

START

Roll No. 28

Planning Commission Minutes

AUGUST 2, 1962 to JULY 30, 1964

**Planning Department
City & County of Honolulu**

FLASH NO. 1

PLANNING COMMISSION

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Nov. 8, 1963	Kahaluu-Waihee - Ahuimanu Valley - Ahuimanu Invest.Co.	104
Nov. 21, 1962	Laie Point - Naupaka Street	130
Dec. 6, 1962	Laie Point - Naupaka Street	150
Jan. 17, 1963	Laie Point - Naupaka Street	190
Feb. 14, 1963	Kahaluu-Waihee - Ahuimanu Valley - Ahuimanu Invest.Co.	244
Feb. 20, 1963	Kahaluu-Waihee - Ahuimanu Valley - Ahuimanu Invest.Co.	246
Feb. 28, 1963	Laie Point - Naupaka Street	265
Mar. 14, 1963	Kahaluu-Waihee - Ahuimanu Valley - Ahuimanu Invest.Co.	275
Mar. 14, 1963	Laie Point - Naupaka Street	284

ZONING - HOTEL AND APARTMENT:

Jan. 3, 1963	Kewalo - 1263 Elm Street - Kameo Nitta	159
Jan. 17, 1963	Makiki - 1002 Wilder Ave - Ben & Vera Rush	190
Feb. 28, 1963	Makiki - 1002 Wilder Ave - Ben & Vera Rush	263
Mar. 14, 1963	Makiki - 1002 Wilder Ave - Ben & Vera Rush	289

ZONING - GENERAL INDUSTRIAL:

Aug. 2, 1962	Ewa-Honouliuli - Barber's Point Campbell Estate Industrial Park - Campbell Estate	15
Dec. 6, 1962	Waipahu - Waipahu Street - Oahu Sugar Co.	149
Jan. 3, 1963	Waipahu - area between Waipahu Street and the Sugar Mill - Oahu Sugar Co. Ltd.	173
Jan. 31, 1963	Waipahu - mauka side of Waipahu Street between Makaaloha St & Kopaa St - Oahu Sugar Co.	203

ZONING - BUSINESS: (Cont'd)

Jan. 17, 1963	Aiea - Moanalua Road & Aiea Heights Dr - Oahu Sugar Co.	192
Jan. 17, 1963	Waianae - Farrington Hwy, opposite Army St - Fong Chuey	192
Jan. 31, 1963	Kaaawa - 51-480 Kamehameha Hwy - H. Yonenaka	195
Jan. 31, 1963	Aiea - Moanalua Rd & Aiea Heights Dr - Oahu Sugar Co.	201
Jan. 31, 1963	Kaneohe - mauka side of Kamehameha Hwy bet. Kealahala Rd & Heeia-Kaneohe Boundary - David Yogi, et al	202
Jan. 31, 1963	Kailua-Kalepulu - mauka side of Keolu Drive - Island Construction Co.	209
Feb. 14, 1963	Waianae - mauka side of Farrington Hwy opposite Army Street - Fong Chuey	230
Feb. 14, 1963	Hauula - mauka side of Kamehameha Hwy - W & Z, Ltd.	243
Feb. 14, 1963	Waianae-Maili - 87-1680 Farrington Hwy - Henry Choy	243
Feb. 14, 1963	Kahaluu-Waihee - Ahuimanu Valley - Ahuimanu Invest.Co.	244
Feb. 20, 1963	Hauula - mauka side of Kamehameha Hwy - W & Z, Ltd.	245
Feb. 20, 1963	Waianae-Maili - 87-1680 Farrington Hwy - Henry Choy	245
Mar. 14, 1963	Kahaluu-Waihee - Ahuimanu Valley - Ahuimanu Invest.Co.	275

ZONING - CLASS A-1 RESIDENTIAL:

Nov. 8, 1962	Kahaluu-Waihee - Ahuimanu Valley - Ahuimanu Invest.Co.	104
Feb. 14, 1963	Kahaluu-Waihee - Ahuimanu Valley - " " "	244
Feb. 20, 1963	Kahaluu-Waihee - Ahuimanu Valley - " " "	246
Mar. 14, 1963	Kahaluu-Waihee - Ahuimanu Valley - " " "	275

ZONING - CLASS A-2 RESIDENTIAL:

Nov. 8, 1962	Kahaluu-Waihee - Ahuimanu Valley - Ahuimanu Invest.Co.	104
Feb. 14, 1963	Kahaluu-Waihee - Ahuimanu Valley - " " "	244
Feb. 20, 1963	Kahaluu-Waihee - Ahuimanu Valley - " " "	246
Mar. 14, 1963	Kahaluu-Waihee - Ahuimanu Valley - " " "	275

ZONING - CLASS AA RESIDENTIAL:

Nov. 8, 1963	Kahaluu-Waihee - Ahuimanu Valley - Ahuimanu Invest.Co.	104
Nov. 21, 1962	Laie Point - Naupaka Street	130
Dec. 6, 1962	Laie Point - Naupaka Street	150
Jan. 17, 1963	Laie Point - Naupaka Street	190
Feb. 14, 1963	Kahaluu-Waihee - Ahuimanu Valley - Ahuimanu Invest.Co.	244
Feb. 20, 1963	Kahaluu-Waihee - Ahuimanu Valley - Ahuimanu Invest.Co.	246
Feb. 28, 1963	Laie Point - Naupaka Street	265
Mar. 14, 1963	Kahaluu-Waihee - Ahuimanu Valley - Ahuimanu Invest.Co.	275
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ZONING - HOTEL AND APARTMENT:

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Jan. 17, 1963	Makiki - 1002 Wilder Ave - Ben & Vera Rush	190
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ZONING - GENERAL INDUSTRIAL:

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Dec. 6, 1962	Waipahu - Waipahu Street - Oahu Sugar Co.	149
Jan. 3, 1963	Waipahu - area between Waipahu Street and the Sugar Mill - Oahu Sugar Co. Ltd.	173
Jan. 31, 1963	Waipahu - mauka side of Waipahu Street between Makaaloha St & Kopaa St - Oahu Sugar Co.	203

ZONING - LIMITED INDUSTRIAL:

Aug. 16, 1962 Waianae - mauka side of Farrington Hwy - National Securities & Investment Inc. 27

ZONING - NOXIOUS INDUSTRIAL:

Aug. 2, 1962 Ewa-Honouliuli - Barber's Point - Campbell Estate Industrial Park 15
Oct. 11, 1962 Ewa-Honouliuli - Barber's Point - Campbell Estate Industrial Park 80

ZONING - MISCELLANEOUS:

Aug. 30, 1962 Letter from the Outdoor Circle regarding the General Plan for the Puncbowl area 50
Sept. 27, 1962 Little Theater site 64
Oct. 25, 1962 Little Theater site 89
Nov. 8, 1962 Little Theater site 109
Nov. 8, 1962 Location of Private Airfield - Kunia 114
Nov. 8, 1962 Zoning Apartment - Makiki - 1822 Punahou Street - Policy decision 115
Dec. 6, 1962 Little Theater site 137
Dec. 6, 1962 Sheridan Tract area - proposed improvement district Presentation of proposed plan for development within Hawaii-Kai 142
Dec. 6, 1962 Little Theater site 143
Jan. 3, 1963 Little Theater site 165
Jan. 17, 1963 Little Theater site 188
Feb. 28, 1963 Little Theater site 256
Mar. 14, 1963 Presentation by Mrs. Ethel Von Geldern - Apartment zoning - Prospect Street 279
Mar. 14, 1963 Apartment structure on Hawaiian Evangelical Assoc. property on Nuuanu & Judd Sts. 281

ZONING ORDINANCE:

Aug. 16, 1962 Amendment to the Subdivision Rules & Regulations - Section 10, improved standards for deadend streets, and Section 14-A, dedication of streets and easements 24
Aug. 30, 1962 Amendment to the Subdivision Rules & Regulations - Sections 10 and 14-A 43
Sept. 13, 1962 Amendment to the Subdivision Rules & Regulations - Sections 10 and 14-A 56
Sept. 27, 1962 Amendment to the Subdivision Rules & Regulations - Sections 10 and 14-A 70
Oct. 11, 1962 Amendment to the Subdivision Rules & Regulations - Section 14-A - adoption 72
Nov. 8, 1962 Comprehensive Zoning Ordinance - distribution of copies 109
Nov. 8, 1962 Amendment to Farming District 115
Dec. 6, 1962 Amendment to the Subdivision Rules & Regulations - Section 10 - adoption 141
Dec. 6, 1962 Amendment to the Conditional Use Ordinance to include Airports, Heliports & Landing Fields 149
Jan. 3, 1963 Amendment to the Conditional Use Ordinance to include Airports, etc. 173
Jan. 17, 1963 Comprehensive Zoning Ordinance 194
Jan. 31, 1963 Comprehensive Zoning Ordinance - preliminary hearing 196
Feb. 14, 1963 Amendment to the Conditional Use Ordinance to include Airports, etc., and amending the procedure for obtaining approval 239
Feb. 28, 1963 Amendment to the Conditional Use Ordinance to include Airports, etc., and amending the procedure for obtaining approval 252

ZONING - LIMITED INDUSTRIAL:

Aug. 16, 1962 Waianae - mauka side of Farrington Hwy - National Securities & Investment Inc. 27

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Dec. 6, 1962 Little Theater site 137

Dec. 6, 1962 Sheridan Tract area - proposed improvement district 142

Dec. 6, 1962 Presentation of proposed plan for development within Hawaii-Kai 143

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Oct. 11, 1962 Amendment to the Subdivision Rules & Regulations - Section 14-A - adoption 72

Nov. 8, 1962 Comprehensive Zoning Ordinance - distribution of copies 109

Nov. 8, 1962 Amendment to Farming District 115

Dec. 6, 1962 Amendment to the Subdivision Rules & Regulations - Section 10 - adoption 141

Dec. 6, 1962 Amendment to the Conditional Use Ordinance to include Airports, Heliports & Landing Fields 149

Jan. 3, 1963 Amendment to the Conditional Use Ordinance to include Airpots, etc. 173

Jan. 17, 1963 Comprehensive Zoning Ordinance 194

Jan. 31, 1963 Comprehensive Zoning Ordinance - preliminary hearing 196

Feb. 14, 1963 Amendment to the Conditional Use Ordinance to include Airports, etc., and amending the procedure for obtaining approval 239

Feb. 28, 1963 Amendment to the Conditional Use Ordinance to include Airports, etc., and amending the procedure for obtaining approval 252

ZONING - RESORT-HOTEL DISTRICT NO. 1:

Nov. 8, 1962	Waianae - Farrington Highway & Bayview Street - I. Hanabusa	107
Nov. 21, 1962	Waianae - Farrington Highway & Bayview Street - I. Hanabusa	123
Jan. 17, 1963	Waianae - Farrington Hwy & Bayview Street - I. Hanabusa	188
Jan. 31, 1963	Waianae - Farrington Highway & Bayview Street - I. Hanabusa	211

ZONING - RESORT-HOTEL DISTRICT NO. 2:

Dec. 6, 1962	Heeia - 46-316 Haiku Road - George Ing	147
Jan. 3, 1963	Heeia - 46-316 Haiku Road - George Ing	161
Jan. 17, 1963	Heeia - 46-316 Haiku Road - George Ing	186
Jan. 31, 1963	Heeia - 46-316 Haiku Road - George Ing	205

ZONING - RURAL PROTECTIVE:

Nov. 15, 1962	Waianae - Lualualei Homestead Road & Pokai Bay Street - Z. A. Corpuz	129
Dec. 6, 1962	Waianae - Lualualei Homestead Road & Pokai Bay Street - Z. A. Corpuz	149
Jan. 3, 1963	Waianae - Lualualei Homestead Road & Pokai Bay Street - Z. A. Corpuz	169
Jan. 17, 1963	Waianae - Lualualei Homestead Road & Pokai Bay Street - Z. A. Corpuz	189

Meeting of the Planning Commission
Minutes
August 2, 1962

The Planning Commission met in regular session on Thursday, August 2, 1962, at 12:35 p.m., in the Conference Room of the City Hall Annex with Chairman Thomas H. Yamabe II presiding:

PRESENT: Thomas H. Yamabe II, Chairman
George F. Centeio
Frank W. Hustace, Jr.
Hiroshi Oshiro
Robert A Lee

Frederick K. F. Lee, Planning Director
Bertram T. Kanbara, Deputy Corporation Counsel

ABSENT: Cyril W. Lemmon (on trip)
William R. Norwood (on Maui)

MINUTES: The minutes of July 19, 1962, with reference to an amendment to the General Plan section of Waikiki, initiated by the Director, for change in land use designation from hotel and apartment use to business use for the rear portion of land situated at the makai-diamond head corner of Kalakaua Avenue and Ala Wai Boulevard, were corrected by inserting the following statement after the second paragraph:

"Mr. Centeio indicated that the Commission in the past held the business zone line 100 feet back of Kalakaua Avenue by denying several applications for extension of this business zone. There is also a general plan for roads in the area which was adopted by the Commission and also by the Council about three years ago and as yet nothing has been done in this area. He made a motion to deny the amendment as proposed; however, this motion died for lack of a second."

At the end of this item, the following is to be inserted:

"(Mr. Hustace was not present at the time of the discussion and voting on this matter.)"

The minutes, as corrected, were approved on motion of Mr. Centeio and second of Mr. Oshiro. Mr. Hustace disqualified himself from voting.

The secretary was instructed by the Commission, hereafter, to note in the minutes at the point of discussion, the time of presence of those Commissioners who may have arrived late or left early.

**GENERAL PLAN
KAHALUU-WAIIHEE-
KAALAEA
COMPREHENSIVE
PLAN--AMENDMENT**

The Commission considered further a proposed amendment to the Kahaluu-Waihee-Kaalaea General Plan by adopting thereof a new general plan for said section and adopting a new General Plan map therefor which includes street layout, drainage channel alignment, land uses, public facilities, open spaces and forest reserves.

A public hearing was held and closed on July 19, 1962, due to objections made by property owners who may be affected by the proposed alignment of the Kahaluu Cut-off Road, especially at the Ahuimanu and Okana Road area,

action was deferred for further study and information on the definite alignment of the proposed highway.

The Director reported that the definite alignment of the highway is presently under study by the Chief Engineer's office and until this study is completed, the Chief Engineer will not release any information; therefore, he is unable to provide the Commission with the information requested.

Mr. Hustace asked, is it not proper, as a matter of policy, that the segment concerned where there is no definite alignment be either deleted completely from the General Plan or indicated as tentative on the General Plan because the said alignment does have legal consequence as far as the owners affected are concerned.

The Director pointed out that the purpose of a General Plan is to make the people aware of any proposals which may affect their properties. The specifics in which the alignment is definitely set lies with the developer. To take a position now to delete any of the roadways from the General Plan would be taking a backward step to planning. A General Plan is a tenuous thing and it merely indicates a growth pattern as the planner sees it 20 years hence. It is within the scope of the development plan to firm a tenuous plan into a more specific plan, which plan is then incorporated with the capital improvement program. Being incorporated with the capital improvement program it then becomes a realm of possibility.

Since a public hearing was held where the pros and cons of the plan were heard and the Director and the staff had studied the proposals, Mr. Centeio made a motion to recommend approval of the proposed amendments to the General Plan of Kahaluu-Waihee-Kaalaea. His motion was seconded by Mr. Lee.

With respect to Mr. Hustace's proposal to indicate on the General Plan the said alignment as tentative, Mr. Oshiro asked in what manner this would affect the General Plan and how it differs from the General Plan. He also asked how the property owners who did not know whether or not to protest the proposed plan because of the indefinite alignment of the road are to be advised to give testimony.

The Director explained that the General Plan is tentative in scope. As defined in the City Charter, the General Plan provides for, in addition to other uses, a system of principal thoroughfares, highways, and streets in a general location. In other words, all proposed uses are not established at a specific location by metes and bounds description. This is determined by adoption of a development plan which is a relatively detailed scheme for the placement or use of specific facilities within a defined area. The people who may wish to protest may do so on the basis that the proposed highway alignment in the near vicinity of their properties may require the taking of their properties for the highway after a final determination is made on the alignment. As soon as this determination is made, the people can then be properly advised.

Mr. Hustace disagreed with the Director. He felt that the determination of land uses on the General Plan is of major significance and there may be legal consequence

to those property owners who may be affected by this plan which is only tentative. If such highway plan is tentative, it should be properly marked as such on the General Plan so that the protestants would have the right to testify again should the alignment be shifted. By the adoption of the General Plan as shown, without the indication that the highway alignment is tentative, these property owners may suddenly be faced with condemnation proceedings and have no defense since the City would be acting in accordance with the General Plan alignment.

Mr. Centeio did not believe in the designation of a General Plan as tentative or a highway alignment as tentative. He pointed out that the highway alignment was placed in accordance with the State's highway plans. Several property owners along the right-of-way will be participating in the construction of this highway. Initiation of such a project cannot be done if a plan is marked tentative.

Mr. Hustace then made a motion to amend Mr. Centeio's motion as follows: I move the adoption of the General Plan as presented subject to a modification with respect to the highway alignment that it is a tentative alignment only. His motion was seconded by Mr. Oshiro.

A vote was taken and the motion to amend the main motion failed to carry lacking four affirmative votes. Messrs. Centeio and Lee voted in the negative.

A vote was then taken on the main motion to recommend adoption of the proposed General Plan of Kahaluu-Waihee-Kaalea. This motion also failed to carry lacking four affirmative votes. Messrs. Hustace and Oshiro voted in the negative.

Mr. Hustace made a new motion that the Kahaluu-Waihee-Kaalea General Plan as presented to this Commission with all of the features incorporated on the map be referred to the Corporation Counsel's office for a written opinion respecting the legal significance, if any, to property owners occasioned by the placement of a proposed highway system upon the General Plan at a time when the alignment of the highway is not definitely determined. His motion was seconded by Mr. Oshiro.

A vote was taken and this motion also failed to carry lacking four affirmative votes. Messrs. Centeio and Yamabe voted in the negative.

The Chairman deferred discussion of this matter until later in the day in the presence of the Deputy Corporation Counsel. (Mr. Kanbara who was present at 1:30 p.m., was not present at the time of the preceding discussion.)

In discussing this matter later in the presence of Mr. Kanbara, the Commission asked Mr. Kanbara whether or not there are any legal consequence in adopting a plan which is only tentative.

Mr. Kanbara replied that there seems to be no legal consequence in the Director's presentation of a proposed alignment of a road and for the Commission to act upon it. Any objection can be made to the plan as presented.

Should it be determined later that a different alignment would be more desirable, then the General Plan can be amended. Actually, any road alignment is tentative until engineering studies have been completed and the alignment is firmly set. No matter where the alignment is placed, there is bound to be objection. As far as use of the property is concerned, the General Plan proposals would not affect the owners unless the City is ready and willing to purchase the property. In this sense, the General Plan as proposed would not be prejudicial to the owners.

Mr. Hustace still believed that there was some measure of legal consequence to property owners by the taking of land by eminent domain proceedings following an alignment which is only tentative. He pointed out that land use boundaries as shown on the General Plan, although tentative, are shown more to a degree of accuracy while highway alignments are indefinite. These alignments should be marked tentative, then when the final alignment is determined, the matter should again be placed before the Commission for consideration.

The Director reported that the alignment shown on the map was plotted after a study made by a consultant for the City regarding the proposed alignment of the Kahaluu Cut-off Road. At the present time, the City has engaged a consultant to recommend the final alignment and it is believed that the alignment shown will be very close to the final alignment, but how close he cannot say without the final plan.

Mr. Kanbara, in reply to Mr. Oshiro's question, stated that minor shifting of the highway alignment would not require an amendment to the General Plan but any alignment which is entirely different would require such an amendment.

The Director added that once the alignment is set by metes and bounds description, said alignment is then reflected on the development plan after a public hearing and adoption of said plan. Unfortunately, there is no development plan adopted and in many occasions, condemnation proceedings are started following the General Plan.

Mr. Robert Murakami, representing Mrs. Take Kimura owner of property near the junction of Okana Road and Ahuimanu Road in Kahaluu, noted that he had submitted a written protest regarding the proposed alignment of Kahaluu Cut-off Road. He stated that in December 31, 1957, by Resolution No. 911, the Commission adopted an alignment for the proposed highway and said alignment differs from that now proposed. He requested some indication of a definite alignment of this highway since there is uncertainty whether or not his client's property would be affected.

The Director, in reply to questions from Mr. Kanbara, stated that a recommendation from the consultant regarding the alignment is not expected for another two or three months since that is the length of the contract with the City. He made a proposal to check with Mr. Kunimoto, the Chief Engineer, for permission to look at the plan involving only the specific area under discussion. This may then solve, to some extent, the concern registered by Mr. Murakami for his client.

**GENERAL PLAN
KAAAWA-HAUULA-
LAIE
COMPREHENSIVE
PLAN--AMENDMENT**

The Commission agreed with the proposal made by the Director. It stated that after a determination is made on the highway alignment, further discussion can then be held on said alignment and other specifics of the plan.

A motion to defer action for referral to the Director for further investigation regarding the firm alignment of the highway and of any jeopardy placed on property owners was made by Mr. Oshiro, seconded by Mr. Centeio, and carried. The Director was instructed to contact Mr. Murakami when information is received regarding the said alignment.

The Commission reviewed again the proposed General Plan for portions of the Ahupuaas of Hakipuu, Kualoa, Kaaawa, Kahana, Punaluu, Kaluanui, Hauula, Kaipapau, and Laie, Districts of Koolaupoko and Koolauloa, Oahu, Hawaii, referred back to the Planning Department by the City Council for study, comments, and recommendations, together with copies of all communications received by the Council pertaining to said General Plan.

The Commission had deferred action for further study and review of the resume prepared of the contents of these communications.

The Director stated that the communications submitted reflect the same objections and suggestions made at the public hearing held by the Commission. New requests are those for spot zoning for business uses within areas considered by the Commission. He stated that no new evidence has been submitted to justify changes to the plan. He, therefore, recommended that the Commission reaffirm its former action taken and forward the entire plan, without modifications, to the City Council.

The Commission concurred with the Director's recommendation and attempted to take action to reaffirm its previous recommendation for approval of the entire plan by taking separate actions by districts, but this failed due to disqualifications by two Commissioners. Four affirmative votes are required to carry any action and only five members were present. Mr. Centeio had disqualified himself from voting on the proposed General Plan extending from Kahana to Malaekahana and Mr. Hustace had disqualified himself from voting on the proposed General Plan for the Kaaawa area where his relatives own one or two parcels near the old Sugar Mill, the Kahana Bay area where his father owns land, and the Punaluu area where he represents, as their attorney, several people owning properties in the area.

Since a deadline to reply to the Council must be met, the Director suggested that he reply to the Council stating that the intent of the Commission is to return the General Plan as originally recommended but due to absence of members and disqualification by two members, official action could not be taken.

Mr. Oshiro suggested that the Commission take action to reaffirm its previous action. He felt that this should resolve the problem of disqualification.

Mr. Hustace was reluctant to take such an action due to question of possible conflict of interest later.

**GENERAL PLAN
WAIKIKI
KALAKAUA AVENUE &
ALA WAI BLVD.
BUSINESS USE
(E.H. MAGOON)**

The Commission accepted the Director's proposal upon being informed by the Director that the communication from the Council is addressed to him and not to the Commission, although he normally refers such matters to the Commission for its recommendation, and that he would respond to the communication setting forth the reasons for no recommendation from the Commission.

The Chairman, after checking the communication, confirmed that it is addressed to the Director. He stated that no action from the Commission is necessary.

The Commission considered again a proposed amendment to the General Plan of Waikiki, as initiated by the Director, by changing the land use designation from Hotel and Apartment to Business for the rear portion of a parcel of land containing a total area of 23,582 $\frac{1}{2}$ situated at the makai-diamond head corner of Kalakaua Avenue and Ala Wai Boulevard. A ten-story commercial structure is proposed to be erected for occupancy by the Federal Aviation Agency. Because of a dangerous traffic situation existing at the intersection of Ala Wai and Kalakaua Avenue, the Commission had deferred action for comments and recommendation from the Traffic Department.

Mr. Hustace made the disclosure that his uncle owns the property under consideration. He is also secretary-director of the Victoria Ward Ltd., which corporation has outstanding at the present time, four options involving land owned by the Corporation by various developers who desire to place on said land the building to be occupied by the F.A.A. Because of these possible conflicts of interest mentioned, he is disqualifying himself from participating in the discussion and voting on the matter. He stated that he had not discussed this matter with any of the other members of the Commission prior to, during the course of the first preliminary hearing, or after said hearing.

The Director reported that the Traffic Department has submitted a reply and it states that there is a plan to construct a medial strip across the intersection of Kalakaua Avenue to eliminate the hazardous traffic movement across Kalakaua Avenue to Ala Wai Boulevard. It has no objection to any business use for the area under consideration.

In reply to Mr. Centeio's question, the Director stated that presently, 11,888 $\frac{1}{2}$ of the property is zoned for business while the remaining 11,694 $\frac{1}{2}$ is zoned for hotel and apartment. The present business zone extends 100 feet back from Kalakaua Avenue. Further replying to Mr. Centeio's question, the Director stated that it would be consistent planning to include the back boundaries of those lots fronting Kalakaua Avenue between Ala Wai Boulevard and John Ena Road for business use.

Mr. Centeio, thereupon, gave his concurrence to any plan which would include for business use the back boundaries of those lots situated within the area just mentioned.

Mr. Oshiro's motion to authorize the calling of a public hearing to consider business use for the back boundaries of all lots fronting Kalakaua Avenue, on the makai side, between Ala Wai Boulevard and John Ena Road was seconded by Mr. Lee.

Mr. Kanbara asked the Director, in the consideration of comprehensive planning, how does this change in the general plan relate to general planning for the City of Honolulu.

The Director replied that in the 1959 land use map, the boundaries of the business and the hotel-apartment uses were defined. This proposal upholds the 1959 map inasmuch as the boundary is now being moved back to the rear boundary of the lots. By doing so the integrity of the plan is not being destroyed. The boundary is merely being shifted so that it would be compatible with good planning.

A vote was taken and the motion was carried. Mr. Hustace did not vote.

Mr. Charles Martin, employed by Mr. Earl Thacker who is interested in this matter, requested to be heard.

The Chairman advised him that since action had been taken to hold a public hearing, he may speak at such hearing or discuss the matter with the Director.

LAND USE COMMISSION
PETITION
WAIIEA
MAUKA SIDE OF
KAMEHAMEHA HWY.
URBAN USE
(PHILO OWEN)

The Director resubmitted to the Commission, a petition to the Land Use Commission requesting an amendment to the Temporary District Boundary by changing the present classification of an agricultural district into an urban district for land comprising 11 acres situated on the mauka side of Kamehameha Highway on the hillside, Kahuku side of Waimea Bay in Waimea.

The Commission at its last meeting took action to recommend to the Land Use Commission that the subject property be retained in its present agricultural district classification in view of the fact that the steepness of the land makes it unsuitable for urban use. The staff had also recommended park use for the area.

The Director reported that after further investigation and check of the area by a staff member, it was found that the front portion of said parcel is fairly level and can be utilized for urban use. The back portion, however, is too steep and not suitable for urban use. These facts are being brought to the attention of the Commission for further consideration. He stated that there is no general plan adopted for this area. The park designation as shown on the map is merely an indication of the thinking of the planning staff at this time.

In view of these new facts presented, the Commission asked the Director for his recommendation.

Since urban usage is foreseen for the area, the Director stated that land which can be used for urban use should be so designated. This particular area is suitable for homesites and it commands an excellent view of Waimea Bay. The remainder of the land which is too steep should be left in the agricultural designation.

The Commission took this matter under advisement on motion of Mr. Lee and second of Mr. Oshiro.

In considering this matter later, a motion to amend the previous action to conform to the latest recommendation

of the Director was made by Mr. Hustace, seconded by Mr. Lee, and carried.

**C.I.P.
IMPROVEMENT
REVOLVING FUND
WAILEHUA ROAD
CONNECTION PROJECT**

The Commission reviewed Committee Report No. 1848 from the Council's Committee on Public Works, referring to the Planning Commission for review and report, a proposal to advance the sum of \$9,540 from the Improvement Revolving Fund to acquire Parcels 1 and R-1 identified by Tax Map Key 4-7-14: 36 and comprising an area of 9,540 $\frac{1}{2}$, for the Wailehua Road Connection Project.

The Director reported that during the past fiscal year, \$10,000 was advanced from the Improvement Revolving Fund to purchase an adjoining parcel. The additional sum is required to purchase this second parcel required for the road.

A motion to recommend approval to advance the sum of \$9,540 from the Improvement Revolving Fund to acquire land needed for the Wailehua Road Connection project was made by Mr. Lee, seconded by Mr. Centeio, and carried.

**GENERAL PLAN
WAIPAHU
WAIKELE ROAD
BET. FARRINGTON
HWY & WAIPAHU RD.
HOTEL & APARTMENT
USES**

The Director initiated an amendment to the General Plan of Waipahu by designating from cemetery use to hotel and apartment uses, approximately 1.8 acres of land situated off Waikele Road between Farrington Highway and Waipahu Road in Waipahu and reported that a public hearing will be scheduled to consider this proposal.

He reported that cemetery use of the property has been completely discontinued and removed from said property. The said area adjoins the elementary school and an apartment area. The proposed developers have submitted development plans for three-story apartment structures and one-story commercial structures. They indicated that Waipahu has no true hotel facilities for transients and servicemen. They feel that this development would blend perfectly with uses in the surrounding areas and help boost the economy of Waipahu.

The Director, however, recommended against business zoning for a portion of the property as shown on the development plan and as requested by the developers. He indicated that business zoning at this location would defeat the over-all planning for the Waipahu area. There are still pending, three requests for commercial zoning within this general area. It would also be in direct competition with existing businesses in the area. The developers could, in lieu of a separate commercial zoned area, have business uses as an accessory use to its hotel operation as long as there are more than 50 living units for the hotel facilities. Therefore, he is initiating an amendment to the General Plan to permit only hotel and apartment uses for the property under consideration.

Mr. Centeio's motion to authorize the calling of a public hearing to consider the proposal made by the Director was seconded by Mr. Lee.

In the discussion that followed, the Director was asked what affect this hotel and apartment zone would have on the present business and residential areas.

The Director replied that the present commercial area would benefit by the influx of people from the hotel facilities

and the residential area would adjoin multi-family uses which are more favorable than cemetery use. The accessory business uses would be of service type facilities for those within the hotel-apartment area and would not necessarily take trade away from the existing commercial area.

With reference to the concern expressed by the Commission that hotel-apartment zoning would permit high-rise structures, the Director indicated that it is doubtful that they can construct a high-rise structure since it would be difficult to amortize the financing of such a structure with the amount of trade projected for the area.

Mr. Sidney Hashimoto, representing the proposed developers, indicated that he would appear at the public hearing to present his case regarding the proposed development.

A vote was taken and the motion was carried.

**GENERAL PLAN
PALOLO
PALOLO AVENUE &
KAUHANA STREET
BUSINESS USE
(RAYMOND AU)**

The Director initiated an amendment to the General Plan of Palolo (Section 26) by changing the land use designation from residential to commercial for a parcel of land containing 11,735 $\frac{1}{2}$ situated at the makai corner of Palolo Avenue and Kauhana Street in Palolo and reported that a public hearing will be scheduled to consider this proposal.

He stated that presently 5,077 $\frac{1}{2}$ is zoned for business while the remaining 6,658 $\frac{1}{2}$ is zoned Class A Residential. A business use on the premises has been in existence for many years and the owner now wishes to expand his facilities. He will retain the existing structure and add to it. This matter was first considered by the Commission in September, 1960, when action was deferred for submission of a revised development plan. The owner has submitted a revised plan showing the building extension along the rear boundary with parking in the front.

The Director reported that there would be no detrimental affect to surrounding uses by permitting this expansion of the business area. This business area would provide for the need of the surrounding neighborhood and the low-cost housing area. He stated that the expansion should be permitted only upon consolidation of the two lots into one.

A motion to authorize the calling of a public hearing to consider the proposal was made by Mr. Hustace, seconded by Mr. Lee, and carried. The Director was instructed to contact the housing authorities for comment on the proposal.

**GENERAL PLAN
AIEA
OFF KAUBALE ST.,
MAKAI OF MOANALUA
ROAD
BUSINESS USE
(M. KOMU LTD.)**

The Director initiated an amendment to the General Plan of Aiea by changing the land use designation from residential to commercial for approximately 1.9 acres of land situated off Kauhale Street, makai of Moanalua Road, in Aiea and reported that a public hearing will be scheduled to consider this proposal.

He pointed out on the map the area in question situated within the old town section of Aiea. He stated that presently, there are business uses operating in the area. Recently, the area at the corner of Moanalua Road and Aiea Heights Road was zoned for business uses. He reported that the population projection for Aiea by 1980 is 15,000 people. By adding the existing business areas and the 1.9 acres under consideration, the total for business uses

is slightly below 15 acres. Therefore, to zone this area for commercial would be to affirm a use that is already existing there and at the same time it would be within the scope of creating a shopping nucleus for the Aiea area.

Mr. Hustace pointed out that the existing commercial zones form an irregular pattern for a shopping center. He recommended that this matter be referred back to the Director for further study of the entire area for creation of a contiguous shopping center. His motion to defer this matter for referral to the Director for further study was seconded by Mr. Centeio.

The Director reported that the staff had made a thorough study of the area. He is recommending this change at this time since the business acreage for the area is within the requirement of the projected population and the area is being utilized and has the character of a commercial area. The owner in 1957 had also requested business zoning for the same property but the Commission had deferred action pending construction of street improvements.

In view of the information just presented that the staff had made a study and that a public hearing would give the public an opportunity to comment on the proposal, Mr. Centeio withdrew his second to the motion.

The motion made by Mr. Hustace died for lack of a second.

A new motion was made by Mr. Oshiro, seconded by Mr. Centeio, to authorize the calling of a public hearing to consider the proposal. This motion was carried. Mr. Hustace voted in the negative.

The Commission, on motion of Mr. Oshiro and second of Mr. Lee, recommended approval of the following street names:

**STREET NAMES
MANOA
MANOA GARDENS
UNIT 2-A**

- (a) Street name for roadway within the Manoa Gardens Unit 2-A Subdivision:

PIPA PLACE - Deadend roadway off Pinao Street and between Pinao Place and Pawaina Street.
Meaning: Alongside, as of a road, sidewalk, or a river

**STREET NAMES
KANEHOHE
HALEKOU VIEW LOTS
SUBDIVISION**

- (b) Street names for roadways within the Halekou View Lots Subdivision at Kaneohe:

APUAKEA STREET - Roadway extending from the existing Mahinui Road in a Kailua direction to terminate at Halekou Road.
Meaning: A young beauty

APUAKEA PLACE - Deadend roadway off Apuakea Street.

NAWAHINE LOOP - Loop roadway on and off Apuakea Street.

Meaning: The lady

**STREET NAMES
PALOLO
MALUHIA TRACT**

- (c) Street name for roadway within the Maluhia Tract at Palolo:

WILIAMA PLACE - Deadend roadway off Palolo Avenue on the Koko Head side off and being between Lamaloa Place and Palolo Terrace Place.

Meaning: The Hawaiian translation of William.

**STREET NAMES
KAILUA
KAM WAH CHUN
SUBDIVISION**

- (d) Street name for roadway within the Kam Wah Chun Subdivision at Kailua:

KEANIANI PLACE - Deadend roadway off existing Keaniani Street and between Manae Street and Oneawa Street.

**STREET NAMES
MOANALUA
FRONTING KAM
HIGHWAY DRIVE-IN
THEATER**

- (e) Street name for 80-foot roadway fronting Kam Highway Drive-In Theater:

KAONOHI STREET - Roadway extending from Moanalua Road at the Kamehameha Highway Drive-In Theater thence extending mauka.

Meaning: The name of an Ili within the Ahupuaa of Kalauao

**STREET NAMES
KAILUA
ENCHANTED LAKE
ESTATES UNIT 7-A**

- (f) Street names for roadways within the Enchanted Lake Estates, Unit 7-A, Subdivision in Kailua:

AKUMU STREET - Extension of existing roadway.

KAHILI STREET - Extension of existing roadway.

KAHILI PLACE - Deadend roadway off Kahili Street between Holoholo Street and Akumu St.

Meaning: A feather standard, symbolic of Royalty

IOPONO LOOP - Loop roadway on and off Akumu Street and on the Kaneohe side of Holoholo Street.

Meaning: A class of persons; generally high chiefs, who were entrusted with personal effects of kings

HOOLEA PLACE - Deadend roadway off Akumu Street and between Iopono Street.

Meaning: To praise, extol

**STREET NAMES
HONOULIULI, EWA
NANAKAI SUBDIVISION**

- (g) Street names for roadways within the Nanakai Subdivision at Honouliuli, Ewa:

LAALOA STREET - Roadway extending from Farrington Highway going in a makai direction to its terminus.

Meaning: Nature taro tops; used for wrapping.

LAALOA PLACE - Deadend roadway off Laaloa Street between Kaaaoa Place and Paakai St.

KAAOAO PLACE - Deadend roadway off Laaloa Street between Laaloa Place and Farrington Highway.

Meaning: Garden patch

- PAAKAI STREET** - Roadway extending from Laaloa Street in a Waianae direction parallel to Farrington Highway.
Meaning: Salt
- PAAKAI PLACE** - Deadend roadway off Paakai Street and between Paala Loop and Laaloa St.
- PAALA LOOP** - Loop roadway off Paakai Street beginning between Laahaina Place and Paakai Place thence extending into Unit 2.
Meaning: Water worn, smooth
- PAALA PLACE** - Deadend roadway off Paala Loop and between Paakai Street and Maalili Pl.
- MAALILI PLACE** - Deadend roadway off Paala Loop and mauka of Paala Place.
Meaning: Cooled, of what had been hot
- LAAHAINA PLACE** - Deadend roadway off Paakai Street and on the Waianae side of Paala Loop.
Meaning: Feast day

**STREET NAMES
MOILIILI
"KALO PLACE"**

- (h) Street name for roadway in the Moiliili area. A recently completed improvement district engulfed a narrow roadway known as Kalo Street and installed a modern cul-de-sac to provide access for the interior area. The access point was changed from King Street to Varsity Place.

KALO PLACE - Deadend roadway off Varsity Place going in a makai direction to its terminus
Meaning: Taro

KALO STREET - Delete from further usage that entire portion of roadway from King Street.

**STREET NAMES
LAIE
PRIVATE ROADWAYS**

- (i) Street names for private roadways in Laie. Requirements for naming of private roadways have been met.

HALE LAA BLVD. - Roadway extending from Kamehameha Highway to the Mormon Temple between Lanihuli Street and Anemoku Street.
Meaning: Sacred House; temple

(**WAIKAMOI STREET**--Delete from further use; former name of Hale Laa Blvd.)

NANILOA LOOP - Loop roadway on and off Kamehameha Highway, being on the Kaaawa side and Kahuku side of Hale Laa Blvd.
Meaning: To beautify

(**POHAKURONUA STREET** - Delete from further use; former name of Naniloa Loop)

LOALA STREET - Roadway from Wahinepee Street to Lanihuli Street between Kamehameha Highway and Naniloa Loop.
Meaning: To praise, extol

(**FUAHOKUMOA STREET** - Delete from further use; former name of Loala Street)

- POOHALI STREET** - Roadway extending from Naniloa Loop going in a mauka direction into the Valley.
Meaning: This was an old place name within Laie
- LANIHULI STREET**- Existing roadway running mauka from Kamehameha Highway to its terminus past Lanihuli Place.
Meaning: Searching heaven
- LANIHULI PLACE** - Deadend roadway off Lanihuli Street mauka of the Park
- KULANUI STREET** - Roadway extending from Kamehameha Highway between Lanihuli Street and Hale Laa Blvd., thence mauka to its terminus at the Church College.
Meaning: Big School
- (KAAIEA STREET** - Delete from further use; former name of Kulanui Street)
- IOSEPA STREET** - Correction of name YOSEPA. Existing roadway extending from Lanihuli Street crossing Kulanui St., thence parallel to Kamehameha Highway and crossing Naniloa Loop in a Kaaawa direction to its terminus.
Meaning: Joseph (This spelling clarified with Bishop Museum, Mrs. Holt; Mr. Mathews with the Archives, and the Reverend at Kawaiahao Church)
- (YOSEPA STREET** - Deleted, corrected to Iosepa Street.)
- MOANA STREET** - Roadway extending from Lanihuli St., running parallel to Naniloa Loop and then terminating at Iosepa St.
Meaning: Ocean, consultation of the Chiefs
- (OMAOMAO STREET** - Delete from further use; former name of Moana Street.)
- PUUHI STREET** - Existing roadway extending from Moana Street to its terminus past Kulanui Street and being on the Kaaawa side of Hale Laa Blvd.
Meaning: Place of fire
- PALEKANA STREET**- Roadway extending from Kulanui Street to Iosepa Street and between Puuahi Street and Iosepa Street.
Meaning: Safe; sound

**PUBLIC HEARING
GENERAL PLAN
BINGHAM-MOILIILI
DELETION OF
KALAKAUA AVENUE
EXTENSION**

A public hearing was held to consider a proposed amendment to a portion of the Bingham-Moiliili General Plan (Section 15) as follows:

(1) To consider the proposed deletion of the Kalakaua Avenue Extension between Beretania Street and Lunalilo Freeway;

(2) To consider the deletion of the proposed widening on the ewa side of Kalakaua Avenue between Young and Beretania Streets.

The public hearing notice published in the Honolulu Star Bulletin on July 23, 1962, was read by the Director who reported that no written protests had been filed. He stated that the only purpose this connecting road would serve is for right turn movements on and off the Freeway. Since construction of Lunalilo Freeway with overpasses at Keeaumoku Street connection and at Punahou Street connection, it is doubtful that the State would construct another overpass at this point. An argument has been presented that Kalakaua Avenue extension would serve as a direct route to the Waikiki area; however, this same movement can be achieved by using Punahou Street or Keeaumoku Street, thence to Kalakaua Avenue to the Waikiki area.

At the present time, the City Council is appropriating funds to initiate the widening of Punahou Street so that once widened, traffic flow through this street would be improved. On the bases of economy to government and that this 80-foot connecting roadway would serve only right turn movements, the Director recommended that this road be deleted from the General Plan.

In the discussion that followed, the Director informed the Commission that there was a proposal to extend Punahou Street to connect directly into Kalakaua Avenue.

Mr. Henry Shigekane, representing Foodland Super Market, supported the proposal to delete this roadway from the General Plan. He stated that there is a proposal to expand the Foodland Super Market building situated on Beretania Street opposite Kalakaua Avenue intersection. However, they are prevented from doing this because of the General Plan road extension. He indicated that a parcel of land situated within the right-of-way of the road extension was granted a building permit for construction of a dwelling. In order to permit maximum use of the Foodland property, he requested that this same consideration be given to them by approving this deletion.

The Commission closed the public hearing and took the matter under advisement on motion of Mr. Centeio and second of Mr. Oshiro.

In considering this matter later, a motion to recommend approval to delete Kalakaua Avenue Extension between Beretania Street and Lunalilo Freeway and to delete the proposed widening of Kalakaua Avenue on the ewa side between Young and Beretania Streets from the General Plan of Bingham-Moiliili was made by Mr. Centeio and seconded by Mr. Lee.

Mr. Hustace expressed his reluctance to accept this proposal to delete Kalakaua Avenue Extension from the General Plan but since the Director had explained that there is no possibility of an interchange at the Freeway connection for direct access to the Waikiki area, he reluctantly accepted the proposed deletion. He was appalled at this very serious shortcoming in planning which would permit the construction of a freeway system with no thought to a feeder road to connect direct to a highly populated section of Honolulu.

A vote was taken and the motion was carried unanimously.

**PUBLIC HEARING
GENERAL PLAN
MAUNALUA
HAWAII KAI DEV.
RESIDENTIAL USE,
LOW & MEDIUM
DENSITY APARTMENT
USES**

A public hearing was held to consider a proposed amendment to a portion of the Maunaloa General Plan (Section 29) by changing the land use designation for areas situated at the entrance to the Kaiser Hawaii-Kai Development, as follows:

- (1) Low density apartment use to Residential use for areas off Awini Place, Awini Way and Hakalau Place within the Kala-Kai Marina Subdivision, comprising approximately 23 acres;
- (2) Low density apartment use to Medium Density Apartment use for area on the mauka-ewa corner of Kalaniana'ole Highway and Kawaihae Street, comprising approximately 1.5 acres; and
- (3) Residential use to Low Density Apartment use for areas of land off Kaalakei Street, mauka of Kawaihae Street, comprising 16 acres; and, area on the ewa side of Hawaii Kai Drive and mauka of Kalaniana'ole Highway, comprising approximately 6 acres.

The public hearing notice published in the Honolulu Star Bulletin on July 23, 1962, was read by the Director who reported that no written protests had been filed. He pointed out on the map the areas in question and stated that the density for the area will not change.

Mr. Richard Roberts, Secretary of the Causeway Association, asked whether this proposal will affect homes in the Kuapa House Lots. He was informed by the Commission that those homes will not be affected by this proposal.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Centeio and second of Mr. Lee.

In considering this matter later, a motion to recommend approval of the proposed amendments to the General Plan of Maunaloa was made by Mr. Centeio, seconded by Mr. Oshiro, and carried.

**PUBLIC HEARING
ZONING NOXIOUS
INDUSTRIAL &
GENERAL IND.
EWA-HONOULIULI
BARBER'S POINT
CAMPBELL ESTATE**

A public hearing was held to consider proposed changes in zoning for areas of land in the Campbell Industrial Park development at Barber's Point, as follows:

- (1) Rural Protective zone to Noxious Industrial for area at the westerly end of Olai Street and north of the Barber's Point Lighthouse premises and area on the seashore, situated at the southwesterly end of Hanua Street;

(2) Noxious Industrial to General Industrial for area of land at the southwesterly end of Olai Street.

The public hearing notice published in the Honolulu Star Bulletin on July 23, 1962, was read by the Director who reported that no written protests had been filed.

He stated that a land exchange was recently concluded by the Campbell Estate and the City and County. Beach land of the Campbell Estate was exchanged with land identified as Lot H-3 owned by the City and County. The proposal is to zone Lot H-3 from Rural Protective to Noxious Industrial, land immediately mauka of the park site from Noxious Industrial to General Industrial to act as a buffer from the noxious industrial uses, and land on the seashore identified as Lot 1111, separated from the park site by a drainage ditch from Rural Protective to Noxious Industrial.

Mr. Yamabe stated that the present noxious industrial zoning of the park site should also be changed. He asked the use of a small parcel of land situated between the park site and the Lighthouse premises.

Mr. Oswald Stender, representing the Campbell Estate, was present to answer any questions from the Commission members. He stated that the Estate's letter of application has been submitted to the Planning Department. He stated that the small parcel of land adjoining the park site is under lease to an individual who has another 18 years' tenancy on the property. The zoning of the property is Rural Protective and it is not included in this request for rezoning.

In reply to questions from Mr. Centelo, Mr. Stender stated that approximately 1,300 acres are zoned for noxious industrial in the Campbell Estate Industrial Park of which 600 acres have been developed. He indicated that the property owned by the City had no access to a public street and it was also surrounded by noxious industrial uses. The Estate proposed a land exchange to give the City beach land which is highly desirable for a park and in the negotiation of this change, the Corporation Counsel's office had agreed to cooperate with the Estate in obtaining industrial zoning for the land obtained by this exchange. He felt that this was a commitment by the City to act favorably on the request.

Mr. Centelo asked whether there would be any hardship to Campbell Estate should this zoning change be denied.

Mr. Stender replied that there would be hardship since the property, although zoned Rural Protective, is taxed on the basis of the remaining 700 acres in noxious industrial zoning. Being deprived of the use of the property to its highest use would certainly place a hardship on the Estate. He then indicated that the requested change is based on good planning principles. In looking at the over-all area, Rural Protective zoning which permits residential use is not desirable for this area surrounded by noxious industrial uses.

Mr. Centelo believed that the problem of taxation should not be involved in rezoning matters. He could see no justification to create additional noxious industrial

zones when there are still undeveloped, 700 acres in this industrial park. This fact is supported by the statement made by the Campbell Estate that there is enough land zoned in the industrial park to take care of the need for industrial areas when it objected to any additional industrial zoning being considered by the Commission for properties elsewhere. He stated that this Commission is not bound by any commitments made by others.

The Director, in checking the letter from Donald K. Iwai, Deputy Corporation Counsel, to the Campbell Estate, indicated that the statement made is to the effect that the Corporation Counsel shall cooperate in every possible way with the Estate in obtaining industrial zone for the properties under discussion.

Mr. Kanbara advised the Commission that this is not a commitment. It is merely a statement that the Corporation Counsel will assist in the rezoning request.

The Director asked Mr. Stender whether or not the Department of Interior, U. S. government, had agreed to this change.

Mr. Stender replied that it is his understanding from Mr. Seeley of the Parks Department that this change is in the process of being approved. Further replying to questions from the Commission, Mr. Stender stated that the area immediately mauka of the park site is being requested for general industrial uses to act as a buffer for the park. The odd-shaped boundary is to provide for a better subdivision of the area.

Mr. Wade McVay, executive officer of the Campbell Estate, stated that the boundary of the park site was established by the planners of the Park Department and said boundary has been approved by the Parks Board. Lot 1111, partly in noxious industrial and partly in rural protective zoning, is leased to Mr. Sing Chun who conducts an operation to evaporate sea water into salt. This operation is permitted in a rural protective zone; however, in order to obtain Board of Health approval for human consumption of said salt, he must install a frame to cover the salt beds. This installation requires industrial zoning of the property.

With reference to Lot H-3 obtained from the City in this land exchange, he stated that a portion of said property will be leased to the Hawaiian Cement Plant for squaring of its property and provide access and for squaring the boundaries of other properties. In the lower portion, a future sewage treatment plant is proposed to be located. He indicated that residential homes could be constructed on said properties under the rural protective zone but this would not be good planning for an area surrounded by industrial uses. The Estate had acted in good faith in completing this land exchange, and he requested favorable consideration from the Commission.

The Commission discussed the odd boundary of the area requested for general industrial. The Director explained that the two "legs" extending on two sides of the park site resulted by following the present rural protective boundary. This can be revised by changing the two

boundaries to be even with the boundary of the park. There should be no problem since said "leg" on one side is a drainage ditch and the other side is an easement.

Mr. McVay stated that the open drainage ditch is in the process of being dedicated to the City. With reference to the area requested for general industrial, he stated that this change was made voluntarily at the request of the Commission. Should this change be looked upon with disfavor by the Commission, he stated that the Trustees may reconsider and withdraw this request.

The Commission closed the public hearing and took the matter under advisement on motion of Mr. Oshiro and second of Mr. Centeio.

In discussing this matter later, Mr. Centeio reiterated his contention that additional industrial zoning should not be granted until the 700 acres still undeveloped had been utilized. He felt that rural protective zoning for the subject properties would be compatible for the area because of the adjoining lighthouse and the park site. He made a motion to recommend denial of the proposed changes in zoning. His motion died for lack of a second.

In the discussion that followed, it was brought out that there is no general plan adopted for this area to reflect the proposed industrial uses and the park use.

The Director indicated that the lighthouse premises and the parcel of land adjoining it could be included in the park designation with a residential zoning classification.

Mr. Hustace's motion to defer this rezoning proposal indefinitely until adoption of a general plan for the area and to refer this matter back to the Director for proper action was seconded by Mr. Oshiro and carried. Mr. Centeio voted in the negative.

**PUBLIC HEARING
GENERAL PLAN
PAUOA-PACIFIC
HEIGHTS
COMPREHENSIVE
LAND USE PLAN**

A public hearing, continued from July 19, 1962, was held to consider proposed amendments to the General Plan of Pauoa-Pacific Heights (Section 22) for the area bounded by School Street, Nuuanu Avenue, Pali Highway, Pauoa Road, proposed 60-foot street, Auwaiolimu Street, Hookui Street, National Memorial Cemetery of the Pacific, Prospect Street, and Iolani Avenue by designating areas for residential, medium density and commercial uses; designating areas for schools, parks and playgrounds, historical sites, cemeteries, water reservoir and electric substation; and adopting, widening and realigning the existing street layout, establishing a new street layout including the redesigning of the intersection of Pauoa Road and proposed 60-foot street, and the deadending of Kaia Street. The hearing was kept open to permit residents in the area to further study the proposals and make comments.

The Director reported that last evening, he and the Deputy Director attended a meeting of the Honolulu Property Owners' Association. After a presentation and explanation of the proposed general plan, the Association voted to approve the plan as presented.

He stated that subsequent to the first public hearing, several letters expressing acceptance of the plan and

objections against the plan have been received. Some owners have indicated preference of high-rise structures in lieu of three-story apartments while others believed that Prospect Street should be the line of demarcation for high-rise structures. In this manner, properties below Prospect Street could have structures up to but not beyond this line.

Since the first public hearing brought out the various comments, objections, and suggestions from the people, the Chairman suggested that the people wishing to speak today limit their presentation to new facts.

Mrs. Anna Stone, living in the Kaloko Lane area for 50 years, objected to the new street layout for this area since it would take away her property. She also could see no reason for changing the land use of the area to apartments. There are five apartments constructed in the area and these are in a deplorable condition by having rubbish strewn all over the yard.

Mrs. Hung Chun Au, living on S. Kuakini Street, indicated that in 1926, she was displaced from her home by the construction of Kuakini Street extension. According to this new plan, she will again be displaced due to a new street plan. This causes her much worry in her old age since she had planned to retire here. Although this plan is for the next 20 years, she would constantly be worried as to when her property would be taken for the road. She felt that this road could be shifted elsewhere.

Mrs. Ethel Von Geldern, owner of approximately 98,000^{sq} of land at Prospect Street, spoke against this plan to restrict the height of structures to three stories. She believed that the new Honolulu is going to be a city of high-rise buildings as evidenced by the bank building in town and plans for other high-rise structures in the town and redevelopment areas.

She stated that it would be to the benefit of the city to permit her to construct a high-rise structure of medium density since this would enable her to keep a lawn area and plant trees. This is much better than to have a row of three-story apartments with black topped areas in between. She stated that the slopes of Punchbowl should be improved with structures that would beautify the area rather than rows of three-story structures which may desecrate the area.

Mr. Agraaham N. Wikoli, owner of property at 128 Kaloko Lane, objected to the plan to delete Kaloko Lane, extend Olomana Lane and provide a turn-around right on his property. This plan would take about 1/2 of his property containing 9,000^{sq}. He believed that the existing streets provide adequate access to properties. There is also a wall fronting his property and he could not see how the turn-around could be constructed. He suggested instead that this turn-around be placed right on Kaloko Lane.

The Director indicated that the street pattern was laid out with the concept that eventually all the small parcels with irregular boundaries would be consolidated and rearranged to provide for an orderly subdivision of the area.

A woman asked whether or not consideration was given to planning the Punchbowl section separately from the Pauoa and Pacific Heights area.

The Director stated that the entire area was selected because of the mixed uses, haphazard road pattern and odd subdivisions. In planning for an area, it is much easier to plan by sections than by blocks. There would also be difficulty in establishing a boundary line since this line could be placed anywhere depending on how one looks at it.

Mr. Ledesma, living on Kuakini Street at the corner of Lusitana Street, approved of the plan as proposed since realignment of Kuakini Street would leave a remnant parcel which he may be able to purchase. His property is long and narrow with the narrowest point 20 feet wide. There are about three or four old shacks which he plans to demolish and improve his property but he is prevented from doing this because there is a three feet setback on his property for the widening of Kuakini Street.

The Commission closed the public hearing and took the matter under advisement on motion of Mr. Lee and second of Mr. Centeio.

In discussing this matter later, Mr. Oshiro felt that this matter should be deferred until the presence of a full Commission. (Only five out of seven Commissioners were present.) His motion to defer action for a full Commission was seconded by Mr. Hustace.

Mr. Hustace based his second on his belief that this Punchbowl area, strategically located, possess a situation similar to the Diamond Head area; therefore, more time and study should be given to enable the public to consider seriously and be aware of the effect of any plan upon their land. Any long-range program to be adopted must take into account very keenly, the aesthetics as well as the proper planning for the preservation of Punchbowl as a landmark.

It was his belief that this area presents the ideal type situation for planned development zoning which would permit the Commission to view in third dimensional aspect, the developments proposed in the area. Only then would there be assurance in advance that the types of development which are proposed are not going to infringe upon other factors, mainly aesthetics. He was not against apartment uses for the area but he felt that Apartment C zoning classification on the General Plan which permits no more than three story apartments is inadequate for the area. It does not provide for a degree of control and permit the type of development suitable for the area. It also penalizes the owners from using their land properly. This Punchbowl area as well as the Diamond Head area requires a degree of flexibility in development which this Apartment C classification would not provide. The remark made by a speaker that there is nothing more monotonous than rows of three-story apartments completely paved and void of trees and foliages has merit and he stated that this is what would happen should three-story apartments be permitted without some degree of control for open space.

He urged that this area be general planned as a planned development area through a planned development zoning. He stated that this matter should be deferred pending further studies along this concept. Through planned development zoning, it is quite possible to have high-rise structures which would not interfere with the Punchbowl landmark. He expressed regret that there has not been sufficient publicity in the newspapers regarding the importance of the Punchbowl area in relation to the rest of the city and that no vocal group are present as had existed when the Diamond Head general plan matter was being considered.

Mr. Centeio agreed with Mr. Hustace regarding his statement on aesthetics, but he indicated that this Punchbowl area has ceased to be a residential community many years ago. He had lived there for many years and the time and situation have changed. He felt that the people living in the area for these many years were entitled to the best use of their land and in this case, it is Apartment C zoning as recommended by the staff and the Director. He felt that there is no basis for further study when an intensive study was made by the staff. He was ready to vote in favor of this plan today.

The Director showed the Commission an example of a high rise structure proposed along the slope of Punchbowl. He indicated that this is the type of problem he is trying to avoid by recommending three-story apartments in order to protect the Punchbowl slope and the people in the area. Aesthetically, this height would not desecrate the Punchbowl slope, and economically, it would provide adequate return for people living in the area. Permitting high rise structures would increase land value within the area and create hardship for those people who cannot build such structures. As noted on the map, there are many spotted areas zoned for hotel-apartment use. Before any more high-rise structures are constructed, he stressed that the general plan as proposed must be adopted in order to exert some control of development in the area; otherwise, speculation would become rampant and the area would deteriorate because of these speculators. People would delay developing or improving their land awaiting an opportunity to sell at a high price. Therefore, the timing is now and he urged the Commission not to delay adoption of the plan any longer.

The Director informed the Commission that the staff had made an intensive study of the area. People in the area are quite aware of what is happening and is being proposed for the area. They have been vocal to the point that at last night's meeting, they had voted in favor of the plan as proposed. After the meeting, many individuals expressed themselves as in favor of the plan. It is because the chairman had announced that comments should be limited to presentation of new evidence that many have not come forward to express themselves.

With reference to Mr. Hustace's remark about planned development zoning, the Director stated that adoption of this zoning would require the enactment of the newly proposed zoning ordinance. Since the process of enacting this ordinance involves review by the Commission and the City Council after several public hearings, it may be about a year before it would finally be adopted. In the

meantime he must hold the line on hotel-apartment zoning by denying these requests. This delay not only would encourage speculation but encourage disorderly development and prevent the people from revitalizing the area to capture some of the housing market. The redevelopment area with its high-rise apartment structures will be in direct competition with the Punchbowl area. Therefore, it is of prime importance that the general plan be adopted without further delay.

Mr. Oshiro explained that his motion for deferral was not directed for a restudy but was for the purpose of receiving comments from the other Commissioners on an important matter such as this. He does not disagree with the plan as proposed. Should there be any criticism from the public, it can be said that every member had an opportunity to voice his opinion on this matter.

Mr. Yamabe pointed out that this is a general plan proposal and not actual zoning. He agreed that a proposal such as this requires careful study, but if an intensive study was made by the staff and there is no possibility or very little possibility that a restudy would change the situation, then the matter should be voted on immediately; otherwise, the motion for deferral would be in order.

Mr. Hustace stated that it is not his desire to see the area deteriorate. He asked the Director whether it is his intention, should this general plan be adopted, to commence immediately to recommend zoning without adopting a general set of rules.

The Director replied that upon adoption of the general plan, he will recommend de-zoning of the Hotel-Apartment areas to Apartment District C. This will permit the area to grow compatibly and offer the people the chance to develop their land at an equal rate as other apartment zoned areas. Another factor to consider is that the existing utilities and roads would not be adequate to serve a high density use. These facilities are also inadequate to serve a medium density use; therefore, upon adoption of the plan, he will request the Council to initiate the improvement of these facilities so that the people can commence developing their land.

A vote was taken and the motion to defer action failed to carry lacking four affirmative votes. Messrs. Centeio and Lee voted in the negative. Mr. Yamabe did not vote.

A new motion was made by Mr. Centeio to recommend adoption of the proposed general plan for the Pauoa-Pacific Heights area as presented by the Director. His motion was seconded by Mr. Lee and carried. Mr. Hustace voted in the negative.

Mr. Oshiro stated that although he had made the motion for deferral, it was to obtain the opinions from the other Commissioners and not because he disagreed with the proposed general plan. Since the motion to defer failed to carry, he voted for the new motion.

The meeting adjourned at 5:30 p.m.

Respectfully submitted,

Carole A. Kamishima
Carole A. Kamishima
Planning Reporter

Meeting of the Planning Commission
Minutes
August 16, 1962

The Planning Commission met in regular session on Thursday, August 16, 1962, at 2:15 p.m., in the Conference Room of the City Hall Annex with Chairman Thomas N. Yamabe II presiding:

PRESENT: Thomas N. Yamabe II, Chairman
William R. Norwood
Frank W. Hustace, Jr.
Victor Givan, ex-officio (Acting Managing Director)
Fred K. Kwock, ex-officio (Budget Director)

Frederick K. F. Lee, Planning Director
Bertram T. Kanbara, Deputy Corporation Counsel

ABSENT: Cyril W. Lemmon (on trip)
George F. Centeio (on trip)

MINUTES: The minutes of August 2, 1962, as circulated, were approved on motion of Mr. Norwood and second of Mr. Hustace.

**GENERAL PLAN
KAHALUU-WAIHEE-
KAALAEA
COMPREHENSIVE
PLAN -AMENDMENT**

The Commission considered again the proposal to amend the Kahaluu-Waihee-Kaalaea General Plan by adopting a new general plan map which would include street patterns, drainage channel alignments, land uses, public facilities, open spaces and forest reserves.

A public hearing on this matter was held on July 19, 1962. Due to the indefinite alignment of the Kahaluu Cut-off Road in the vicinity of the Ahuimanu Road and Okana Road area, action was deferred for the Director to submit more detailed information on this matter.

The Director reported that he had checked with the Chief Engineer and obtained a copy of the construction plan for the road but unfortunately, the plan embraced only a portion of the roadway up to Ahuimanu Stream. Beyond the stream, the road alignment is still tentative. However, by projecting the center line along the proposed construction area and extending this line to meet the alignment along Kamehameha Highway, a fairly accurate alignment of the road was obtained. This alignment is shown in "blue" on the map. He stated that Attorney Robert Murakami, representing one of the property owners affected by this alignment, has seen the plan and is present in the audience today.

Mr. Murakami stated that he had seen the plan and had discussed the matter with the Deputy Director. The proposed alignment would take a portion of his client's property. His client is not completely in agreement with the plan but feels that this is a much more reasonable plan than that which was originally shown, and still prefers the original alignment.

Mr. Hustace asked the Director whether or not this matter will be placed before the Commission again for approval after a definite alignment is fixed.

The Director replied that unless there is a complete change in the alignment, this matter will not be placed before the Commission again. It is expected that after the engineering studies are completed, the alignment shown

would be the firm alignment. Any deviation from the alignment shown should be very slight, 5 to 10 feet in either direction depending on the requirements for cuts and fills.

Mr. Kanbara confirmed that only a complete change in the alignment would require an amendment to the General Plan for consideration by the Commission again.

Mr. Norwood asked whether all the other property owners affected by the alignment or the protestants had an opportunity of seeing the new alignment.

The Director replied that at the public hearing, there were property owners who were interested in the alignment but none had specifically made a protest. A Mrs. Harrison was interested in the alignment but since it does not affect her property she has not appeared again.

A motion to recommend approval of the new general plan for the Kahaluu-Waihee-Kaalaea area and to have the Director submit this recommendation to the City Council was made by Mr. Hustace, seconded by Mr. Norwood, and carried.

**ZONING ORDINANCE
AMENDMENT TO THE
SUBDIVISION RULES
AND REGULATIONS**

The Director informed the Commission of two proposed amendments to the Subdivision Rules and Regulations. One, is to define the street requirements for cluster type developments. He stated that the City Council had passed on second reading, an ordinance to permit cluster type development in residential zones; however, at the request of the Traffic Department, final adoption of the ordinance is being deferred until improved standards for deadend streets can be defined in the Subdivision Rules and Regulations.

Mr. Kim, Deputy Planning Director, elaborating further on the proposed amendment, stated that the Traffic Department was concerned that too many intersections may be created by these deadend streets if placed indiscriminately along through streets. The Traffic Department, therefore, is recommending that the distance between any two intersections be approximately 250 feet. It also recommended that blocks adjoining major streets run parallel with the street to lessen the number of intersections on the major streets. In conferring with the Fire Chief, he recommended that deadend streets of 32-foot right-of-way be limited to 300 feet in length. If it is beyond 300 feet, then the right-of-way should be 44 feet. This is based on the fact that the maximum efficient length of hose to fight fires is limited to 300 feet.

The Director stated that another requirement recommended by the Traffic Department is that the turn-around be 80 feet in diameter in lieu of the present requirement of 60 feet. This would permit one continuous turning movement. The Traffic Department is merely recommending that the restrictions on deadend streets be made more stringent by reflecting these changes in the Subdivision Rules and Regulations. The Director concurred with the recommendations made by the Traffic Department.

For the second proposed amendment to the Subdivision Rules and Regulations, the Director stated that the department is faced with a problem regarding the present

requirement that all roads or easements dedicated to the city must be free and clear of all encumbrances. As an example, within the Hawaii-Kai development in Maunaloa, the sewer lines within the development are privately owned. A cable for T.V. reception is also privately owned. Should the city accept such easements in accordance with the Subdivision Rules and Regulations, the developer must grant the city free title to these utility lines. The question then arises whether or not the city wants title to these lines which must then be maintained by the city. Another problem that may arise is that the residents who are now paying a levy on the private sewer lines may refuse to pay such levy on the basis that acceptance by the city makes the line public property.

The Director stated that after study of this problem by the Chief Engineer and the Planning Department staff, the recommendation is that in cases such as this, exceptions should be made to grant easements for these uses without dedication to the city. This problem arises not only in the Hawaii-Kai area but in the Campbell Industrial Park area where the Standard Oil Company has its gas and oil lines and in the Kunia area where the federal government has its aviation gas and oil lines. The Corporation Counsel's office is presently preparing a draft of the proposed amendments to the Subdivision Rules and Regulations. These proposals are being brought before the Commission for discussion and comments.

Mr. Norwood gave his understanding that the purpose of the cluster development was to permit some flexibility in the arrangement of the lots and houses to obtain the most benefit of natural terrain and obtain more green open spaces. He believed that the recommendations made by the Traffic Department may be too rigid to the extent that it may defeat the basic purpose of a cluster development.

The Director stated that the proposals would not defeat the purpose of a cluster development but would upgrade its standards. In other words, instead of a 32-foot right-of-way with a 60-foot turn-around, the recommendation is for a 44-foot right-of-way with an 80-foot turn-around. He pointed out that on a 32-foot right-of-way with driveways on both sides of the street, it would be difficult to back a car out of a garage should there be a car parked on the street. It is this type of problem that an attempt is being made to prevent by proposing these amendments.

Mr. Hustace made a motion to defer action pending receipt of a copy of the written recommendations of the Traffic Department and the draft of the proposed ordinance. His motion was seconded by Mr. Norwood.

Since there seems to be an urgency to adopt these amendments, the Commission discussed whether or not to authorize the calling of a public hearing and in the meantime review the draft of the proposed amendments or to defer calling of a public hearing until it had reviewed the amendments as proposed.

Mr. Hustace expressed his opinion that the draft of the proposed amendments should be reviewed prior to making a decision on calling a public hearing. He felt that a thorough review of the amendments should be made since the proposals may defeat the degree of flexibility permitted for cluster development.

A vote was taken and the motion to defer action was unanimously carried.

**STREET NAMES
MAUNALUA
HAHAIONE VALLEY
SUBDIVISION,
UNIT 1-A**

The Commission, on motion of Mr. Kwock and second of Mr. Givan, recommended adoption of the following street names for roadways within the Hahaione Valley Subdivision Unit 1-A:

- PEPEEKEO STREET - Extension of an existing roadway.
- PEPEEKEO PLACE - Deadend roadway off Pepeekeo St., mauka of Hawaii Kai Drive.

Meaning: Land location on the Island of Hawaii

**STREET NAME
KALIA-WAIKIKI
PROPOSAL TO CHANGE
"ALA WAI BLVD"
TO "AKU WAI BLVD"**

The Commission reviewed a request by Mr. Eaton H. Magoon to change the street name "Ala Wai Boulevard" makai of Kalakaua Avenue to "Aku Wai Boulevard" since "J. Akuhead Pupule's amusing and good-natured comments made constantly during 1950 and early 1951 over Radio Station KHON (now KPOI) contributed largely toward public sentiment which resulted in completion of this much-needed roadway."

The Director reported that the staff recommends disapproval for the following reasons:

- (1) The Subdivision Rules and Regulations and the Street Naming Policy require that, "Any extension of an existing street shall carry the same name as the existing street".
- (2) The existing name is established, easily pronounced, readily located, and used by all residents in the area. This is an apartment area and the change will affect a considerable number of residents.
- (3) The staff and the Planning Commission have never encouraged the use of personal names. The name submitted (Aku) is assumed to be short for Akuhead.
- (4) The combination of these two words (Aku Wai) does not mean anything and there is no Hawaiian interpretation available. This is confirmed by Mr. Mathews at the Archives and Mrs. Hoku, Hawaiian Linguist, at the Bishop Museum.

On motion of Mr. Givan and second of Mr. Kwock, the Commission recommended disapproval of the street name "Aku Wai Boulevard" for the reasons given by the staff. Mr. Hustace disqualified himself from voting on this matter.

**MISC.
LETTER FROM THE
CHAIRMAN OF THE
MAUI PLANNING &
TRAFFIC COMMISSION**

The Commission acknowledged receipt of a letter from Mr. Joseph S. Medeiros, Chairman of the Maui Planning and Traffic Commission, thanking the Planning Commissioners for participating in all the activities at the recently held 1962 Conference of Planning Commissioners and Directors on Maui.

The Director reported that he had sent a letter to Mr. Medeiros thanking him and the other members of the Commission for their hospitality and a most stimulating and informative conference.

**PUBLIC HEARING
ZONING LIMITED IND.
WAIANAE
MAUKA SIDE OF
FARRINGTON HWY
NATIONAL SECURITIES
& INVESTMENT, INC.
BY: SAKAE
TAKAHASHI**

A public hearing was held to consider a change in zoning from existing Highway and Rural Protective zones to Limited Industrial for a one acre parcel of land situated on the mauka side of Farrington Highway, adjoining the Waianae Textile Printing Plant premises in Waianae. This change is in conformity with the General Plan for Waianae.

The public hearing notice published in the Honolulu Star Bulletin on August 6, 1962, was read by the Director who reported that no written protests had been filed. He indicated that the development plan submitted shows the proposed construction of a warehouse structure and a building to house industrial uses. The proposed change in zoning is in conformity with the general plan adopted for the area.

Asked by Mr. Hustace whether the planning for this zoning is appropriate at this time, the Director replied that it is. This area is rapidly developing for residential and commercial uses and a warehouse and some industrial uses are needed to serve the entire area.

Mr. Sakae Takahashi, representing the owner of the land, pointed out that the parcel in question adjoins an industrial use which is the Von Hamm Young fabric printing plant. As shown on the development plan, a warehouse is proposed to be constructed in the rear of this property and a building for industrial uses in the front with off-street parking areas in the center. A plumbing shop is to occupy one of the store spaces.

No one spoke against this proposal. The public hearing was closed and the matter was taken under advisement on motion of Mr. Norwood and second of Mr. Hustace.

In considering this matter later, the Commission, on motion of Mr. Norwood and second of Mr. Givan, voted to recommend approval of the change in zoning to limited industrial for the property under consideration.

**PUBLIC HEARING
GENERAL PLAN
WAIPAHU
WAIKELE ROAD
BETWEEN FARRINGTON
HWY & WAIPAHU RD
HOTEL & APT. USES**

A public hearing was held to consider a proposed amendment to portion of the Waipahu General Plan by changing the land use designation from cemetery use to Hotel and Apartment use for parcel of land comprising approximately 1.8 acres situated on the Waipahu Town side of Waikele Road, between Farrington Highway and Waipahu Road in Waipahu.

The public hearing notice published in the Honolulu Star Bulletin on August 6, 1962, was read by the Director who reported that no written protests had been filed.

He pointed out on the map the area in question used formerly as a cemetery. He stated that all bodies have been exhumed and reburied at another cemetery site. The area in question, slightly higher in elevation than the surrounding areas, is adjoined by an elementary school, an apartment area, a commercial area and residential homes. Although the owner of the land had requested commercial zoning also, he is recommending against this zoning since this use would be in direct competition with existing business operations and may defeat the over-all planning for the area. Since a hotel operation of more than 50 living units permits accessory business uses, the developer could adjust his plans accordingly. The development plan

as submitted envisions three-story hotel-apartment structures and one-story commercial structures.

In the discussion that followed, the Commission asked the Director for his recommendation and whether or not the proposed change would be compatible with surrounding uses.

The Director indicated that with the close proximity of employment centers at West Lock and at Barber's Point, there has been a growing need for apartment-hotel uses for transients. Due to demand and the lack of this type of accommodations, he recommended that this change be made. He indicated that the adjoining apartment area is fully developed and extension of this type of use rather than a cemetery would be more compatible with surrounding uses. Although the height is controlled only indirectly by a 200% floor area ratio limitation, the developer has assured construction in accordance with the plan submitted and will not construct more than three-story structures.

Mr. Sidney Hashimoto, attorney representing the applicant, informed the Commission that the applicant, after careful consideration of the Director's proposal, gives his consent to the Director's proposal. Therefore, the request for commercial zoning is withdrawn and replaced by hotel and apartment zoning for the entire parcel.

He stated that the proposed development would be compatible with surrounding uses as shown on the schematic drawing submitted. Because commercial zoning is no longer requested, the plan may be slightly altered to reflect another hotel-apartment structure. He indicated that his client owns apartment units which are presently being operated as a hotel. Through experience and careful study, he has found that there is a demand for hotel facilities to accommodate transients. The proposed project has received the enthusiastic support from the people in Waipahu. They feel that this project would provide a new source of employment, generate interest, and above all, aesthetically improve the entire area.

Asked by Mr. Givan to elaborate further on the proposal to alter the plan, Mr. Hashimoto stated that the basic design for the entire area would remain the same. Any additional unit would also blend in with the rest of the development. He cannot give a more detailed information on construction until a consultation is held with the architect. With respect to off-street parking, he stated that one parking space for each unit has been set aside. He then submitted a letter from the Bank of Hawaii, Waipahu Branch, signed by its manager T. Sato, supporting the proposed project.

Mr. Reidar Petersen, President of the Waipahu Community Association, representing approximately 2,000 members, read and submitted a letter from the Association endorsing the application for hotel and apartment zoning for the property under consideration.

Mr. Charles Nishioka, President of the Waipahu Businessmen's Association, read and submitted a letter from the Association, approving the request for change in zoning from cemetery to hotel and apartment.

Mr. Hashimoto submitted a copy of a letter from Dr. W. Ohara, dentist, supporting the request for change in zoning.

The Commission closed the hearing and took the matter under advisement on motion of Mr. Hustace and second of Mr. Norwood.

In considering this matter later, a motion to recommend approval to amend the Waipahu General Plan by changing the land use designation from cemetery use to hotel and apartment use for the parcel in question was made by Mr. Givan and seconded by Mr. Norwood.

In the discussion that followed, Mr. Yamabe asked what assurance has the Commission that heights of these structures would be limited to three stories.

The Director expressed his belief that the developers are sincere in their effort to conform to the plan as submitted. He had spoken to them and they do have the community's interest at heart. He does not believe they would do anything that would harm the area. With respect to accessory business uses, he stated that these uses would be limited to service type facilities, such as a laundrette, drug store, restaurant, etc.

A vote was taken and the motion was carried.

A public hearing was held to consider a proposed amendment to a portion of the Kalia-Waikiki General Plan (Section 3) by changing the land use designation from hotel and apartment use to commercial use for the rear portion of lots fronting on the makai boundary of Kalakaua Avenue between Ala Wai Boulevard and Ena Road.

Mr. Hustace disqualified himself from participating in the discussion or voting on this proposal due to possible conflict of interest as recorded in the minutes of the previous meeting of the Commission.

The public hearing notice published in the Honolulu Star Bulletin on August 6, 1962, was read by the Director. He reported that the Downtown Improvement Association has filed a letter expressing its concern on the economic and sociological aspects on the location of government and business functions outside of the central/business district.

The Director pointed out on the map the area under consideration. He stated that a 100-foot depth, makai of Kalakaua Avenue is presently zoned for business. There is a proposal to construct a 10-story commercial building on the parcel situated at the makai-diamond head corner of Ala Wai Boulevard and Kalakaua Avenue and he had recommended extension of the business zone to include the entire parcel. However, at the recommendation of the Commission, the back boundaries of all lots fronting on Kalakaua Avenue between Ala Wai Boulevard and Ena Road were included in the proposal to extend the present business boundary. This change involves the addition of the back boundary of an adjoining lot only since the back boundaries of the remaining lots fall at the line of the existing business zone. The adjoining parcel is improved with two co-op apartments and the back portion is used for off-street parking purposes.

PUBLIC HEARING
GENERAL PLAN
WAIKIKI
MAKAI SIDE OF
KALAKAUA AVENUE
BETWEEN ALA WAI
BLVD & ENA ROAD
BUSINESS USE

Mr. Norwood asked whether it is timely to consider this application and whether from the standpoint of planning, a larger more comprehensive area should be studied and a more uniform line of demarcation for the business zone be provided.

The Director informed the Commission that the Magoon Estate had previously submitted a plan for business and apartment uses for lands within this area. If that plan were put into effect, this entire block would be improved primarily for business use; however, he wished to reserve judgment at this time since completion of the Waikiki development plan is imminent.

Asked by Mr. Norwood whether he would consider deferring the proposal under consideration until the Waikiki development plan is completed, the Director replied in the negative. He stated that a deferral would place a hardship on the owner of the land. Also, the Commission by past actions, had granted extensions of business zones to include the remaining portion of lots partially in the business zone. He stated that no harm is foreseen in permitting this change at this time.

Mr. Leighton S. C. Louis, speaking for Ed Klein Associates, Inc., the applicant for the lessees of the premises which is being considered for change in land use designation, felt that there were no reasonable bases to delay adoption of this change since this is merely an extension of the existing business zone to include the remainder of the parcel which is partially in the business zone. The Commission repeatedly had extended these types of zoning in order to be consistent with the land use plan. To leave half of the property in business zone and half in apartment zone denies the property owner from utilizing his land fully to its highest and best use, which in this case is believed to be commercial use. He indicated that development of commercial activities along Kalakaua Avenue has been progressing for many years and to change this complex now would be most impractical.

He then submitted to the Commission several letters from property owners and lessees of properties in the vicinity supporting the request for change in land use designation to permit the construction of the proposed commercial building. These letters are from the following persons:

- (1) Ed Klein, proposed developer;
- (2) Watters O. Martin, adjoining property owner;
- (3) Agnes T. Asato, owner of K. C. Drive Inn;
- (4) Clifton S. Weaver, Vice President, Spencecliff Corporation, Ltd., operator of Coco's;
- (5) Cliff W. Krueger, President, Island Federal Savings and Loan Association, 1856 Kalakaua Avenue; and
- (6) E. deHorne, President and General Manager of the Honolulu Rapid Transit Company.

Mr. Frank Gibson of the law firm of Henshaw, Conroy and Hamilton, representing Mr. Osey one of the bidders of the Federal Aviation Agency building, asked the Commission to consider a few important points on this matter. He indicated that early this year the General Services Administration called for bids to construct approximately 7,500^{sq} of floor area to provide accommodations for the F.A.A. The proposal consisted of 5 year or 10 year leases,

either on a service or non-service basis. The bids were submitted in June and out of the 16 bids submitted locally, all were on properties now zoned for business except the Klein bid. Mr. Klein was low bidder on the 10 year service base but not on the 5 year service base. There are other bids before the G.S.A. that are very close in price to Mr. Klein's bid and no one knows which bid the G.S.A. will finally accept.

He stated that another factor to consider is the traffic problem that may arise at the intersection of Ala Wai Boulevard and Kalakaua Avenue by the traffic generated by approximately 500 employees from the proposed commercial building. He indicated that to remedy this problem would mean additional cost to the City.

He believed that to permit the construction of a large multi-story office building, such as the one proposed, which is not connected with the tourist industry or connected with apartment use in Waikiki is a mistake. He stated that Waikiki should be devoted principally to those businesses which would serve the tourist industry and for apartment use. He did not believe it was proper land use to turn a portion of Waikiki into what may be called a central business district.

Asked by the Commission whether anyone from the F.A.A. was represented, no one responded from the audience.

