

Report of the Activities of the City Planning Commission
and of the City Planning Division of the
Department of Public Works
for Year 1931

The City Planning Commission, during the year 1931, was composed of the following personnel, appointed by Mayor George F. Wright, on his assumption of office on January 1, 1931.

J. D. McInerney, President
A. R. Keller
J. M. Young
L. P. Thurston
M. B. Carson
Vincent Fernandes
C. W. Dickey
Hugh Howell
Marmion Magoon

Ex Officio- Mayor George F. Wright
Engineer H. A. R. Austin

Executive Officers without vote- Chas. R. Welsh, Engineer
Grace M. Bartlett, Secretary

Eighteen formal meetings were held during the year 1931, besides a number of informal conferences to care for matters requiring more immediate attention.

While this is a smaller number of meetings than recorded for the three or four years prior to 1931, it does not represent any decrease in work done by the Commission, but rather a re-adjustment of its program, with more preparational work being done in the executive office and by the City Planning Division, and resulting in a more concentrated program of work for formal Commission meetings.

In other words, due to the progress made by the Commission in the past several years in its preparation of a City Plan for the city as a whole, and in its standardization of policies and practices directly or indirectly related to the City Plan, the Engineering Department can and does now handle a great many matters in an advisory

For Reference

Not to be taken from this room

HT 168
H 65
A 27
1931

capacity for the people concerned, making it no longer necessary for the Commission to attend to many of the details which came before it in former years.

Therefore, while the number of formal meetings of the Planning Commission have been fewer in number, but with a more concentrated program, the preparatory work done by the Planning Division as a part of the Chief Engineer's Office, has been proportionately increased.

VISITORS

Two distinguished visitors were guests of the Planning Commission during the past year. Mr. Herbert Hare, City Planner and Landscape Architect of Kansas City, was in the city for several weeks early in the year, and in addition to several informal conferences with members of the Commission and visits to the Executive Office, he was also the guest of the Commission at its meeting of February 5, when he gave an instructive review of city planning progress in various cities of the mainland, more especially in those cities where he had been employed as a city planning consultant. He exhibited many pictures, maps, charts and diagrams prepared in connection with his survey in these cities.

Mr. Jacob Crane, City Planner of Chicago, was an enthusiastic visitor in Honolulu for only a few hours, but gave a portion of his available time to meeting with the Commission and making comments on the work of the Commission in Honolulu as he saw it in a hasty trip around the city with our City Planning Engineer. Mr. Crane was en route to Canton, China, and later to Russia as a consultant to the two governments in their proposed city planning projects.

ZONING

Seven petitions were submitted to the Planning Commission during the year, requesting changes and extensions of business areas, four of which were granted and three rejected:

#1168
#1165
#1127
1931

1. Business district- Kalihi and School Streets. Petition, submitted by the Bishop Estate during the previous year, for the creation of a business district at the intersection of School and Kalihi streets, and at that time rejected because of protests from residents of this district in the interests of safety and welfare of children attending the Kalihi Standard School, was again submitted for a smaller area, farther removed from the Kalihi School grounds. Petition, however, was again rejected on the grounds that there appeared to be no economic need for a new business area in this district. This decision was in keeping with policy adopted by the Commission, discouraging where advisable the creation of new business districts until such time as the growth of the city justifies such increase, the present area now in business classification being larger than her population can absorb for many years to come.

2. Business Extension- Nuuanu and School. Petition for the extension of the Chun Hoon corner at School and Nuuanu, submitted in May, was granted. This extension represented the rounding out and filling in of a pocket of land caused by earlier increases to the district.

3. Business District- Kalakaua Avenue, makai side. Petition by the Territorial Hotel Company for the creation of a business district on the makai side of Kalakaua Avenue from Lewers Road to a point 200 feet waikiki of Kaiulani Street, was approved in June. Since this area, bordering on Kalakaua Avenue, was withheld from the Business District at the time of the original zoning of Kalakaua Avenue, at the suggestion of the Territorial Hotel Company who wished at that time to keep their property under Hotel and Apartment classification, the Commission believed that their request for now becoming a part of the business district was a logical one, the property involved belonging entirely to the petitioners.

