration be given to an extension of time for the completion of the Master Plan.

Financial Statement

City Planning Budget for 1944:

Salaries and Payrolls	\$29,852.00
Contractual Services	1,805.00
Materials and Supplies	1,200.00
Fixed Charges	25.00
Equipment	<u>200.00</u>
Total	\$33,082.00
Lapsed by Board during year	<u>1,282.35</u>
	\$31,799.65

Disbursements:

Salaries and Payrolls	\$21,787.97
Contractual Services	608.93
Materials and Supplies	736.95
Fixed Charges	150.00
Equipment	<u>15.80</u>
Total	\$23,299.65

Unexpended Balance - December 31, 1944      \$ 8,500.00

Miscellaneous Non-Revenue Account:

Receipts from \$100 fees covering advertising costs in connection with public hearings on zoning changes	\$ 2,600.00
Disbursements	1,709.00

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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.

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