With respect to the traffic problem, the Director read the letter from the Traffic Department stating that with the new proposal to extend the medial strip across the intersection of Kalakaua Avenue to eliminate the hazardous traffic movement across Kalakaua Avenue on Ala Wai Boulevard, it anticipates no major traffic problem. It further states that this problem need not be a factor in the consideration of the rezoning request.

Mr. Louis responded to several points brought out by Mr. Gibson. He stated that his client had not represented that the F.A.A. building will be built on the site nor that this is the only site that it can be built on. The F.A.A. had indicated a desire to consider this site since out of all the bids submitted, this is the site it favored. No contract has been signed. He declared that this factor is secondary; the basic consideration is land use. At the time of rezoning, the exact usage of the land should be considered.

Regarding the traffic problem mentioned, he indicated that regardless of what type of use is placed on the premises, there will be a traffic problem. A 20-story apartment building containing 1,000 units will produce the same traffic problem throughout a 24-hour day period whereas, a business structure would be over a 10-hour period. Two or three story retail outlets may produce a worst situation. Many other arguments could be given but he pointed out that the Traffic Department has given a suitable reply on this matter.

He reminded the Commission that it had set a precedent to consider business use for this area. The Commission in 1956 had indicated, and it is in the record, that this entire block would go into commercial development subject to submission of development plans. This was prior to

the days of separation of general planning and zoning. He felt that people who invest moneys in the island and who wish to develop a property should be able to rely on the actions taken by the Commission and government when it deals with land uses. Whether the proposed developer has obtained the zoning or whether he has not, taking into consideration the problems which may be involved in zoning, is immaterial in this case because it has nothing to do with the proposed land use of the area. He felt that the chairman should refrain people from making remarks other than factors dealing with land use.

He stressed that the land use for the area under consideration should be commercial. Commercial zoning was established on Kalakaua Avenue back in 1928 and there seems to be no reason for changing this use to any other use at this time.

The Chairman advised the audience that the proposal under consideration today is a proposed amendment to the general plan and not zoning. Remarks should be confined to the proposed use of the land, whether the proposed commercial use would be compatible or detrimental to the surrounding area.

Mr. Norwood asked Mr. Louis whether he had any comment to make on the concern expressed by the Downtown Improvement Association regarding the proposed location of the F.A.A. facilities in Waikiki outside of the central business district.

Mr. Louis noted that the federal government, which does business in all of the cities of the United States, has utilized its own initiative and has made its own decision as to location of federal buildings. It has placed these facilities within the central business district as well as in outer areas. He felt that the D.I.A. should not attempt to dictate to any developer or any government regarding the location of office space. It is the privilege of the developer or government to select any site for reasons of its own. In this case, the federal government had asked for bids within a specified boundary and all bids submitted were within this boundary.

Mr. Gibson informed the Commission that sometime in 1956, the Commission denied a request to extend the existing business zone for the same lot under consideration now. There was a proposal to construct a restaurant, Michel's, but the Commission denied this request and maintained the existing business zone line of 100-foot depth.

The Commission closed the public hearing and took the matter under advisement on motion of Mr. Norwood and second of Mr. Givan. Mr. Hustace did not vote.

In discussing this matter later, the Commission considered the statements made by the proponents and the opponents to the proposed change in land use designation from hotel and apartment to commercial and whether or not there is sufficient justification for the change.

The Director reported that in the 1959 land use plan for Waikiki, this entire block was indicated for business use. The owner of the property had submitted a development plan

for apartments and commercial uses for his lands but the Commission granted business zoning for only two parcels and looked with favor to the remainder of his land for business use upon submission of development plans.

He indicated that commercial use along Kalakaua Avenue frontage has existed for many years and there seems to be no justification to change this to any other use. This entire block is gradually being developed for commercial purposes. The Commission also had consistently zoned properties half in one use and half in another use to the highest and best use to cover the entire parcel. The proposed change in use will be in conformity with the general plan proposed for the over-all Waikiki area. In view of these factors mentioned, he recommended that this change be made at this time.

In checking the statement made by Mr. Gibson that in 1956, a request for extension of the business zone for the property under consideration was denied by the Commission, the Director stated that the records show that the subject application was not the property under consideration but the adjoining lot owned by the Antone Louis Estate.

After further discussion, a motion to recommend approval of the proposed amendment to the Kalia-Waikiki General Plan by changing the land use designation from hotel and apartment to commercial use for the area under consideration was made by Mr. Norwood, seconded by Mr. Givan, and carried. Mr. Rustace did not vote.

PERSONNEL
FORMER COMMISSION-
ERS OSHIRO AND
LEE

The Commission requested the Director to forward a communication to Mr. Robert A. Lee, Acting Budget Director, and to Mr. Hiroshi Oshiro, former Acting Managing Director, thanking them for their participation and cooperation while a member of the Planning Commission.

PERSONNEL
DIRECTOR F. LEE

The Commission wished Mr. Lee a "bon voyage" on his trip to Paris to attend the World Planning Congress.

The meeting adjourned at 4:20 p.m.

Respectfully submitted,

Carole A. Kamishima
Carole A. Kamishima
Planning Reporter

Meeting of the Planning Commission
Minutes
August 30, 1962

The Planning Commission met in regular session on Thursday, August 30, 1962, at 2:00 p.m., in the Conference Room of the City Hall Annex with Chairman Thomas N. Yamabe II presiding:

PRESENT:

Thomas N. Yamabe II, Chairman
William R. Norwood
Fred K. Kwock, ex-officio (Budget Director)
Bartley M. Harloe, ex-officio (Managing Director)
Alfred A. Yee (Acting Member)

Wallace S. W. Kim, Deputy Planning Director
Bertram T. Kanbara, Deputy Corporation Counsel

ABSENT:

George F. Centeio (on trip)
Cyril W. Lemmon (on trip)
Frank W. Hustace, Jr. (on trip)

MINUTES:

The minutes of August 16, 1962, as circulated, were approved on motion of Mr. Norwood and second of Mr. Kwock.

**IMPROVEMENT
REVOLVING FUND
WAIALUA AGRI-
CULTURAL CO.**

The Commission reviewed Committee Report No. 1800 from the City Council, referring to the Planning Commission for recommendation, a proposal to advance the sum of \$39,515.47 from the Improvement Revolving Fund to make final payment to the Waialua Agricultural Company for recreational facilities and grounds at Waialua.

The Deputy Director reported that the initial negotiation for Waialua gym and grounds began in 1958. Since then the City has paid \$98,650 and the requested \$39,515.47 is the final payment for these facilities. The Capital Improvement Program schedules \$4,000 of planning money for this fiscal year, \$40,000 for the final payment during fiscal year 1963-64, and \$46,000 for additional facilities in fiscal year 1965-66. The sum of \$39,515.47 will be reimbursed to the Improvement Revolving Fund from allocated funds provided in the 1963-64 fiscal year.

The Commission, on motion of Mr. Kwock and second of Mr. Yee, recommended approval to advance the sum of \$39,515.47 from the Improvement Revolving Fund to make final payment to the Waialua Agricultural Company for recreational facilities and grounds at Waialua. Mr. Norwood disqualified himself from voting on this matter.

**CAPITAL
IMPROVEMENT
PROGRAM
AMENDMENT TO THE
C.I.P. FOR THE
FISCAL YEAR
JULY 1, 1962 TO
JUNE 30, 1963**

The Commission reviewed Bill No. 140, as amended, entitled: "Capital Improvement Supplementary Ordinance No. 1. An Ordinance amending Ordinance No. 2179 relating to Capital Improvements of the City and County of Honolulu for the fiscal year July 1, 1962 to June 30, 1963," together with the amendment to the Capital Improvement Program as submitted by the City Council to the Planning Commission for consideration and comments.

The Deputy Director reported that the total program of the supplementary Capital Improvement Program Ordinance amounting to \$4,569,007 consists of moneys from the following accounts: (1) Miscellaneous Projects Account, \$685,007; (2) current revenues, \$75,000; and (3) State grants pursuant to Act 30, SLH 1962, \$3,809,000. These

moneys will be applied to the following projects:

DEPARTMENT OF PUBLIC WORKS

Roads and Improvement Districts:

Akaka Place Improvement District (retaining wall and flood control)....	\$ 12,150
Construction of Asphalt Footpath along Wilikina Drive (State grant)	2,000
Fort Weaver Road widening (State grant). Moanalua Road and Kauhale Street Improvement District (planning).....	16,000
Moiliili Triangle Area Improvement District (planning).....	10,000
Moiliili Triangle Area Improvement District (planning).....	30,000
Wahiawa Business Section Improvement District (planning)	50,000

Drainage and Flood Control:

Miscellaneous Drains (Property owners' share)	20,000
Stream Wall Improvements (Property owners' share)	5,000

Sewer Projects:

Sewer Extensions and Connections (Property owners' share)	50,000
Lake View Circle Sewers, Wahiawa (planning)	2,000

DEPARTMENT OF BUILDINGS:

School Improvements:

Aiea Elementary and Intermediate School (advance planning and appraisal).....	2,000
Ewa Beach Intermediate School (advance planning and appraisal).....	2,000
Halawa Heights Elementary School (advance planning and appraisal).....	2,000
Kalihi-Kai Elementary School (final settlement with Bishop Estate on land exchange agreement).....	13,680
S.W. King Intermediate and High School (advance planning and appraisal).....	2,000
Kuhio Park Terrace Elementary School (within Kalihi War Homes).....	14,677
Pearl City Kai Elementary School (advance planning and appraisal)	2,000
Waipahu Elementary School (portable classrooms).....	30,000

**Projects Authorized by Act 30, SLH 1962
(Group II):**

Aliiolani Elementary School	237,000
Farrington High School.....	300,000
Kaimuki Intermediate School	204,000
Kalakaua Intermediate School	300,000
Manoa Elementary School	30,000
McKinley High School	356,000
Palolo Elementary School	180,000
Pauoa Elementary School	180,000

**Projects Authorized by Act 30, SLH 1962
(Group III):**

August Ahrens Elementary School	14,000
Castle High School	20,000
Central Intermediate School	10,000

Dole Intermediate School	5,000
Farrington High School	400,000
Fern Elementary School	100,000
Hokulani Elementary School	145,000
Kaimuki High School	10,000
Kaimuki High Gymnasium	275,000
Kalani High School	30,000
Kalihi-Kai Elementary School	100,000
Kalihi-Waena Elementary School	30,000
Kapalama Elementary School	5,000
Kauluwela Elementary School	20,000
Lanakila Elementary School	225,000
Likelike Elementary School	140,000
Lincoln Elementary School	75,000
Manoa Elementary School	15,000
Nanakuli Elementary School	5,000
Wahiawa 4th Elementary School	140,000
Waipahu Elementary School	55,000
Waipahu 3rd Elementary School	5,000

Fire Stations:

<u>Pawa Fire Station (planning and land acquisition)</u>	348,500
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Other Building Improvements:

<u>City and County Jail (additional architectural service)</u>	9,500
<u>Morgue Facilities (old city jail site at Iwilei for construction)</u>	45,000

(Mr. Norwood felt that the selection of Iwilei as the Morgue site may not be appropriate. He believed that it should be situated next to the emergency unit.

Mr. Kim reported that four sites were considered. Apparently, due to the urgency for this facility, the Iwilei site was recommended to the City Council by the Mayor upon recommendation from the Building Department.

At the suggestion of Mr. Harloe, a staff member checked with Dr. Majoska, Medical Examiner, and was informed that Dr. Majoska was in favor of the site selected at Iwilei.)

<u>Renovation of City Hall, First, Third and Fourth Floors for Building, Council and Budget offices</u>	109,500
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DEPARTMENT OF PARKS AND RECREATION

Park Improvements:

<u>Aliamanu Park (site development and improvement) (State Grant)</u>	75,000
<u>Liliuokalani Gardens (improvement) (State Grant)</u>	30,000
<u>Little Theater (planning) (State Grant) ..</u>	75,000

(Mr. Norwood asked whether it was proper to appropriate funds for planning for the Little Theater when its location is still under discussion.

Mr. Kim reported that the Council's thought on this matter is that the money should be requested from the State so that once the site is selected, the money will be available and planning can proceed immediately. Passage of this ordinance gives no assurance that the State will grant this sum to the City.)

TOTAL CAPITAL IMPROVEMENTS..... \$4,569,007

The Commission, on motion of Mr. Norwood and second of Mr. Harloe, recommended approval of the proposed amendments to the Capital Improvement Program of the City and County of Honolulu for the fiscal year July 1, 1962 to June 30, 1963, and Bill No. 140, as amended, entitled: "Capital Improvement Supplementary Ordinance No. 1".

**STREET NAMES
MAUNALOA
HAHAIONE VALLEY
SUBDIVISION
UNITS 1-C & 1-F**

The Commission, on motion of Mr. Norwood and second of Mr. Harloe, recommended approval of the following street names:

(1) Street names for roadways within the Hahaione Valley Subdivision, Units No. 1-C and No. 1-F:

- PEPEEKEO STREET - Extension of existing roadway past Ainapo Street.
- AINAPO STREET - Roadway off Pepeekeo Street running in a mauka direction.
- KII STREET - Roadway off Ainapo Street going in a Makapuu direction thence going mauka parallel to Ainapo St.
- KAPULENA LOOP - Loop roadway off Kii Street between Ainapo Street and Kalopa Street.
- KALOPA STREET - Roadway from Ainapo Street to Kii Street and makai of Kauna Street.
- KAUNA STREET - Roadway from Ainapo Street to Kii Street and mauka of Kalopa Street.

Meaning: All names are land locations on the Island of Hawaii.

**STREET NAMES
HEEIA
ALII SHORES
SUBDIVISION**

(2) Street names for roadways within the Alii Shores Subdivision at Heeia, Oahu:

- HEEIA STREET - Extension of existing roadway makai of Kamehameha Highway and thence to terminate at Nahiku St.
 - HUMU STREET - Roadway extending from Heeia Street to Liliupuna Road and parallel and makai of Kamehameha Highway.
- Meaning: The Star Altair
- HUMU PLACE - Deadend roadway off Humu Street and between Heeia Street and Hilinana Street.

HILINAMA STREET - Roadway from Heeia Street to Humu Street and between Nahiku Street and Humu Street.
Meaning: Name of the 10th Hawaiian Lunar Month

NAHIKU STREET - Roadway extending from Heeia Street to Lilipuna Road and makai of Hilinama Street.
Meaning: Constellation of the Big Dipper

NAHIKU PLACE - Deadend roadway off Nahiku Street.

NANA PLACE - Deadend roadway off Nahiku Street between Nahiku Place and Heeia St.
Meaning: Name of the 4th Hawaiian Lunar Month

LILIPUNA ROAD - Realignment of this roadway so that the intersection with Kamehameha Highway is across Haiku Road.

**STREET NAMES
MAIKI
HORITA-COOKE
SUBDIVISION
"NEHOA PLACE"**

(3) Street name for roadway within the Horita-Cooke Subdivision at Makiki:

NEHOA PLACE Deadend roadway off Nehoa Street mauka side and between Keeaumoku Street and Kewalo Street.
Meaning: Strong; bold

**PERSONNEL
TEMPORARY APPOINTMENT OF MR.
ALFRED A. YEE,
COMMISSIONER**

The Commission acknowledged receipt of a copy of the Mayor's communication to the City Council, advising that he has appointed Mr. Alfred A. Yee as an acting member of the Planning Commission to serve during the temporary absence of Mr. Cyril W. Lemmon who is on a European tour, scheduled to return on October 15, 1962.

The members of the Commission welcomed Mr. Yee.

**MISC.
RECOMMENDATION TO
AMEND THE CITY
CHARTER RELATING
TO EX-OFFICIO
MEMBERS OF THE
PLANNING COMM.**

The Commission reviewed Committee Report No. 1813 from the Council's Committee on Finance and Public Expenditure, referring to the Planning Commission for consideration and comments, a copy of a letter from the League of Women Voters of Honolulu recommending that the City Charter relating to Section 5-504 be amended to read, "The managing director and the budget director of the city shall be members ex-officio but shall have no vote and shall not be counted as any part of a quorum".

Mr. Harloe asked whether he and Mr. Kwock should disqualify themselves from participating in the discussion of this matter since they are the subject of the proposed amendment.

Mr. Kanbara stated that there would be no conflict of interest by their participation in this matter. He stated that the City Council, in considering this matter, had suggested the addition of two more members for a nine-member Commission which includes the two ex-officio members.

Mr. Kim indicated that serious consideration should be given to adding two more members if the two ex-officio

members are to be deprived of their voting rights. If no addition is made then the requirement of a quorum for conducting business should be reduced to three members.

In the discussion that followed, various opinions were expressed by the Commissioners.

Mr. Harloe stated that he had no serious feelings one way or the other to the proposal. He felt that others, not directly involved, would be more qualified to weigh the pros and cons of the proposal.

Mr. Kwock also felt that this proposal could be decided either way. However, he felt that by adding the two voting members and still retaining the votes of the two ex-officio members of the administration, a good balance of representation from the public and the administration would be created. He indicated that without active participation by members of the administration, there is a possibility that with respect to matters involving capital budget, the Commission may recommend approval of projects for which funds are not available.

Mr. Norwood was in agreement with the proposal to add two more members to the Commission since there has been problem of obtaining a quorum due to absence of Commission members. With respect to the question as to whether the two ex-officio members should have voting power, he noted that in the past, information provided by the former managing director and the budget director has been invaluable to the Commission in its decision making. On many occasions, their votes were necessary to carry out the actions of the Commission. He felt that if they were deprived of their voting power, they would probably excuse themselves from attending Commission meetings due to more pressing work at their offices.

He believed that the addition of two more members should solve the problem mentioned by the League of Women Voters. With reference to the comment made by the League that the managing director and the budget director were not appointed for their particular knowledge of planning procedures, he noted that this applies to the rest of the members also. All are laymen representing various segments of our community.

Mr. Yee felt that the managing director and the budget director with their knowledge of city administration matters would be voting intelligently and such votes are needed.

Mr. Harloe requested that if there is no urgency to make a decision today, this matter be deferred until he has had an opportunity to discuss this matter with the Mayor and obtain his opinion. A deferral would also provide Mr. Kwock and him more time to give serious thought to the proposal before expressing their opinion on the matter.

Mr. Norwood stated that a deferral would also permit absent members of the Commission to comment on this matter.

A motion to defer action for a fuller Commission and an opportunity to consider the proposal further and to advise the Council that the Commission request more time to

MISC.
RESOLUTION FROM
THE DOWNTOWN
IMPROVEMENT
ASSOCIATION

obtain the opinions of other members of the Commission and the Planning Director who are absent before submitting its comments was made by Mr. Norwood, seconded by Mr. Yee, and carried.

The Commission reviewed Committee Report No. 2046 from the Council's Committee on Finance and Public Expenditure, referring to the Planning Commission for comments, a communication and resolution from the Downtown Improvement Association requesting that, except in those Department of Defense agencies which require major centralized installations, the General Services Administration give primary consideration to the location of Federal agency offices in the City and County of Honolulu, within the boundaries of, or contiguous to, the Civic Center and the central business district.

The Deputy Director read the resolution from the Downtown Improvement Association addressed to the General Services Administration. The resolution is in reference to the general plan designation of commercial use for property situated at the makai-diamond head corner of Ala Wai Boulevard and Kalakaua Avenue in Waikiki where a commercial building is proposed to be constructed for occupancy by the Federal Aviation Agency.

Mr. Kim indicated that the process of general planning involves the land use pattern for a particular area rather than the individual project itself. Therefore, for the property under question, the Planning Director had recommended commercial designation which would be compatible with surrounding uses.

Mr. Yamabe asked whether it was possible for the staff to make a study of the actual development plan for the area with respect to type of construction, by whom, etc.

Mr. Kim stated that the staff is presently preparing a development plan for the entire Waikiki area with respect to land use and in some instance restriction on height and type of structures. Under existing ordinances, it would be difficult to administer the details of any construction plan in trying to control design or height of structures if the proposed construction conforms with the zoning regulations. From the legal standpoint, the City cannot dictate to another agency that a certain facility should not be situated within a zoning classification which permits such a facility.

Mr. Yamabe stated that the situation mentioned by the Deputy Director, in addition to the fact that this problem is not within the jurisdiction of the Planning Commission to decide, should be fully explained to the Council.

Mr. Norwood made the observation that the basic aim of the D.I.A. is to improve and retain as much as possible the business volume in the downtown business area. In this respect, its objective becomes somewhat specialized and self servicing and it removes the objective of the Commission to consider land uses to the best interest of the community as a whole.

Mr. Harloe indicated that zoning of the particular parcel for commercial use in accordance with the general plan

gives no assurance that the parcel would ultimately be selected by the federal government for the F.A.A. building. Therefore, it would be inappropriate for the Commission to make a decision based on the proposed use when the logical use is based on whether or not the proposed zoning would fit in with the over-all plan for the development of the Waikiki area.

In accordance with the opinions expressed by the Commissioners, Mr. Yamabe suggested that the Council be advised that the Commission is not in a position to comment on the resolution because the problem is a special interest request and irrelevant to the actual function of the Commission. Also, that the staff is not prepared to undertake a study to answer this type of problem.

Mr. Kim suggested that the Council should also be informed that the Commission is generally in sympathy with the concept to locate all public facilities within the civic center area; however, in this instance, the basic planning problem deals with the desirability of the land use rather than the particular project.

The Commission did not agree with this suggestion since it believed that there are many other considerations to evaluate when planning for land uses. If there is no urgency to reply to the Council, it suggested that the staff prepare a draft of a reply to the Council by incorporating the suggestions made by the Commissioners for review by the Commission at the next meeting.

A motion to defer action for two weeks and to have the staff prepare a draft of the communication to the Council for discussion and review by the Commission at its next meeting was made by Mr. Norwood, seconded by Mr. Harloe, and carried.

The Deputy Director presented to the Commission, a proposed general plan for the Kalihi-Kai and Kapalama areas bounded by Middle Street, School Street, Liliha Street, Dillingham Boulevard, Waialalo Road and King Street. Two maps were displayed. One map showed the existing land uses with an overlay indicating the existing zoning and the second map indicated the recommendation of the Planning Director for the proposed general plan change.

Mr. Kim informed the Commission that the staff has been beset with numerous requests for apartment zoning in this area. After careful study of the area keeping in mind the relationship to the over-all land use pattern for the City of Honolulu as recommended in 1959, the bulk of the area is recommended for apartment use. This was done to provide for the anticipated population of 450,000 persons for the City of Honolulu as compared to the present population of 300,000 persons. This recommendation is logical and is based on the fact that the bulk of the medium and low-medium income families will have to rent housing units. The areas suggested for this use will be convenient for them since they would be close to facilities provided in downtown Honolulu and close to the employment centers.

**GENERAL PLAN
KALIHI-KAI,
KAPALAMA
COMPREHENSIVE
PLAN**

Mr. Kim then explained the various features of the plan pointing out areas for expansion of the Vocational School and the public schools, the industrial areas, the commercial areas, and the low and medium density apartment areas. The only area recommended for residential use is the area next to the Bishop Museum. This was done due to the many new homes in very good condition constructed within the last 10 to 12 years.

In reply to questions from the Commission, Mr. Kim stated that for the Kalihi-Kai area, ewa side of Waiakamilo Road, the existing population of 9,000 persons is not expected to increase substantially. The land uses as recommended will provide for 9,000 to 10,000 persons. For the Kapalama area, waikiki of Waiakamilo Road, the existing population is 10,000 persons. The proposed land uses will provide for approximately 13,000 persons. He stated that the staff anticipates protests from the property owners whose properties would be affected by the change recommended from business to apartment use. For the benefit of the entire community, it is more sensible to plan for concentrated shopping centers than strip zoning as exists today.

Mr. Yamabe asked whether it is feasible to designate the area makai of King Street near Liliha Street where the Akepo Arms is located for business use in view of the dual use of the area for apartments and businesses. He also noted that there is not much change between the present business zoning pattern and the proposed general plan and asked whether this was done purposely to retain existing business areas or done in the interest of good planning. He questioned the reason for the irregular boundary lines of some of the business areas and the designation of the front half of a block for business and the remaining back half for apartment.

Mr. Kim indicated that the dual use for the Akepo Arms building exists only in the front where business use is recommended. The back is all in apartment use and designated on the general plan as such. Akepo Arms is a new building constructed under the existing business zoning regulations which permit dual use. He stated that in selecting areas for commercial centers, serious consideration was given to existing businesses. Where the businesses were very marginal or where study indicated that the existing businesses would be likely to move out eventually, these areas were recommended for apartment use.

For the area makai of King Street and waikiki of Kokea Street, he stated that existing business uses were retained to serve the mauka section recommended for apartment use. The area ewa of the stream, between Kohou and Houghtailing Streets and makai of King Street, is recommended for light industrial zoning to serve as a buffer between the apartment uses on the mauka side and the general industrial uses on the makai side. Business uses were eliminated in this area because these businesses have become marginal operations since the families which they served have been replaced by industrial development. The business areas on the mauka side of King Street were retained to serve the mauka apartment areas. A small commercial center at the corner of Kokea and King Streets

has already been established on the general plan to serve the Kokea Housing project and the other apartment areas. For the area east of Kalihi Street and mauka of King Street, existing business uses were retained due to the many new business buildings and also for the purpose of serving the apartment areas in the back. The existing business area at the corner of School and Houghtailing Streets was expanded to serve the interior low density apartment area and the public housing area where three story and high rise apartment structures are to be constructed to provide housing for the low-income families.

He stated that a preferred situation would be to designate an entire block for a centralized shopping center to serve the neighborhood; but, in this instance where there are many new business buildings, a special effort was made to incorporate these businesses in the over-all land use pattern for the area. Where existing businesses would not serve a useful purpose because of possible future obsolescence, several parcels zoned for business uses were eliminated and designated for future apartment development. The odd configuration of the business boundaries in the Kalihi area was created by the many new business buildings. The interior lots of these business blocks were recommended for apartment uses since development of these interior areas would not be feasible for business use. Business zoning for these lots would increase the value of the land to the detriment of the property owner who may find it difficult to construct a business building. Later, a high-rise apartment building is constructed to justify the increase in land cost.

Mr. Norwood suggested that a public hearing be held to obtain the comments and suggestions from the people, then any information derived from the hearing could be assimilated and discussed by the Commission for determination of a final plan.

Mr. Kim informed the Commission of his intention to meet with the various community groups to discuss the proposed general plan prior to or after the public hearing. Although he has written to the community associations for a meeting two weeks ago, he has received no reply.

The Commission voted to recommend the calling of a public hearing on a date to be determined by the Planning Director on motion of Mr. Norwood and second of Mr. Harloe.

**ZONING ORDINANCE
AMENDMENT TO THE
SUBDIVISION RULES
AND REGULATIONS**

The Commission reviewed the draft of a proposed ordinance to amend Section 10 of the Subdivision Rules and Regulations relating to dead-end streets and block widths and lengths, and Section 14-A of said Rules and Regulations relating to dedication of streets and easements in subdivisions.

The purpose of these amendments was explained to the Commission at its previous meeting; however, for the benefit of the new members, Mr. Kim and Mr. Kanbara explained again the purpose of the amendments.

Mr. Kim stated that the amendments relating to dead-end streets and block widths and lengths were proposed to provide necessary standards for cluster type development. The Traffic Department had expressed concern regarding

the indiscriminate placing of many intersections created by these dead-end streets along through streets and the Fire Department had requested that dead-end streets of 32-foot right-of-way or less be no longer than 300 feet since the maximum practical length of hose to fight fires is limited to 300 feet.

Mr. Norwood asked whether the proposed amendments would defeat the concept of a cluster development.

Mr. Kim replied that they would not. The proposed ordinance is written out in such a manner that flexibility in development is permitted where conditions show that strict adherence to the regulations would be impractical.

Mr. Kanbara explained the amendment relating to dedication of streets and easements in subdivisions. He stated that the present regulation requires that all streets or easements dedicated to the city must be free and clear of encumbrances. This regulation poses a problem for areas such as the Hawaii-Kai development where the sewer lines are privately owned. The proposed amendment would permit the city to accept title to such streets or easements free and clear of encumbrances subject to approval by the Council of certain easements for utility lines or other facilities upon a finding that such easements will not adversely affect the interests of the city or the public. Such conveyance will not impose the duty of maintenance of such easements or facilities upon the city.

After a brief discussion, the Commission authorized the calling of a public hearing to consider the proposed ordinance on motion of Mr. Norwood and second of Mr. Harloe.

**PUBLIC HEARING
ZONING CLASS A-2
RESIDENTIAL
KANEHOHE
OFF LILIPUNA PLACE**

A public hearing was held to consider a change in zoning from existing Class AA Residential to Class A-2 Residential for area of land situated off Lilipuna Place, approximately 250 feet westerly from the entrance of Ka-Hanahou Circle in Kaneohe, covering Tax Map Key 4-5-57: Parcels 3 to 7, 12 to 15, and 20 to 24 inclusive.

The public hearing notice published in the Honolulu Star Bulletin on August 20, 1962, was read by the Deputy Director who reported that no written protests had been filed. He pointed out the area in question situated at the dead-end of Lilipuna Place adjoining an area zoned as Class A-2 Residential. Other areas are zoned Class AA Residential.

He stated that a single application was submitted for this zoning change but due to the fact that the size of the lots in the area is small, the Director had recommended that this entire area be changed to Class A-2 Residential. This area is fully developed with homes and under this new zoning the lots will continue as non-conforming lot sizes.

No one spoke for or against this proposal. The public hearing was closed and the matter was taken under advisement on motion of Mr. Norwood and second of Mr. Harloe.

In considering this matter later, the Commission recommended approval of the zoning change from Class AA Residential

**PUBLIC HEARING
ZONING BUSINESS
NANAKULI-WAIANAE
MAUKA-HONOLULU
CORNER OF FARRING-
TON HWY & AUYONG
HOMESTEAD ROAD**

to Class A-2 Residential for the area in question on motion of Mr. Norwood and second of Mr. Yee.

A public hearing was held to consider a change in zoning from existing Highway Protective zone to Business zone for a parcel of land containing 15,540 $\frac{1}{2}$ situated on the mauka-Honolulu corner of Farrington Highway and Auyong Homestead Road in Nanakuli, Waianae, in conformity with the General Plan of Waianae.

The public hearing notice published in the Honolulu Star Bulletin on August 20, 1962, was read by the Deputy Director who reported that no written protests had been filed. The proposed change is in conformity with the General Plan of Waianae. He stated that there are three existing businesses on the premises operating presently as non-conforming uses.

Mr. Jack Chaffee, realtor and representing the owner of the property, stated that the Picket Fence, a small drive-in eatery, and the Nanakuli Service Station were established in 1946; and the Nanakuli Bakery was established in 1950. The business zoning is requested at this time so that these uses may be continued and improvements made as the area grows.

Asked by Mr. Yamabe whether the owner plans to renovate or reconstruct the business establishments upon granting of the business zoning, Mr. Chaffee replied that improvements will be made as the area grows and the increased population requires a larger business operation. He stated that there are no immediate plans for improving the area.

Mr. Norwood indicated that the logical procedure would be to prepare a development plan for the area, then request a change in zoning to business. Otherwise, the effect of the business zone would be of enhancing the value of the property. He stated that the function of the Commission is not to create land values but to plan for the proper land uses for an area.

Mr. Chaffee expressed his belief that the business value of the land already exists. He stated that the business zoning would permit the extension of existing leases.

The Commission closed the public hearing and took the matter under advisement on motion of Mr. Yee and second of Mr. Harloe.

In discussing this matter later, Mr. Norwood expressed his reluctance to zone any property for business use when there are no immediate plans for development. Since the owner may continue the existing businesses on a non-conforming basis, he could see no justification for the change at this time.

Mr. Kim stated that the owner wants the business designation at this time so that at some future date when he is ready to enlarge or improve the business operations, he could do so immediately without submitting an application for rezoning. He agreed with Mr. Norwood that zoning should follow only upon submission of a development plan; otherwise, granting this request would set a precedent

to grant similar requests for business zoning of parcels with non-conforming business uses now designated on the general plan for business. He felt that this was a policy matter for the Commission to decide.

Mr. Harloe made the observation that the owner, upon rezoning, could sell the property at a high price without making any attempt to improve the condition of the existing business uses.

Mr. Yamabe also agreed that rezoning of the property at this time is premature although the general plan designates this area for business use. He felt that since the general plan envisions the anticipated growth of an area for the next 20 years, it is difficult to make a determination to rezone areas without a definite plan for development.

Asked whether the Commission is legally bound to zone the property for business in accordance with the general plan, Mr. Kanbara stated that the problem here is that a public hearing was held and the proposed change is in accordance with the general plan. Since there are existing businesses on the premises, from the land use standpoint, there is no harm in zoning it for business. The Commission is concerned with the type of buildings, but similarly, it should consider, from the over-all land use standpoint, whether or not the zoning of this parcel for business is proper.

Mr. Yamabe felt that the consideration here is the fact that the owner has no definite plans for improvement. Zoning without plans would encourage a "hodgepodge" type of development to the detriment of the future development of the area. He stated that no hardship would be created by denying this rezoning request since the owner can continue his business uses.

The Commission requested the staff to screen all zoning applications so that this problem faced by the Commission would not occur again. It noted that in all past applications, plans for development were submitted to the Commission for review before calling a public hearing. In this instance, the public hearing was held since the change was initiated by the Planning Director.

The Commission voted to recommend disapproval of the proposed change in zoning from Highway Protective to Business for the property under consideration on the basis that the function of the Commission is not to create values and that the area is not ready for business zoning in the absence of definite development plans. The motion was made by Mr. Harloe, seconded by Mr. Yee, and carried.

**PUBLIC HEARING
GENERAL PLAN
AIEA
COMMERCIAL USE
AND STREET
WIDENING**

A public hearing was held to consider a proposal to amend a portion of the Aiea General Plan as follows:

(1) Changing the land use designation from residential to commercial for the following areas:

- (a) Ewa side of Kauhale Street makai of Moanalua Road covered by Tax Map Key 9-9-40: portion of Parcels 51, 52 and 55;

(b) Makai side of Moanalua Road from a point opposite Haleconia Street to Kauhale Street covered by Tax Map Key 9-9-40: Parcels 57, 58 and portion of Parcel 56.

(2) Providing for the proposed widening of Kauhale Street between Moanalua Road and Mikalemi Street from a 44-foot right-of-way to a 56-foot right-of-way.

The public hearing notice published in the Honolulu Star Bulletin on August 20, 1962, was read by the Deputy Director. Copies of the hearing notice were sent to the property owners affected by the change, the Aiea Community Association and the various city and state agencies.

Mr. Kim read the letter from the Chief Engineer informing the Commission of an improvement district contemplated by the city for the area under consideration. In order that the cost of land acquisition does not rise because of the change in land use or zoning, he requested that the change in the general plan be effected after the improvements are made.

Mr. Kim pointed out on the map the area under consideration situated on the makai side of Moanalua Road within the old town section of Aiea. He reported that land at the mauka-Honolulu corner of Moanalua Road and Aiea Heights Road was recommended for commercial use by the Commission and this matter is now before the City Council for approval. The inclusion of the 1.9 acres of land under consideration with the other commercial zoned areas in Aiea would provide for a complete commercial complex to serve the Aiea neighborhood. This would provide for a total commercial acreage of about 15 acres to serve the existing population of 15,000 persons.

In the discussion that followed, Mr. Kim informed the Commission that the staff is still working on a general plan proposal for the area extending from Aiea to Pearl City and its completion is not expected for six months. The amendments as proposed are being recommended at this time since the owners are prepared to proceed with construction as soon as zoning is granted. Accordingly, the owners have petitioned the City Council for an improvement district to initiate the widening of Moanalua Road and Kauhale Street.

He stated that the anticipated population for the area within the next 20 years is 25,000 persons. However, the commercial acreage is not being increased to conform to the rule of thumb of one acre per thousand population since other neighborhood shopping centers are being proposed for adjoining neighborhoods and the service population would overlap. The land use pattern for the over-all area shows the justification for a neighborhood shopping center at Aiea. There are existing businesses in the area and the business zoning would permit the improvement of the area with new business buildings and wider roads.

Mr. James Wakatsuki, speaking on behalf of the owners of the land, concurred with the Planning Director with respect to the need for commercial zoning for the area under discussion for the following reasons:

(1) It is a historical fact that the area in question has been for more than 60 years the Aiea town and it comprised the bulk of the business activities in Aiea. Through age, many of the buildings have deteriorated and the owners, in planning for the future, wish to establish the existing businesses in modern buildings. Business activities are still centered in this area by several newly established businesses such as, a supermarket and a drug store across the street.

(2) The area is easily accessible from the residential sections of Aiea Heights, Halawa Heights, Enchanted Hills and other residential areas. This is the only shopping center to serve these areas.

(3) In all fairness, these businessmen who have pioneered Aiea should be given the opportunity to continue their business operation by granting the business zoning so that improvements can be made.

(4) With the anticipated increase in population by additional residential subdivisions in the upper sections of Aiea and Halawa Heights, the need for a larger commercial center becomes a reality.

Mr. Wakatsuki stated that his clients have only one objection and that is the proposed widening of Kauhale Street to a 56-foot right-of-way. They request that this be changed to a 50-foot right-of-way.

Mr. Kim reported that a 56-foot right-of-way provides for a pavement width of 40 feet and two 8-foot sidewalks. This width would provide for a total of two moving lanes of traffic with parking permitted on both sides. He stated that this is the minimum width recommended for areas designated for commercial purposes.

Mr. Norwood asked Mr. Wakatsuki what are the types of commercial uses contemplated for the area and whether or not he had any development plans.

Mr. Wakatsuki replied that his clients have no development plans prepared nor have they hired planners to prepare a plan since definite plans are pending the rezoning of the properties to business. His clients, however, are thinking of constructing a professional center building for medical and dental offices since such accommodations presently are not available. There is an existing theater which shows Filipino features. The indication is that this facility is needed but should be in a modern building. Existing commercial buildings may be expanded and improved or completely demolished since there are also plans for a shopping center complex for the area. He declared that to require complete development plans for which planners must be hired and moneys expended is unreasonable without the assurance of some indication that business zoning would be granted. It is also difficult to obtain financing without proper zoning of the property.

Mr. Kim stated that the proposal under consideration is general planning. It is at the time of rezoning that detailed development plans are requested from the developers.

Mr. Amona, owner of property at the corner of Moanalua Road and Kauhale Street, asked whether any portion of his property would be taken for the proposed widening of Kauhale Street. Upon being informed that it would not, Mr. Amona had no objection to the proposed amendments to the General Plan.

Mrs. Ruby Hargrave, executive secretary of the Aiea Community Association, stated that the Association's Civic Improvement and Master Plan Committee met with Mr. Kim to discuss this matter. The Committee feels that if the loop road is constructed, the business zone should be extended to include Mr. Segovia's property. Since parking is a problem along Moanalua Road, upon construction of the loop road, the back portion of his property could then be devoted to off-street parking purposes. The Association has no objection to the proposal under consideration since there is a need for more business areas.

The Commission closed the public hearing and took the matter under advisement on motion of Mr. Harloe and second of Mr. Kwock.

In discussing this matter later, Mr. Norwood believed that this matter should be deferred until the general plan for the entire section from Aiea to Pearl City is completed to see how the business distribution would be for these areas. He understood that there is a proposal for a shopping center at Waimalu.

Mr. Kim stated that the staff is still studying the proposal for a shopping center at Waimalu. The idea of establishing neighborhood shopping centers is consistent with good planning since they would serve the immediate surrounding neighborhood. The Waimalu shopping center would serve the Waimalu neighborhood while the Aiea shopping center would serve the Aiea section. He showed the Commission the preliminary general plan for the section from Aiea to Pearl City showing the distribution of shopping centers within each neighborhood.

Mr. Norwood's motion to recommend approval of the proposed amendments to the General Plan of Aiea was seconded by Mr. Harloe.

Mr. Kwock asked whether any consideration is to be given to the request of the Chief Engineer for a deferral.

Mr. Kim reported that in his discussion with the deputy corporation counsel in the Land Acquisition Section, he was informed that land use designations on the general plan have no bearing on land values.

The Commission agreed that the problem of land values should not be a basis for deferring any planning action.

With reference to Mrs. Hargrave's request to include Mr. Segovia's property for business use, Mr. Kim indicated that this property adjoins the Library and the portion fronting Moanalua Road is zoned for business. There is a difference in grade between the front portion which is level with Moanalua Road and the back portion which is much lower in elevation. The staff had considered the inclusion of this property but because of the uncertainty

in scheduling the road construction, the property was excluded. If the proposal as mentioned is merely for off-street parking, he stated that the area could be zoned for off-street parking purposes only when the area is ready to be developed.

A vote was then taken and the motion was carried.

**MISC.
LETTER FROM THE
OUTDOOR CIRCLE
REGARDING THE
GENERAL PLAN FOR
THE PUNCHBOWL
AREA**

Mr. Yamabe informed the Commission of the receipt of a communication from the Outdoor Circle commending the Planning Department and the Planning Commission for protecting the Punchbowl area from further encroachment of commercialism that would mar the profile of Punchbowl. The Circle also recommended that a qualified planning consultant be hired to prepare a detailed development plan for Punchbowl.

Mr. Yamabe felt that it was not within the jurisdiction of the Commission to decide whether or not a consultant should be hired and requested the Director to prepare an appropriate reply to the Outdoor Circle thanking the members for their interest and possibly to arrange for a meeting with a committee to discuss the matter further.

The meeting adjourned at 5:20 p.m.

Respectfully submitted,

Carole A. Kamishima
Carole A. Kamishima
Planning Reporter

Meeting of the Planning Commission
Minutes
September 13, 1962

The Planning Commission met in regular session on Thursday, September 13, 1962, at 1:30 p.m., in the Conference Room of the City Hall Annex with Chairman Thomas N. Yamabe II presiding:

PRESENT:

Thomas N. Yamabe II, Chairman
William R. Norwood
Alfred A. Yee
Bartley M. Harloe
Fred K. Kwock
Frank W. Hustace, Jr. (present at 2:00 p.m.)

Wallace S. W. Kim, Deputy Planning Director
Bertram T. Karbara, Deputy Corporation Counsel

ABSENT:

Cyril W. Lemmon (on trip)
George F. Centelo (on trip)

MINUTES:

The minutes of August 30, 1962, as circulated, were approved on motion of Mr. Norwood and second of Mr. Harloe.

**MISC.
RESOLUTION FROM
THE DOWNTOWN
IMPROVEMENT
ASSOCIATION**

The Commission reviewed a draft of a letter to the City Council prepared by the staff in reply to Committee Report No. 2046 requesting comments from the Planning Commission on a resolution from the Downtown Improvement Association that Federal agency offices be situated within the boundaries of, or contiguous to the civic center and central business district of Honolulu. The resolution is in reference to the commercial designation recommended on the General Plan of Waikiki for property situated at the makai-diamond head corner of Ala Wai Boulevard and Kalakaua Avenue in Waikiki whereon a commercial building is proposed to be constructed for occupancy by the Federal Aviation Agency.

Mr. Norwood felt that the reply evaded the question of whether or not Waikiki island should be preserved for activities relating to the tourist industry only.

The Deputy Director indicated that Councilman Herman Louke also raised the same question since he felt that the entire Waikiki island should be developed for apartment and resort uses or uses directly related to the tourist industry. The Deputy Director stated that the staff, in its planning studies, has indicated that there are more than sufficient land within Waikiki island to not only provide for resort uses but apartment uses for the local population. It was definitely established that some commercial operation must be provided within the area to serve the people living in Waikiki.

In view of the information just given and the fact that the Commission's responsibility is to plan for the best land use pattern for the interest of the community as a whole, the Commission stated that its action to recommend commercial designation on the general plan for the property in question was appropriate. This action was taken after a public hearing and after consultation with the Traffic Department regarding any traffic problem. Careful evaluation of all facts was made. Under the law, commercial zoning permits any commercial use permitted by law, therefore, it is not within the authority of the Commission to dictate specific land uses within such zoned areas.

The Commission stated that the preceding information should be given to the Council. The Director was instructed to make the appropriate correction.

(Mr. Bustace was not present at the time of the preceding discussion.)

Later in the meeting, the Commission reviewed the newly drafted letter to the City Council. The second and third paragraphs were deleted and the following were inserted in lieu thereof:

"Please be advised that after a public hearing and careful evaluation of this matter and after consultation with the Traffic Department, we have concluded that commercial designation on the general plan for this area is appropriate from the standpoint of comprehensive planning.

"Under the law, the designation of an area on the general plan as being desirable for commercial use contemplates any commercial use permitted by law and it is not the policy of the Commission to direct or dictate any particular type of commercial use therein. Accordingly, the Planning Commission feels that an expression as to the specific location of a Federal building would be inappropriate."

The Commission took action to forward said communication to the City Council on motion of Mr. Norwood and second of Mr. Harloe. Mr. Bustace disqualified himself from voting on this matter.

LAND USE COMMISSION
PETITION
SPECIAL PERMIT
WAIMANALO
"SADDLE CITY"

The Commission reviewed a request from the State Land Use Commission for comments and recommendation from the Planning Commission regarding an application submitted for special permit to operate a bar and restaurant as incidental uses to equestrian activities conducted on land containing 3.728 acres situated in Waimanalo approximately 1200 feet makai of Kalaniana'ole Highway within an agricultural district.

The Deputy Director stated that the area in question is general planned for fair ground purposes by the State. A field check made by a staff member showed the following conditions:

- 1) The area in question is about a quarter mile in from Kalaniana'ole Highway and can be reached through a coral road and is served by a large parking area.
- 2) There are four structures. One is used as an office, the second for selling saddles, the third unused, and the fourth seems to be operated as a restaurant. A thorough check of this suspected use could not be made since the building was closed.
- 3) A stable for horses.

He stated that the operation is not a non-conforming use since zoning was established prior to the use. However, there may be a question as to legality of the restaurant operation if such an operation is being conducted on the premises.

The Commission requested information on the term of the lease involving State land and when the State intends to develop the area for fair ground purposes. The Commission also asked for the staff's recommendation.

Mr. Kim stated that he was unable to obtain the information requested by the Commission. It is his understanding that the present operation is being conducted under a short term lease. A portion of the property is owned in fee. From the land use standpoint, the staff feels that this is not the proper location for this operation in view of the State's plan to utilize this area for fair ground purposes. The operation in essence is a "dude ranch" operation and as such it could be situated in a resort area where restaurant facilities and other concessionary uses will be permitted as accessory uses.

(At this point of the discussion, Mr. Hustace attended the meeting.)

Due to insufficiency of information, the Commission felt that this matter should be deferred until all data have been obtained by the staff. However, the Commission was advised that the Land Use Commission will be holding a public hearing on Wednesday, September 19th, to consider this application and it requests a reply from the Commission prior to the hearing.

With respect to the authority of the Commission to zone land designated for agricultural purposes for urban use, Mr. Kanbara advised the Commission that the County Commission has no authority to zone for urban use land designated by the Land Use Commission for agricultural purposes. It is only when the land has been designated for urban use that County zoning laws would apply. It is through a special permit granted by the Land Use Commission that such agricultural land can be used for urban purposes.

In view of the lack of sufficient information, Mr. Harloe made a motion to defer action until a later date. His motion was seconded by Mr. Yee.

Mr. Hustace proposed an amendment to the motion to include that the Land Use Commission be advised that there is presently before the Planning Commission, the insufficiency of data to base an appropriate recommendation. The maker of the motion and the second thereto accepted the amendment.

The Deputy Director announced that he has received additional information from his staff. He stated that Mr. Luther from the State Land Office has indicated that the property on which the buildings are situated is owned by the operator of "Saddle City" and the adjoining State land being used by "Saddle City" is on a 30-day revocable permit.

Mr. Kim then read the petition submitted which states that the petitioner is the owner in fee of the subject property and is utilizing said property and other surrounding parcels for the caring and exercising of horses and equestrian uses. He has been conducting the stated operation on these premises for the past two years and during the course of these operations, his clientele have continually requested that food and drinking facilities be provided. In order to meet the demand made and to provide service to the people, he desires to erect and operate a small food-serving and bar facility as an

incidental operation to the primary use of the premises which is equestrian activities.

The Commission still felt that there were insufficient information upon which to make a recommendation. It asked how soon the State intends to develop the subject area for fair ground purposes and whether or not the equestrian activities would cease should the State revoke the lease or is there sufficient land for the petitioner to continue his operation.

A vote was taken and the motion to defer action was carried.

**MISC.
RECOMMENDATION TO
AMEND THE CITY
CHARTER RELATING
TO EX-OFFICIO
MEMBERS OF THE
PLANNING COMM.**

The Commission again discussed the proposal made by the League of Women Voters to amend the City Charter so that the two ex-officio members of the Commission would serve in an advisory capacity only without voting privileges. This proposal was referred to the Planning Commission for comments by Committee Report No. 1813 from the City Council. Action had been deferred for expressions from other members of the Commission.

Mr. Harloe reported that the City Council has passed on first reading Resolution No. 332 which amends Section 5-504, "Planning Commission", by incorporating the suggestions made by the League and providing for the addition of two more voting members for a nine-member Planning Commission. This resolution upon approval by the Council is to be submitted to the electorates at the next general election. Since there seems to be some urgency to adopt this amendment in time to place it on the ballots, he requested that there be no delay in submitting the Commission's comment to the Council.

Mr. Hustace, who was not present at the last meeting when this matter was discussed, expressed his belief that a nine-member Commission was too large a body. However, he is inclined to agree with the proposal to make the two ex-officios as non-voting members since granting voice to two members of the City administration gives the inference that decisions made by the Planning Commission may be favoring the City administration. This fact is further compounded by the fact that the Planning Director as an appointee of the Mayor also represents the administration. With reference to placing this matter on the ballot of this coming election, he felt that this was premature. It would create confusion due to the state and congressional election. He suggested that this matter be laid on the table for consideration at the next county general election.

Mr. Harloe noted that there are two methods by which this amendment to the Charter can be made. One is by referendum and the other by legislative action. He wondered whether comments from the Commission with respect to the method by which the amendments are to be made were necessary since it is his understanding that the Resolution was sent to the Commission for comments on whether or not it is in favor of adding two more members to the Commission and making the two ex-officios non-voting members. He was in favor of the proposed amendments and for placing the matter on the ballot of the coming election and stated that he is ready to vote on the matter.

Mr. Knock also expressed his favor of the amendments for passage as soon as possible so that the matter could be placed on the ballot.

Mr. Norwood reiterated his belief that the two ex-officio members should remain as voting members. He approved of the proposal to increase the Commission by two members since he felt that a nine-member Commission would meet the problem expressed by Mr. Hustace regarding more public coverage. His reason for wanting the ex-officio members to retain their voting power is due to past activities of the Commission where the ex-officio members contributed greatly to the discussions due to their knowledge of city matters. Should they be deprived of their voting power, their attendance may not be as reliable as would be expected since they have a very busy schedule and other pressing work.

Mr. Norwood also felt that placing this matter on the ballot of this coming election was premature and would be meaningless since most of the public have no grasp of what the amendments constitute. He stated that more time will be needed for an educational campaign.

Since Mr. Hustace was not in favor of a nine-member Commission, he suggested that an amendment to the Charter be made to state that a majority vote of the appointed members be required to carry out any action of the Commission relating to general planning and zoning matters.

Mr. Norwood indicated that past experiences have shown that a full Commission was present on very rare occasions. He stated that nine members would distribute responsibility more equitably since there are occasions when members are unable to attend the meetings.

Mr. Hustace thereupon withdrew his objection to a nine-member Commission.

Mr. Harloe pointed out to the other members that recommendations submitted by the Commission are processed through the Mayor's office to the City Council. In transmitting these recommendations to the Council, the Mayor may wish to express his point of view. Under the present system, these recommendations reach the Mayor with two members of his administration having already taken a position and this factor does not give the Mayor the same latitude for submitting his recommendation when the two members had not taken a position. He stated that he as a citizen would not consider a situation in the same aspect as he would as the managing director.

Mr. Norwood withdrew his objection to the proposal to deprive the voting privilege from the two ex-officios.

Mr. Harloe made a motion to inform the Council that the Planning Commission is in favor of the proposed amendments as stated in Resolution No. 332. His motion was seconded by Mr. Kwock. A vote was taken and the motion failed to carry lacking four affirmative votes. Messrs. Yee, Norwood, Hustace and Yamabe voted in the negative since they believed that it was premature to place this matter on the ballot.

A motion was then made by Mr. Hustace to report to the Council that the Commission looks favorably upon the proposed changes submitted by the Council with the exception of the proposal to place this matter on the ballot for the coming election. With respect to the method of adopting the changes, the Commission recommends that this matter be

**PUBLIC HEARING
ZONING ORDINANCE
AMENDMENT TO THE
SUBDIVISION RULES
AND REGULATIONS**

either forwarded to the forthcoming legislature or placed on the ballot of the next election (1964). His motion was seconded by Mr. Norwood and carried. Messrs. Harloe and Kwock voted in the negative.

A public hearing was held to consider the proposed amendments to the Subdivision Rules and Regulations of the City and County of Honolulu, as follows:

Section 10, relating to dead-end streets, block widths and lengths; and

Section 14-A, relating to dedication of streets and easements in subdivisions.

The public hearing notice published in the Honolulu Star Bulletin on September 3, 1962, was read by the Deputy Director who reported that copies of the hearing notice and the proposed amendments were sent to the surveyors, engineers and other interested parties. He explained briefly the purpose of the proposed amendments.

He stated that the amendments relating to dead-end streets and block widths and lengths were proposed to strengthen existing regulations due to a contemplated ordinance which would permit cluster type development within residential districts. The Traffic Department felt that length of dead-end streets should be restricted and some control established for length and widths of blocks; otherwise, many intersections would be created indiscriminately along through streets.

The second amendment relating to dedication of streets and easements in subdivisions was proposed due to the present requirement for dedication of streets to the city to be free and clear of encumbrances. This poses a problem when there are private sewer lines or other private utility lines within the streets. The proposed amendment would permit the city to accept title to such streets and easements free and clear of encumbrances subject to approval by the City Council of certain easements for utility lines and other facilities.

Mr. William Hong, Deputy Traffic Engineer from the Traffic Department, supported the proposed amendments to the Subdivision Rules and Regulations. He stated that the requirement to reduce the length of dead-end streets to 300 feet for rights-of-way of less than 32 feet would eliminate many of the complaints registered with the Department. A 32-foot right-of-way has a pavement width of 20 feet and complaints registered are due to congestion created by cars parked on both sides of the street. This indicates that a 32-foot right-of-way is inadequate. Thought had been given to eliminate entirely 32-foot right-of-way from the Rules and Regulations; however, realizing the high cost of land, a compromise was made by reducing the length from 600 feet to 300 feet. It was felt that a shorter length may decrease to some extent the congestion problem that exists now.

He then submitted for review the specifications for the design of turn-arounds for 24-foot, 32-foot and 44-foot rights-of-way. He stated that the turn-around areas were increased since the turning movement requirement is the same whether it be a 32-foot or a 44-foot right-of-way.

Mr. Norwood felt that the proposed amendments applied to all subdivisions under the control of the Subdivision Rules and Regulations and are not specifically for cluster developments. He stated that too stringent restrictions may tend to defeat the basic purpose of a cluster type development.

Mr. Hong indicated that originally the intention was to create regulations which would better control cluster developments only. However, after consultation and discussion with other departments of the administration, including the Planning Department, all were in agreement that any amendments to the Rules and Regulations should be made to apply to all subdivisions. The existing details for turn-arounds were also changed due to the fact that the present designs are adequate for passenger cars only. The new designs would provide for turning movements of delivery trucks and other large vehicles.

Mr. Hustace asked whether a solution would then be to eliminate parking on one side of the street within a cluster development.

Mr. Hong indicated that the two basic criteria for designing a road are first, to carry through traffic, and second, for parking. To construct a road and immediately restrict parking to one side only is an inadequate design for a road. From experience it was found that most of the people want parking on both sides of the street, even on narrow 24-foot dead-end streets. Due to the request of some individuals to eliminate parking on one or both sides of the street, a controversy among the neighbors is created. He felt that it was a waste of roadway use if parking is eliminated on both sides of a street, especially a dead-end street.

Chief Jones from the Fire Prevention Bureau of the Fire Department informed the Commission that the recommendation of the National Board of Fire Underwriters is that fire hydrants be spaced at 300-foot intervals. Therefore, a fire hydrant placed at the entrance to a dead-end street 300 feet long would not require another hydrant at the end of the dead-end. Several problems are created on dead-end streets longer than 300 feet. First of all, due to parked cars, whether parking is restricted or not, it is difficult to get the big fire fighting apparatus into the area, restricting greatly the fighting ability of the Department. In some instances, because of topographic condition, fire fighting equipment cannot be taken into the area from the back or side. The deeper the area the more difficult it is to bring in the heavy equipment. Another problem is that use of one fire hydrant takes the pressure off the second hydrant making it useless. This problem may be solved if the subdivider puts in bigger pipes or grid the pipe layout, but these are additional expenses which the subdivider must bear and it is questionable that the developer would be willing to do this.

Speaking against the proposed amendments, Mr. Franklin Summ, engineer, stated that he was sympathetic to the problems faced by the City and County in trying to maintain proper standards and resolving complaints. However, he felt that from the standpoint of land utilization, the changes proposed seem to be rather restrictive and quite inflexible. He commented on and made suggestion for changes on the following:

(1) With reference to the amendment to reduce the length of a dead-end street from 250 feet to 200 feet when it does not serve more than six family lots and is not less than 24 feet, he felt that there were two requirements mentioned here. One is the restriction on six family lots and the other, the length of the dead-end street.

He stated that as long as there are six family lots, the length of the street does not make much difference. The reduction to 200 feet would force certain subdivisions to have less than six family lots if the lot depth of lots fronting the secondary street is 100 feet. The remaining 100 feet is not sufficient to create six family lots. The same goal could be obtained by eliminating the length of the street requirement and proceeding on the basis of six family lots only.

(2) The pavement width of 18 feet as mentioned should be changed to curb to curb width of 18 feet. It is his understanding that the nomenclature for pavement width is the black-topped area. If the 18 feet is to be the full curb to curb width then it should be so stated.

(3) He felt that the provision for all turn-arounds to be no less than 80 feet in diameter was too restrictive. In cases of hillside subdivision where high cuts and heavy fills are required, the requirement for an 80-foot turn-around becomes very difficult to comply with. He stated that this requirement should be made more flexible and a minimum standard prescribed.

(4) He stated that the specification for the diameter of the turn-around should be on a curb to curb basis rather than the right-of-way regardless of the width of the street. This would be more consistent than varying the width of the sidewalk area. For the "T" type of turn-around, he felt that the turn-around area was much larger than required. It leaves room for car parking.

(5) He pointed out that the requirement proposes that the Traffic Engineer shall determine the adequacy of the turn-around to serve an area. Since subdivision applications are processed through the Planning Department, he felt that this determination should be made by the Planning Department. It is understood that the Traffic Engineer will be consulted in regard to this matter.

(6) With reference to the proposal to reduce the length of dead-end streets from the present requirement of 600 feet to 300 feet, he felt that this change might be adequate and suitable for cluster development but not for all subdivisions. Dead-end streets of 600-foot length have served satisfactorily in many areas.

He recognized the many problems arising from subdivisions and of the complaints registered with the Traffic Department and he felt that the problem might be solved by laying out the driveways opposite each other. This would restrict the design of the subdivision but traffic would flow smoother.

Regarding the comment made by Chief Jones on the size of water pipes, he stated that the present requirement for pipe lines are designed adequately whether it be on a 600-foot or a 300-foot length street.

(7) The stipulation, "Where practicable within a subdivision, dead-end streets should be spaced not less than 300 feet from any other street intersection.", he stated that this is a permissive regulation where practicable so there is no reason to mention it. The present standard is 150 feet. For each subdivision, a standard can be determined after consultation with the Planning Department.

(8) The length of blocks has been extended from the present requirement of 1200 feet to 1500 feet. He stated that this requirement would permit longer blocks along secondary street and does not minimize cost of development.

(9) With reference to the amendment proposed under dedication of street and easements, he felt that the Corporation Counsel's office should check further into the matter since it is his understanding that the State would not accept dedication of streets.

Mr. William Englebretson from Law and Smith, consulting engineers, commented on the proposed length of dead-end streets. He stated that the problem of congestion caused by parked cars is not due to the length of the street but the width. The comment made by Chief Jones that larger pipes or grid layout of pipes are needed to make the second fire hydrant within the dead-end street usable is not exactly true since the engineers in designing the fire hydrants design it so that there would be adequate pressure. These pressures are also checked by the Board of Water Supply before they are accepted. The requirement therefore for dead-end streets longer than 300 feet should be on a right-of-way width of 44 feet. This requirement should be mentioned in the Rules and Regulations.

The Deputy Director stated that it is intended to permit dead-end streets longer than 300 feet when rights-of-way of 44 feet are provided.

Mr. Conway Yamamoto, engineer, requested clarification on the requirement that, "Where necessary to give access to or permit a satisfactory future subdivision of adjoining land, streets shall extend to the boundary of the proposed subdivision...." He asked whether this must be done despite the absence of a general plan roadway system.

The Deputy Director stated that this requirement is presently in existence. The extension of the roadway to the limit of the boundary is required only in cases where there are developable land beyond the property being subdivided. This is to permit the adjoining owner to connect his street pattern with the one being subdivided to insure good traffic pattern and circulation to the benefit of the entire community.

Mr. Yamamoto felt that the subdivider who had constructed his road was being penalized unduly by providing free access to an adjoining parcel which has no direct access to a government road except through his road system.

Mr. Kim stated that each problem will be reviewed and studied by the Planning Director and the Traffic Engineer before recommending a proper traffic pattern. In cases where a developer is faced with extensive development cost due to remoteness to a government road except through an

adjoining property, an alternative would be to initiate an improvement district for construction of the road. This would assure equitable distribution of the cost of the project.

The Chairman advised Mr. Yamamoto that he may submit his objection to the Commission in writing.

Mr. Norwood asked Mr. Kim whether the provision just mentioned applied to cluster developments to be connected with an adjoining parcel.

Mr. Kim replied in the negative. He indicated that each individual case must be studied before a decision to continue a roadway is made. Lot layout and topographic conditions are considered in planning for a roadway system to serve the area and only upon a finding that continuation of a roadway beyond the property line would be practical that such a recommendation would be made.

An individual asked whether the provision mentioned in Section 14-a, that within 30 days after completion of improvements within a subdivision, the subdivider shall notify the Chief Engineer of his intention to dedicate or not to dedicate the streets or easements within the subdivision, precluded the subdivider from dedication of such streets or easements at a future date.

Mr. Kim stated that this provision does not preclude dedication at some future date. However, there is a possibility that during the interim, the requirements for a roadway may have changed to a higher standard. The existing roadway may not meet this standard for acceptance by the city.

The Commission closed the public hearing and took the matter under advisement on motion of Mr. Norwood and second of Mr. Hustace.

In considering this matter later, Mr. Hustace made a motion to refer this matter back to the Planning Director for review and consideration of the comments made at the hearing and to refer the entire matter back to the Commission. The motion was seconded by Mr. Norwood.

In the discussion that followed, the Commission expressed concern that too stringent regulations may discourage developers from developing cluster type subdivisions. More flexibility should be given to determining the length and width of dead-end streets and the turn-around area.

Mr. Kim stated that the major concern is the length of dead-end streets of 32-foot rights-of-way. The narrow road and parked cars restrict the fire fighting ability of the Fire Department. Therefore, from the standpoint of safety, serious consideration should be given to the request of the Fire Department to restrict the length to 300 feet. However, any dead-end street longer than 300 feet must have a wider right-of-way. He did not think the problem here was inadequacy of the water pressure since the Board of Water Supply has certain requirements which must be met.

With reference to the design of the turn-around, Mr. Kim stated that this should be determined as an administrative

**PUBLIC HEARING
GENERAL PLAN
PALOLO
PALOLO AVENUE
& KAUBANA ST.
COMMERCIAL USE**

policy matter after consultation with the Chief Engineer and the Traffic Engineer. He did not believe that these turn-arounds should be restricted by design specifications. At the present time, various types of turn-arounds are permitted depending on topography and each individual situation.

A vote was taken and the motion was carried.

A public hearing was held to consider a proposed amendment to the General Plan section of Palolo (portion of Section 26) by changing the land use designation from residential to commercial purposes for a parcel of land situated on the makai corner of Palolo Avenue and Kaubana Street in Palolo.

The public hearing notice published in the Honolulu Star Bulletin on September 3, 1962, was read by the Deputy Planning Director who reported that no written protests had been filed. He read the letter filed by the Hawaii Housing Authority stating that it has no comments or recommendations to make on the proposed amendment.

Mr. Kim then pointed out on the map the area in question situated on the makai-waikiki corner of Palolo Avenue and Kaubana Street. Surrounding uses are the Palolo Housing area, single family residences and a business zoned area across Kaubana Street. A portion of the property under consideration is zoned for business purposes with the remainder of the area set aside for off-street parking purposes. The owner wishes to construct an addition to the existing commercial building by utilizing the entire area of 11,735sq and setting aside off-street parking spaces in accordance with the off-street parking ordinance. This business operation has been in existence since 1945.

Mr. Hustace asked what were the circumstances for zoning one parcel for business use. He asked whether it is necessary to extend this business zone to include the entire parcel and whether or not this business area would adequately service the surrounding community for convenience goods and facilities.

Mr. Kim reported that this business area was created in 1945 to serve the Palolo Housing area which at that time was used as an emergency war housing project. The remainder of the property under consideration is recommended for commercial zoning because of the existing businesses and because there seems to be a genuine need for expansion of the present facilities to service the neighborhood. He would not, however, recommend further expansion of this business zone to include properties on the makai side since the existing stores should be able to provide the convenience services.

Mr. Hustace then asked whether this extension of the business zone would adequately provide for the needs of the surrounding community.

Mr. Kim replied that this business area would not adequately provide for all the shopping needs of the community since the existing population is large enough to support a larger business area. However, from the planning standpoint, unless a worthwhile shopping center can be created, he would hesitate to recommend expansion of the existing

commercial zone to encompass a larger area. The surrounding area is fully developed with residential homes and a problem arises whether or not the owners will be willing to consolidate their holdings to provide for an adequate shopping center. If existing conditions were different, there would be justification to create a larger area for a neighborhood shopping center.

In the interest of proper planning since there appears to be a need and the area can support a larger shopping center, Mr. Hustace believed that the timing is now to plan for a neighborhood shopping center somewhere in the vicinity to provide for the convenience services and facilities. The proposal under consideration seems to favor only one individual and is not in the interest of the entire community.

Mr. Richard Au, speaking in behalf of his father who owns the property under consideration, informed the Commission that the parcels under consideration are two separate parcels. His father plans to consolidate the parcels and construct an addition to the existing commercial building to provide for business uses such as, barber shop, beauty shop, bakery, and other service types of uses. As shown on the plot plan submitted, parking will be provided on the front portion of the property.

He stated that there is an existing easement running along the waikiki boundary of the property for use by residents residing in the housing area. This easement and the topographic condition of the area make it difficult to provide for the expansion of the business use in this direction. He stated that there is no possibility for expansion of the business area in the makai direction since the adjoining property is owned by the State of Hawaii. This property was the former municipal golf course area and it has been set aside by executive order for use by the Roman Catholic Church and a church has been constructed on the property. He stated that his father wishes to improve the area by developing it to the highest and best use due to the fact that widening of Palolo Avenue under the improvement district statutes would enhance the value of the land.

Upon checking the tax map, Mr. Kim confirmed that the adjoining parcel is owned by the State of Hawaii and a building permit for a church was issued several years ago.

The Commission closed the public hearing and took the matter under advisement on motion of Mr. Norwood and second of Mr. Yee.

In considering this matter later, the Commission recommended approval to amend the General Plan section of Palolo by changing the land use designation from residential to commercial for the property under consideration on motion of Mr. Norwood and second of Mr. Hustace.

The meeting adjourned at 4:15 p.m.

Respectfully submitted,

Carole A. Kamishima
Carole A. Kamishima
Planning Reporter

Meeting of the Planning Commission
Minutes
September 27, 1962

The Planning Commission met in regular session on Thursday, September 27, 1962, at 3:00 p.m., in the Conference Room of the City Hall Annex with Chairman Thomas N. Yamabe II presiding:

PRESENT: Thomas N. Yamabe, II, Chairman
William R. Norwood
George F. Centeio
Bartley M. Harloe
Frank W. Hustace, Jr. (present at 3:30 p.m.)
Fred K. Kwock

Wallace S. W. Kim, Deputy Planning Director
Bertram T. Kanbara, Deputy Corporation Counsel

ABSENT: Cyril W. Lemmon (on trip)
Alfred A. Yee

MINUTES: The minutes of September 13, 1962, as circulated, were approved on motion of Mr. Norwood and second of Mr. Kwock.

**GENERAL PLAN
MAKIKI
1460 SO. BERETANIA
STREET
BUSINESS EXTENSION
FOODLAND SUPER
MARKET**

The Acting Director recommended the calling of a public hearing to consider a change in zoning from Hotel and Apartment to Business for the rear portion of a parcel of land containing 68,136 $\frac{1}{2}$ situated between South Beretania Street and Kinau Street in Makiki, same being the Foodland Super Market premises. The Commission had recently taken action to amend the General Plan of the Bingham-Moiliili area, Section 15, by deleting the general planned 80-foot Kalakaua Avenue extension and widening between Young Street and Lunalilo Freeway. Ordinance No. 2237 was adopted by the City Council and became effective as of September 13, 1962. The applicant proposes to make an addition to the existing market building which protrudes within an area not zoned for business. (The area colored in red on the map indicated the proposed expansion.) Off-street parking is provided on the ewa side and back portions of the building.

A motion to authorize the calling of a public hearing to consider the change in zoning from Hotel and Apartment to Business was made by Mr. Norwood and seconded by Mr. Harloe.

During subsequent discussion, the Deputy Director clarified Mr. Centeio's inquiry by pointing out on the map the colored portion which is under consideration for expansion of the super market by the applicant. He informed Mr. Centeio that there is a total lot area of 68,136 $\frac{1}{2}$. There is ample parking provided even with the proposed building addition. He estimated that there is roughly 45,000 $\frac{1}{2}$ of parking area.

The Deputy Corporation Counsel inquired whether there is a future land use plan for this area inasmuch as the Acting Director indicated that the zoning request conforms to the General Plan. It was not determined at that instant whether the public hearing notice amending the General Plan for the deletion of Kalakaua Avenue extension included a change in land use. On that basis, the Deputy Corporation Counsel suggested that the motion be amended subject to further check by the staff.

Mr. Norwood amended the previous motion to authorize the calling of a public hearing to consider the proposal subject to further check by the staff to determine whether the request is a change in designation of land use or change in zoning, and, whichever is the proper action, to proceed with the necessary procedure. Mr. Harloe seconded the motion and it was carried. Mr. Centeio did not vote on the matter. Mr. Hustace was not present at the time of the discussion and voting on this matter.

**ZONING BUSINESS
WAIPAHU
WAIPAHU ROAD AND
MOKDOLA DRIVE
OAHU SUGAR COMPANY**

The Acting Director recommended the calling of a public hearing to consider a change in zoning from Class A Residential to Business for two parcels of land totalling 57,385 $\frac{1}{2}$, situated in Waipahu, same being the Post Office and former Waipahu Hospital premises. A development plan was submitted and the proposals contemplated seem desirable and in conformity with the Waipahu General Plan. The area is proposed to be developed as follows: (a) new post office in the center; (b) service station at the corner; and (c) a professional building where the existing post office stands. The applicant has agreed to comply with the provision of Ordinance No. 2211 requiring construction of curbs and sidewalks along street right-of-way abutting the property.

Mr. Harloe inquired whether the owner has plans to proceed with the proposal immediately. The Acting Director replied in the affirmative.

The Chairman asked whether the staff checked into the matter of utility facilities. He was informed that the area under consideration has undergone recent improvements because of recent subdivisions there.

A motion to authorize the calling of a public hearing to consider the change in zoning from Class A Residential to Business was made by Mr. Norwood, seconded by Mr. Centeio and unanimously carried. Mr. Hustace was not present at the time of the discussion and voting on this matter.

**MISCELLANEOUS
LITTLE THEATER
SITE**

The Deputy Director presented to the Commission for discussion a directive from the City Council requesting the Planning Commission and the Department of Parks and Recreation to make a study of sites other than the Ala Moana Park for the location of a little theater project. Representatives of the Department of Parks and Recreation, little theater group and the Planning Department met to discuss alternate sites for the location of the little theater. The basic requirements needed for this facility was first discussed. It was agreed that a minimum of one acre, exclusive of parking, was needed to properly place this facility with a seating capacity of approximately 600 seats and a parking requirement of one stall for every 3-1/2 seats. It was also expressed that together with the little theater, serious consideration should be given for the development of a natural history museum, handicraft workshops, including carving, painting, ceramics, etc., for children. He felt that the one stall for every 3-1/2 seat requirement is rather a stringent requirement. A ratio of 1 stall for every 5 seat requirement will suffice. In any case, an additional one acre is needed for parking, making a total of two acres for this project.

The following sites were discussed:

(1) Kalihi Playground (Keehi Lagoon Beach Park)

This playground is located on Nimitz Highway, fronting on Keehi Lagoon near the intersection of Middle Street with Kamehameha Highway and Nimitz Highway. It contains approximately 72.5 acres. Development plans of the Department of Parks and Recreation indicate that this park will be directed toward water-oriented sports and softball diamonds, with the necessary facilities such as plantings, comfort stations and pavilions, required for picnicking. The site is suitable for the location of a little theater if certain disadvantages can be overcome. The prime disadvantage is the noise created by jet aircraft from the Honolulu Airport.

(2) Manoa Valley Field

The area where the existing elementary school is situated was also considered. There is considerable area available; however, the area is rather wet and situated quite a distance in the valley. It was felt that the location is not ideally situated.

(3) Kapiolani Park

This area has ample space and is ideally situated for the type of activity proposed. The Honolulu Zoo, which is quite heavily utilized by parents and children, is located there, so are the aquarium and natatorium. The Waikiki Shell is an entertainment facility that is devoted toward large gatherings. As this area is presently directed toward facilities for children and youth, including adults, it blends itself to other activities of this type that would contribute toward the enjoyment of a large segment of our population. A children and youth complex could be located near the polo field. Kapiolani Park contains approximately 211 acres.

The Acting Director stated that of the three sites considered, Kapiolani Park has been determined to be more suitable for this use. He informed the Chairman that representatives of the Department of Parks and Recreation are present to present their views on this matter and to discuss the merits of Ala Moana Park for this facility.

Mr. Norwood questioned the reason for their presentation inasmuch as the directive excluded Ala Moana Park site. The Acting Director replied that the Department of Parks and Recreation requested to be heard and to submit a plea to consider the Ala Moana Park site.

Mr. Harloe inquired whether other areas were considered-- for example, Fort Ruger. He suggested that the staff explore further into the matter by considering other lands owned by either the State or the County inasmuch as the Legislature is proposing to allocate the money for the planning of such a project.

The Chairman stated that he realizes that the instruction specifically excludes Ala Moana Park; however, he felt that the representatives should be heard so that the facts can be examined. However, the report to the Council will be confined as directed.

Mr. D. A. Seeley, Director of Planning and Construction Division of the Department of Parks and Recreation, stated that the criteria which his Department feels should govern the selection of a site for this facility are as follows:

- (1) Availability, without cost for acquisition or any substantial site improvement (this was the understanding by the Legislature).
- (2) A central location, readily accessible by car and bus--it will serve the entire City as well as the rural areas.
- (3) Adequate acreage to accommodate not only the theater--with parking--but also facilities for the complete Children's Center complex (children's natural history museum and children's arts and crafts).
- (4) A compatible environment which would contribute to the potential of the theater and Children's Center and also one in which these facilities would fit.

After review of the entire park system with particular evaluation of such areas as Kapiolani Park, Manoa Valley Field, Kalihi Playground at Keehi Lagoon and Ala Wai Field, it is the considered opinion of the Department of Parks and Recreation that Ala Moana Park is the best location for this facility. The reasons for this preference are:

- (1) It meets all four of the above listed criteria.
- (2) Ala Moana Park has been the location of the Children's Center activities for more than a decade and even though the accommodations have been very modest, the location has proven very satisfactory and has contributed to the success of the program.
- (3) The exact site selected for this facility in Ala Moana Park will cause very little disturbance in the total layout and use of the existing park. This location will likewise create no problems in the redevelopment of the park and has been tentatively reviewed and approved by the State Department of Planning and Research.

Illustrations were displayed for review by the Commission. It is the opinion of the Department of Parks and Recreation that these facilities should be built in Ala Moana Park on the Waikiki side of the existing pavilion and Banyan Court to occupy the area where obsolete dressing rooms and toilet facilities now stand. Fifteen thousand square feet of additional land will be all that is required. The State plans leave this portion of the park intact but propose additional parking areas in the vicinity which would be convenient for theater use. The beach and picnic activities which have always been so popular at this park will be retained and enhanced. Ala Moana Park has desirable features: centrally located in the City, easily reached by car or bus, sufficient acreage and ample parking, attractive setting with complementary recreational facilities, and convenient to our tourist visitors.

Mr. Seeley stated that the now run-down banyan garden at Ala Moana will serve as a foyer to the proposed 25,000 theater building. The old rest room and dressing room facilities in the center of the tennis court complex would be razed to make way for the structure. The tennis courts would stay. He said that this location is ideal as a natural history museum because of a wealth of plants, and proximity to the beach.

The Commission was informed by Mrs. Nancy Corbett, Dramatic Activities Director of the Department of Parks and Recreation, that Act 30, S.L.H. 1962, authorized \$75,000 for the planning of a little theater facility for the public park system of the City and County of Honolulu. These State funds were appropriated with the understanding that a suitable and available site would be provided by the County on park land. It is expected that after satisfactory plans are completed, a request for construction monies will be made to a subsequent session of the Legislature.

Mrs. Corbett explained that the Parks Department is anxious to find a suitable site because it fears the appropriation will lapse unless a site is chosen and planning begins soon.

Inquired as to what objection the Parks Department had to select Kapiolani Park, Mrs. Corbett replied that activities at the Waikiki Shell would cause parking problems on nights when the little theater was in use. She cited several experiences she had trying to find parking space in that area (Kapiolani Park). She observed that the tenants living in the apartments park their cars along the street; thereby eliminating parking spaces for those who dine out in one of the restaurants located along Kapiolani Park. The theater would house productions of various school groups, the Honolulu Theater for Youth, Chinese Civic Association and possibly other community theater groups. The theater would probably be occupied 44 weeks for a total of 175 performances with an approximate attendance of 106,000.

She further added that the legislative appropriation states that the little theater is for the youth of the State. Since it is to be in a park and managed by the Department of Parks and Recreation, it is to be assumed that it will be the home of the Honolulu Theater for Youth. The creative theater workshop will also use this theater during the summer months.

It was revealed that the City Council opposed the Ala Moana site because of the work under way on the Magic Island project. Mrs. Corbett said that they did not realize that the Council were not aware of the activity of the Magic Island project. It was an unfortunate situation. However, she reiterated that the little theater project at Ala Moana will enhance the beauty of the park. The children can make it an all-day affair--enjoy the beach and other activities.

Mr. Norwood observed that the location of the little theater right in the heart of the tennis court, adjacent to an area used for ball playing would be somewhat inconsistent. Mr. Seeley stated that in its future re-development program, every effort will be made to re-locate the baseball field in other community parks with

better equipped fields. The tennis court has never been lighted at night and it may be relocated to other parks, such as Kapiolani Park back of the Shell in an area now utilized as a part of the driving range.

Mr. Norwood was of the opinion that the natural history museum will blend itself to the activities now existing at Kapiolani Park--the aquarium and the zoo. Mr. Centeio also concurred with Mr. Norwood.

Mrs. Corbett emphasized that Ala Moana is an ideal site because of its location, the facilities already there and its size. The Department of Parks and Recreation is presently utilizing the Banyan Court as a focal point for children's activities. Although this area is identified by the public as devoted toward children's activities, no permanent facilities exist. It is now proposed that a permanent facility as part of a complex be planned and devoted toward activities of children and youth as a prime requirement also utilized by others for theatrical activities. This activity, together with arts and crafts and with the creation of a children's natural history museum, has been part of a proposed long-range departmental project identified as a children's center.

The Chairman asked Mr. Seeley whether the Department of Parks and Recreation has future plans for public parks available for the Commission's review so that an evaluation can be made in view of the proposed development of other parks. Mr. Seeley indicated that he will make available whatever plans the Department has proposed.

Mr. Howard Takenaka, a member of the Board of Parks and Recreation, urged the Commission to consider the Ala Moana Park as the ideal location of the children's center activities for the reasons outlined by Mr. Seeley. The types of activities devoted toward the enjoyment of the parents, children and youth are there.

With respect to the Kapiolani Park, Mr. Harloe inquired about the golf driving range which is a very popular activity. Mr. Seeley said that the golf driving range was developed 12 years ago. They hope that eventually private enterprise will take over because this development does not represent a great investment and is not an element of their long-range plan.

Mr. Centeio inquired whether the City owns the land where a hula show is staged, sponsored by Kodak Company for the tourist and how many acreage it contains.

Mr. Seeley replied that there is an agreement between the City and the Kodak Company to use that portion as a tourist attraction and that the Kodak people are so enthusiastic with the arrangement that they even maintain the place. He did not know how large an acreage this area contains.

Mr. Norwood inquired whether the area in the vicinity of the Ala Wai Golf Course and the Kapahulu Library was considered. Mr. Seeley replied that unfortunately the State owns the land. Besides, it would require filling at the end of the canal--a sizable amount of money will be needed for site work.