4. Business Extension- Kalakaua and Kuhio. Petition for the extension of Business District on Kalakaua at Kuhio, to include lots 57 and 61 of Kalakaua Acres Tract, was granted in June also. This extension was requested for the enlargement of an already established business, the Lau Lai Chee Choy Suey Restaurant, to meet the demands of increasing business. Petition was considered a logical request and was therefore granted.

5. Reversion to Residential District- Lunalilo Home Site. Reversion of Business District No. 9, Lunalilo Home Site, in Waikiki, to Residential area, was recommended by the Commission, but not passed by the Board because of legal difficulties. This area was established a business district in December of 1923 by the Building Inspector upon petition of two signers, for the establishment of a small dairy. This dairy was short lived and the district has never been used for business purposes since its abandonment.

6. Industrial District- Kewalo Basin. Extension of Industrial District No. 2, Kewalo Basin, to include lots 26 - 48 of L.C.A. 880, submitted to the Commission in August by Trustees of the Kewalo Land Trust, was granted after certain changes and readjustment in proposed street plan were agreed upon in order to insure its conformity to City Plan for that district as adopted by the Board of Supervisors. Plan included provision for set-back lines to provide for required street width.

7. Business Extension- Kalakaua Avenue. Petition for the extension of business district on Kalakaua Avenue, to include lots 31 and 36 of Kalakaua Acres Tract, by Town and Country Homes, was disapproved in December, on the ground that proposed extension would increase the depth of business on Kalakaua Avenue to such an extent as to encourage the frontage of business on the side streets, and serving as an entering wedge for the further encroachment of business into the residential area of Waikiki.

Fish Cannery Site Approved- Kewalo Basin. In July the Kewalo site for the Hawaiian Tuna Packers Cannery was approved, with the understanding that the site be beautified insofar as practical by the planting of large cocconut trees and building set-back. It was the consensus of opinion of the Commission that the development of the fish canning industry, with the potential employment of some 1000 men should be encouraged insofar as possible, provided the city can be protected from any offensive odors, and the waterfront is not disfigured by any unsightly buildings. This assurance was given by representatives of the Hawaiian Tuna Packers Company.

Set Back Building Line- St. Louis Heights Tract. There was submitted by the Bishop Trust Company a request for the cooperation of the Planning Commission in securing the passage of a city ordinance providing for the establishment of a ten-foot set-back building line for property in the St. Louis Heights Tract, similar to provision included in the original deeds to the property, in order to preserve an uniformly attractive frontage for the entire district. Since this restriction was one recommended by the owners of the property, and therefore involving no legal protests, petition was approved and an ordinance prepared providing for the desired 10-foot set-back line. The Commission also justified its action as a traffic safety measure, the building of garages on the property line being considered an important element in complicating the city's traffic problem by the creation of additional traffic hazards at a time when every effort is being made to lessen them. It is hoped that this precedent may be followed in other large subdivisions.

Kapiolani Boulevard Development. Growing out of a petition of the Kewalo Land Trust for the creation of a business district on the Kapiolani Boulevard, the Commission appointed a committee to study the possibility of cooperative control of the frontage of the Boulevard in an effort to encourage a type of construction commensurate with the importance of the boulevard in the City Plan of Honolulu,

without embarrassing the property owners economically. At the close of the year, this problem has not been reported from committee, but is receiving a very careful study.

SUBDIVISIONS

Due to the completeness of the general City Plan, much of the work in connection with subdivisions of property can now be handled as routine by the City Planning Division of the Office of the Chief Engineer and while no subdivisions have been officially submitted to the Commission for approval, a number of small tracts have been subdivided within the city where the owners have complied with plans already approved by the Commission. In such cases the Engineering Department has permitted the owners to proceed without reference to the Planning Commission as a whole.

TRAFFIC

Growing out of the application and enforcement of the new Traffic Code, prepared by the Planning Commission in 1930 and finally passed by the Board of Supervisors in August of 1931, the Commission has automatically fallen heir to the duty of checking up on traffic hazards and other traffic problems as they are inter-related with our city street plan. The follow up work has been carried on thru Engineer Welsh as Traffic Engineer.