The Acting Director was asked whether the Commission must take action now with so little knowledge of the subject matter. To this the Acting Director replied that he brought this matter before the Commission for discussion, pointing the various sites they have considered. It was also brought out so that the Commission would be properly apprised before taking action. In view of the fact that the Council had excluded Ala Moana Park site and the testimonies heard were in favor of Ala Moana Park, the Commissioners felt that the staff should explore other areas and submit a report for their review.

In discussing this matter further, the Acting Director informed the Commission that according to the Stanford Research Institute's report entitled "Demand for Economic Analysis of Municipal Auditorium Facilities for Honolulu," prepared for the City and County of Honolulu in 1960, a little theater as part of the complete auditorium structure is recommended. The ideal theater ranges in size from a minimum of 600 seats to a maximum of approximately 1,400 seats. Emphasis of design is on providing acoustical, visual, and intimate qualities in the facility. The speaking voice must be heard throughout without electronic sound amplification.

Mr. Hustace commented that this project will blend with the municipal auditorium complex where there is ample parking.

Mr. Harloe commented that Kapiolani Park actually has very little area left for this project with so many existing activities, such as picnicking area, tennis courts, golf course range, the Waikiki Shell and other sport facilities.

With the consent of the Commission members, the Chairman referred the matter back to the Acting Director with instruction that he meet with the representatives of the Department of Parks and Recreation about their future plans for public parks and that he explore other areas, utilizing all City and County or State lands, including Fort Ruger and the municipal auditorium site.

The Commission, on motion of Mr. Harloe and second of Mr. Norwood, recommended approval of the following street names:

**STREET NAMES
NIU
NIU ESTATES
UNIT II**

- (a) Street names for roadways within the Niu Estates Subdivision, Unit II:

MAMAKI STREET	- Extension of an existing roadway so that it terminates at Puamane Street
PUAMANE STREET	- Extension of existing roadway in Koko Head direction
HALAKI STREET	- Extension of existing roadway in Koko Head direction

- (b) Street names for roadways within the Makakilo City Subdivision, Unit II, Ewa:

**STREET NAMES
EWA
MAKAKILO CITY
UNIT II**

AWAWA STREET	- Extension of an existing roadway in mauka direction
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- PILIPONO STREET** - Roadway off Awawa Street, going in mauka direction, parallel to same
Meaning: Well suited
- STREET NAME:**
MANOA
OFF KAKELA DRIVE
- (c) **Street name for deadend roadway off Kakela Drive, Manoa:**
- KAKELA IKI PLACE** - Deadend roadway off Kakela Drive, between Kakela Place and McKinley Street
- STREET NAMES**
WAIANAE
WAIHONA TRACT
- (d) **Street names for roadways within the Waihona Tract at Waianae:**
- PILIUKA PLACE** - Deadend roadway off Waianae Valley Road on Kaena side
Meaning: A stiff, tufted, native grass, one to three feet high, with leaves four to ten inches long and flowers crowned in narrow spikes, a good forage grass
- PILOKEA STREET** - Roadway crossing Piliuka Place, running parallel to Waianae Valley Road
Meaning: A small native tree or shrub in the orange family
- CORRECTION OF STREET NAMES**
WAIHAWA
- (e) **Correction of street names for roadways in Waihawa:**
- NEAL AVENUE** - Existing roadway which will now terminate at Plum Street across Olive Avenue
- OLIVE AVENUE** - Existing roadway not to terminate at Plum Street across Neal Avenue
- LEMI STREET** - Correction of former Lemi Place, now roadway from Cane Street to Olive Avenue and between Lemiwai Street and Peach Street
- LEMI PLACE** - Delete - now Lemi Street
- LEMIWAI STREET** - Roadway from Cane Street to Lemi Street, between Olive Avenue and Lemi Street
Meaning: A kind of water lemon with heart-shaped leaves, good tasting fruits, two or three inches long, ovoid, orange to purplish

**ZONING ORDINANCE
 AMENDMENT TO THE
 SUBDIVISION RULES
 AND REGULATIONS**

The Acting Director informed the Commission that the Corporation Counsel's Office has requested that the second portion of the proposed amendments to the Subdivision Rules and Regulations of the City and County relating to Dedication of Streets and Easements in Subdivisions be approved so that all pending matters before them can be acted on. Inasmuch as there was no objection to Section 14-A, he recommended that the Commission act only on that portion at this time. A public hearing was held on September 13, 1962, at which time the Commission referred this matter back to the Director for review and consideration of the comments made at the hearing.

The Deputy Corporation Counsel stated that it was not his department, rather it is the Division of Land Survey and Acquisition that is requesting expeditious action because there are streets ready for acceptance. However, unless the amendment is adopted, they cannot proceed. Under Charter Section 5-505, this amendment does not have to go to the Council.

Mr. Norwood made a motion to recommend approval for that portion of Section 14-A, Subdivision Rules and Regulations. There was no second to the motion.

On motion of Mr. Bustace, the Commission deferred this matter until the next meeting so that a study can be made of the language of Section 14-A. Mr. Norwood seconded the motion and it was unanimously carried. It was requested that a copy of the proposed amendments be mailed to the Commission members for their perusal. Mr. Centeio was not present at the time of voting on this matter.

The meeting adjourned at 5:00 p.m.

Respectfully submitted,

Toyoko H. Akaji
Toyoko H. Akaji
Hearings Reporter

Meeting of the Planning Commission
Minutes
October 11, 1962

The Planning Commission met in regular session on Thursday, October 11, 1962, at 1:30 p.m., in the Conference Room of the City Hall Annex with Vice-Chairman William R. Norwood presiding:

PRESENT:

William R. Norwood, Vice-Chairman
George F. Centeio
Bartley M. Harloe (present at 2:30 p.m.)
Frank W. Hustace, Jr.
Fred K. Kwock
Alfred A. Yee

Frederick K. F. Lee, Planning Director
Wallace S. W. Kim, Deputy Planning Director
Bertram T. Kanbara, Deputy Corporation Counsel

ABSENT:

Cyril W. Lemmon (on trip)
Thomas N. Yamabe, II (on trip)

MINUTES:

The minutes of September 27, 1962, as circulated, were approved on motion of Mr. Centeio and second of Mr. Kwock.

**ZONING ORDINANCE
AMENDMENT TO THE
SUBDIVISION RULES
AND REGULATIONS**

The Commission again discussed the second portion of the proposed amendments to the Subdivision Rules and Regulations of the City and County relating to "Section 14-A, Dedication of Streets and Easements in Subdivisions." A public hearing was held on September 13, 1962, at which time the Commission referred this matter back to the Director for review and consideration of the comments made at the hearing.

The Director reported that this amendment relating to dedication of streets and easements in subdivisions was proposed due to the present requirement for dedication of streets to the City to be free and clear of encumbrances. He cited an example where a sewer line within a development is privately owned and should the City accept such easement in accordance with the Subdivision Rules and Regulations, the developer must grant the City free title to the sewer line. The question arises whether or not the City wants title to the sewer line, which must then be maintained by the City. The proposed amendment would permit the City to accept title to such streets and easements free and clear of encumbrances subject to approval by the City Council of certain easements for utility lines and other facilities. Any conveyances shall be in conformity with all applicable statutes, ordinances and rules and regulations, and shall not impose any duty of maintenance of such easements or facilities upon the City.

The Division of Land Survey and Acquisition has requested that this particular portion of the amendment be given expeditious action so that all pending matters before them can be processed.

Mr. Centeio inquired what difference does it make as to who maintains the dedicated street. To this the Director replied that should a damage occur, supposing a pipe bursts and breaks the pavement, the City would be liable. The legal action might occur from the improper maintenance of private or other utility lines within the streets.

In answer to Mr. Centeio's inquiry as to who initiated this amendment, the Director replied that a study has been made of this problem by the Chief Engineer and the Planning Department staff.

On motion of Mr. Centeio and second of Mr. Yee, the Commission recommended amendment to the Subdivision Rules and Regulations relating to Section 14-A, Dedication of Streets and Easements in Subdivisions. The motion was unanimously carried. Mr. Harloe was not present at the time of the discussion or voting on the matter.

**GENERAL PLAN
WAHIAWA
DELETION OF
PROPOSED EXTENSION
OF MANGO STREET**

The Planning Director recommended the calling of a public hearing to consider an amendment to the Wahiawa General Plan by deleting the proposed extension of Mango Street between Kilani Avenue and Kamehameha Highway. The Department of Traffic concurs with the recommendation of the Planning Department to delete said Mango Street from the General Plan. The area in question was pointed out on the map by the Director. He stated that there is a used-car lot and in the rear of the lot there is an old right-of-way, which is the proposed extension of Mango Street. The property in question was purchased by Tidewater Oil Company for reconstruction of the existing service station facilities which are presently confined to the adjoining corner lot. The staff inspected the area in question and it was noted that this general planned roadway is not being used for access purposes by the adjoining properties. Traffic wise and planning wise, the elimination of the proposed street extension will be beneficial.

Mr. Centeio asked whether it is an existing road that is being deleted. To clarify Mr. Centeio's inquiry, the Director stated that to the rear of the existing used-car lot is a master planned road which has never been constructed. There is no road in existence, just a right-of-way.

The Vice-Chairman asked whether the City has taken title to that master planned road. To this the Director replied in the negative.

A motion to authorize the calling of a public hearing to consider the amendment of the Wahiawa General Plan by deleting the proposed extension of Mango Street was made by Mr. Centeio and seconded by Mr. Yee.

During the discussion that followed, Mr. Hustace admitted that he was rather in a perplexed frame of mind. He stated that by deleting this street and allowing a service station to be located at this corner, rather than preventing traffic, we are encouraging traffic.

The Vice-Chairman asked that the matter of whether there is already a service station on the lot be clarified. After checking with the staff, it was confirmed that there is a service station in existence at the corner.

Mr. Hustace commented that by deleting the proposed extension of Mango Street, the size of the lot will be increased.

Mr. Centeio was of the opinion that since the proposed extension while master planned was never used, the owner should be permitted to use the property and that the public hearing will bring out any protests by property owners.

A vote was taken and there were two ayes and two nos.
The motion died.

After further discussion, Mr. Hustace voiced his willingness to reconsider, provided the Traffic Department will be requested to be present at the public hearing to clarify any traffic problems that arise with respect to this request. Messrs. Hustace and Kwock changed their nos to ayes. The Vice-Chairman also voted aye so that the final vote was unanimous to authorize the calling of a public hearing. The Department of Traffic will be requested to appear at the public hearing.

Mr. Harloe was not present at the time of the discussion and voting on this matter.

LAND USE COMMISSION
PETITION
LUALUALEI, WAIANAE
1/2 MILE MAUKA OF
FARRINGTON HIGHWAY
BOTH SIDES OF HAKIMO
ROAD
URBAN USE
(JOE W. DRAKE
AND OTHERS)

The Commission reviewed a request from the State Land Use Commission for comments and recommendation from the Planning Commission regarding an application submitted for change in district designation from agricultural use to urban use for land situated at Lualualei, Waianae, approximately 1/2 mile mauka of Farrington Highway on both sides of Hakimo Road, containing 177 acres.

The Director stated that the area is general planned for agriculture and is bordered on its makai boundary by a residential district and on its ewa boundary by an industrial district. The area was zoned rural farming district by the Planning Commission in 1956. This area was rather controversial for a while when the same property owners requested that this area be general planned for residential use in lieu of agricultural use. The staff, the Planning Commission and the City Council indicated that it should remain as agricultural use.

The Director pointed out that the generalized land use for the 177 acres are as follows: agricultural, 41%; residential, 14%; and vacant land, 45%. The present water facilities are adequate to handle only farm district uses. Any large increase in residential subdivisions will necessitate additional water service improvements. The City has no plans to put sewer lines in this area in the near future as the residential dwellings are widely scattered. During severe rainstorms, flooding will occur in this area. The low, flat areas adjoining Ulehawa Stream is most susceptible to flooding.

During the discussion, it was brought out that the Land Use Commission by law refers all applications to the Planning Commission for its recommendation and comments before making any determination.

On motion of Mr. Hustace and second of Mr. Yee, the Commission took action to recommend to the Land Use Commission not to look with favor upon the petition for change in district designation from agricultural use to urban use. The motion was carried. Mr. Centeio did not vote on the matter.

Mr. Centeio requested that the Director obtain a statement of policy to determine whether the State Land Use Commission will use the recommendations of the City's General Plan in establishing the permanent agricultural and urban boundaries for the City and County of Honolulu. If not, why.

LAND USE COMMISSION
PETITION .
WAIANAE VALLEY
1-1/2 MILES MAUKA
OF FARRINGTON HWY.
(WAIHONA TRACT)
WILFRED Y. SHIRAKI
AND OTHERS
BY: HAROLD Y.
SHINTAKU, ATTORNEY

The Commission reviewed a request from the State Land Use Commission for comments and recommendation from the Planning Commission regarding an application submitted for change in district designation from agricultural use to urban use for land situated 1-1/2 miles mauka of Farrington Highway on Waianae Valley Road, containing approximately 29 acres.

The Director stated that the petition is from landowners of a subdivision known as "Waihona Tract." The subject lots were originally subdivided into one-acre lots with off-site improvements complying with the City and County subdivision requirements for a residential subdivision. Twelve lots have already been granted tentative approval prior to April 1962, of which two lots have been granted approval. The subject lots cannot be economically put to agricultural uses because of the size of the lots and the adjoining urban developments. There are no homes built within the subdivision. Soil survey of 1955 classifies the area for limited agricultural uses; that is, the area is generally suited for papaya and orchid growing.

The Director summarized the background of the subdivision. The area in question was subdivided into 26 one-acre lots. Of the 26 original lots, 12 lots were granted tentative approval prior to April 1962 of which two were granted approval and were subdivided into six 5,000^{sq} lots each. There is a potential development of about 160 lots within the Waihona Tract.

The Board of Water Supply reported that there is adequate supply of water within this area. There are no plans of extending a sewage disposal system into this area within the foreseeable future. The use of cesspools is the only feasible method of sewage disposal. The drainage improvements under the soil conservation projects do not extend into this area. A major change for higher lot coverages within the valley will mean higher runoff of storm waters into the drainage system which may reduce the effectiveness of the proposed improvements.

Although he favors retaining this area for agricultural use, the Director felt that the damage has already been done. He stated that it would be unfair to the existing owners of these lots if we were to stop the other lots within this tract from developing.

Mr. Centeio inquired whether it was permissible, under the Charter, to allow one-acre lots in an area general planned for agricultural use, knowing that there is a Land Use Commission's green belt law. The Director replied that the subject subdivision just got in under the wire.

Mr. Centeio suggested that the whole area be designated for urban use inasmuch as the green belt law requires 5 acres for agricultural use and the lots in question are all one-acre lots.

The Director stated with respect to the requirement of the green belt law of 5 acres, the requirement by law is that the Land Use Commission recognize the fact that the City has an agricultural zone, which is one-acre lot minimum.

Mr. Kanbara further clarified this point. He stated that the Attorney General's Office ruled that any and all uses permitted by ordinances or regulations of the County within which the urban district is situated shall be allowed. Under this ruling, the one-acre lots are valid. The question arises as to whether the non-conforming lots (5,000~~sq~~) can be utilized for residential purposes. It may be that the area was subdivided prior to the green belt law. If so, the situation is taken care of by the law.

On motion of Mr. Hustace and second of Mr. Yee, the Commission deferred this matter. The Deputy Corporation Counsel was instructed to clarify the matter of non-conforming use with the Land Use Commission. The motion was unanimously carried.

The Deputy Corporation Counsel informed the Commission that he will be attending a meeting tomorrow with the Land Use Commission, county attorneys and planning directors and that it would be an opportune time to bring this matter up.

LAND USE COMMISSION
PETITION
URBAN USE
WAIMEA
MAUKA SIDE OF
KAMEHAMEHA HIGHWAY
(PHILO OWEN)

SPECIAL PERMIT
WAIMANALO
"SADDLE CITY"

The Director informed the Commission that he has received a communication from the City Council soliciting comments and recommendations on petition from Philo Owen for change in the district designation of his property at Waimea from agricultural to urban use, and on application from Dee Gibson for a special permit to construct and operate a food-serving and bar facility on his property in Waimanalo.

With respect to the petition from Philo Owen, the Director reported that the Commission had already voted to recommend to the Land Use Commission that the application be approved with the following modifications:

- (1) Portion of the area westerly of Waimea Triangulation Station be designated urban and the remaining area be retained for agriculture (Tax Map Key: 5-9-05: 21); and
- (2) A strip of land 20 feet wide for a roadway, containing 1.12 acres, be retained in agriculture.

With respect to Mr. Dee Gibson's application, the Director reported that the operation known as "Saddle City" in Waimanalo is more or less a dude ranch which properly belongs in an agricultural area. Horses, cattle and other farm animals are raised on this property, and the property must be large enough to provide grazing, riding trails and similar type usage which requires large areas of open space. Since these uses do not belong in an urban area, it is his recommendation that this property remain in the agricultural area. He felt that Mr. Gibson's request to construct a separate food serving and bar facility on his property is valid. The people who go riding or attend the rodeos and similar type entertainment need such a facility in this area. However, this facility should be an accessory use to the main use which is a dude ranch type of operation. As far as the size and type of food and drink facility is concerned, this should be controlled and designated as an accessory use. If this is not controlled, the restaurant and bar facility might become a predominant use rather than an accessory use.

The Director further stated that to zone this area commercial would be a mistake. Rather than having a

**MISCELLANEOUS
PRESENTATION OF
STATE'S POSITION
ON DEVELOPMENT
OF SAND ISLAND**

commercial zone in an agricultural area, it would be far more advantageous to consider an accessory use for a facility such as the one operated by Mr. Gibson. Mr. Gibson has five acres of land owned in fee, the remainder he leases from the State. To date the State has no definite plans for utilization of this area. However, they have indicated that they intend to utilize this area sometime in the distant future as fair grounds. Whenever this occurs, Mr. Gibson's facility will be drastically reduced in size.

The Director, therefore, recommends that the application for a special permit to operate a food serving and bar facility within the agricultural zone as an accessory use to the dude ranch operation be issued to Mr. Dee Gibson by the Land Use Commission--the special permit to be terminated when the State develops its land as a State fair ground.

Mr. Centeio was of the opinion that this matter should be considered by the Zoning Board of Appeals for a variance.

The Director stated that he brought this matter before the Commission merely to apprise them of what is happening to this request. This is merely a request from the Council as to the Director's recommendation.

The Director informed the Commission that Mr. Donald Wolbrink of Harland Bartholomew and Associates, consultant for the Department of Land and Natural Resources, requested an opportunity to appear before the Planning Commission to clarify the State's position on the development of Sand Island and to answer questions which the Commission or staff may have. The Director gave a resume of what had transpired previously. The Commission had reverted the zoning of the area from Noxious Industry back to its original zoning of Unrestricted Residential on January 4, 1962. An ordinance was prepared for the Council's approval. However, the Council requested that an overall comprehensive plan for this area be made with the instruction that the Planning Department work jointly with the State authorities to prepare a plan which would be of mutual agreement rather than have two separate plans. This presentation is merely for information purposes.

Before proceeding with the presentation, the Vice-Chairman inquired of Mr. Wolbrink whether the State Department of Planning and Research concurs with the concept of the proposal under discussion. To this Mr. Wolbrink replied in the affirmative.

Mr. Hustace was concerned about the type of industry that would be located on the island. Mr. Summers informed Mr. Hustace that the plan itself was based upon the concept of general industrial uses. He stated that the proposed trans-shipment center still is under study, but definitely will be a part of the overall plan.

Mr. Wolbrink stated that the study was prepared jointly by Harland Bartholomew & Associates and Tudor Engineering Company. As the work in this initial plan proceeded, the State departments were kept in contact and an informal liaison was maintained with the City. He commented that there were no restrictions or limitations put upon them as to the type of proposed uses that were to be

considered. The Tudor Engineering Company was responsible for the development plan for maritime facilities and his firm was responsible for the general plan for the Honolulu waterfront area. The study area is approximately 4,200 acres in size. It includes the land and water area extending from Kewalo Basin to the International Airport makai from Nimitz Highway and Ala Moana Boulevard. The scope of study was designated as a plan for 1980. The following type of uses were considered and incorporated in the plan: residential, commercial, industrial, maritime facilities, recreation and commercial fishing. (Maps showing existing conditions and an overlay of proposed uses were displayed for the Commission's review.)

The plan seeks to make the harbor one of the finest ports. The requirements for maritime facilities provided the core from which the plan for development of the study area expanded. These requirements and the plan for their distribution are set forth in the report which was prepared for the State. The harbor is the primary element in this area and generates a use for contiguous land for which industrial development is needed and compatible. The relationship of the harbor and the land forms in the area adapt themselves to uses for shipping, industry and water-oriented commercial activities.

Maritime facilities - The necessity for a second entrance to the harbor has been recognized by the construction of the bascule bridge replacing the causeway connecting Sand Island with the mainland. The required expansion has therefore been planned for Keehi Lagoon. A new basin--Keehi Basin--is proposed. The development of dock frontage along Sand Island which, combined with a segment of the proposed Keehi Basin, will meet the demands for future expansion.

Apartment-residential area - The Kewalo-Armstrong peninsula is an ideal location for permanent apartment living. It is conveniently located to the central business district. It is therefore recommended that the development of an apartment-residential district be considered on this site.

Industry - The areas for industrial use are distributed about the periphery of the harbor to assure the necessary backup space for direct harbor service and those industries which function most effectively if located near the shipping center. In general the areas of land to be reclaimed, the existing land on Sand Island, and the Kapalama district are devoted to general industry.

Commercial fishing - The new harbor for the commercial fishing enterprise is proposed within the Keehi Lagoon reclamation program. Subsequent changes in methods and ample area is allocated about the periphery of the harbor for all required shore facilities.

Commercial - Proximity of the central business district to the study area provides all the general business facilities required in the area. Retail commercial development is excluded from consideration in the area; except for minor facilities near the marina, commercial fishing harbor.

Recreation - The rapid growth in population of permanent residents combined with the increase in tourism has

exerted tremendous pressure for recreational facilities. In the plan the new Keehi Park has been enlarged to include a lagoon which is intended for small rowboats, canoes and other slow speed watercraft. The park strip on the waikiki side of this lagoon would provide a buffer space between the park and the industrial area. The seaplane channel between Honolulu Airport and the new Keehi Island is retained and improved for water sports. A new beach park is proposed along the makai shore of the Keehi Island. This beach park should improve the opportunities for the growing number of families in the ewa section of the city.

Mr. Wolbrink stated that this request for change in zoning goes back to September 1961. The Commission has held a public hearing on September 22, 1961, at which time it was deferred for further consideration inasmuch as there were only four members present at the meeting. At a special meeting on December 13, the Commission again deferred action pending confirmation of a free port trading center at Sand Island. The proposed rezoning of Sand Island is not objectional to the Federal Aviation Agency provided the future use of the land does not violate the height zoning of the State and does not produce smoke or offensive odors detrimental to the operation of the airport. A letter to this effect has been filed with the Planning Commission. The proposed trans-shipment center is under study. He pointed out that the engineering plans, including the sewage pumping station which will serve the entire island, are virtually completed. However, under the procedure of the city, the various city departments cannot undertake the formal review of the drawings until the Planning Commission approves the subdivision, which is of necessity awaiting the approval of the zoning in conformity with the General Plan.

Mr. Hustace asked Mr. Wolbrink what would happen if the public lands were not released for the development of Sand Island. Mr. Wolbrink replied that they would still propose that this land be developed for industrial use. The particular area under consideration is not affected. It is predicated that it would fit in with the overall development of Sand Island.

Mr. Hustace inquired whether the Makai Arterial would affect in any way the proposed development. The reply was in the negative. Mr. Wolbrink claims it would enhance the waterfront area and its related industrial uses.

In answer to Mr. Hustace's inquiry, Mr. Wolbrink stated that the new industrial parks are proposed for general industry. The geographic location of the proposed industrial areas in the plan is advantageous to the city. They are directly related to the harbor and near the airport. The economy of the State will benefit by the establishment of new industries and the cost of land could become a vital factor affecting decisions to move to the islands and encourage the creation of new enterprises to develop from the present base.

Mr. Summers stated that there will be no restrictions placed; however, he feels that the zoning regulations will control the type of uses, odor, smoke, height of structures, etc.

Mr. Hustace inquired whether the State expects the County to pay for the beach areas. To this Mr. Summers replied that the entire project is a State project and he did not elaborate whether the State would turn over the parks to the City.

No action was taken inasmuch as the Director had indicated that the presentation was merely for the Commission's information.

**ZONING INDUSTRIAL
EWA - HONOULIULI
CAMPBELL INDUSTRIAL
PARK AT BARBERS
POINT**

The Commission acknowledged receipt of a letter from the Department of Parks and Recreation, requesting an early consideration and action on the Barbers Point industrial zoning matter. It was noted in the letter that the Department of Parks and Recreation has pending a property exchange with the Estate which will provide the City with a park site on the beach in exchange for the present park site which is inland. Consummation of this exchange is awaiting action on the zoning matter. With monies available last fiscal year, the Department of Parks initiated the planning of the new park and with funds available in its present capital improvement program budget, the Department will be able to construct the first increment of the park.

**MISCELLANEOUS
LETTER FROM
AARON LEVINE
OAHU DEVELOPMENT
CONFERENCE**

The Commission acknowledged receipt of a letter from Mr. Aaron Levine, Executive Vice-President of the Oahu Development Conference, commending the Planning Commission on its preparation of a revised zoning ordinance for Honolulu. The ODC concurs in principle with many of the concepts outlined for the proposed zoning ordinance. The ODC recommends that the Planning Commission permit ample time for community review and encourages "feedback" of comments for its consideration before the text is finalized for the City Council. The ODC assured the City of its complete cooperation in helping to prepare a sound and effective new zoning ordinance for Honolulu.

**PROPOSED
COMPREHENSIVE
ZONING ORDINANCE**

The Director informed the Commission that preliminary copies are available for their review. Mr. Hustace suggested that the entire proposal, properly tabbed, be submitted to the Commission members for their review.

**PUBLIC HEARING
GENERAL PLAN
MAKIKI
1460 SO. BERETANIA
STREET
BUSINESS EXTENSION
FOODLAND SUPER
MARKET**

A public hearing was held to consider a proposed amendment to portion of Bingham-Moiliili General Plan, Section 15, to consider a change in land use from hotel and apartment use to commercial use for rear portion of a parcel of land at 1406 South Beretania Street, same being the Foodland Super Market No. 4 premises in Makiki.

The public hearing notice published in the Honolulu Star-Bulletin on October 1, 1962, was read by the Director. No protests have been filed.

The Director pointed out on the map the area under consideration. He stated that the land involved contains 68,136 $\frac{1}{2}$ sq. ft. The Commission had recently amended the General Plan of this section by deleting the general planned 80-foot Kalakaua Avenue extension. The applicant proposes to make an addition to the existing market building which protrudes within an area not zoned for business. Off-street parking is provided on the ewa side and back portions of the building.

Mr. Yoshio Shigezawa appeared on behalf of Mr. Henry H. Shigekane, who represents the Foodland Super Market. Re

asked that the Commission look with favor on this request inasmuch as the change in land use conforms to the General Plan. There is ample parking provided even with the proposed building addition.

Mr. Howard Lau, representing the Foodland Super Market, was also present in the audience.

No one spoke against the application. The Commission closed the public hearing and took the matter under advisement on motion of Mr. Centeio and second of Mr. Hustace.

In considering the matter later, a motion to recommend approval of the proposed amendment to portion of Bingham-Moiliili General Plan by changing the land use designation from hotel and apartment to commercial use for the area under consideration was made by Mr. Centeio, seconded by Mr. Yee, and unanimously carried.

**PUBLIC HEARING
ZONING BUSINESS
WAIPAHU
WAIPAHU ROAD AND
MOKUOLA DRIVE
OAHU SUGAR COMPANY**

A public hearing was held to consider a change in zoning from existing Class A Residential to Business for area of land situated between Waipahu and Kahuaiani Streets and ewa side of Mokuola Drive, same being the former Waipahu Hospital premises and the existing Post Office premises in Waipahu. This change is in conformity with the General Plan for Waipahu.

The public hearing notice published in the Honolulu Star-Bulletin on October 1, 1962, was read by the Director. He reported that communications from the Waipahu Community Association, Waipahu Businessmen's Association and Mr. Timothy Wong, Postmaster at Waipahu, have been received favoring this change. No written protests have been filed.

The area in question was pointed out on the map by the Director. A development plan was submitted and the proposals contemplated seem desirable and in conformity with the Waipahu General Plan. The area is proposed to be developed as follows: (a) new post office in the center; (b) service station at the corner; and (c) a professional building where the existing post office stands. The applicant has agreed to comply with the provision of Ordinance No. 2211 requiring construction of curbs and sidewalks along street right-of-way abutting the property.

No one spoke for or against this proposal. The public hearing was closed and the matter was taken under advisement on motion of Mr. Centeio and second of Mr. Hustace.

In considering this matter later, the Commission on motion of Mr. Centeio and second of Mr. Yee voted to recommend approval of the change in zoning to business for the property under consideration. The motion was unanimously carried.

**PUBLIC HEARING
GENERAL PLAN
KALIHI-KAI AND
KAPALAMA
COMPREHENSIVE
PLAN AMENDMENT**

A public hearing was held to consider the proposed amendments to portions of General Plan Section 7 (Kalihi-Kai) and Section 9 (Kapalama) as follows:

(1) Land Use - designating areas for residential, low-density apartment, medium-density apartment, commercial, and industrial uses.

(2) Public and Semi-Public Facilities - designating areas for schools, parks, church, cultural center, library, fire station, incinerator, water pump station, public housing and water reserve.

(3) Street Layout and Pattern.

The public hearing notice published in the Honolulu Star-Bulletin on October 1, 1962, was read by the Director who reported that no written protests had been filed. Copies of the public hearing notice were sent to governmental agencies, community associations, individuals and large estates. He acknowledged receipt of a letter of approval of the proposed amendments by Mr. Franklin Summ for the Young Ahin Trust.

Mr. Hustace inquired whether the plan has been displayed for the residents' review prior to this public hearing. To this Mr. Kim, Deputy Planning Director, replied that he apprised the residents of the affected areas of the proposed amendments at a meeting held at Farrington High School on Friday evening, September 28, 1962. It was well attended by an audience consisting of approximately 350 people. Copies of the proposal were displayed in the Kalihi Shopping Center and the Kamehameha Shopping Center so that people living in the neighborhood could review them.

The Director called upon Mr. Kim to summarize the long-range objectives for the proposed Kalihi Kai-Kapalama General Plan.

There were two maps posted on the wall showing the future land uses and existing land uses with an overlay of existing zoning. Mr. Kim explained that the different colors represent the various land uses; for example, yellow, residential; orange, low-density apartment; brown, medium-density apartment; red, commercial; purple, industrial; light blue, public facilities; dark blue, semi-public facilities; and green, parks and playgrounds. He stated that the color code conforms to the proposed State Land Use Color Code.

Results of our economic base study and population trend all point toward a substantial increase in population for the city of Honolulu. It is estimated that this increase will amount to about 150,000 persons from an existing 300,000 to about 450,000 persons for the year 1980. It is expected that the need for rental housing in the medium and low-income families will increase. These are the families whose incomes range between \$4,000 to about \$7,000 per year. Families earning \$4,000 and less qualify for low-income housing and families earning \$7,000 and more in most instances can qualify for loans to acquire new homes. It is estimated that this group will consist of over 20,000 families in 1970 and there will be over 25,000 families in this category in 1980.

In addition, there is a preponderance of substandard housing conditions in the city of Honolulu and the Maisel Report estimates that there is need for a replacement rate of over 1,600 units per year besides the need for about 4,000 additional units to provide for our normal population growth. All this points out the need for more rental housing in the city of Honolulu. To take care of the 50% increase in population, there will

be a need to restudy our land use patterns to provide for a more efficient and higher density use, especially for areas adjoining the central business district. In turn higher density uses will require increased traffic capacities of our streets and in some instances development of new traffic patterns. It also means that in these areas it may be necessary to expand our utility facilities to take care of the heavier load such as sewer and water lines, parks, and schools. In general, the heavier density uses are recommended for the areas that are closer to the central business district. Densities decrease as these areas approach or adjoin residential districts.

Through necessity, land use recommendations include consideration of existing conditions such as street patterns, lot sizes, existing commercial operations, and the overall general land use pattern. It has to be tailored to within reasonable limits of practicality and attainment and give consideration to the economic possibility of development for the families in the area. On this basis the land use recommendations reflect a compromise between what would be desirable and what the property owner can expect to build for the future. In this neighborhood as in other neighborhoods, we are faced with existing strip commercial zoning of existing businesses consisting of many marginal business operations. The plan proposes to consolidate the business uses wherever possible and to limit the size of the commercial operation to provide service to the neighborhoods involved without diluting and spreading the businesses too thinly. The commercial designation must be such that businesses can operate with reasonable prospects of success and at the same time provide convenient business service to the neighborhoods.

Land Use - Portion of Kalihi-Kai: Neighborhoods I, II and III consist of the Kalihi-Kai portion of the study. It contains a total area of 205.2 acres and has an existing population of 9,000 persons as compared to a projected 1980 population of 17,000 persons--an increase of almost 90% or 8,000 persons.

Neighborhood I: Bounded by School Street, Kalihi Stream, proposed Lunalilo Freeway, Middle Street, Fort Shafter boundary, and Nctley Street. The area contains 110.23 acres.

This neighborhood is recommended for low-density apartment uses, except for the area which comprises the Hawaii Housing development which is presently zoned for hotel and apartment use. The balance of the area is zoned for Class B Residential purposes with commercial activity situated in the vicinity of Middle and Rose Streets, and Linapuni and School Streets. Low-density use is recommended because of the proximity to adjoining residential areas and the number of small lots and poor street pattern. The plan provides for expansion of Fern School to more nearly standard conditions, creation of a two-acre school site in the Hawaii Housing area, and the creation of an 8-acre park site between Hawaii Housing area and Kalihi-Waena School. This neighborhood will then be served by two sizable playgrounds and elementary school facilities.

Neighborhood II: Bounded by School Street, Kalihi Street, Lunalilo Freeway, and Kalihi Stream. The area contains 50.50 acres and is recommended for low-density apartment uses for the same reasons stated in Neighborhood I. It is adequately served by Kalihi-Waena Elementary School and Kamehameha Playfield, and the existing commercial operations at the intersection of Gulick and School Streets, and Kamehameha Shopping Center facilities at the mauka waikiki corner of School and Kalihi Streets.

Neighborhood III: Bounded by Lunalilo Freeway, Kalihi Street, and King Street. The area contains approximately 44.5 acres. The proposal recommends medium-density apartment uses because of the proximity to developed shopping areas, school facilities, and the area is somewhat removed from existing residential use. The plan retains commercial operations along King Street. It will be served by Kalihi-Waena School, Farrington High School, Kamehameha Playfield, and Farrington High School playfield facilities as well as Kalihi-Waena playground. It is anticipated that the area makai of King Street will also be designated for some type of apartment use so that the proposal to continue the commercial operations on both sides of King Street will be in keeping with the future projected population of the neighborhood.

Land Use - Kapalama: Neighborhoods IV, V, VI and VII comprise the Kapalama district and contain a total area of 279.7 acres. This area contains an existing population of 10,300 persons as compared to a projected future population of 14,200 for the year 1980.

Neighborhood IV: Bounded by School Street, Houghtailing Street, Alokele Street, Waikiki boundary of Kamehameha Homes, King Street, and Kalihi Street. The area comprises mostly of the Bishop Museum Tract, a comparatively new residential subdivision, and a small portion on Winant Street for medium-density apartment, containing a total of 76.4 acres. The plan proposes retention of the residential nature of this neighborhood. It is served by Kapalama Elementary School, Farrington High School, Bishop Museum facilities, and the Kamehameha Shopping Center at the mauka waikiki corner of School and Kalihi Streets.

Neighborhood V: Bounded by School Street, Kokea Street, King Street, and Houghtailing Street. The area contains 45.96 acres. This neighborhood is considered desirable for medium-density apartment purposes. However, because of the multiplicity of land ownership and small lot sizes and adverse street pattern, the bulk of which consists of narrow meandering lanes, it is anticipated that the area situated on each side of Vineyard Boulevard will probably need to be redeveloped. It is hoped that even in difficult situations such as this, the property owners will try to consolidate their holdings and provide the proper improvements for multiple-family housing projects. This area is served by Lanakila and Likelike Schools, Farrington High School, and the newly constructed Damon High School (parochial). Playground facilities are adequately provided by the park-school complex which are within reasonable walking distance. Limited shopping facilities are provided on both sides of School Street and King Street. The Kamehameha Shopping Center is within reasonable walking distance from this neighborhood.

Neighborhood VI: Bounded by School Street, Liliha Street, Vineyard Boulevard and Kokea Street. This area contains 55.48 acres. It is similar in character with Neighborhood V and is recommended for medium-density uses. It is anticipated that there will be some opportunity for proper community development by the property owners. However, the bulk of the area may require redevelopment in the future. It is served by Lanakila School, Likelike School and Farrington High School. Playground facilities are provided by the park-school complex and Palama Settlement. Shopping center facilities are situated on Liliha Street and Kamehameha Shopping Center.

Neighborhood VII: Bounded by King Street, Dillingham Boulevard and Waiakamilo Road. This area contains 93.05 acres. The bulk of this area is being developed into an industrial park development and the Honolulu Technical School facilities. The former project is situated between Waiakamilo Road and Kapalama Drainage Canal and the latter is situated at the mauka waikiki corner of Dillingham Boulevard and Kapalama Drainage Canal. The balance of the area has been designated for medium-density apartment use and commercial uses-- commercial uses being concentrated in the vicinity of the intersection of King and Dillingham Boulevard. The apartment area will be served by Kaiulani School which will be expanded to a standard 10-acre size. Shopping center facilities exist along King Street.

With respect to the streets and highways, the proposal for higher density uses in the various neighborhoods will require widening of certain feeder roads. Because of the need for the improvement of facilities to take care of the proposed higher density uses, subsequent zoning action will not be considered unless the facilities serving the development are adequate. The proposals of the Kalihi-Kai and Kapalama General Plan take into consideration the general land use pattern for the entire city of Honolulu so that this plan will properly augment the overall considerations for the future development of the city of Honolulu.

The Vice-Chairman requested that Mr. Kim distinguish the difference between a general plan and zoning for the benefit of those present. Mr. Kim explained that the proposal under consideration is a general plan change in accordance with the City Charter. The Charter specifies that the Director shall prepare general plan and development plans and the Planning Commission shall review them, which would act as a blue print for the future. The Charter specifies that zoning shall comply with the general plan. The general plan is geared to 1980. Zoning is a separate action taken after the area is general planned.

The Vice-Chairman then called upon those persons wishing to speak in favor of the plan.

Mr. Arthur Spitzer, representing the Halekou Land Development Company, spoke in favor of the proposed plan. The area that his client is interested in is situated in Neighborhood VI. At the present time the area is undeveloped with poor street system, making it uneconomical to build apartments. He urged that the Commission amend the proposed general plan which has been recommended by the staff.

Mr. William H. Heen represented Mr. Moses Akiona, who owns a home on Gulick Avenue. Mr. Akiona has been living at the same address for the past 34 years. His lot has a dimension of 100 feet along Gulick Avenue and a depth of 210 feet. About a year ago, his client had applied for apartment zoning, which was turned down. Another application was made about three months ago through the City Council which has been referred to the Planning Commission or the Planning Director. That application is being held up for further study. Mr. Heen stated that the proposed general plan amendment under discussion today will take care of Mr. Akiona's long, delayed request. However, this proposal may not be approved or become effective for another three or four months, which would mean another long delay before Mr. Akiona can start constructing his apartment. The cost of material and labor has risen since he first contemplated building his apartment, so that what it would have cost him a year ago--\$175,000--perhaps would cost him \$200,000 today. He asked whether something can be done to alleviate the delay so that Mr. Akiona can construct his apartment to meet the demand for this type of accommodation for the people in that area.

The Vice-Chairman then called upon those wishing to speak against the proposals.

Mr. Lloyd Wong, President of the Kalihi-Palama Community Council, urged that this matter be deferred. He stated that the Council met on October 2nd and upon unanimous action of the executive board urged the Planning Commission to keep this public hearing open until January 1963. This action will allow the property owners an opportunity to study the proposed amendments so that they can recommend suggested changes. Over 200 property owners met at Farrington High School cafeteria last night to ratify the action of the executive board. This deferral will give the Planning Commission an opportunity to gather information of protests and suggested changes to the proposed amendments under consideration.

He suggested that the public hearing be held at a time and place when many of the property owners can attend and not at an inopportune time when most of them are working. The possibility of holding the hearing at Farrington High School was suggested.

The Director brought out a point of information with respect to Mr. Wong's suggestion. He stated that the Planning Commission has to hold its public hearings in a duly authorized public place and he has been informed that this conference room is the place where the public hearings should be held. Another point of information, the Planning Commission throughout the years held all public hearings in the afternoon because that is the time most convenient for the Commission members who donate their time every week. They too are inconvenienced. This is an extra curriculum activity for them. It would be very inconvenient for them to go to every community whenever there is a public hearing scheduled.

The Vice-Chairman, speaking for the Commission, stated that the Commission will consider Mr. Wong's suggestion in view of the scope and complexity of the plan.

Mr. Charles E. Kauhane, a resident at 2015 Lohilani Street, protested that sufficient time was not given to the property owners to review and comment on the overall development of such a vast area. An opportunity to educate the property owners on the technical planning aspects should be given. With respect to the inconvenience of Planning Commission to hold a hearing at a more opportune time for all property owners, he felt that where human element is concerned (especially for those whose properties will be wiped out completely) it should be a concern for all. With respect to the informal hearing held at Farrington High School by the community association when Mr. Kim presented the proposal, he complained that the room was so small that many of them were standing outside of the room. He stated that the property owners were concerned when they heard that if their properties are small, they can consolidate, or that the area can come under rehabilitation program, etc. He closed his remarks with this statement, "The faith of the property owners rests with all of you."

Mrs. Doris H. Hostetler, representing the property owners living in an area affected by the proposal in the vicinity of Likelike School (Neighborhood VI), stated that many of these people are not in a position to buy new homes at today's prices. Even if an exchange of land was made, they couldn't possibly buy off the home. She claims that no provision is made for a park in the proposed medium-density apartment area. The children in that neighborhood would have to cross the street to go to Palama Settlement. Another point she brought out was that the proposed expansion of Likelike School will take 12 feet from their property, cutting the two-bedroom of her home. She protested the destroying of her home. She informed the Commission members that she personally contacted many of the people living in that area of the public hearing to consider the proposed changes. She was amazed that many of them were not aware of the public hearing. She suggested that an even exchange of land somewhere in the city be made for those whose properties will be eliminated.

At this point Mr. Hustace suggested that the Commission continue this hearing for an indefinite period. In the interim, the staff should acquaint the public with the proposed amendments and summarize the comments of the property owners for the Commission's review.

Mr. Centeio was of the opinion that the Chairman should ask those present to submit their testimony and still keep the public hearing open and then decide what course of action to take after the matter is taken under advisement.

The Vice-Chairman commented that it is obvious from the testimonies heard that all want an opportunity to further review the proposals. However, anyone in the audience was entitled to speak. He asked that it be limited to new evidence.

Mrs. Annabelle Beck, living in an area designated on the proposal for medium-density apartment (Neighborhood I), inquired whether the Commission is cognizant of the fact

that the Hawaii Housing Authority is planning to build two 16-story monstrosities. She protested against the medium-density apartment use. She felt that there is an over-abundance of apartments in the area. Mrs. Beck urged the Commission to retain the area for residential use and asked that this matter be deferred.

Mr. Suzuki, property owner who did not attend the meeting held at Farrington High School, was concerned about his property. In answer to his inquiry, Mr. Kim replied that for those lots of record in an area proposed for medium-density apartment use (considered non-conforming because of lack of size), it is permissible to continue residential use; however, if a property owner desires to construct an apartment, he would have to bring his lot up to standard. Should the old home be destroyed or demolished, the city would recognize the lot as non-conforming and the owner may construct a new single-family dwelling. Mr. Suzuki also registered a protest against the widening of some of the streets in the vicinity where he lives.

Mr. Richard Hashimoto protested against the widening of the street fronting his property to 44 feet and the proposed medium-density apartment use. He claims that the property owners in the area take pride in upkeeping their yard and street frontage. To increase the widths of the road would work a hardship on the property owners. The existing paved road and sidewalks are sufficient to serve the area.

Mr. Baker, a property owner whose lot adjoins Mr. Suzuki's, also registered a protest against the street widening and proposed medium-density apartment use.

Mr. Hustace suggested that the hearing be kept open for further study and comments from the people in view of the scope and complexity of the plan. In that way, interested parties could then check the plans, ask questions and submit any protests or comments in writing to the Planning Department.

A motion to continue the hearing for an indefinite period was made by Mr. Hustace, seconded by Mr. Harloe and unanimously carried.

The meeting adjourned at 5:15 p.m.

Respectfully submitted,

Toyoko H. Akaji

Toyoko H. Akaji
Hearings Reporter

Meeting of the Planning Commission
Minutes
October 25, 1962

The Planning Commission met in regular session on Thursday, October 25, 1962, at 2:00 p.m., in the Conference Room of the City Hall Annex with Vice Chairman William R. Norwood presiding:

PRESENT: William R. Norwood, Vice Chairman presiding
Cyril W. Lemmon
George F. Centelo
Bartley M. Harloe
Fred K. Kwock
Alfred A. Yee

Frederick K. F. Lee, Planning Director
Bertram T. Kanbara, Deputy Corporation Counsel

ABSENT: Thomas N. Yamabe (on trip)
Frank W. Bustace, Jr.

MINUTES: The minutes of October 11, 1962, as circulated, were approved on motion of Mr. Centelo and second of Mr. Harloe.

MISC.
LOCATION OF
LITTLE THEATER
The Commission further discussed the communication from the City Council requesting the Planning Commission and the Department of Parks and Recreation to make a study of sites other than the Ala Moana Park for the location of a little theater project.

The Commission had discussed three possible sites studied by the staff--(1) Kalihi Playground; (2) Manoa Valley Field; and (3) Kapiolani Park. Action had been deferred for exploration of other areas. A determination was made that a total of two acres, one acre for the structure and one acre for parking, was needed for this project.

The Director reported that the staff considered the following alternate sites:

(1) Kapiolani Park

Further consideration was given to the selection of this park under the jurisdiction of the Parks Board due to its vast area and location of other related facilities, such as the Waikiki Shell. However, there is a master plan adopted for Kapiolani Park and due to existing facilities, the problem arises whether or not these facilities should be disrupted and additional traffic drawn into the area.

(2) Princess Theater

This theater situated on Fort Street within the Kukui Redevelopment project area has a stage for theater use. It is to be acquired by the Honolulu Redevelopment Agency; however, there is insufficient information as to whether the Agency will retain or demolish the structure. Due to lack of time, a thorough check could not be made.

(3) Municipal Auditorium site

In the report made by the Stanford Research Institute regarding the demand for and economic analysis of

Municipal Auditorium facilities for Honolulu, a recommendation was made for a multi-purpose facility for a concert hall and a conventional legitimate theater. The report states that existing concert facilities are inadequate. Use of the concert hall will average about 25 or 30 times a year indicating that the hall will be unused during a larger portion of the year. To justify the concert hall operation, a second use such as production by a theater group is needed. Use by the 5 or 6 different theater groups will justify a theater-concert hall complex. With a theater-concert hall complex, the problem is of design, whether or not the hall can be designed to satisfy the needs of both groups.

According to the Stanford report, a seating capacity of 2,200 to 2,500 are recommended. This capacity is consistent with the size of Mainland theaters serving as both concert halls and theaters. To minimize the distance from the rear seats to the stage, construction of a balcony is also recommended. The objection of the theater group is that the concert hall would be so large that persons seating in the rear would not be able to see the facial expressions of the actors. The theater group requires a smaller theater with a capacity of about 600 to 1,400.

The Director reported that in his conversation with Mr. Sakae Takahashi who was instrumental in introducing the bill for the Little Theater project, Mr. Takahashi indicated his understanding from the presentation made to him that the Little Theater project in the park area was for the small children only and did not include the other theater groups. The Director, however, pointed out to the Commission that the Stanford report recommended facilities not only for the little children but additional facilities to serve these other theater groups.

Mr. Harloe asked whether the staff had checked the Fort Ruger site since it is his understanding that the military had returned to the State a portion of Fort Ruger where a theater is situated. This theater is being used by the Honolulu Community Theater and the public has become familiar with this site.

The Director reported that the staff had made an investigation and found that the theater structure is constructed of cane and is in a dilapidated condition. Selection of this site would require the construction of new facilities. This area containing 2.7 acres was returned to the State by the Federal government for military use. It was his belief that the area is under the jurisdiction of the Hawaii National Guard; however, a further check must be made to verify this.

Mr. Lemmon expressed his belief that it would be unrealistic to locate a theater with a seating capacity of 2,000 to 2,500 in a public park when speaking in terms of the requirement of two acres for this project since one acre would provide parking for only 150 cars.

Mr. Norwood expressed his confusion on what type of theater facilities is being considered at this time. The original presentation mentioned a Little Theater for children but the discussion is now of a theater complex for use by the different theater groups.

The Director explained that the original intention was to select a site for a little theater for children but subsequent correspondence submitted mention the need for a community theater for use by the various ethnic and community groups.

Mr. Norwood asked whether the staff in its study of Kapiolani Park included the archery range and the hibiscus garden areas.

The Director replied that these areas were included in the study. He reported that Mr. Seeley of the Parks Department by phone had expressed his regret for not making a better presentation to the Commission regarding the selection of Ala Moana Park for this project. He did not wish to make any presentation now which may jeopardize the location of a little theater in any public park.

Mr. Centeio made a motion to defer action and to refer this matter to the Director for consultation with Mr. Seeley for recommendation of some definite plan of a site for presentation to the Commission. His motion was seconded by Mr. Lemmon.

At the suggestion of Mr. Norwood and Mr. Lemmon, an amendment was made to this motion to include that the Director also define clearly the distinction or definition of the relationship between the little theater, the community theater and the ethnic theater groups so that the Commission would know definitely the subject matter under consideration. The City Council is to be advised that the Director and the staff are further studying the matter and a recommendation from the Commission will be submitted upon completion of this study. A vote was taken and the motion as amended was carried unanimously.

GENERAL PLAN
WAIKIKI
AREA BOUNDED BY
MONSARRAT AVE.,
LEAHI AVE., NOELA
ST. & PAKI AVE.
APARTMENT USE

The Commission reviewed Committee Report No. 2453 from the City Council, requesting the Commission's recommendation with reference to a communication from the Planning Director recommending that a petition for change in land use from single family to multiple family purposes for properties situated within the block bounded by Monsarrat Avenue, Leahi Avenue, Noela Street, and Paki Avenue be denied and that within the financial limits of the City, provisions be made in the Capital Improvement Program to acquire these properties for park purposes as they become available.

The Director reported that he had denied an application for hotel and apartment uses for properties situated within the area mentioned. Subsequently, the owners had petitioned the City Council for this change in land use. Since this area is situated between two public parks, one of which is the archery range, it would seem more logical to set aside this area for park use than multiple family use. Presently, single family residences are established in the area.

Mr. Lemmon's motion to advise the Council that the Commission concurs with the Director's recommendation was seconded by Mr. Harloe and carried unanimously.

LAND USE COMMISSION
PETITION
MAILI
MAILIILI ROAD
URBAN USE
(CADINHA LAND
INVESTMENT CO.)

The Commission reviewed a petition filed with the Land Use Commission, requesting an amendment of the Land Use Commission Temporary District Boundary from an agricultural district to an urban district for land situated off Mailiili Road in Maili, Waianae, containing 3.215 acres. The Land Use Commission had requested comments and recommendations from the Planning Commission regarding this petition.

The Director pointed out on the map the area under consideration situated off Mailiili Road approximately 1,000 feet mauka of Farrington Highway. He also pointed out the existing and proposed uses for agriculture, commercial, resort, apartment and residential for this Maili, Waianae area including the proposed flood control project area. He stated that the subject property is designated for residential use on the General Plan adopted for the Waianae district, but the staff is recommending that the present agricultural designation of the area be retained due to predominant use of the area mauka of Mailiili Road for farming and other agricultural uses, such as chicken and vegetable farming and dairy operation. In addition, the existing streets and utilities are inadequate for residential subdivision.

Mr. Centeio expressed his belief that the Commission can no longer use the word "agriculture" for properties which has less than 5 acres in area now that the Land Use Commission is in existence. He pointed out the conflict between the City and County and the State laws. Whereas the City and County ordinance permits one acre agriculture lots, the State Land Use Commission regulations specify 5 acres as the minimum size for agriculture lots. Because of this conflict and in order not to jeopardize the use of their land for those owners who may have agricultural lots of less than 5 acres, he felt that the logical solution would be to designate these lots for urban use. He also believed strongly that the Land Use Commission should adopt as its district boundaries, the general plan for Oahu adopted by the City and County of Honolulu. If this is done, the time and effort spent in processing a petition for redistricting of the temporary district boundaries could be avoided.

The Director informed the Commission of the Attorney General's ruling that the Land Use Commission's designation of agricultural areas is for agricultural use per se; that the counties have the jurisdiction over setting the lot sizes. Therefore, the Land Use Commission designation of 5 acres minimum for agricultural lots is invalid. Another ruling states that the City and County's unrestricted residential zoning is not applicable in agricultural areas. This zoning classification permits one single family dwelling on each 5,000^{sq} of land. In other words, as far as the agricultural districts are concerned, the counties ordinance regarding one acre minimum for agricultural lots or two acres minimum in farm districts applies and not the Land Use Commission's restriction of 5 acres minimum. However, the City's unrestricted residential zoning is considered urban zoning and is not applicable.

Mr. Centeio did not agree with this ruling. He felt that this conflict in law should be settled in court and not by opinions.

In response to Mr. Centeio's request for clarification, Mr. Kanbara confirmed the statement made by the Director that the Attorney General's office had rendered an opinion that the Land Use Commission has no power to set the minimum size of lots within an agricultural district, and that, therefore, the provision in the Commission's interim regulation establishing the minimum lot size of 5 acres within agricultural districts was invalid. Whatever lot sizes specified by the counties become the governing factor. There is a written opinion rendered to this effect and the Land Use Commission has adopted this opinion. The opinion dated June 25, 1962, was read by the Director. Copies of the opinion had been circulated to the Commission members.

Mr. Norwood asked for the staff's reason for recommending denial of the application for urban use when the general plan adopted for the area designates residential use.

The Director explained that this recommendation was based on the fact that the area is not ready for residential use due to lack of adequate street improvement and utilities. Upon initiation of an improvement district for the area under consideration, urban use can then be recommended.

Mr. Centeio did not believe that initiation of an improvement district should be the determining factor in deciding whether or not to permit urbanization of an area. He pointed out that the Subdivision Rules and Regulations will adequately control the requirements for streets and utilities before any residential subdivision is approved. He felt that this entire area of Maili should be designated for urban use with residential subdivision approved only upon compliance with the Subdivision Rules and Regulations.

The Director stressed that to permit development in such a manner would mean spot zoning and development in an unorderly pattern. Existing utility lines must be stretched out and it becomes questionable whether or not this can be done in a practical and economical manner to justify such construction. By stating that urban use would be permitted only upon initiation of an improvement district, orderly development of an area can be planned and funds for the necessary improvements can be staged within the capital improvement program.

Mr. Lemmon agreed with the Director in the orderly development of an area. He commented that a general plan designation of an area for urban use does not automatically permit residential zoning of the area. The purpose of a general plan is to plan for the future to assure orderly growth of an area.

Mr. Lemmon's motion to recommend to the Land Use Commission that the property under consideration be retained in agricultural zoning for the reasons mentioned by the Director was seconded by Mr. Harloe.

In the discussion that followed, Mr. Yee asked whether retention in agricultural zone would hamper urban use of the area at some future date.

The Director replied that it would not. The Land Use Commission by law is required to review its boundaries every 5 years. Should the area under discussion become ready for urbanization prior to the 5 year review, the City would recommend that the area be withdrawn from agricultural use and placed in urban use.

Mr. Centeio contended that his proposal is for urban designation of a larger area and not for zoning of this one parcel. Orderly development would then be controlled by the Subdivision Rules and Regulations.

Mr. Lemmon agreed with Mr. Centeio that the Subdivision Rules and Regulations would control the orderly development of an area; however, he pointed out that the subject matter under consideration is whether or not to permit urban designation of only one parcel of land and not the entire area.

A vote was taken and the motion was carried. Mr. Centeio voted in the negative.

LAND USE COMMISSION
PETITION
WAIANAE VALLEY
WAIANAE VALLEY RD
(WAIHONA TRACT)
WILFRED Y. SHIRAKI,
ET AL
BY: HAROLD Y.
SHINTAKU, ATTY.

The Commission reviewed again, a petition filed with the Land Use Commission by landowners within a subdivision known as "Waihona Tract" situated 1-1/2 miles mauka of Farrington Highway on Waianae Valley Road, requesting a change in the district designation from agriculture to urban use.

The Director gave a brief presentation on the application. This tract was originally subdivided into 26 one-acre lots with off-street improvements constructed in accordance with the subdivision requirements for a residential subdivision. Twelve of these 26 lots were granted tentative approval for further subdivision into 5,000 $\frac{1}{2}$ lots, two of which were granted approval, prior to April 21, 1962, when the Land Use Commission's temporary district boundaries became effective. At the last meeting of the Commission, he had recommended that this area be withdrawn from the agricultural district due to these subdivided lots for residential use and that it would be an arbitrary action not to designate the remaining lots in this tract for urban use.

Since the Commission had raised a legal point whether or not the subdivided lots granted tentative approval are within the control of the interim boundaries established by the Land Use Commission, action had been deferred for check and clarification by the Deputy Corporation Counsel.

Mr. Kanbara reported that, the fact that tentative approval was granted for 12 of the lots for resubdivision into smaller lots prior to the effective date of the interim boundaries places these lots out of the agricultural designation placed by the Land Use Commission; therefore, no action is required to designate these 12 lots for urban use. Whether or not the remaining one-acre lots should be permitted for further subdivision into residential use is a matter of policy to be determined by the Commission.

Mr. Centeio's motion to recommend to the Land Use Commission that the 14 lots as described by the petitioner, within the Waihona Tract in Waianae Valley, be withdrawn

from an agricultural district and designated as an urban district was seconded by Mr. Lemmon.

Mr. Harloe believed that there was no obligation on the part of the city to permit residential use of the remaining 14 lots which did not meet the deadline for retaining residential use.

Mr. Lemmon based his second to the motion on his belief that there is some obligation on the part of the city since it had required the construction of street improvements in accordance with residential subdivision requirements.

Attorney Harold Shintaku, representing the petitioners, pointed out that street improvements, curbs and gutters, had been constructed to meet residential subdivision requirement. He stated that the Land Use Commission regulations provide that land be put to its highest economical use. In this instance, because of the street improvements, the one-acre agricultural lots ceases to become the best economical use of the lots. The law also provides that any inequities arising will be recognized by the Commission and any such areas will be taken out of agriculture and placed in urban use. The inequity in this instance is clear by the fact that several lots in this tract had been put to residential use prior to the effective date of the green belt law.

A vote was taken and the motion was carried. Mr. Harloe voted in the negative.

After having the Director point out those properties within the entire section of Waianae Valley which has residential homes constructed thereon (approximately 22 lots), Mr. Centeio made a motion to designate this entire area for urban use and to take it out of the jurisdiction of the Land Use Commission and place it under the jurisdiction of the Planning Commission. This motion was made on his contention that there are many one-acre agricultural lots in this area which do not meet the Land Use Commission's regulation of minimum 5-acre lots. To prevent people from moving out of this area, he felt that urban use should be designated.

The Director reiterated that the City and County's regulation of one-acre agricultural lots apply rather than the State's regulation. Similar to the Maili area, the Waianae Valley area is not ready for residential development due to predominant use in agriculture and lack of adequate facilities. The general plan designation for this area is agriculture and this plan was adopted on the basis of anticipated growth in the next 20 years. Sufficient areas for residential use for this period have been set aside and to designate additional areas for urban use would be defeating a plan for orderly growth around a nucleus. Stretching of existing facilities into the upper area would also be uneconomical. As noted on the map, primary use of the area is agriculture. Many of the one-acre lots are not used purely for residential but in subsistence farming also.

Mr. Norwood commented that Mr. Centeio's proposal may be opening up "pandora's box" by permitting the Mikilua Farm district land owners to submit a similar request.

Mr. Lemmon commented that the general plan for Waianae was adopted after extensive studies by the staff and holding of several public hearings. He stated that the change as proposed should not be settled today but should be settled after a restudy by the staff or the submission of new facts to substantiate the change.

Mr. Centeio's motion died for lack of a second.

**GENERAL PLAN
MCCULLY-KAPAHULU
MOILIILI TRIANGLE
LAND USES &
STREET LAYOUT**

The Director initiated an amendment to the General Plan section of McCully-Kapahulu by adopting a plan designating areas for apartment, commercial, off-street parking, public and semi-public facilities including areas for school expansion, church, parks and cemetery; and changing the general planned Kamoku Street dead-end section from a 40-foot right-of-way to a 44-foot right-of-way and deleting the proposed park strip along the east side of the dead-end of Kamoku Street.

The Director pointed out on the map the area under consideration bounded by King Street, Church Lane, Kapiolani Boulevard, Date Street and University Avenue. He explained that the dead-end of Kamoku Street would improve the traffic circulation at the five-point intersection. The park will be a buffer between the sewage pumping station and the residential areas. Other features of the plan are new street layout to provide for orderly growth and improved traffic circulation, expansion for Kuhio School, and widening of Kahuna Lane situated within the commercial center at the King-University Avenue area to provide proper access to the off-street parking areas.

The Director stated that the Chief Engineer is ready to construct the necessary street improvements, curbs and gutters, and utilities and requires the adoption of a general plan for the area.

After a brief discussion on the features of the plan, a motion to authorize the calling of a public hearing to consider the proposed amendments was made by Mr. Lemmon and seconded by Mr. Yee.

Mr. Kwock inquired whether the property owners had been apprised of the plan.

The Director replied that Mr. Kumimoto, the Chief Engineer, had spoken to the property owners and they are in favor of the plan. These improvements would create an ideal condition to permit further apartment development in the area.

A vote was taken and the motion was carried unanimously.

**GENERAL PLAN
SAND ISLAND
INDUSTRIAL &
RECREATIONAL
USES**

The Director informed the Commission of the receipt of a communication from Mr. E. H. Cook, Director of the Department of Land and Natural Resources, commenting on the petition submitted by his department for changes in zoning of Sand Island to permit maritime facilities, general industrial, and park-recreational uses. A summary of events in chronological order covering the petition for rezoning was given, noting that at the last meeting of the Commission, Mr. Wolbrink, planning consultant, had explained in detail the State's development

plan for the Honolulu waterfront and Sand Island. Mr. Cook has requested that the Planning Commission take some formal action on the petition filed.

The Director reported on the occurrence of several incidences which preclude taking action on Sand Island rezoning at this time. First, the City Council in considering the Ala Moana Reef project was suddenly faced with the fact that commercial uses are designated for the area. Second, the Ala Moana Reef project is only a portion of the over-all complex for the development of the waterfront area. Third, the transportation study being undertaken now will influence to some extent the development of the entire waterfront and Sand Island area. Under consideration are schemes to double-deck the major freeway along the waterfront or to align this freeway along the seashore.

Because of the above factors, the Director had conferred with Mr. Cook, receiving from him a letter stating that the State will cooperate with the City in determining land uses for Ala Moana Reef project area which would be compatible with City developments. Since the legislature had not established land uses for the area, adjustments to the plan can be made.

Another item is the plan by the Federal government to deepen and widen the existing channel to create another harbor. This study is being undertaken and the Federal government is willing to accept the recommendation of the City. There are also plans by the State to develop a housing project near the waterfront. Because of all the events mentioned and the various studies being undertaken, the Director recommended that no definite action be taken on Sand Island at this time. The staff should be allowed to complete its studies and submit some plans for land uses and transportation facilities for the waterfront area.

Mr. Centelo gave a brief background history of uses proposed for Sand Island from events occurring six years ago when noxious industrial zoning was created to permit an oil refinery to the present day action of de zoning to unrestricted residential which ordinance is still pending before the City Council and the petition by the State to develop for maritime facilities and industrial uses. Due to Federal government regulations, the oil refinery was not built and subsequently, the developers had constructed the refinery in Barber's Point.

He has always been opposed to any industrial uses on Sand Island and still maintains this position. He believed that Honolulu Harbor is one of the most beautiful areas in Honolulu and that it should be preserved much more than the importance given to Diamond Head. He declared that there are more than sufficient lands zoned for industrial uses on the island and cited areas in Barber's Point, Waipahu and in the City of Honolulu, noting that many of these zoned areas are still undeveloped. He believed that there are enough wharfage in Honolulu Harbor without creating more facilities on Sand Island.

It was his understanding that the City Council did not take action to dezone Sand Island to unrestricted residential in view of the fact that the master plan for Sand

Island was not incorporated with the general plan of the City and County of Honolulu. He believed that this general plan action should be taken at this time and Sand Island designated for park use in order that the rezoning action can be taken.

Mr. Centeio made a motion to amend the master plan of Sand Island by incorporating it as part of the general plan of the City and County of Honolulu and designating the area for park use. The motion died for lack of a second.

In the discussion that followed, the Director confirmed Mr. Norwood's understanding that revenue derived from the use of Sand Island reverts to the University of Hawaii.

Mr. Centeio asserted that the function of the Planning Commission is to plan for the proper development of an area and not for revenue producing uses for any organization. He believed that Sand Island could be developed for the tourist industry.

Asked by Mr. Norwood whether he would agree that those areas adjacent to the waterfront that are more economically related to shipping and shipping facilities and wharfage should be given special consideration to permit related facilities, Mr. Centeio replied that there would be no control of use should industrial zoning be created. Under the present industrial zoning ordinance, several types of heavy industrial uses are permitted and because there is no control, the aesthetic of Sand Island would be jeopardized. Sand Island is only 1-1/2 miles from the City of Honolulu and uses there should be properly planned to benefit outmost the people and the tourist industry.

Further discussion was held by the Commission on the assertion made by Mr. Centeio that unless the master plan of Sand Island is incorporated into the General Plan of the City and County of Honolulu, no rezoning action can be taken. It also considered his recommendation to designate Sand Island for park use in lieu of industrial use.

The Commission asked whether there is a general plan adopted for Sand Island.

Mr. Kanbara reminded the Commission that initiation of any changes in the general plan is done either by the Planning Director or the City Council. The Commission, however, may recommend to the Director that certain changes be made.

The Director informed the Commission that upon effect of the City Charter, the zoning map of the City and County of Honolulu became the general plan; therefore, the noxious industrial zoning of a portion of Sand Island became the general plan use for the area.

He then read the communication from the City Council stating that with respect to the proposed ordinance to rezone a portion of Sand Island from noxious industrial to unrestricted residential, that this ordinance be

referred back to the Planning Commission for consideration of an over-all comprehensive plan for this entire area and report to the Council thereon.

From the text of this communication, the other members of the Commission indicated that the proper action would be to defer action on the rezoning of Sand Island, as recommended by the Director, until completion of the studies for the Ala Moana Reef project, the waterfront plan and the transportation facilities. The Council requires no immediate report on the matter. Completion of the studies would determine the new general plan for Sand Island, after which rezoning action could be taken.

Since this matter was brought before the Commission as a matter of information on the status of the Sand Island rezoning and the waterfront plan, no action was taken by the Commission.

Later, Mr. Kwok stated that while the studies are being conducted, the Commission should be apprised of any plans proposed, especially in areas of city participation. He noted that the city is committed to develop the park and recreational facilities at Kawainui Swamp and Magic Island. Monies are needed for other important projects, such as the sewer and school construction program; therefore, the priority to allocate more funds for park projects must be carefully studied.

The Director assured the Commission that it will be apprised of all activities in the planning process. The City and the State will work together to recommend a plan which would be suitable to both. It is expected that the City will participate in certain projects and funds will be properly staged in the capital improvement program.

MISC.
LAND USE COMMISSION
CHANGES IN THE
INTERIM REGULATIONS ON LAND USE

The Director informed the Commission of the receipt of a communication from the Land Use Commission requesting the Planning Commission's comments and recommendations on the proposed changes in the interim regulations of the Land Use Commission on land use. The changes involved uses permitted in urban districts, agricultural districts, and conservation districts, and the definition of non-conforming uses.

The Director read the following reply sent to the Land Use Commission:

"At the present time, we are working and have been working with the representatives from Harland Bartholomew and Associates on the establishment of the conservation district, agriculture district and urban district. During the discussions on the boundaries for these districts, we have come to realize that some of the temporary rules and regulations must be revised in light of the complex problems which have developed.

"Since the study is still in its preliminary stages, we do not wish to make any comments at this time to your proposed amendment to your temporary rules and regulations. We wish to consolidate our thinking and utilize the experience and knowledge which we have gathered from the establishment of these boundaries, prior to making a

**PUBLIC HEARING
GENERAL PLAN
WAHIAWA
MANGO STREET
DELETION**

definite recommendation as to what rules and regulations should be adopted...."

No action was taken by the Commission since the matter was presented for information only.

A public hearing was held to consider a proposed amendment to a portion of the Wahiawa General Plan by deleting Mango Street extension between Kamehameha Highway and Kilani Avenue in Wahiawa.

The public hearing notice published in the Honolulu Star Bulletin on October 15, 1962, was read by the Director who reported that no written protests had been filed. He indicated that master plan Mango Street extension has not been constructed and is not being used for access purposes by adjoining property owners. This property was purchased by the Tide Water Realty Company for reconstruction of its service station facilities on this corner lot.

The Director read the letter submitted by the Traffic Department recommending that Mango Street extension be deleted since implementation of the street extension will result in an undesirable intersection at Kamehameha Highway. A representative from the Traffic Department was not present.

Mr. Esposeta, representing the Tide Water Oil Company, reported that the Oil Company purchased the property designated as Mango Street from the Holloway Trust in 1957 with the purpose of expanding its service station facilities situated at the corner of Kilani Avenue and Kamehameha Highway. They were not aware of this master plan road at the time of purchase but recently learned of such plans. Since this road extension seems unnecessary for access purposes and the construction cost would be excessive because of the steep grade, he requested that this deletion be approved.

No one spoke against this proposal.

The Commission closed the public hearing and took action to recommend approval of the amendment to the Wahiawa General Plan by deleting Mango Street extension between Kilani Avenue and Kamehameha Highway on motion of Mr. Centeio and second of Mr. Lemmon.

The meeting adjourned at 4:15 p.m.

Respectfully submitted,

Carole A. Kamishima
Carole A. Kamishima
Planning Reporter

Meeting of the Planning Commission
Minutes
November 8, 1962

The Planning Commission met in regular session on Thursday, November 8, 1962, at 1:45 p.m., in the Conference Room of the City Hall Annex with Vice Chairman William R. Norwood presiding:

PRESENT: William R. Norwood, Vice Chairman presiding
Cyril W. Lemmon (excused at 4:10 p.m.)
George P. Centeio
Frank W. Hustace, Jr.
Bartley M. Harloe
Alfred A. Yee

Frederick K. F. Lee, Planning Director
Yoshiaki Nakamoto, Deputy Corporation Counsel

ABSENT: Thomas N. Yamabe II (on trip)
Fred K. Kwock

MINUTES: The minutes of October 25, 1962, as circulated, were approved on motion of Mr. Centeio and second of Mr. Harloe

**PUBLIC HEARING
GENERAL PLAN
MCCULLY-KAPAHULU
LAND USE & STREET
LAYOUT PLAN**

A public hearing was held at 3:00 p.m., to consider proposed amendments to portion of General Plan Section 1 (McCully-Kapahulu) for the area bounded by King Street, Church Lane, Kapiolani Boulevard, Date Street and University Avenue (Moiliili Triangle) as follows:

- (1) Land Use - designating areas for apartment, commercial, off-street parking, and public and semi-public facilities, including areas for school, church, parks and cemetery; and
- (2) Street Layout - changing the general planned Kamoku Street dead-end section from a 40-foot right-of-way to a 44-foot right-of-way and deleting the proposed park strip along the east side of the proposed Kamoku Street deadend.

The public hearing notice published in the Honolulu Star Bulletin on October 29, 1962, was read by the Director who reported that copies of the hearing notice were sent to the various City and State agencies and to the property owners affected by the changes. He read the following letters filed with the Planning Department:

(1) Moiliili Business and Professional Association, signed by its president Mr. Sam Kagesa, gave its endorsement to the proposed plans for a commercial area with adequate traffic accessways.

(2) Mr. Richard M. Yamanaka of 2705 Kaaha Street objected to the proposed amendments, specifically to the proposal to widen Kamoku Street from 40 feet to 44 feet. He based his objection on the considerations that:

- a) Light local traffic is anticipated in the future upon the dead-ending of Kamoku Street;
- b) His lot area of 3,000sq will be further reduced by the taking of ten feet for Kaaha Street widening and seven feet for Kaaloa Street widening;

- c) Cost of land acquisition is extremely high; therefore, the plan should provide for a minimum of future land acquisition; and
- d) The plan to widen other streets in the area should adequately provide for traffic circulation.

He, therefore, requested that serious consideration be given to decreasing the width of Kamoku Street from 40 feet to 32 feet.

The Director then elaborated on the plans to extend and widen Kaaha Street and Kullei Lane from University Avenue to Kapiolani Boulevard for better access; extend and widen Kahoaloha Lane from King Street to Kaaha Street; widen Nakookoo Street to a 40-foot right-of-way; delete Kaaloa Street between Nakookoo Street and Kaaha Street and designate the area as a park strip; deadend Kaxku Street with a turn-around at Date Street and designate the remnant portion for park use; a commercial complex with off-street parking areas at the corner of University Avenue and King Street; expansion of Kuhie School to include properties on the makai side up to the 50-foot general plan roadway; and designate the remainder of the area for apartment use.

He stated that the dead ending of Kamoku Street was proposed to eliminate a serious traffic congestion created at this intersection with Date Street and Kapiolani Boulevard. The park area will serve as a buffer for the residential areas from the Sewage Pumping Station at the makai-ewa corner of Date and Kamoku Streets. The deletion of Kaaloa Street between Nakookoo Street and Kaaha Street will affect only one property owner. This person will be granted proper access to Kaaha Street. The other properties have sufficient access to a public street.

The Director pointed out that the existing streets are narrow with no curbs or gutters. These general plan amendments will provide for the improvement of the streets and utilities in the area and encourage orderly development for apartment use. He reported that Mr. Kim, the Deputy Director, had presented the proposed plan to the members of the Moiliili Community Association.

The Chairman called upon those persons wishing to speak in favor of the plan.

Mr. Fujii and Mr. Sasaki of Moiliili Market, Limited, requested information on the location of the municipal off-street parking area and its boundary.

After the Director had given them this information, the Chairman advised the people to confine their remarks to whether or not they approve the plan and give their reasons. Matters of information should be requested of the staff for answer after the hearing.

Mrs. Mary Koyusheff, living at the corner of Kapiolani Boulevard and Waiaka Lane, objected to the plan to widen and extend Waiaka Lane to a 50-foot right-of-way. She felt that it was unfair of the city to take away for the third time, portions of her property for street widening. The first and second occasions were for the widening of

Kapiolani Boulevard and Waiaka Lane. She pointed out that this road will serve only two properties and the school; therefore, such a wide roadway is not necessary. She felt that any proposed widening should be taken from the property across the street which is the Japanese Cemetery. She also objected to the plan to expand Kuhio School. She stated that many children who attend this school do not reside in Moiliili but elsewhere. Plans for a new school at other locations should be made instead of expanding this school. She approved of the plan to designate the area for apartment use since she did not approve of any hotels locating in the area.

Mr. Eaton Magoon, speaking for Magoon Brothers, Ltd., owner of properties in the area, did not speak for or against the plan. He indicated that if the majority of the people in the area want to have this plan adopted, Magoon Brothers has no objection. However, one area of objection is the blight placed on Magoon Brothers' land by the designation for school expansion. In fairness to them, the properties should be acquired immediately for school purposes and not left in a blighted condition.

Mr. Thomas Mui, representing several property owners whose lands are affected by the proposed 50-foot roadway between Kahoaloha Lane and Kapiolani Boulevard, objected to the plan to take 50 feet from his clients' properties for the roadway and also to designate for school expansion purpose. He reported that recently the City Council had defeated plans to acquire properties in the area for the school expansion.

With reference to the through street planned between University Avenue and Kapiolani Boulevard, Mr. Mui stated that the people are concerned that the street may be used as a drag strip, endangering the lives of the children attending school and living in the area. He felt that the present road system should be retained. His clients complained that they were not notified or apprised of the proposed plans and the holding of a public hearing. By chance, they read the notice of public hearing in the newspaper.

Mr. Tanaka, residing on Kamoku Street since 1940, objected to the dead ending of Kamoku Street. He stated that closing of this street would be most inconvenient for those residents residing in the area. He also felt that this would lower the value of their land.

Mr. S. Takamiyashiro felt that the extension and widening of Waiaka Lane next to the school would be detrimental to the safety of children attending school. He also felt that a wide roadway is not necessary since it would be serving only a few homes.

Mrs. Harriet Nakagawa also objected to the widening of the same road just mentioned. This widening will take a portion of her property. She also felt that a wide roadway will endanger the lives of children attending school. A through street will attract peak hour traffic through the area and inconvenience people living there. Traffic accidents would also increase in this area where presently there are very few accidents.

No one else commented on the plan. The public hearing was closed and the matter was taken under advisement on motion of Mr. Hustace and second of Mr. Lemmon.

In considering this matter later, Mr. Hustace made a motion to defer action until the next meeting of the Commission and in the interim, the Planning Director should consider the various protests and comments made by the people at the public hearing. This motion died for lack of a second.

Mr. Centeio believed that the public hearing should be kept open until further studies are made regarding the objections made by the people or that the entire plan be disapproved in view of these objections. It may be premature to plan for a higher density use at this time.

The Director indicated that only six objections were registered and these are due to properties being taken for road widening proposals. He stated that this plan will up-grade the area and create a congenial neighborhood of commercial and apartment uses. Presently, there are many mixed uses of single family residential, apartment, and business. Due to inadequate streets, very few apartments have been constructed. Many of these are the conversion of existing single family dwellings into apartment units by raising the house and building extra rooms below.

He stated that the commercial complex with off-street parking areas at the corner of University Avenue and King Street will eliminate the present strip business zoning along King Street frontage and provide the business and service facilities required by the community. The wider roadways and the through streets should adequately handle increased traffic created by the higher density apartment use. The through street next to the commercial complex is for easier access into the commercial area and to the school. Kuhio School is presently substandard in size and it must be expanded eventually. The general plan designation will not deprive the owners of use of their properties but merely serves notice that sometime in the future the properties will be acquired for school purpose.

Mr. Norwood suggested that the Commission visit the area since it is difficult to visualize the impact of the plan to the area.

Mr. Centeio felt that the solution to the problem would be to eliminate the proposed extension and widening of Waiaka Lane and leave it in its present status. He felt that for the safety of children, no school should front a major through street.

A motion to defer action pending a visitation of the site was made by Mr. Yee, seconded by Mr. Hustace, and carried. Mr. Centeio refrained from voting. Mr. Lemmon was not present at the time of voting.

ZONING CLASS A-1,
A-2, AA RES.
KAHALUU-WAIIHEE
AHUIMANU VALLEY
AHUIMANU INVEST-
MENT COMPANY

The Director initiated a change in zoning from existing noxious and semi-industrial to Class A-2 Residential for 142 acres; Class A-1 Residential for 120 acres; and Class AA Residential for 52 acres of land situated in Ahuimanu Valley, Kahaluu-Waihee. These changes are in compliance with the General Plan of Kahaluu-Waihee which

indicates the subject areas for residential use. The adjacent areas have been designated for cemetery use, commercial use and a school-park complex.

The Director reported that the developer had requested residential zoning for only the first unit of the development which is 142 acres; however, the staff in its study felt that the entire residential designated areas should be zoned at this time to set a pattern for future development rather than to zone piecemeal.

Upon being informed by the Director that the entire area designated for cemetery use and the proposed residential areas are still zoned for semi and noxious industrial uses, Mr. Canteio maintained that before any zoning change can be initiated, a public hearing must be called to change the existing master plan and make it a part of the general plan. After this is done, rezoning action can then be taken for cemetery, residential and commercial uses. This is the same situation as Sand Island where he still maintains that the master plan of Sand Island must be incorporated with the general plan of the City and County of Honolulu before any zoning changes can be initiated.

The Director pointed out that the plan shown on the map is the general plan for Kahaluu-Waihee-Kaalaea adopted by the Planning Commission and approved by the City Council on September 19, 1962. This plan shows that the areas proposed for rezoning are designated for residential use. The existing zoning, however, is still noxious and semi industrial.

Mr. Hustace asked the Director what his decision would be should a subdivision plan be submitted for noxious industrial use within the noxious industrial zoned area.

The Director replied that the plan would be denied on the basis that the use would not be in conformity with the general plan.

Mr. Hustace felt that once a general plan is adopted, it is hazardous to have a defeating mechanism, such as an existing zoning, which is incompatible with the adopted general plan.

Mr. Lemmon believed that the Commission should not be discussing the "machinery" of operation which should be settled by the Director, but should be discussing the actual land use, whether or not the proposed A-1, A-2, and AA zoning classifications are suitable for the area.

The Director stated that rezoning from industrial to residential can be done in one action rather than two separate actions of de-zoning and rezoning.

Mr. Nakamoto, in reply to Mr. Hustace's query whether the Director can withhold action or deny a subdivision which is in accordance with the existing zoning but incompatible with the general plan, stated that he could not give an opinion now without a thorough check.

Mr. Hustace stated that there should be some sort of holding use which would not defeat the purpose of the general plan. Foreseeing similar problems all over the

island, he suggested that the Director consult with the Corporation Counsel for enactment of a corrective legislation which would serve as a "stop gap" for areas where the existing zoning is inconsistent with the general plan.

Mr. Centeio did not believe that this matter should be delayed further for review by the Corporation Counsel since the procedure is simply the matter of making the master plan a part of the general plan. De-zoning of the noxious industrial area can be done at the same time when rezoning to whatever use proposed for the area.

Mr. Lemmon asked the Director for his justification in recommending Class A-1, A-2, and AA zoning for the areas specified.

The Director, explaining the plan, reported that Kahaluu Cut-Off Road is to be constructed under the Improvement District Statutes. The physical topography of the proposed development area is a valley with ridges on two sides. The upper portions of the ridges are left as open space. The mauka section just below the ridge is designated for cemetery use and immediately next to this will be the 70 acres of A-1 zone. In considering the proper development of this neighborhood, a little community center for commercial, park and school was proposed in the area immediately mauka of the highway. Lots near the urban areas should be smaller, therefore, the 142 acres immediately mauka of the community center was placed in Class A-2 zoning and the 50 acres makai of the highway, in Class A-1 zoning. Areas next to the ridge should be of large lots, therefore, Class AA zoning of 52 acres was recommended. In other words, higher density use near the commercial center and lower density use away from the center.

Asked by Mr. Hustace whether the timing is right for these changes, and if it is, why is he not recommending commercial, park and school uses at the same time, the Director replied that development of the first subdivision plan of the A-2 area will be too small to require commercial facilities immediately. Commercial zoning would be justified after this area has fully developed. It would seem that residential developments are being accelerated, but by designating the zoning now, the developers know in advance the density established for the area. Piecemeal zoning may defeat the density control and may convert the entire area to A-2 lots rather than having a variation of density.

Due to this uncertainty of timing for development of the entire area still zoned for noxious and semi industrial uses, Mr. Hustace reiterated the danger of noxious industrial uses next to the residential uses, and the need for a holding zoning until the timing for development of the area is right.

Mr. Hustace made a motion to recommend to the Director that the entire area be de-zoned and rezoned in one hearing in conformity with the General Plan and should the Director have any question as to legality of this action, the matter be referred to the Corporation Counsel and if the Corporation Counsel concurs, then this matter be set for public hearing. This motion was seconded by Mr. Centeio and carried unanimously.

The Commission stated that the matter of whether or not legislation would be required to prevent employment of uses contrary to the general plan, notwithstanding the existing zoning, should be settled administratively by the Director and the Corporation Counsel. A progress report should be submitted to the Commission.

A discussion was then held on the proposed general plan change of Sand Island from noxious industrial to park use as recommended by Mr. Centeio. This matter was discussed by the Commission two weeks ago and action had been deferred pending completion of a study by the staff of the Ala Moana Reef project, the waterfront plan and the transportation facilities since they relate directly to the development of Sand Island. After completion of the study in conjunction with the State planners, a new general plan for Sand Island is to be recommended by the staff. Majority of the members, therefore, felt that it would be premature for the Commission to initiate a general plan change for Sand Island at this time.

Mr. Centeio contended that unless this change is made, there is danger of having noxious industrial uses developed on Sand Island. He made a motion to make Sand Island a part of the General Plan of the City and County of Honolulu and to designate its use for park purposes. This motion died for lack of a second.

The other members recognized the danger as mentioned by Mr. Centeio but they felt that the new general plan proposal may solve this problem. The State had also submitted a waterfront plan for development of Sand Island for maritime facilities and recreational uses and not for noxious industrial uses.

Upon being advised by the Deputy Corporation Counsel that ordinances changing land uses are enacted by the Council and not the Commission, Mr. Centeio made a motion to recommend to the Director that he send a communication to the City Council requesting that the Council initiate a general plan change to make Sand Island part of the General Plan of the City and County of Honolulu. However, this motion also died for lack of a second.

ZONING BUSINESS
& RESORT-HOTEL
DISTRICT NO. 1
WAIANAE
BAYVIEW STREET &
FARRINGTON HWY.
I. HANABUSA

The Director initiated a change in zoning from existing Highway Protective use to Business and Resort-Hotel District No. 1 for a parcel of land containing 29,957 $\frac{1}{2}$ situated at the southwest corner of Farrington Highway and Bayview Street in Waianae.

He stated that the changes in zoning are in conformity with the General Plan adopted for Waianae which designates the front half of the property along Farrington Highway for commercial use and the back half for resort use. Development plans have been submitted showing the construction of a commercial structure to the rear of an existing service station and an apartment building in the rear with adequate off-street parking areas.

Asked by Mr. Hustace whether the timing is right for these zoning changes, the Director replied that it is. There are adequate utilities and the area is rapidly developing.

A motion to authorize the calling of a public hearing to consider the zoning changes was made by Mr. Lemmon, seconded by Mr. Yee, and carried.

**GENERAL PLAN
WAIKIKI-DIAMOND
HEAD
PARK USE &
STREET AMENDMENT**

The Director initiated the following amendments to the General Plan of Waikiki-Diamond Head:

(1) To designate for park use, four parcels of land comprising 20,000 \pm situated between Paki and Leahi Avenues and between Paki Playground and the Hibiscus Garden; and nineteen lots comprising 134,008 \pm situated between Paki and Leahi Avenues, diamond head of the archery range.

(2) To relocate the general planned off-street parking area next to the Waikiki Shell parking lot.

(3) To realign Monsarrat Avenue so that it intersects with Kalakaua Avenue in a right angle.

The Director reported that he had planned to withhold the amendments as proposed until completion of the development plan for Waikiki. But, property owners within the areas had submitted requests for hotel-apartment or apartment zoning which he had disapproved, therefore, he believed that action should be taken to general plan the two areas for park use to advise the property owners of the intended use of the areas. In looking at the over-all development of Kapiolani Park, these two areas are the only remaining sections not used for park purposes. Another factor to consider is that construction of the new Waikiki elementary school mauka of the park area provides additional justification for this change to park use. The present general plan designation for the two areas is residential and there are existing residences in the areas.

Mr. Hustace felt that a more comprehensive plan of how these two areas would fit in with the over-all complex of Kapiolani Park should be given at any public hearing called. He requested that a representative from the Parks Department be present at the hearing to show justification for the change.

The Director reported that the proposed changes were requested by the Department of Parks and Recreation. A representative will be present at the hearing.

Mr. Harloe, living in this vicinity, approved of the proposal to designate the two areas for park use. It is quite noticeable that these two areas are the only areas not included in the Kapiolani Park complex.

Regarding the realignment of Monsarrat Avenue, the Director explained that this change would eliminate the curve which permits the merging of Monsarrat and Kalakaua Avenue traffic at the same time near Kapahulu Avenue and alleviate a hazardous traffic condition. The Traffic Department is in accord with this plan and a representative will be requested to be present at the public hearing.

A motion to approve the Director's recommendation and to submit the matter to a public hearing was made by Mr. Hustace, seconded by Mr. Lemmon, and carried. Mr. Centeio refrained from voting on his belief that no action by the Commission was required since the proposed amendments were presented by the Director for information only.

**ZONING ORDINANCE
COMPREHENSIVE
ZONING ORDINANCE**

Copies of the newly proposed Comprehensive Zoning Ordinance, in its entirety, were distributed to the Commission members. The Director reported that several changes were made in line with suggestions submitted by interested parties. After study by the Commission, a public hearing should be held where interested parties could make further comments before the Ordinance is submitted to the Council for enactment. He suggested that the hearing be held on the first meeting date of the Commission in January, 1963.

Mr. Lemmon, realizing the complexity involved in the enactment of this ordinance, suggested that a meeting be held to discuss this ordinance among the Commission members first before holding an official public hearing.

He made a motion to have the first examination of the ordinance by the Commission with representatives from the other civic departments present and later schedule a public hearing; both hearing dates to be scheduled by the Planning Director. This motion was seconded by Mr. Hustace and carried.

Mr. Hustace suggested to the Director that he think of the format for presenting the ordinance at the public hearing.

**MISC.
LOCATION OF
LITTLE THEATER**

The Commission further discussed the communication from the City Council requesting the Planning Commission and the Department of Parks and Recreation to make a study of sites other than the Ala Moana Park for the location of a little theater project.

The Director reported that further checks were made of the Princess Theater and the Ruger Theater as possible sites. For the Princess Theater, the Honolulu Redevelopment Agency has reported that this theater will remain and will not be purchased by the Agency. Consolidated Amusement Company will be requested to purchase adjoining lands for off-street parking purposes. Therefore, this plan precludes utilization of Princess Theater. The Hawaii National Guard has stated that the Ruger Theater premises belongs to the U. S. Military and it was not turned over to the H.N.G.

The Director then read to the Commission a copy of the original bill enacted by the legislature and signed by the governor. This bill states that the sum of \$750,000, or so much thereof as may be necessary, shall be appropriated for the construction and the equipment of a "Little Theater" building for the use and benefit of the children of the city and county of Honolulu. The bill further states that the sum hereby appropriated shall be expended for the purposes herein specified by the city and county of Honolulu, department of public parks and recreation. Planning and construction of the building shall be in coordination with the department of education.

The Director reported that in accordance with this bill, the Commission should consider a site for a little theater for the children and not a multi-purpose theater for use by all groups.

Asked by the Commission for his recommendation of a site, the Director believed that the Ala Moana Park site should

be reconsidered. If the plan as submitted by the Parks Department for children's activities exclusively for the Banyan Court area is adopted, he stated that the Little Theater would be most appropriate for the area. In accordance with the recommendation of the Stanford Report, the other theater groups could utilize the theater-concert hall facilities within the Municipal Auditorium site.

Mr. Centeio suggested three possible sites in Waikiki. Since an elementary school is to be constructed at Monsarrat and Leahi Avenues and Kapiolani Park is immediately adjacent, he suggested (1) the hibiscus garden area where an attempt was made to raise different species of hibiscus, (2) the archery range, and (3) the makai-ewa corner of Monsarrat and Paki Avenues right next to the zoo.

Mr. Hustace felt that the only appropriate action that could be taken is to defer action until the Director submits this matter before the Commission again. During the interim, the Director should inquiry of the Parks Department, its feeling concerning the observation of the law and request of the Parks Department to make a determination whether it is of the same mind to incorporate a community theater aspect with the little theater or whether the little theater would not be available to other groups. If the determination is only one theater site, then an appropriate amendment to the Act should be made at the next legislature. If proceeding with a children's theater only then a request should be made for another theater. Whatever determination is made, a suitable site should be located for the theater since land is scarce particularly that of theater-park complex.

Mr. Hustace made a motion to defer action with the suggestion to the Planning Director as stated by him. This motion was seconded by Mr. Yee.

Mr. Harloe commented that \$750,000 is quite a large investment for a children's theater when every new school constructed have a cafetorium with a stage for children's dramatic activities. It seems obvious that once this theater is constructed, others would request use of it. Then, use of it at night, located anywhere near the Waikiki Shell would conflict with activities at the Shell and create a tremendous traffic congestion.

Mr. Centeio indicated that on his last trip to Europe, he noted that there were playground facilities exclusively for children in the smaller age group and a separate park for the teenage group. For the smaller children, puppet shows and other similar shows were given in a theater with a maximum capacity of 600. He believed that the proponents of the Bill had these types of activities in mind for children when they introduced the Bill. He did not believe that this matter should be deferred for referral to the Parks Department for further recommendation when the Parks Department misrepresented the intent of the Bill for a little theater. Since the Bill specifically states a little theater for children, he felt that the Commission should proceed on that basis.

The other members of the Commission indicated that the subject matter under consideration is a communication from

the City Council requesting a study of sites other than the Ala Moana Park for the location of a little theater. It is difficult for the Commission to submit a report to the Council since the intent of the Bill differs from the presentation made by the Parks Department for a theater for use by all theater groups. It had also mentioned the Ala Moana site only and no other alternate sites. Therefore, the Parks Department should re-present its report and recommend alternate sites for a little theater within a public park.

A vote was taken and the motion carried. Mr. Centeio voted in the negative. Mr. Lemmon was not present.

LAND USE COMMISSION
PETITION
MAUNALUA, KOKOHEAD
HAWAII KAI
DEVELOPMENT CO.
URBAN USE

The Commission reviewed a petition filed with the Land Use Commission requesting an amendment of the Temporary District Boundary by changing the present classification of an agricultural district to an urban district for approximately 2300 acres of land in Koko Head, Maunslua, within the Hawaii-Kai development. The Land Use Commission had requested comments and recommendations from the Planning Commission regarding this petition.

The Director recommended that the change be made from an agricultural to an urban district; however, the urban boundary should follow the boundary of the existing general plan adopted for the area and not the boundary requested by the petitioner to include the entire section up to the Koolau ridge. The adopted general plan excludes the ridges and forest reserve areas.

A motion to accept the Director's recommendation was made by Mr. Rustace and seconded by Mr. Harloe.

Mr. Centeio stated that the petitioner must have a reason for requesting the entire area for urban use and he felt that the request should not be denied. Urban designation for the entire area at this time would eliminate the necessity for the petitioner to submit another petition when he is ready to develop the upper ridges. The Commission would still have control over land uses by following the general plan adopted for the area.

The other Commissioners felt that it would be more logical to recommend a boundary for urban use consistent with the general plan.

Mr. Centeio maintained that only the boundary was being changed and not the use.

The other members pointed out that the developer had appeared before the Commission a number of occasions to amend the general plan in accordance with his intended development. If the developer requires more areas for urban use, he should then submit an application for a general plan amendment with sufficient justification for the change.

The Director reported that the developer could utilize the ridges and upper slopes if they are included in the urban boundary. To prevent over-urbanization, the ridges are not included in his recommendation. Furthermore, the general plan boundary was established as the line of reasonable development as foreseen in the next 20 years. Any further development beyond this line would be

unreasonable and create over-extensive development of the area. Also, the cost of extending the utility lines and other development costs would preclude development of the upper areas. Another purpose for excluding the ridges is to preserve the open space and agricultural areas.

In reply to Mr. Centelo's queries, the Director stated that he is not aware of any objections from the public since no hearing has been held by the Land Use Commission. No one is living in the area now although a few hog raisers were there previously.

A vote was taken and the motion carried. Mr. Centelo refrained from voting. Mr. Lemmon was not present.

**STREET NAMES
KANEHOE
KAHELELANI
SUBDIVISION**

On motion of MR. Harloe and second of Mr. Hustace, the Commission recommended adoption of the following street names:

(a) Street names for roadways within the Kahelelani Subdivision at Kaneohe:

PILINA PLACE - Deadend roadway off Kulukeye Street, mauka of Kauhulu Place.

PILINA WAY - Deadend roadway off Pilina Place.

Meaning: Association; meeting; joining

**STREET NAMES
MANOA
MANOA GARDENS,
UNIT 3**

(b) Street name for roadway within the Manoa Gardens Unit 3 Subdivision:

PINAOLA PLACE - Deadend roadway off existing Pinaola Street.

Meaning: Red dragonfly

**STREET NAMES
WAIALAE-IKI
KAI NANI SUBDIVN.**

(c) Street names for roadways within the Kai Nani Subdivision at Waialae Iki:

KAIMOKU PLACE - Deadend roadway off Kalaniana'ole Highway on the makai side off and on the Koko Head side of Waiholo Street.

Meaning: Turning of the tide

KAIMOKU WAY - Deadend roadway off Kaimoku Place.

**STREET NAMES
KANEHOE
KAPUNAHALA UNIT 2
SUBDIVISION**

(d) Street names for roadways within the Kapunahala Unit 2 Subdivision in Kaneohe:

KENEKE STREET - Extension of existing roadway going in a mauka direction thence in the Kahaluu direction to its terminus at Kapunahala Road.

KALAMALO PLACE - Deadend roadway off Keneke Street between Ko Street and Kaku Street.

Meaning: A grass

- KO STREET** - Roadway from Keneke Street to Anoi Road.
 Meaning: The sugar cane
- KO PLACE** - Deadend roadway off Ko Street.
- HULINUU PLACE** - Deadend roadway off Keneke Street between Ko Street and Lomi Place.
 Meaning: The highest rank or grade
- LOMI PLACE** - Deadend roadway off Keneke Street between Hulinnuu Place and Kulukeoe Street.
 Meaning: Rub; press; squeeze
- KULUKEOE STREET** - Roadway extending in a mauka direction off Keneke Street crossing the highway.
 Meaning: Perfect; without error
- KULUKEOE PLACE** - Deadend roadway off Kulukeoe Street running parallel to the highway.
- HOAAHI PLACE** - Deadend roadway off Keneke Street between Kulukeoe Street and Kolopao Place.
 Meaning: To kindle fire
- KOLOPAO PLACE** - Deadend roadway off Keneke Street between Hoahhi Place and Kuapuiwi Place.
 Meaning: A bird
- KUAPUIWI PLACE** - Deadend roadway off Keneke Street between Kolopao Place and Kapunahala Road.
 Meaning: Native land; homeland
- KAPUNAHALA ROAD** - Extension of existing roadway in a Pali direction to terminate at Kulukeoe Street.
- KUAHULU PLACE** - Deadend roadway off Kulukeoe Street and parallel to the highway on the Pali side.
 Meaning: Morning glory
- KUAHULU WAY** - Deadend roadway off Kuahulu Place.

**C.I.P.
 IMPROVEMENT
 REVOLVING FUND
 LIKELIKE SCHOOL
 EXPANSION**

The Commission considered Committee Report No. 2533 from the City Council, referring to the Planning Commission for consideration and recommendation, a proposal to transfer the sum of \$26,500 from the Improvement Revolving Fund to the Department of Building for the purpose of acquiring Parcel 15 (Tax Map Key 1-6-08: 26) for Likelike School expansion purpose.

The Director reported that the parcel in question is situated at the corner of Palama Street and Iao Lane within the area designated on the general plan for school expansion purpose. Other properties within the area have been acquired so that acquisition of this parcel also would be logical. Transfer of sum from the Improvement Revolving Fund to permit this acquisition should be

recommended with the provision that the amount transferred be reimbursed to the Improvement Revolving Fund in the next fiscal year.

On motion of Mr. Hustace and second of Mr. Yee, the Commission voted to recommend to the City Council that the transfer of \$26,500 from the Improvement Revolving Fund to the Department of Building for the purchase of the parcel in question be approved with the provision that the same amount be reimbursed to the Improvement Revolving Fund in the next fiscal year. Mr. Centeic abstained from voting. Mr. Lemmon was not present.

MISC.
LOCATION OF
PRIVATE AIRFIELD
KUNIA

The Director informed the Commission of a communication from the City Council referring to the Commission for study and comments, a request from Mr. John Uldrick to construct an airfield for small planes in the location of the International Golf Course and Country Club site on Kunia Road. He introduced Mr. Uldrick to elaborate on his plans.

Mrs. Marguerite Gambowood was introduced to make the presentation.

Mrs. Gambowood informed the Commission of the need for an airstrip for student pilots and private sport flyers other than the present International Airport which is congested and where there is ever-present, the danger to light aircrafts from flying Jets. In conjunction with the State Department of Transportation, they have studied various areas for this airstrip and one of the locations selected was this area in Kunia. Without financial aid from the State, they, a group of private individuals, propose to construct this airstrip and prove to the State that a grass turf country club style airport can be operated successfully.

Mr. Uldrick stated that the site selected is about 800 feet from Kunia Road, on the Honolulu side of the International Golf Course. The runway will be approximately 2400 feet in length and 200 feet in width. This size is well above the minimum requirement set by the Federal Aviation Administration.

In reply to questions from the Commission, Mr. Uldrick stated that there would be no conflict between the golf course and the airstrip. These two uses are compatible and on the mainland many such developments have been operated successfully. He stated that there will be no commercial facilities such as shops or stores, service station, and other types of commercial buildings which would detract from the golf course, country club style development. There will only be facilities for light maintenance, gas and oil and hangers which would not detract from the area. Major repairs will be done at the International Airport. Dole Corporation, lessee of the land, has been very cooperative and agreed to release the land from pineapple production to permit this use. They do not contemplate entering into any contract with any organization for the spraying of pineapple or sugar cane fields. This type of operation is being done by commercial flyers situated within the plantation operations.

The Director reported that the present zoning ordinances do not provide for this specific type of use in the Rural

Protective zoned areas. However, the Conditional Use Permit Ordinance could be amended to permit this type of small airfield use in the Rural Protective zones. The land in question is classified as an agricultural district by the State Land Use Commission. However, there is a letter on file from the Land Use Commission stating that the Attorney General has ruled that a private airfield facility with incidental uses is an allowable use in the Temporary Agricultural District and under the Interim Regulations established therefor. This letter was read by the Director.

The Director stated that this matter was brought before the Commission for discussion to obtain its views on whether or not the proposed use in the area selected would be compatible with surrounding uses and that it would be beneficial to the general public to justify taking land out of agriculture. If there is sufficient justification, the Conditional Use Permit Ordinance should be amended to permit this use. The General Plan must also be amended to permit this use.

The Commission asked Mr. Uldrick whether he would have any objection if certain restrictions on incidental uses were placed on any conditional use permit issued. Mr. Uldrick replied that he has no objection.

The Commission suggested to the Director that he confer with Mr. Uldrick and obtain all pertinent data before initiating action to amend the General Plan and the Conditional Use Permit Ordinance. At the same time, he is to obtain clearance from other City, State and Federal agencies involved with aircraft operation.

GENERAL PLAN
BARBER'S POINT
CAMPBELE INDUST.
PARK
NOXIOUS INDUST.
USE

The Director informed the Commission of the content of a letter addressed to the City Council from the Corporation Counsel stating that the City in order to effectuate the exchange of properties with the Campbell Estate must pay the Federal Government the sum of \$1,830 for the 8.73 acres park land at Barber's Point to obtain clear title to said park land. This is the status of the request by Campbell Estate to have the zoning of this exchanged park land changed to noxious industrial use. Action had been deferred pending clarification on ownership of said park land.

ZONING ORDINANCE
FARMING DISTRICT,
AMENDMENT

The Director informed the Commission of the present status of Bill Nos. 42 and 43 relating to farming districts. These Bills were filed by the City Council and in lieu thereof, the Corporation Counsel was requested to draft a bill to delete Section II of City Planning Resolution 803 which imposes a two acre minimum lot requirement in the rural farming district at Mikilua so that the general provision requiring farming subdivisions to be of at least one acre in lot size would be controlling.

MISC.
ZONING APT.
MAKIKI
1822 PUNAHOU ST.
POLICY DECISION

The Director informed the Commission that Mr. Edward J. Burns had submitted a letter to the City Council requesting consideration of making a policy decision regarding the zoning and density standards for the Makiki area extending from Punahou Street to the Punchbowl area and lying between Nehoa Street and the present hotel-apartment zone boundary in Makiki, which has been approved by the Council for apartment use but which is still in residential zoning.

The Director had denied Mr. Burns' request for change in zoning from Class A Residential to Apartment use for a parcel of land containing 9,375^{sq} situated on the east side of Punahou Street between Dominis and Nehoa Streets in Makiki. His denial was on the bases that the existing streets, sewer and water systems were inadequate for a higher density use. The existing streets, many of which are only 28 feet wide (pavement width), the sewer lines and the water lines were designed for residential use. The Sewer Department has reported that the sewer lines in the area are surcharged or will become surcharged should a higher density use be permitted. In addition, residential uses are predominant and there is no justification to zone the area for apartment uses until the necessary improvements are made. He has consistently denied all similar applications in this area.

MISC.
MEETING DATE,
WED. NOV. 21st

Since Thursday, November 22, 1962, is the Thanksgiving Day holiday, the Commission decided to hold its next regular meeting on Wednesday, November 21, 1962.

The meeting adjourned at 5:15 p.m.

Respectfully submitted,

Carole A. Kamishima
Carole A. Kamishima
Planning Reporter

Meeting of the Planning Commission
Minutes
November 21, 1962

The Planning Commission met in regular session on Wednesday, November 21, 1962, at 2:00 p.m., in the Conference Room of the City Hall Annex with Chairman Thomas N. Yamabe II presiding:

PRESENT:

Thomas N. Yamabe II, Chairman
Cyril W. Lemmon
George F. Centelo
Frank W. Hustace, Jr.
Bartley M. Harloe, ex-officio
Fred K. Kwock, ex-officio

Frederick R. F. Lee, Planning Director
Bertram T. Kanbara, Deputy Corporation Counsel

ABSENT:

William R. Norwood

MINUTES:

The minutes of November 8, 1962, as circulated, were approved on motion of Mr. Lemmon and second of Mr. Hustace.

**PUBLIC HEARING
GENERAL PLAN
WAIKIKI-DIAMOND
HEAD
KAPIOLANI PARK
EXPANSION &
AMENDMENT TO
STREET LAYOUT**

A public hearing was held at 3:00 p.m., to consider proposed amendments to portion of General Plan Section 4 (Waikiki-Diamond Head) within the Kapiolani Park complex as follows:

- (1) Land Use - designating the following areas for park purposes:
 - (a) Four parcels of land comprising 20,000± situated between Pahi and Leahi Avenues and between Pahi Playground and the Hibiscus Garden;
 - (b) Area of land comprising approximately 134,000± situated between Pahi and Leahi Avenues and between the Archery Range and Noela Street.
- (2) Street Layout - realigning the Kalakaua Avenue and Monsarrat Avenue intersection; and
- (3) Other Features - amending the boundaries of the off-street parking area on the Diamond Head side of Monsarrat Avenue, mauka of Kalakaua Avenue.

The public hearing notice published in the Honolulu Star Bulletin on November 10, 1962, was read by the Director who reported that copies of the hearing notice were sent to the property owners affected by the amendments and to other agencies of the City government. He acknowledged receipt of the following letters:

(1) Gladys C. Tsugawa of 3817 Leahi Avenue opposed the proposal to designate her property for park use. She believed that there were more than adequate park space for public use without the need to designate more land for this use.

(2) The Outdoor Circle, signed by its president Mrs. Charles H. Davis, endorsed the proposal to designate the two sections bordering Kapiolani Park for park use. With the rapidly growing population in Waikiki, it felt that all available park areas should be obtained.

The Director pointed out on the map the two areas in question proposed for park use. He noted that they are surrounded by park use, therefore, expansion of Kapiolani Park to include these two areas would be logical. The park designation on the general plan at this time would apprise the public of the intended use of the area by the city at some future date and properties could be acquired as they become available. He indicated that a master plan study for Kapiolani Park prepared for the Parks Department in 1952 reflects park use for these two areas.

Regarding the other features of the proposed amendments, the Director stated that the realignment of Monsarrat Avenue would create an intersection with Kalakaua Avenue at a right angle. This would provide for a better traffic circulation and alleviate a hazardous traffic condition created by merging traffic at the intersection of Kapihulu, Kalakaua and Monsarrat Avenues. The off-street parking area makai of the existing Waikiki Shell parking area has been reduced in size.

In reply to questions from the Commission, the Director stated that the abandoned portion of Monsarrat Avenue by the creation of the new alignment would be consolidated with the Zoo area and will become a part of the park complex. The newly created intersection will have a traffic island with acceleration and deceleration lanes.

Mr. Delos Seeley, Director of the Planning and Construction Division of the Department of Parks and Recreation, spoke in favor of the proposed amendments. He noted that the Parks Department for several years has been in favor of designating the two areas for park use since this is a logical expansion of Kapiolani Park. Simultaneously with this change, the other amendments to the general plan were also requested.

Mr. Hustace informed Mr. Seeley of his understanding that there is an application pending for employment of one of the parcels for immediate use. Should this general plan amendment be approved, he asked whether the Parks Department has sufficient funds to acquire the parcels.

Mr. Seeley replied that in preparing the next fiscal year's budget, parcels within the two subject areas for park use will be included in the capital improvement program. However, this inclusion can be done only if the parcels are designated on the general plan for park use. The Parks Department does not expect to acquire all the properties in the immediate future. It is the policy of the City and the Parks Department to acquire properties as they are offered by the owners before acquiring by condemnation proceedings.

Mr. Yamabe asked what were the prime reasons for acquiring private properties for park use.

Mr. Seeley replied that since 1952 when the master plan for Kapiolani Park was prepared, it was felt that inclusion of these properties into the Kapiolani Park complex was logical since they are surrounded by park use. Immediate use of these areas are several. There has never been a problem of finding uses for large park areas such as this and Ala Moana Park. The main

determination, however, is what has to be kept out. The Parks Department, in the past, had considered the acquisition of beachfront land for park use but due to excessive cost and other factors, these areas were excluded from the park complex with the alternative of including the mauka two sections. Another thought for consideration is the fact that the Waikiki elementary school is to be constructed on about 5 or 6 acres of land mauka of Leahi Avenue. Due to cost, the school site was reduced in area with plans to utilize the park for school playground purposes.

Asked whether he had any specific use in mind for the two areas, Mr. Seeley indicated that should the school be constructed, it is anticipated that the archery range would be requested for playground purposes for the school. In such an event, the archery range must then be relocated. It is difficult to say what would be the ultimate long-range use of a given area. The Department just anticipates the need as best as it can and meet the need as they arise.

Mrs. Charles Davis, President of the Outdoor Circle, stated that her organization heartily approve the designation of the two areas for park use to straighten out the boundary of Kapiolani Park. It seems that the timing is logical to include these two areas for park use. With the rapidly growing population in the Waikiki and the Diamond Head areas, there is a need to acquire all the park land that the City can possibly acquire.

Asked whether the Outdoor Circle had any opinion on the proposed realignment of Monsarrat and Kalakaua Avenues, Mrs. Davis replied that the Circle had no comment to make since the members had not studied this proposal. In reply to the question whether the Circle had studied other areas for possible park expansion, she stated that they also had not made this study.

Mr. William Swope, attorney, representing a property owner affected by the proposed amendment, spoke against the proposal to designate his client's property for park use. He did not object to the long-range planning proposal by the Planning Department and the Parks Department but he objected to the blight placed on a residential property by the park designation with the resulting consequence on the value of the property. Because of the park designation, his client would be restricted from improving or making repairs on his property. The opportunity for selling his property is also limited. Since it was stated that there are no funds available in the immediate future for acquisition, the value of the property would diminish in the interim until such time funds are available for this acquisition.

In proposing a public use, he felt that the Commission was overlooking one fundamental ruling of the Constitution and that is, that in taking private property, the owner must receive just compensation. He then asked the authority under which the Commission may change the land use from residential to park use other than the fact that the change is logical under the long-range plan.

The Commission informed Mr. Swope that the Commission's authority to general plan a public use is vested under the City Charter.

The Director stated that a general plan designation is not a change in zoning; therefore, the owners may continue to utilize their properties for residential use.

Mr. Swope felt that the park designation is tantamount to condemnation of property for public use and this fact diminishes the value of the property.

Mr. Kanbara also informed Mr. Swope that the intent of the general plan is merely to indicate future land uses which the Commission and the Council feel appropriate but the overlying residential zoning still remains. The right of the property owner to continue use of his property for residential use is not affected. Whether or not the value of the property would be affected by the public use designation is speculative and there is no substantiating evidence that it does. The fact that it does diminish the value of the property is not a criteria to general planning; otherwise, designation of private property for public use can never be made.

Mr. Lemmon indicated that the purpose of a public hearing is to hear presentation on factors relating to planning. Since the problem presented by Mr. Swope is of a legal nature, he felt that this should be settled separately with the Corporation Counsel.

The Commission thereupon suggested to Mr. Swope that he present a full documented memorandum on the legal problem raised by him for submission to the Corporation Counsel for review and resolving of the problem.

Mr. Charles A. Miyata, representing Miyata and Sons, Ltd., owners of two parcels of land and improvements situated on Pahi and Leahi Avenues totaling 40,720~~sq~~, read and filed his letter of objection to the proposal to designate the nineteen parcels under consideration as an addition to Kapiolani Park. He estimated that the cost to the City of acquiring these parcels of over 3 acres would be about \$900,000--\$600,000 for land and \$300,000 for improvements. He felt that the expenditure of \$900,000 for acquisition of 3 acres of land as an addition to the 140-acre Kapiolani Park is out of proportion to the service which this area will render to the people of the City of Honolulu. This sum could be put to better use by purchasing unimproved and unoccupied beach frontage and other park areas for the use of Windward and Leeward Oahu residents. For example, Kawainui Swamp for the Windward residents.

He indicated that within the Kapiolani Park complex, there are lands presently unused and which may be utilized for recreational purposes. These are the Hibiscus Garden of over two acres which project has been unsuccessful at the mauka-ewa corner of Pahi and Monsarrat Avenues and the 5 to 8 acres utilized for stable operation. He felt that this land was too valuable for housing of horses. He asked for the over-all development plan for this area showing the relationship of land uses, public facilities, street system, and recreational areas for review by the public instead of this piecemeal presentation. He felt that an analysis of cost as against benefit should be made to justify the acquisition of additional land for Kapiolani Park.

Mr. Miyata, in reply to questions from the Commission, stated that the \$900,000 figure was based on \$4.50 a square foot. He had no comment to make on the proposed realignment of Monsarrat Avenue.

Mr. Herbert Horita, owner of two parcels of land adjacent to the Hibiscus Garden area, also opposed the park designation from the standpoint that the property would devalue. As a real estate agent, he can specifically point out areas where the value of property had lowered due to general plan designation of public uses and setback areas. He did not agree with the previous speaker that the present value of the land is \$4.50 a square foot. With the inclusion of improvements, he felt that \$6 a square foot was a more reasonable figure.

He felt that Kapiolani Park is large enough to provide for any increase in population or increase in usage of the area. He had heard a remark made that the reason these two areas are being included is that shifting of the tennis court made this necessary. He felt that tennis court is a specific use for a few people and should not be a reason for taking private property. He believed that it would be better planning to utilize funds to locate parks and playground facilities in under developed areas and in various neighborhood areas than in an area where there are sufficient land in park use.

Mr. Jules Kusunoki, living at 3828 Paki Avenue, filed a petition signed by 16 property owners and a letter from Mr. Kim Oi Mau of 3834 Paki Avenue opposing the proposed amendment relating to expansion of Kapiolani Park. He had no comment to make regarding the proposed realignment of Monsarrat Avenue since no study was made. However, he commented on the general plan widening of Paki Avenue as a divided highway. He had made a traffic count of morning and afternoon peak hour traffic using Paki Avenue between Monsarrat Avenue and the Kalakaua-Paki-Diamond Head Road intersection. The amount of traffic generated through this area is very few and does not justify a divided highway; however, there is room for improvement on Monsarrat Avenue where traffic is heavy by motorists going to the Kaimuki area.

Mr. Francis Motooka of 3812 Paki Avenue felt that an undue hardship was being placed on a few property owners by the park designation. He stated that the Hibiscus Garden area which has been closed for several years due to unsuitable soil condition for the growing of Hibiscus could be utilized for park use. Another factor to consider is that since 1952 when the master plan for Kapiolani Park was prepared, the Magic Island project has been realized and completion of this project would provide sufficient park and recreational facilities without penalizing a few property owners by expanding Kapiolani Park into their lands.

Mr. Frank McClellan concurred with all previous statements made regarding the proposed amendment to include private properties for park use. He based his reasons for objecting to the proposal, as follows:

(1) Why has land been rented out to private enterprise, such as the golf driving range, the riding academy, and

the polo field if there is need for more park areas. These areas could be used for public park purposes.

(2) Due to poor maintenance of existing park lands, the money to be used for acquiring land should be spent for maintenance. There are several "blights" in the area, namely, the "shop" at the makai-diamond head corner of Monsarrat and Paki Avenues, and the Hibiscus Garden area.

(3) The loss of taxes, both property and gross income, must be absorbed by other tax payers.

Regarding the realignment of Monsarrat Avenue, he felt that straightening out the curve would make the roadway a good drag strip.

Mr. Walter Dillingham, speaking for his father who owns a parcel of land affected by the amendment, presented to the Commission for consideration, the fact that the general plan park designation would reduce the value of the property by 50% or perhaps down to zero since no one would purchase park designated land. The land would be blighted and the value would be lowered to the point where the City would take the land for park use without just compensation to the property owners.

Mrs. Hisako Fujika, owner of property at 3615 Leahi Avenue, through an interpreter, informed the Commission that since 1944 when she had purchased her property, the real property tax for her property had doubled. She has two homes on the property and she had spent considerable amount of money for renovation, such as new roofing and sidings. Although she presently lives on Saint Louis Heights, she plans to reside in this area shortly due to St. Louis Heights being inconvenient for her.

She stated that the City would be deprived of a large sum of money derived from the real property tax should the private properties be put to park use. She also believed that the area where an old shack is located at the makai-diamond head corner of Monsarrat and Paki Avenues should be beautified and developed for park purposes.

Mr. Edward H. Nakamura, attorney, representing Mrs. Yadao owner of property in the subject area, also registered a protest against the proposed amendment. Since his client is in Hilo and the conversation over the telephone was very short, he was unable to obtain her full position of objection on this matter. He will submit a written comment after obtaining full information from his client.

Mr. Kusunoki gave additional statement that in the 18 to 20 years that he has been residing in the area, he has observed the usage of Kapiolani Park by the public. During the weekdays hardly anyone uses the park. He has been awaiting some sort of beautification program so that people would utilize the park more often. With the necessary improvements, the park in its present size could be utilized to its fullest without acquiring additional land. There also doesn't seem to be a need to expand Kapiolani Park due to the Magic Island project, existing Ala Moana park, and the Municipal Auditorium site.

**PUBLIC HEARING
ZONING BUSINESS
& RESORT-HOTEL
DISTRICT NO. 1
WAIANAE
FARRINGTON HWY
& BAYVIEW ST.
I. HANABUSA**

The Commission closed the public hearing and took the matter under advisement on motion of Mr. Centeio and second of Mr. Lemmon.

In discussing this matter later, a motion was made by Mr. Lemmon, seconded by Mr. Hustace, to defer action until the presence of a full Commission. The motion was carried unanimously.

The Commission requested a reply from the Parks Department regarding the allegation of poor maintenance of existing park lands and submission of a general plan for development of Kapiolani Park by incorporating the specific uses.

A public hearing was held to consider proposed changes in zoning from existing Highway Protective to Business and Resort-Hotel District No. 1 for parcels of land situated on the southwest corner of Farrington Highway and Bayview Street in Waianae in conformity with the General Plan of Waianae.

The Director read the public hearing notice published in the Honolulu Star Bulletin on November 10, 1962, and reported that no letters of protests had been received. However, the Division of Sewers has submitted a letter commenting that the Waianae Sewer System presently serving this area is currently overloaded. Any zoning changes resulting in higher density land use as compared to the present would materially affect the existing system. Steps to rectify the inadequacies of the System are being taken but improved facilities would not become functional until sometime in 1966 at the earliest.

The Director then elaborated on the proposed development plan for the area as indicated on the plans submitted for a commercial building adjoining an existing service station in the front and an apartment structure in the rear of the property. The proposed uses conform with the general plan adopted for the Waianae area.

Asked by the Commission for his recommendation on the proposed changes in zoning due to the comment from the Sewer Department, the Director recommended that the business zoning be approved but the Resort-Hotel District No. 1 zoning be denied on the basis of an inadequate sewer system. He indicated that in the past, business zonings in this area have been approved with no comments from the Sewer Department since the amount of sewage carried through the System by a business establishment is very minor. In this instance, the Sewer Department's comment was prompted by the plan to construct an apartment building.

Mr. Centeio believed that the Resort-Hotel District No. 1 zoning should not be denied but deferred until such time the applicant, the Director and the Sewer Division Director could meet to resolve this problem of an inadequate sewer system.

Mr. Hustace also believed that a denial action would not be proper if there are other means of installing an adequate sewer system, for instance, installation by the developer.

Mr. Morio Omori, representing the owner of the land, stated that the area under consideration for rezoning involves three separate parcels and they will be consolidated into one for one contiguous development. An application for consolidation of the three parcels has been submitted to the Planning Director. The area requested for business zoning contains approximately 14,000 \pm and the area is being used for business purposes. The second portion proposed for resort development contains about 15,000 \pm .

He pointed out that the density created by a resort development would not be increased appreciably from that of a residential development. Therefore, he did not believe that the sewer problem is insurmountable. However, if the Commission feels that the sewer problem should be resolved prior to zoning, he had no objection. But, as suggested by the Director, he requested that the business portion of the zoning change be approved.

After further discussion, the Commission determined that a new public hearing for the resort zoning need not be held. Since no objections have been registered and the only problem is adequacy of the sewer system, it stated that action on the business zoning proposal can be taken and action on the resort zoning would be deferred until such time concurrence on the resort use is received from the Division of Sewers.

On motion of Mr. Lennon and second of Mr. Centeio, the Commission closed the public hearing and took action to approve the business zoning and to defer action on the Resort-Hotel District No. 1 zoning pending further investigation with the Division of Sewers.

The Commission again reviewed the proposed amendments to portion of General Plan Section 1 (McCully-Kapahulu) for the area bounded by King Street, Church Lane, Kapiolani Boulevard, Date Street and University Avenue (Moiiliili Triangle), as follows:

- (1) Land Use - designating areas for apartment, commercial, off-street parking, and public and semi-public facilities, including areas for school, church, parks and cemetery; and
- (2) Street Layout - changing the general planned Kamoku Street dead-end section from a 40-foot right-of-way to a 44-foot right-of-way and deleting the proposed park strip along the east side of the proposed Kamoku Street dead-end.

A public hearing was held on November 8, 1962, and the Commission had deferred action for further study and visit of the area.

The Director re-presented to the Commission, the changes proposed for the area. He indicated that the major objections to the plan were confined to the Waiaka Lane widening and extension proposal. The objections were based on the contention that such a wide roadway would not be necessary since it would serve only a few properties and the school. Another objection was made to the proposed dead-ending of Kamoku Street on a 44-foot right-of-way. The protestant had suggested that the street

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be left as a through street and the right-of-way reduced to 32 feet.

The Director reported that two members of the Commission visited the area. The existing roadways are 20 to 30 feet wide with no sidewalk, curbs and gutters. Many of the lots are below the street level and during times of rain, there is a flooding condition. Recognizing the situation, the Chief Engineer is willing to initiate an improvement district for construction of the necessary street improvements and utilities.

In reply to questions from Mr. Centeio, the Director stated that the general plan street layout for this area was adopted in 1946 and amendments to this plan were made in 1960. He produced the existing general plan and noted that the amendments proposed are, change of the land use designation from hotel and apartment to apartment for the entire area; designate the commercial and off-street parking areas; change the dead-end section of Kamoku Street from 40 to 44-foot right-of-way; and delete the proposed park strip along the east side of the proposed Kamoku Street dead-end. The remaining street patterns are existing on the general plan. There are no applications pending for apartment uses in the area.

Since there are no applications pending for apartment development and only four voting members of the Commission are present, Mr. Centeio suggested that this proposal be deferred until a full Commission is present.

Mr. Rustace inquired who would be responsible for maintaining the park strips. Since the strips are very small, he asked whether or not it would be more logical to abandon the areas and sell to the abutting owners.

The Director replied that the Parks Department is expected to maintain the park strips. Sometime in the future, the park strip between Nakookoo and Kaaha Streets will be recommended for abandonment but not at this time due to the problem of providing access for one property owner. The park strip at the dead-end of Kamoku Street is a buffer area between the residential section and the sewage pumping station located at the corner of Date and Kamoku Streets.

A discussion was then held on the workability of the general plan street layout plan in relation to good traffic circulation and avoidance of traffic hazards.

The Director indicated that the two through streets proposed between Date Street and King Street are for better access to the commercial center by residents living in the area. This would also help relieve the concentration of heavy traffic on Date Street. The Traffic Department concurs with the street layout plan as shown.

Mr. Harloe, one of the members who had visited the area, presented his observation that the request of the protestants to retain Waiaka Road as a dead-end street has merit since it does serve only a few homes and the existing cemetery. Rather than a through street, extension of this road from University Avenue could be

dead-ended at Kahoaloha Lane. Other than this observation, he believed that the rest of the plan was acceptable.

Mr. Kwock, the other member who had visited the area, had no comment to make other than his concern for eliminating dangerous intersections.

The Director, commenting on the statement made by Mr. Harloe, reiterated that eliminating the through street proposed at Waiaka Lane would force people to take a longer route to the commercial center. This would also intensify traffic on the other through street. He stated that the only problem faced by the deferral action would be a delay in initiating an improvement district. The people are aware of the Chief Engineer's proposal and the majority are in favor of the improvements.

Mr. Centeio also expressed his objection to the plan to extend Waiaka Road. For the safety of children attending school, he did not believe that a major through street should be situated right next to the school. This street also would serve only the school, the cemetery and a few homes so that he cannot see the justification for proposing such a wide road. He had no objection to the rest of the plan.

Mr. Lemmon supported Mr. Centeio's objection. It seems quite obvious that very few traffic is generated by the school and the cemetery, therefore, he believed that serious consideration should be given to leaving Waiaka Lane as a dead-end. This would also discourage fast traffic or "dragging" through the area as mentioned by the protestants.

Mr. Hustace asked whether the school contemplates receiving students from areas outside of this district. He was concerned with traffic generated into the area by these students from the outside areas. The Director replied in the affirmative.

Mr. Hustace made a motion to defer action until the next meeting of the Commission with the request that the Director refer again to the Traffic Department for comments, the traffic pattern proposed for the area in view of the comments made by Messrs. Centeio, Harloe and Lemmon. This motion was seconded by Mr. Lemmon and carried.

**C. I. P.
IMPROVEMENT
REVOLVING FUND
WAILEHUA ROAD
CONNECTION
PROJECT**

The Commission considered Committee Report No. 2624 from the City Council, requesting a recommendation from the Commission on a proposal to advance the sum of \$9,000 from the Improvement Revolving Fund to the Department of Public Works for the purpose of acquiring Parcel 4-7-14: 46 off Wailehua Road in Kaalaea for the Wailehua Road Connection Project.

The Director pointed out on the map the master plan road in question situated off Wailehua Road. He stated that the alignment of this road is definitely set by metes and bounds description. Since the owner of the property had requested a building permit for construction of a home, the proposal is to purchase the subject property now while there are no improvements constructed thereon.

By this action, the City will not be required to purchase both land and improvements later. The City has already acquired two parcels directly across this parcel.

After a brief discussion, the Commission voted to recommend to the City Council that the proposal to advance the sum of \$9,000 from the Improvement Revolving Fund to the Department of Public Works for the acquisition of the parcel in question be approved. The motion was made by Mr. Lemmon, seconded by Mr. Hustace, and carried.

**C.I.P.
IMPROVEMENT
REVOLVING FUND
KALIHI STREET
WIDENING**

The Commission considered Committee Report No. 2661 from the City Council, requesting a recommendation from the Commission on a proposal to advance the sum of \$2,100 from the Improvement Revolving Fund for the purpose of acquiring three parcels of land situated in Kalihi Valley for Kalihi Street widening.

The Director reported that the three parcels of land, 2,099^{sq}, 418^{sq} and 127^{sq} in areas, are required for Kalihi Street widening.

The Commission, on motion of Mr. Centeio and second of Mr. Lemmon, voted to recommend to the City Council that the proposal to advance the sum of \$2,100 from the Improvement Revolving Fund to purchase the three parcels of land for Kalihi Street widening be approved.

**CAPITAL IMPROVE-
MENT PROGRAM
AMENDMENT TO THE
C.I.P. FOR FISCAL
YEAR JULY 1, 1962
TO JUNE 30, 1963**

The Commission reviewed Bill No. 183 entitled: "Capital Improvement Supplementary No. 2. An Ordinance amending Ordinance No. 2179 relating to Capital Improvements of the City and County of Honolulu for the fiscal year July 1, 1962 to June 30, 1963", together with the amendment to the Capital Improvement Program as submitted by the City Council to the Commission for consideration and recommendation.

The Director reported that the sum of \$70,000 is to be transferred from the Miscellaneous Projects Account and appropriated to the Civil Defense Control Center for the construction of two Rural Area Commands, one at Kailua and one at Wahiawa (construction \$65,000; planning \$5,000).

He explained that in the original preparation of the capital improvement program for this fiscal period, \$65,000 was appropriated for these facilities but this item was deferred to the following fiscal period by the City Council due to limited finance. However, due to the critical international situation and the urgency to provide additional command posts, this item was replaced on the capital improvement program with a revised appropriation of \$70,000.

Mr. Harloe explained further that in times of emergency, the two rural command posts will be the means for directing and coordinating emergency operations within these areas and also for providing assistance to the Honolulu area. They will also serve as prime control centers should the main control center in Honolulu be destroyed. The centers will be equipped with radio and telephone and also be a store room for food, medical and emergency supplies. These centers must meet Federal

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standards and upon completion of the projects, the Federal Government will reimburse to the City 50% of the cost.

The Commission, on motion of Mr. Lemmon and second of Mr. Hustace, voted to inform the City Council that the Planning Commission recommends approval of the proposed amendment to the Capital Improvement Program for the fiscal year July 1, 1962 to June 30, 1963 and the Capital Budget Ordinance.

The Director initiated and proposes to call a public hearing on the following proposed amendments to portion of General Plan Section 3, Street Layout (Kalia-Waikiki) within an area bounded by Kalakaua Avenue, Kaiulani Avenue, Ala Wai Boulevard and Kapahulu Avenue:

- (1) Widening of Koa Avenue between Liliuokalani Avenue and Uluniu Avenue from a 40-foot to a 50-foot right-of-way;
- (2) Widening of Prince Edward Street between Liliuokalani Avenue and Uluniu Avenue from a 30-foot to a 40-foot right-of-way;
- (3) Widening of Tusitala Street between Liliuokalani Avenue and Kaiulani Avenue from a 30-foot to a 40-foot right-of-way;
- (4) Widening of Mountain View Drive, a dead-end street, from a 20-foot to a 24-foot right-of-way including a 24-foot turn-around area;
- (5) Widening of Pualani Way between Ainakes Way and Paoakalani Avenue from a 40-foot and a 56-foot right-of-way to a 50-foot right-of-way;
- (6) Providing a 44-foot dead-end roadway makai of Pualani Way directly opposite Wai Nani Way;
- (7) Widening of Makee Road from a 30-foot to a 40-foot right-of-way on the Diamond Head side; and deleting that portion mauka of Kaneloa Road.

The Director reported that the streets in the area in question are to be improved in the near future under the improvement district statutes. The amendments are required to make the right-of-way width conforming with the width of the same street extending into the next block. Property line radius at the corners of the intersections will also be designated on the plan.

He stated that these amendments were proposed after consultation with the Chief Engineer, the Traffic Department, and the private consultant. The Traffic Department and the Planning Department staff are in agreement that street widths of less than 56 feet are substandard within this development area; therefore, a one-way street pattern will be recommended for the area.

Mr. Hustace suggested to the Director that since the proposed widening will be taking very valuable land, that he meet with the property owners in the area to explain and answer questions relating to the proposals so that at the public hearing only the specific objections or approval to the plan can be received.

The Commission then discussed the proper action to take on this matter since the proposed amendments are an initiation by the Director and he proposes to call a public hearing. Mr. Hustace felt that since this is only information to the Commission of the intent of the Director to call a public hearing on the proposed amendments, no action was necessary; but, Mr. Centeio disagreed. Mr. Centeio contended that on general plan proposals, the Commission has the authority to recommend the calling of a public hearing.

Mr. Kanbara, in reply to Mr. Centeio's query who has the authority to call a public hearing--the Director or the Commission--on matters involving general plan proposals or amendments, stated that the Charter provisions require that a public hearing must be held on any proposed changes to the general plan before submission of a recommendation to the Council. Therefore, whether the hearing is called by the Director or by motion of the Commission should be a matter of policy to be determined by the Commission. The Commission may not vote against the calling of a public hearing since there must be a hearing. However, the Commission may schedule the hearing date at its convenience.

The Commission requested the Corporation Counsel to submit a written opinion with respect to policies in general planning and zoning proposals and who has the authority to call the public hearing.

A motion to recommend the calling of a public hearing to consider the proposed amendments to the General Plan of Kalia-Waikiki was made by Mr. Centeio, seconded by Mr. Lemmon, and carried.

**MISC.
CITY CHARTER
AMENDMENT
RELATING TO THE
PLANNING
COMMISSION**

The Commission was informed of the receipt of a communication from the City Clerk, certifying that a majority of the Electors voted approval on the amendment to the City Charter relating to the increase of the Planning Commission by two members and making the two ex-officio non-voting members. His Official Certification is dated November 13, 1962.

Mr. Lemmon was excused from the meeting at 4:25 p.m. Due to lack of a quorum, the Commission adjourned the meeting and deferred discussion of the following items on the agenda:

**ZONING BUSINESS
WAIANAE
FARRINGTON HWY.
J.L. DWIGHT SR.**

Initiation by the Director of a proposed change in zoning from existing Highway Protective zone to Business zone for property containing 49,310 $\frac{1}{2}$ situated on the mauka side of Farrington Highway, 260 feet Waianae town side of Kahau Place in Waianae.

**ZONING RURAL PROT.
WAIANAE
LUALUALEI HOME-
STEAD ROAD AND
POKAI BAY STREET
Z.A. CORPUZ**

Initiation by the Director of a proposed dezoning from Hotel and Apartment to Rural Protective for property containing 18,962 $\frac{1}{2}$ situated on the corner of Lualualei Homestead Road and Pokai Bay Street in Waianae.

ZONING CLASS AA RES.
LAIE POINT
NAUPAKA STREET

Request of the Director for the Commission's advice regarding a proposal to change the Class A-1 Residential zoning to Class AA Residential zoning for the entire area known as Laie Point in Laie.

The meeting adjourned at 4:25 p.m.

Respectfully submitted,

Carole A. Kamishima
Carole A. Kamishima
Planning Reporter

Meeting of the Planning Commission
Minutes
December 6, 1962

The Planning Commission met in regular session on Thursday, December 6, 1962, at 2:00 p.m., in the Conference Room of the City Hall Annex with Chairman Thomas N. Yamabe II presiding:

PRESENT:

Thomas N. Yamabe II, Chairman
George F. Centeio
Cyril W. Lemmon
Frank W. Hustace, Jr.
Bartley M. Harloe, ex-officio
Fred K. Kwock, ex-officio

Frederick K. F. Lee, Planning Director
David Lee, Deputy Corporation Counsel

Mr. Jones, Lord Mayor of Brisbane, Australia, was a guest of Mr. Harloe

ABSENT:

William R. Norwood (resigned)

MINUTES:

The minutes of November 21, 1962, as circulated, were approved on motion of Mr. Centeio and second of Mr. Hustace.

**PUBLIC HEARING
GENERAL PLAN
KALIA-WAIKIKI
AMENDMENT TO
STREET LAYOUT**

A public hearing was held at 3:00 p.m., to consider the proposed amendments to portion of General Plan Section 3 (Kalia-Waikiki) Street Layout, within an area bounded by Kalakaua Avenue, Kaiulani Avenue, Ala Wai Boulevard and Kapahulu Avenue as follows:

- (1) Koa Avenue between Liliuokalani and Uluniu Avenues.
Proposed widening of 10 feet on the mauka side of Koa Avenue from existing 40-foot right-of-way to a 50-foot right-of-way;
- (2) Prince Edward Street between Liliuokalani and Uluniu Avenues
Proposed widening of 5 feet on each side of Prince Edward Street from existing 30-foot to a 40-foot right-of-way;
- (3) Tusitala Street between Kaiulani Avenue and Liliuokalani Avenue
Proposed widening 10 feet along the mauka side of Tusitala Street from existing 30-foot to a 40-foot right-of-way;
- (4) Mountain View Drive (deadend street)
Proposed widening of 4 feet along the makai side of Mountain View Drive from existing 20-foot to a 24-foot right-of-way including a turn-around area at the end of the street;
- (5) Pualani Way between Ainakea Way and Paoakalani Ave.
Proposed widening from existing 40-foot and 56-foot rights-of-way to a 50-foot right-of-way;
- (6) Providing a 44-foot deadend roadway makai of Pualani Way directly opposite Wai Nani Way;
- (7) Makee Road - Proposed widening from existing 30-foot to a 40-foot right-of-way on the Diamond Head side and deletion of that portion mauka of Kaneloa Road.

The public hearing notice published in the Honolulu Star Bulletin on November 26, 1962, was read by the Director who reported that copies of the hearing notice were sent to the various City and State agencies and to the 35 property owners affected by the proposed amendments.

He pointed out on the map the streets that are proposed to be widened. He explained that the taking of 10 feet on the mauka side of Tusitala Street, 10 feet on the mauka side of Koa Avenue, and 4 feet on the makai side of Mountain View Drive were proposed to keep the cost of acquisition of improvements to a minimum. The widening of Koa Avenue and Prince Edward Street will place them in proper alignment with the remainder of these streets. These street improvements plus the establishment of corner radius at the intersections would provide for better traffic circulation in this area.

The Director then acknowledged receipt of the following letters and petitions protesting the proposed amendments:

- (1) Hattie H. and David L. Peterson of 2446 Koa Avenue questioned whether the public interest is actually being served when considering the high cost of acquisition including severance damage to improve Koa Avenue which is considered a deadend street. They suggested instead that Koa Avenue between Uluniu and Kealahilani Avenues be made a one-way thoroughfare or that parking be eliminated.
- (2) Mrs. Chong Tai Lee and Marie K. T. Lee of 2475 Mountain View Drive opposed the widening of 4 feet on the makai side of Mountain View Drive since this widening will necessitate the relocation of the existing structure on the premises and damage the value of the property.
- (3) A petition signed by eight owners and lessees of properties located on Mountain View Drive protested against the proposed widening of Mountain View Drive including a turn-around area.
- (4) Gervas A. Carey of 2469 Mountain View Drive also opposed the proposed widening of Mountain View Drive.
- (4) Mr. G. L. Bolton filed a petition signed by 22 persons who are the owners and lessees of property located on Tusitala Street between Kaiulani and Liliuokalani Avenues protesting the proposed widening of 10 feet along the mauka side of Tusitala Street.
- (5) Mrs. Jeanette Costa of 2464 Koa Avenue, by telephone, requested that her name be listed as a protestant against the proposed widening of Koa Avenue.

Since no one spoke in favor of the proposed amendments, the Chairman called upon those persons wishing to speak against the proposed amendments.

Mr. Gerald Bolton, owner of a parcel of land at the corner of Tusitala and Kaiulani Avenues noted that a petition of protest against the 10 feet widening on the mauka side of Tusitala Street has been filed. The signatures represent all of the owners and lessees of properties on the mauka side with the exception of Helen German and Barnett Sapiro who are on the mainland, and Mr. and Mrs. Lee who are an

elderly couple not signing because of their age and upon advice by their son although they also protest the proposed widening.

Mr. Bolton indicated that the 10 feet widening on the mauka side will create the following conditions:

(1) Create a serious hardship on all the property owners especially those with very small sized lots. His parcel has an area of 3,638sq, Mrs. Bernice Leong, an area of 2,905sq, and Mrs. Greenstein, an area of 2,637sq. The widening will necessitate the demolishing of existing structures and leave insufficient area for construction of a new home.

(2) Existing off-street parking areas will be lost, creating a parking problem for the residents as well as the public.

(3) The aesthetics of the area will be ruined by the destruction of existing palm trees, panex hedges and green areas and replacement by concrete and asphalt.

(4) Sport car enthusiasts would be further encouraged to speed through the area late at night if the street is widened and improved. This nuisance presently exists but the police are handicapped from making arrests due to lack of evidence. This nuisance has discouraged many tourists from coming back to Waikiki.

Mr. Bolton implored the Commission to give serious consideration to the problems mentioned by him. He is a member of the Civitan Club and is aware of the many problems existing in Waikiki. Rather than the widening of Tusitala Street, he believed that the problem of providing proper traffic circulation could be solved by making Tusitala Street a one-way street. The property owners are against any widening of the street to be taken from the mauka side.

Mr. Bill Burgess, representing Mrs. Alice Harris, now Mrs. Mullahey, spoke against the proposed widening of Koa Avenue on the mauka side. Mrs. Harris owns the property at the corner of Koa Avenue and Liliuokalani Avenue and also properties on Koa Avenue frontage between Uluniu and Liliuokalani Avenues. She operates the Pua-Lei-Lani Hotel of about 14 cottages and the proposed widening would require the removal or demolishing of cottages at the corner of Koa and Liliuokalani Avenues. The shrubs and trees must also be destroyed and this would seriously affect the aesthetic appearance of the area and be detrimental to the rental potential of her cottages.

He declared that the public need mentioned for widening of the street is not justified since Koa Avenue is only three blocks long deadending at one end at Foster Tower and the other end at Princess Kaiulani Hotel. It is not a through street and does not serve as access to any other neighborhood. He believed that maintaining the aesthetic quality of a neighborhood is more important than having a completely aligned street. He requested the Commission to consider other solutions by either proposing a one-way street system or by widening other through streets in the area.

Mrs. Sue W. Thomas stated that the proposed widening of Prince Edward Street would place the sidewalk area right next to her front door and window. She had purchased this property in 1930 and had spent considerable sums of money in renovation. Because of rent control, her low rental rate of the property was frozen for 17 years. She could not understand the reason for proposing the widening of this street when traffic through the area is not heavy. She asked why the proposed widening is proposed for only this one block area.

The Director explained that the high density use of the area and additional traffic generated into the area would require a wider street. Although the pavement width is same for the two blocks of Prince Edward Street, the block beyond Uluniu Avenue is already general planned as a 40-foot right-of-way while the block under consideration is not. The proposed amendment would make the entire length of Prince Edward Street conforming in right-of-way width so that construction of the roadway under the improvement district statutes could be made accordingly.

Mrs. Dolores Martin, speaking for herself and her husband, stated that they had signed the petition filed by Mr. Bolton protesting the widening of Tugitola Street. They own a parcel of land containing 18,921 $\frac{1}{2}$ and are on the verge of developing the area with a high-rise structure in accordance with Ordinance 2007. She indicated that the taking of 10 feet will prevent them from developing the property in the manner proposed. Since they have such a large lot, she believed that they should be given an opportunity to develop the area properly.

Mr. Ralph Inouye, representing Seashore Hotel Incorporated, lessee of property at the corner of Koa and Uluniu Avenues, reported that a 10-story reinforced concrete structure built about two or three years ago exists on this property. This property has a frontage of 57 feet and a depth of 90 feet. The 10 feet widening of Koa Avenue will take completely the office and the lobby of the hotel and seriously affect the operation of the hotel. Should this happen, payment of severance damage would be very costly.

As stated by a previous speaker, Koa Avenue is not a through street and traffic is not heavy; therefore, he could see no justification for the proposed widening. If there is a problem of traffic circulation due to parked cars, he believed that one solution may be to make Koa Avenue a one-way street. He also pointed out that the 10 feet taking would reduce the size of existing lots which are already small in area. He suggested that the Commission consider other alternatives for improving the traffic condition in Waikiki.

Mr. Hyman Greenstein stated that his wife owns a parcel of land at the corner of Tusitala and Liliuokalani Avenues and he presented the following points for consideration:

- (1) Should Tusitala Street be widened, it would cut through his mother-in-law's bedroom, causing her to move into his home.
- (2) It is discriminatory to propose the widening on one side only. Any widening should be equally taken from both sides.

(3) The widening will increase the flow of traffic and create more traffic problems. Widening should be proposed for major thoroughfares, such as Ala Wai Boulevard and Kalakaua Avenue.

(4) It is unfair to tax only the property owners in the area for street improvements which would benefit the entire population.

He indicated that many years ago, an improvement district was proposed, but this was defeated by opposition from 100% of the owners. He did not believe that the proposed street improvements would solve the traffic problem in Waikiki. Instead, more harm than good may result.

Dr. Edward Au, speaking for his parents Mr. and Mrs. Tai How Au and his brother, opposed the proposed widening of Mountain View Drive, 4 feet on the makai side. He pointed out that four properties would be affected by this widening. The sizes of these lots are very small, about 2,500sq, and the taking of 4 feet will cut the front portion of two homes. Since lots on the mauka side of the street are much larger--7,200sq in area--he wondered whether the widening could be taken from that side. He believed that Mountain View Drive should be left in its present width since it is a deadend street and serves only the residents in the area. A widen street with a turn-around area may increase traffic into the area and endanger the lives of children living there.

Mr. William Murphy, representing Hattie and David Peterson owner of property at the corner of Uluniu and Koa Avenues, stated that the Petersons have lived at this address for the past 43 years. He read the letter filed with the Planning Commission.

Mr. Murphy then asked what were the determination for proposing the widening of the street when traffic flow is light and the street used mostly by residents and visitors. He reiterated the suggestion made to make Koa Avenue a one-way street or eliminate parking on both sides. Should parking be eliminated, then an effort should be made to locate a municipal parking lot in the area. He felt that a good tourist attraction would be lost should the existing garden be destroyed by the street widening.

Mr. Stuart Walker, representing Harriet Seabury Estate, spoke against the taking of 5 feet on the mauka side for widening of Prince Edward Street. He pointed out that this widening will bring the sidewalk area right up to the kitchen and living room areas. He felt that there was no necessity to widen this street which is not heavily traveled by motorists and where there are very few parking spaces. He could see no advantage to the proposal, only a disadvantage by depreciating the value of the property and making the lots smaller.

Mr. William Charlock, representing his parents living at 2454 Koa Avenue, concurred with all the objections voiced by the other protestants against the widening of Koa Avenue. He stated that his parents have been living in the present home for the past 43 years and they now have intention of building another home on the same lot.

He pointed out that the taking of 10 feet or 570sq from this lot will leave a net area of only 4,560sq which size will disqualify them from obtaining F.H.A. financing which they had anticipated.

He also concurred with the suggestion that Koa Avenue be made a one-way street and parking eliminated. Since the principal problem seems to be of traffic flow, he asked whether any consideration was given to widen Kuhio Avenue up to Kapahulu Avenue. He also asked how priority is established for construction of street improvements.

The Director replied that the widening of Kuhio Avenue is established on the general plan and a portion has already been constructed. It is not within the jurisdiction of the Planning Commission to establish priority on construction. Now that this area is rapidly developing with high density uses, the proposal is to establish on the general plan, the widening of other major streets in the area.

The Commission closed the public hearing and took the matter under advisement on motion of Mr. Centeio and second of Mr. Lemmon.

In discussing this matter later, Mr. Lemmon expressed his opinion that this matter should be discussed before a full Commission. He was impressed by the testimonies given and was not convinced that the traffic problem would be alleviated by increasing the width of the streets. However, due to the possibility of problems arising as a result of high density developments, he inquired whether a building setback could be established instead of street widening. In this manner, the owners may utilize their properties to the fullest but any new construction must conform to the building setback line.

Mr. Centeio concurred with Mr. Lemmon's suggestion to establish a building setback instead of street widening. However, he felt that this proposal may raise the same objection from the property owners that the setback line would create a blight on their properties.

Mr. Harloe presented for consideration, the price of the land to be condemned for the street widening. He noted that in other areas, the City has paid \$4 to \$6 a square foot for properties required for public improvement. In Waikiki, the price may be \$12 a square foot or more. In view of the high price of land, he wondered whether the street widening would be of sufficient benefit to the public to justify such an expenditure.

Mr. Hustace stated that severance damage claims must also be considered. Some of the lots are very small and it may become necessary to purchase the entire lot instead of only the 10 feet widening. He believed that the Director should confer with the Corporation Counsel and obtain the appraisal value of some of the parcels involved.

Mr. Centeio believed that the status quo should be maintained for a while. He believed that in this area, there are many substandard lots which could not meet the Hotel and Apartment regulations for a high density development. Therefore, he did not expect high density development in this area in the near future. He requested

the Director to make a check of the number of substandard lots in this area.

The Deputy Corporation Counsel advised the Commission that the City cannot require a property owner to construct outside of a setback area without first acquiring the setback area.

In view of the several points for consideration brought out by the members, the Commission decided to defer action for further study and discussion before a full Commission.

A motion to defer action pending the presence of a full Commission was made by Mr. Centeio seconded by Mr. Lemmon and carried.

**GENERAL PLAN
WAIKIKI-DIAMOND
HEAD
KAPIOLANI PARK
EXPANSION &
AMENDMENT TO
STREET LAYOUT**

The Commission again considered the proposed amendments to portion of General Plan Section 4 (Waikiki-Diamond Head), within the Kapiolani Park complex, by designating for park purposes, four parcels of land situated between Pali Playground and the Hibiscus Garden and nineteen parcels of land situated between the Archery Range and Noela Street; realigning the Kalakaua Avenue and Monsarrat Avenue intersection; and amending the boundaries of the off-street parking area on the Diamond Head side of Monsarrat Avenue mauka of Kalakaua Avenue.

A public hearing was held on November 21, 1962, and action had been deferred pending the presence of a full Commission and submission of a report from the Department of Parks and Recreation regarding the allegation of poor maintenance of existing park lands and a general plan for development of Kapiolani Park.

The Director reported that Mr. T. F. Nobriga, Director of the Parks Department by letter of December 3, 1962, has requested deferral of this matter since he is not ready to discuss the amendments with the Commission. The Department is presently updating this section of the Kapiolani Park Master Plan.

In compliance with the request, the Commission deferred action on motion of Mr. Lemmon and second of Mr. Centeio.

Mr. Hustace requested that the Parks Department be advised of a pending application for development of a parcel of land in this area in question and unless this matter is expeditiously handled by the Parks Department, a situation may arise where the land is developed as proposed precluding receipt of any recommendation from the Parks Department.

The Director replied that the Parks Department has been apprised of the situation.

Mr. Nobriga was present in the audience.

**MISC.
LITTLE THEATER
SITE**

The Commission again discussed the communication from the City Council requesting the Planning Commission and the Department of Parks and Recreation to consider alternate sites other than that at the Ala Moana Park for the location of a "Little Theater". Action had been deferred pending a report and recommendation from the Parks Department on alternate sites for a little theater in compliance with the directive from the City Council.

The Director reported that the Parks Department has submitted a letter stating that it had considered alternate sites, namely: (1) Manoa Valley Field; (2) Kalihi Playground (Keahi Lagoon); (3) Ala Wai Field; (4) end of Ala Wai Canal (adjacent to the Waikiki-Kapahulu Library); and (5) Kapiolani Park. Its conclusion, however, is that the Children's (Little) Theater should be located in Ala Moana Park. The Director stated that Mr. Nobriga and Mrs. Nancy Corbett from the Parks Department are present to give further testimony on the Little Theater project.

Mr. Hustace indicated that the Commission had heard the presentation from the Parks Department favoring the Ala Moana Park site. He did not believe that the Commission should listen to a similar presentation on the Ala Moana Park site when this is contrary to the instruction received from the City Council to consider sites other than Ala Moana Park. However, if the presentation is for consideration of other sites, he is willing to listen.

Mr. Centeio agreed with Mr. Hustace. However, he noted that Mr. Nobriga, the Director of the Parks Department, was not present at the time the Ala Moana Park presentation was given and he felt that Mr. Nobriga should be given an opportunity to present his report.

Mr. Nobriga stated that he was on leave at the time this matter was first discussed. He was under the impression that the Planning Department was to recommend alternate sites but only last week, upon receipt of a communication from the Managing Director, did he learn of the Parks Department's responsibility to also recommend alternate sites.

He reported that the Parks Department, after considering all the alternate sites mentioned in its letter, has concluded that Ala Moana Park is the only park where the Children's Theater facilities can be adequately accommodated. He was informed that the Council was concerned that this project in Ala Moana Park would eliminate the baseball diamond and the picnic areas. Since this concern is unfounded, he had requested the Finance Committee members to meet with him this Friday at Ala Moana Park to discuss the matter further. He was also informed by the Chairman of the Finance Committee that the Master Plan for Magic Island shows an Outdoor Theater of 12,000 seats for water pageants. He had informed the Chairman of his belief that this was "putting the cart before the horse" because that project in all probability would not be considered until sometime in the future.

The Commission requested the staff's report on alternate sites considered and its recommendation.

The Director reported that the staff had investigated quite thoroughly the alternate sites mentioned in the Parks Department's letter in addition to the Princess Theater and the Fort Ruger Theater sites. All of these sites were rejected for various reasons. After considering all the factors, it was his recommendation that a separate Children's Theater is not needed since existing facilities in the schools, such as auditoriums in the

high schools, and cafeteriums in the elementary and intermediate schools, could be utilized for children's activities such as, concerts, dramatic plays, etc. Certain parks have pavilions which may also be utilized. Since the theater needs for other community and ethnic groups were mentioned, he stated that these groups could utilize the concert hall-theater facilities to be constructed within the Municipal Auditorium site. This latter recommendation is contained in the Stanford Research Report.

The Commission discussed whether the Director's recommendation would be an appropriate reply to the Council in view of its directive to consider alternate sites other than the Ala Moana Park for the "Little Theater". Majority of the members felt that a reply to the specific directive should be given since it was questionable whether the Commission should mention the need or the lack of need for a Children's Theater.

The Commission noted that a confusion on what type of theater facility was needed occurred as a result of testimony given by the Parks Department for utilization of the Little Theater by children and other theater groups. This confusion has unnecessarily delayed the Commission's reply to the Council. In order to understand clearly the reply the Council expects from the Commission and the purpose of the Little Theater project, the Director read the original Bill enacted by the Legislature and the City Clerk's letter from the City Council.

House Bill No. 535 mentioned the appropriation of \$750,000, or so much thereof as may be necessary, for the construction and equipment of a "Little Theater" building for the use and benefit of the children of the city and county of Honolulu.

The City Clerk's letter reported that the Council took the following actions relating to the Little Theater Project: "(1) Referred the communication from Deputy Corporation Counsel Samuel B. K. Chang transmitting draft of a resolution requesting the Governor of the State of Hawaii to allocate the sum of \$75,000 appropriated by the First State Legislature in its 1962 Budget Session to the City and County of Honolulu for the planning of the Little Theater project, together with the communication from the Department of Parks and Recreation requesting that action on the Little Theater appropriation resolution be deferred....to the Planning Commission and the Department of Parks and Recreation to consider alternate sites other than that at the Ala Moana Park for the location of a Little Theater; and (2) Requested the Corporation Counsel to render an opinion as to whether the Legislature can mandate the location of a Little Theater on land which is owned by the State of Hawaii, but under the jurisdiction of the City pursuant to an Executive Order."

Mr. Harloe's recollection was that the House Bill failed to pass. The only item passed was an appropriation of \$75,000 for planning for the Little Theater and said planning to be done by the City and County Parks Department. He stated that the legal counsel should check into this. He indicated that any further delay might result in lapsing of the appropriation at the end of the fiscal period.

Mr. Centeio noted that he had recommended three alternate sites: the Hibiscus Garden area, the archery range, and the area at Waikiki beach where hula shows are given. However, his motion recommending these sites died for lack of a second.

The Commission noted that it had discussed thoroughly all the alternate sites recommended by the staff. All the sites were rejected for various reasons and the staff had no new sites to recommend.

Mr. Hustace believed that the Council should be advised of the recommendation made by the Director that there is no necessity for a separate Children's Theater because existing school auditoriums and cafeteriums built for children's activities could adequately meet the need for such activities and that in view of this recommendation, the Commission requests the Council's advice whether it still desires the Commission to proceed to examine suitable location for a development specifically calculated for children's need. His motion to this effect was seconded by Mr. Lennon.

Mr. Yamabe proposed an amendment to this motion to include in the communication to the Council, a list of all the alternate sites recommended and rejected by the Commission and also the sites recommended by the Parks Department.

Mr. Hustace had no objection to this amendment since he felt that the Council should be apprised of the Commission's review and discussion on this matter.

Mr. Centeio did not agree with this motion. He stated that the request of the Council is very specific and a reply should be given in line with that request. He indicated that the Commission had sufficient time to study and consider alternate sites other than Ala Moana Park. In view of the presence of only four voting members of the Commission, he believed that this matter should be deferred pending a full Commission.

Since Mr. Centeio's negative vote will defeat the motion that was made, the Chairman announced that this matter will be deferred until the next meeting of the Planning Commission when more members are present.

In order that the Commission may not be accused of ignoring a communication from the Council, Mr. Hustace suggested that the Council be apprised of the events that have occurred and of the Commission's further consideration of the matter.

In the absence of a recommendation from the Parks Department on alternate sites, Mr. Harloe asked whether the Planning staff could make further study and recommend sites other than those already considered.

The Director replied that it would be a fallacy for him to suggest other sites without the recommendation that the children's activities could be adequately provided in existing school facilities. He did not believe that government should spend money on construction of a project, use of which could adequately be provided in existing facilities.

**ZONING ORDINANCE
AMENDMENT TO
SUBDIVISION RULES
AND REGULATIONS
RELATING TO
DEADEND STREETS,
BLOCK WIDTHS
AND LENGTHS**

The Commission again reviewed the amendment to Section 10 of the Subdivision Rules and Regulations relating to Dead-end Streets and Block Widths and Lengths in Subdivisions. A public hearing was held on September 13, 1962. The Commission had deferred action for further study with instructions to the Deputy Director to summarize all of the points and suggestions brought out at the public hearing for further consideration by the Commission.

Mr. Kim, Deputy Director, reported that the amendment to Section 10 was further amended by incorporating some of the suggestions made by engineers at the public hearing. He commented on the major provisions of the amendment as follows:

(1) The provision to restrict the length of a dead-end street from the present requirement of 250 feet to 200 feet when it does not serve more than six family lots on a right-of-way of not less than 24 feet with a pavement width of 18 feet was left out entirely. The engineers felt that this provision is similar to the one contained in the existing regulations. The staff concurs; therefore, the existing regulation will apply.

(2) The turn-around area at the end of a dead-end street will be based on a curb to curb width rather than a right-of-way width as recommended by the engineers.

(3) Dead-end streets of 32-foot right-of-way shall not exceed 300 feet in length. When they do, the right-of-way width must be 44 feet or more.

He stated that the engineers were against the decreasing of the length of dead-end streets from the present requirement of 600 feet to 300 feet on rights-of-way less than 44 feet. The engineers felt that any subdivision beyond 300 feet in length on a wider right-of-way and pavement width will result in an increase in cost of development. The staff, however, maintains that in the interest of public safety, the 300 feet limit should be inserted.

The fire chief had testified that in cases of fire, a narrow street longer than 300 feet in length will restrict greatly the fire fighting ability of the Fire Department. Should cars be parked on these dead-end roads, the fire fighting apparatus could not enter the area and fire hoses cannot be extended beyond 300 feet. Therefore, any lots beyond 300 feet from the entrance would not have adequate fire protection. The National Board of Fire Underwriters had also recommended that dead-end streets of narrow widths should not exceed 300 feet in length.

(4) Where practicable, dead-end streets within a subdivision should be spaced not less than 300 feet from any other street intersection.

The engineers had no objection to this provision since this is a permissive regulation depending on practicability.

(5) Blocks--widths and lengths. The length of blocks was changed from the present requirement of not more than 1200 feet to 1500 feet, parallel to streets or thoroughfares.

The engineers felt that this was a fine feature which lessens the number of intersections, resulting in a saving of subdivision costs.

In the discussion that followed, Mr. Yamabe asked whether the change from 200 feet to 250 feet in length for dead-end streets serving not more than six family lots would have any detrimental affect.

The Deputy Director replied that it would not. The Traffic Department has commented that the length, whether 200 feet or 250 feet, would not make much difference. There would be no real hazard.

Mr. Lemmon's motion to adopt the amendment to Section 10 of the Subdivision Rules and Regulations as presented with the reasons stated by the Deputy Director was seconded by Mr. Hustace.

Mr. Hustace requested that the specific basis for the Commission's position on this matter as opposed to the request of the engineers be clearly stated. Namely, that in the interest of public safety and as recommended by the fire chief, the maximum length of dead-end streets less than 44 feet right-of-way width has been restricted to 300 feet.

A vote was taken and the motion was carried.

MISC.
RECEIPT OF
PLANNING MATERIAL
FROM MR. CENTEIO

The Commission received and filed a letter from Mr. George F. Centeio, transmitting for the Commission's information, material from the World Congress for Housing and Planning Conference which was held in Paris in September, 1962.

MISC.
SHERIDAN TRACT
AREA
PROPOSED IMPROVE-
MENT DISTRICT

The Director informed the Commission of the receipt of a letter from Mr. Yoshio Kunitomo, Chief Engineer, stating that he does not anticipate starting construction of street improvements within the Sheridan Tract area bounded by King, Piikoi, Kapiolani and Sheridan Streets for several more years, although the engineering phase of the subject project is being contemplated for movement from 1964-1965 fiscal year to 1963-1964 fiscal year.

In view of this statement from the Chief Engineer, the Director requested the Commission's advice whether or not to process rezoning applications within this area.

Mr. Lemmon expressed his opinion that these rezoning applications should be considered provided that the owners make the necessary allowances for the street widening and improvement.

Mr. Centeio concurred with Mr. Lemmon. Since the Commission cannot place a condition to zoning, he felt that voluntary posting of a bond for the street improvements should be accepted by the Commission.

In the discussion that followed, the Commission determined that to permit each property owner to construct curbs and gutters upon application for rezoning would result in a haphazard type of development. It would be more acceptable to permit the filing of voluntary bonds for a complete development at some future date. The Commission decided to accept the recommendation made by Mr. Lemmon.