Traffic Census. In October a second traffic census was taken in cooperation with the University of Hawaii, Prof. Keller, Dean of the Engineering School, lending the services of some 66 boys from the Engineering School of the University to assist in this census survey. A traffic count at 22 of the most important intersections was taken by this group.

Blind Corners and Traffic Hazards. A check on dangerous intersections, involving blind corners and faulty street alignment, has been made by Engineer Welsh and correction recommended. In many

cases property owners were conferred with and shrubbery or other obstructions removed by the owners involved.

Traffic Safety Committee. On October 15 there was held a joint session of the Governor's Advisory Committee on Street and Highway Safety and the City Planning Commission. While the Advisory Committee was originally called by the Governor as a separate entity, this group was eventually merged with the Planning Commission in order to eliminate a duplication of efforts, make available a large supply of data, statistics and information already on file in the City Planning Office and on the shelves of the Municipal Reference Library, gathered from both local and mainland sources, give additional support and weight to the work already done by the Commission, and provide for more intensive studies, especially along lines that have not yet been handled by the Commission. The purpose of this Safety Committee was to make a study of the traffic situation in the city and to recommend ways and means of lowering our rapidly increasing death rate from automobile accidents. This study is similar to those being made all over the mainland, where deaths from auto accidents have also been increasing to an alarming degree.

Members of the Governor's Advisory Committee joining with the Planning Commission, were Honorable Raymond C. Brown, Dr. S. D. Porteus, Dr. Nils Larsen; Dr. Robert B. Faus; Mr. John Stone, Mr. Lørby Næssing and Mr. Bernard Froiseth.

The following survey program was worked out by a special committee of this group, and adopted by the Joint Traffic Safety Committee:

I. STATISTICS

1. Accident Rates-
 - (a) Gas Consumption.
 - (b) Registered Vehicles.
2. Police Records.
 - (a) Analysis
 - (b) Uniformity of recording.
3. Estimate of accident costs.

3. Estimate of Accident Costs-
 - (a) Property Damage
(Personal Loss, hospital and economic.

(Note: study of 100 accident cases by Hospital Social Service, and data from Insurance Companies.)

4. Prevalent Causes of Accidents-
 - (a) Condition of Highways
 - (b) Distribution of Serious Accidents
 - (c) Psychological factors.
5. Experimental Study of one Area.
6. General Studies.
7. Comparative Statistics.

II. TRAFFIC REGULATIONS

1. Study of Existing Codes.
2. Traffic Census.
3. Children on Streets.
4. Pedestrian Control.
5. Safety Devices.
6. Comparative Data.

III. LICENSING, COURT AND POLICE CONTROL

1. Examination of Drivers.
2. Cancellation and Re-Issue of Licenses.
3. Condition of Cars.
4. Compulsory Insurance.
5. Traffic Fines Bureau.

IV. STUDY OF ACCIDENT DRIVERS

1. Mental Responsibility
2. Physical Conditions.
3. Intoxication.
4. Cost of Accidents due to Intoxication.
 - (a) Public
 - (v) Industrial

V. PUBLICITY AND EDUCATION

The following is list of chairmen and personnel of the various sub-committees as approved by the Joint Committee to make above survey.

I. STATISTICS

Chas. R. Welsh, Chairman
S. D. Porteus
Vincent Fernandes
J. M. Young
H. A. R. Austin
P. G. Brooks, Junior Chamber of Commerce.

II TRAFFIC REGULATIONS :

Edward Sylva, Chairman, Junior Chamber of Commerce
A. R. Keller
Capt. Farr- representing Sheriff
H. A. R. Austin
John Stone
Ernest Kagi

III LICENSING, COURTS AND POLICE ACTION:

M. B. Carson, Chairman
Bernard Froiseth
Leroy Blessing
Hugh Howell
C. W. Dickey
Sheriff Gleason, or representative

IV STUDY OF ACCIDENT DRIVERS:

Dr. Nils P. Larsen, Chairman
Dr. Robert B. Faus
President D. L. Crawford, or representative

V FINANCE AND GENERAL RECOMMENDATIONS:

George F. Wright, Mayor, City and County
Raymond C. Brown, Secretary, Territory of Hawaii
J. D. McInerny, President, City Planning Commission

Work is now in progress by these sub-committees, leading up to a report and definite recommendations, based on their findings.