**MISC.
PRESENTATION OF
PROPOSED PLAN
FOR DEVELOPMENT
WITHIN HAWAII-KAI**

Mr. David Slipher, Vice-President and General Manager of Kaiser Hawaii-Kai Development Company, presented to the Commission a proposal to develop resort-type activities on approximately 50 acres of land situated at the east entrance to Hahaione Valley and portion of Kaluanui Ridge within the Hawaii-Kai Development in Maunaloa. This area is designated for park use on the General Plan adopted for the area.

Mr. Slipher stated that the area in question has a historical significance by the fact that in the 1800's there was a small Hawaiian fishing village at this location. This fact is quite well documented in the Bishop Museum. He reported that at the time of the land exchange between the City and County and the Bishop Estate in which the City was given title to school and park sites, it was hoped that this area would also be included in the exchange. The City decided not to include this area in the exchange but requested that it be put on a "hold" basis until April 10, 1962. This request was granted due to the possibility that either the City and County or the State might be interested in developing the area as a historical and cultural park. After April 10th, upon making inquiries, the City and County replied that funds were not available to acquire the site and therefore was not interested in developing the area. The State also replied that it is not within its ability to finance such a project. The Bishop Estate, therefore, had notified the City and County that we (the developers) have other plans for the area. The developers feel that due to the historical significance of the area, the Resort-Hotel District No. 2 provisions provide an excellent vehicle for the proper use of the area.

Mr. Slipher then elaborated on the proposed plans for the area and showed schematic site plans and exhibits as well as a detailed scale model of the proposed development for the area, as follows:

(1) Starting from a point on the Waimanalo end of the subject area, a terminal station of an aerial tramway up Kaluanui Ridge is proposed.

He stated that a survey of about 62 aerial tramways across the world was made and they believe that this is a highly desirable and practical development for this location. This ridge from its lowest point to the top of the pali offers full visibility all the way. The range of view from the four passenger cubicle will be at least 340 degrees from the top to bottom. It is expected that the area will attract about 200,000 persons a year.

(2) Next to the terminal station will be a parking lot for approximately 150 cars.

(3) Just below this will be a golf driving range on a flat area with another parking lot immediately adjacent.

(4) In front of this parking lot will be a restaurant, reflecting architecturally the character of the area immediately adjacent.

(5) The character of the adjacent area will be restricted, with reasonable authenticity, to the original fishing

village that was situated there, similar to the Ulu Mau Village. There will also be a cluster of palm trees.

(6) Beyond this will be a nine-hole pitch and putt golf course.

(7) On the slopes above and on the side of the golf course will be a series of two-story apartment and residential buildings.

Mr. Slipper pointed to the schematic drawing of one of the two-story apartment structures. He stated that the two lower levels of the structure are apartment units and behind this and on a upper grade position are two-story attached units of the type now being built in the Hawaii-Kai Marina area. They have found a very successful market for this type of unit. Each building will contain 32 family units and these will be sold on a condominium basis.

(8) The blue areas shown on the map, mauka of Hawaii Kai Drive are natural lagoons which are the result of two original fresh water springs, characteristic of this area. The water, however, is brackish suitable for irrigation but not for domestic use.

(9) Hawaii Kai Drive fronting these developments is a 76-foot right-of-way road providing excellent accessibility for both the residents in the area and the general public.

(10) The density here is about 6% as compared to the permissible 10%.

Mr. Slipper pointed out that one great significance of blending the type of commercial uses proposed in this area with a relaxed density is that the commercial uses will provide the income for maintenance of the open areas and keep them in proper perspective. There would be no problem of maintenance which is so often present in many of the public parks. The type of investment represented here is substantial and they believe that these commercial uses included in the Hawaii-Kai development would not only be for the benefit of the residents but the public in general. They also believe that the aerial tramway, the Hawaiian Village, and other features of the plan will become important tourist attractions.

Referring to the General Plan map, he indicated that the brown colored area immediately adjacent to the area under consideration is designated for Apartment B usage. This area will be developed with twin homes as well as the type of apartment structures proposed in the resort-hotel area. This will permit the blending of similar type of apartment structures within the two subject areas.

In the discussion that followed, Mr. Lemmon pointed out that the proposed apartment structure of split level construction with two stories each appears to be a four-story building.

Mr. Slipper replied that an informal opinion from the Building Department indicates that it is a two-story building. The reason is that the front section of two stories is completely separated from the back section

by a masonry wall. There is a through traffic facility behind this wall and parking for these units are underneath the upper section. The structure will be of concrete and masonry construction with the exception of the roof.

With reference to residential homes proposed in the front of this development and across the highway, Mr. Slipher stated that similar to the development in the Portlock Road area where the homes front the main highway, the homes will be grouped in four's with a common driveway and the area fronting the highway enclosed by a wall. These driveway entrances will be spaced about one city block long.

In reply to the Commission's inquiry, the Director stated that no action is required from the Commission since this proposal was presented to the Commission for information only. The General Plan for the area must be amended to permit the intended uses; however, further study and check of the plans must be made before he can initiate an amendment to the General Plan to permit the development.

Mr. Hustace inquired how the developers propose to take care of the constant maintenance of the golf course area, the Hawaiian Village, etc., since it is quite apparent that the success or failure of the development depend on the area of maintenance. He also inquired whether this is to be included with the surrounding residential development or is a separate obligation by the Kaiser enterprise in its undertaking to give assurance to the City that it would be carried out.

Mr. Slipher replied that because the area is commercial in character and the policy of Hawaii-Kai is to retain the development and obligation related thereto to commercial areas, they would be responsible for the maintenance of the open areas. These would include the golf course, the village, the parking lots, the driving range, the restaurant, etc. They may have sub-tenants operating the restaurant and the aerial tramway, but the basic responsibility will remain in Hawaii-Kai.

Mr. Hustace then asked whether a representation will be made to each condominium owners that the Hawaiian Village, golf course, etc., will be developed in the area.

Mr. Slipher replied that this representation will be made if the units are sold on that basis.

Mr. Centelo proposed the calling of a public hearing to consider an amendment to the General Plan to permit the development as presented but he was advised by the Deputy Corporation Counsel that it would be premature for the Commission to call a public hearing in the absence of such an amendment initiated by the Planning Director.

Mr. Hustace requested the Kaiser enterprise to submit in writing, the presentation made today for the development as proposed.

No action was taken by the Commission.

**C.I.P.
IMPROVEMENT
REVOLVING FUND
WAHIAWA CORP.
YARD**

The Commission reviewed Committee Report No. 2749 from the City Council, referring to the Planning Commission for consideration and recommendation, a proposal to advance the sum of \$29,000 from the Improvement Revolving Fund to the Department of Public Works as an advance expenditure for the acquisition of 16,200^{sq} of land required for the expansion of the Wahiawa Corporation Yard.

The Director stated that if this advance expenditure is approved, provision will be made in the next fiscal year to reimburse the same amount to the Improvement Revolving Fund.

A motion to recommend approval to the proposal to advance funds from the Improvement Revolving Fund to acquire land for the expansion of the Wahiawa Corporation Yard was made by Mr. Hustace, seconded by Mr. Lemmon, and carried.

**LAND USE
COMMISSION
PETITION
(SPECIAL PERMIT)**

The Commission reviewed a communication from the State Land Use Commission, requesting comments and recommendations from the Planning Commission on the following applications for special permit. The Director reported on the applications as follows:

(1) Mr. George K. Sing requested a special permit to allow him to subdivide his property containing an area of 5.4 acres off Halona Road in Waianae into 4 lots. He wishes to sell the homes moved into this area in January, 1962. This area is presently zoned for Rural Protective use and designated on the General Plan for agricultural use. It is situated within an agricultural district of the State Land Use Commission Temporary District Boundary.

The Director stated that the proposed subdivision is permissible under existing regulations since the applicant has sufficient acreage to meet the minimum one-acre lot agricultural subdivision requirement. A special permit is not required if the lots are over one acre in size. He recommended that the Land Use Commission be so advised.

(2) Mr. Joseph Souza requested a special permit for construction of two additional single family dwelling units on approximately 1.8 acres of land situated at 86-410 Halona Road in Waianae. Presently there are three buildings on the parcel. The zoning is Rural Protective and the General Plan designation is agriculture. This property is also in the agricultural boundary of the Land Use Commission.

The Director recommended that this application be denied on the basis that residential use would be contrary to the intent and purpose of the General Plan adopted for this area which has been designated for agricultural use.

(3) Mr. Frank Moniz requested a special permit for construction of three additional dwelling units on his property containing 1 acre situated at 86-105 Puhawai Road in Waianae. Presently, there are two wooden dwellings on the property. The zoning is Rural Protective and the General Plan designation is agriculture. This property is also in the agricultural boundary of the Land Use Commission.

The Director recommended that this application be denied also for the same reason given for Mr. Souza's application.

(4) Mr. Benigno Miguel requested a special permit for construction of four additional dwellings on his property containing 1.10 acres situated off Waikapunaha Road in Waimanalo. He presently has three dwellings on his property. The zoning is Rural Protective and the General Plan designation is agriculture. This property is within the agricultural boundary of the Land Use Commission.

The Director recommended that this application be denied for the same reason given for Mr. Souza's and Mr. Moniz's applications.

After a brief discussion, the Commission voted to concur with the Director's recommendation on the four applications and to so advise the Land Use Commission on motion of Mr. Hustace and second of Mr. Centelo.

**LAND USE
COMMISSION
PETITION
URBAN USE
(JAMES H.
WOLTERS)**

The Commission reviewed a communication from the State Land Use Commission, submitting to the Planning Commission for comments and recommendations, a petition filed by Mr. James H. Wolters requesting an amendment to the Temporary District Boundary by changing the district designation for approximately 5100 acres of land situated in Kahana Valley from its present classification in an Agriculture-Conservation District into an Urban-Conservation District.

The Director reported that this area in Kahana Valley has been designated for park use on the General Plan. The State has plans to acquire the property for a State Park. The applicant is proposing a residential subdivision in the upper section of the valley and a resort development in the front.

Mr. Hustace announced that he will not be voting on this matter due to possible conflict of interest.

The Commission decided to defer review of this matter since a vote by three members cannot carry any action of the Commission.

**MISC.
LEGAL OPINION
AUTHORITY TO
CALL PUBLIC
HEARINGS**

The Commission acknowledged receipt of the opinion from the Corporation Counsel advising that the Planning Director has the authority to initiate amendments to the General Plan or the zoning ordinances. The Planning Commission reviews the Director's proposals and makes recommendations to and advises the Council thereon. Since the Planning Commission is the body that holds the public hearing, the authority to call the public hearings rests with the Commission.

Copies of the opinion were distributed to the Commission members.

**ZONING RESORT-
HOTEL DIST. NO. 2
HEEIA
PALI SIDE OF
HAIKU ROAD
GEORGE ING**

The Director initiated a change in zoning from existing Rural Protective and Farming District to Resort-Hotel District No. 2 for approximately 20 acres of land situated in Heeia, Pali side of Haiku Road about 2/3 mile mauka from Kamehameha Highway.

He reported that this area has been developed into a tropical garden and the owner requests resort-hotel zoning in order that he may start construction of facilities to serve tourists and the general public. This change is in compliance with the General Plan adopted for the area.

In the discussion that followed, the Director stated that the Resort-Hotel District No. 2 Ordinance is in effect and the proposed development must comply with the provisions contained in this Ordinance. He explained a few provisions of this Ordinance regarding height of structures, spacing, number of guest rooms and permissive accessory uses.

A motion to authorize the calling of a public hearing to consider the proposed change in zoning was made by Mr. Lemmon, seconded by Mr. Centeio, and carried.

**ZONING BUSINESS
KAILUA-KAELEPULU
OFF KEOLU DRIVE
ISLAND CONSTRUCTION CO.**

The Director initiated a change in zoning from existing Class A-1 Residential to Business for approximately 3 acres of land situated off Keolu Drive in Kailua-Kaelepulu, in compliance with the General Plan adopted for the area.

He reported that a similar proposal was considered by the Commission in May, 1962. There is an existing business area of 3 acres and the proposal at that time was to zone an additional 7 acres to business for a total of 10 acres for a commercial development. At the public hearing held on May 24, 1962, residents in the adjoining areas protested against the proposed change in zoning. The Commission closed the hearing and had deferred action pending the presence of a full Commission.

He indicated that the developer has now submitted a revised plan for an additional 3 acres instead of 7 acres for business zoning for a total of 6 acres for the commercial development. Plans submitted show the commercial structures in the center of the lot with parking around the perimeter. This plan deletes the area formerly proposed for rezoning and which met the strongest objection from the residents. The Enchanted Lake Community Association by letter has stated that it would look with favor on this revised application.

Mr. Centeio stated that he has been against the zoning of additional areas for business in this neighborhood and he still maintains this position. Since there are only four voting members present and in order to give a fair review of the proposal, he suggested that this matter be deferred until the presence of a full Commission.

A motion to defer action pending the presence of a full Commission was made by Mr. Centeio, seconded by Mr. Lemmon, and carried.

The other members of the Commission commented that the revised plan should be resubmitted to the public for comments at another public hearing. The Commission requested that at the next review of this proposal, a large scale map of this district showing the relationship of this proposed shopping center with other shopping centers in the district be displayed.

**STREET NAMES
LUALUALEI, WAIANA
"HAANA PLACE"
"POUEULU PLACE"**

The Commission, on motion of Mr. Mustace and second of Mr. Lemmon, recommended adoption of the following street names:

(1) Street names for roadways within an Agricultural Subdivision at Lualualei, Waianae:

HAAMA PLACE - Deadend roadway off Puuhulu Road and being between Puhawai Road and Puuhulu Place.
Meaning: To begin to turn yellow, as ripening mango or papaya

PUUHULU PLACE - Deadend roadway off the existing Puuhulu Road between Haama Place and Kuwale Road.

**STREET NAMES
KEWALO
KAPIOLANI CENTRAL
BUSINESS DISTRICT**

(2) Street names for roadways within the subdivision off Kapiolani Boulevard known as the Kapiolani Central Business District:

KAHEKA STREET - Extension of existing roadway to Kapiolani Boulevard.

MAKALOA STREET - Extension of existing roadway to Kalakaus Avenue.

KALAUOKALANI WAY - Termination of existing roadway at Makaloa Street. (Now known as Makaloa Street.)

KANUNU STREET - Roadway from Keeaumoku Street to Kalakaus Avenue and between Rycroft Street and Makaloa Street.
Meaning: Physically large

AMANA STREET - Roadway from Kanunu Street to Makaloa Street and between Keeaumoku Street and Kaheka Street.
Meaning: To empower; to authorize

PONI STREET - Roadway from Kanunu Street to Makaloa Street and between Kaheka Street and Kalakaus Avenue.
Meaning: To anoint; crown

The Commission adjourned the meeting at 5:30 p.m., and deferred review of the following items on the agenda:

ZONING RURAL PROT. Initiation by the Director of a proposed rezoning from
WAIANAHE Hotel and Apartment to Rural Protective for property
LUALUALEI HOMESTEAD containing 18,962 $\frac{1}{2}$ situated on the corner of Lualualei
RD & POKAI BAY ST. Homestead Road and Pokai Bay Street in Waianae.
Z. A. CORPUZ

ZONING INDUSTRIAL Initiation by the Director of a proposed change in zoning
WAIPAHU from existing Class A and Class A-1 Residential to
WAIPAHU STREET Industrial for land situated in Waipahu between Waipahu
OAHU SUGAR CO. Street and the Sugar Mill premises as an expansion for
the mill operation.

ZONING ORDINANCE Initiation by the Director of an ordinance to amend
AMENDMENT TO Article 9 of Chapter 21, R. O. 1961 relating to Use
CONDITIONAL USE Districts by amending Section 21-9.1(a)(1) to include
ORDINANCE Airports, Heliports and Landing Field in the list of
enumerated Conditional Uses.

ZONING CLASS AA
RESIDENTIAL
LAIE POINT
NAUPAKA STREET

Request of the Director for the Commission's advice regarding a proposal to change the Class A-1 Residential zoning to Class AA Residential zoning for the entire area known as Laie Point in Laie.

GENERAL PLAN
AIEA TO PEARL
CITY

Request of the Director for the Commission's advice whether or not to process pending applications for changes in zoning within the areas extending from Aiea to Pearl City since the proposed General Plan for the subject areas will not be ready for presentation by the staff for another four months.

The meeting adjourned at 5:30 p.m.

Respectfully submitted,

Carole A. Kamishima
Carole A. Kamishima
Planning Reporter

Meeting of the Planning Commission
Minutes
December 20, 1962

The Planning Commission met in regular session on Thursday, December 20, 1962, at 2:00 p.m., in the Conference Room of the City Hall Annex with Mr. Frank W. Hustace, Jr., Chairman pro tem, presiding:

PRESENT:

Frank W. Hustace, Jr., Chairman pro tem
George F. Centeio
Cyril W. Lemmon
Stanley T. Himeno
Bartley M. Harloe, ex-officio
Fred K. Kwock, ex-officio

Frederick K. F. Lee, Planning Director
Bertram T. Kanbara, Deputy Corporation Counsel

ABSENT:

Thomas N. Yamabe II
Alfred A. Yee

MISC

On motion of Mr. Centeio and second of Mr. Lemmon, Mr. Frank W. Hustace, Jr., was appointed Chairman pro tem in the absence of Chairman Yamabe.

MINUTES:

The minutes of December 6, 1962, as circulated, were approved on motion of Mr. Lemmon and second of Mr. Centeio.

**CAPITAL IMPROVE-
MENT PROGRAM
AMENDMENT TO THE
C.I.P. FOR FISCAL
YEAR JULY 1, 1962
TO JUNE 30, 1963**

The Commission reviewed Bill No. 193, as amended, entitled: "Capital Improvement Supplementary Ordinance No. 3. An Ordinance amending Ordinance No. 2179 relating to Capital Improvements of the City and County of Honolulu for the fiscal year July 1, 1962 to June 30, 1963," as submitted by the City Council to the Planning Commission for consideration and comments. Copies of the amendment to the Capital Improvement Program and Mayor's Message No. 715 were also submitted for review.

Bill No. 193 proposes an amendment to the Capital Improvement Program of the City and County of Honolulu for the fiscal year July 1, 1962 to June 30, 1963 by reappropriating the sum of \$1,283,550 taken from the General Fund, transfer from the Miscellaneous Projects Account and General Obligation Bonds to the following projects:

NEW CAPITAL IMPROVEMENT PROJECT FOR 1962-1963 FISCAL YEAR

Roads and Improvement District:

Pedestrian Overpass Across Waipahu
St., at Waipahu Elementary School....\$ 29,000

School Improvement:

Hahaione Elementary School
(Incidental Planning and
Engineering Costs)..... 5,000

Other Building Improvement:

Renovation of Traffic Courts--
Bethel and Merchant Sts..... 12,000

Park Improvements:

Aiea Civic Center Site Field 14,000
Moanalua Garden Playground 17,000 \$ 77,000

**ADDITIONAL REQUIREMENTS FOR 1961-1962 AND 1962-1963
FISCAL YEARS PROJECTS**

Drainage and Flood Control:

Kawaihuli Swamp Flood Control
(Engineering and Surveying,
Appraisal & Search of Title)...\$ 40,000
Waianae Flood Control--Ulehawa
Street Channel Improvement
(Federal Share of Project).... 325,550

Sewer Project:

Waipahu Sewage Pump Station and
Force Main 530,000

School Improvement:

Lunali'i Elementary School
(Six Additional Classrooms)... 158,000
Planning & Inspection- 17,500
Construction140,500

Other Building Improvement:

Renovation of Former Detective
Building, Bethel and Merchant. 85,000
Renovation of City Clerk's Off... 48,000

Park Improvement:

Waialae-Iki Playground 20,000 1,206,550

TOTAL \$1,283,550

The Director reported that the original Bill 193 was amended by the Council to include the following projects. He gave a detailed explanation of each of the projects:

(1) Pedestrian overpass across Waipahu Street at
Waipahu Elementary School \$29,000

Since the students must cross Waipahu Street to use the playground which is across the street from the school, the Council had considered the request of the parents of these students to close Waipahu Street during the school hours. However, the Council accepted the Department of Traffic's recommendation not to close Waipahu Street and in lieu thereof to initiate a feasibility study of providing a pedestrian overpass. The sum appropriated is for construction of the overpass.

(2) Aiea Civic Center Site Field \$14,000

(3) Moanalua Garden Playground \$17,000

Both areas, although general planned for public facilities, are not scheduled in the Capital Improvement Program for any large scale improvement for the next five years. Therefore, in the interim, the areas are to be used as a park. The appropriation made is for grading and other improvements. The residents in the area had requested this interim use and they will do the planting and maintenance of the areas.

Mr. Harloe commented on the Aiea Civic Center Site Field. He stated that this area situated right next to Aiea School had been idle for many years. Due to the need of the school for expanded playground facilities, the people

in the community had offered to plant and maintain the area as a playground temporarily until the Civic Center facilities are constructed. The sum appropriated is for grading and installation of water line and other facilities.

(4) Renovation of City Clerk's Office \$48,000

The above funds were provided during the last fiscal year for extension of the mezzanine floor but the department, realizing possible inconvenience and congestion during the post election, requested postponement of this project until after the election.

(5) Lunalilo Elementary School \$158,000

The Mayor had recommended the appropriation of \$20,000 for construction of an additional classroom to take care of the increase in kindergarten enrollment. However, the Council increased the appropriation to \$158,000 to add a second story and provide five additional classrooms.

Since this would provide additional educational facilities and it is in line with the Department of Education's request, the staff concurs with the change.

After a discussion on each of the projects to be included in this fiscal year's Program, the Commission voted to recommend approval of Bill No. 193 and the amendments to the Capital Improvement Program, on motion of Mr. Lemmon and second of Mr. Centeio.

The Commission reviewed a petition filed with the State Land Use Commission requesting an amendment of the Temporary District Boundary by changing the district designation from an agricultural district to an urban district for approximately 88 acres of land situated along the slopes above the presently built-up area in Lanikai, Kailua. The Land Use Commission requested comments and recommendations from the Planning Commission regarding this petition.

The Director reported that the land in question is situated along the slopes of Lanikai Heights somewhere along the 250-foot contour line. The zoning of this area is Class AA Residential; however, the General Plan of the Kailua-Lanikai section designates this area as open space. This area is within the agricultural district of the Land Use Commission's Temporary District Boundary.

He stated that water service in this area is limited to the 120-foot elevation contour. Any development of this area would require the construction of a complete water system facility, such as storage reservoir, booster pumping station and transmission lines. The City has no plans to expand sewer facilities into this area within the foreseeable future. Any large subdivision project would require a temporary treatment plant. The existing ground slope varies from 30% to 80% grade. Due to the foregoing reasons, the Director stated that he recommends against withdrawing this land from agricultural use.

Mr. Centeio's motion to recommend to the Land Use Commission that the request be disapproved for the reasons stated was seconded by Mr. Lemmon.

LAND USE COMM.
PETITION
LANIKAI, KAILUA
URBAN USE
(E. F. KENNEDY)

Mr. Hustace inquired whether there has been any change in conditions with respect to the area since the time of adoption of the General Plan by the Planning Commission.

The Director replied that there has been no change in conditions which would reflect a need to change the General Plan.

A vote was taken and the motion was carried.

STREET NAME
KALIHI
WAUKE SUBDIVN.
"KILOHI ST."

The Commission, on motion of Mr. Himeno and second of Mr. Lemmon, recommended adoption of the following street name for a roadway within the Wauke Subdivision at Kalihi:

KILOHI STREET - Extension of an existing street name which is approximately 600 feet east of the Wauke Subdivision. This road intersects with Kam IV Road.

Meaning: Variety

MISC.
MEETING WITH
STATE LAND USE
COMMISSION

The Director informed the Commission that members of the State Land Use Commission were to be present today to discuss with the Planning Commission the permanent district boundaries. However, just before the meeting, he was informed that the Land Use Commission will not be here today since they wished to clarify two matters before meeting with the Planning Commission. Therefore, he and two members of the staff will meet with the Land Use Commission to review any proposed changes.

The Director reported that at the last meeting of the staff with the Land Use Commission when the permanent boundaries were discussed, the Commission was more or less in agreement with the City and County's boundaries with the exception of Waipio and Keapuka. It was his recommendation that the General Plan for the two areas be adhered to.

Since this matter was presented to the Commission for information, no action was taken.

IMPROVEMENT
REVOLVING FUND
WAIPAHI
INCINERATOR SITE

The Commission reviewed Committee Report No. 2872 from the City Council, requesting the Planning Commission to advise the Council as to the feasibility of utilizing the Improvement Revolving Fund for the purpose of acquiring 11.761 acres of land for the Waipahu Incinerator site.

The Director reported that the sum of \$170,000 was appropriated in the 1962-63 fiscal year Capital Budget for this acquisition but an additional \$68,800 is needed.

The Commission asked whether it would be feasible to utilize this Fund for the acquisition.

Mr. Kwock, Budget Director, reported that it would be feasible to advance the sum required from the Improvement Revolving Fund. There is approximately a half a million dollars in this Fund.

The Commission voted to advise the Council that the Commission finds it feasible to utilize the sum of \$68,800 from the Improvement Revolving Fund for the purpose stated with the recommendation that the Fund be reimbursed by the same amount in the next fiscal year's program. The motion was made by Mr. Centeio, seconded by Mr. Lemmon, and carried.

**GENERAL PLAN
CENTRAL BUSINESS
DISTRICT
UNION STREET AS
A PEDESTRIAN MALL**

The Director initiated an amendment to the General Plan of the City and County of Honolulu, Central Business District, by designating Union Street between Bishop Street and Hotel Street as a pedestrian mall. He reported that the construction plan is before him now for consideration.

Mr. Hustace believed that it was premature to make this designation without a general plan prepared for the Central Business District. It was his understanding that a comprehensive study of the C.B.D. is being made by the consultants for the Downtown Improvement Association. He felt that it was wrong to plan in a piecemeal manner without full awareness of how the mall plan would affect the development of the area as a whole. Without some plans prepared of how the periphery areas should be developed, the Commission may be embarrassed by not being able to advise the people properly whether or not it would be feasible to close Union Street.

Mr. Centeio indicated that a public hearing will bring out expressions from the public whether or not they favor a mall plan. Therefore, he approves the holding of a public hearing.

Mr. Lemmon agreed with Mr. Centeio that by holding a public hearing, the Commission would learn of the arguments pro and con regarding the mall plan. Calling a public hearing does not mean that the Commission has taken a position to favor the mall plan.

Mr. Lemmon's motion to authorize the calling of a public hearing to consider the amendment as proposed by the Director was seconded by Mr. Centeio.

In the discussion that followed, Mr. Hustace maintained the position taken by him. However, he had no objection to calling a public hearing if that is the desire of the majority member of the Commission.

Mr. Harloe also believed that a public hearing should be called. He admitted that there is no over-all plan for the downtown area but he believed that by bringing the mall plan in focus, it would arouse interest from the general public especially from some of the large companies in the downtown area which may have plans for rebuilding of some of the old buildings but are deferring development because of uncertainty. If the mall plan is well accepted by the public, it may stimulate development and lead closer to having a comprehensive plan for the downtown area.

Mr. Hustace inquired whether the proposed amendment means the closing of Union Street as an official street with the City no longer responsible for maintenance. He also asked whether the Capital Improvement Program is to be adjusted to provide funds for the digging up of the pavement and planting of trees.

The Director replied that the General Plan, as amended, will show Union Street as a pedestrian mall and not as a vehicular street. The City will still maintain the area and the State will retain ownership of the land. This designation for mall use is to be made on the General Plan so that the area may be developed as shown on the development plan submitted. The temporary mall

constructed on Fort Street was considered a success and the merchants in the area expressed interest to pursue this matter further. They have talked about a mall for many years and are now willing to invest money to construct the Union Street mall.

He stated that the existing pavement will not be destroyed. Similar to the temporary mall installed on Fort Street, the mall will be laid out on top of the existing pavement. Maintenance of the area will be the same for a regular street.

A vote was taken and the motion to call a public hearing was carried.

The meeting adjourned at 2:35 p.m.

Respectfully submitted,

Carole A. Kamishima
Carole A. Kamishima
Planning Reporter

Meeting of the Planning Commission
Minutes
January 3, 1963

The Planning Commission met in regular session on Thursday, January 3, 1963, at 1:35 p.m., in the Conference Room of the City Hall Annex with Chairman Thomas N. Yamabe, II, presiding:

PRESENT: Thomas N. Yamabe II, Chairman
George F. Centeio
Frank W. Hustace, Jr.
Cyril W. Lemmon
Alfred A. Yee
Stanley T. Himeno
Bartley M. Harloe, ex-officio
Fred K. Kwock, ex-officio

Frederick K. F. Lee, Planning Director
Bertram T. Kanbara, Deputy Corporation Counsel

ABSENT: None

MINUTES: The minutes of December 20, 1962, as circulated, were approved on motion of Mr. Hustace and second of Mr. Centeio.

PUBLIC HEARING
GENERAL PLAN
CENTRAL BUSINESS
DISTRICT
UNION STREET
MALL

A public hearing was held at 3:00 p.m., to consider a proposed amendment to portion of Central Business District General Plan (Section 12) by designating Union Street between Bishop and Hotel Streets as a pedestrian mall.

The public hearing notice published in the Honolulu Star Bulletin on December 24, 1962, was read by the Director who reported that the hearing notices were sent to the various City agencies, the Chamber of Commerce, the Downtown Improvement Association, H. Bartholomew and Associates, and to 13 property owners in the area. To date, no letters of protests have been received.

He indicated that the Downtown Improvement Association had met with the various City and State agencies in proposing the conversion of Union Street into a pedestrian mall. The D.I.A. is ready to proceed with this construction with an understanding with the City that the D.I.A. will construct the improvements to convert Union Street into a pedestrian mall at no cost to the City but the City will be responsible for maintenance of the area. In order to proceed with this construction, the use of Union Street must be changed from a vehicular street to a pedestrian mall.

In reply to Mr. Lemmon's query, the Director stated that the Traffic Department is quite aware of this proposal and is in accord with the plan.

The Chairman then called upon those persons wishing to speak against the proposal. Since no one spoke against the proposal, Mr. Robert Craig, Executive Director of the D.I.A. spoke in support of the plan.

Mr. Craig stated that the construction plan for the mall has been completed and it bears the approval signatures of the various City and State department heads, such as the Chief Engineer, the Engineer of the Board of Water Supply, the Director of the Division of Sanitation, the Traffic Engineer, the Planning Director, etc. The D.I.A. will administer the contract for this construction

and upon completion, the improvements will be deeded to the City.

Mr. Lemmon requested information on certain features of the mall plan.

Mr. Craig stated that the driveways shown on both ends of Union Street are for access by emergency vehicles, such as fire, police and ambulance. They would also provide access for service trucks going into the various cul-de-sacs but these vehicles will be restricted from entering the area until after store hours. There will be curbs constructed on both ends of Union Street as a demarcation line. The pavement will be concrete.

Mr. Hustace indicated his understanding that the D.I.A. is presently preparing a general plan for the Central Business District. If this is correct, he inquired whether the mall is part of that plan. If it is, is the D.I.A. ready to present the C.B.D. plan to the Commission so that the Commission might be able to make a determination whether or not the mall plan would appropriately conform with that plan. From the standpoint of planning, the Commission is faced with the responsibility of taking action compatible with the general over-all thinking and something which is consistent with plans for the C.B.D.; therefore, he finds himself nonplus on the proposal under consideration without knowledge of the general plan proposed for the area.

Mr. Craig replied that the physical plan has been presented informally to the Planning Department and to his knowledge, invitations were sent to interested individuals and to the Planning Commission to review the preliminary plans. A great deal of publicity was given to the proposal and it was his belief that every conceivable step within the limits of their ability was taken to apprise the Commission and others of the plan. He stated that the physical plan will be presented to the Commission shortly after February after completion of an economic study. It was believed that the Commission would be better able to evaluate the plan if the economic data and the observations of the consultants were presented at the same time with the physical plan.

Asked by Mr. Hustace whether there is a need to act on this change at this time, Mr. Craig replied in the affirmative. He emphasized the importance of proceeding with the mall plan so that the C.B.D. retailers would have some sort of attraction into the area. As everyone knows, the development of neighborhood shopping centers has seriously affected the C.B.D. area. The mall would offer a place for shoppers to relax between visitation to the various stores and to enjoy the amenities of the mall. The mall would be in a nature of a "holding operation" until more ambitious aspects of the plan could be presented to the Commission for execution.

Mr. Craig further stated that the Capital Improvement Program of the City and County of Honolulu need not be adjusted in order to develop the mall. The sum of approximately \$36,000 has been provided by the various merchants in the area and the D.I.A. will assume the responsibility of constructing the mall with the necessary plantings and installation of curbs and pavement. After completion, the improvements will be deeded to the City

which would then assume the responsibility of maintaining the area similar to maintenance responsibility of streets throughout the City. It is assumed that the Department of Parks and Recreation will maintain the area.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Centeio and second of Mr. Lemmon.

In considering this matter later, the Commission recommended approval to amend a portion of the Central Business District General Plan by designating Union Street between Bishop Street and Hotel Street as a pedestrian mall. The motion was made by Mr. Lemmon, seconded by Mr. Centeio, and carried unanimously.

PUBLIC HEARING
ZONING HOTEL AND
APARTMENT
KEWALO
1263 ELM STREET
KAMEO NITTA

A public hearing was held to consider a change in zoning from existing Class B Residential to Hotel and Apartment for a parcel of land containing 7,183^{sq} situated at 1263 Elm Street, between Cedar and Birch Streets, in Kewalo.

The public hearing notice published in the Honolulu Star Bulletin on December 24, 1962, was read by the Director who reported that no written protests had been filed.

He stated that the development plan submitted shows the construction of a two story, 9-unit apartment building with 7 off-street parking spaces. This property is situated within an area the Commission had designated as desirable for apartment uses. Accordingly, several properties within the area have been zoned for hotel and apartment uses. The owner has filed a bond voluntarily to insure construction of the necessary street improvements and utilities.

Asked by Mr. Hustace what is the general plan designation for the area, the Director replied that the present zoning is Class B Residential. The general plan designation is vague since the Commission had gone on record to look with favor to apartment developments within this Sheridan Tract area bounded by King Street, Sheridan Street, Kapiolani Boulevard and Piikoi Street, prior to the effective date of the City Charter.

Mr. Kanbara informed the Commission that the pre-Charter master plan land use for the area indicates residential use; therefore, this use continues as the general plan use for the area subject to modification. In order to designate this area for apartment use, an amendment to the general plan must be made. He felt it advisable for the Commission to refer this matter back to the Director for initiation of a general plan change for the entire area.

The Chairman thereupon advised the Commission that the proper action to take would be to refer this matter back to the Director for initiation of a general plan change.

In the discussion that followed, Mr. Centeio expressed his opinion that the Commission's designation of the area as desirable for apartment use prior to the Charter makes this use a part of the master plan and automatically this use is incorporated into the general plan. He felt it appropriate for the Commission to process this change in zoning at this time.

Although the intent of the Commission was known, the Director stated that no official action was taken to designate on the general plan, apartment use for this entire area.

A brief discussion was then held on the enforceability of the bond filed to guarantee construction of street improvements.

Mr. Lemmon noted that the Commission in the past had granted apartment zoning in this area upon filing of such a bond. Since it was agreed that piecemeal construction of street improvements was not advisable, he asked whether the bond would be effective 10 or more years hence when the area was ready for the improvements.

Mr. Kanbara indicated that the Council has enacted an ordinance requiring applicants in rezoning changes to construct the street improvements or file a bond for the construction. The effectiveness of the bond would depend on the term and contents of the bond.

To avoid payment by the applicant of another \$100 for the purpose of calling a public hearing for a general plan change, Mr. Hustace asked whether the language for the calling of a public hearing might be sufficiently broad for the Commission to take action on the general plan change at this time.

Mr. Kanbara, upon checking the public hearing notice, indicated that the hearing notice refers to a zoning change; therefore, legally, this would not meet the notice requirement of the Charter. What is presented here today should be considered as a matter of information to the Commission.

Since the applicant's attorney, Mr. James Wakatsuki, was present, the Chairman called upon him to make his presentation. Upon a call by the Chairman, no one spoke against the proposal.

Mr. Wakatsuki informed the Commission that the property under consideration is surrounded by several apartment developments. The Commission in recent years had granted apartment zoning to several properties in this general area upon filing of a bond to guarantee construction of street improvements. His client has submitted the proper bond in the sum of \$675 after consultation with the Chief Engineer on the estimated cost of the improvement and is ready to commence construction of the apartment building.

The Director inquired whether it would be possible to close this public hearing and take it under advisement until such time the area is general planned for apartment purposes.

Mr. Kanbara replied that this cannot be done. No zoning change may be initiated unless it complies with the General Plan. In this instance, the zoning change is not in accordance with the general plan; therefore, two separate hearings must be held to first, change the General Plan, then to change the zoning. The Commission also cannot general plan and zone at one hearing.

The Director suggested that the Commission refer this matter back to him and he will initiate a change in the

general plan. The City may initiate the calling of a public hearing for general plan changes and bear the cost of such hearing.

A motion to close the public hearing and to refer this matter to the Director for proper processing was made by Mr. Yee, seconded by Mr. Lemmon, and carried.

Mr. Hustace suggested that the staff consider general planning a much larger area for apartment use than the individual property under consideration.

Later, Mr. Wakatsuki requested the Commission to reconsider its action and process his application. It was his belief that the pre-Charter action taken by the Commission to designate the area as desirable for apartment use continues as the general plan use for the area.

The Commission advised him to consult with the Corporation Counsel and should the ruling be in favor of him, the Commission will reconsider its action.

PUBLIC HEARING
ZONING RESORT-
HOTEL DIST. 2
HEEIA
PALI SIDE OF HAIKU
ROAD APPROX. 2/3
MILE MAUKA OF
KAMEHAMEHA HWY
GEORGE ING

A public hearing was held to consider a change in zoning from existing Rural Protective zone and Rural Farming District to Resort-Hotel District No. 2 for a parcel of land containing approximately 20 acres situated on the Pali side of Haiku Road approximately 2/3 mile mauka of Kamehameha Highway, for that portion of the lot mauka of the proposed Kahaluu Cut-Off Road, in Heeia, in conformity with the General Plan of Kaneohe-Heeia.

The public hearing notice published in the Honolulu Star Bulletin on December 24, 1962, was read by the Director who reported that no written protests had been filed. Copies of the hearing notice were sent to the various city agencies and to the community association.

The Director pointed out on the map the area in question known as Haiku Garden situated in Heeia Valley. He stated that access to the area is off Haiku Road and through a 12-foot easement. It is situated within a gully area and the owner of the land has developed the area in a resort-hotel complex with tropical plantings, very scenic in nature. The provisions of Resort-Hotel District No. 2 require a minimum area of 10 acres, density covering 10% of the net area of the land, and height limited to two story structures.

Development plans submitted show the development of the area in several increments. The first phase of development includes landscaping and scenic areas, a Hawaiian Village, a pageant area, structure for luau events, and provisions for parking with existing single story structures for the area extremely mauka of Kahaluu Cut-Off Road. The second increment will cover construction of rental units. The third increment will include the expansion of the Chinese Village area and construction of additional units on the lower section makai of the Cut-Off Road. As shown on the artist's rendition submitted of a portion of the proposed development, rental cottages will be constructed throughout the area covered by high tropical foliages and pond areas.

Mr. Hustace asked whether the timing for the zoning change is appropriate.

The Director replied that it is. It is a very popular area attracting local residents as well as tourists. There are City utility services to the area. A major water line exists along Haiku Road and upon construction of Kahaluu Cut-Off Road, there will be direct access to the property.

The Commission asked whether the highway is to be a limited access highway and whether the 12-foot easement is adequate for access into the area. The members were concerned that the 12-foot easement may be inadequate for access by emergency vehicles and fire trucks and asked whether it could be widened.

The Director replied that the State will permit access off the highway onto Haiku Road. There is another access to the property, a 12-foot easement, over Bishop Estate land leased by the owner. This land is grassed and in times of emergency, fire trucks could adequately travel over the grassed area. As far as providing a wider easement, the applicant should be consulted regarding his plans for development, term of the lease, etc.

The Commission presented the problem that there would be no means of access after termination of the lease. Although there may be access after construction of the Cut-Off Road, there is no assurance that this highway will definitely be constructed along the alignment shown.

Mr. Lemmon expressed his desire to visually check the area. He suggested that this matter be deferred until a check of all resort and proposed resort developments on the windward section of the island is made.

The Chairman called upon those persons wishing to testify against or in favor of the proposed change in zoning. No one spoke against the proposal.

Mr. Leighton Louis, representing Mr. and Mrs. George Ing, owner of the premises under consideration, commented on the easement area mentioned by the Commission. He reminded the Commission that the Resort-Hotel District No. 2 ordinance was designed to apply to areas such as this which offer a surrounding of natural beauty for a mountain-resort type development in a remote area which is still accessible by vehicles, horseback or other means of transportation. Similar to the Hawaiian atmosphere and historic sites preserved at Waimea Bay, Waimea Falls, Sacred Falls, and Kahana Valley, the owner will strive for the same type of atmosphere in developing his land. It is not to be a development similar to the Hawaiian Village Hotel or apartment developments in the Waikiki, Kewalo and Makiki areas. Entrance to this 20-acre land, about 300 feet off Haiku Road, is over a 12-foot road which proceeds through groves of Mango and Palm trees and other Hawaiian foliages. The owner has obtained a lease from the Bishop Estate for three acres of land fronting Haiku Road and fronting his property which area has been grassed and used for overflow parking for people visiting Haiku Garden.

He reported that the Kaneohe Fire Department makes regular orientation and practice trips into Haiku Garden using a one-way street system by entering through the 12-foot access road and exiting through a second 12-foot easement over the Bishop Estate land without any problem.

The Kaneohe Outdoor Circle recently held a Hoolaulea which attracted about 500 to 1,000 cars into the area. About 200 cars were parked in the grassed area while the overflow were parked in an adjoining residential area. Practically everyday, tourist buses travel in and out of the area. These events indicate that emergency vehicles and fire trucks can readily enter the area without problem.

He indicated that the extraordinary features of the Resort-Hotel District No. 2 ordinance are the area restriction of 10 acres minimum and a maximum floor area ratio of 10% of the net area. This means that on 10 acres of land only one acre may be devoted to structures and the remaining acres must be in landscaping. Therefore, to insist that a major highway with curbs, gutters, and street lights be constructed in a surrounding of natural beauty would destroy the very purpose for which this ordinance was created.

He stated that Mr. Ing moved his nursery operation from Kapahulu into this area about 4 or 5 years ago and spent over \$100,000 beautifying the area. The phases of development are as shown on the plan submitted and explained by the Director. He felt that the rendition shown does not fully capture the natural beauty of the area which has many fresh water ponds in the base of the hill surrounded by the many trees and foliages.

As further evidence of what the area offers, he quoted excerpts from an article on Haiku Garden written by Mr. Dale Richeson of the Honolulu Star Bulletin. He also read and filed a letter signed by over 50 residents of Windward Oahu endorsing the application for change in zoning and requesting that the entranceway into the Gardens be not changed since it signifies the typical Hawaiian atmosphere of the development. He stressed again that a major improved road would destroy the atmosphere of the entire area.

In reply to questions from the Commission, Mr. Louis stated that Mr. Ing still maintains his nursery operation. Since receiving much publicity, tourists and local residents have insisted on visiting the area. Mr. Ing has welcomed all visitors with no charge in admission. He stated that there is an urgency to commence development since there is a heavy demand by tourists visiting the area for luncheon accommodations, even luaus.

The Commission closed the public hearing and took the matter under advisement on motion of Mr. Lemmon and second of Mr. Hustace.

In considering this matter later, the Commission voted to defer action pending visit of site on motion of Mr. Lemmon and second of Mr. Hustace.

The Commission again reviewed the proposed amendments to portion of General Plan Section 3 (Kalia-Waikiki) Street Layout, to designate street widening setbacks on certain streets situated within an area bounded by Kalakaua Avenue, Kaiulani Avenue, Ala Wai Boulevard and Kapahulu Avenue.

A public hearing was held and closed on December 6, 1962. The Commission had deferred action for staff report on

GENERAL PLAN
KALIA-WAIKIKI
AMENDMENT TO
STREET LAYOUT

GENERAL PLAN
MCCULLY-KAPAHULU
(MOILIILI
TRIANGLE)
LAND USE &
STREET LAYOUT

the number of substandard lots in the area and other pertinent data and also for discussion before the presence of more Commission members.

Since the staff was not ready to present its report, this matter was deferred for discussion again when the report is ready.

The Commission again reviewed the proposed amendments to portion of General Plan Section 1 (McCully-Kapahulu) for the area bounded by King Street, Church Lane, Kapiolani Boulevard, Date Street and University Avenue (Moiliili Triangle) as follows:

- (1) Land Use - designating areas for apartment, commercial, off-street parking, and public and semi-public facilities, including areas for school, church, parks and cemetery; and
- (2) Street Layout - changing the general planned Kamoku Street dead-end section from a 40-foot right-of-way to a 44-foot right-of-way and deleting the proposed park strip along the east side of the proposed Kamoku Street deadend.

A public hearing was held and closed on November 8, 1962. Since the major objection registered at the public hearing was the proposed extension and widening of Waiaka Lane, the Commission had deferred action for another report from the Traffic Department regarding the traffic pattern proposed for the area.

The Director reported that a consultation was again held with the Traffic Department regarding the deadending of Waiaka Lane. The Traffic Department is of the firm opinion that extension of Waiaka Lane to meet Kuilei Lane is absolutely essential for the proper circulation of traffic within this area and for adequate access to the commercial center, the school, and the apartment areas. This through street between Kapiolani Boulevard and University Avenue is needed to relieve the heavy concentration of traffic on Date Street and on King Street.

Mr. Centeio reiterated his objection made at previous meetings that the extension and widening of Waiaka Lane is not necessary since it would serve only the school and the cemetery. Considering the safety factor for children attending school, another major street should not be constructed next to the school. He felt that there was ample access to the commercial center through existing streets.

The Commission checked the traffic pattern as shown to determine whether or not access to the commercial center can be made readily should there be no access from Waiaka Lane.

It was pointed out by the Director that the commercial center is a community type development which would also attract residents from the area beyond Kapiolani Boulevard on the Koko Head side and from the area town side of University Avenue. Should there be no access from Waiaka Lane, the residents would be forced to take a longer route and may intensify traffic on Kaaha Street which will intersect with Kapiolani Boulevard. Since Kamoku Street

is to be deadended at Kapiolani Boulevard, the street pattern as shown proposing two access on Kapiolani Boulevard would provide an easy flow of traffic into and out of the area.

The Chairman reminded the Commission that the street layout under discussion has already been established on the General Plan. The subject under discussion today is the land use designation, the proposed change of general planned Kamoku Street deadend from a 40-foot to a 44-foot right-of-way and the proposed deletion of the general plan park strip along the east side of the proposed Kamoku Street deadend.

Mr. Lemmon gave his observation that the street pattern as general planned does provide easy circulation within the area in going to the school and to the commercial center.

Mr. Hustace noted that at a previous meeting of the Commission, the Director reported that the existing school was designed to serve students from areas outside of the district; therefore, another through street for exit purposes would be needed for the vehicles entering the area and discharging students at the school.

Asked by the Commission for the staff's recommendation, the Director indicated that the street pattern as shown on the map is acceptable by the staff and it concurs with the Traffic Department that the through streets are needed for adequate circulation in the area. He, therefore, recommends that the Commission approve the amendments as proposed for submission to the City Council.

Mr. Lemmon's motion to recommend approval of the proposed amendments to Section 1 as presented was seconded by Mr. Hustace.

Mr. Hustace asked the Director whether there has been any changes or modifications to the Director's recommendation since the time of the public hearing.

The Director replied that there has been none. The major problem was whether or not to dead end Waiaka Lane. Since the plan for this street has been established on the General Plan and the Traffic Department has affirmed its recommendation on the street pattern, there seems to be no necessity and justification to review and revise the General Plan.

A vote was taken and the motion to recommend approval was carried. Mr. Centeio voted in the negative. Mr. Himeno abstained from voting since he was not familiar with the proposal.

MISC.
LITTLE THEATER

The Commission again considered the communication from the City Council requesting the Commission to consider alternate sites other than Ala Moana Park for the location of a "Little Theater".

The Director reported that in accordance with the Commission's instruction, he had submitted a communication to the City Council informing it of the Commission's review of alternate sites and the position taken by the Parks Department. The Council was also informed that the Commission is withholding action until this matter could be discussed before a fuller Commission.

He stated that a copy of this communication will be sent to Senator Sakae Takahashi and other members of the legislature who were the proponents of this project to ascertain the true intent of the Little Theater project-- whether it is to be for children's use exclusively or for over-all theater use.

Mr. Hustace's motion to accept the Director's report and place it on file was seconded by Mr. Lemmon.

Mr. Centeio felt that this motion was not proper since it does not adequately answer the directive from the City Council.

A brief discussion and review were made of the Council's directive and the letter to be sent to the legislators.

A vote was taken and the motion failed to carry lacking four affirmative votes. Mr. Centeio voted in the negative and Messrs. Yee and Himeno abstained from voting since they were not familiar with the subject matter.

The Chairman announced that this matter will be considered disposed as information to the Commission from the Director.

The Commission reviewed a communication from the State Land Use Commission requesting the Commission's comments and recommendation regarding a petition filed by Mr. James H. Wolters for an amendment to the Temporary District Boundary by changing the district designation from an Agriculture District to an Urban District for approximately 5,000 acres of land situated in Kahana Valley.

The Director reported that the owner proposes to develop a resort and a residential community on the property. As shown on the map submitted, approximately 250 acres of land immediately mauka of the highway is to be developed as a resort area with various recreational facilities and the interior area of about 1,000 acres as a residential community. The area is low and swampy.

He stated that the General Plan adopted for this section of the island designates the subject area for park use. The State has also expressed an interest to develop this area as a State Park and a botanical garden. In view of the proposed use and the General Plan designation, he recommended that the area be retained in the Agriculture District and utilized for park purposes. The Land Use Commission should so be advised.

Mr. Hustace disqualified himself from participating in the discussion or voting on this matter since he owns an undivided interest in the land.

Mr. Centeio stated that he is quite familiar with the area and may have to disqualify himself from voting on the area Kahuku side of Kahana Bay, but for the benefit of those members not familiar with the area he presented the following information.

He stated that the entire beach frontage at Kahana Bay was condemned and acquired by the City and County as a public beach. The land in question is not swampy and the area requested for resort use is one of the most

LAND USE
COMMISSION
PETITION
KAHANA VALLEY
URBAN USE
(JAMES H.
WOLTERS)

beautiful bay on the entire island of Oahu. In the past, sugar cane was grown here but this was abandoned so the land has ceased to be an agricultural area. He felt that serious consideration should be given to grant the request of the owner for urbanization of at least 250 acres of land out of the 5,000 acres under consideration.

Mr. Lemmon recalled that about two years ago, excellent reasons in favor of developing the area as a State park were given. He felt that there were many other areas around the island which would be suitable for resort development. To permit resort development on one of the last remaining vast land of natural surroundings may be defeating the very purpose of planning for the future. He believed that the General Plan designation of the area should remain status quo. Only in the event the area has not developed as a park 20 years hence should consideration be given to develop the area as a resort.

Mr. Centeio felt that there were sufficient land designated for park use on this side of the island. A mere 5 miles away, 320 acres at Kualoa was designated on the General Plan for park use and at Kahana Bay, the City had acquired the beach frontage land and developed it as a park. He felt that a blight should not be placed on the property by designating it for park use but the owner's right for development should be respected.

He further stated that a check revealed that the U. S. Government had no intention at any time to develop the area as a botanical garden. The only consideration by the U. S. Government for development in this area was the preservation of an existing fish pond in the area as a historic site and monies were recently set aside for this purpose.

In reply to an inquiry by a Commission member, Mr. Centeio stated that he has no intention of disqualifying himself on this matter since he has no interest whatsoever on the land. Although his wife is employed by an estate which owns a portion of the land in question, he does not believe this is a conflict of interest.

An inquiry was made on the land ownership pattern of the entire valley. Mr. Hustace provided this information. He stated that the land was formerly owned by Mary E. Foster and upon her death to the Trust of the Foster Estate. Upon the death of the last of the sisters, the Trust was terminated and the land was distributed among the heirs so ownership is held by many people. The Wolters family has a fractional interest on the land.

Mr. Lemmon's motion to recommend to the State Land Use Commission that the land in question be retained in the Agricultural District Boundary and that the existing park use be retained on the General Plan died for lack of a second.

Mr. Centeio contended that the problem of whether or not resort use should be permitted in the area is not before the Commission for consideration. The Commission is merely acting on the request to change the boundary from an agricultural district to an urban district. He requested the Director to indicate on the map, the definite boundary of the area requested for urbanization by Mr. Wolters. He suggested that the Commission members visit the area

to personally observe that the land is not swampy and that the 250 acres requested for resort use can be urbanized.

The Director stated that he has no other information from the Land Use Commission which would give a definite boundary of the area requested by Mr. Wolters for urbanization.

In reply to questions from Mr. Yee, the Director stated that the present Land Use Commission believes that the area should be left in the agricultural district. The area offers amenities which are highly desirable for park purposes. The State is planning to acquire the land for a State Park and develop a botanical garden; however, he has no knowledge of how far this plan has progressed under the new administration. The former administration was definitely in favor of the plan.

He stated that the use of the area as proposed by the owner indicates the area fronting the highway for commercial use; to the rear a series of lagoons as a recreational area; around the perimeter of the lagoons, low density apartment uses; and to the extreme rear, residential uses. He reported that approval of the residential uses would definitely require the restudy and revision of the General Plan for the entire Koolauloa district.

At the request of the Commission, the Director pointed out on the map, the existing and proposed resort developments in the Koolauloa district extending from Kahuku Point to Kaneohe. Within this area, the resort developments are at Kawela Bay, the Polynesian type development at Laie, the Malani property at Laie, the beach frontage at Punaluu, and Haiku Gardens at Heeia.

Since a suggestion was made to visit the site, the Director recommended that the Commission consider setting aside a full day for a drive around the island to observe the developments occurring on major portions of the island including this area at Kahana.

The Commission accepted the Director's recommendation and instructed him to arrange a date for the trip.

The Chairman announced that this matter will be deferred pending a visitation of the site.

The Commission reviewed another communication from the State Land Use Commission requesting the Planning Commission's comments and recommendation on the petition filed by the Centex-Trousdale Company for an amendment to the Temporary District Boundary by changing the district designation of the Kawainui Swamp area in Kailua from an Agriculture District to an Urban District.

The Director reported that Kawainui Swamp has been designated on the General Plan for park purposes. In reviewing the district boundary with the consultant for the Land Use Commission, he was informed of the Commission's thinking of designating the area as a Conservation District. In view of this proposal, he felt that there is no reason to change the General Plan or to designate the area for urban use.

LAND USE
COMMISSION
PETITION
KAILUA
KAWAINUI SWAMP
URBAN USE
(CENTEX-TROUSDALE
CO.)

Mr. Centeio's motion to recommend to the Land Use Commission that the petition be denied was seconded by Mr. Himeno and carried unanimously.

**STREET NAMES
KALIHI
KALIHI TRIANGLE**

The Commission, on motion of Mr. Yee and second of Mr. Himeno, recommended adoption of the following street names:

(1) Street names for roadways within the Kalihi Triangle Project:

- AOAO STREET** - Roadway from Kam IV Road to Kono Street and parallel to Likelike Hwy.
Meaning: Side
- AOAO PLACE** - Deadend roadway off Aoao Street between Kam IV Road and Kono Street.
- KONO STREET** - Roadway from Likelike Highway running in a makai direction to its terminus.
Meaning: Inviting
- KONO PLACE** - Deadend roadway off Kono Street across Aoao Street.

**STREET NAMES
KANEHOE
MAGNO SUBDIVISION**

(2) Street names for roadways within the Magno Subdivision at Kaneohe:

- PAHIKAUA STREET** - Extension of existing roadway in a Kahaluu direction.
- POUHANUU PLACE** - Deadend roadway off Pahikaua Street between Pakiko Place and Pahikaua Place.
Meaning: A star
- POUHANUU WAY** - Deadend roadway off Pouhanuu Place.
- PAKIKO PLACE** - Deadend roadway off Pahikaua Street Kahaluu side of Pouhanuu Place.
Meaning: A stone adze
- PAKIKO WAY** - Deadend roadway off Pakiko Place.

**ZONING RURAL PROT.
WAIANAE
LUALUALEI HOME-
STEAD ROAD AND
POKAI BAY STREET
ZOILO CORPUZ**

The Director initiated a rezoning action from existing Hotel and Apartment to Rural Protective zone for a parcel of land containing 18,962 $\frac{1}{2}$ situated at the northeast corner of Lualualei Homestead Road and Pokai Bay Street in Waianae.

He stated that in 1960, the Planning Commission approved the Hotel and Apartment zoning upon submission by the owner of plans to construct a 3-story, 42-unit apartment; however, this project has not been initiated since then. The owner was requested to apprise this office of his plans for development but no reply has been received for over three months.

He reported that Mr. Charles Higashi, the contractor for the proposed development, had submitted a letter stating that he had posted a surety bond in the amount of \$3,356.15 to guarantee construction of the street improvements. Because of failure to obtain the necessary financing, the project was not started. Therefore, he had requested

that the area be dezoned from Hotel and Apartment to Residential in order that he may be released from the obligation of the surety bond posted.

In the discussion that followed, the Director reported that the area is general planned for resort use. He stated that the dezoning would not create any hardship to the owner since inadequate utilities in the area would prevent the owner from constructing a higher density use.

Mr. Centeio believed that a public hearing should be called to obtain the reaction of the people. His motion to authorize the calling of a public hearing; however, died for lack of a second.

Mr. Hustace felt that this was a legal problem which should be resolved with the Corporation Counsel. He made a motion to defer action for two weeks and during the interim to have the staff check with the Corporation Counsel on, first, the matter of the bond and the legal implications that are involved; two, in view of the General Plan designation, whether it is possible to dezone; and three, if the dezoning action is warranted, what is the appropriate zoning to which the change should be made. His motion was seconded by Mr. Lemmon and carried. Mr. Centeio voted in the negative.

ZONING BUSINESS
KAILUA-KAELEPULU
OFF KEOLU DRIVE
ISLAND CONSTRUCTION CO.

The Director initiated a change in zoning from existing Class A-1 Residential to Business for approximately 3 acres of land situated on the mauka side of Keolu Drive, opposite Hui Street, in Kailua-Kaelepu, in conformity with the General Plan of Kailua-Lanikai-Maunawili.

He stated that the 3-acre area will be included with the adjoining business zone of 3 acres, providing a total of 6 acres for a neighborhood shopping center to serve the immediate surrounding residential community. Development plans submitted show a commercial center for grocery store, drug store and variety stores with off-street parking for 256 cars. A 6 feet high masonry wall will be constructed along the side and rear boundaries of the property.

He reported that a similar proposal for the rezoning of approximately 7 acres at this location for a shopping center of 10 acres was considered by the Commission and a public hearing was held on May 24, 1962. Action has since been deferred. At the hearing objections were registered by the Kailua town merchants with the strongest objections by the residents in the Enchanted Lake Estates Unit 6-A subdivision. The residents objected since the proposed shopping center would have been immediately adjacent to their properties and since the representation was made at the time of purchase of their homes that the shopping center would be confined to the area fronting Keolu Drive.

The Director stated that the developer has revised his plan to confine the shopping center within the boundary established on the General Plan. The residents in Unit 6-A who were contacted by the developer have indicated that they have no objection to the revised shopping center plan. In view of this new information and revised plan, the Director felt that another public hearing should be held.

The Commission deliberated whether there is a need for a neighborhood shopping center at this location since Kailua regional shopping center is approximately one and a half miles away.

Mr. Centeio opposed the zoning of the additional 3 acres for business on the very grounds that Kailua town is only 1-1/2 miles away. Due to this fact, the Commission had denied a similar application for a neighborhood shopping center at Aikahi Triangle with the recommendation to the Director that this commercial designation be deleted from the General Plan. He stated that Kailua town consists of over 50 acres of which 30% of the business zone has not been utilized for business purposes. Since a regional shopping center serves a minimum radius of 5 miles, he felt that there is no justification to create neighborhood shopping centers within this radius. However, since the 3 acres of business zone already exists, this should be retained and developed. He pointed out that 3 acres or 120,000 sq will provide 72,400 sq of floor space, with the remainder in off-street parking, which size is sufficient to serve this area.

Mr. Lemmon was also opposed to the creation of neighborhood shopping centers if they are to be situated near the regional shopping center unless a definite need can be shown for such neighborhood centers.

The Director stated that neighborhood shopping centers are for convenient goods and services by having a grocery store, a drug store and other stores where people could purchase incidental items without driving to Kailua town. The anticipated population for this residential community is 12,000 persons and a neighborhood shopping center would definitely be needed.

X
With reference to the recommendation to delete the commercial designation at Aikahi Triangle from the General Plan, his action is pending the result of this proposed shopping center at Keolu Drive.

Inasmuch as this rezoning change for the revised area has been initiated by the Director and action is still pending on a previous proposal for the same area after a public hearing, the Commission deliberated whether another public hearing must be held. Majority of the Commissioners believed that action should first be taken on the previous proposal before considering the revised proposal.

Mr. Hustace expressed his opinion that the calling of another public hearing may not be of useful purpose if the same arguments are to be heard from the people; however, if there has been a change in situation or that there are new evidences to consider then another public hearing should be held.

The Director indicated that the changes in situation are the revision of the shopping center boundary to conform with the general plan boundary, the withdrawal of objections from the residents on the revised plan, and withdrawal of its objection from the Community Association on the revised plan. The Association took no position one way or the other. The Director felt that the reaction of the people on the revised plan should be received at another public hearing.

In reply to Mr. Kanbara's inquiry, the Director stated that the developer had not submitted a withdrawal letter on the original application but in view of the revised application, he assumes that the first application was withdrawn. On that basis he has initiated this new zoning change.

Mr. Kanbara advised the Commission that in view of the second application, it is presumed that the first application is withdrawn. Subsequently, the Director is withdrawing his first proposal and re-initiating a revised proposal; therefore, no action is required by the Commission on the first proposal.

In order to avoid any confusion or misunderstanding, the Commission believed that an official action should be taken on the first proposal.

A motion to recommend denial of the previous proposal to zone 7 acres for business use was made by Mr. Hustace and seconded by Mr. Lemmon.

Mr. Centeio proposed an amendment to the motion to include the recommendation to delete that portion of the commercial designation from the General Plan; however, this amendment was not accepted by the maker of the motion and the second thereto.

A vote was taken and the motion for denial was carried.

The Director whereupon withdrew his initiation of 7 acres for business use and re-initiated the rezoning of 3 acres for business use in the subject area.

A motion to authorize the calling of a public hearing to consider the new proposal for rezoning of 3 acres for business use was made by Mr. Yee but this motion died for lack of a second.

In discussing this matter further, the Director reviewed briefly the Kailua merchants' reasons for objecting to the creation of additional business zones for the benefit of the new members. He stated that the Kailua Off-Street Parking lots were created to encourage business to grow around the area to form the business center of Kailua town but instead businesses have located in the industrial area. This left many vacant business zoned properties. Any proposal which will create additional commercial areas and may jeopardize the growth of business within the town area will meet with objection from the merchants who cannot afford this competition.

He stated that in planning a residential community, the staff believes that a neighborhood shopping center for convenient goods and services are needed. Due to anticipated growth, there is justification to locate a shopping center in this area. If the Commission believes that the proposed shopping center is too large then he might consider reducing the size but he definitely believes that a commercial center should not be deleted from the area. He would consider withdrawing his initiation only upon an official action from the Commission recommending that he delete this commercial use from the General Plan.

In view of the reluctance of the Director to withdraw his initiation of the zoning change, some of the members

believed that it might be an arbitrary action on the part of the Commission not to authorize the calling of a public hearing since a public hearing must be held on any zoning changes initiated by the Director according to an opinion rendered by the Corporation Counsel's office.

Mr. Centeio maintained his position against the calling of a public hearing since he was opposed to the creation of additional areas for business use.

After further deliberation, a motion was made by Mr. Hustace, seconded by Mr. Yee, to authorize the calling of a public hearing to consider the change in zoning as initiated by the Director. This motion was carried. Messrs. Centeio and Himeno voted in the negative.

**ZONING INDUSTRIAL
WAIPAHU
AREA BETWEEN
WAIPAHU STREET &
THE SUGAR MILL
OAHU SUGAR CO.,
LTD.**

The Director initiated a change in zoning from existing Class A and Class A-1 Residential to Industrial for land situated between Waipahu Street and the Sugar Mill premises in Waipahu in accordance with the General Plan adopted for the area.

He stated that a 100-foot strip fronting Waipahu Road was retained in residential zoning to prevent any encroachment of business uses. The developer, in preparing the construction plan for a warehouse for bagasse storage, miscalculated the distance and the structure will protrude about 4 to 5 feet into the residential zone. The industrial zoning is required to make the structure conforming. He stated that the change is in order since it is an extension of an existing industrial zone and is in compliance with the General Plan adopted for the area.

After a brief discussion, the Commission authorized the calling of a public hearing on motion of Mr. Lemmon and second of Mr. Yee.

**ZONING ORDINANCE
AMENDMENT TO
CONDITIONAL USE
ORDINANCE TO
INCLUDE AIRPORTS,
HELIPORTS AND
LANDING FIELDS**

The Director initiated an ordinance to amend Article 9 of Chapter 21, R. O. 1961, relating to Use Districts by amending Section 21-9.1 (a)(1) to include Airports, Heliports and Landing Fields in the list of enumerated Conditional Uses.

He reported that due to the peculiar characteristics of a heliport for which there is no applicable ordinance, and the problem of defining what constitutes a landing field or an airport, it became imperative that these uses be controlled through a special ordinance. After an extensive study and reports from various jurisdictions, including a publication on heliports issued by the American Society of Planning Officials, he concluded that these uses could adequately be controlled in the Conditional Use District Ordinance.

The provisions of the Conditional Use District Ordinance require careful control to place the permissible uses in locations that will be compatible with adjacent uses. After the holding of a public hearing by the Planning Director in which all pertinent data are presented and reviewed, there is an additional factor which requires review and approval by the City Council before the Conditional Use permit is issued. With all these controls, he felt that the Conditional Use Ordinance is the logical place to include these uses.

Mr. Centeio expressed his belief that these uses should not be included in the Conditional Use District Ordinance. He noted that this is a very controversial problem even in California. In Los Angeles, helicopters are restricted from landing on buildings and on private properties. He felt that more study should be given to the matter by obtaining more information on the definition, uses, and dangerous points of each one of these uses from the Federal Aviation Agency and also obtaining information from other cities on their method of handling the situation. He stated that Los Angeles County is drafting such an ordinance and a copy should be obtained for study.

Mr. Lemmon also believed that these uses should not be included in the Conditional Use District Ordinance. Since the uses are so special, he felt that the Commission should also have the benefit of reviewing them.

The Commission noted that the problem of heliports arose as a result of an alleged violation involving the landing of helicopters on the roof of a building in Waikiki.

Mr. Harloe indicated that the City Council was powerless to advise the alleged violator on the operation since there is no existing ordinance applicable to heliports. He felt that by including these uses in the Conditional Use District Ordinance, it would provide the necessary restrictions by which the Council could advise the public.

By the thoughts expressed by the Commissioners, Mr. Hustace felt that the basic problem is of procedure. If the members feel that review by the staff and the Director for forwarding directly to the Council without benefit of review by the Commission is insufficient then the Conditional Use Ordinance should be amended to follow the same procedure for processing a rezoning application which requires initiation by the Director, review by the Planning Commission for its recommendation then forwarding to the Council for approval.

He made a motion to recommend to the Director that Heliports, Airports and Landing Fields be included in the Conditional Use District Ordinance but that the Ordinance as it stands be redrafted so that the procedure for granting the conditional use permit be the same as for the procedure for granting rezoning or general plan changes. His motion was seconded by Mr. Lemmon and carried. Mr. Centeio voted in the negative on his contention that the proposed uses should not be included in the Conditional Use District Ordinance.

ZONING BUSINESS
KAAAWA
MAUKA SIDE OF
KAMEHAMEHA HWY
YONENAKA

The Director initiated a change in zoning from existing Highway Protective zone to Business zone for a parcel of land containing 13,500^{sq} situated on the mauka side of Kamehameha Highway in Kaaawa. He stated that this is in conformity with the General Plan adopted for the area. A new post office structure is to be constructed on the premises. The present facilities are inadequate and the post office will occupy one portion of the structure.

The Commission authorized the calling of a public hearing to consider the proposed change in zoning on motion of Mr. Centeio and second of Mr. Lemmon.

GENERAL PLAN
PAWAA
952 PUNAHOU ST.
RESTRICTED
BUSINESS USE
(SHERIDAN ING)

The Director initiated an amendment to General Plan Section 1 (McCully-Kapahulu) by changing the land use designation from hotel and apartment and business to restricted business for a parcel of land containing 16,907 $\frac{1}{2}$ situated at 952 Punahou Street in Pawaa.

He reported that on May 10, 1962, upon seeking advice from the Commission, he was advised that it would be possible to utilize the subject area for restricted business or hotel and apartment uses. A recommendation was also made to ascertain from the owner of the land whether or not he would be willing to participate in an improvement district for Punahou Street if the area is zoned restricted business and whether or not he would also participate in the beautification of the Makiki drainage ditch if the State will permit such beautification process. He stated that the owner has given his assurance that he will participate in both projects.

In the meantime, a communication was forwarded to the State requesting a reply on whether or not it would permit the beautification of the drainage ditch or covering of the entire ditch. A reply received from the State Department of Transportation states that the drainage ditch is not within its jurisdiction; therefore, the matter had been referred to the Department of Land and Natural Resources for reply. He stated that to date no reply has been received from this Department.

The Director stated that his recommendation for restricted business use is based on the fact that the subject property is bounded on three sides by business zones and one side by hotel and apartment zone. A portion of the lot is within the business district. Access to the property is from Punahou Street due to the drainage ditch along Kalakaua Avenue frontage.

He further reported that this matter was first considered by the Zoning Board of Appeals for a variance to permit restricted business uses on the property but the Board indicated that the request could properly be disposed as a rezoning application and recommended that this matter be referred to the Planning Director and to the Planning Commission for their consideration.

In view of an existing school immediately adjacent of this property in question, Mr. Centelo asked whether the Director would consider zoning the entire block for restricted business uses should this one application be approved.

The Director replied that he would. Eventually, the existing business zones fronting King Street including the school property will be eliminated for relocation of any restricted business uses into this new area. He did not believe that this use would create a problem for the school.

Mr. Lemmon recalled discussing this subject before. He had been in favor of designating the entire block for restricted business use due to the partial zoning of business and hotel and apartment for most of the properties.

Mr. Lemmon made a motion to recommend to the Director that he consider general planning the entire block bounded by King Street, Punahou Street, Philip Street and Kalakaua

Avenue for restricted business uses, to reflect the proposed widening of streets in the area on the General Plan, and to authorize the calling of a public hearing to consider these proposals. His motion was seconded by Mr. Hustace.

Mr. Centeio indicated that the Commission is overlooking the problem of adequate access to the property and parking. Since there is no access from Kalakaua Avenue, ingress and egress from the property must be off Punahou Street. The high density created by the restricted business developments would present a serious parking problem for the school students.

Mr. Leighton Louis, representing the owner of the property, stated that an application was made to the Zoning Board of Appeals for a variance on the belief that the property could meet the three conditions of hardship. The property containing approximately 16,900 sq ft extends from Kalakaua Avenue to Punahou Street and a portion of it fronting Kalakaua Avenue is zoned for business. In order to utilize the area zoned for business, access from Punahou Street must be over the area zoned for hotel and apartment which is not permissible due to the business use of the area. Another method of access is by acquiring the land fronting Kalakaua Avenue from the State on a bid basis and constructing a concrete ramp over the ditch. This is possible since an adjoining property owner has done this. However, before the owner expends any money for bidding of State land, he wants some assurance that the entire parcel can be utilized for business purposes. Since this parcel is surrounded on three sides by business uses, it was felt that there is sufficient justification to extend the business zone for maximum use of the property. The Zoning Board, however, had recommended that this be pursued on a rezoning basis in view of the surrounding uses. This matter is therefore before the Planning Commission for consideration.

A vote was taken and the motion was carried. Mr. Centeio voted in the negative.

**PERSONNEL
MR. BERTRAM
KANBARA**

The Commission was informed that Mr. Bertram Kanbara, Deputy Corporation Counsel, will be terminating his services with the City soon and today is his last day for advising the Commission.

The Commission, on motion of Mr. Lemmon and second of Mr. Yee, extended its thanks to Mr. Kanbara and commended him for his diligent services and advice to the Commission. An official communication will be forwarded.

Mr. Kanbara in turn thanked the Commission for its many courtesies and requested that this same courtesy be extended to his successor.

The Commission deferred discussion of the following items placed on the agenda:

**ZONING CLASS AA
RESIDENTIAL
LAIE POINT
NAUPAKA STREET**

(1) Request of the Director for the Commission's advice regarding a proposal to change the Class A-1 Residential zoning to Class AA Residential zoning for the entire area known as Laie Point in Laie.

GENERAL PLAN
AIEA TO
PEARL CITY

(2) Request of the Director for the Commission's advice whether or not to process pending applications for changes in zoning with the areas extending from Aiea to Pearl City since the proposed General Plan for the subject area will not be ready for presentation by the staff for another four months.

GENERAL PLAN
WAIKIKI-DIAMOND
HEAD
PARK USE

(3) Further review of proposed amendments to the General Plan of Waikiki-Diamond Head (Section 4) within the Kapiolani Park complex by designating certain properties within the area for park use and amending the street layout for the area.

The meeting adjourned at 5:50 p.m.

Respectfully submitted,

Carole A. Kamishima
Carole A. Kamishima
Planning Reporter

Meeting of the Planning Commission
Minutes
January 17, 1963

The Planning Commission met in regular session on Thursday, January 17, 1963, at 2:00 p.m., in the Conference Room of the City Hall Annex with Mr. Cyril W. Lemmon, Chairman pro tem presiding. Mr. Lemmon was elected Chairman pro tem on the majority vote of the members present. Mr. Centeio had voted in the negative.

PRESENT: Cyril W. Lemmon, Chairman pro tem
Frank W. Hustace, Jr.
George F. Centeio
Alfred A. Yee

Frederick K. F. Lee, Planning Director
Henry Kitamura, Deputy Corporation Counsel
Wendell Kimura, Deputy Corporation Counsel

ABSENT: Thomas N. Yamabe II
Stanley T. Himeno
Bartley M. Harloe, ex-officio
Fred K. Kwock, ex-officio

MINUTES: The minutes of January 3, 1963, as circulated, were approved on motion of Mr. Hustace and second of Mr. Yee.

**PUBLIC HEARING
GENERAL PLAN
MCCULLY-KAPAHULU
AREA BOUNDED BY
KING, PUNAHOU,
PHILIP & KALAKAUA
AVENUE
REST. BUSINESS USE**

A public hearing was held at 3:00 p.m., to consider a proposed amendment to portion of McCully-Kapahulu General Plan (Section 1) by changing the land use designation from Business and Hotel and Apartment uses to Restricted Business use for area of land bounded by King Street, Punahou Street, Philip Street and Kalakaua Avenue in Pawaia.

The public hearing notice published in the Honolulu Star Bulletin on January 7, 1963, was read by the Director. He pointed out on the map the area in question adjoining Washington Intermediate School on one side and the Makiki drainage ditch on the opposite side along the frontage of Kalakaua Avenue.

He stated that vehicular access to the properties is from Punahou Street while others have pedestrian access from Kalakaua Avenue across wooden bridges over the drainage ditch. The present zoning for this area is business along the frontages of King Street and Kalakaua Avenue and hotel and apartment for the remainder of the area fronting Punahou Street. The present uses are residential, apartment, and business.

He indicated that a request was submitted to extend the existing business zone to include a parcel of land containing 16,907 $\frac{1}{2}$ at 952 Punahou Street immediately makai of the existing business zone fronting King Street. Rather than zone only one parcel for restricted business use and in order to correct the split zoning of this block, he had recommended that this entire block be designated for restricted business use.

He acknowledged receipt and read the following letters filed in protest of the proposed change in the General Plan:

(1) Tsuruyo Yamamoto of 908 Punahou Street preferred that matters stand as they are. She protested against the change and did not wish this section to be used for restricted business.

(2) Tokiko Sawai, et al, owners of Parcel 13, Tax Map Key 2-3-25, objected to the proposed amendment based on the fact that restricted business use cannot be made applicable to their lot because it does not meet the minimum lot area requirement of 7,500sq. In fact, they have future plans of utilizing the property for general business use.

(3) Mrs. Hatsue Kumada of 920-A Punahou Street also protested against the proposal. She did not believe that the area would be a profitable business locality and unless there is proof of actual businesses willing to purchase the land and establish business, she is against the proposed change in the general plan.

(4) A petition signed by 11 owners or joint owners of properties situated in the subject area, opposed the proposed amendment for the following reasons:

"(a) With the exception of only a few parcels, all the remaining are less than 7,500sq in area so that the proposed amendment would restrict the future use of the great majority;

"(b) The proposed amendment, by restricting the future use of individual parcels, will greatly diminish and depreciate the value of each parcel;

"(c) The proposed amendment will benefit only the few parcels at the expense and to the detriment of the majority;

"(d) The proposed amendment does not materially affect or alter the McCully-Kapahulu General Plan; whereas, it will be unfair and will impose a hardship upon the great majority of land owners;

"That in the event the proposed amendment should be adopted, the owners of the individual parcels nevertheless be granted a variance as to future use."

The Chairman called upon those persons wishing to testify against the proposed amendment.

Mr. Ralph Yamaguchi, representing Mr. & Mrs. Teruto Hata, stated that his clients operate an electrical contracting business on their property containing an area of 7,400sq, fronting Kalakaua Avenue. In the event the area is zoned restricted business, unless an exemption is made, his clients would no longer be permitted to continue this operation since electrical contracting is not permitted in a restricted business zone and in addition the lot area would not meet the minimum lot area requirement of 7,500sq. Therefore, if his clients are permitted to continue the present operation, they have no objection to the proposed amendment to the general plan but if the rezoning deprives them of their present operation, they would object.

Mr. Yamaguchi was asked by Commissioner Hustace whether his client object to the status of being the operator of a non-conforming use since under current zoning laws,

there are protective measures by which existing uses can continue as a non-conforming use.

Mr. Yamaguchi replied that he had no opportunity to check into the non-conforming use law mentioned but if under this law his clients are permitted to continue their operation, they would have no objection.

No one else testified against the proposed amendment.

Mr. Leighton Louis, representing Sheridan Ing, et al, owners of property at 952 Punahou Street containing an area of 16,907 $\frac{1}{2}$, spoke in favor of the proposed amendment as it affects his client's property and not as presented in the public hearing notice. He stated that his clients propose to develop a medical and professional center on the premises and had submitted an application for extension of the business zone fronting King Street. On the basis of the proposed use, the Planning Director had recommended a change to restricted business use to which his clients have no objection.

He indicated that the parcel in question is of unique situation in view of the fact that half is zoned for business while the other half is hotel and apartment. In order to utilize the property fully, the entire area must be zoned for restricted business use. The change is logical since the property is surrounded on three sides by business zones. With reference to providing access to the property from Kalakaua Avenue over the Makiki drainage ditch, he believed that this would not be difficult since a precedent has been set for the corner property wherein the owner had purchased the right-of-way from the State with the restriction that no structure be placed over the ditch and that the ditch be covered with concrete. He took no stand on the remainder of the properties within this block.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Centelo and second of Mr. Yee.

In considering this matter later, Mr. Yee expressed his belief that in view of the objections from the property owners who did not wish to have their properties general planned for restricted business use, consideration should only be given to the property owner represented by Mr. Louis. This property was the subject of the original proposal but the remainder of the properties in this block was included as a benefit to the owners.

Mr. Lemmon concurred with Mr. Yee. He stated that split zoning deprives an owner from utilizing his property to the fullest and this condition should be corrected.

Mr. Hustace requested information from the Director regarding the percentage of the owners objecting to the proposed amendment to the General Plan and the reasons for such objection; would it be prejudicial to the remainder lots if only the specific lot in question was zoned for restricted business use; and comments, if any, from the Traffic Department regarding the proposed change in land use.

The Director replied that approximately 100% of the property owners within the subject block had objected to

the proposed amendment. They objected to the proposed amendment in general as it affects their individual properties and not the property of Sheridan Ing, et al, since most of their lots are substandard in size for a restricted business use. Mr. Ing's property is the largest in this block. He stated that the restricted business zoning will not preclude the owners from utilizing their lots for this use since the lots are now in existence.

He stated that zoning only one specific parcel for restricted business use would constitute spot zoning. Since this block in question is half in business zone and half in hotel and apartment zone, it would be more logical to zone on an over-all concept rather than on individual basis. Since a proposal will be made to withdraw the business zone along King Street frontage affecting the school property, he felt that restricted business uses could then be concentrated in this subject block. He stated that the decision to confine activities to that one parcel in question would be dependent upon an opinion from the Corporation Counsel as to whether the general planning of only one parcel would be in concept with the principle of general planning.

The Traffic Department has not commented on the proposed amendment to the general plan regarding the problem of traffic, but he stated that a preliminary study had been made to extend and widen Punahou Street at Philip Street to connect directly with Kalakaua Avenue. When this is done, there will be a continuous flow of traffic between the Manoa and Waikiki areas, eliminating the necessity of right and left turn movements on Kalakaua Avenue, King Street and Punahou Street.

Mr. Hustace inquired whether the Director has any knowledge whether the people who had objected would withdraw their objection were they acquainted with the fact that they may continue their existing uses under the non-conforming use provision.