STREET NAME REVISION

Street name revision has been followed up thru the year, most of the duplicate names now being eliminated and designations changed wherever practicable to bring within the following classifications:

- (a) "Place" = all highways dead-ended at one end.
- (b) "Way" = all highways not exceeding two (2) blocks in length.
- (c) "Drive" = all winding highways.
- (d) "Streets" = all secondary highways over two (2) blocks in length.
- (e) "Avenues" = all main thoroughfares.
- (f) "Boulevard" = all highways 100 feet or over in width.

CITY STREET PLAN

Our City Plan has been kept up to date by the City Planning Engineer, and the following changes have been approved by the Commission, and added to the plan.

1. Protection to the City Plan for the Kalihi District, providing for the eventual extension of Kaili Street to connect with Leilani Street and thence into the valley in a very direct line, has been guaranteed thru arrangement for exchanges of property and re-adjustment of boundaries involved.

2. Proposed Kapiolani Boulevard extension location on the mauka side of King Street, was changed at the request of property owners involved, to the waikiki boundary of the Memorial Kindergarten School property in order to provide room for the expansion of their school plant.

3. Follow up work has been done on the Street Plan for the Kewalo area in order to guarantee an eventual 60-foot minimum width for all streets within that district. This has been accomplished in some instances thru the establishment of set back lines.

4. Street Plan for the Iwilei District was discussed and additional streets and widening of existing highways considered.

5. Viaduct over the railway tracks in Iwilei District was also discussed as a future project of much importance.

MUNICIPAL GOLF COURSE

The Palolo Valley Municipal Golf Course, sponsored by the City Planning Commission since the inception of the idea in 1925, was officially opened on December 6, with a series of tournaments, arranged by an Advisory Committee headed by Dr. Dai Yen Chang, who also has been responsible for the organization and arrangements for the administration of the course. The following schedule of fees has been recommended by the Advisory Committee:-

Week days - all day	50¢
Saturdays, Sundays and Holidays - all day	75¢
Any day after 4 p.m.	25¢

PLAYGROUND SITE

At the request of Mayor Wright, the Commission made an inspection trip to the Kapalama district to look over possible sites

for a playground and base-ball field, and recommended an area lying mauka of the Dillingham Boulevard and ewa of the Hawaiian Pineapple Cannery. This site is now being developed as a base-ball field and has been named "Wright Field" in recognition of Mayor Wright's interest in the project.

WORK PROGRAM FOR CITY PLANNING DIVISION:

The following tentative two year work program for the City Planning Division was submitted by Engineer Welsh and approved:

1. Completion of 200 foot scale maps.
2. Completion of House Numbering Maps.
3. Completion of changes in Street Names.
4. Coordination of drainage plan for City to be shown on City Plan Maps.
5. Constant vigilance to see that all new projects conform to City Plan.

CITY PLANNING DIVISION

GENERAL WORK OF THE DIVISION

The City Planning Division of the Department of Public Works, under the direction of Chas. R. Welsh, City Planning Engineer, has in its routine of duty been charged with the care of all matters pertaining to the many phases of City Planning in cooperation with the City Planning Commission, including Zoning, Subdivisions, Set-back Lines, House Numbering, Street Names, Sidewalks and Traffic, together with miscellaneous duties assigned by the Mayor and Chief Engineer from time to time. The follow up, cooperative and readjustment phases of this work have demanded many personal conferences with property owners, lessees, tenants and others.

ZONING

Kept Zoning Maps up-to-date.

Prepared Zoning Maps for Building Superintendent.

Assisted in preparing maps and data for business districts petitions and advising with owners of property involved.

Made check on property used for business not included in zoned areas.

STREET PLANS

Prepared preliminary plans and estimate for widening Wilder Avenue between Thurston and Spencer streets.

Prepared preliminary plans and estimate for widening Lusitana Street between Pauoa Stream Bridge and Pauoa Road.

Surveyed for proposed streets bordering Honolulu Vocational School.

Prepared set-back data for streets in Kewalo area.

Worked on proposed set-back line for Alakea Street.

Prepared plans for increase of radius in following corners

Alapai and Young streets.
Kapiolani and Beretania streets.
Victoria and Beretania streets.
Laimi and Park Road.
Puiwa and Park Road.
Beckwith and Kamehameha streets.
Maile Way and Oahu Avenue

GOLF COURSE

Supervised construction of Palolo Municipal Golf Course.

Prepared plans for and supervised construction of Utility House at Municipal Golf Course.

Supervised construction of Club House at Municipal Golf Course.

Supervised construction of three bridges on Municipal Golf Course.

HOUSE NUMBERING

Issued 1375 House Numbers to new residences and other buildings. Checked numbers on approximately 50% of houses in Honolulu. Placed corrected numbers on about 600 residences. Prepared street number map for Post Office Department. Prepared street number map for Bureau of Governmental Research. Kept up-to-date street numbering map.

SIDEWALKS AND CURBS

Issued 54 sidewalk permits, representing 958 square feet. Prepared maps and estimate for proposed sidewalks and curb construction in Kalihi-kai. Issued 175 permits for dropping curbs- 3000 lin. feet.

STREET NAMES

Prepared maps for Road Department for painting street names on curbs.

TRAFFIC

Revised and completed Traffic Code in conjunction with Chief Engineer and the Public Works Committee of the Board of Supervisors.

Prepared and furnished traffic maps for Police Department.

Prepared and furnished traffic maps for Road Department.

Traffic census taken at 22 intersections in conjunction with 66 students from the University of Hawaii.

Prepared plans and specifications for traffic signs.

Placed signs and markings for traffic regulation thruout the city of Honolulu.

Work in preparation for organization of Traffic Safety Committee in conjunction with advisory Committee appointed by Governor Judd, including graphs, maps and reports.

Checked 100 most dangerous traffic hazards for report to Mayor Wright.

Conducted Safety Campaign thruout schools of the City by request of Mayor.

Prepared accident map for 1930.

Held many conferences with Sheriff and other members of the Police Department regarding traffic matters.

MISCELLANEOUS

Surveyed for fill at Palama Settlement Playgrounds.

Prepared charts and compiled data for proposed Gasoline Tax for Legislature.

Surveyed lot in Waipahu for Fire Station.

Corrected Precinct map at request of Secretary of Territory.

Prepared drainage map and estimate for drainage of Kalihi-uka.

Prepared maps showing locations of storm drains in Makiki Waikiki and Kewalo sections of Honolulu.

Assisted in Welfare Campaign at request of Mayor Wright.

Assisted Chief Engineer in preparation of graphs and charts for Government expenditures.

Held numerous conference with real estate owners regarding development of property for drainage and conformity to street plan.

Held several conferences with the City Planning Committee of the Realty Board regarding better cooperation between that Board and the City Planning Commission.

Advised with various surveyors regarding the subdivision of land for clients, for conformity to the City Plan.

As far as the work of the City Planning Commission and the City Planning Division as a whole is concerned, it is very difficult to put in report form all the various things that demand the attention of its personnel. A great many of the things are handled in an advisory way and do not come before either the Commission or the Planning Division in any form for which a record can be kept. Also, a great many miscellaneous projects handled by the City Planning Division, the nature of which does not actually locate them in some one department, are passed over to the City Planning Division for attention or execution, or whatever the issue may be:- for example, the preparation of charts and an accumulation of data in connection with the gasoline tax for the Legislature; preparation of maps for the Parks Board, Police Department and City and County Attorney, and various other departments of the City needing maps for special purposes; assisting the Secretary of the Territory in preparation of a revised precinct map, and a great many other duties which naturally come up in the course of the year. The sum total of time and expense involved in the preparation of these miscellaneous maps, charts, etc., amounts to considerable, but due to their nature are not chargeable to any particular phase of the work of the Division.

City Planning Engineer

Secretary, City Planning Commission

1931

HT168
H65
A27
1931

Report of the Activities of the City
Planning Commission and of the City Planning
Division of the Department of Public Works
for Year 1931.

For Reference

Not to be taken from this room