The Director replied that he has no such knowledge.

Assuming that the people, upon being informed that they are protected under the non-conforming use ordinance, withdrew their objections, Mr. Hustace inquired whether the Director would then object to the general planning of the area by reason of inadequacy of the street layout.

The Director replied that he would not object since the preliminary study for extension of Punahou Street has been completed and he will soon be recommending an amendment to the street layout plan to indicate the extension and widening of Punahou Street on the General Plan.

The Commission noted that the business zone line with a depth of 200 feet fronting King Street on the makai side stopped at Punahou Street and only a depth of 100 feet continued on to Kalakaua Avenue.

Mr. Hustace inquired whether extension of this 200 feet depth of business zone to Kalakaua Avenue would include the entire parcel under discussion.

The Director replied that it would include the entire parcel and 10 feet of the adjoining parcel. He did not

believe that the adjoining owner would object since his property is also zoned half in business and half in hotel and apartment.

Mr. Yee's motion to recommend approval of the amendment to the General Plan of McCully-Kapahulu to designate restricted business use for the parcel at 952 Punahou Street only was seconded by Mr. Hustace.

A vote was taken and the motion failed to carry lacking four affirmative votes. Mr. Centeio voted in the negative.

Mr. Centeio stated that he is against the proposal to designate the area for restricted business use since Punahou Street is inadequate for proper traffic circulation in the area. In addition, there is a school in the adjoining area which makes higher density use unsuitable for the area. He felt that apartment uses would be more logical. He maintained that it would be spot zoning to zone the subject property to restricted business use.

Since the motion failed to carry, Mr. Centeio indicated that the subject matter is "dead".

The Deputy Corporation Counsel stated that the subject matter can be reconsidered by the Commission at its next meeting.

Since this matter can be reconsidered by the Commission at its next meeting, Mr. Hustace suggested that the Director, in the meantime, contact the owners who had registered protests, either by letter or by direct communication, informing them of their constitutional right under the non-conforming use ordinance and indicating the reason why certain members of the Commission feel that a lot split into two uses is not a desirable situation. Also, the feeling of certain members of the Commission with respect to Punahou Street setback that this setback must be imposed on the general plan; that the action being taken now is an amendment to the General Plan as distinguished from zoning; and that the legal repercussion of the action would not be severe.

PUBLIC HEARING
ZONING BUSINESS
KAILUA-KAELEPULU
MAUKA SIDE OF
KEOLU DRIVE
ISLAND CONSTRUCTION CO.

A public hearing was held to consider a change in zoning from existing Class A-1 Residential to Business for approximately 3 acres of land situated on the mauka side of Keolu Drive, opposite Hui Street and adjoining the existing Rural Business District No. 33-A on the south side, in conformity with the Kailua-Lanikai-Maunawili General Plan.

The public hearing notice published in the Honolulu Star Bulletin on January 7, 1963, was read by the Director who reported that copies of the hearing notices were sent to the district's community associations and organizations. He acknowledged receipt of three letters commenting on the proposed rezoning:

(1) A "Proclamation" from the Keolu-Kai Community Association stated that "The residents of Kailua Heights and Keolu Hills are in favor of a proposed shopping center located in Keolu Hills with some reservations... if the proposed shopping center is passed by the Planning Commission, we would like to have the road adjacent to the proposed shopping center, namely Keolu Drive, improved by the responsible parties involved before construction

of the proposed shopping center...If there is an assessment for the realignment of Keolu Drive adjacent to the proposed shopping center, this assessment for private home owners in the spot zoning area and adjacent to the shopping center be borne by the developer."

(2) The Enchanted Lake Community Association reported that at a general meeting of the Association held on Monday, January 14th, the members present voted in favor of the revised shopping center plan.

(3) The Chamber of Commerce of Windward Oahu reaffirmed its earlier stand that the proposed rezoning is not appropriate at this time on the bases that there are several acres of improved business zoning unoccupied in Kailua proper and that the Chamber feels that proper city planning should discourage spot zoning and the subsequent creation of several satellite business communities within a fairly small geographical area.

The Director then pointed out on the map the area in question situated within the Enchanted Lake Subdivision and adjoining an existing business zone of 3 acres. Within this business zone is an existing service station. Directly across the street are two existing business zones which are utilized by one, a service station, and the other as a milk depot. He stated that an original request for 7 acres of business as an addition to the existing 3 acres was denied by the Commission. This is a resubmission on the basis of 3 additional acres for a total of 6 acres for a neighborhood shopping center complex. Developments submitted show a grocery store, a variety store, and several shops surrounded by off-street parking areas.

Mr. Katsuro Miho, representing the developer, spoke in favor of the proposed rezoning. He stated that Mr. Donald Iwai, his associate, and Mr. William Bengé, Vice President of Island Construction Company are also present to answer any questions that the Commission may have.

Mr. Miho indicated to the Commission that the proposal under consideration is not spot zoning as represented by one of the protestants since the area proposed for business zoning is indicated on the General Plan for commercial use. He mentioned that the proposed developer is the pioneer of these lands, developing many thousands of housing units in the Keolu Hills-Enchanted Lake areas and expending thousands of dollars in development costs. The area has grown rapidly and to the extent that the need for a neighborhood shopping center has become imperative. There are many more units to be developed in this general area. He stated that development of a neighborhood shopping center within large housing developments is not something new. Many such neighborhood shopping centers have been developed in various sections of the City and County within highly developed areas. The area under consideration is one that was recommended by the staff of the Planning Department.

He felt it natural that the merchants of Kailua town would resist any attempt to zone areas for business uses since they are afraid of business competition. He pointed out that the original request for business use was reduced to a smaller area. The development will be beautifully

landscaped and presently, there are no housing development surrounding it. In the future, houses may be constructed in the adjoining areas. He stated that by revising the plan, the objections from the people in the surrounding areas have been overcome. He urged the Commission to act favorably upon the proposal since much time and money have been spent in planning this development and the developer would like to proceed to meet the demand of the particular area as soon as possible.

In reply to questions from Mr. Hustace, Mr. Bengé stated that there are approximately 5,000 housing units in Enchanted Lakes, 800 existing and 800 more proposed in Kailua Heights so that by the time of completion, which is expected to be in 1965 or 1966 at the latest, this area is anticipated to have a population of approximately 15,000 to 30,000 people. He then pointed out on the map, the areas already developed, presently being developed and to be developed in the future.

Mr. Miho was asked by Mr. Hustace to comment on the request made by the Keolu-Kai Community Association to have the developer bear the cost of improving Keolu Drive adjacent to the proposed shopping center.

Mr. Miho stated that he had consulted with the staff regarding this matter and a commitment has been made that the developer will construct the improvements fronting the shopping center.

Further replying to questions from Mr. Hustace, Mr. Miho stated that the lack of response from the other community associations which were sent hearing notices seems to indicate that their response is passive. Notices were requested to be sent to as many community associations as they knew existed for comments and he stated that these associations are quite familiar with the proposal.

With reference to the letter from the Chamber of Commerce stating that the timing is not appropriate for this development, Mr. Miho commented that whenever an area has been developed to a certain extent and there are interested parties who are willing to come in and spend time to develop an area of sufficient size for commercial use and who feel that it is economically feasible to take the risk and pour risk capital into a development, the timing must be right.

Mr. Miho indicated that the proposed development will consist of a grocery store and variety stores, such as drug store, beauty parlor, etc., with landscaped malls leading to these stores. Off-street parking in excess of the legal requirement will also be provided. The building itself will occupy approximately 60,000 sq. ft. The existing service station will remain. He stated that a developer of the grocery store has signed an agreement to locate here conditioned upon approval of the business zoning.

Mr. Bill Tullar, President of the Enchanted Lakes Community Association, reported that at the Association's general meeting, Mr. Pao had presented the shopping center plan and answered questions to the satisfaction of the members present. A letter from the Association approving the development of the shopping center has been submitted to the Planning Department.

Mr. Ernest Heen, Jr., resident of Keolu Hills and also a representative from the 8th District, spoke in support of the proposed rezoning. He stated that the State Highway Department will soon let out a contract for the construction of the extension of Kalaniana'ole Highway from the intersection of Kailua Road to a point beyond the estimated access point of the completed extension of Keolu Drive. Once this highway is completed, he, as well as other residents, would prefer using this highway rather than the narrow, unimproved roadway through Kailua town. As it is on many occasions, a person may need a few items such as, a loaf of bread or cigars. Rather than drive into Kailua town through the narrow congested roadway to purchase these items, a convenient shopping center in the immediate neighborhood would be of great benefit to the residents. Employment at this shopping center for residents in the area would also benefit the community. It was his belief that Keolu Hills is a depressed area and this shopping center would boost the economy of the area.

Mr. Donald Iwai, also representing the developer, pointed out to the Commission that this shopping center would not only serve the Enchanted Lakes Community but the Keolu Hills and Kailua Heights Communities as well.

Mr. Heen, who is also a representative of a developer of land in the area, informed the Commission that Centex-Trousdale Construction Company which has development rights over H. K. Castle land mauka of Enchanted Lakes development also plans a residential development which is at its preliminary stage. The land is presently in the agricultural district boundary of the State Land Use Commission but it will soon be placed in an urban district designation at the recommendation of the consultant for the Land Use Commission. He stated that the developer, at this time, does not contemplate submitting a request for a business zone in this area for a neighborhood shopping center.

Mr. Kenneth Anderson, past president of the Keolu-Kai Community Association, informed the Commission that the "Proclamation" submitted by the Association also mentioned the traffic condition at the entrance to Enchanted Lakes development. Keolu Drive, which is the only access road to the development, is narrow and unimproved and a serious traffic problem would occur when the area is fully populated.

Since no one else spoke for or against the proposal, the Commission closed the public hearing and took the matter under advisement on motion of Mr. Centeio and second of Mr. Hustace.

In considering this matter later, Mr. Hustace made a motion to defer this matter for two weeks pending the presence of more Commission members. His motion was seconded by Mr. Yee.

At the request of Mr. Centeio, Mr. Hustace gave his reason for proposing a motion for deferral pending the presence of more Commission members. He believed that the matter involved concerns a great number of people and it also involves, in a larger respect going beyond the immediate public hearing, some basic policy question of this

Commission which he believed should be decided by more than four members since any one person can exercise a veto.

Mr. Centeio stated that he had voted against this proposed rezoning once before and he still maintains this position. Since there are many acres of zoned business areas in Kailua town still vacant, he believed that there is no justification to zone another area in the immediate vicinity for business use. He stated that he would vote against any motion for deferral.

Since Mr. Centeio's negative vote would cause the motion for deferral to be lost, the Chairman did not call for a vote.

Upon request of the Commission as to the status of the request for rezoning, the Deputy Corporation Counsel advised the Commission that its last action taken to close the public hearing and take it under advisement continues as the action taken by the Commission.

The Commission reviewed again a proposed change in zoning from existing Rural Protective zone and Rural Farming District to Resort-Hotel District No. 2 for a parcel of land containing approximately 20 acres situated on the Pali side of Haiku Road approximately 2/3 of a mile mauka of Kamehameha Highway (Haiku Gardens premises), for that portion of the lot mauka of the proposed Kshaluu Cut-off Road, in conformity with the Kaneohe-Heeia General Plan.

A public hearing was held and closed on January 3, 1963. Action had been deferred pending a visit of the site.

The Director reviewed briefly the proposal for development of the land as a resort area. He stated that most of the landscaping has been completed and the remainder of the development which will be construction of rental cottages and structures for accessory uses will be done in three phases. The proposed development will cover only that portion of the applicant's property which is mauka of the proposed Kahaluu Cut-off Road. At present, access to the area is off Haiku Road over two 12-foot easements, one of which is over land leased from the Bishop Estate. Completion of Kahaluu Cut-off Road will provide another access to the property. The proposed use is in conformity with the General Plan adopted for the area. The Commission members had visited the property.

Asked by the Commission for his recommendation, the Director replied that his recommendation is to zone the area for resort-hotel uses on the basis that the area offers amenities, such as extensive and varied areas of natural foliage and lily ponds, which are suitable for this type of development and that there is adequate access to the area over the two easements and the land leased from Bishop Estate which fronts on Haiku Road. In the event the lease on the Bishop Estate's land should terminate there will still be another access from Kahaluu Cut-off Road upon its construction so that access is adequate. Improvement of Kahaluu Cut-off Road is presently being considered by the City Council.

Mr. Hustace inquired whether the lease from the Bishop Estate is of such duration to legally permit the Commission

ZONING RESORT-
HOTEL DISTRICT
NO. 2
HEEIA
46-316 HAIKU RD.
GEORGE ING

to consider the property as being an integral part of the land to be zoned with respect to the matter of access.

The Director replied that the applicant has not submitted this information which was requested by the staff.

Since Mr. Leighton Louis, the representative of the owner of the land, was present, he was asked the same question.

Mr. Louis stated that the land in question is presently under a short-term lease of six months' duration with negotiations open for a long-term lease. This was done since his client, Mr. George Ing, did not wish to take the risk of entering into a long-term lease without knowing whether or not the zoning would be granted. If the required zoning is granted, he would then enter into a lease agreement of 55 years. He stated that the land in question was under development right with Mr. Hasegawa but this was withdrawn when Mr. Ing started his negotiations with Bishop Estate.

This matter was taken under advisement on motion of Mr. Hustace and second of Mr. Yee.

In considering this matter later, Mr. Hustace expressed his belief that since the other members of the Commission who had visited the area are not present today, this matter should be deferred.

Mr. Hustace's motion to defer action was seconded by Mr. Yee and carried.

The Commission, on motion of Mr. Hustace and second of Mr. Yee, deferred action for two weeks pending the presence of more Commission members, a proposal to amend a portion of the Kalia-Waikiki General Plan (Section 3) by designating street widening setbacks on certain streets situated within an area bounded by Kalakaua Avenue, Kaiulani Avenue, Ala Wai Boulevard and Kapahulu Avenue.

A public hearing was held and closed on December 6, 1962. Action had been deferred pending the presence of more Commission members.

**GENERAL PLAN
KALIA-WAIKIKI
AMENDMENT TO
STREET PATTERN**

The Commission considered again proposed amendments to portion of Waikiki-Diamond Head General Plan (Section 4) within the Kapiolani Park complex by designating for park purposes, four parcels of land situated between Paki and Leahi Avenues and between Paki Playground and the Hibiscus Garden, and area of land comprising approximately 134,000 $\frac{1}{2}$ situated between Paki and Leahi Avenues and between the Archery Range and Noela Street; realigning the Kalakaua Avenue and Monsarrat Avenue intersection; and amending the boundaries of the off-street parking area on the Diamond Head side of Monsarrat Avenue, mauka of Kalakaua Avenue.

A public hearing was held and closed on November 21, 1962. Action had been deferred for a report from the Department of Parks and Recreation regarding its master plan for development of Kapiolani Park.

No one from the Parks Department was present.

Mr. Hustace made a motion to defer action for two weeks with a recommendation to the Director that he forward a

**GENERAL PLAN
WAIKIKI-DIAMOND
HEAD
EXPANSION OF
KAPIOLANI PARK**

communication to the administrative assistant to the Mayor informing him that this matter was placed on the Commission's agenda and no representative from the Parks Department appeared. A copy of the letter should be forwarded to the Parks Department. His motion was seconded by Mr. Yee, but it failed to carry lacking four affirmative votes. Mr. Centeio voted in the negative.

Whereupon, Mr. Hustace suggested to the Director that he inform Mr. Harloe, the Managing Director, of what had transpired and to send a copy of the letter to the Parks Department.

Mr. Rothwell, who represents a client who owns a parcel of land in the area, requested information on the status of the proposal under consideration.

Upon an explanation from the Director why this matter is not being considered today and for him to check with the staff for further information, Mr. Rothwell stated that this delay is preventing his client from making a decision whether or not to build a home on his property.

The Director advised him of his right to apply for a building permit for such a construction. Unless the City purchases the property, his client will be issued a building permit.

Later in the meeting, Mr. Delos Seeley from the Department of Parks and Recreation appeared to discuss this matter. Since this matter was deferred for two weeks, no further action was taken.

**MISC.
LITTLE THEATER**

For information purposes, the Director read to the Commission, a communication from the Corporation Counsel's Office with respect to the appropriation made by the Legislature for plans for a "little theater" as to (1) the intent of the appropriation enacted by the Legislature, and (2) whether the bill specifies the location of a "little theater".

In summary it states that, "...it appears that in accordance with the representations made to it, the Legislature intended the little theater to be a small theater, to be used primarily, but not exclusively, for children's productions. With respect to your second question, Act 30, S.L.H. 1962, does not specify any location of the theater."

The Commission received and filed the communication from the Corporation Counsel.

**ZONING RESORT-
HOTEL DIST. 1
WAIANAE
SOUTHWEST CORNER
OF FARRINGTON
HIGHWAY &
BAYVIEW ST.
I. HANABUSA**

The Director informed the Commission that a public hearing was held and closed on November 21, 1962, to consider changes in zoning from existing Highway Protective to Business and Resort-Hotel District No. 1 for a parcel of land situated at the southwest corner of Farrington Highway and Bayview Street in Waianae. Due to inadequate sewer facilities, only that portion requested for business zoning was granted and the request for Resort-Hotel District for the back portion of the premises was deferred pending a solution to the sewer problem.

The Director reported that the owner of the premises has submitted a letter to the Director of the Division of Sewers agreeing to consolidate the three lots involved

into one lot for utilization as one single complex and that despite the resort-hotel zoning, to utilize the said premises for single-family residential use until such time as the sewer facilities have been improved under a capital improvement district.

The Director stated that in his conversation with Mr. Aona, Director of the Division of Sewers, Mr. Aona had expressed his belief that as long as there is a guarantee that only one family will occupy the premises, there is nothing to deter the zoning of the area to resort-hotel uses.

The Director brought out another point for consideration. He stated that it is much more economical and feasible to construct the proposed development as one contiguous development than to construct a single family dwelling and later re-construct the main structure.

Asked by Mr. Hustace whether he had ascertained whether such an agreement is legal and enforceable, the Director replied that he had not.

Mr. Hustace's motion to defer action for two weeks until receipt of an opinion from the Corporation Counsel was seconded by Mr. Yee.

A vote was taken and the motion failed to carry lacking four affirmative votes. Mr. Centeio voted in the negative.

Mr. Centeio expressed his belief that this application should be considered by the Zoning Board of Appeals for a variance to permit the construction. Since the Commission cannot place a condition to zoning, a variance will provide the necessary control until such time the area is ready to be zoned for resort-hotel uses.

Mr. Hustace's motion to defer action for two weeks died for lack of a second. Mr. Yee desired an opinion from the Corporation Counsel.

Since no action could be taken by the Commission, the Director reported that he will check with the Corporation Counsel on the legality of such an agreement and whether or not the application can meet the conditions of hardship for a variance.

ZONING RURAL PROT.
WAIANA
LUALUALEI HOME-
STEAD ROAD &
POKAI BAY ST.
ZOILO CORPUZ

The Commission reviewed again a dezoning action initiated by the Planning Director from Hotel and Apartment to Rural Protective for a parcel of land containing 18,962 $\frac{1}{2}$ situated at the corner of Lualualei Homestead Road and Pokai Bay Street in Waianae.

Action had been deferred pending an opinion from the Corporation Counsel whether or not a surety bond filed to guarantee construction of the street improvements fronting this property was legal. In order to release this bond since construction of the apartment project was abandoned due to failure to obtain the necessary financing, the Director had initiated this dezoning action.

Mr. Kitamura, Deputy Corporation Counsel, reported that the surety bond filed at the time of granting of the Hotel and Apartment zoning is not legally binding since the Commission had no legal basis on which to require the filing of a bond as a condition to zoning. There is a written opinion rendered previously to this effect.

On the basis of the opinion just received, the Director withdrew his initiation of the rezoning action from Hotel and Apartment to Rural Protective for the subject property.

**ZONING HOTEL & APT.
MAKIKI
1002 WILDER AVE.
BEN RUSH & VERA
RUSH**

The Director informed the Commission that he had denied a request by Vera Rush for a change in zoning from existing Class A Residential to Hotel and Apartment for a parcel of land at 1002 Wilder Avenue in Makiki.

He stated that this parcel adjoins an area zoned for Hotel and Apartment use. A high-rise apartment structure is proposed to be constructed within this adjoining Hotel and Apartment zone. However, due to inadequate utilities to serve a high density use and the fact that the City Council had requested that the Hotel and Apartment zoned areas in Makiki be changed to Medium Density Apartment use, there is no justification to zone the subject property to Hotel and Apartment.

The Commission received this information and took no action.

**LAND USE
COMMISSION
PETITION
WAIMANALO
41-725 KUMUHAU RD.
SPECIAL PERMIT
(MICHAEL P. L.
CHUN)**

The Commission reviewed a communication from the State Land Use Commission requesting the Planning Commission's comments and recommendation on an application filed by Michael P. L. Chun for a special permit to construct two additional homes on a one-acre parcel of land situated at 41-725 Kumuhau Road at Waimanalo whereon exists one dwelling unit.

The Director reported that the subject property is within the Agricultural District Boundary of the Land Use Commission. The General Plan of Waimanalo also designates the area for agricultural use. He recommended denial of the application for the following reasons:

- (1) The existing water line in the area is inadequate to serve any kind of residential development;
- (2) The General Plan of Waimanalo designates the area for agricultural use. The granting of the special permit will create a non-conforming use; and
- (3) Kumuhau Road, a public right-of-way, is substandard for residential use. Although the right-of-way and pavement are adequate, the road is without curbs, gutters, sidewalks, drainage, sewers, street lights, etc.

On motion of Mr. Hustace and second of Mr. Yee, the Commission voted to recommend to the Land Use Commission that the application for special permit be denied for the reasons stated by the Director. Said reasons are to be stated in the letter to the Land Use Commission in support of the Commission's action.

**ZONING CLASS AA
RESIDENTIAL
LAIE
LAIE POINT**

The Director requested the Commission's advice with respect to a possible change in zoning from existing Class A-1 Residential to Class AA Residential for the entire area known as Laie Point in Laie.

He stated that in 1958, the Commission had considered zoning the area to Class AA Residential but after considerable discussions with the property owners and holding of two public hearings, the area was zoned to

Class A-1 Residential. Since majority of the lots are subdivisible if variances are granted from the lot size requirement, a problem has now arisen whether or not to permit the creation of many such subdivisions which would eventually render existing Naupaka Street, a 40-foot right-of-way, as inadequate to serve the area. The Commission members had visited the area. He requested the Commission's opinion on the matter.

Mr. Centeio believed that the Director should have the benefit of receiving opinions from the majority of the Commission members.

Since only four members were present today, the Commission decided to defer discussion for two weeks on motion of Mr. Hustace and second of Mr. Yee.

GENERAL PLAN
ALA MOANA-KEWALO
AREA BOUNDED BY
KING ST, CEDAR ST,
KAMAILE ST, &
PENSACOLA ST.
MEDIUM DENSITY
APARTMENT USE

The Director initiated an amendment to the General Plan of Ala Moana-Kewalo (Section 2) by changing the land use designation from residential to medium density apartment use for the area bounded by King Street, Cedar Street, Kamaile Street and Pensacola Street.

He stated that this is the area the Commission had looked with favor upon apartment uses prior to the City Charter provisions and had zoned properties in the area for apartment uses. The Corporation Counsel, however, had rendered a ruling that "looking with favor" does not constitute a general plan designation; therefore, before any more zoning changes can be granted, the general plan must be amended to reflect apartment uses for the area. He recommended that a public hearing be called to consider the proposed amendment to the General Plan.

Mr. Centeio maintained that the apartment designation for the area looked upon with favor by the Commission prior to the Charter continues as the general plan for the area. On that basis, about five property owners were granted apartment zoning for their properties by this Commission and the City Council. Since the ruling stated by the Director was rendered by another Deputy Corporation Counsel who is no longer under the City's employ, he felt that the Commission should receive the benefit of an opinion from the Deputy Corporation Counsel present today.

Mr. Kitamura stated that he is not about to over-turn the ruling made by Mr. Bertram Kanbara, ex-Deputy Corporation Counsel, regarding this subject area. He supported the ruling that a "desire of the Commission" is not sufficient for a general plan designation.

A motion to authorize the calling of a public hearing to consider the proposed amendment to the General Plan of Ala Moana-Kewalo was made by Mr. Centeio, seconded by Mr. Hustace, and carried.

ZONING BUSINESS
KANEEOHE
MAUKA SIDE OF
KAMEHAMEHA HWY
BET. KEAAHALA &
PAHIA ROADS
DAVID R. YOGI

The Director initiated a change in zoning from existing Class A-1 Residential to Business for a parcel of land situated on the mauka side of Kamehameha Highway between Keahala Road and Pahia Road in Kaneohe, in conformity with the General Plan of Kaneohe.

He stated that the front half of 10,000 \pm is zoned business while the back half of 10,000 \pm is zoned residential. This is a logical extension of the business zone and since it complies with the General Plan, he recommended that a public hearing be called.

Mr. Centelo believed that it would be better planning to extend the business zone to the boundary of the General Plan designation for all the properties fronting on Kamehameha Highway situated between Keahala Road and the Kaneohe-Heeia boundary.

The Director stated that he had no objection to consider the entire area suggested by Mr. Centelo for business zoning.

A motion to authorize the calling of a public hearing to consider the extension of the existing business zone to the back boundaries of the properties having frontages on Kamehameha Highway between Keahala Road and the Kaneohe-Heeia boundary was made by Mr. Yee, seconded by Mr. Hustace, and carried.

**ZONING BUSINESS
AIEA
NORTHEAST CORNER
OF MOANALUA ROAD
& AIEA HEIGHTS DR.
OAHU SUGAR CO.**

The Director initiated a change in zoning from existing Rural Protective to Business for a parcel of land containing approximately 5 acres situated at the northeast corner of Moanalua Road and Aiea Heights Drive in Aiea in conformity with the General Plan adopted for the area.

He stated that a development plan submitted shows the construction of a two level shopping center consisting of a super market, a bowling alley, a drug store, rows of shops and a large parking area with entrances on Moanalua Road and Aiea Heights Drive.

A motion to authorize the calling of a public hearing to consider the proposed change in zoning was made by Mr. Hustace, seconded by Mr. Yee, and carried.

**ZONING BUSINESS
WAIANAE
FARRINGTON HWY,
OPPOSITE ARMY ST.
FONG CHUEY**

The Director initiated a change in zoning from existing Highway Protective zone to Business zone for a parcel of land containing 9,096 $\frac{1}{2}$ situated on the mauka side of Farrington Highway in Waianae town in conformity with the General Plan adopted for the area.

He stated that the owner of the land proposes to construct a new restaurant on the premises. Adequate off-street parking areas have been set aside. Since the restaurant facility will be of benefit to the people in this rapidly growing area, he stated that the change in zoning is appropriate at this time.

A motion to authorize the calling of a public hearing to consider the proposed change in zoning was made by Mr. Yee, seconded by Mr. Hustace, and carried.

**ZONING AGRICULTURAL
DISTRICTS A & B
LAIE-KAHUKU
MAUKA OF KAMEHAMEHA
HIGHWAY
ZIONS SECURITIES
CORP. & KAHUKU
PLANTATION CO. LTD.
FOR: MEADOW-GOLD
FARMS, HAWAII**

The Director initiated a change in zoning from existing Rural Protective zone to Agricultural District A for a 1000-foot strip of land on the mauka side of Kamehameha Highway, Kahuku of Laie containing an area of 130 acres and land mauka of Kamehameha Highway between Church College and Kaipapau containing approximately 138 acres and to Agricultural District B for the remainder of land in the mauka section up to the Forest Reserve boundaries.

He stated that the proposed changes are in conformity with the General Plan adopted for the area. The boundaries of the proposed agricultural zonings conform with the agricultural boundaries of the State Land Use Commission. He had received a request for agricultural zoning of approximately 15 acres of land situated in Laie about 1/2 mile mauka of Kamehameha Highway but rather than zone individual parcels, he felt that the entire area should

be included in the rezoning proposal. The land owners contacted (Campbell Estate, Bishop Estate, Zions Securities Corporation and Kahuku Plantation) have all approved the proposed rezoning.

At the request of Mr. Centeio, the Director pointed out on the map the areas proposed for agricultural zoning. He stated that the urban areas are not included in this rezoning proposal.

A motion to authorize the calling of a public hearing to consider the changes in zoning as initiated by the Director was made by Mr. Hustace, seconded by Mr. Yee, and carried.

**GENERAL PLAN
CENTRAL BUSINESS
DISTRICT
AMENDMENT TO
STREET PATTERN**

The Director initiated an amendment to the General Plan of the Central Business District, Street Layout, as follows:

- (1) Delete Miller Street from Hotel Street to Punchbowl Street; and
- (2) Realign Beretania Street between Richards Street and Punchbowl Street.

He stated that these amendments to the street layout plan must be made in order that the construction plan for the State Capitol Building may be prepared by the consultants.

Mr. Lemmon requested that this matter be deferred since he will be disqualifying himself from participating or voting on this matter.

A motion to defer action for two weeks was made by Mr. Hustace, seconded by Mr. Yee, and carried.

**STREET NAMES
KALIHI
HOUGHTAILING
STREET IMPROVE-
MENT DISTRICT**

The Commission, on motion of Mr. Hustace and second of Mr. Yee, recommended approval of the following street names:

- (1) Street names for roadways within the Houghtailing Street Improvement District.

HOUGHTAILING PLACE - Deadend roadway off Houghtailing Street on the Waikiki side and makai of Buck Street.

BERNICE STREET - Extension of existing roadway to join Houghtailing Street.

**STREET NAMES
KAILUA
KAI LANI SUBDVN.
"KALAKA PLACE"**

- (2) Street name for roadway within the Kai Lani Subdivision in Kailua:

KALAKA PLACE - Deadend roadway off Kalahoe Avenue on the makai side and between Hauoli Street and Mookua Street.
Meaning: Clark (Meaning okayed by Mrs. Hoku at the Bishop Museum)

**STREET NAME
KAILUA
ENCHANTED LAKE
ESTATES UNIT 3-A**

- (3) Street name for roadway within the Enchanted Lake Estates Unit 3-A Subdivision in Kailua:

KAKAHIKA STREET - Roadway extending from Wanso Rd to Mahaelani Place and being on the Kaneohe side and parallel to Kaelepulu Stream.
Meaning: Morning Road

ZONING ORDINANCE
NEW COMPREHENSIVE
ZONING ORDINANCE

The Director recommended that a public hearing be scheduled on January 31, 1963, to consider the proposed comprehensive zoning ordinance.

He stated that copies of the proposed zoning ordinance were sent to the various community associations and interested parties and he has received several comments and suggestions. In order to receive comments from other interested persons, a public hearing should be scheduled. After receipt of all comments and suggestions from the public, the staff will compile these suggestions and redraft the zoning ordinance for consideration at a second public hearing. Prior to the holding of this second hearing, the staff will meet with the Commission to explain the changes and the specific language and meaning of the zoning ordinances.

Mr. Hustace inquired how spirited would the public hearing be. He felt that on the date of this hearing, the agenda should not contain too many controversial matters.

Mr. Aaron Levine, Executive Vice-President of the Oahu Development Conference, who was in the audience was asked by the Commission whether or not he intended to make a detailed presentation at the public hearing.

Mr. Levine stated that the amount of controversy aroused by the audience is difficult to predict. In New York and Chicago, after several public hearings, it took 2-1/2 years before the zoning ordinances were finally adopted. He felt that there will be considerable interest from the public regarding this proposed ordinance. Therefore, he suggested that the Commission provide enough time, perhaps several public hearings, in order to hear all aspects of the ordinance from the public. He felt that the special interest groups, such as the engineers, architects, and home builders, should be urged to come forward with detailed explanation so that the ordinance forwarded to the City Council for adoption would be a sound type of ordinance. He hopes to appear in order to urge the support of some concepts proposed in the ordinance.

The Director reported that the staff will go to the various community associations and explain the changes made in the redrafted zoning ordinance.

A motion to authorize the calling of a public hearing on January 31, 1963, to consider the proposed comprehensive zoning ordinance was made by Mr. Centeio and seconded by Mr. Yee.

Since the ordinance is detailed and long, Mr. Hustace suggested that the Director consider a format for presenting the ordinance to the public. Mr. Yee suggested that only specific portions of the ordinance be considered at a time with a time limit set. As needed, the hearing could then be continued to another day.

A vote was taken and the motion was carried.

The meeting adjourned at 4:30 p.m.

Respectfully submitted,

Carole A. Kamishima
Carole A. Kamishima
Planning Reporter

Meeting of the Planning Commission
Minutes
January 31, 1963

The Planning Commission met in regular session on Thursday, January 31, 1963, at 1:35 p.m., in the Conference Room of the City Hall Annex with Chairman Thomas N. Yamabe II presiding. At 4:10 p.m., Vice Chairman Frank W. Hustace Jr. presided over the meeting:

PRESENT: Thomas N. Yamabe II, Chairman (excused at 4:10 p.m.)
Frank W. Hustace, Jr., Vice Chairman
George F. Centelo
Stanley T. Himeno
Kinji Kanazawa
Cyril W. Lemmon
Alfred A. Yee
Bartley M. Harloe, ex-officio (excused at 4:10 p.m.)
Fred K. Kwock, ex-officio (excused at 2:45 p.m.)

Frederick K. F. Lee, Planning Director
Henry Kitamura, Deputy Corporation Counsel
Wendell Kimura, Deputy Corporation Counsel

ABSENT: None

PERSONNEL
COMMISSIONER
KINJI KANAZAWA
Mr. Kinji Kanazawa, newly appointed member of the Planning Commission to serve the unexpired term of Mr. William Norwood, was introduced to the rest of the Commission members.

MISC.
ELECTION OF
VICE CHAIRMAN
An election was held to appoint a Vice Chairman of the Planning Commission.

On motion of Mr. Lemmon and second of Mr. Yee, Mr. Hustace was nominated as vice chairman, and on motion of Mr. Centelo and second of Mr. Kanazawa, Mr. Himeno was nominated as vice chairman. The nomination was closed on motion of Mr. Lemmon and second of Mr. Yee.

A vote was taken and on the majority vote of the appointed members present, Mr. Hustace was elected as vice chairman of the Planning Commission.

MINUTES: The minutes of January 17, 1963, as circulated, were approved on motion of Mr. Lemmon and second of Mr. Hustace. Mr. Centelo voted in the negative on his belief that certain facts in the minutes should be clarified. However, he believed that these facts would be clarified as the subject matter is discussed again at today's meeting.

PUBLIC HEARING
ZONING BUSINESS
KAAAWA
51-480 KAMEHAMEHA
HIGHWAY
H. YONEKAWA
A public hearing was held at 3:00 p.m., to consider a change in zoning from existing Highway Protective zone to Business for a parcel of land containing 13,500 \pm situated at 51-480 Kamehameha Highway, on the mauka side of Kamehameha Highway adjoining the Kaaawa Store premises in Kaaawa, in conformity with the Koolauloa General Plan.

The public hearing notice published in the Honolulu Star Bulletin on January 21, 1963, was read by the Director who reported that no written protests had been filed. Development plans submitted show the construction of a new building for the Kaaawa Post Office and a store.

The Chairman called upon those persons wishing to testify in favor or against the proposal.

No one spoke against the proposal. Mrs. Law, speaking for her husband Robert Law who represents the owner of the property, stressed the need for a larger and improved Post Office since the present facilities within the existing Kasawa Store have become inadequate to serve the needs of the community. She requested favorable consideration of the application.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Centeio and second of Mr. Lemmon.

In considering this matter later, the Commission recommended approval of the change in zoning from Highway Protective to Business for the subject property on motion of Mr. Centeio and second of Mr. Lemmon. (Mr. Yamabe was not present at the time of voting.)

A public hearing was held to hear comments on the proposed text of the comprehensive zoning ordinance from all interested parties who are affected and who had not previously commented on the proposed ordinance.

The public hearing notice published in the Honolulu Star Bulletin on January 21, 1963, was read by the Director who reported that the hearing notices were sent to the various community associations, interested groups and individuals.

In explaining the purpose of this hearing, the Director stated that a chart showing the summary of the proposed comprehensive zoning ordinance was sent to interested organizations and individuals for review and comments. The replies were received and compiled. A draft of the proposed ordinance in legal form was then made in which some of the pertinent comments were incorporated. The entire text of this ordinance was then sent to the groups and individuals who had responded. Additional comments were then received but prior to compiling these comments for redrafting the ordinance again, other comments from organizations and individuals who had not made any comments are requested at this time. After receipt of all comments and completion, the redrafted ordinance will be explained and presented to the community associations of the different districts. A series of public hearings will be held on this revised ordinance before submission to the Mayor and the City Council for final adoption. If necessary, public hearings will be held to consider individual segments of the ordinance in order to educate the public and gain support and understanding.

The Chairman then called on all interested parties wishing to comment on the proposed zoning ordinance.

Mr. Aaron Levine, Executive Vice President of the Oahu Development Conference, commended the Planning Department and the Commission on the preparation of a revised zoning ordinance for Honolulu. He reported that a letter from the O.D.C. commenting and suggesting certain changes for consideration by the Planning Commission was filed with the Planning Department. As a supplement to that letter, he presented the following points:

- (1) He believed that the separation of the zoning ordinance into several districts and refining of the districts make zoning much more effective and orderly.

**PUBLIC HEARING
ZONING ORDINANCE
COMPREHENSIVE
ZONING ORDINANCE
(PRELIMINARY
HEARING)**

(2) The prohibition of residential uses in industrial districts is one of the most effective ways to reduce blight. He hoped that this recommendation is sustained.

(3) The Planned Community Development plan is fine but he wondered why the minimum area was limited to 100 acres. Why not consider 15 or 20 acres?

(4) The Cluster development is also a very effective device in Hawaii, but the minimum requirement of 10 acres is questioned. He asked whether any thought was given to lower this minimum requirement.

(5) The minimum of 5 acres of open space for dedication or transfer to the City is also questioned. He believed that 5 acres is too large. Many small areas may be desirable.

(6) In the Town House District, the economy of housing development is recognized and he asked whether consideration was given to the width of lots. The proposal is 50 feet and 60 feet depending on the district. In order for town house development to be economical, he felt that the width should not be beyond 30 or 35 feet.

(7) He suggested that further consideration be given to the administration of the zoning ordinance. One aspect is the notices to the public. One device was the posting of notices in the neighborhood but in order to have absolute notification, he suggested that registered letters be sent to adjacent property owners.

(8) The foremost concern of the O.D.C. is the fact that the text of the ordinance is being considered without any related maps. He stated that these two matters go together. In submitting the ordinance to the City Council, these maps should be included; otherwise, it would almost be impossible for the Council to evaluate the proposals.

(9) The proposal by the Planning Department staff to meet with the community groups is a very fine idea.

(10) He urged that several public hearings be scheduled to consider the ordinance and in such scheduling, the hearing for that day be limited to the zoning ordinance only.

Mr. Levine pointed out that in many mainland cities, 12 or more public hearings were held before a zoning ordinance was finally adopted. Since the Commission is about to carry out the most important planning activity which it had ever done in many years, he urged the Commission to be certain that the zoning ordinance it adopts is a good one.

Mr. Hustace inquired whether Mr. Levine had any opinion concerning combined business and residential uses.

Mr. Levine pointed out that one combination of such dual uses is within the hotel and apartment districts where accessory business uses are permitted. For the combination of business in the lower section and residential in the upper section, there are differences in opinion on this but his opinion was that this can be done very effectively depending on design and careful control by the Planning Department.

Mrs. Thomas Shootman, Legislative Chairman of the Outdoor Circle, read and filed the communication from the Outdoor Circle commending the Planning Commission for undertaking the adoption of a new comprehensive zoning ordinance and expressing its satisfaction with the following:

1. The formulation and spelling out of the purpose of the Zoning Ordinance.
2. The definite separation of residential, business and industrial areas and the protection setup for both business and industrial, as well as residential areas.
3. The formation of preservation districts.

To achieve the preservation of our natural beauty and assets, Monuments and Landmarks, places of Historic and Cultural interest, and the preservation and addition of open space with landscaping, the Circle recommended a specific section to cover such preservation by setting height limitations of surrounding buildings. A memoranda containing notations and comments on specific sections of the ordinance was also submitted for consideration by the Commission.

Mr. Francis Y. Wong, representing the Homebuilders Association of Hawaii, had no comment to make on the proposed ordinance at this time. Due to the fact that this is a very important piece of legislation which would affect the entire city and island for years to come, he requested the Commission to continue this hearing for at least six weeks in order that the Association members could digest the contents thoroughly and submit comments at the next hearing.

Mr. Robert Craig, Executive Director of the Downtown Improvement Association, noted that an outline of the general feelings of the D.I.A. regarding the proposed ordinance was submitted by Mr. Anderson. He reported that the D.I.A. has retained the services of Dr. Gillis of the University of California and Dr. Rapkin of the University of Pennsylvania to undertake a study of the Central Business District. He invited the Director to meet with Dr. Gillis who is scheduled to be here on Monday.

The D.I.A. found the outline of the ordinance stimulating but not helpful because the substance of the ordinance was not made available to the members. He requested two copies of the ordinance for their use.

Mr. Arthur Fiddy, speaking on behalf of Mr. Kenneth F. Brown, President of the Wai'alae Country Club, commented on the proposed ordinance regarding golf courses and recreational areas. Under the present proposal, these uses are permitted in residential districts with no provisions for restricting the conversion of these areas into residential uses. In order to provide for the preservation of golf courses and other recreational areas of large acreage, he recommended that these uses be specifically covered under the section "Preservation and Agricultural Districts" of the proposed ordinance.

Mr. George Whisenand, representing the Hawaii Chapter of the American Institute of Architects, reported that

a sub-committee of the organization which is reviewing the proposed ordinance has not completed its review. At a later date, a report will be submitted to the Planning Commission. In its preliminary review, the committee finds that the proposed ordinance is a "great step forward" in planning and hoped that the necessary maps to implement it can be completed as soon as possible in order that these two proposals can be adopted soon. He requested that this organization be provided additional copies of the proposed zoning ordinance.

Mr. Ernest Heen, Jr., representing Centex-Trousdale Construction Company, land developers, also requested continuance of the hearing for six weeks in order that a thorough review can be made for comments later. Due to bad acoustics in this room and congestion, he suggested that the hearing be held at another location.

Mr. Alfred Preis, architect, Chairman of the City Beautification Subcommittee of the Honolulu Chamber of Commerce, and representing a group of architects and landscape architects, reported that they have not completed the review of the proposed comprehensive zoning ordinance. He made the following observations:

- (1) They are very enthused about the creation of a Preservation District. Parcels of land of historic significance should be included in the preservation district.
- (2) For the Planned Community Development in the residential districts, they felt that the limitation of 100 acres is too broad. Developments on smaller areas should be permitted. The same thing should be done on town house development.
- (3) The restriction of 50 feet minimum street frontage for town house developments may discourage this type of development.
- (4) The provision for 5 acres of green area to be set aside for a public park to meet the standards of the Department of Public Parks and Recreation is fine but they felt that something parallel should be developed for town house and cluster developments.
- (5) They would like to have the provision of Bill 46 which requires the setting aside of open areas in new housing developments to be incorporated into the new zoning ordinance so that a comprehensive general recreational plan would be provided. It should be a proposal which would fit in with school sites and public park areas.
- (6) In the Central Business District, apartment developments should be permitted and encouraged. The C.B.D. is so important as a living center of a city that we cannot afford to have it die after 4 o'clock.

Mr. Leighton Louis, representing a client, also requested a continuance of this hearing for at least six weeks. He would like to study further the development plan provision of the ordinance.

Mr. Carl Williams, representing the Hawaiian Electric Company, requested that the present provision of permitting sub-stations of public utilities (electric, gas, and telephone) in all areas be continued in this new zoning ordinance. In order to avoid misunderstanding, he requested that the public utility lines mentioned in only one section be mentioned in all the zoning sections applicable.

Mr. Kelly Yee, resident of Kaneohe, spoke against the proposed ordinance as it affects him. The provision to restrict only one house per lot would create a hardship on him since it is almost impossible for him to subdivide his large lot. His house and land represent his life savings and he intends to construct several more houses on his land for his married children. He pointed out that in Kailua and Kaneohe, there are many situations of this nature where the land cannot be subdivided or where the owners cannot afford or do not wish to subdivide their land. Since these lots were created under the present ordinance, he felt that they should be exempted from the provision of the new ordinance.

With respect to mixed uses, he felt that apartment uses should be permitted on the second story of a business building. It has been proven that a second story business use is not a wise investment. He has a business building in Kaneohe and wishes to construct a second floor for apartment use. He is presently paying high property tax on land he cannot use.

Mrs. Elizabeth Philipp, representing the League of Women Voters of Honolulu, raised a question in regard to the relationship of the zoning ordinance to the City Plan. If the zoning ordinance is a tool to implement the City Plan, she asked whether this plan has been brought up-to-date and coordinated to the present conditions and needs. In some instances, the enactment of a zoning ordinance prior to revision of the General Plan may hamper the revision of the basic City Plan. Therefore, she urged the Commission to give serious consideration to revising the General Plan of the City and County of Honolulu prior to enactment of the ordinance, or at least, handle the two tasks simultaneously. The General Plan should also include a public transportation system.

Mr. George Walters, President of the Hawaii Chapter of the American Society of Landscape Architects, reported that his organization is working together with the A.I.A. and the Chamber of Commerce in the review of the proposed ordinance. His organization requires more time to review the proposed ordinance and will submit specific recommendations aside from the other two organizations.

Mr. Robert Muller, President of the Honolulu Construction and Draying Company, commented on the proposed zoning ordinance relating to quarries. He felt that it may be difficult to obtain a variance permit for extraction of rocks. The restriction of 5 years for such a variance permit is also economically unfeasible since over two million dollars must be invested in such operations which may require a number of years beyond 5 years to complete extraction of the raw material. He stated that his company will soon be submitting an application for a new quarry site.

Mr. Lawrence McNeil, realtor, believed that this proposed zoning ordinance is a "step in the right direction" to impose some control in over-building and planning. He asked what affect the proposed zoning ordinance would have on rezoning proposals and amendments to the General Plan.

The Director stated that he will answer Mr. McNeil's question later.

Miss Gertrude Humphries, speaking as an individual, requested that a copy of the zoning ordinance be made available to individuals also. She believed that the ordinance should contain some control of aesthetics in order that the view of certain areas may be protected, for instance, the back drop of the mountains. She also requested that some provision be made whereby the public may obtain or purchase copies of the minutes of the Planning Commission meetings.

The Director reported that copies of the minutes are available for review at the Library of Hawaii and at the counter of the Planning Department.

Mr. Richard Sutton, Legislative Chairman of the American Legion, believed that some provisions of the ordinance are arbitrary. For instance, the minimum depth requirement of the front yard spacing may be difficult to apply to a hillside lot where the topography of the front yard may be such that it would be impossible to conform to the requirement. Another example is the concept of centralized business areas. He felt that corner drug stores to supplement the business areas should be permitted.

Mr. Leo Wou, architect, gave his observation on the proposed cluster and town house types of development. If these types of development are recognized as very good tools in improving housing, he felt that the proper zoning should be created. An incentive program should be started to encourage people to develop in these manners and discourage "cracker box" houses.

No one else commented on the proposed zoning ordinance.

The Commission voted to continue the public hearing until the matter is placed on the agenda by the Director and to hold the next hearing in the Council's assembly room on motion of Mr. Lennon and second of Mr. Kanazawa.

A public hearing was held to consider a change in zoning from existing Rural Protective zone to Business for a parcel of land comprising approximately 5.431 acres situated on the northeast corner of Moanalua Road and Aiea Heights Drive in Aiea in conformity with the Aiea-Halawa General Plan.

The public hearing notice published in the Honolulu Star Bulletin on January 21, 1963, was read by the Director who reported that no written protests had been filed.

He stated that a shopping center is proposed to be developed on the property. Development plans submitted show the placement of structures for variety stores, a post office, super market, bank, bowling alley and other shops around the perimeter of the property with

**PUBLIC HEARING
ZONING BUSINESS
AIEA
NORTHEAST CORNER
OF MOANALUA ROAD
& AIEA HEIGHTS DR.
OAHU SUGAR CO.**

off-street parking in the center. Access to the area is provided off Aiea Heights Drive and Moanalua Road.

Mrs. Ruby Hargrave, Executive Secretary of the Aiea Community Association, spoke in favor of the proposed change in zoning. The Association which consists of about 700 paid membership, at a public meeting held, took action to approve the proposed change in zoning.

No one spoke against the proposal. Representatives of the owner of the land and the proposed developer were present but they did not testify. The Commission closed the public hearing and took the matter under advisement on motion of Mr. Lemmon and second of Mr. Kanazawa.

In considering this matter later, the Commission voted to recommend approval of the proposed change in zoning from Rural Protective to Business for the subject property on motion of Mr. Centeio and second of Mr. Himeno. (Mr. Yamabe was not present at the time of the hearing and voting.)

A public hearing was held to consider a change in zoning from existing Class A-1 Residential to Business for the rear portion of parcels of land with frontages on Kaneohe Highway, on the mauka side, between Keashala Road and the Heeia-Kaneohe boundary in Kaneohe, in conformity with the Kaneohe-Heeia General Plan.

The public hearing notice published in the Honolulu Star Bulletin on January 21, 1963, was read by the Director who reported that the hearing notices were sent to all the property owners affected by the change, the community association, and the various city and state agencies. He acknowledged receipt of the following letters:

(1) Letter signed by 7 property owners affected by the change, approved the proposed change in zoning from residential to business. With the increase in population in this area, the owners pointed out that the additional business areas will make it possible for them to plan and build to the needs of the community.

(2) The Kaneohe Community Club, signed by its President Seiichi Masaki, favored the proposed change in zoning. This action was taken at its last Board of Director's meeting held on January 22, 1963.

(3) The Windward Oahu Community Association, Inc., signed by its Executive Secretary Thomas K. Beveridge, approved the proposed change in zoning.

No protest letters have been received. The Director reported that this change in zoning will be in compliance with the boundary of the commercial use designated on the General Plan of Kaneohe-Heeia.

No one spoke for or against this proposal. The public hearing was closed and the matter was taken under advisement on motion of Mr. Lemmon and second of Mr. Himeno.

In considering this matter later, a motion to recommend approval of the change in zoning from residential to business for the subject lots under consideration was made by Mr. Centeio, seconded by Mr. Yee, and carried. (Mr. Yamabe was not present at the time of the hearing and voting.)

PUBLIC HEARING
ZONING BUSINESS
Kaneohe
MAUKA SIDE OF
KANEHOE HWY
BETWEEN KEASHALA
ROAD & THE HEEIA-
KANEHOE BOUNDARY
DAVID YOGI, ET AL

**PUBLIC HEARING
ZONING INDUSTRIAL
WAIPAHU
MAUKA SIDE OF
WAIPAHU STREET
BET. MAKAALOHA
ST & KOPAA ST.
(WAIPAHU MILL SITE)
OAHU SUGAR CO.**

A public hearing was held to consider a change in zoning from existing Class A and Class A-1 Residential to Industrial for a strip of land mauka and parallel to Waipahu Street, between Makaaloa and Kopaa Streets (Waipahu Mill site) in Waipahu. The change is in conformity with the Waipahu General Plan.

The public hearing notice published in the Honolulu Star Bulletin on January 21, 1963, was read by the Director who reported that no written protests had been filed. He indicated that the strip of land adjoins the present Waipahu Mill operation. Some of the existing facilities within the Mill site projects into this residential strip and the change in zoning is required to make these facilities conform to the zoning of the area. This is a logical extension of the existing industrial zone.

No one spoke for or against this proposal. The Commission closed the public hearing and took the matter under advisement on motion of Mr. Lemmon and second of Mr. Kanazawa.

In considering this matter later, a motion to recommend approval of the change in zoning from residential to industrial for the subject strip of land was made by Mr. Lemmon, seconded by Mr. Yee, and carried. (Mr. Yamabe was not present at the time of the hearing and voting.)

**PUBLIC HEARING
GENERAL PLAN
ALA MOANA-KEWALO
AREA BOUNDED BY
KING ST, CEDAR ST,
KAMAILE ST &
PENSACOLA ST.
HOTEL & APARTMENT
USE**

A public hearing was held to consider a proposed amendment to portion of the Ala Moana-Kewalo General Plan (Section 2) by changing the land use designation from residential to hotel and apartment use for area of land situated makai of the Business District along South King Street to Kamaile Street, between Cedar and Pensacola Streets in Kewalo.

The public hearing notice published in the Honolulu Star Bulletin on January 21, 1963, was read by the Director. He reported that letters were sent to all the property owners within this area to take a poll on whether or not they would be in favor of the change in the General Plan. To date, only 30% of the owners have responded and approximately half are for and half are against the change. Two letters received are from the Division of Sewers and the Chief Engineer, as follows:

Mr. Francis Aona, Director of the Division of Sewers, commented that a study indicates that a change in land use for the subject area from residential to hotel and apartment use will cause surcharge problem in the local lines, the probable critical points being the existing sewer lines on Pensacola Street and Sheridan Street. As of the present, no reliefs for these local sewer lines have been programmed.

The Chief Engineer requested that this change in land use be withheld pending the construction of the necessary street improvements and utilities. Otherwise, the cost of land for street rights-of-way will increase to reflect the change to a higher use and in turn, the cost of the improvement district would increase to the extent that the property owners would be reluctant to participate in the improvement district.

Mr. Centeio reiterated his belief that a General Plan reflecting hotel and apartment uses exists for the subject area since the Commission's action prior to the City Charter to look with favor to hotel and apartment uses for the area continues as the General Plan for the area. On that basis, the Commission had zoned several properties for hotel and apartment uses upon filing of voluntary bonds by the owners to assure construction of the street improvements. He noted that for those applications, no objections were submitted by the Sewer Department or the Chief Engineer.

Mr. Hustace requested further information on the poll conducted by the staff.

The Director reported that those persons opposing the change, want the area to remain as residential in character. No distinction was made to rezoning or change in the general plan.

In reply to Mr. Centeio's query, the Director stated that the roads, if improved to their general plan widths, will be adequate to provide for the proposed high density use.

No one spoke for or against the proposal. The public hearing was closed and the matter was taken under advisement on motion of Mr. Lemmon and second of Mr. Kanazawa.

In considering this matter later, a motion to recommend approval of the change in land use from residential to hotel and apartment uses for the subject area was made by Mr. Centeio and seconded by Mr. Kanazawa.

In the discussion that followed, Mr. Lemmon expressed his concern regarding the statement of the Sewer Department that the existing sewer line will become inadequate for the higher density use. Although the area has always been looked upon with favor for apartment uses by the Commission, he asked whether it is appropriate for the Commission to approve the General Plan change thereby misleading the public to believe that they can be granted a rezoning when in actuality the Commission would not grant such rezoning until the sewer system is adequate.

Mr. Hustace expressed his belief that effectuating a General Plan change is a matter of education to the people to indicate what the optimum land use for the area should be in the next 20 years. However, people in the area should not expect approval of their rezoning request immediately upon application. He wondered whether the objection of the Sewer Department is sufficient reason for disapproving the proposed change in land use.

Mr. Hustace asked the Director whether from the standpoint of good general planning, this area is appropriate for the indicated general plan use at this time and whether it is the recommendation of the Director that the Commission approve the general plan change indicated at this time.

The Director replied in the affirmative to both questions. He informed the Commission that the Chief Engineer hopes to initiate an improvement district for this area within the next 3 to 5 years. If the result of the poll is favorable, action will be initiated to accelerate this project in the capital improvement program.

ZONING RESORT-
HOTEL DIST. NO. 2
HEEIA
46-316 HAIKU ROAD
GEORGE ING

A vote was taken and the motion to recommend approval of the general plan change for the subject area was carried unanimously.

The Commission again reviewed a proposed change in zoning from existing Rural Protective zone and Rural Farming District to Resort-Hotel District No. 2 for a parcel of land containing approximately 20 acres situated on the Pali side of Haiku Road approximately 2/3 of a mile mauka of Kamehameha Highway (Haiku Garden premises), for that portion of the lot mauka of the proposed Kahaluu Cut-Off Road, in conformity with the Kaneohe-Heeia General Plan.

A public hearing was held and closed on January 3, 1963. The Commission members had visited the site and action had been deferred pending the presence of more Commission members.

The Director reviewed briefly the proposed development of the area as a mountain resort area. The area is covered by natural foliages and lily ponds which offer amenities suitable for this type of development. Access to the area is off Haiku Road over two 12-foot easements. One easement is over Bishop Estate land leased by the owner for a six month's duration with negotiation for a long term lease pending the result of the rezoning proposal. Construction of Kahaluu Cut-Off Road will provide another means of access to the property. Construction of this road is presently under consideration by the City Council.

A discussion was held on whether or not the two 12-foot easements are adequate access for the development in view of the anticipated increase in traffic as a result of the resort development.

The Director was of the opinion that the proposed one way system of ingress through one easement and egress through the second easement off Haiku Road is adequate access. In addition, the property leased from the Bishop Estate has frontage along Haiku Road and will provide additional access and parking on the grassed land when necessary. Kahaluu Cut-Off Road is to be constructed on an incremental basis and the first phase is construction of a 24-foot pavement under the City's improvement district statutes. This proposal is now under consideration by the City Council. The applicant will pave the full right-of-way width of the two 12-foot easements but not necessarily with curbs, gutters, and sidewalks. In view of the foregoing conditions, the Director stated that access is adequate. However, the only uncertainty is the completion date of Kahaluu Cut-off Road to its full right-of-way width.

Mr. Centeio expressed his opinion that the access shown is inadequate. The combined width of the two easements is only 24 feet while the minimum requirement of road width is 28 feet. He did not believe that lease land should be included when deciding the requirement for proper access. In addition, there is no firm commitment on the construction date of Kahaluu Cut-Off Road.

He stated that in accordance with the Resort District No. 2 Ordinance, the applicant should submit a site plan drawn to scale, conforming to the General Plan and Development Plan and showing the perimeter property boundaries of the proposed development, existing structures

and uses, contours, size, location, arrangement and use of proposed buildings, parking areas, entrance and exit driveways, and other pertinent data since upon approval, said plan must be registered with the Planning Department and development must be in accordance with such plan.

He was not against the proposed use of the area as shown on the General Plan but he maintained that due to the inadequate road system, this application was premature. He stated that a variance may be appropriate at this time.

Mr. Lemmon requested information on the legal requirement of access road width at this location.

The Director replied that in a hotel or apartment area, a minimum of 56-foot right-of-way with a 40-foot pavement is usually required; however, this requirement is made for areas, such as Waikiki and Makiki. In a remote area such as the one under consideration, a combined width of 24 feet access without curbs, gutters, and sidewalks is adequate.

Mr. Lemmon inquired whether the applicant had made any attempt to purchase sufficient land for access purposes from the adjoining property owner.

Mr. Leighton Louis, representing Mr. George Ing owner of the land, informed the Commission that negotiations had been made with the Bishop Estate for purchase of sufficient land for access to his client's property but firm commitment is pending the result of the rezoning request and the exact location of a 56-foot right-of-way. The Estate plans a residential development of lands adjoining this area so that location of the proposed right-of-way must be planned to serve this residential development as well as Mr. Ing's property. There was also a proposal to exchange fee simple lands with the Bishop Estate but this is also in the negotiation stage pending the result of the rezoning.

He felt that to insist that his client bind himself to a long-term lease agreement on the land without knowing whether or not he can proceed with his resort development is unjust. Presently, the land is under a six month lease and upon approval of the zoning, negotiation for a long term lease will be made. He concurred with the Commission that access should be adequate but he declared that to require strict adherence to a 56-foot or a 60-foot right-of-way with curbs, gutters, and sidewalks for this development would be defeating the very purpose of a mountain-type or historic site resort area with its surrounding natural beauty. The density requirement is 10% of the lot area which means that for this 20-acre parcel, only 2 acres may be devoted to structures. He pointed out that this density is less than the density requirement in a residential area. This type of development is also different from those in the Waikiki, Makiki, or McCully areas.

Mr. Centeio remarked that the General Plan designation of the area for resort use is sufficient protection for the applicant that resort use will be looked upon with favor by this Commission but only upon compliance with the requirements of the ordinance.

Mr. Hustace made the observation that the applicant actually has only one legal means of access to his property since there is no lease agreement of any duration for access over the Bishop Estate's land. Before this Commission can act on the application, he felt that the applicant should show that he has secured a perpetual easement, either one 56-foot or two 12-foot rights-of-way, over and across the Bishop Estate land.

Mr. Louis inquired whether the requirement of the Commission would be met should he obtain a document or letter from the Bishop Estate stating that his client was granted an additional 12-foot easement over Bishop Estate land and that such easement to terminate upon construction of Kahaluu Cut-Off Road. He requested some indication from the Commission so that he may properly advise his client.

Mr. Lennon concurred with Mr. Hustace's suggestion that the applicant should obtain an additional easement over the Estate's land but he suggested that this easement adjoin the present one. This easement may be terminated upon construction of the highway. He also suggested that the Director determine what is an adequate access for this development and recommend such width to the applicant for compliance.

The Director replied that he will make this determination by computing the maximum floor area of the proposed development and the amount of traffic anticipated in the area.

Mr. Lennon's motion to recommend to the applicant that he attempt to obtain additional easement areas on either sides of the present 12-foot easement from the Bishop Estate and to permit termination of this easement upon construction of the highway was seconded by Mr. Hustace. A vote was taken and this motion carried. Messrs. Centeio and Himeno voted in the negative.

The Commission again reviewed a proposed amendment to portion of McCully-Kapahulu General Plan (Section 1) by changing the land use designation from Business and Hotel and Apartment uses to Restricted Business use for area of land bounded by King Street, Punahou Street, Philip Street and Kalakaua Avenue in the Pawa district. A public hearing was held and closed on January 17, 1963.

In view of the fact that objections were registered by the property owners in this block, majority of the Commissioners believed that consideration should be given to general planning for restricted business use, only one parcel of land at 952 Punahou Street immediately adjoining the existing business zone fronting King Street on the makai side. This was the original recommendation of the Planning Director. However, a motion to recommend approval of this change failed to carry due to lack of four affirmative votes. The Corporation Counsel had advised the Commission that it may reconsider this matter at its next meeting. In the meantime, the Director was instructed to contact the property owners in the area who had protested and to advise them of their rights under the non-conforming use ordinance.

The Director reported that he had advised the owners of their rights by letter but to date has received no reply.

**GENERAL PLAN
MCCULLY-KAPAHULU
AREA BOUNDED BY
KING, PUNAHOU,
PHILIP AND
KALAKAUA AVE.
RESTRICTED
BUSINESS USE**

To clarify the action for reconsideration, Mr. Kitamura informed the Commission that any member of the Commission may make a motion to reconsider the action taken by the Commission at its last meeting since this Commission has not adopted any parliamentary procedure for its meetings.

Mr. Lemmon's motion to reconsider this application was seconded by Mr. Hustace, and carried. Messrs. Centeio and Himeno voted in the negative.

Mr. Lemmon gave his reason for the reconsideration motion. He indicated that the Commission has always taken a stand to rectify a situation where a property is zoned for two uses by granting single zoning; otherwise, the existing situation would create a hardship and prevent the owner from utilizing his property properly. For this application, a similar situation of dual zoning exists. In order to be consistent with past actions taken, he felt that consideration should be given at this time to correct the situation existing on this property under consideration.

Mr. Lemmon's motion to recommend approval of the amendment to the General Plan of McCully-Kapahulu to designate restricted business use for the property at 952 Punahou Street was seconded by Mr. Hustace.

In the discussion that followed, Mr. Centeio expressed his belief that the motion was improper since the public hearing mentioned the entire block for restricted business use. He considered the approval of only one parcel as spot zoning and, therefore, he is against the recommended change. He also believed that restricted business use is not suitable for this area since it adjoins a school and the roadway system is inadequate.

The Commission noted that the Director's recommendation for the general plan change covered only this one parcel but the public hearing was called to include the entire block upon modification by the Commission. The Director was requested to comment on the statement made by Mr. Centeio regarding spot zoning.

The Director was of the opinion that granting this one parcel for restricted business use would be defeating the purpose of the public hearing which was called for the entire block and it may tend to be considered spot planning. He did not know the ruling of the Corporation Counsel regarding the validity of general planning only one parcel.

Mr. Kitamura stated that it is questionable whether the Commission can general plan only one parcel. This may constitute spot general planning. He reported that there is a suit pending regarding the validity of the Waikiki-Diamond Head General Plan and the present situation seems to be similar.

On the basis of the Corporation Counsel's opinion, the maker of the motion and the second thereto withdrew their motion.

Mr. Centeio then made a motion to recommend denial of the proposal for general plan change as written in the public hearing notice, but this motion died for lack of a second.

Mr. Leighton Louis, representing the owner of the property at 952 Punahou Street, reported that the Commission, under

the Charter provision, has authority to recommend approval, rejection or modification of the Director's recommendation. Therefore, in this instance, the Commission may recommend approval of any portion of the proposal. With respect to spot zoning, he did not believe that zoning this one parcel would be spot zoning since it is bounded on three sides by business zoning. This situation is similar to extension of existing business zoning granted by the Commission in other areas, such as Waialae.

The Director stated that he would agree with Mr. Louis if this is a rezoning proposal but the situation differs in general planning proposals. He stated that the purpose of a general plan is to consider uses by areas and not by individual parcels.

The Chairman announced that he is deferring this matter until the next meeting of the Commission. In the meantime, the Director should have this matter of spot zoning clarified.

**ZONING BUSINESS
KAILUA-KAELEPULU
MAUKA SIDE OF
KEOLU DRIVE
ISLAND CONSTRUCTION CO.**

The Commission again reviewed a proposed change in zoning from existing Class A-1 Residential to Business for approximately 3 acres of land situated on the mauka side of Keolu Drive, opposite Hui Street and adjoining the existing Rural Business District No. 33-A on the south side, in conformity with the Kailua-Lanikai-Maunawili General Plan. A public hearing was held and closed on January 17, 1963. This matter was taken under advisement and no action was taken by the Commission.

The Director reviewed briefly the proposal to develop a neighborhood shopping center on approximately 6 acres of land within the Enchanted Lake residential subdivision. The proposed change is in compliance with the General Plan adopted for the area.

Mr. Lemmon inquired whether there has been any further communication since the last meeting in opposition to the proposed change. The Director replied that there has been none.

Mr. Lemmon's motion to recommend approval of the change in zoning from residential to business for the subject property was seconded by Mr. Yee.

Mr. Centeio opposed the zoning of the additional 3 acres for business on the very grounds that Kailua town is only 1-1/2 miles away. Due to this fact, the Commission had denied a similar application for a neighborhood shopping center at Aikahi Triangle with the recommendation to the Director that this commercial designation be deleted from the General Plan. He stated that Kailua town consists of over 50 acres of which 30% of the business zone has not been utilized for business purposes. Since a regional shopping center serves a minimum radius of 5 miles, he felt that there is no justification to create neighborhood shopping centers within this radius. However, since the 3 acres of business zone already exists, this should be retained and developed. He pointed out that 3 acres or 120,000^{sq} ft will provide 72,400^{sq} ft of floor space with the remainder in off-street parking, which size is sufficient to serve this area.

Mr. Hustace asked the Director whether there is any basis of distinction between this application and the one denied

at Aikahi Triangle. Before taking action to approve this rezoning application, he believed that the Commission should seriously consider the affect of such action, and if necessary, adopt a new policy decision with respect to shopping centers.

The Director reported that the staff has consistently recommended establishing on the general plan, neighborhood shopping centers within areas identified as a community. Distinctive features of such community are its physical separation from other communities by topographic condition or other conditions, location of a school site and adjoining playground. The size is determined by taking a rule of thumb of one acre of business area for every thousand people. The Commission would not be departing from this policy for the Enchanted Lake area since this community of approximately 6,000 persons will increase to 15,000 to 20,000 persons.

This community is situated in a "bowl" with an established school and park area and an area zoned for business in which existing businesses are located and are in operation. The existing and future population of this area is of sufficient size to support this shopping center and will not necessarily injure businesses in the regional shopping center in Kailua town. He stated that the conditions existing for the Aikahi Triangle area are different and any proposal for a neighborhood shopping center should be considered on its own merit.

Asked by Mr. Hustace for his recommendation, the Director replied that he recommends approval of this change in zoning. He reported that the community association and the people residing in the area support this change. There is also a demand for this type of facilities. He believed that the approval action would not be setting a precedent for subsequent requests. Each application should be considered on its own merits.

A vote was taken and the motion for approval was carried. Messrs. Centeio and Himeno voted in the negative.

The Commission considered again proposed amendments to portion of Waikiki-Diamond Head General Plan (Section 4) within the Kapiolani Park complex by designating for park purposes, four parcels of land situated between Paki and Leahi Avenues and between Paki Playground and the Hibiscus Garden, and area of land comprising approximately 134,000 $\frac{1}{2}$ situated between Paki and Leahi Avenues and between the Archery Range and Noela Street; realigning the Kalakaua Avenue and Monsarrat Avenue intersection; and amending the boundaries of the off-street parking area on the Diamond Head side of Monsarrat Avenue, mauka of Kalakaua Avenue.

A public hearing was held and closed on November 21, 1962. Action had been deferred for a report from the Department of Parks and Recreation regarding its master plan for development of Kapiolani Park including the areas proposed for park expansion.

Mr. Theodore Nobriga, Director of the Department of Parks and Recreation, displayed a master plan map showing the proposed development and uses of Kapiolani Park including the two areas under discussion. He indicated that revisions were made to the original master plan adopted

**GENERAL PLAN
WAIKIKI-DIAMOND
HEAD
EXPANSION OF
KAPIOLANI PARK**

by the Parks Department 14 years ago. This revision was necessitated by the proposed construction of the Waikiki elementary school in the area mauka of Leahi Avenue, Diamond Head side of Monsarrat Avenue for which a playground area would be required. This playground area will be the location of the present archery range which must then be relocated elsewhere within the park. There is also a proposal to relocate the golf driving range to Ala Wai Golf Course. He stated that this concept of including all of the private properties in this section as part of Kapiolani Park was discussed many years ago but no firm decision was made until now. The activities envisioned in the areas are very general.

In reply to Mr. Centeio's queries, Mr. Nobriga stated that the nursery and stable areas are owned by the State but used by the City and County under an executive order for park purposes. Whether or not these two areas can be exchanged for the private properties to be taken for park purposes is a legal matter to be determined by the attorneys. However, he did not believe that this can be done.

This matter was taken under advisement on motion of Mr. Hustace and second of Mr. Lemmon.

No further action was taken by the Commission.

ZONING RESORT-
HOTEL DIST. 1
WAIANAE
SOUTHWEST CORNER
OF FARRINGTON HWY
& BAYVIEW ST.
I. HANABUSA

The Commission reviewed again a proposed change in zoning from existing Highway Protective to Resort-Hotel District No. 1 for the back portion of parcels of land situated at the southwest corner of Farrington Highway and Bayview Street in Waianae. The proposed change is in conformance with the general plan adopted for the area.

A public hearing was held on November 21, 1962, to consider changes in zoning from existing Highway Protective to Business for the front portion of the lots and resort zoning for the back portion. Due to inadequate sewer facilities, only that portion requested for business zoning was granted by the Commission and the back portion of 15,196 $\frac{1}{2}$ requested for resort use was deferred pending a solution to the sewer problem.

The Director reported that the owner is willing to enter into an agreement to restrict use of the back portion of the proposed structure by only his family until such time the sewer becomes adequate. The resort zoning is requested at this time since the proposed structure in the resort zone should be compatible with the structure in the business area. The three lots involved are to be consolidated into one contiguous development since it is much more economical and feasible and design-wise to construct the entire structure than to construct in portions.

Mr. Morio Omori, representing Mr. and Mrs. Hanabusa, owners of the properties, pointed out to the Commission that it did not take action to deny the application but merely to defer it until such time he could meet with the Sewer Department to resolve the sewer problem. After consultations with the Planning Director and the Director of the Sewer Department, he felt that the only solution to the problem would be for his client to file a voluntary agreement whereby use of the structure for residential use

would be restricted to the owner's family only until such time the sewer system becomes adequate. They do not anticipate any great development of the resort area but the owner desires to have his structure constructed as one complex rather than separate.

Mr. Hustace inquired whether Mr. Omori had consulted with the Corporation Counsel regarding the validity of such an agreement and zoning being conditioned upon such filing of an agreement.

Mr. Omori believed that an opinion from the Corporation Counsel was not necessary since filing of the agreement is not conditioned to zoning.

The Commission discussed whether or not it would be appropriate at this time to zone the property for resort use in view of the inadequacy of the sewer system to serve a higher density use and whether or not to accept the filing of a voluntary agreement by the owner to restrict use of the property as stated until such time the sewer system becomes adequate.

Mr. Centeio was of the opinion that the resort zoning should be granted at this time since a hardship would be created if the owner is restricted from developing his property as desired. Sufficient control exists at the time of issuance of the building permit when the Sewer Department and the Board of Health could deny issuance of the permit if the sewer system is inadequate.

It was pointed out to Mr. Omori that under the existing Highway Protective zone, the owner is permitted a single family dwelling on the back portion of his property. Mr. Omori replied that the owner lives on the premises but the house must be removed for the proposed development.

On the basis that the applicant had consulted with the Sewer Department regarding the sewer problem as requested by the Commission and he had filed a letter with the Director agreeing to the use of the proposed resort area by his family only until such time the sewer system is adequate, Mr. Centeio made a motion to recommend approval of the change in zoning from residential to Resort-Hotel District No. 1 for the subject property. His motion was seconded by Mr. Kanazawa.

In the discussion that followed, Mr. Hustace requested an opinion from the Corporation Counsel whether or not it is legal for the Commission to consider a change in zoning at this time upon the condition that the applicant had entered into an agreement as stated regarding the sewer problem. He expressed concern that the Commission may be setting a precedent to approve all subsequent applications for changes in zoning in any areas within the City and County of Honolulu upon similar representation and filing of an agreement. He made the observation that the Commission has been embarrassed several times in the past by developments done by new owners who are not bound by the representations made by the original owners.

Mr. Kitamura informed the Commission that if the agreement is made a condition to zoning, such action is invalid and the agreement is not binding. Four separate opinions had been rendered by the Corporation Counsel's office on this matter. If the Commission believes that the

agreement is not a condition to zoning but accepts it, it would still not be binding. The Commission can only accept the word of the applicant that he would use the property for purposes as stated by him.

Mr. Omori assured the Commission that there would be sufficient control since at the time of application for a building permit, the Sewer Department could deny the permit if the sewer system is inadequate.

Mr. Hustace believed that the condition existing for this application is similar to the Heeia application where a member of the Commission stated that zoning should be contingent upon existence of satisfactory facilities to support the particular area. He asked the Director whether there is any difference between the two applications.

The Director replied that the condition of adequacy of facilities is dependent upon the timing of the facilities to support the zoning. If the area in which the zoning is to apply does not have the facilities but the facilities will be provided in the near future, zoning could apply but if there is no means of providing these facilities in the near future then zoning should not apply. To determine what is a reasonable time, the Commission in the past had applied the capital improvement program. For this Waianae area, the Sewer Department has requested that this project be included in this coming years capital improvement program since it intends to initiate construction as soon as monies are allocated. Whether or not there are adequate funds for initiation of this project will be discussed soon at a meeting with the Sewer Department and the Mayor.

Mr. Omori commented that a statement made by Mr. Aona, Director of the Sewer Department, was to the effect that this project would be scheduled within the next three years.

In order to be consistent in reviewing and taking action on similar types of application, Mr. Hustace felt that the Commission should adopt a policy of what is considered appropriate timing.

After further discussion on the matter of timing and the reasons as stated by the applicant for development of the property as one complex, a vote was taken on the motion for approval. This motion carried. (Mr. Yamabe was not present at this time.)

With reference to the following changes in zoning and amendments to the General Plan as initiated by the Planning Director, the Chairman (Mr. Hustace) recommended to the Director that he schedule the public hearing dates to consider these proposals. This action was taken in accordance with the opinion rendered by the Corporation Counsel that all changes in zoning or amendments to the General Plan initiated by the Director must be reviewed at a public hearing before the Planning Commission can make any recommendations on such changes:

**GENERAL PLAN
CENTRAL BUSINESS
DISTRICT
AMENDMENT TO
STREET LAYOUT**

(1) Amendment to the General Plan of the Central Business District as follows:

- (a) Deletion of Miller Street from Hotel Street to Punchbowl Street;

(b) Realignment of Beretania Street between Richards and Punchbowl Streets.

These amendments are required in the preparation of the construction plans for the State Capitol Building within the subject area.

GENERAL PLAN
KANEHOE
MAUKA SIDE OF
KAMEHAMEHA HWY.
INDUSTRIAL USE

(2) Amendment to the General Plan of Kaneohe by changing the land use designation from residential to industrial use for the back portion of a parcel of land containing 48,893 $\frac{1}{2}$ situated on the mauka side of Kamehameha Highway in Kaneohe. The area adjoins an existing industrial zone.

ZONING APARTMENT
DISTRICT C
KAILUA
BET. HAHANI ST
& CAMPOS DAIRY
TROUSDALE CONST.
CO.

(3) Proposed change in zoning from existing Rural Protective zone to Apartment District C for approximately 8 acres of land situated in Kailua between Hahani Street and Campos Dairy in compliance with the general plan adopted for the area.

GENERAL PLAN
WAILUPE
KALANIANAOLE HWY.
& HIND DRIVE
BUSINESS USE

(4) Amendment to the General Plan of Wailupe by changing the land use designation from industrial to business use for land containing 59,493 $\frac{1}{2}$ situated on the mauka-ewa corner of Kalanianaole Highway and Hind Drive in Wailupe (M's Ranch premises). A business use exists on the property.

MISC.
PURCHASE OF
MICROPHONES

The Commission, on motion of Mr. Lemmon and second of Mr. Yee, requested the Planning Director to purchase a loud speaker system with microphones for use by the Commission members due to difficulty by the audience to hear the Commission's discussions.

The Commission decided to defer discussion of the following items placed on the agenda:

GENERAL PLAN
KALIA-WAIKIKI
AMENDMENT TO
STREET LAYOUT

(1) Proposed amendments to portion of Kalia-Waikiki General Plan (Section 3) by designating street widening setbacks on certain streets situated within an area bounded by Kalakaua Avenue, Kaiulani Avenue, Ala Wai Boulevard, and Kapahulu Avenue. A public hearing was held and closed on December 6, 1962.

ZONING ORDINANCE
AMENDMENT TO
CONDITIONAL USE
ORDINANCE

(2) Review of two proposed ordinances to amend Article 9 of Chapter 21, R. O. 1961, relating to Use Districts by including Airports, Heliports and Landing Fields in the list of enumerated Conditional Uses and amending the procedure for obtaining approval of Conditional Uses.

LAND USE COMM.
PETITION
KAHANA VALLEY
URBAN USE

(3) Review of a petition filed with the State Land Use Commission requesting an amendment to the Temporary District Boundary by changing the district designation from its present classification in an Agricultural District into an Urban District for land situated in Kahana Valley.

ZONING CLASS AA
RESIDENTIAL
LAIE POINT
NAUPAKA STREET

(4) Request of the Director for the Commission's advice regarding a proposal to change the Class A-1 Residential zoning to Class AA Residential zoning for the entire area known as Laie Point in Laie.

The meeting adjourned at 5:25 p.m.

Respectfully submitted,
Carole A. Kamishima
Carole A. Kamishima
Planning Reporter

Special Meeting of the Planning Commission

February 4, 1963

The Planning Commission met in special session on Monday, February 4, 1963, at 8:45 a.m., in the Conference Room of the City Hall Annex with Vice-Chairman Frank W. Hustace, Jr., presiding:

PRESENT: Frank W. Hustace, Jr., Vice-Chairman
George F. Centeio
Bartley M. Harloe
Stanley T. Himeno
Kinji Kanazawa
Alfred Yee

Wallace S. W. Kim, Deputy Planning Director
Henry N. Kitamura, Deputy Corporation Counsel

ABSENT: Thomas N. Yamabe, II
Fred K. Kwock
Cyril W. Lemson

**CAPITAL IMPROVEMENT
PROGRAM - AMENDMENT
ADVANCES FROM THE
IMPROVEMENT REVOLVING
FUND FOR FISCAL YEAR
JULY 1, 1962 TO
JUNE 30, 1963**

The Commission reviewed Bill No. 14 (1963) entitled: "Capital Improvement Supplementary No. 4. An ordinance amending Ordinance No. 2179 relating to capital improvements of the City and County of Honolulu for the fiscal year July 1, 1962 to June 30, 1963 as follows:

- 1a) Reducing the appropriations in the following amounts for the projects financed out of general obligation bonds as authorized by Ordinance No. 2179, hereinafter enumerated:

PUBLIC IMPROVEMENT BOND FUND

Department of Buildings

School Improvements:

Maui Elementary School..... \$50,815

- 1b) and appropriating the following amount of surplus which is in addition to the amount of moneys estimated from current revenues, State grants-in-aid, and proceeds to be realized from the sale of general obligation bonds appropriated by Ordinance No. 2179:

PUBLIC IMPROVEMENT FUND

Surplus

Unappropriated surplus..... 6,500

\$47,315

are hereby appropriated for the purposes as set forth in Item 2) hereof for the fiscal year July 1, 1962 to June 30, 1963.

- 2) The above moneys as reduced and appropriated in Items 1a) and 1b) hereinabove shall be and are hereby appropriated for the following purposes:

	<u>Public Improvement Fund</u>	<u>Public Improvement Bond Fund</u>	<u>Total</u>
<u>DEPARTMENT OF BUILDINGS</u>			
School Improvements:			
Pearl Harbor Kai Elementary School	\$ --	\$50,815	\$50,815
<u>DEPARTMENT OF PARKS & RECREATION</u>			
Park Improvements:			
Hauula Playground	\$ 4,000	-	4,000
Makaha Valley Road Beach Park	<u>2,500</u>	<u>-</u>	<u>2,500</u>
Total Department of Parks & Recreation	<u>6,500</u>	<u>-</u>	<u>6,500</u>
TOTAL CAPITAL IMPROVEMENTS	<u>\$ 6,500</u>	<u>\$50,815</u>	<u>\$57,315"</u>

Mr. Robert Lee from the Budget Director's Office stated that the three projects--Pearl Harbor Kai Elementary School, \$50,815; Hauula Playground, \$4,000; and Makaha Valley Road Beach Park, \$2,500--in the proposed amendments were approved by the Committee on Finance and Public Expenditure. Funds for the projects are available by transfer from the Maili Elementary School project, \$50,815, which is not required because the land has been acquired, and from unappropriated surplus of the Public Improvement Fund, \$6,500 which is derived from refund and savings of prior years' operations.

The Deputy Planning Director stated that the staff recommends the amendment.

A motion to recommend approval of Bill No. 14, amendment to the Capital Improvement Program for the fiscal year July 1, 1962 to June 30, 1963 was made by Mr. Centeio, seconded by Mr. Yee and unanimously carried.

**CAPITAL IMPROVEMENT
PROGRAM
ADVANCING FROM
IMPROVEMENT REVOLVING
FUND**

The Commission reviewed Committee Report No. 120 requesting comments on advancing from the Improvement Revolving Fund the sum of \$104,537.50 to acquire a portion of Waimea Beach Park site.

Mr. Robert Lee from the Budget Director's Office explained that the subject amount is required to meet the final judgment on acquisition of 10 acres for the Waimea Beach Park site. \$94,962.50 was deposited in June 1962. In order to save interest on the \$104,537.50 (final settlement), it is recommended that an advance be made from the Improvement Revolving Fund which will be included in the next CIP budget for reimbursement.

The Deputy Planning Director stated that the staff recommends this advance from the Improvement Revolving Fund.

A motion to recommend approval of advancing \$104,537.50 from the Improvement Revolving Fund to permit acquisition of the Waimea Beach Park site was made by Mr. Centeio, seconded by Mr. Kanazawa and unanimously carried.

MISCELLANEOUS
PARLIAMENTARY
PROCEDURE

The pressing problem concerning procedural method to conduct Commission meetings was discussed. The Vice-Chairman suggested that Mr. Centeio communicate directly with the Corporation Counsel's Office so that the matter can be resolved. After a short discussion it was felt that perhaps for the guidance of the Commission, the Deputy Corporation Counsel should advise them as to the type of procedure to adopt.

The meeting adjourned at 9:10 a.m.

Respectfully submitted,

Toyoko H. Akaji

Toyoko H. Akaji
Hearings Reporter

Special Meeting of the Planning Commission
Minutes
February 11, 1963

The Planning Commission met in special session on Monday, February 11, 1963, at 8:45 a.m., in the office of the Planning Director, Planning Department, City Hall Annex, with Vice-Chairman Frank W. Hustace, Jr., presiding:

PRESENT: Frank W. Hustace, Jr., Vice Chairman presiding
George F. Centaio
Stanley T. Himeno
Kinji Kanazawa
Cyril W. Lemmon
Bartley M. Harloe, ex-officio
Fred K. Kwock, ex-officio

Frederick K. F. Lee, Planning Director
Jacob Pyo, staff member
James Tanaka, staff member

ABSENT: Thomas N. Yamabe II
Alfred A. Yee

**CAPITAL IMPROVE-
MENT PROGRAM
SIX YEAR PROGRAM
1963 TO 1969**

The Commission met in special session to review the next six-year capital improvement program for the City and County of Honolulu.

The Director explained to the Commission that today's meeting is a briefing session to inform the Commission of what is being proposed in the capital improvement program and the analyses and decisions made by the Budget Director and the Planning staff in preparing the program. Item by item review is not expected to be made today nor is final action necessary by the Commission. The Commission may later schedule another day for such detailed review and taking action. Since the Mayor had requested that the City Council be apprised informally this afternoon of what is being proposed in the program, he felt that the Commission should have the benefit of the same briefing. The Commission may ask questions on any portions of the program.

Population

The Director first presented to the Commission, the number and percentage of population increase for the years from 1940 to 1950, 1950 to 1960, and anticipated increase from 1960 to 1970. The upward trend in population increase definitely shows the need for more services to meet the needs of the public. Within these same periods, capital improvements had decreased instead of keeping abreast with the population increase, showing a definite need for more capital improvements. A chart showing the population increase in comparison with the decrease in capital improvements was displayed.

Employment Centers

A chart showing the existing employment centers and projected employment centers was shown. In order to sustain the population increase, more employment centers are needed and these are projected in the Maunaloa, Waimanalo, Kailua, Kaneohe, Koolauloa, Koolaupoko, Haleiwa, and Waianae Districts. These are more or less tourist destination areas.

There has been a tremendous increase in the labor force since the 1950 period and in order to off-set the rate of unemployment, more employment centers must be created.

Subdivision Trend

The number of subdivisions has shown a tremendous influx in 1957 then to a drop in 1958, an increase in 1959 and 1960 and finally a drop in 1961 and 1962 showing that the real estate market is dropping.

Schools

This is the major problem area. Due to influx of war-time marriages, the anticipated student population of 116,700 children in the 1963-1964 fiscal year is expected to increase to 120,500 by the next fiscal year showing that sufficient facilities for the additional 3,800 students per year must be provided. During the years after the war, twice the number of schools were constructed in comparison to construction before the war. Despite this increase in construction, school facilities are still inadequate.

Parks

For the public park program, the situation is the same as the school. With the increase in population, additional recreational areas must be provided for the people.

The State has indicated support in the park program but the only plans are for Kahana Bay Park for which funds have been set aside but no action has been taken to acquire the site.

Drainage

A map showing the potential flood areas throughout the island was shown. These areas must be helped through the capital improvement program.

Water

A map showing the areas serviced and not serviced by the City's water system was shown. Some of the unserviced areas are serviced by private water systems. This shows that the island still does not have an adequate water system for all areas.

Sewer

Sewers are still inadequate in areas such as Waianae and Nanakuli. In many areas, cesspools are being used and the City annually expends about half a million dollars for pumping services. This is one of the largest program proposed but it still does not meet the need adequately.

The estimated cost of projects for the next six fiscal years as submitted by the various departments amount to \$142,373,000. The Honolulu Redevelopment Agency has a program of \$16,251,000 and the Board of Water Supply, a program of \$6,580,000 for a grand total of \$165,204,000 as the requested program for the next six fiscal years.

Upon the recommendation of the budget director, this program was reduced to approximately \$98 million and the proposed appropriations were distributed almost equally among the six years. For the fiscal year 1963-64, an appropriation of \$19,700,000 is proposed. For subsequent years, the appropriation is approximately \$15 million each year. After reviewing the departments' requests and deferring some of the projects to beyond the six-year period, the staff has reduced the six-year program to \$97,742,000 for a total program of \$120,573,000 which includes the programs of the Honolulu Redevelopment Agency and the Board of Water Supply.

In order to show the comparison of last fiscal year's appropriation requirement as against this coming fiscal year's requirement, the Director gave the following figures:

	<u>Last Fiscal Yr.</u>	<u>This Fiscal Yr.</u>
Circulation & Traffic	11.7%	16.7%
Drainage	6.2%	4.6%
Structures	5.1%	4.2%
Education	26.4%	29.3%
Recreation	7.3%	7.8%
Public Health	0.2%	0.9%
Public Safety	2.5%	4.3%
Public Utilities	32.7%	28.0%
Misc. Projects	7.9%	4.2%

In order to finance these capital improvements for the fiscal year 1963-64, revenues are estimated from the following sources:

General Revenues	\$ 4,005,170
Highway Revenues	3,694,830
General Obligation Bonds	<u>12,000,000</u>

Total: \$19,700,000

It is anticipated that the real property tax rate must be increased to \$14.66 per \$1,000 assessed valuation as compared to last year's rate of \$13.89 to derive the revenue necessary to carry out the program. The H.R.A.'s portion has been reduced to \$1.00 as compared to last year's portion of \$1.38.

A brief review was then made of the Capital Improvement Program for 1963-64 as recommended by the Planning Department. The total appropriation of \$19.7 million has been increased to \$29.734 million by the inclusion of \$10.034 million from outside sources, such as Federal and State aids, and improvement district and sewer assessments. Funds from these outside sources are reasonably certain in view of commitments made in the past by the Federal and State governments and the improvement districts which are now in progress.

The Director highlighted only the major projects proposed in the 1963-64 fiscal year program as follows:

	<u>Total</u> <u>Appropriation</u>	<u>Total</u> <u>Outside Fund</u>	<u>Total</u> <u>(all amounts are in thousands of dollars)</u>
<u>CIRCULATION & TRAFFIC</u>			
1.0 Roads & Impr. Districts	2,936	5,686	8,622
This is the improvement district fund where roads are constructed and the property owners are assessed for such improvement. The sum of \$5.686 million represents the assessment.			
1.5 Department of Traffic	351		351
The major project is the connection and operation of the electronic traffic equipment purchased in prior years.			
<u>DRAINAGE AND FLOOD CONTROL</u>			
2.0 Flood Control	910	1,679	2,589
The Waianae Flood Control project is now in progress with matching funds from Federal aid.			
<u>STRUCTURES</u>			
3.8 Building Department	737		737
The Municipal Arena and the Municipal Theater-Concert Hall projects are included.			
3.9 Included by the Plan. Comm.	98		98
This amount was included by the Planning Commission for reimbursement to the Improvement Revolving Fund.			
<u>EDUCATION & RECREATION</u>			
4.0 Schools	5,780	748	6,528
These are for new schools and renovation of old schools. Due to the tremendous program of constructing new schools in newly developed areas within the last two or three years, this is the first opportunity for renovating or replacing old schools.			
5.0 Parks & Recreation	1,529		1,529
One of the major projects is the acquisition of land within the Kukui Project to replace Beretania Park.			
<u>PUBLIC HEALTH</u>			
6.0 Department of Health	175		175
This is for repairing of the kitchen and laundry facilities at Maluhia Hospital.			

	<u>Total</u> <u>Appropriation</u> (all amounts are	<u>Total</u> <u>Outside Fund</u> in thousands	<u>Total</u> of dollars)
<u>PUBLIC SAFETY</u>			
7.0 Fire Department	589		589
The major project is construction of the Pawa-Kai Fire Station.			
7.5 Police Department	260		260
The major project is the construction of the Kailua Police Station.			
<u>PUBLIC UTILITIES</u>			
8.0 Division of Sowers	5,525	721	6,246
Sewer treatment plants and the interceptor lines are to be constructed in the various areas.			
<u>MISCELLANEOUS PROJECTS</u>			
9.0 Div. of Engineering	699	1,200	1,899
Half a million dollars for the Kawainui Swamp Flood Control Project is included in this project. This sum is only partial appropriation and any additional appropriation may be withdrawn from the Improvement Revolving Fund.			
9.5 Included by the Plan. Comm.	100		100
This sum was included as the Contract Adjustment Account and the Miscellaneous Projects Account to provide for pluses and minuses in miscellaneous projects where the Council had made minor appropriations as requested by the departments.			
9.9 Civil Defense	11		11
This is for construction of a Command Post.			
Grand Total:	19,700	10,034	29,734

In the discussion that followed, the Commission was informed, as one example, of the importance of accelerating the sewer program. Many areas on the island have cesspools and the goal is to have the entire island properly sewered in order to eliminate the high annual cost of cesspool pumping services. This is a long-range program since it takes many years of planning and construction before any sewer lines can be connected to big interceptors then to treatment plants and finally as outflow to the ocean.

The Director indicated that each item contained in the program conforms to the general plan of the City and County of Honolulu. It is by means of capital improvements that the general plan is effectuated.

In accordance with the Charter provisions, the Commission annually is responsible for preparing the six-year capital improvement program. The staff assists the Commission in this preparation by meeting with

the Budget Office staff in reviewing each project submitted for consideration by all the departments and setting priorities for the most important projects and deferring the others. This examination entails several months before a decision is made on a proposed program for review and approval by the Planning Commission. The Commission may recommend and make changes to this program which will then be submitted to the Mayor for review and revision before submission to the City Council for further amendment and approval.

The Commission commended the staff for its services in preparing the capital improvement program and explaining it to the Commission.

In the past the Commission had made item by item review of the six year program but at this time, decided to review only those items which may be questionable but to review in detail the program for the 1963-64 fiscal year at another meeting.

A decision on whether to discuss and take action on this matter at the next regular meeting date of the Commission or at another special meeting will be made at the next meeting of the Commission.

The meeting was adjourned at 10:00 a.m., on motion of Mr. Lemmon and second of Mr. Kanazawa.

Respectfully submitted,

Carole A. Kamishima
Carole A. Kamishima
Planning Reporter

Meeting of the Planning Commission
Minutes
February 14, 1963

The Planning Commission met in regular session on Thursday, February 14, 1963, at 1:50 p.m., in the Conference Room of the City Hall Annex with Chairman Thomas N. Yamabe II presiding:

PRESENT: Thomas N. Yamabe II, Chairman
George F. Centelo
Frank W. Hustace, Jr.
Stanley T. Himeno (present at 2:35 p.m.)
Kinji Kanazawa (present at 2:15 p.m.)
Cyril W. Lemmon (present at 2:10 p.m.)
Alfred A. Yee

Frederick K. F. Lee, Planning Director
Wendell Kimura, Deputy Corporation Counsel

ABSENT: Bartley M. Harloe, ex-officio (on trip)
Fred K. Kwock, ex-officio

MINUTES: The minutes of the regular meeting of January 31, 1963, and the special meeting of February 4, 1963, as circulated, were approved on motion of Mr. Hustace and second of Mr. Yee.

**PUBLIC HEARING
GENERAL PLAN
CENTRAL BUSINESS
DISTRICT
DELETION OF
MILLER STREET &
REALIGNMENT OF
S. BERETANIA ST.**

A public hearing was held at 3:00 p.m., to consider a proposed amendment to portion of Central Business District General Plan, Section 12, as follows:

- (1) Proposed deletion of Miller Street for that section between Hotel and Punchbowl Streets; and
- (2) Proposed realignment of South Beretania Street between Richards and Punchbowl Streets.

The public hearing notice published in the Honolulu Star Bulletin on February 4, 1963, was read by the Director. He acknowledged receipt of the following letters commenting on the proposed amendment:

(1) Mr. Francis Aona, Director of the Division of Sewers, stated that the proposed amendment would require the abandonment of a portion of the Beretania Street Sewers and the rerouting of sewage to the Richards Street line. The State Comptroller has been advised of this fact.

(2) The Board of Water Supply reported that there is an eight-inch water main in that portion of Miller Street between Beretania Street and Punchbowl Street and in the event Miller Street is deleted as a public road, the Board would require an easement in favor of the Board to construct, operate, maintain and repair this main. It has no objection to deleting Miller Street as a public road provided that this easement is granted.

(3) The Department of Traffic has no objection to the deletion of Miller Street and the realignment of Beretania Street; however, requests consideration of the following:

- (a) Widen Richards Street to its master planned width of 60 feet to accommodate traffic normally using Miller Street;

(b) Widen Hotel Street to its master planned width of 70 feet to accommodate anticipated increase in traffic;

(c) Reduce the curb return radius at the intersection of Beretania and Punchbowl Streets to 40 feet and consider increasing the center-line radius of Beretania Street from 750 to 1,000 feet;

(d) Off-set the loading platform approximately 2 feet from the prolongation of the curb-line; and

(e) The proposed access to the Capitol parking facilities from the Punchbowl-Miller-Vineyard Street intersection be reconsidered and serious consideration be given to having other accesses to the Capitol from King, Punchbowl and/or Richards Streets.

The Director pointed out on the map the proposed amendments and the streets requested by the Traffic Department for widening. The State Capitol Building is proposed to be situated at the abandoned portion of Miller Street between Beretania and Hotel Streets with a pedestrian mall extending to Vineyard Street. A plaza and fountain are also planned for this area at Vineyard Street with access to the underground parking lot from this end of the mall and a second entrance from the front of the Capitol. For the reasons stated, the proposed amendments are required in order to proceed with the preparation of the construction plans for the Capitol building.

Mr. Lemmon disqualified himself from participating or voting on this matter since his partners in the architectural firm of Belt, Lemmon and Lo are involved in the designing of the Capitol building.

Mr. William Hong, Deputy Traffic Engineer from the Department of Traffic, clarified the request made by the Traffic Department. The Department has no objection to the deletion of Miller Street nor the realignment of Beretania Street. Its main concern is the increased concentration of traffic on other streets in the area should Miller Street be closed. Therefore, at the time of physical closing of Miller Street, the widening of Richards Street and Hotel Street to their master plan widths should be done simultaneously.

The Department also has no objection to the access to the parking facilities at the Punchbowl-Miller-Vineyard Street intersection but this should not be the only access. Other accesses should be provided in order to avoid additional concentration of traffic at this intersection which is already heavily congested.

No one spoke in opposition to the proposed amendments.

Mr. Hideshi Iwamoto from the Division of Public Works, representing the State Comptroller, Department of Accounting and General Services, reported that a request was made to the Mayor for assistance in solving the traffic problem that is connected within the Civic Center area. A reply received stated that the Planning Director and the Traffic Engineer were appointed to the Traffic Subcommittee to work together with the consulting engineers in evaluating the traffic situation. The Department is fully cognizant

of the traffic problems mentioned by the Traffic Department and those are the problems they hope to solve. He stated that members of the consulting firm of Belt, Lemmon and Lo are present to answer any questions that the Commission members may have.

The Director inquired whether the State has monies allocated in its Capital Improvement Program for the planning of this project.

Mr. Iwamoto replied that funds for planning have been allocated. Next fiscal year they expect to request construction funds for the building site improvements and the street realignment.

The Commission closed the public hearing and took the matter under advisement on motion of Mr. Hustace and second of Mr. Himeno. Mr. Lemmon abstained from voting.

In considering this matter later, the Commission, on motion of Mr. Hustace and second of Mr. Yee, recommended approval to amend a portion of the Central Business District General Plan by deleting Miller Street between Hotel and Punchbowl Streets and realigning Beretania Street between Richards and Punchbowl Streets. Mr. Lemmon abstained from voting.

**PUBLIC HEARING
GENERAL PLAN
WAILUPE
MAUKA-EWA CORNER
OF KALANIANAOLE
HWY & HIND DR.
BUSINESS USE**

A public hearing was held to consider a proposed amendment to portion of Waialae-Iki and Maunaloa General Plan (Section 29) to consider changes in land use from existing General Industrial and Residential uses to Business use for two parcels of land containing a total area of 59,493 $\frac{1}{2}$ situated on the mauka-ewa corner of Kalaniana'ole Highway and Hind Drive in Wailupe.

The public hearing notice published in the Honolulu Star Bulletin on February 4, 1963, was read by the Director who reported that no written protests had been filed.

He reported that the area in question is occupied by M's Ranch, a restaurant operation. This industrial zoning was created many years ago for an over-all complex of business and industrial uses; however, since the present operation is business and will continue to be business, the owner has requested the change in use to prevent any encroachment of industrial uses next to the business operation. The staff concurs that general industrial uses should not be permitted in the area and recommends that the amendment be approved.

No one testified in opposition or in support of the proposal. The Commission closed the public hearing and took the matter under advisement on motion of Mr. Centeio and second of Mr. Lemmon.

In considering this matter later, the Commission, on motion of Mr. Yee and second of Mr. Himeno, recommended approval to amend a portion of the Waialae-Iki, Maunaloa General Plan by changing the land use designation from general industrial and residential to business use for the property under consideration.

**PUBLIC HEARING
ZONING APT. DIST. C
KAILUA
OFF KAILUA ROAD
CENTEX-TROUSDALE
CO.**

A public hearing was held to consider a change in zoning from existing Rural Protective zone to Apartment District C for approximately 9 acres of land situated approximately 210 feet southerly of Kailua Road and east of Hahani Street in Kailua in conformity with the General Plan of Kailua.

The public hearing notice published in the Honolulu Star Bulletin on February 4, 1963, was read by the Director who reported that no written protests had been filed.

He pointed out the area in question situated in Kailua town, adjoining the business and industrial areas of Kailua and back of the existing Hotel and Apartment zone fronting on Kailua Road. The proposed use of the area in question for Apartment C uses is compatible with the General Plan of Kailua. A schematic layout plan submitted shows the placement of the units throughout the area with interior driveways leading to off-street parking areas. The area immediately back of this proposed development is the Campos Dairy operation.

Mr. Thomas Goodbody, representing Campos Dairy, spoke in opposition to the proposed change in zoning. He referred to a letter filed in 1960 by the Board of Health in reference to this same area proposed for apartment zoning. The letter read and filed states that, "...The use of land which is located adjacent to a dairy farm for apartment purposes is not compatible from a public health standpoint. Environmental conditions that are associated with a dairy farm are generally not accepted or tolerated by people who choose to live in apartment buildings adjacent to such a farm." To his knowledge, the Board of Health maintains this same position.

Mr. Goodbody then gave a brief background information which led to the filing of this letter from the Board of Health. In 1960, an application was considered for zoning of the same area for apartment use. Since the Campos Dairy operation stretches around the side and back of the existing apartments fronting on Kailua Road, it had objected to further encroachment of apartment uses near the dairy operation. In 1958, the cows were penned within a distance of 50 feet from these apartments and realizing that this is not a desirable situation, Campos Dairy negotiated with Kaneohe Ranch Company, owner of the land, and expanded its operation farther back and left a buffer area ranging from 60 feet to 200 feet between the two operations. Therefore, an attempt made in 1960 to extend the apartment zoning near its operation was met with objection from Campos Dairy and filing of the letter, as read, from the Board of Health. To his knowledge, no action had been taken on that application.

He pointed out that the problem existing in 1960 has not changed. In adverse weather condition and shifting of the wind, there is still odor from the dairy operation blowing into the residential sections. In 1960, his client was asked whether it would withdraw its objection should the prospective tenants be made aware of the existing situation, but his client felt that the crux of the matter was whether or not dairy operation is compatible with apartment operation. It was his belief that these two operations are not compatible.

Since the Dairy has 30 more years on its lease for operation of the dairy in the area, he felt that no further apartment development should be permitted. He had personally interviewed some of the owners of these apartment buildings and was informed of the many complaints from tenants regarding the odor and the high vacancy ratio due to this fact.

In the discussion that followed, Mr. Goodbody stated his belief that the dairy operation should not be in the area next to the residential uses. The Dairy prefers moving elsewhere and a tentative location has been offered by Kaneohe Ranch. Because of the many details involved in the matter of relocation, he requested the Commission to defer this matter for a month or so. A solution may result from this negotiation and should the Dairy be successful in relocating its operation, its objection will be withdrawn.

The Director confirmed that in 1960, a public hearing was held to consider apartment zoning for the area in question; however, due to the objection filed by Campos Dairy, the matter had been deferred and no action was taken. The Kailua General Plan was adopted on February 23, 1962, which is after the consideration of the rezoning request.

Mr. James Ing, representative from the Board of Health, reported that the Board registers no official objection to the proposed apartment zoning but maintains the same stand taken in 1960. Due to complaints received from people residing in the vicinity of the dairy regarding the smell and fly situation, the Board merely expresses its opinion that apartment uses next to a dairy farm is not compatible from the public health standpoint. At the present time, there is no violation of the rules and regulations of the Board of Health by the dairy operation.

Mr. Morio Omori, representing the applicant for rezoning, stated that the application for rezoning in 1960, was made prior to adoption of the Kailua General Plan, therefore, the matter had been deferred pending adoption of the General Plan. The request for rezoning is now in strict conformity with this general plan. He indicated that in accordance with the Apartment District C regulations, the proposed apartments will be restricted to three stories in height. It is to be a total development and no subdivision of the area is planned. A barrier fence will be constructed around the outer edge of the development on the side of the Campos Dairy operation. A buffer area also exists around the property.

With reference to the concern expressed by Mr. Goodbody on the health problem of prospective tenants, he felt that this is an existing condition and in no way affects the proposed zoning of the area under consideration. The proposed zoning is compatible with the adjoining hotel and apartment uses and is in conformity with the adopted General Plan.

He believed that Campos Dairy, as the lessee of the area for the next 30 years, has a vested right to use the area as a dairy and regardless of what action is taken by the Commission, such action would not infringe upon this right. The owner he represents is also a lessee of Kaneohe Ranch.

In reply to questions from the Commission, Mr. Goodbody stated that a definite hardship would be created for his client should additional apartments be constructed in the abutting area. A hardship exists now by the closeness of the apartments to the dairy operation by only 250 feet. Due to complaints from the people, the dairy operation is subjected to more than normal inspections from the

Board of Health regarding the removal of cow manure and cleaning of the pens. This constant check has increased the operating costs substantially. Additional apartments would increase complaints from people who do not know of the existing situation until it rains or the wind shifts.

Mr. Ing was asked for further information on the rules and regulations of the Board of Health regarding dairy operation and whether or not unpleasant odor affects the health of the people.

Mr. Ing replied that the Board of Health's regulations require that dairy farms be cleaned. Manure must be removed to control fly breeding and avoid other health menace such as, rodent propagation. In times of rain and shifting of the wind, the odor does carry quite a distance and should there be a residential community nearby, there is apt to be complaints. An ideal condition would be to have a dairy operation isolated from residential communities. There would be no complaints and inspection would be routine to see that the farm is cleaned once or twice a week. In public health today, as compared to many years ago, mental well-being of a person in addition to the physical well-being is of concern. One does not get sick from odor but there is a psychological affect; therefore, dairy operation next to an apartment development would to a certain extent affect the health and well-being of individuals.

Mr. Goodbody, in reply to further questions from the Commission, reported that the lease rental on the remaining 30 years is accelerated. The rental is based upon dairy use and not the highest and best use of the land. At the present time, there is no violation of any regulations of the Board of Health but the constant inspection and clean-up create a hardship on his client.

Mr. Omori, in reply to questions from the Commission, stated that his client is fully cognizant of the dairy operation and is willing to invest money on the apartment development. His client has no objection to the dairy operation in the area for the next 30 years since the lease on the land for the operation is a binding contract and his client is not in a position to object.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Lemmon and second of Mr. Kanazawa.

In discussing this matter later, Mr. Centeio expressed his objection to creating additional apartment zoning adjacent to the dairy operation. The dairy has been in operation for over 40 years long before residential uses were established in the vicinity and he felt that the dairy should be protected from any further encroachment of residential uses. He had objected in 1960 when this matter was first considered and also had objected when hotel and apartment zoning for the area fronting Kailua Road was created. He stated that a general plan is a projection for the next 20 years; therefore, until the dairy operation is terminated, residential use of the adjacent areas is premature.

Mr. Hustace made a motion to lay this matter on the table for 60 days and in the interim the Director should contact

the applicant and Campos Dairy and urge upon both parties to see whether or not the dairy can be removed to a mutually satisfactory area and in the event this cannot be accomplished at the lapse of 60 days, the matter be then placed on the agenda for further consideration by the Commission. This motion was seconded by Mr. Lemmon.

Since a motion to table is not debateable, a vote was taken. The motion carried. Messrs. Centeio and Himeno voted in the negative.

PUBLIC HEARING
ZONING BUSINESS
WAIANAE
MAUKA SIDE OF
FARRINGTON HWY
OPPOSITE
ARMY STREET
FONG CHUEY

A public hearing was held to consider a change in zoning from existing Highway Protective zone to Business for a parcel of land containing an area of 9,096 $\frac{1}{2}$ situated on the mauka side of Farrington Highway and opposite Army Street in Waianae. The proposed change in zoning is in conformity with the General Plan of Waianae.

The public hearing notice published in the Honolulu Star Bulletin on February 4, 1963, was read by the Director who reported that no written protests had been filed. However, a letter filed by the Sewer Department commented that the Waianae Sewer System which serves this area is currently overloaded. Any zoning changes resulting in higher density land use as compared to the present would, of course, materially affect the existing system, assuming that sewer connections will be expected for developments on the parcel. Steps are being taken to rectify this inadequacy but improvements to provide adequate sewerage facilities for the area in question will not become functional until sometime in 1966 at the earliest.

Development plans submitted show the construction of a two story building for restaurant use with off-street parking on one side of the property.

Mr. Hustace commented that this application appears to have an identical situation regarding the sewer problem as the one considered and approved by the Commission at its last meeting. In order to be consistent with that action, he believed that the Commission has no alternative but to grant this application also. However, to be realistic of the existing sewer problem, he felt that the other application should have been denied then this pending application can also be denied.

Mr. Centeio felt that the situation existing for the two applications is not similar. The one considered at the last meeting was for resort zoning with business zoning having been granted previously. The proposal under consideration today is business zoning and he felt that this use would not create an additional load on the sewer system.

Mr. Eugene Lau, speaking for Mr. Fong owner of the property, reported that there should be no problem of sewer connection since an existing house on the premises has a sewer line connected to the existing system which may be used by the business operation. He stated that the owner had purchased the property based on business value and had construction plans prepared for a Chinese restaurant. There is no Chinese restaurant in Waianae and the people interviewed stated that they want this restaurant. Since the requested area adjoins an existing business zone and is designated on the general plan for business use, he requested favorable consideration of the application.

No one spoke against this proposal. The Commission closed the public hearing and took the matter under advisement on motion of Mr. Centeio and second of Mr. Himeno.

In considering this matter later, a motion to recommend approval of the change in zoning from Highway Protective to Business for the subject property was made by Mr. Centeio and seconded by Mr. Lemmon.

Mr. Yamabe believed that the comment made by the Sewer Department should first be clarified. He asked whether the area can or cannot be served by the existing sewerage system.

Mr. Lemmon reported that the Commission after considerable discussion on the sewer problem for this area at its last meeting, concluded that there would be sufficient control of development by the Building Department and the Sewer Department at the time of application for a building permit. If the sewer system is inadequate, no permit would be issued. Therefore, in order to be consistent with past action taken, this application should be acted upon favorably.

Mr. Yamabe believed that zoning should not be granted arbitrarily in accordance with the general plan designation. Since a general plan is a 20 year projection, zoning of the area for business may be premature in the absence of an adequate sewerage system.

Mr. Centeio pointed out that the Sewer Department did not protest or make any comments against the business zoning of the area in question.

A vote was taken and the motion to recommend approval of the change in zoning to business was carried. Mr. Hustace voted in the negative.

**PUBLIC HEARING
ZONING AGRICULTURAL
DISTRICTS A & B
LAIE
MAUKA SIDE OF
KAMEHAMEHA HWY
BETWEEN KEANA-
MALAEKAHANA
BOUNDARY TO
KAIPAPAU-LAIEMALOO
BOUNDARY
ZIONS SECURITIES,
ET AL**

A public hearing was held to consider changes in zoning from existing Highway and Rural Protective zones to Agricultural Districts A and B for areas of land as follows:

Agricultural District A:

(1) Area of land situated 1000 feet mauka and parallel to Kamehameha Highway between Laie City and County Corporation yard and Keana-Malaekahana boundary, comprising approximately 148 acres;

(2) Area of land situated approximately 150 feet mauka of Kamehameha Highway and for a depth of approximately 1,900 feet, between The Church College of Hawaii premises to Laiemaloo Stream, comprising approximately 110 acres; and

(3) Area of land approximately 500 feet mauka of Kamehameha Highway along the old railroad right-of-way and in a southerly direction of Laiemaloo Stream towards Kaipapau for a distance of approximately 1,800 feet, comprising approximately 28 acres.

Agricultural District B:

(1) Area of land mauka of the above-mentioned areas to the Forest Reserve boundary and between Kaipapau-Laiemaloo to Malaekahana, inclusive, comprising approximately 3,370 acres.

The public hearing notice published in the Honolulu Star Bulletin on February 4, 1963, was read by the Director who reported that copies of the hearing notice were sent to all property owners affected by the changes.

One letter of protest has been filed by Attorney Eichi Oki representing Henry Kupau and Estate of Joel Kupau, owners of two parcels of land in Laie containing areas of 10,890 $\frac{1}{2}$ and 15,246 $\frac{1}{2}$ respectively. They base their objections on the reason that the parcels in question are too small and therefore not conducive to agricultural uses. In line with the adjacent residential district on the south or Kaneohe side of the properties, the two parcels would be better-suited for residential purposes.

A second letter filed by the Estate of James Campbell registers no protest to the proposed zoning to agricultural use for its land situated on the mauka side of Kamehameha Highway but makes it a matter of record that the Estate, in the proper development of its lands, may request a change in zoning sometime in the future when the need arises.

The areas under consideration for Agricultural Districts A and B zoning were pointed out on the map by the Director.

Mr. Centeio disqualified himself from participating in the discussion or voting on this matter.

Mr. Yamabe requested information on the contour and topography of the areas proposed for Agricultural B District. He felt that the map should show the contours of the area to properly identify the usable and unusable areas for agriculture or animal husbandry.

The Director replied that the topography is varied. In the lower areas along the stream bed, the land is flat and suitable for truck farming while in the upper areas up to the forest reserve boundary, the rolling terrain is suitable for grazing and similar types of uses. The Agricultural District A zoning immediately adjacent to the residential districts is to protect the people from uses permitted in Agricultural District B zoning.

Mrs. Ruby Cashman, owner of a parcel of land adjoining Laiemaloo Stream and containing .57 acres, objected to the agricultural zoning of her property since this zoning would prevent her from subdividing the land or constructing more than one house on the lot. As the enrollment at the Church College increases, she felt that there may be a demand for more housing units in the area. She believed that agricultural uses are not suitable for the area immediately surrounding her property.

The Commission advised her that under existing conditions she is permitted only one house on her property. The agricultural zoning of her property would make no difference since the State Land Use Commission's designation

of the area for agriculture use prevents her from building more than one house. Mrs. Cashman thereupon withdrew her objection.

The Commission closed the public hearing and took the matter under advisement on motion of Mr. Lemmon and second of Mr. Hustace. Mr. Centeio abstained from voting.

In considering this matter later, a motion to recommend approval of the changes in zoning from existing Highway and Rural Protective zone to Agricultural Districts A and B for the areas as described in the public hearing notice was made by Mr. Lemmon, seconded by Mr. Yee, and carried. Mr. Centeio abstained from voting.

GENERAL PLAN
MCCULLY-KAPAHULU
AREA BOUNDED BY
KING, PUNAHOU,
PHILIP AND
KALAKAUA AVE.
RESTRICTED
BUSINESS USE

The Commission again reviewed a proposed amendment to portion of McCully-Kapahulu General Plan (Section 1) by changing the land use designation from Business and Hotel and Apartment uses to Restricted Business use for area of land bounded by King Street, Punahou Street, Philip Street and Kalakaua Avenue in the Pawa district. A public hearing was held and closed on January 17, 1963.

At the last meeting of the Commission, this matter was deferred for an opinion from the Corporation Counsel regarding the validity of general planning only one parcel since some of the Commission members believed that only the parcel of land at 952 Punahou Street be general planned for restricted business use as originally recommended by the Director. The remaining lots in the subject block are not recommended for change at this time due to objections registered by the property owners.

With reference to the opinion from the Corporation Counsel as to what constitutes spot planning and spot zoning, the Director reported that the advise given was to judge each case on its own merits. For instance, if within an area there is one single lot which is of a different use than other lots or of the surrounding area and in judging the entire area, the conclusion is reached that that single lot should be changed on the general plan to be compatible with the surrounding area, it may not be called spot planning. It can be changed because the over-all area was considered and how it fits in with the over-all planning for the area.

The Director then reviewed briefly the subject matter under consideration. The original recommendation for restricted business use for the one parcel at 952 Punahou Street was amended by the Commission to include the entire block and a public hearing was held on that basis. Due to objections registered by the other property owners who did not wish to have their properties designated for restricted business use, some of the Commission members believed that consideration should be given to only that one parcel and the discussion is now at the point where the Corporation Counsel had rendered an opinion on what constitutes spot planning.

In the meantime, he had written to the protestants advising them of their rights under the non-conforming use ordinance but to date has received no reply. A motion made to recommend approval of the proposed change for the one parcel in question failed to carry due to lack of four affirmative votes; however, the Corporation Counsel

had advised that the matter may be reactivated by a reconsideration motion by any member of the Commission at its next meeting since no parliamentary procedure has been adopted by the Commission.

The Commission should decide at this time whether to extend the existing business zone fronting King Street to include this one parcel or the entire block. This subject block is zoned half in business and half in hotel and apartment and the Commission in the past, had corrected dual zoning by granting single zoning.

Since only four members were present at this time, the Chairman announced that this matter will be discussed later in the meeting when more members are present. (Messrs. Lemmon, Kanazawa, and Himeno were not present at this time.)

In considering this matter later, Mr. Lemmon reiterated his favor of rectifying a situation where a property is zoned for two uses by granting single zoning. Since the owner of the land at 952 Punahou Street is ready to develop his property, he believed that this request should be acted on at this time and sometime in the future, the dual zoning existing for the remaining properties in this block be corrected.

Mr. Centeio expressed his belief that the street system in the area should be improved before granting any higher density use.

The Director reported that Punahou Street is general planned as a 56-foot right-of-way and the applicant has indicated his willingness to conform to any requirements. There is also an existing ordinance which requires the improvement of roads fronting properties granted a change in zoning.

The Commission discussed whether it would be proper to designate the subject property for business or restricted business use. Rather than introduce a third type of zoning, some of the members felt it more logical to extend the existing business line fronting on King Street to include this property. This would not constitute spot planning since the intent of the Commission to eventually zone the entire block for business use was made known by the calling of a public hearing for the entire block. It noted, however, that it may not recommend business zoning at this time since the public hearing notice specified restricted business use for the area.

The Director stated that the proper procedure would be to call another public hearing for change in the general plan for business use for the subject property only as a logical extension of the business line fronting King Street to a depth of 200 feet to be in conformity with the business line in the block Koko Head of Punahou Street.

Mr. Centeio maintained that this subject matter is "dead" since after the calling of a public hearing, the motion to grant approval died for lack of four affirmative votes. He voted on the prevailing side and as such is the only one who can reactivate this matter by a reconsideration motion. He also maintained that the distribution of "Robert's Rules of Order" to the Commission in 1959 was

an official action by the Commission to adopt this rule. He stated that another public hearing can be held only upon initiation by the Director.

In response to the Commission's request, Mr. Kimura reaffirmed the ruling made by Deputy Corporation Counsel Kitamura that in the absence of an official adoption of the Robert's Rules of Order, any member of the Commission may move to reconsider the question again.

A motion to reconsider this matter was made by Mr. Hustace, seconded by Mr. Lemmon, and carried. Mr. Centeio voted in the negative.

In the discussion that followed, majority of the Commission members agreed that business designation of the subject property was more conducive to good planning than restricted business use. There would also be no problem of spot planning if it were an extension of the existing business zone.

In accordance with proper procedure, the Director withdrew his initiation of a change in the general plan for restricted business use for the subject block and initiated a change in use on the McCully-Kapahulu General Plan from Hotel and Apartment use to Business use for portions of two parcels of land at 944 and 952 Punahou Street situated on the ewa side of Punahou Street approximately 100 feet makai of King Street and recommended that a public hearing be called to consider the proposed change.

A motion to authorize the calling of a public hearing to consider this new proposal was made by Mr. Lemmon, seconded by Mr. Hustace, and carried. Mr. Centeio voted in the negative.

**GENERAL PLAN
WAIKIKI-DIAMOND
HEAD
KAPIOLANI PARK
EXPANSION**

The Commission again reviewed the proposed amendments to portion of Waikiki-Diamond Head General Plan (Section 4) within the Kapiolani Park complex as follows:

- (1) Land Use - designating for park purposes, four parcels of land situated between Paki and Leahi Avenues and between Paki Playground and the Hibiscus Garden; and area of land comprising approximately 134,000^{sq} situated between Paki and Leahi Avenues and between the Archery Range and Noela Street.
- (2) Street Layout - realigning the Kalakaua Avenue and Monsarrat Avenue intersection; and
- (3) Other Features - amending the boundaries of the off-street parking area on the Diamond Head side of Monsarrat Avenue, mauka of Kalakaua Avenue.

A public hearing was held and closed on November 21, 1962. Mr. Theodore Nobriga, Director of the Department of Parks and Recreation, at a previous meeting of the Commission had presented the proposed master plan for development of Kapiolani Park including the two areas under consideration for inclusion in the Kapiolani Park complex.

Mr. Yee requested the reason for proposing a "T" intersection at Monsarrat and Kalakaua Avenues. The Director replied that it was to eliminate a hazardous intersection created by merging traffic at the present "Y" intersection. The "T" would provide better control of traffic.

Mr. Nobriga from the Parks Department was present in the audience. He was asked by the Commission whether any thought was given to eliminate Paki Avenue as the major thoroughfare by extending the highway to Leahi Avenue.

Mr. Nobriga replied that the plan as shown to improve Paki Avenue as a major thoroughfare is the State's plan and he has no control over it. He pointed out that Waikiki elementary school is to be constructed at the mauka-Waikiki corner of Monsarrat and Leahi Avenues with the school playground on the makai side of Leahi Avenue so that it would not be advisable to make Leahi Avenue as the major thoroughfare. He requested the Commission to consider deadending Leahi Avenue at the school playground site and creating a connecting road between Leahi and Paki Avenues.

Mr. Nobriga was asked by Mr. Centeio whether the State or the City has any money available at this time or has made any commitment in the near future for acquisition of the two areas under consideration for park use.

Mr. Nobriga replied that no such funds are available at this time from the State or the City.

In view of the information given, Mr. Centeio stated that a "cloud" should not be placed on these properties by designating for park use. He believed that these two areas should be designated for medium density apartment use as an extension of the existing apartment zone created on the mauka side of Leahi Avenue.

Mr. Hustace made a motion to recommend approval of the amendment to the General Plan of Waikiki-Diamond Head by designating the two areas under consideration for park use. His motion was seconded by Mr. Lemmon and carried. Messrs. Centeio, Himeno and Yamabe voted in the negative.

Later in the meeting, Mr. Kanazawa expressed his concern on the action taken to designate the two areas in question for park use when there is no assurance of money being available now or in the foreseeable future for acquisition of the parcels and made a motion to reconsider the last action taken. His motion was seconded by Mr. Centeio and carried on the affirmative votes of Messrs. Yamabe, Centeio, Kanazawa and Himeno. The Chairman did not call for the negative vote.

The Director explained that the very purpose of a general plan designation is so that money can be appropriated in the capital improvement program for acquisition later. Without the designation on the general plan, there is no legal basis by which money can be made available.

Mr. Centeio was against designating the two areas for park use and placing a cloud on the properties for the very reason as stated by Mr. Nobriga that no money is available for acquisition.

Mr. Lemmon reminded the Commission of its responsibility to plan properly for the benefit and interest of the people. It is unfortunate, but in such planning some people would be affected by general plan designation for public use. He did not believe that a blight would be

placed on the properties and indicated of many other instances of general plan designation for park use where no such blight existed.

Mr. Hustace cited as examples, Swanzy Park and Kawainui Swamp as areas general planned for park use. No funds were available for acquisition at the time of designation but now that they are officially designated on the general plan for park use, there is legal authority by which to set aside funds in the capital improvement program for acquisition. The Parks Department is of the opinion that it is necessary to designate the two areas for park use for proper development of Kapiolani Park and it was difficult for him to understand how the Commission could repudiate the Park Department's recommendation.

Mr. Kanazawa appreciated the thought of maintaining a healthy general plan but he felt that the present situation is different from that of the two park areas mentioned. The situation here is the inclusion of two small areas into the existing Kapiolani Park complex. If there is an urgent need to utilize the two areas for park use then they could be acquired as a logical extension of the park, but until that need is shown, he felt that a blight would be placed on the properties by the park designation.

Mr. Yamabe also believed that until an urgent need is shown for development of the park complex, a hardship would be placed on the property owners if the properties are designated for park use. He brought out the fact that in the presentation by the Parks Department, no concrete evidence of urgent need was shown. The only presentation was the need of 3 acres for a school playground but this, he felt, can be met adequately by relocating the Archery Range elsewhere in Kapiolani Park.

The Director pointed out that terminologies, such as hardship, blight, and devaluation of property, are not present in general plan designations. He did not believe that park designation of an area would place a blight on the property, place a hardship on the owner, or devalue the property. Park designation on a general plan is merely a notice to the people of the City's intention sometime in the future to acquire the land for such designated use. It does not deprive the owner from utilizing his property to whatever use permitted in that zone nor decrease the value of the land as zoned. In the same sense, hotel and apartment designation on the general plan does not increase the value of the land. A general plan is a projection for the next 20 years and merely serves notice to the public of the intended use of the area by the City.

Mr. Yamabe did not agree with the Director. He felt that general plan designation as park has some bearing on land uses since it would prevent the owner from requesting apartment zoning of his property if such a development is planned. This is a hardship on the owner who cannot use his land as intended. He felt that there was no justification to general plan for park use in the absence of immediate need. He asked for the Director's justification for recommending park use.

The Director indicated that if the philosophy of hardship as mentioned is used, then all of the areas throughout

the City and County are completely burdened because the general plan designates one use or another. For instance, residential designated areas are burdened because they cannot be zoned for apartments. If park designation was based on immediate need and availability of funds, public parks throughout the island, including the Waikiki beach park areas which were recently acquired, would never have been created. It is by general plan designation that funds are set aside in the capital improvement program for acquisition at some future date.

For the two areas in question, he stated that applications for apartment zoning were submitted but he had denied those requests on the basis that there is no justification to create additional apartment zoning when there are adequate apartment areas created in the area and the surrounding areas. Since park use of the two areas is a logical extension of Kapiolani Park and in order to preclude apartment zoning applications, park designation on the general plan was recommended at this time. In planning ahead, public use designation is based on the best interest and benefit of the people and the community as a whole.

A motion to recommend denial of the proposed amendment to the General Plan of Waikiki-Diamond Head to designate the two areas under consideration for park use was made by Mr. Centeio and seconded by Mr. Kanazawa.

Mr. Hustace made the statement that, in taking action as Planning Commission, the planning function itself is an attempt to use the best tools of deploying sources to do what is good for the greater number of people, and certainly by putting a general plan designation on a property there is a certain amount of blight, but that blight is non-compensatory type of blight to which the property owner is not entitled to damage if taken to a court of law. The owner has full freedom of use of his property as zoned and if refused a building permit, he has the right of mandamus to require the issuance of such building permit. If that is refused, there is then a situation of legal taking involved and he is denied some of his rights but he is entitled to damage. But in the planning function, what is being attempted is to place a use projected within the next 20 years as the best use of the area for the benefit of the greater number of people. The question is, is this area the proper area for park use? That is all that is being considered today.

He pointed out as examples, other uses, such as school sites which are general planned throughout various neighborhoods. These are projections for the next 20 years. No funds are available at the present time but in the interest of good planning, it is necessary to designate these uses now and as the need arises and funds are made available through the capital improvement program, these projects are realized. There is a measure of blight but it is a necessary feature that exists in planning.

Mr. Kanazawa reiterated his contention that the examples mentioned differs from that of the present situation.

Mr. Yamabe contended that general planning for school sites was done because a definite need was shown for these facilities in areas developing as a residential community.

But the situation here is different because there is an existing park and the two areas are only a small segment of the over-all park complex and no justification has been shown that these additional areas are needed immediately for park use.

Mr. Lemmon remarked that if the concept of planning as stated is correct, then all past general plan actions taken by the Commission is wrong.

A vote was then taken and the motion for denial was carried. Messrs. Lemmon, Hustace and Yee voted in the negative.

Mr. Lemmon based his negative vote on his belief that the action taken is not in the interest of good planning. Messrs. Hustace and Yee concurred with Mr. Lemmon's statement.

Mr. Yamabe stated his belief that the action taken is not poor planning and that there is an honest difference in opinion in judgment.

**ZONING ORDINANCE
AMENDMENT TO
CONDITIONAL USE
ORDINANCE**

The Commission reviewed two proposed ordinances to amend Article 9 of Chapter 21, R. O. 1961 relating to Use Districts. One proposal amends Section 21-9.1 (a)(1) by including Airports, Heliports and Landing Fields in the list of enumerated Conditional Uses, and the second proposal amends Section 21-9.1 (a)(1) and also (2) by amending the procedure for obtaining approval of Conditional Uses after a public hearing by the Planning Commission.

Mr. Centeio indicated that there is an existing airport zoning ordinance to adequately control the uses proposed for inclusion in the Conditional Use District Ordinance. He believed that if these uses cannot meet the requirements of the Airport Zoning Ordinance then they should be considered by the Zoning Board of Appeals for operation under a variance permit. He was not in favor of permitting heliports in residential or business areas, especially on the island of Oahu where distances between places are short and are easily accessible by automobile. Helicopters are noisy and a nuisance.

Mr. Hustace requested an explanation for restricting the permissible conditional uses in specific areas; namely, agricultural, residential, hotel and apartment, and apartment districts. He felt that the uses enumerated are very desirable in business or industrial areas. The proposal for review by the Planning Commission, in addition to the Planning Director, Mayor and the City Council, will provide enough safeguard to control these uses in any districts. Therefore, the ordinance should further be amended by permitting these uses in any districts.

He did not believe it advisable to permit these uses in any districts by a variance permit. These are desirable uses with no specific classification to place them in a zoned district. By permitting these uses under the Conditional Use District Ordinance, certain facts and circumstances can be weighed carefully by the Commission and provide an opportunity for the Commission to spell out certain restrictions and limit the manner in which the particular use could be carried out, thereby protecting the public. This would not necessarily be so if a variance

was granted since a variance is granted on the showing of hardship and not desirability.

The Director stated that these conditional uses are permitted in the business or industrial districts but are excluded in the agriculture, residential, hotel and apartment, or apartment districts; therefore, reference was made to only those districts in which these uses are not normally permitted.

Mr. Yee mentioned the possible need of a temporary heliport for construction purposes. A situation may arise where helicopters may be needed in the construction of a tower or office building. He pointed out that by meeting the standards of the Airport District Ordinance, heliports or landing fields may be situated in a certain area, but to the embarrassment of the Commission, the location may be wrong. The proposal to include these uses in the Conditional Use Ordinance is very desirable at this time.

Mr. Centeio stated that the Commission should first obtain the review and comment of the Federal Aviation Agency before acting on this proposal.

Mr. Hustace believed that such comment from the F.A.A. is not necessary at this time since the Commission is attempting to enact an enabling ordinance. He concurred with Mr. Centeio that comments from the F.A.A., the Civil Aeronautics Administration and other governmental agencies should be obtained but this should be at the time of consideration to permit the requested uses in an area. He approved of the proposed ordinance to amend the procedure for obtaining approval of conditional uses after review by the Planning Commission also.

A motion was made by Mr. Lemmon to authorize the calling of a public hearing to consider the proposed ordinance amending Article 9 of Chapter 21, R. O. of Honolulu 1961, relating to Use Districts by amending Section 21-9.1 (a)(1) and (2) to include Airports, Heliports and Landing Fields in the list of enumerated conditional uses, and to amend the procedure for obtaining approval of conditional uses to require a public hearing by the Planning Commission, with an amendment to "Types of Uses" by eliminating "agricultural, residential, hotel and apartment, or apartment districts" and inserting "any districts". The motion was seconded by Mr. Hustace and carried. Mr. Centeio voted in the negative.

LAND USE COMMISSION
PETITION
KAHANA VALLEY
URBAN USE
(JAMES H. WOLTERS)

The Commission again reviewed the communication from the State Land Use Commission requesting the Planning Commission's comments and recommendation on a petition filed by Mr. James H. Wolters requesting an amendment to the Temporary District Boundary by changing the district designation from its present classification in an agricultural district into an urban district for land situated in Kahana Valley.

Mr. Hustace disqualified himself from voting on this matter since he is a Trustee of a private trust which owns a fractional interest of land in the Valley.

The Director informed the Commission of the receipt of a letter from Mr. Dunlap, Division of State Park, stating

that \$300,000 has been appropriated for the acquisition of the first increment of Kahana Valley. This acquisition involves land on the beach not acquired by the City. The second stage of acquisition is for 122 acres to the rear of this area with intention to purchase the remainder by increments.

In order for the Commission to fully understand what is proposed for the entire Valley area, Mr. Centeio believed that Mr. Dunlap should appear before the Commission and provide information on the area to be acquired and plans for development. He inquired about the development plans and the acreage requested for urban use.

The Director indicated that there are approximately 5,000 acres in the Valley. According to the map submitted by the applicant, the proposed development shows approximately 250 acres for recreational uses; commercial, hotels, and multi-family uses around the perimeter of the recreational area; and residential uses to the rear of these uses. The specific acreage requested for urban designation is not mentioned.

Mr. Lemmon who had visited the area believed that this Valley is one of the finest area for keeping in reserve for park development. Now that funds have been appropriated for acquisition, he was in favor of denying the request for urban designation of the area.

In reply to Mr. Yamabe's question, the Director stated that since adoption of the general plan for this area recently, there has been no change in conditions to justify placing the land into urban use as proposed. The general plan designation of park use is still the intended use recommended by the staff.

Mr. Yee requested definite information on the acreage involved for urban use, the type of development proposed, and further information on the total price for acquiring and developing the area as a park and of the sources of financing.

Mr. Lemmon's motion to recommend denial of the request for amendment to the Temporary District Boundary to change the district designation from agriculture to urban on the basis that urban use is not in conformity with the General Plan died for lack of a second.

Mr. Centeio's motion to defer this matter and to have Mr. Dunlap appear before the Commission and specifically point out the portion to be acquired and to have the Director contact the applicant for information on the exact boundary requested for urban use was seconded by Mr. Lemmon and carried. Mr. Hustace abstained from voting.

**C.I.P.
IMPROVEMENT
REVOLVING FUND
ACQUISITION OF
SETBACK AREA AT
KEEAUMOKU &
BERETANIA STREETS**

The Commission reviewed Committee Report No. 248 from the City Council, requesting a recommendation from the Planning Commission on a proposal to appropriate \$62,314 from the Improvement Revolving Fund for the acquisition of the setback area within the Union Oil Company's property located at the mauka-waikiki corner of Beretania and Keeaumoku Streets required for the widening of Keeaumoku Street.

The Director stated that the same amount will be reimbursed

to the Improvement Revolving Fund in the next fiscal year's program.

The Commission, on motion of Mr. Lemmon and second of Mr. Kanazawa, recommended to the City Council that the sum of \$62,314 be appropriated from the Improvement Revolving Fund for acquisition of the seback required for widening of Keeaumoku Street.

MISC.
GENERAL PLAN
WAIANAE
FARRINGTON HWY,
BETWEEN GUARD &
BAYVIEW STREET
RESORT TO
COMMERCIAL USE

For information only, the Director informed the Commission of an application received to amend a portion of the Waianae General Plan by changing the land use designation from Resort to Commercial for area of land containing 79,935 $\frac{1}{2}$ situated 130 feet makai of Farrington Highway between Guard and Bayview Streets in Waianae Town. Since there has been no material change or new evidence to justify a general plan change for this area, he had denied the request.

The Commission received this information and took no action.

GENERAL PLAN
MANOA, BINGHAM-
MOILIILI
MEDIUM DENSITY
APARTMENT USE

The Director informed the Commission that he had been directed by the City Council to general plan the 106 acres bounded by Alexander Street, Lunalilo Freeway, University Avenue, Hyde Street, Maile Way, Oahu Avenue, Hunnewell Street and Vancouver Drive for medium density apartment use and also to general plan the roadways to accommodate this high density use.

Mr. Kanazawa disqualified himself from voting on this matter since he represents a number of property owners in the area.

It was the Director's belief that 106 acres is too large an area to designate for apartment use in view of the fact that there are sufficient areas in the vicinity zoned for apartment use and not utilized for this purpose. The University of Hawaii, Manoa Community Association, and three other major organizations support the Director's view and have indicated that any apartment uses permitted should be under the Conditional Use Ordinance for control by the University. This would be in the form of dormitory uses. The University will have a study completed by April to determine the amount of land required for this type of use. A study conducted by the staff shows justification for about 5 acres for dormitory use and this amount has already been devoted to this use.

Since the Planning Commission in 1961, after calling a public hearing, had recommended against the general plan designation of the 106 acres for medium density apartment use, he requested approval from the Commission to forward that recommendation to the Council. This would avoid the necessity of calling another public hearing since there has been no change in circumstances or facts to justify the general plan change. Majority of the residents who had opposed the proposed change still maintain the same position.

The Commission questioned the advisability of taking such an action since the directive is to the Planning Director to initiate the general plan change. This seems to be a new request for a recommendation from the Planning Director and the Planning Commission and is not a resolution from the Council initiating the general plan change.

Mr. Hustace made a motion to defer this matter for two weeks and in the interim, the Director is to obtain definite information from the Council as to what is pending and if it is an initiation by the Council for the general plan change, then the Planning Director should proceed to draw up a general plan map indicating the proposed change and the street system for proper procedure of calling a public hearing. His motion was seconded by Mr. Lemmon and carried. Mr. Kanazawa abstained from voting.

**GENERAL PLAN
MAKIKI
MEDIUM DENSITY
APARTMENT USE**

The Director informed the Commission of another directive from the City Council, directing him to dezone the present apartment-hotel zone to a medium density apartment zone for the Makiki area extending from Punahou Street to Magazine Street and makai of Nehoa Street.

In accordance with this directive, an ordinance has been prepared to dezone the area from hotel-apartment to medium density apartment use and he recommended that a public hearing be called to consider the proposed change.

The Director stated that this change is appropriate at this time since the present utilities and streets in the area are inadequate to support the high density hotel-apartment uses. Apartment uses in the area are minimal with one or two high-rise structures indicating that the area is not ready for hotel-apartment uses but is ready for medium density apartment use.

The Commission, on motion of Mr. Hustace and second of Mr. Yee, received this presentation as information and filed it.

**CAPITAL IMPROVE-
MENT PROGRAM--
SIX YEAR PROGRAM,
1963 TO 1969**

The Commission decided to review the next Six-Year Capital Improvement Program for the City and County of Honolulu, 1963 to 1969, at a special meeting on a date and time to be determined by the Planning Director, on motion of Mr. Lemmon and second of Mr. Hustace.

A preliminary review was made by the Commission at a special meeting held on Monday, February 11, 1963.

The Commission, on motion of Mr. Lemmon and second of Mr. Yee, voted to authorize the calling of a public hearing to consider the following changes in zoning and amendments to the general plan as initiated by the Planning Director. The Director will elaborate on the proposed changes at the special meeting to be held to review the C.I.P.:

**ZONING BUSINESS
HAUULA
MAUKA SIDE OF
KAMEHAMEHA HWY.
W & Z, LIMITED**

(1) Proposed change in zoning from existing Highway Protective zone to Business for three parcels of land containing a total area of 40,420 $\frac{1}{2}$ situated on the mauka side of Kamehameha Highway in Hauula in conformity with the General Plan adopted for the area.

**ZONING BUSINESS
WAIANA-E-MAILI
87-1680 FARRINGTON
HIGHWAY
HENRY K. C. CHOY**

(2) Proposed change in zoning from existing Highway Protective zone to Business for a parcel of land containing an area of 2.81 acres situated at 87-1680 Farrington Highway in Waianae-Mailii in conformity with the General Plan adopted for the area.

GENERAL PLAN
MAUNALUA
HAWAII-KAI DEV.
RESORT & LOW
DENSITY APT. USES

(3) Amendment to the Maunaloa General Plan, within the Hawaii-Kai Subdivision development, by changing the land use designation from Park, Apartments, and Residential uses to Low Density Resort and Low Density Apartment uses for approximately 70 acres of land situated off Hawaii-Kai Drive in the vicinity of Hahaione Valley.

ZONING CLASS AA,
A-1, & A-2 RES.,
COMMERCIAL, &
AGRICULTURE
AHUIMANU VALLEY
AHUIMANU INVEST.CO.

(4) Proposed changes in zoning from existing Noxious and Semi-Industrial to Class AA, A-1 and A-2 Residential for approximately 351 acres; Commercial for 13 acres; and Agriculture for 442 acres of land situated in Ahuimanu Valley.

GENERAL PLAN
NUUANU-PUUNUI
MAUKA-EWA CORNER
OF ROOKE AVENUE
& HAWAII STREET
LOW DENSITY
APARTMENT USE

(5) Amendment to the General Plan of Nuuanu-Puunui (Section 11) by changing the land use pattern from residential and hotel and apartment to low density apartment use for area of land situated at the mauka-ewa corner of Rooke Avenue and Hawaii Street in Puunui and containing approximately 10 acres.

The Commission decided to defer discussion of the following items placed on the agenda:

GENERAL PLAN
KALIA-WAIKIKI
AMENDMENT TO
STREET LAYOUT

(1) Proposed amendments to portion of Kalia-Waikiki General Plan (Section 3) by designating street widening setbacks on certain streets situated within an area bounded by Kalakaua Avenue, Kaiulani Avenue, Ala Wai Boulevard, and Kapahulu Avenue. A public hearing was held and closed on December 6, 1962.

ZONING CLASS AA
RESIDENTIAL
LAIE POINT
NAUPAKA STREET

(2) Request of the Director for the Commission's advice regarding a proposal to change the Class A-1 Residential zoning to Class AA Residential zoning for the entire area known as Laie Point in Laie.

The meeting adjourned at 6:15 p.m.

Respectfully submitted,

Carole A. Kamishima
Carole A. Kamishima
Planning Reporter

Special Meeting of the Planning Commission

February 20, 1963

The Planning Commission met in special session on Wednesday, February 20, 1963, at 9:10 a.m., in the Conference Room of the City Hall Annex with Chairman Thomas N. Yamabe, II, presiding:

PRESENT: Thomas N. Yamabe, II, Chairman
George F. Centeio
Stanley T. Himeno
Kinji Kanazawa
Fred K. Kwock
Cyril W. Lemmon

Frederick K. F. Lee, Planning Director

ABSENT: Frank W. Hustace, Jr.
Bartley M. Harloe (on trip)
Alfred Yee

A briefing session was held to orient the Commissioners on the following applications. The Commission at its meeting on February 14, 1963, authorized the calling of public hearings on all items listed below.

**ZONING BUSINESS
HAUULA
MAUKA SIDE OF
KAMEHAMEHA HIGHWAY
W & Z, LIMITED**

The applicant requests a change in zoning from existing Highway Protective to Business for parcels of land totalling 40,420sq., situated on the mauka side of Kamehameha Highway, opposite the Hauula Park Pavilion in Hauula.

The lot is presently improved with non-conforming business uses of a service station, restaurant and income units. The applicant proposes to demolish the old and poor-condition business structures and construct new commercial structures.

The Koolauloa General Plan adopted by Ordinance No. 2274, effective November 28, 1962, designates the lots for commercial use.

Mr. Centeio disqualified himself from voting on this matter.

**ZONING BUSINESS
WAIANAЕ-MAILI
87-1680 FARRINGTON
HIGHWAY
HENRY K. C. CHOY**

The applicant requests a change in zoning from Highway Protective to Business for portion of a parcel of land containing 2.81 acres, situated on the mauka side of Farrington Highway at the Honolulu side of the entrance to Nanakuli Paving and Rock Co. quarry in Waianae.

There is at present a non-conforming grocery store on the premises known as the Nanakuli Market. The applicant proposes to construct a new one-story commercial building on the lot for the following business uses: tailor shop, beauty shop; sundries and hardware store.

The Waianae General Plan adopted by the Council designates commercial use for the first 100 feet depth from Farrington Highway for this lot and two adjacent lots. The General Plan map showing the spotted business designation was displayed on the bulletin board for the Commission's review.

Inquired as to whether this complies with the General Plan, the Director replied that it complies with the General Plan as modified by the Council for this section.

**GENERAL PLAN
SECTION 29
MAUNALUA
VICINITY OF
HAHAIONE VALLEY
LOW-DENSITY RESORT
& LOW-DENSITY APT.
KAISER HAWAII-KAI
DEVELOPMENT CO.**

Inasmuch as there is a non-conforming business operation on the premises and it complies with the adopted General Plan, the Director recommends that a public hearing be authorized.

The applicant requests changes in zoning within the Hawaii-Kai development from Park, Medium-Density Apartment and Residential to Low-Density Apartment and Resort uses, for areas of land situated at the East entrance to Hahaione Valley and portion of Kaluanui Ridge in Maunaloa.

A map showing these various changes was displayed, noting the land usage. The staff discussed the proposals with the developer and a slight amendment was made on the acreage of the commercial designation.

Mr. Centeio requested that the Director inform the developer to submit a development plan for the area. The plan will be kept as part of the record so that should there be any changes, they would have to get approval before those changes are made.

The development plan would note the location of the buildings, etc.

**ZONING CLASS AA,
A-1, A-2 RES.;
COMMERCIAL AND
AGRICULTURAL
DISTRICTS
AHUIMANU VALLEY
AHUIMANU INVESTMENT
CO.**

The developer requests changes in zoning from existing Semi-Industrial, Noxious-Industrial and Class AA Residential to Business, Class AA Residential, Class A-1 Residential, Class A-2 Residential and Agricultural District A for area of land comprising approximately 806 acres, situated at Ahuimanu Valley in Heeia and Kahaluu. The proposal is in conformity with the General Plan.

Mr. Centeio stated that the Planning Commission had previously recommended that the area be de-zoned. He requested that the Director report at its next meeting the background information involving this matter. It is his distinct recollection that the Commission had already taken action to de-zone the area so he was rather confused.

Mr. Kanazawa inquired how this matter came before the Commission on the second round. To this the Director replied that the developer requested only a portion of the area be de-zoned back in 1962. At that time the Director had recommended that the entire holdings should be considered for rezoning. The developer at this time has submitted a development plan noting Class AA, Class A-2, Class A-1 Residential Districts and Agricultural District for the Commission's consideration.

**GENERAL PLAN
SECTION 11
NUUANU-PUUNUI
LOW-DENSITY APT.
2728 ROCKE AVENUE
TOSHIYUKI MUKAIGAWA**

The applicant requests a change in zoning from Class A Residential to Hotel and Apartment for parcel of land containing 5,950sq, situated at 2728 Roche Avenue in Puunui.

The applicant proposes to convert the basement of an existing 1-1/2 story dwelling into two apartment units. A study of the area reveals that the rear 25 feet of the subject lot is encroached by existing Hotel and Apartment zone. For good planning purposes, the entire block ewa of Roche Avenue should be considered for Apartment B, instead of extending the existing Hotel and Apartment use. Reports from the Board of Water Supply and Division of Sewers note no adverse effect on the utilities should it be rezoned to Apartment B.

The Director recommended that the Commission consider a proposal to amend a portion of the Nuuanu-Puunui General Plan by

changing the land use designation from existing Hotel and Apartment and Residential to Low-Density Apartment use for an area comprising approximately 10 acres, situated on the mauka-ewa side of Rooke and Hawaii Streets in Puunui.

**MISCELLANEOUS
OAHU COMMITTEE
ON CHILDREN AND
YOUTH**

A letter has been received by the Chairman from Mrs. Ethel T. Mori, Secretary of Oahu Committee on Children and Youth, requesting that a replacement for Mr. Centeio be appointed because he has not been able to attend the monthly meetings. The O.C.C.Y. is a committee appointed by the Mayor and the statutes by which the committee exists make it mandatory for a representative from the Planning Commission to be in attendance. Monthly meetings are scheduled on the first Friday of each month in the Trustco Board Room from 12:30 p.m. to 1:30 p.m.

The purpose of this committee is to study the facts concerning the needs of children and youth through adequate research studies; to review legislation pertaining to children and youth and appropriations made for services in their behalf in such fields as health, child guidance, etc.

Mr. Himeno nominated Mr. Lemmon to serve on the committee. With the consent of Mr. Lemmon, the Director will submit his name to the Mayor as replacement for Mr. Centeio.

**MISCELLANEOUS
ODC TRANSPORTATION
POLICY**

The Chairman informed the members that the Oahu Development Conference has extended an invitation to them to meet with the ODC Transportation Committee on Wednesday, February 27, 1963, to review the ODC Transportation Policy. (A copy of the policy will be sent to each member.) The Chairman felt that the policy is so general that endorsement in its entirety is not advisable at this time. There is no objection to the policy; however, he felt that a statement to the effect that the policy outlined will not conflict with the concepts and programs of the City's transportation study would be more appropriate. All agreed that any comment should be withheld pending the luncheon meeting when the entire Commission will have an opportunity to discuss the matter with the ODC Transportation Committee.

**CAPITAL IMPROVEMENT
PROGRAM
1964-1969**

A discussion was held on the six-year Capital Improvement Program 1964-1969, which includes the complete list of all proposed expenditures by the various agencies of the City Government, methods to finance these projects and other pertinent data necessary for the preparation of the Capital Improvement Program. Pursuant to Section 505-5 of the City Charter the Planning Commission is held responsible for the preparation of the Capital Improvement Project for the City and County of Honolulu.

The Director stated that the estimated cost of projects for the next six fiscal years as submitted by the Departments amounts to \$142,373,000, exclusive of Honolulu Redevelopment Agency, Board of Water Supply and outside funds. The submissions of the departments involved in capital improvement projects were parred down in line with the financial resources available to the City as proposed by the Director of Finance. This amounts to \$97,742,000, exclusive of Honolulu Redevelopment Agency, Board of Water Supply and outside funds.

Each Commissioner received a copy of the proposal and had an opportunity to review the same. Instead of discussing the

voluminous report by individual items, a general discussion was held to bring out any problem areas.

During the discussion, Mr. Centeio commented that he believed the 12" water line at Laie should continue from Punaluu where it stops at present. Eventually the City would have to buy the private water system. The 6" water line installed by the private water system is not sufficient.

The Director replied that this matter can be called to the attention of the Board of Water Supply. There is no indication of this project in their program; however, he commented that the Board of Water Supply has indicated its desire to eventually purchase the private water system at Laie.

Inasmuch as the Planning Commission is vested with the responsibility of preparing the Capital Improvement Program for the City and County of Honolulu, the Chairman requested that the staff brief the Commission from the initial stage of the program. It was then agreed that a committee be formed to work together with the staff in preparing the program.

The Director stated that the staff has been working together with the Managing Director and the Budget Director in preparing the program. If the Committee of the Planning Commission and the staff review all of the City agencies' requests together, a compiled report can be ready for the Commission's consideration at an earlier date than has been the case heretofore.

Another point of observation brought out by Mr. Lemmon is the case of zoning applications pending because of lack of facilities such as sewer, water, etc. He felt that planning wise those facilities in the area such as Waianae should be given top priority.

After further discussion and review of the overall Capital Improvement Program, the Commission voted to approve the program for the fiscal years 1964-1969 for submission to the Mayor on motion of Mr. Lemmon and second of Mr. Centeio. It was unanimously carried. Mr. Kanazawa was not present at the time of the voting.

(The Capital Improvement Program for the fiscal years 1964-1969 is placed on file.)

Mr. Lemmon suggested that in transmitting the program to the Mayor, the points brought out should be called to his attention.

The meeting adjourned at 10:45 a.m.

Respectfully submitted,

Toyoko H. Akaji
Toyoko H. Akaji
Hearings Reporter

Meeting of the Planning Commission
Minutes
February 28, 1963

The Planning Commission met in regular session on Thursday, February 28, 1963, at 1:30 p.m., in the Conference Room of the City Hall Annex with Chairman Thomas N. Yamabe II presiding:

PRESENT:

Thomas N. Yamabe II, Chairman
Frank W. Hustace, Jr. (present at 2:10 p.m.)
George F. Centeio
Kinji Kanazawa
Cyril W. Lemmon
Alfred A. Yee (excused at 4:20 p.m.)
Fred K. Kwock, ex-officio

Frederick K. P. Lee, Planning Director
Wendell Kimura, Deputy Corporation Counsel

ABSENT:

Stanley T. Himeno
Bartley M. Harloe, ex-officio (on trip)

MINUTES:

The minutes of the regular meeting of February 14, 1963, and the special meetings of February 11, and 20, 1963, as circulated, were approved on motion of Mr. Lemmon and second of Mr. Centeio.

**PUBLIC HEARING
GENERAL PLAN
MCCULLY-KAPAHULU
944 & 952 PUNAHOU
STREET
BUSINESS USE**

A public hearing was held at 3:00 p.m., to consider a proposed amendment to portion of McCully-Kapahulu General Plan (Section 1) by changing the land use designation from Hotel and Apartment use to Commercial use (General Business) for portions of two parcels of land at 944 and 952 Punahou Street, situated on the ewa side of Punahou Street approximately 100 feet makai of King Street in the Pawa district.

The public hearing notice published in the Honolulu Star Bulletin on February 18, 1963, was read by the Director who reported that copies of the hearing notice were sent to the two property owners affected by the change and to the various City agencies.

He acknowledged receipt of a letter from Mr. & Mrs. Wataru Muramoto, one of the property owners affected by the change, opposing the proposed amendment to designate their property for business use and requesting that the present zoning be retained. They contend that the business zoning would be of no benefit to them since their lot size is too small to meet the requirement of the business zoning requirement.

The Director pointed out on the map the two parcels in question situated between Punahou Street and Kalakaua Avenue, 100 feet makai of King Street. The parcel at 944 Punahou Street, containing an area of 4,888 $\frac{1}{2}$, is zoned Hotel and Apartment for the front portion and Business for the back portion. It is improved with an apartment building. The parcel at 952 Punahou Street, containing an area of 16,907 $\frac{1}{2}$, extends to Kalakaua Avenue and is zoned half in Business and half in Hotel and Apartment. It is presently improved with a Church.

To correct an inconsistency which presently exists for this area, the 200-foot depth of business zone for the area Kokohead of Punahou Street, makai of King Street

up to Algaroba Street, is to be extended to Kalakaua Avenue to include these two parcels within the business section. This recommendation was made after a proposal to designate this entire block for restricted business use failed as a result of objections from the property owners who did not wish to have their properties designated for restricted business use. The protestants main objection was that their lot sizes were too small to meet the restricted business zoning lot requirement of 7,500sq.

In reply to questions from the Commission, the Director stated that Punahou Street is presently 50 feet wide, general planned as a 56-foot road. In the event the entire block is designated for business use, those lots with areas less than that required under the business zoning will be permitted to continue and maintain whatever uses are on the premises but in the process of having the lot zoned for business use, must have a variance granted from the lot size requirement. In most probability such variance would be granted if the lot lacks only a few square feet to meet the lot size requirement.

Mrs. Wataru Marumoto voiced her objection to the proposal to designate her property for business use. She opposed on the basis that the property is less than 5,000sq in area and cannot meet the lot size requirement of a business zone. She requested that her property be left out of the business zoning proposal since she is quite satisfied with existing conditions.

No one spoke in favor of the proposal.

The Commission closed the public hearing and took the matter under advisement on motion of Mr. Lemmon and second of Mr. Centeio.

In discussing this matter later, Mr. Lemmon stated that he has always been in favor of correcting a situation where a property owner is handicapped from utilizing his property to its fullest extent due to two separate zoning classification.

Mr. Lemmon's motion to recommend approval of the amendment to the General Plan of McCully-Kapahulu (Section 1) by designating only the parcel at 952 Punahou Street from Hotel and Apartment use to Business use was seconded by Mr. Hustace. In compliance with Mrs. Marumoto's request, her property was not included in the proposed change.

Mr. Centeio contended that approval of only this one parcel for business use is definitely spot zoning. The Commission is also disregarding the general plan road which should be improved for proper access. He also questioned the legality of taking action to change the use on only one parcel when the public hearing notice mentioned two parcels. It was his opinion that the area under consideration and the rest of the properties in this entire block are more conducive to hotel and apartment uses than business use.

The Chairman informed Mr. Centeio that the proposal under consideration is a general plan amendment and in accordance with the Charter provision, the Commission may recommend in whole or in part and with or without modifications to

the Director's plan. Therefore, in this instance, the Commission may recommend a change for only one parcel although the public hearing notice indicated two parcels.

The Director was asked whether he had any objection to general planning only one parcel for business use.

The Director had no objection although he preferred inclusion of both parcels for business use as a logical extension of the business zone line. However, in the planning for this over-all area, he stated that extension of the business zone to cover this entire block and the next block below Philip Street is envisioned so that business uses can be granted as the need arises.

Mr. Lemmon pointed out that the Commission has consistently granted extension of existing business zones to include the remaining portions of parcels which were partially in the business zone for properties in the Waialae Avenue area. He saw no difference in the situation for this area or the Waialae Avenue area.

A vote was taken and the motion for approval of only the one parcel for business use carried. Mr. Centelo voted in the negative.

PUBLIC HEARING
GENERAL PLAN
KANEHOE-HEEIA
MAUKA SIDE OF
KAMEHAMEHA HWY.
INDUSTRIAL USE

A public hearing was held to consider a proposed amendment to portion of Kaneohe-Heeia General Plan by changing the land use designation from existing Residential use to Industrial use for the rear portion of a parcel of land situated back of existing Rural Limited Industrial District No. 6, located on the mauka side of Kamehameha Highway between 45-542 and 45-554 Kamehameha Highway in Kaneohe, including provisions for a suitable 20-foot buffer strip along the Pali side and rear boundaries.

The public hearing notice published in the Honolulu Star Bulletin on February 18, 1963, was read by the Director who reported that no written protests had been filed.

He stated that the front portion of this property in question is zoned for business use and limited industrial use up to an existing stream; however, the owner of the property had relocated this stream farther back to the back boundary of his property and had filled the land. Land on the Kahuku side of this property is zoned for limited industrial use while land on the Pali side and rear side of the property is in residential use. The owner will provide a 20-foot planting or buffer strip on the Pali side and rear boundary of his lot between the residential uses and his property.

No one testified for or against the proposed amendment to the General Plan. The public hearing was closed and the matter was taken under advisement on motion of Mr. Lemmon and second of Mr. Kanazawa.

In discussing this matter later, the Commission deliberated whether industrial uses should be extended right next to the residential uses and whether or not the proposed buffer strip would be sufficient to protect the residential uses from the proposed industrial uses.

The Director pointed out that there are natural barriers of a grade separation between the lot on the Pali side

and a stream between the lot to the rear of the property. The owner stated that he will provide a 20-foot planting strip along these two boundaries but the Commission cannot require this as a condition to zoning. Within the existing limited industrial area, warehousing and wholesaling of goods are conducted and these same type of uses are intended for the additional area under consideration. The area in question contains 48,893~~6~~. The staff recommends extension of the limited industrial zone to include this area.

Mr. Hustace suggested that the Commission visit the site. His motion to defer action for visit of site was seconded by Mr. Lemmon and carried. Mr. Centeio disqualified himself from voting on this matter.

**PUBLIC HEARING
ZONING ORDINANCE
AMENDMENT TO
CONDITIONAL USE
ORDINANCE**

A public hearing was held to consider a proposed ordinance to amend Article 9 of Chapter 21, Revised Ordinances of Honolulu 1961, relating to Use Districts by amending Section 21-9.1 (a) (1) to include "Airports, Heliports and Landing Fields" in the list of enumerated conditional uses and to insert "any district" in lieu of "agricultural, residential, hotel and apartment, or apartment districts"; and Section 21-9.1 (a) (2) to amend the procedure for obtaining approval of conditional uses to require a public hearing, review and recommendation by the Planning Commission.

The public hearing notice published in the Honolulu Star Bulletin on February 18, 1963, was read by the Director who reported that no written protests had been filed. He read the letter filed by the Estate of James Campbell requesting that the ordinance be further amended by including the following in the list of permitted conditional uses:

(1) Golf Courses

(2) Automotive driving courses, for instruction and community recreation, whether conducted for profit or not.

Upon request for advice from the Commission, Mr. Kimura stated that in accordance with a previous opinion rendered, those matters which were not so advertised may not be considered at a public hearing advertised to consider a particular matter.

Mr. Centeio pointed out that recently "drive-in theaters" was included in the list of enumerated conditional uses. Rather than item by item inclusion, he felt that further studies should be given to include faculty housing, churches, substations of public utilities, the items mentioned by Campbell Estate, and other permissible uses at one hearing.

No one spoke against the proposed amendment.

Mr. Bob Carter of Interisland Air Services informed the Commission of a study completed on helicopters and heliports relating to property value, noise factor, safety factors, etc., for the City of Los Angeles. He offered to the Commission the services of his organization, on an advisory capacity, and to provide whatever data and material he has on helicopters. He favored the

proposed amendments to the Conditional Use Ordinance. He stated that his organization proposes in the near future to request for space for a heliport.

The Director stated that he will meet with Mr. Carter later to discuss the matter.

In reply to questions from Mr. Centeio, Mr. Carter stated that his organization did apply to the Federal Aviation Agency for permission from the air space regulations for a heliport in Waikiki. This permission was verbally granted but the heliport plan in Waikiki was abandoned due to objections from the people. He pointed out that permission from the F.A.A. is required only when the proposed use is within the airway area. If it is outside, no permission is required except approval from the City government.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Hustace and second of Mr. Lemmon.

In considering this matter later, a motion to recommend approval of the proposed ordinance as enumerated in the public hearing notice was made by Mr. Lemmon and seconded by Mr. Hustace.

Mr. Centeio reiterated that the other uses mentioned by him, churches, substations, etc., should be included in the list of permissible conditional uses by keeping the public hearing open for consideration and approval at one hearing. He also believed that comments and approval from the F.A.A. should be obtained, similar to comments received from the Board of Water Supply and the Sewer Department on zoning matters, prior to acting on the proposed amendments.

The other members of the Commission agreed that the additional uses mentioned should be considered for inclusion in the list of permissible uses but they felt that the proposed amendments under consideration today should be acted on and a new hearing held to consider inclusion of the other uses. Some of the proposed uses, for instance, churches, may result in a controversy which may delay adoption of the "procedure for obtaining approval of conditional uses" which the Commission believed should be adopted without delay.

Mr. Hustace pointed out that it may be questionable whether a control can be made on location of utility substations since the utility companies have power of eminent domain to locate their substations in any district. He made a request to the Director to have this matter checked by the Corporation Counsel.

Mr. Lemmon agreed that the uses proposed for addition should be made at one hearing. Since there may be other uses which should also be included in the ordinance, he requested the staff to conduct a study. He withdrew his previous motion.

Mr. Hustace made a new motion to recommend approval of the proposal to amend Section 21-9.1 (a) (2) relating to procedure for obtaining approval of conditional uses and with respect to the proposed amendment to Section 21-9.1 (a)

(1), that the matter be referred back to the Planning Director for further study and for inclusion of such conditional uses that he feels pertinent and to submit the matter again to the Commission for appropriate calling of a public hearing. The motion was seconded by Mr. Lemmon and carried. Mr. Centeio voted in the negative for the reasons stated previously by him.

Mr. Hustace requested the Director to expedite completion of this study.

**GENERAL PLAN
WAIKIKI-DIAMOND
HEAD
STREET LAYOUT
AMENDMENT**

The Director informed the Commission that a public hearing was held and closed on November 21, 1962, to consider three proposed amendments to the General Plan of Waikiki-Diamond Head. The proposal to expand Kapiolani Park to include two areas was acted upon with the recommendation for denial, but the proposals for realigning the Kalakaua Avenue and Monsarrat Avenue intersection to make it a "T" intersection and amending the boundaries of the off-street parking area on the Diamond Head side of Monsarrat Avenue mauka of Kalakaua Avenue were not acted on.

In reply to questions from the Commission, the Director stated that the proposed changes were requested by the Department of Parks and Recreation. The off-street parking area is owned by the City and the proposal is to reduce the size of the general planned off-street parking area which is makai of the existing parking areas. The new plan will provide parking for approximately 300 cars in lieu of 400 cars under the old plan. The area was reduced since much of the facilities at the Waikiki Shell will be relocated to the new concert hall. There will be planting strips within the off-street parking areas. The "T" intersection of Monsarrat Avenue and Kalakaua Avenue was proposed to eliminate a hazard created by merging traffic near Kapahulu Avenue.

Mr. Lemmon believed that the "T" intersection will not solve the existing traffic hazard but merely shift it to the area farther mauka at the point where the road is to be straighten. He requested the staff to restudy the matter.

In this restudy, the Commission requested the staff to also restudy the off-street parking area plan.

A motion to defer action for staff restudy of the Monsarrat-Kalakaua Avenue intersection and the off-street parking area plan was made by Mr. Lemmon, seconded by Mr. Centeio, and carried.

**GENERAL PLAN
KALIA-WAIKIKI
AMENDMENT TO
STREET PATTERN
PROPOSED WIDENING**

The Commission reviewed again proposed amendments to portion of Kalia-Waikiki General Plan (Section 3) as follows:

- (1) Koa Avenue - Widening of 10 feet on the mauka side between Liliuokalani and Uluniu Avenues from existing 40-foot to 50-foot right-of-way;
- (2) Prince Edward Street - Widening of 5 feet on each side between Liliuokalani and Uluniu Avenues from existing 30-foot to a 40-foot right-of-way;

- (3) Tusitala Street - Widening of 10 feet on the mauka side between Kaiulani and Liliuokalani Avenues from existing 30-foot to a 40-foot right-of-way;
- (4) Mountain View Drive (deadend street) - Widening of 4 feet on the makai side from existing 20-foot to a 24-foot right-of-way, including a turn-around at the end;
- (5) Pualani Way - Widening between Ainakes Way and Paosakalani Avenue from existing 40-foot and 56-foot rights-of-way to a 50-foot right-of-way;
- (6) Providing a 44-foot deadend roadway makai of Pualani Way directly opposite Wai Nani Way;
- (7) Makee Road - Widening from existing 30-foot to a 40-foot right-of-way on the Diamond Head side and deletion of that portion mauka of Kaneloa Road.

A public hearing was held and closed on December 6, 1962, and action had been deferred for presence of more Commission members and for a report from the staff.

The Director read a letter submitted by the Chief Engineer requesting that a decision be made soon on the proposed amendments so that the Waikiki Improvement District project would not be delayed.

For the benefit of the new Commissioners who are not familiar with the proposal under consideration, the Director pointed out on the map the streets to be widened and how the setback areas would affect existing structures. He stated that this portion of Waikiki between Kapahulu and Kaiulani Avenues and between Kalakaua and Ala Wai Boulevard has many substandard streets. Since an improvement district for improvement of these streets with curbs, gutters, and sidewalks is to be initiated soon, adequate widths of the streets should be established at this time. Widening of other streets in the area, such as Kuhio Avenue, has already been established on the general plan. The widening was proposed to affect the least number of structures.

At the public hearing, the owners affected by the proposal objected to the proposed widening and requested that the status quo be maintained with consideration for a one-way street system in the area. The staff, however, maintains that in order to up-grade the area and encourage the consolidation of lots for orderly development of apartments and hotels and in order to provide for increased traffic generated into the area, the streets must be improved to City standards. The existing streets are very narrow and a one-way street system would not solve the traffic problem nor the fact that there are no sidewalks and drainage facilities in the area.

Mr. Centeio was ready to vote on the amendments as recommended by the Director and the Chief Engineer since he believed that the existing street widths are definitely inadequate for the high density hotel and apartment uses permitted in the area.

The Commission asked how soon an improvement district would be initiated for construction of these improvements and the disposition of existing structures partially affected by the widening.

The Director replied that as soon as the City Council approves the proposed amendments after recommendation by the Commission, the Chief Engineer will prepare the necessary construction plans in accordance with the General Plan Street System and the estimated cost of assessment. A public hearing will then be held by the Council for approval of the assessment rate by the people and should this be approved, construction will then be started. This process will take about a year and a half to two years before actual construction can be started.

He stated that only one new structure is affected by this widening while the others are essentially old homes. For the taking of half a structure, the City will pay severance damage and permit the reconstruction of a new home although the lot size may be substandard. Severance damage will also be paid for the new structure to be affected by either paying for the demolishing or the renovation of the structure. The improvement of the streets will also provide for the improvement of the sewer system within the area.

Mr. Lenmon stated that he had given serious consideration to the proposal of a one-way street system but after consideration of all factors, he felt that the existing situation cannot be solved by a one-way street system. He felt that the resulting changes proposed are small compared to the over-all benefit for the area.

Mr. Lenmon's motion to recommend approval of the proposed amendments to the General Plan of Waikiki-Kalia for the widening of the streets as mentioned in the public hearing notice was seconded by Mr. Centeio and carried.

MISC.
LITTLE THEATER
SITE

The Commission considered again the directive from the City Council requesting the Planning Commission and the Department of Parks and Recreation to consider alternate sites other than that at the Ala Moana Park for the location of a "Little Theater".

The Corporation Counsel had rendered an opinion that the Legislature, in appropriating funds for the planning of a little theater, intended it to be a small theater to be used primarily, but not exclusively, for children's production. Alternate sites recommended by the Parks Department and the staff were considered but rejected by the Commission for various reasons. Action had been deferred for further studies by the staff.

The Director reported that the staff after considerable search could not locate suitable sites for the little theater. He stated that the report prepared by the Stanford Research Institute recommended that the theater groups utilize the theater-concert hall facilities being constructed on the Ward Estate property. Although he sympathized with the request of the theater groups for a small intimate theater, he felt that there is no justification to duplicate facilities when the cost of constructing such facilities is so high. In order to make optimum use of the new facilities, he suggested that

the Commission accept the recommendation of the Stanford report and so advise the Council. The money could then be lapsed and returned to the State.

Mr. Centeio reported that the money has already lapsed. He believed that the Commission should not take action to accept the recommendation of the Stanford report but merely to state that it had considered and looked with disfavor to alternate sites recommended by the Parks Department.

Mr. Centeio made a motion to inform the City Council that the Planning Commission after consideration and rejection of alternate sites recommended by the staff and the Ala Moana site recommended by the Parks Department, cannot find a satisfactory site for a little theater complex and wishes to recommend to the people who will require a theater to utilize the theater-concert hall facilities being constructed on the Ward Estate property. His motion was seconded by Mr. Lemmon and carried.

LAND USE COMMISSION
PETITION
KAHANA VALLEY
URBAN USE
(JAMES H.
WOLTERS)

The Commission considered again the request from the State Land Use Commission for comments and recommendation from the Planning Commission on a petition filed by Mr. James H. Wolters requesting an amendment to the Temporary District Boundary by changing the district designation from its present classification in an Agricultural District into an Urban District for land situated in Kahana Valley.

Action had been deferred for presence of Mr. R. C. Dunlap, Director of the Division of State Parks, to point out the area to be acquired by the State with the \$300,000 appropriated by the 1962 Legislature and to explain the plans for development of the entire Kahana Valley area by the State. Mr. Wolters was also requested to be present to explain his development and the boundary requested for urban use.

Mr. Hustace disqualified himself from participating or voting on this matter.

(Vice-Chairman Hustace temporarily presided over this portion of the meeting in the absence of Chairman Yamabe who left the meeting for about half an hour.)

Mr. Dunlap informed the Commission of the State's plans to develop several large areas for park and diversity of recreational uses to meet the recreational needs of the population on this island. This area in Kahana Valley was studied and a proposed park plan as shown on the schematic drawings was submitted to the 1962 Legislature. The sum of \$300,000 was appropriated for acquisition of approximately 19-1/2 acres of beach frontage land exclusive of the City and County acquired area as the first increment of the development. Just recently, the fish pond in the area was designated as a natural historic landmark.

Mr. Dunlap then presented the following information:

Land

Kahana Valley comprises approximately 5,200 acres with about a mile of beach frontage. The foliage is mostly grass.

Land Use

The valley floor is primarily pasture land with a few small crop farms and residential homes on the Kahuku side of the valley. The assessed valuation of existing homes is very low. On the beach the 8 acres acquired by the City and County is presently utilized as a park and recreational area. There is also a harbor for boat launching.

Land Ownership

There are several individual owners and divided interests. Hui o Kahana is the largest land owner with 56 parcels followed by the Mary E. Foster Heirs with 30 parcels. Eight acres is under 8 separate ownership while the City and County has 8 acres along the beach frontage.

Water

Waihole Water Company has the water rights in the upper section while the Hui o Kahana has the lower portion. Some of these rights will eventually be acquired by the Board of Water Supply.

Proposed Development

Presently, the beach area is used for swimming and boating. This Bay area is excellent for swimming. The beach area will be improved with restrooms and clothes changing facilities and off-street parking areas. The fishpond area of historic significance will also have an off-street parking area. Boating and water skiing are also envisioned for the area.

The existing highway is to be relocated approximately 500 to 600 feet mauka with a bridge over the existing stream. A pedestrian underpass will be constructed for safe access to the beach frontage. The soil condition and the flow of water from the upper valley will permit the maintenance of a pond where fish could be stocked to offer fishing, as well as swimming and boating in the pond. The open play areas will have camp sites, possibly 500 sites, with cabins. There will also be a tropical botanical garden in the area. The valley site can be used for hiking and even horseback riding.

Acquisition and development of the area are to be by stages covering a period of 6 to 7 years. Development will follow about a year later after acquisition. The total project cost is estimated at \$6-1/2 million. A request is now pending for acquisition of the second increment which is land immediately mauka of the highway containing approximately 90 acres. The total sum requested is \$535,000 of which \$85,000 is for development and \$25,000 for plans.

If the development plan as proposed is followed, it will provide amply the recreational needs of the people. The camping grounds can accommodate 1,000 people at a time. The land itself will provide recreational facilities for 20,000 to 30,000 people per day.

In reply to questions from Mr. Centeio, Mr. Dunlap stated that the appraisal of \$300,000 for the land in the first

increment was made by a staff appraiser in the department who makes these types of studies. There will be an outside appraisal done also.

The Director suggested that the Commission defer this matter since Mr. Wolters, the applicant, is on the mainland and unable to furnish the Commission with the information requested on his proposed recreational and residential complex development and the boundaries requested for urban use.

A motion to defer action was made by Mr. Kanazawa, seconded by Mr. Centeio, and carried. Mr. Hustace did not vote. (Mr. Yamabe was not present at this time.)

LAND USE COMMISSION
PETITION
MAILE, WAIANAE
SPECIAL PERMIT
(MAGDALINO
VISITACION)

The Commission reviewed a request from the State Land Use Commission requesting comments and recommendation from the Planning Commission regarding an application filed by Mrs. Visitacion for special permit to subdivide a 1.01 acre parcel into 8 lots for land situated in Maile, Waianae, in the mauka section between Farrington Highway and Lualualei Ammunition Depot.

The Director reported that other property owners in the area have been unsuccessful in obtaining a change in the Temporary District Boundary from agricultural to urban use. By means of a special permit, the applicant hopes to be able to subdivide her lot.

A land use study conducted by the staff indicated that the predominant use of this area is agriculture or vacant. The area is served by dirt roads which are substandard for residential subdivision. There are no plans at present for improvement of these streets. In view of the substandard streets, inadequate utilities, and predominant use in agriculture or vacant land around the property in question, the staff recommended that the Commission recommend to the Land Use Commission to deny the request for special permit.

Asked by the Commission for the General Plan designation of the area in question, the Director replied that the designation is residential; however, in view of the inadequate facilities mentioned, the request should be denied at this time.

The Commission noted that proposed uses in compliance with the General Plan do not necessarily mean zoning must follow immediately. Adequate facilities should first be constructed.

On the basis of the reasons stated by the Director, the Commission voted to recommend to the Land Use Commission that it deny the application for a special permit on motion of Mr. Lemmon and second of Mr. Centeio. (Mr. Yamabe was not present at this time.)

C.I.P.
IMPROVEMENT
REVOLVING FUND
IMPROVEMENT OF
PEPEEKEO ST.

The Commission reviewed Committee Report No. 345 from the City Council requesting the Planning Commission's recommendation on a proposal to provide \$45,000 from the Improvement Revolving Fund for payment of the City's share in the cost of improving Pepeekeo Street fronting the Hahaione School and Park site at the Hawaii-Kai Subdivision in Maunaloa.

The Director reported that the school is not scheduled for construction until 1964 but it is to the City's benefit to participate, under the current fiscal period, in the construction of this road at this time. The subdivider is willing to donate the land area for the roadway if the City would participate in the cost of constructing this road at this time since the roadway will be a vital link in the circulation pattern for development of the residential community in Hahaione Valley. The road will be off Hawaii Kai Drive and border the general planned school and park site.

Mr. Mustace asked whether it is the practice of the City to share in the cost of street improvements especially where the entire area is under control of a single developer.

The Director replied that the policy has been that whenever a school fronts a roadway, the City is assessed for construction of that portion of the roadway fronting the school similar to any other improvement district.

The Commission asked whether this policy is followed for all subdivisions in other parts of the island where a developer subdivides a large tract of land with a school site included.

Upon an affirmative reply from the Director, the Commission felt that this policy was setting a precedent to require City participation in other services required by the public, such as, water lines, sewer easements, and electrical power lines. They believed that City participation should not be required especially where a large tract of land is being developed by one developer.

The Director explained that in some instances, the developer had paid for the entire cost of roadways while in other instances, the City had participated in the cost of roadways which front City property. The establishment of public uses within an area on the General Plan is merely an indication to the owner that the City intends to utilize that land for that purpose. Until the City purchases the land, the developer may utilize the land as he wishes. In this instance, the City had purchased the land designated for a school, therefore, the City should participate in the cost of constructing the roadway.

In all instances where there are some public facilities, such as a school, the City is forced to provide access to these facilities by constructing a roadway for public use. The method of financing such a project, through participation by the developer and the City, has been of concern to the City Council; therefore, the Council has followed a policy that whenever a subdivision road is 44 feet or less, the developer would bear the entire cost of the road. For roadways 56 feet and over, the Council felt that since they are of general benefit to the public and to the area, the City would participate in that portion involving City land.

Mr. Centeio felt that the request for City participation in the cost of constructing the road is reasonable since said school site was established at this location by the Department of Education and the Planning Commission. The road would not only benefit the developer but the City as well.

GENERAL PLAN
KULIOUOU
MAKAI SIDE OF
SUMMER STREET
LOW DENSITY
APARTMENT USE

Mr. Lemmon pointed out that the roadway in question is required by the developer in order that he may have access to lands in the interior for construction of more homes. He offered the supposition that the roadway is not constructed at this time but in 1964 at the same time with the school construction, or constructed at this time without City participation. Will the developer submit a bill to the City for its share in the cost and would this cost be greater or less?

The Director did not have this information on the exact cost of constructing the roadway, the City's share and the method of financing.

Mr. Lemmon made a motion to defer action and to have the Director provide the following information: Define the City's share in the project, define the policy and give examples of such policy, and check the timing of the funds, whether the funding could be delayed for two years or more and if it is delayed, whether the City's share would be higher. His motion was seconded by Mr. Hustace and carried.

For information purposes, the Director informed the Commission that he had received an application for amendment to the Kuliouou General Plan by changing the land use designation from residential use to low density apartment use for parcel of land containing 110,240 \pm situated on the makai side of Summer Street between Kuliouou Road and Kuliouou Ditch. In accordance with the policy adopted by the Commission that the shoreline from Diamond Head to Koko Head should be kept free of hotel-apartment or apartment uses, he had denied the application.

He noted that a similar application for apartment zoning for the same parcel was made by a previous owner but this was withdrawn. Rather than subdivide the land, the owner proposes an integrated development of low density apartment uses to be compatible with adjoining park uses.

The Chairman stated that this information should be received and filed by the Commission.

Since this is a general plan amendment, Mr. Centeio believed that the Commission has authority to review the application and listen to the applicant's presentation of his plans. Mr. Lemmon concurred with this belief since the matter was placed on the agenda.

Mr. Hustace, however, disagreed. He noted that the agenda reads "Information" and the matter is not before the Commission for action. It was his understanding that the Commission's jurisdiction on review of general plan amendments was when said amendment was initiated by the Planning Director for review and approval by the Commission before submission to the City Council.

The Director, asked for his opinion on the matter, stated that the applicant is present. Since the Commission reviews general plan changes, he had no objection to having the applicant present his case before the Commission.

Upon recognition from the Chairman, Mr. Morio Omori, representing the applicant, informed the Commission of the

owner's plan to develop his property as a garden-type apartment with open areas as shown on the schematic drawing submitted. The area adjoins Kuliouou Beach Park and State lands on the makai side proposed for acquisition by the City and County as extension of the Park. The property containing approximately 2-1/2 acres is unique in the sense that it is bounded on the ewa and mauka sides by existing streets, the Kokohead side by the drainage ditch and on the makai side by the State land. It does not abut on any of the residential lots in the area. The owner does not wish to subdivide the land into several residential lots which would require the creation of several flag lots.

He did not believe apartment use of the area would be considered spot zoning since the parcel in question is large. It also adjoins the Hawaii-Kai development of similar types of apartment development. There is apparently a need for low density apartment uses since a large area in the Hawaii-Kai development has been set aside on the General Plan for this use. The owner is willing and able to develop his property at this time in the same character as the Hawaii-Kai area and he felt that this application was reasonable.

Mr. Hustace's motion to receive and file this information died for lack of a second.

Mr. Centeio contended that this matter is similar to requests made by the Director for advice from the Commission. The Commission after listening to the applicant and reviewing the application then makes a recommendation to the Director on what course of action to take.

Asked by the Commission for an opinion, Mr. Kimura stated his belief that the Charter does not authorize the Commission to make recommendations on general plan changes disapproved by the Director. He will, however, check on the matter.

Mr. Lemmon's motion to receive this information and to have the Director place this matter back on the agenda of the next meeting of the Commission as request of the Director for advice from the Commission was seconded by Mr. Yee, and carried.

**GENERAL PLAN
MAKAHA, WAIANAE
FARRINGTON HIGHWAY
& LAHAINA ST.
BUSINESS USE**

The Director informed the Commission of another application made to amend a portion of the Waianae General Plan by changing the land use designation from residential to Business for parcel of land containing 19,994± situated on the east corner of Farrington Highway and Lahaina Street in Makaha, Waianae.

He had denied the application since there has been no major change in this area since adoption of the Waianae General Plan to justify the change. Existing general planned commercial areas have not been fully utilized nor zoned at the present time. An existing 80-foot roadway acts as a buffer between this area and the commercial uses across the street.

Mr. Centeio, who is familiar with conditions in this area, believed that the Commission should visit the site. He pointed out that a school and park use exists across the

street and a commercial use on the opposite corner. The applicant's corner parcel has been left in residential use which he believed should be changed to commercial use.

The Commission checked whether the applicant was present in the audience.

Since he was not present, the Commission, on motion of Mr. Rustace and second of Mr. Kanazawa, received this presentation as information and requested the Director to place this matter back on the agenda of the next meeting of the Commission as request of the Director for advice from the Commission.

ZONING HOTEL & APT.
MAKIKI
1002 WILDER AVE.
VERA M. RUSH

The Director informed the Commission that he had denied an application made by Vera M. Rush for change in zoning from existing Class A Residential to Hotel and Apartment for a parcel of land containing 33,366 $\frac{1}{2}$ situated at 1002 Wilder Avenue in Makiki on the basis that the proposed use is not in conformity with the General Plan and existing utilities are inadequate to serve the high density use.

The applicant proposes to construct a high-rise apartment structure as shown on the schematic plan submitted similar to the high-rise structure proposed on the adjoining parcel at 1001 Wilder Avenue but said property is zoned for hotel and apartment uses while the applicant's property is not. In addition, the applicant's property is general planned for apartment use while 1001 Wilder Avenue is general planned for hotel-apartment uses. It was his interpretation that apartment use is medium density apartment use or limited to three story structures and not hotel and apartment uses as contended by the applicant.

The Chairman stated that this matter should be received and filed as information since it is within the authority of the Planning Director to initiate or deny changes in zoning. However, if the Director requires advice from the Commission, he should place the matter on the agenda accordingly for action by the Commission.

Mr. Centeio stated that the Commission has never gone on record to deny applications at any time. Since this application has been placed on the agenda, he believed that the Commission should listen to the applicant before making a decision whether or not to deny the application and not receive the application as information.

Since the applicant and his representative was present, the Chairman called upon them to present their case.

Mr. Houghtailing, representing the applicant, informed the Commission of the application filed by the owner in July, 1962, for a change in zoning to apartment for the property in question in accordance with the general plan designation of the area for apartment use as created by Resolution No. 208 adopted on June 20, 1961. The Commission took no action on the request but referred it back to the Director for discussion with the applicant. Again, an application was filed for change in zoning on December 10, 1962, and by letter of January 23, 1963, the Director denied the change. He is now requesting reconsideration of the denial action on the contention that the denial action was not based on factual data.

For the reason given by the Director that the change in zoning is not in conformity with the General Plan, Mr. Houghtailing contended that the application submitted for apartment zoning is in conformity with the General Plan designation of the area for apartment use. Presently, the existing zoning ordinance has not differentiated the terminologies medium or low density apartments; therefore, in this absence, the only zoning that is applicable is the hotel-apartment zoning to conform to the apartment use designation on the General Plan. Furthermore, he believed that the apartment designation was made to be in conformity with the zoning of the adjoining area which is hotel and apartment.

The second reason given was inadequate utilities for high density use. He had checked with the Board of Water Supply and the Sewer Department and was assured by the Board of Water Supply that adequate water supply is available and can be provided to the project and by the Sewer Department that it will permit a connection to its 8" sewer line running along Prospect Street for this particular lot.

On the basis of the information given by him, Mr. Houghtailing requested the Commission to advise the Director to reconsider his denial action. Since time is of the essence, he requested an early decision on the matter.

The Director reported that the medium and the low density apartment ordinances are in existence and they are the Apartment District C and Apartment District B Ordinances. There is no high density apartment ordinance at the present time except the hotel-apartment ordinance. Under the new proposed zoning ordinance, the separation of apartments and hotels is proposed and in accordance with this proposal, the Resort-Hotel Districts No. 1 and 2 Ordinances have been enacted.

Mr. Benjamin Rush, applicant, informed the Commission that he plans to construct a 9-story apartment building in accordance with the provisions of Ordinance No. 2007 and not a hotel. Much time and money were spent on studies and preparation of development plans. He indicated that Apartment District C development which restricts the height of structures to three stories would definitely not be economical. Only four buildings can be constructed and due to the slope of the land, each building will cut off light, air and breeze from each other. In addition, people would not care to walk up from a grade of 42 feet to 186 feet then climb three stories. Such a development would not make the units salable.

He plans to have the land excavated and construct two stories of parking garages. The street level would also have parking for visitors. There will be a swimming pool and the area will be landscaped. The units will be sold condominium with financing by F.H.A. on a low down payment for local residents. He stated that this plan would be more economical and the price of the apartment units would be within the range of most people. Since Apartment District C development would not be economically feasible and unless he is permitted a high-rise structure, he felt that he had no alternative but to leave the area in residential zoning and have many homes placed in the area.

The Commission received this presentation as information and requested the Director to place this matter back on the agenda of the next meeting of the Commission as request of the Director for advice from the Commission on motion of Mr. Hustace and second of Mr. Kanazawa.

ZONING CLASS AA
RESIDENTIAL
LAIE
LAIE POINT

The Director requested the Commission's advice with respect to the possible rezoning of the entire area known as Laie Point from existing Class A-1 Residential to Class AA Residential.

The Director reported that the area in question has many lots which may be subdivided into two or three lots under the existing Class A-1 zoning. The Zoning Board of Appeals, in considering a request for lot size variance to permit the subdivision of a lot into two, expressed its concern that permitting these subdivisions for all subdividable lots in the area would eventually render existing Naupaka Street, a 40-foot roadway, as inadequate to serve the area. Therefore, it had requested that the Planning Commission consider a rezoning study of the area to Class AA Residential including the widening of Naupaka Street.

In reply to questions from the Commission, the Director stated that under the existing Class A-1 zoning, 60 or more lots can be created but under the Class AA zoning only about 20 more lots would be created. The addition of 20 lots would not congest the existing street but 60 or more may.

The Commission voted to advise the Director that he undertake a rezoning study on the basis of adopting Class AA Residential for the entire area and report the necessity, otherwise, of widening the road on motion of Mr. Lemmon and second of Mr. Hustace. Mr. Centeio abstained from voting. (Mr. Yee was not present at this time.)

GENERAL PLAN
MANOA, BINGHAM-
MOILIILI
APARTMENT USE

The Director requested the Commission's advice with respect to the directive from the City Council directing him to general plan the 106 acres bounded by Alexander Street, Lunalilo Freeway, University Avenue, Hyde Street, Maile Way, Oahu Avenue, Hunnewell Street, and Vancouver Drive for medium density apartment use and to general plan the roadways to accommodate the necessary traffic movement in the area and the utilities to support the apartments in the area.

At the last meeting of the Commission, he had informed the Commission that he will forward the recommendation made by the Planning Commission in August, 1961, after calling of a public hearing, to deny the proposed general plan change on the basis that there is insufficient evidence to support the need for additional apartment areas. The Commission, however, was of the opinion that another public hearing should be called and had instructed him to obtain a clarification from the Council as to the exact intent of the directive. Since he was unable to obtain this clarification, he requested advice from the Commission whether or not to proceed with the scheduling of the public hearing or to await scheduling until he had obtained this clarification.

He also pointed out to the Commission that the Oahu Development Conference, the University of Hawaii, the Manoa

Community Association and other community associations had gone on record to oppose the proposed change to apartment use for the 106 acres at this time. In addition, the Council at its last meeting had made an indication that it would not consider apartment uses for the entire 106 acres.

The Commission deliberated whether or not the directive is a new request for recommendation from the Director and the Commission and on what course of action to take.

Mr. Kimura, Deputy Corporation Counsel, informed the Commission that an investigation made by him showed that this request from the Council is not a new request. Resolution No. 221, dated July, 1961, from the City Council proposed the change in the general plan for the subject area and the Planning Commission acted on this resolution by recommending disapproval on August 17, 1961, after calling of a public hearing. This recommendation was then submitted to the Council and the subject matter had been deferred since then for completion of studies by the University of Hawaii and of other studies. The directive from the Council to have the Director prepare an ordinance for the general plan change and the street pattern for the area is the same matter and not a new transaction.

On the basis of the information provided, the Commission took no action on this matter.

The Director stated that he will transmit the ordinance creating the general plan change and the street pattern for the subject area to the Council with the recommendation made by the Commission in 1961.

GENERAL PLAN
WAIKIKI
KALAKAUA AND
KAIULANI AVES.
BUSINESS USE

The Director initiated an amendment to the General Plan of Waikiki by changing the land use designation from Hotel and Apartment to Business for approximately 5,100sq of land situated on the mauka side of Kalakaua Avenue, ews of Kaiulani Avenue in Waikiki within the premises of the Princess Kaiulani Hotel.

He indicated that the subject area is the former driveway to the Princess Kaiulani Hotel parking lot but since construction of the multi-deck parking garage, this driveway is no longer in use. Business designation for this area is a logical extension of the existing business zoning fronting Kalakaua Avenue. The applicant proposes to construct a Wax Museum on the site.

Since the Commission is mandated under the City Charter to hold a public hearing prior to recommending actions on changes in zoning initiated by the Director, the Commission, on motion of Mr. Lemmon and second of Mr. Hustace, requested the Director to set the date of the public hearing to consider this proposed amendment to the Waikiki General Plan and also the public hearing date for the following matter:

GENERAL PLAN
WAIANAЕ
LUALUALEI HOME-
STEAD ROAD
MEDIUM DENSITY
APARTMENT USE

A proposed amendment to the Waianae General Plan by changing the land use designation from Civic Center use and residential use to Medium Density Apartment use for approximately 28 acres of land situated off Lualualei Homestead Road, mauka of Farrington Highway in Waianae, as initiated by the Director.

**STREET NAMES
WAIMANALO
WAIMANALO CORE
DEVELOPMENT**

The Commission, on motion of Mr. Kanazawa and second of Mr. Centeio, recommended adoption of the following street names:

(1) Street names for roadways within the Waimanalo Core Development:

- KUMUHAU STREET** - Realignment of existing intersection with Kalaniana'ole Highway in a Makapuu direction.
- HUMUNIKI STREET** - Roadway extending from Kalaniana'ole Highway between Mekia Street and Kumuha'u Street going mauka thence Kailua to its terminus at Kumuha'u Street.
Meaning: A pattern in sewing
- HUMUNIKI PLACE** - Deadend roadway off Humuniki Street between Kalaniana'ole Highway and Humuna Place.
- HUMUNA PLACE** - Deadend roadway off Humuniki Street between Humuniki Place and Kumuha'u Street.
Meaning: Seam
- HUMUPAA STREET** - Roadway off Humuniki Street parallel to Kalaniana'ole Highway.
Meaning: A lock stitch
- HUMUPAA PLACE** - Deadend roadway off Humupaa Street between Humuka Loop.
- HUMUKA LOOP** - Loop roadway off Humupaa Street.
Meaning: Cross stitch

**STREET NAMES
WAIPAHU
ROBINSON
INDUSTRIAL TRACT**

(2) Street names for roadways within the Robinson Industrial Tract, Waipahu:

- LEOKANE STREET** - Roadway off Farrington Highway running mauka and between Pupukahi Street and Kunia Road.
Meaning: Bass; male voice
- LEOWAHINE ST.** - Roadway from Leokane Street to Waipahu Street between Pupukahi Street and Hoseae Street.
Meaning: Soprano; feminine voice

**STREET NAMES
WAIALAE-NUI
WAIALAE-NUI RIDGE
SUBDIVISION,
SECTION I, UNIT B**

(3) Street names for roadways within the Waialae-Nui Ridge Subdivision, Section I, Unit B:

- HALEKOA STREET** - Extension of existing roadway in the mauka direction.
- AIAELOA STREET** - Roadway off Halekoa Street mauka of Palipaa Place and running to its terminus in a mauka direction.
Meaning: Location of a place in Kaanapali, Maui
- PALIPAA PLACE** - Deadend roadway off Halekoa Street between Lihipali Pl. & Alaeloa St.
Meaning: Cliff

MISC.
LUNCHEON SESSIONS

The Chairman announced that hereafter, the Commission will meet for lunch on every meeting date of the Commission for an orientation session and urged that all members make an attempt to attend the luncheons. No business requiring action by the Commission would be conducted.

The meeting adjourned at 5:30 p.m.

Respectfully submitted,

Carole A. Kamishima
Carole A. Kamishima
Planning Reporter

Meeting of the Planning Commission
Minutes
March 14, 1963

The Planning Commission met in regular session on Thursday, March 14, 1963, at 1:45 p.m., in the Conference Room of the City Hall Annex with Chairman Thomas N. Yamabe II presiding:

PRESENT:

Thomas N. Yamabe II, Chairman
Frank W. Hustace, Jr.
George F. Centeio
Stanley T. Himeno
Kinji Kanazawa (excused between 3:45 p.m. and 4:35 p.m.)
Cyril W. Lemmon
Alfred A Yee
Fred K. Kwock, ex-officio (excused at 3:00 p.m.)

Frederick K. F. Lee, Planning Director (present at 3:00 p.m.)
Wallace S. W. Kim, Deputy Planning Director
Wendell Kimura, Deputy Corporation Counsel

ABSENT:

Bartley M. Harloe, ex-officio

MINUTES:

The minutes of February 28, 1963, as circulated, were approved on motion of Mr. Lemmon and second of Mr. Hustace.

**PUBLIC HEARING
GENERAL PLAN
PUUNUI
MAUKA-EWA SIDE
OF HAWAII STREET
& ROOKE AVENUE
LOW-DENSITY
APARTMENT USE**

A public hearing was held at 3:00 p.m., to consider a proposed amendment to portion of Lower Nuuanu-Puunui General Plan (Section 11) by changing the land use designation from existing Residential and Hotel and Apartment uses to Low Density Apartment use for area of land comprising approximately 10 acres situated on the mauka-ewa side of Hawaii Street and Rooke Avenue in Puunui.

The public hearing notice published in the Honolulu Star Bulletin on March 4, 1963, was read by the Director who reported that the hearing notices were sent to the property owners affected by the change, the immediately surrounding property owners and to the various City and State agencies. No written protests had been filed but a letter filed by Alf T. and Leslie W. Hurum of 2755 Rooke Avenue requested that their property situated directly across from the area under consideration be included in the proposal to change the land use from residential to low-density apartment use.

The Director then pointed out on the map the area in question situated at the deadend of Waolani Avenue and on the mauka-ewa side of Hawaii Street and Rooke Avenue adjoining the Oahu Country Club premises. He stated that requests had been received for hotel and apartment zoning for properties within this area to be compatible with an adjoining hotel and apartment zoned area of approximately 7 acres owned by the Korean National Association. Rather than permit the encroachment of high density use into the residential sections, he had recommended low density apartment use for the area which would include all of the properties now zoned as hotel and apartment. The two story structures permitted under the low density apartment zoning will be compatible with the surrounding residential uses.

In reply to questions from the Commission, the Director stated that the present Hotel and Apartment zone line

encroaches partially into the back boundaries of lots fronting on Rooke Avenue. This zoning was created many years ago prior to the residential zoning of the area. Out of the nineteen parcels within this area, eight parcels are being used for apartment purposes while the parcel owned by the Korean National is used as a nursing home type of operation. The existing streets and the premises of the Oahu Country Club act as natural boundaries to confine the proposed use within this section only. The existing streets are adequate to serve the low-density apartment uses.

No one spoke against the proposal.

Mr. Hurum requested that his property containing an area of 15,000sq with a frontage of 172 feet on Rooke Avenue be included in the proposal to designate the subject area for low-density apartment use.

Mr. Morio Omori, representing Mr. and Mrs. Mukaigawa, reported that his client had made an application for hotel and apartment zoning for their property at 2728 Rooke Avenue. In view of the explanation given by the Director, his client has no objection to low density apartment designation for his property. Therefore, he endorses the proposed amendment to the General Plan.

The Commission closed the public hearing and took the matter under advisement on motion of Mr. Lemmon and second of Mr. Kanazawa.

Mr. Cantelo inquired of the Director whether he would consider the request of Mr. Hurum by extending the low density apartment use line to include the next block.

The Director pointed out that the present boundaries are natural lines which can be adhered. The moment this line is extended, there would be no limit to its extension. The area then becomes a high density area requiring wider roads and increased facilities for utilities. The proposed use, therefore, should be confined to the area as recommended.

In considering this matter later, the Commission, on motion of Mr. Yee and second of Mr. Lemmon, recommended approval to amend a portion of Lower Nuuanu-Puunui General Plan (Section 11) by changing the land use designation from Residential and Hotel and Apartment to Low-Density Apartment use for land situated on the mauka-ewa side of Hawaii Street and Rooke Avenue containing approximately 10 acres.

**PUBLIC HEARING
GENERAL PLAN
WAIALAE NUI-
WAIALAE IKI-
WAILUPE-NIU-
KULIOUO-MAUNALUA
WITHIN HAWAII-KAI
DEVELOPMENT
LOW-DENSITY APT.
& RESORT USES**

A public hearing was held to consider proposed amendments to a portion of the Waialae Nui-Waialae Iki-Wailupe-Niu-Kulioou-Maunala General Plan (Section 29) by changing the land use designation from Park, Medium-Density Apartment and Residential uses to Low-Density Apartment use for approximately 20 acres and Resort use for approximately 50 acres of land situated at the east entrance to Hahaione Valley and portion of Kaluanui Ridge in Maunala within the Hawaii-Kai Development.

The public hearing notice published in the Honolulu Star Bulletin on March 4, 1963, was read by the Director who reported that the hearing notices were sent to the various

City and State agencies, the owner and the developer of the land, the Kuliouou Improvement Club, and the Kuliouou Valley Improvement Association. No written protests had been filed.

The Director stated that the subject area is the same area for which a presentation was made by Mr. David Slipher about two months ago for a development proposing an aerial tramway, park, golf courses, helau, restaurant, off-street parking areas, and several two-story apartment structures. Development will be in accordance with the provisions of the Resort-Hotel District No. 2 Ordinance which restricts development on a minimum area of 10 acres with a floor area ratio of only 10% of the total lot area; that is, structures on one acre for a 10-acre parcel. The proposed uses are permitted in the Resort No. 2 district.

Mr. Hustace commented that the representation made by Mr. Slipher was for a public recreational area but it now appears to be a private area.

Mr. Lemmon noted that the marina subdivision area with its "fingers" extending into the pond area as shown on the adopted general plan differs from that shown on the new plan submitted.

Mr. Kanazawa inquired whether there is a proposal by the developer to retain some of the area for public use. He believed that a public park offers much easier accessibility to the area by individuals than a private development for resort use which limits use by only those individuals financially capable to enjoy the accommodations offered.

The Director pointed out that the proposed services offered, such as golf course, restaurant and the tramway, are to a certain extent public use of the area and not strictly private. Since there are no funds available in the capital improvement program for the City to acquire lands in this subject area for public park use and the developer is proposing a development similar to a public park use, he believed that private enterprise should be given an opportunity to proceed with such a development.

Asked whether he would then recommend substituting public facilities with the type of uses intended for the area, the Director replied that that is not his intention. His recommendation for resort use of the area is based on the fact that the Resort-Hotel District No. 2 Ordinance is geared for the type of uses proposed in the area. The limitation of only 10% of the area for structures provides the vast open area which is characteristic of a park. He felt that the proposed use would not deviate from the intended park use of the area as designated on the general plan.

Mr. Centeio inquired whether developments within Hawaii-Kai which has thousands of acres under development and proposed for future development would jeopardize property owners with smaller lots in the immediate vicinity from utilizing their land for similar types of low-density apartment uses.

The Director replied that developments in Hawaii-Kai would have no detrimental affect on land owners with smaller lots.

Mr. Dick Rogers, representing Hawaii-Kai Development Co., answered some of the questions raised by the Commission. With reference to the Marina Subdivision area, he indicated that the general plan adopted for the area merely indicated how the lots in the waterfront area could be laid out. Storm drain plans, adoption of the freeway alignment, and other factors caused the revision of the lot layout plan and the one shown on the map is the one approved by the City departments. The street improvements have not been constructed but earth fills of only the finger areas have been completed. These lots are for single-family residential developments on 7,500~~sq~~ to 10,000~~sq~~ lots which density is much lower than that permitted under the present zoning of the area.

He stated that at the time of adoption of the park site on the general plan, the area was offered to the City for purchase but at the request of the City, the area was kept on a "hold" basis until April, 1962. Upon expiration of this hold date, an inquiry was made and the City replied that it had no funds for acquisition of the park site. In 1961, at the time of negotiation with the City on land exchanges, this park area was offered in the exchange but the City decided instead to accept lands for school-park complex in areas which are not scheduled for development for several more years.

He indicated that the plan submitted by Mr. Slipher is the proposed plan for development of the area. The developer cannot financially afford to develop and maintain the subject area as a public park; therefore, the next best solution would be to devote as much of the land for public use and yet obtain a reasonable return on the land by proceeding with the commercial developments as represented. The nine-hole golf course, the golf driving range, the heiau, developed similar to the Ulu Mau Village, and the restaurant will definitely be developed in the area but the tramway is indefinite since it was merely a concept by one of the engineers of how the area could be utilized. He emphasized that unless these commercial types of facilities are permitted in the area, it would be economically unfeasible for them to preserve so many acres in a park-like atmosphere.

Mr. Yamabe noted that the City is constantly faced with the problem of inadequate funds for purchase of park sites. Since the City is unable to purchase and the developer states that it would be economically unfeasible to develop and maintain a park, he asked Mr. Rogers whether he had any solution to offer in this problem of inadequate park facilities when there is a definite need for more parks. He cited the possibility of no park whatsoever in this substantial residential community of Hawaii-Kai.

Mr. Rogers replied that for the Hawaii-Kai development, park land could be offered on an exchange basis as done for school sites. Although he is not authorized to make the offer, he felt that one solution would be the exchange of City land on the slopes of Koko Head for this area under consideration.

Mr. Hustace was disturbed by these constant requests for changes on the general plan for this Hawaii-Kai area. He felt that such changes defeat the very purpose of a comprehensive plan when such plan was adopted on the basis of representation made for specific uses in specific areas and the designation of public facilities throughout the development. If the purpose of adopting a comprehensive plan is merely to have such plan on record so that eventually, knowing that the City has insufficient funds for purchase of public facilities, such plan is to be changed, he felt it more appropriate to leave the area unzoned or zoned in some protective use until such time there is assurance that a sensible plan would be prepared for the area.

Mr. Rogers pointed out that a great majority of lands in the mauka sections are ridges which are presently undeveloped and for which future development is very limited. These areas must be adapted to low density apartment use similar to developments along Tantalus Drive. Out of 6,000 acres in Hawaii-Kai, 2,900 acres are being developed and approximately 3,000 acres will be left in their natural states. The City has acquired certain park sites adjoining schools. He indicated that the offer of land exchange to the City was made in good faith but the City chose to accept land for school sites in areas which are not proposed for development in the near future.

Mr. Lemmon inquired of the Director when the new layout plan for the Marina Subdivision area was presented and whether such plan was presented to the Commission for approval.

The Deputy Director replied that the subject matter is a subdivision proposal. As long as the proposed subdivision meets the requirements of the Subdivision Rules and Regulations, the City has no alternative but to approve such plan. The Chief Engineer's office checks the drainage plan and the Traffic Department the street layout plan and if those plans comply with their regulations, approval is given by those departments. This subdivision plan has been granted tentative approval with approval subject to compliance with certain requirements.

At the time of zoning the subject area for residential use, Mr. Hustace indicated that a question was specifically raised by him whether the water area was being zoned also since he had questioned the feasibility of having an irregular configuration of land as shown. The reply of the Director was that zoning would follow such configuration. He, therefore, concludes that portions of the subject subdivision is on unzoned land.

The Director stated that the subject area is zoned unrestricted residential and the proposed subdivision plan is acceptable.

No one spoke against the proposed amendments. The public hearing was closed and the matter taken under advisement on motion of Mr. Lemmon and second of Mr. Himeno.

In discussing this matter later, Mr. Lemmon expressed his concern regarding the layout plans of future

subdivisions proposed in the area. He pointed out that the high concentration of residential lots show no provision for open park areas which he felt are needed.

The Director accepted his observation for consideration when the proposed subdivision plans are submitted to him for approval.

Mr. Yamabe expressed his concern on the possibility that the developer may fill the pond area with the Commission powerless to stop him. On the park situation, he did not believe that the proposed development would replace a public park. In this instance, he felt that there should be some assurance that development would closely follow the general plan.

Asked by the Commission for his reasons for recommending these changes, the Director pointed out to the Commission that the proposed use of the area is comparable to a park development. He sees no detrimental affect on the overall development of the area as originally proposed on the general plan. With reference to the finger areas where originally there was none, he felt that this is a problem separate and apart from the proposal under consideration. If there were some agreement on the exact configuration of the land, he was not aware of it.

It was Mr. Centeio's opinion that flexibility of development should be permitted to a developer who has such a big area to develop and who has millions of dollars invested in the area. Problems do arise requiring changes in the plan; therefore, he did not believe the Commission should be too strict on changes.

Mr. Yee expressed awareness of some of the problems encountered by the developer. The developer has tremendous sums of money invested in the area.

He, therefore, wondered whether it would be advisable for the Commission to require strict adherence to the park plan when there are many acres of land on the slopes of Koko Head and elsewhere set aside for park use on the general plan and when there is no assurance that the City would purchase and maintain this subject area for park use. The undeveloped land would create an unnecessary financial burden to the developer.

Messrs. Lemmon and Hustace had no objection to the resort use of the area but believed that there should be some provision to assure development of the heiau and other semi-public uses proposed in the area.

The Director informed the Commission that under the Resort-Hotel District No. 2 Ordinance, the developer at the time of the rezoning application, must file a site plan showing the proposed uses in the area, therefore, there would be control and assurance that the area would be developed as shown on the plan submitted. Presently, the proposal under consideration is a general plan change, and no such control can be made at this time.

A motion to recommend approval of the proposed amendments to General Plan Section 29 by changing the land use designation from Park, Medium-Density Apartment and Residential uses to Low-Density Apartment use and Resort use for the area under consideration was made by Mr. Centeio, seconded by Mr. Yee, and carried.

**PUBLIC HEARING
ZONING BUSINESS,
CLASS AA, A-1 &
A-2 RESIDENTIAL
& AGRICULTURAL
DISTRICT A
AHUIMANU VALLEY
AHUIMANU INVEST-
MENT CO.**

A public hearing was held to consider proposed rezoning and changes in zoning from existing Semi-Industrial, Noxious Industrial, and Class AA Residential to Business, Class AA, A-1, and A-2 Residential, and Agricultural District A for an area of land being the whole of Ahuimanu Valley situated on both sides of the Heeia-Kahaluu boundary in conformity with the General Plan adopted for the area.

The public hearing notice published in the Honolulu Star Bulletin on March 4, 1963, was read by the Director who reported that no letters of protests had been filed.

He pointed out on the map the area in question situated in Ahuimanu Valley on both sides of the proposed alignment of the Kahaluu Cut-off Road. The area immediately mauka of the proposed highway containing 149 acres is proposed for Class A-2 Residential zoning; the area immediately mauka of the A-2 zone (45 acres) and the area makai of the highway (25 acres) containing a total area of 70 acres are proposed for Class A-1 zoning; the area makai of the highway and adjacent to the A-1 zone is proposed for Class AA Residential zoning (132 acres); and the area at the junction of the Class A-2 and A-1 zones, mauka of the proposed highway containing an area of 13 acres is proposed for commercial zoning. The remaining lands of 442 acres designated for cemetery use is to be zoned Agricultural District A as a covering zoning to prevent industrial development in the area. The proposed uses are in conformity with the General Plan adopted for the area.

In reply to questions from Mr. Centeio, the Director stated that the street widths within the proposed subdivisions meet the standards of the Subdivision Rules and Regulations. Access to this area is through existing Ahuimanu Road which is a 40-foot road. He believed that by the time of complete development of this area, Kahaluu Cut-off Road would have been constructed to its full width of 120-foot right-of-way to provide additional access to the area.

Mr. Centeio felt that the present 40-foot access road is inadequate to serve such a substantial subdivision and that a wider road, at least 80 feet wide, should be provided. He also questioned the purpose of the agricultural zoning when the use is to be a cemetery.

The Director explained that there is no cemetery zoning. The City Council has authority to designate areas for cemetery use and this designation was granted for the area under consideration. The agricultural zoning would prevent and restrict uses except cemetery or agriculture use from the area.

No one spoke for or against the proposed changes in zoning. The public hearing was closed and the matter was taken under advisement on motion of Mr. Lemmon and second of Mr. Yee.

In considering this matter later, Mr. Centeio requested the staff to restudy the access road since he felt that the present 40-foot road is inadequate to serve this large area. Another access off Kahaluu Cut-off Road on a 28-foot pavement is also inadequate and should be

further studied. Agricultural zoning of the area to be used for cemetery should also be restudied since he felt that crematory which is a noxious industrial use may be permitted in the area.

Mr. Lemmon agreed with Mr. Centelo that further study should be given to increasing the width of the access road. The subdivision layout plan as shown for a cluster development seems acceptable but it could be improved by continuing the same type of cluster development for an adjoining area proposed for conventional type of lot layout. He suggested that the Director confer with the developer for resubmittal of a better subdivision plan.

The Director replied that presently an improvement district to construct half of the pavement width of Kahaluu Cut-off Road (28 feet width) is being initiated. To require extension of this road to its end at Ahuimanu Road-Kamehameha Highway intersection would create an extreme hardship on the developer. He pointed out that other developers have been granted subdivisions off Kamehameha Highway which is only a two-lane highway.

Mr. Centelo commented that a subdivision by McCormack in this general area was required to construct a 56-foot road. He indicated that the density created by this proposed development would definitely require an access road in excess of the proposed 28-foot pavement highway.

A motion to defer action for two weeks was made by Mr. Lemmon, seconded by Mr. Kanazawa, and carried. The Director was requested to confer with the proposed developer.

**C.I.P.
IMPROVEMENT
REVOLVING FUND
CONSTRUCTION OF
PEPEEKEO ST.
HAWAII-KAI
DEVELOPMENT**

The Commission reviewed again Committee Report No. 345 from the City Council, requesting the Planning Commission's recommendation on a proposal to utilize \$45,000 from the Improvement Revolving Fund for payment of the City's share in the cost of improving Pepeekeo Street fronting the Hahaione School and Park site within the Hawaii-Kai development in Maunaloa. Action had been deferred for further information on the policy requiring City participation in street improvements fronting school sites.

The Deputy Director reported that in 1960, the City entered into an agreement with the Hawaii-Kai Development Company and the Bishop Estate for exchange of City land along the slopes of Koko Head for land required for school-park sites of which Hahaione School was part of this exchange. By Resolution No. 100, the City entered into an agreement with the developer to participate in 1/2 of the cost of constructing whatever roads front these school sites.

The matter of constructing Pepeekeo Street fronting Hahaione School was considered and discussed by the Council. At that time, a representative from the Hawaii-Kai Development Company informed the Council that it would construct the entire road improvement up to the intersection of its subdivision road involving approximately half of the school frontage because of its urgent development schedule and the City's inability to participate in early construction.

The developer proposed that the City then complete the construction of the remaining segment of the roadway fronting the school property. The Chief Engineer's office made an estimate of the cost of constructing the roadway under the agreement of 1/2 participation and the new proposal and found that a saving of approximately \$10,000 would be realized by the City under the new proposal. This saving was realized because large utility mains and the bulk of the drainage structures were situated in the section to be constructed by the developer. The school site is owned by the City and construction of the first increment of the school is scheduled under the capital improvement program in fiscal year 1963-1964.

In view of the information given, Mr. Hustace inquired why this matter is before the Commission for approval.

The Deputy Director explained that in accordance with the City Charter, the Commission must recommend approval or disapproval to utilize funds from the Improvement Revolving Fund.

Mr. Hustace then gave his understanding that the authority of the Commission is merely to recommend utilization of funds from the Improvement Revolving Fund and is not a matter of discretion by the Commission to approve or disapprove City participation in road construction projects fronting schools and in an area owned by a single developer. The Deputy Director replied that his understanding is correct.

A motion to recommend approval to utilize \$45,000 from the Improvement Revolving Fund for the purpose intended was made by Mr. Lemmon, seconded by Mr. Hustace, and carried.

**C.I.P.
IMPROVEMENT
REVOLVING FUND
ACQUISITION OF
SETBACK ON
MCCULLY STREET**

The Commission reviewed Committee Report No. 469 from the City Council, requesting the Planning Commission's recommendation on a proposal to use \$72,206 from the Improvement Revolving Fund for the purpose of acquiring the setback area on the Kokohead side of McCully Street between King and Young Streets required for the widening of McCully Street.

The Deputy Director indicated that McCully Street serves as a principle connecting road and the increased traffic through the area makes it imperative that it be widened. By acquiring these setback areas now, the City would save in future costs involving increased land values and possible erection of structures which may prove prohibitive. The Chief Engineer had been authorized to conclude negotiations for this acquisition. The staff recommends that this expenditure from the Improvement Revolving Fund be approved with the proviso that a similar sum be reimbursed to the Fund in the next fiscal year.

Mr. Kwock asked whether expenditures from this Fund for the purpose intended could be withheld until the next fiscal year since it is his understanding that the Mayor wishes to have sufficient funds available in the Improvement Revolving Fund in the event acquisition of Foster Garden addition should arise in this fiscal year.

Asked whether transfer of \$72,000 from the Fund would jeopardize acquisition of the Foster Garden addition, Mr. Kwok replied that it would not. Money must then be found from other sources.

The Commission voted to recommend approval to utilize \$72,206 from the Improvement Revolving Fund for the purpose intended on motion of Mr. Kanazawa and second of Mr. Centeio. Messrs. Hustace and Lemmon abstained from voting.

**CAPITAL IMPROVE-
MENT PROGRAM
FISCAL YEAR
1963-64
PROPOSED
AMENDMENTS**

The Commission reviewed a list of additions and reductions made by the Mayor to the 1963-64 Capital Improvement Program as submitted by the Commission to the Mayor.

The following projects are to be reduced:

<u>Other Building Structures</u>	
Renovation of District Court Building	\$ 74,000
<u>Park Improvements</u>	
Wailupe Valley Playground	65,000
<u>Fire Stations</u>	
Fire Alarm Bureau	131,000
<u>Public Works Misc. Projects</u>	
Heavy Equipment Yard	
Toilet & Locker Facilities	10,000
<u>Fire Alarm System</u>	
Purchase and Installation of Fire Alarm System	<u>230,000</u>
Total:	\$510,000

The Mayor's explanation for these reductions is as follows:

Renovation of the District Court Building and facilities for the Heavy Equipment Yard have been provided for in this fiscal year by supplementary appropriation.

The Department of Parks and Recreation felt that it would not be advisable to proceed with improvement of Wailupe Valley Playground at this time.

Provisions for a Fire Alarm Bureau and purchase and installation of a Fire Alarm System were reduced in appropriation since it is unlikely, through past experience, that the City Council would approve these projects. Since it is hoped that some day a Fire Alarm System and the Bureau would be created, sufficient funds for planning and engineering have been retained in the Program to keep these projects active.

The total sum of \$510,000 is to be reappropriated for the following projects which are to be added in the 1963-1964 Capital Improvement Program:

<u>Roads and Improvement Districts</u>		
Pensacola Street, Waimanu to Auahi (Planning & Engineering) ..\$	30,000	
Ulumanu Street widening	<u>25,000</u>	\$ 55,000
<u>Drainage and Flood Control</u>		
Pensacola Street Relief Drain (Planning)	<u>30,000</u>	30,000
<u>Public Works Structures</u>		
Waipahu Incinerator (New Incinerator No. 1) (Planning).....	<u>102,000</u>	102,000
<u>Park Improvements</u>		
Honouliuli Playground (Planning)...	10,000	
Kalihi Valley Field	10,000	
Kaneohe Playground (Baseball Backstop)	4,000	
Kanewai Field (Building Impr. \$5,000; Ground Improvement for Little League Ball Field \$30,000)	35,000	
Makaha Valley Road Beach Park	4,000	
Maumawili Playground	10,000	
Moiliili Field (Comfort Station)...	25,000	
Pearl City Playground (Comfort Station, Planning \$2,000; Ground Improvements, Sprinkler System, \$5,000)	7,000	
Pokai Bay Beach Park	1,000	
Puuloa Playground	1,000	
Queen's Surf (Planning)	4,000	
Waiialua Field (Land \$40,000; Planning \$2,000)	42,000	
Waianae Piililaau Field	1,000	
Waikiki Bowl Building Site	30,000	
Waikiki Playground (Planning)	4,000	
Wailupe Beach Park (Planning)	4,000	
Waipahu Field and Gym	4,000	
Waipahu Playground	10,000	
Wright Field	<u>15,000</u>	221,000
<u>Fire Stations</u>		
Hauula Fire Station (Planning).....	22,000	
Nanakuli Fire Station (Land \$40,000; Planning \$24,000).....	<u>64,000</u>	86,000
<u>Other Building Improvements</u>		
City Hall, Ground Improvement and Beautification	<u>16,000</u>	<u>16,000</u>
	Total	\$510,000

The Commission, after review of the proposed amendments to the Program as made by the Mayor, voted to inform the Mayor that the Commission favorably recommends the amendments made by the Mayor on motion of Mr. Hustace and second of Mr. Yee. Mr. Centelo abstained from voting.

On motion of Mr. Lemmon and second of Mr. Hustace, Mrs. Ethel Von Geldern was granted an audience with the Planning Commission.

Mrs. Von Geldern informed the Commission that she owns three parcels of land containing a total area of 97,675sq situated at Prospect and Kamamalu Streets along the slopes

MISC.
PRESENTATION BY
MRS. ETHEL VON
GELDERN

of Punchbowl. One of the parcels is zoned hotel and apartment but the proposal for development of this area is for medium density or three story apartment structures. She requested permission to construct an apartment structure which would extend 5 stories above Prospect Street elevation rather than the limitation of three stories.

She indicated that the apartment structure which would extend 5 stories beyond Prospect Street elevation would be far superior in design and more acceptable than structures constructed under the "Apartment District C" regulations. She submitted a list of comparison on land uses and density between the two proposals. Under her requested plan, there would be 122 apartment units for a total of 305 persons, based on 2-1/2 persons per unit, for a density of 136 persons per acre with open space for landscaping and recreation of about 58,400 sq while under the Apartment District C development, there would be 180 apartment units for a total of 450 persons for a density of 201 persons per acre with open space of only 25,000 sq . Based on information received from the Planning Department that there should be no difficulty in obtaining hotel-apartment zoning for her properties, she had studies made and plans prepared for her apartment project.

She did not believe that her development would spoil the outline of Punchbowl since the City of tomorrow will have many tall structures. In addition, the high-rise structures being constructed in the Queen-Emma project area would extend to the height of her proposed building. For over a year she has encountered difficulty in obtaining the zoning for her development and requested favorable consideration of her request.

The Deputy Director advised her that the Planning Commission had acted on the General Plan of Punchbowl recommending medium density apartment use for the subject area. The staff is now preparing the ordinance for submission to the City Council for approval. Since the Council is the body which makes the final decision in adopting a general plan, she should present her case before the Council at the time of consideration to adopt the general plan.

The Commission advised her to follow the recommendation made by the staff. Should she require more information she should consult with the Director or his staff.

The Commission received her presentation as information and took it under consideration.

Due to a precedent that may be set, the Commission requested the Director to, hereafter, submit to the Commission for approval requests for hearing before the Commission before having the applicant appear.

The Deputy Director informed the Commission that by law, any redevelopment plan requires a formal approval from the Planning Commission.

The Plan under consideration for adoption is the Kewalo-Lunalilo Auxiliary Redevelopment Plan to utilize a parcel of land containing an area of 26,248 sq situated at the mauka-diamond head corner of Lunalilo Freeway and Kewalo

URBAN
REDEVELOPMENT
KEWALO-LUNALILO
AUXILIARY
REDEVELOPMENT
AREA

Street for construction of apartment units to house families displaced by government action in the taking for highway construction and the urban renewal areas. The subject property is zoned for hotel and apartment uses and the proposed development may be constructed but in order to meet statutory requirement, the Commission's approval of the Auxiliary Redevelopment Plan is required.

Mr. Hustace commented that the proposed project to house displaced families usually means a public housing for people in the low-income bracket. When seeking to locate a project such as this in a well-established neighborhood, he stated that the necessary safeguards must be provided; otherwise, the ending result is the deterioration of the surrounding areas. He felt that without a comprehensive study and sufficient information that this is the optimum area that this facility should be placed, he could not see how the Commission could act on it.

Mr. Hustace's motion to defer action until sufficient information is presented for appropriate action was seconded by Mr. Kanazawa and carried.

MISC.
APARTMENT
STRUCTURE ON
HAWAIIAN EVANGELICAL ASSOCIATION
PROPERTY ON
NUUANU AVENUE

The Director presented to the Commission as information, a proposed 9-story high-rise apartment structure to be constructed on the Hawaiian Evangelical Association's property situated at the east corner of Nuuanu Avenue and Judd Street in Nuuanu.

The property is zoned Hotel and Apartment and construction would be in accordance with Ordinance No. 2007 which permits a floor area ratio of 100%. Photographic models of the proposed structure and existing structures on the property were shown from various angles to indicate how, by proper design, an acceptable and harmonious development can be realized. The new development will eliminate the present old and unsightly apartment structures situated on the rear of the property and seen from the new highway.

The Commission thanked the Director for this most interesting information and filed it on motion of Mr. Lemmon and second of Mr. Hustace.

GENERAL PLAN
ST. LOUIS HEIGHTS
3008 WAIALAE AVE.
BUSINESS USE

The Director initiated an amendment to portion of St. Louis Heights General Plan (Section 25) by changing the land use designation from residential to business use for the rear portion of a parcel of land at 3008 Waialae Avenue, situated on the mauka side of Waialae Avenue and opposite Kapahulu Avenue.

The Deputy Director reported that a depth of 90 feet from Waialae Avenue is zoned business for this subject property containing 25,170sq while the rear portion of 6,530sq is in Class A Residential. The surrounding uses are business. The owner desires to utilize his entire property for a business development.

A motion to authorize the calling of a public hearing to consider the proposed amendment was made by Mr. Lemmon, seconded by Mr. Himeno, and carried.

**STREET NAMES
KAILUA
FLEMING SUBDIVISION
"MAHILOA PLACE"**

The Commission, on motion of Mr. Kanazawa and second of Mr. Himeno, recommended approval of the following street name for a roadway within the Fleming Subdivision at Kailua:

MAHILOA PLACE - Deadend roadway off Kalaheo Avenue on the makai side off and between Wilikoki Place and Kai One Place.
Meaning: Distant; Far

**GENERAL PLAN
HALAWA-WAIAWA
COMPREHENSIVE
PLAN**

The Deputy Director presented to the Commission, the general plan proposals for the Halawa-Waiawa area extending from Red Hill to Waiawa covering land uses for residential, apartments, commercial, industrial, agricultural, recreational and public facilities including the principal thoroughfare, highways, streets and the proposed alignment of the State defense highway system. The study area had been separated into the following neighborhoods:

(1) Halawa-Aiea

For this neighborhood, the existing population is 20,000 persons as compared to a projected population of 34,000 persons.

Residential use is recommended for expansion in the vicinity of the Foster Village. Immediately mauka, land originally considered by the City for a golf course has been recommended as the alternate golf course site with the mauka section above the highway and in the vicinity of Halawa Quarry being recommended as first choice for the golf course. The Department of Parks and Recreation is presently undertaking a feasibility study on topographic condition, etc., so that until completion of that study, a final decision will not be made on the golf course site.

Immediately adjacent of the golf course site and in the vicinity of the Jail site, an area has been set aside for the Animal Quarantine Station as requested by the State. Should the adjacent land be acquired for golf course use, the Quarantine Station would be isolated from residential uses for quite a distance.

In the Halawa section, the residential housing projects are to be continued. The commercial center will be in the Aiea town section where there are existing businesses. This area has already been established on the general plan for commercial purposes.

(2) Waimalu

The existing population is 1,600 persons and the projected population is 22,000 persons.

The shopping center complex is proposed in the vicinity of the Drive-In Theater with medium density apartment uses recommended on the sections immediately mauka and makai of the shopping center. The Sumida Farm area has been set aside for agricultural use to preserve the present watercress farms. The section makai of Kamehameha Highway has already been zoned for industrial uses and developed for this purpose. A par-three golf course is proposed in the area next to Sumida Farm as planned for development by the land owner. The section immediately makai and mauka of the proposed highway alignment has been designated

for residential uses with the valley areas designated for agricultural use for those who may desire to utilize the steep areas for animal husbandry. Lands presently in sugar production are expected to be put to other uses upon expiration of the lease in 1964 or 1965 and they have been designated for residential use except for the upper hillside section containing flat land with good soil condition recommended for agricultural use.

The Waimalu Navy drum storage area was recently declared as surplus and the Parks Department is attempting to purchase the site for a park. The commercially designated area consists of many existing businesses. The area makai of the highway is the Hawaiian Electric Power Plant site and it has been designated for industrial use for future expansion of its facilities. A small portion of this area has been designated for agricultural use to preserve the water farms until such time the land is needed by Hawaiian Electric Company for future expansion.

(3) Waiiau-Waiawa (including Pearl City)

The present population in this neighborhood is 14,000 persons and the projected population is 34,000 persons.

The Pearl City Highlands section has been developed as a residential community. The land owner in the upper region just makai of Waimanu Home is proposing a residential development and the staff concurs that this is the best use for this area. The area makai of Kamehameha Highway and makai of the Pearl City Tavern is recommended for medium density apartment use. The existing elementary school adjacent to the existing cemetery will eventually be phased out and this 2-1/2 acre parcel is recommended for civic center purposes.

The large area mauka of Kamehameha Highway is under the jurisdiction of the military but used for residential purposes under the Capehart Housing project so that it has been designated for residential use.

At Waipahu Junction a very large inter-change structure is to be built as part of the defense highway system. The area between this structure and Pearl Harbor is recommended for a Junior College. This land containing 90 acres is expected to be declared surplus by the military. Makai of this site is a large water farming area used for the raising of water lilies, watercress, etc., and this entire area has been designated for agricultural purposes.

The Waiawa area including the gulch is recommended for agricultural purposes since there is no apparent need to extend the urban use boundary beyond this point. There are adequate lands designated for urban use, as planned, to take care of anticipated growth up to 1980.

The plan as proposed will provide for a projected population of 90,000 persons for the entire section extending from Red Hill to Waiawa. Actually, there is sufficient lands to take care of a larger population if it becomes necessary.

Community facilities have been situated in areas where they would best serve the neighborhoods. New schools have been designated in the vicinity of Foster Village.

In Aiea the City has recently acquired the Aiea drum storage area for an elementary-intermediate school site. In Waimalu future school sites have been situated on both sides of the defense highway; and in Waiawa, two more elementary schools are proposed. With the increase in population, a high school will be needed and this has been tentatively designated in Waimalu as an alternate site adjoining the existing elementary school. Although this is a very desirable site for a high school, it was designated as an alternate site because of economic reasons. A sizable piece of land makai of the defense highway in the Pearl City peninsula area is being declared as surplus by the military. The Department of Education has made an application to acquire this site for school purposes. The staff feels that this site would be economically more feasible to acquire.

The Deputy Director indicated that the plan as presented is preliminary and it is to be presented to the neighborhood community associations for review and comments. Their comments and suggestions will then be presented to the Commission for discussion and revision to the plan before calling a public hearing. The staff, at this time, requests permission to present this plan to the community associations followed by the calling of a public hearing.

The Commission asked how firm is the alignment of the proposed defense highway.

The Deputy Director replied that the alignment shown is the one recommended by the State Highway Department. Legally, the only plan adopted is a "corridor" through the area for the future construction of the defense highway.

The Commission stated that it should receive more thorough information and supporting data for review and discussion before holding a public hearing. It had no objection to having the staff meet with the various community associations to present the proposed plan.

A motion to approve the staff's presentation of this tentative plan to the community associations was made by Mr. Lemmon, seconded by Mr. Kanazawa, and carried.

Mr. Hustace voted in the affirmative for the sections from Aiea to Waimalu but disqualified himself from voting on the section covering Pearl City.

(Mr. Kanazawa was excused from the meeting at 3:45 p.m., and was not present during the following discussions.)

The Director informed the Commission that the staff upon advise from the Commission had conducted a study based on Class AA and Class A-1 Residential zoning for lots in the Laie Point area in Laie. The present zoning of this area is Class A-1 Residential.

Due to the fact that additional lots created under the present zoning may render existing Naupaka Street, a 40-foot right-of-way, as inadequate to serve the area, the Zoning Board of Appeals, in considering an application for variance to permit a two-lot subdivision, had requested that the Planning Commission undertake a rezoning study with the thought of upgrading the area to Class AA Residential.

ZONING CLASS AA
RESIDENTIAL
LAIE
LAIE POINT AT
NAUPAKA STREET

The result of the staff report is as follows:

There are 68 lots in the Laie Point area. Under the Class A-1 zoning, 35 lots or approximately 50% are subdivisible into two or more lots. Maximum development of these lots will result in 123 homes. Under the Class AA zoning, the maximum number of homes would be 89 homes.

The Director stated that traffic-wise, the difference between 123 homes and 89 homes is not that significant that a wider roadway becomes imperative. The problem of this area is not the roadway but the existing water system. Presently, a private water system services this area and the Board of Water Supply has continually commented that because of inadequate water pressure in the area, it recommends disapproval of all subdivisions proposed in the area.

On the basis of the staff study and comment of the Board of Water Supply, the Director requested the Commission's advice whether to proceed with the rezoning of the area to Class AA Residential or to retain the present Class A-1 zoning with the recommendation that further subdivisions in the area be disapproved on the basis of inadequate water supply.

Mr. Centeio disqualified himself from participating or voting on this matter.

From the standpoint of good planning principles, the Director was asked by the Commission whether it would be appropriate to upgrade the area or to retain the present zoning.

The Director replied that on the basis of the staff report, he would recommend denial of all subdivision until the Board of Water Supply states that there are adequate water supply to serve the area. Presently, there are no fire hydrants and fire protection is also inadequate. He does not believe that maximum development of 123 homes under the existing zoning is sufficient justification to change the zoning to Class AA Residential. The existing road can adequately serve this number of homes.

The Commission, on motion of Mr. Lemmon and second of Mr. Hustace, advised the Director to follow his own recommendation by denying further subdivision of lots until the water system is adequate and to retain the Class A-1 Residential zoning classification for the area. Mr. Centeio abstained from voting. Mr. Kanazawa was not present.

**GENERAL PLAN
KULIOUOU
MAKAI SIDE OF
SUMMER STREET
LOW DENSITY
APARTMENT USE**

At the request of the Commission, the Director stated that an application to change the land use designation on the general plan from residential use to low density apartment use for property containing an area of 110,240^{sq} situated on the makai side of Summer Street between Kuliouou Road and Kuliouou ditch has been placed on the agenda. He had denied this application on the basis of a policy adopted by the Commission that there shall be no hotel-apartment or apartment uses along the shoreline extending from Diamond Head to Koko Head. He submitted for discussion by the Commission whether to adhere to this policy or to change it.

Mr. Hustace asked the Director whether there is any reason, planning-wise, to depart from this policy adopted previously by the Commission.

The Director expressed his belief that the Commission should adhere to and not deviate from this policy. Although the applicant's property is unique by the fact that it is separated from adjoining residential uses by two street frontages, the drainage ditch and State lands on the makai side, and may be conducive to apartment uses, the Commission should not deviate from this policy; otherwise, it will be constantly beset with requests for apartment zoning along the shoreline between Diamond Head and Koko Head.

He had denied several applications for apartment zoning for shoreline properties in the Portlock and Wailupe areas and should the Commission deviate from this policy, there would be pressure to zone these other properties. If it is the belief of the Commission that it should change this policy and grant this request, then it must be prepared to change the residential character of the entire shoreline by recommending a larger area for apartment developments. Since the Waikiki and Diamond Head areas have completely been utilized for commercial-apartment uses, the Commission had supported the belief of the staff that the shoreline from Diamond Head to Koko Head should be preserved as private beach areas for the residents by adopting this policy several years ago.

Mr. Centeio expressed his firm belief that a man is entitled to the best use of his land. The Commission had granted many acres of land in the Hawaii-Kai Development for low-density apartment use and he could see no difference in situation for this area fronting the beach as that of the Hawaii-Kai area. He felt that each case should be judged on its own merits. He was a member of the Commission when the apartment zoning request for this same property was denied; however, he felt that the situation existing then and now has changed due to the change in the over-all development complex of the entire area. In order to bring out the pros and cons of this proposal, he felt that a public hearing should be held to receive comments from the people.

He also did not recall, as a member of the Commission, adopting the policy mentioned by the Director. He does not agree to such a policy for the reason that all along the shoreline extending from Diamond Head to Koko Head, not a single new home has been constructed in the last 25 years. This indicates that the land has ceased to be used for residential purpose. Many of the lands are lease land and too big for residential use. He believed that the land in question is a unique one and merits consideration for apartment use.

In reply to questions from Mr. Yamabe, the Director stated that in time when it becomes apparent that a change in policy must be made, he would definitely bring it before the Commission for consideration. Such change in policy would result only after a major change in the over-all general plan for the area becomes necessary.

On the basis of the reasons given by the Director, Mr. Lemmon made a motion to adhere to the present policy of restricting apartment developments along the shoreline extending from Diamond Head to Koko Head. His motion was seconded by Mr. Rustace and carried.

**GENERAL PLAN
WAIANAE
FARRINGTON HIGHWAY
& LAHAINA STREET
BUSINESS USE**

Mr. Centeio voted in the negative on his belief that such a policy was never adopted by the Commission. (Mr. Kanazawa was not present at this time.)

The Director informed the Commission that he had denied a request to amend the general plan of Waianae by changing the land use designation from residential to commercial for a parcel of land containing 19,994 $\frac{1}{2}$ situated at the east corner of Farrington Highway and Lahaina Street on the basis that there has been no material change in circumstances to warrant the change at this time. There is adequate commercial areas set aside on the general plan to meet any need so that there is no justification to create another business complex in this general area. This matter has been brought before the Commission again for discussion at the request of the Commission.

Mr. Centeio noted that he was not present at the time the Waianae General Plan was adopted. He stated his belief that this corner property should also be designated for commercial use to be compatible with the business area across the street and apartment uses across Farrington Highway.

Mr. Lemmon's recollection was that commercial areas designated on the general plan were based on a comprehensive study made of the over-all area which took into consideration the anticipated population of the area for a given period of time. This General Plan was recently adopted and he did not believe that a great change had occurred in the area to justify the creation of another commercial area.

Mr. Lemmon's motion to advise the Director that the Commission is of the consensus that there should be no change in the General Plan at this time was seconded by Mr. Himeno and carried. Mr. Centeio voted in the negative. (Mr. Kanazawa was not present at this time.)

Mr. Henry Shigekane, representing the applicant, Mr. and Mrs. Fausto Villanueva was granted permission to present his case. He realized that the General Plan was adopted recently in 1961. However, in looking at the over-all complex of the area in question, he pointed out that his client's property is the only one at this intersection of Farrington Highway and Lahaina Street left in residential use.

Business zoning is requested in order that a service station may be constructed on the property. This use is appropriate for the area since there are no service stations in this general area, the nearest station being about 1-1/2 miles away in Waianae town. This use will also be a supplemental use to the shopping center complex across the street. A survey made of residents living in the area has shown that they require a service station in the area. Mr. Cornet of Cornet Store has also commented that this station would complement the shopping center.

He stated that the rezoning is not requested for speculative purposes since arrangements are now being made with an oil company to locate its facilities in the area. He believed that for the proper and orderly development of this community, rezoning of this particular corner for service station use is entirely in order. He requested

that a public hearing be held to obtain the reaction of the people.

(Mr. Kanazawa returned to the meeting at this point of the discussion.)

In reply to questions from the Commission, the Director stated that approximately 9 acres across the street have been designated on the general plan for commercial use and about half has been utilized for business purpose.

Mr. Shigekane was asked by the Commission whether or not his client had attempted to obtain space within the general plan commercial area. Mr. Shigekane had no such knowledge but he indicated that the present limitation of off-street parking use on the front of the property restricts his client from utilizing the area for service station use unless a variance is granted.

Mr. Hustace informed Mr. Shigekane of the problem faced by the Commission to adhere to an established boundary for commercial use in order to limit requests for extension of the business zone from adjoining property owners. He asked whether this parcel in question has some natural topographic boundary which would assist the Commission in establishing a new boundary should it look favorably upon this application.

Mr. Shigekane did not make a physical check of the site but according to the photograph taken of the area, he did not believe that a topographic feature exists which would confine business use to this property alone. He realized the problem faced by the Commission by requests for additional commercial zone. He does not request special treatment but believed that the application merits a public hearing. The situation here is unique by the fact that there is a shopping center across the street and that there is a need for a service station in the area. This particular corner is economically well-suited for a service station.

Mr. Centeio offered his knowledge of the topographic condition of the area. He stated that a stream runs in the back of two tiers of lots from the highway frontage and three lots beyond this corner on the highway frontage. This stream could act as a natural boundary for a business development at this corner.

In view of the information given by Mr. Centeio, Mr. Hustace asked the Director whether he would consider reviewing the application with the possibility that he may change his recommendation.

The Director replied that upon further check, he has learned that 7 acres and not 9 acres had been designated on the general plan for commercial use in this area and only 2 acres are actually being used for commercial purposes. In view of this fact, he could see no justification to create another commercial area. If the demand to locate a commercial enterprise in the area is so great, it should locate in the area already designated for commercial purposes.

Mr. Yee asked the Director whether it is more desirable to have a service station located at a corner with easier turning movements for residents living in the upper valley area rather than in the 5 acres of undeveloped business area.

The Director replied that there is sufficient area in the 5 acres for future development of a service station or any other commercial use; therefore, he sees no reason for extending the commercial area.

The Director acknowledged that there is a demand for service stations throughout the island. He cited as an example, the Wilder Avenue area where he had denied requests for service station use because of the congested traffic condition through the area. For the area under consideration, he noted that a shopping center complex was adopted on the general plan as a planned development to locate the various business uses in the area. By departing from such a plan, he asked how any sensible plan can be prepared. A change in concept may mean that every street corner should be granted a service station.

Mr. Centelo commented further that additional business uses were granted for properties on the same side as the Corner Store premises with no consideration given to include this corner property under consideration. He stated that Makaha Valley Road was proposed as a 60-foot roadway in anticipation of a tremendous development in the upper valley area. He believed that the area would require additional business areas. It is also an undesirable situation to have residential uses facing business uses.

The Chairman advised Mr. Shigekane that the Commission will receive his presentation as information and take it under consideration since no formal action from the Commission is required at this time. This matter was presented for discussion between the Commission and the Director.

ZONING HOTEL & APT.
MAIKI
1002 WILDER AVE.
VERA & BEN RUSH

The Commission again discussed an application which was denied by the Planning Director for a change in zoning from existing Class A Residential to Hotel and Apartment for a parcel of land containing 33,366^{sq} situated at 1002 Wilder Avenue in Makiki. The Director's denial was on the basis that the proposed change in zoning is not in conformity with the General Plan adopted for the area and that the existing utilities are inadequate to serve a high density use.

At the last meeting of the Commission, the applicant, Mr. Ben Rush, and his representative, Mr. George Houghtaling, were present to submit evidence that the existing utilities, water and sewer, were adequate to serve the proposed development. In addition, they contended that the request for hotel-apartment zoning is in conformity with the apartment use designation on the general plan since this designation was made to conform with the zoning of the adjoining areas which are presently zoned hotel and apartment. Furthermore, an adjoining parcel of land at 1001 Wilder Avenue zoned hotel and apartment has the same topographical condition as the applicant's property. A high-rise apartment structure is now under construction on that lot.

They did not agree with the Director's interpretation that apartment use designation on the general plan is for medium density apartment use or the Apartment District C Ordinance which restricts the height of structures to three stories. In view of this difference in interpretation,

the Commission had requested that the Director place this matter on the agenda again as request of the Director for advice from the Commission in order to further discuss the matter.

In reply to questions from the Commission, the Deputy Director stated that the existing Hotel and Apartment zone for the area colored in dark brown on the map was created many years ago prior to adoption of the City Charter and the applicant's property is not included in this boundary. In early 1960, the adjoining property at 1001 Wilder Avenue was zoned Hotel and Apartment.

At the time of consideration to expand this hotel-apartment zone, the Commission and the Director considered the separation of hotel uses from apartment uses since they believed that hotel uses should border commercial areas and apartment uses border residential areas to retain the residential character of the neighborhood. On that basis, in May, 1961, the additional area which includes the applicant's property was designated for apartment purpose to exclude hotel uses in the area. At the present time, the only applicable zoning is the medium-density apartment or Apartment District C zone. It is his understanding that the Director had held a policy-type discussion with the Commission in which he had recommended the separation of high-rise and low-rise apartment developments by recommending the mauka arterial as the line of demarcation.

The Commission asked the Director whether there is any distinct topographic difference between the two properties in question and planning-wise, whether there is any basis for distinguishing the use of one property from the other.

The Director replied that the topographic condition is the same. Planning-wise, there is no difference in circumstances.

Mr. Lemmon commented that the request of the applicant is no different from that granted to 1001 Wilder Avenue. It seems that the applicant has some justification in requesting an interpretation of hotel-apartment zoning for his property.

The Director stated that his interpretation is medium density apartment use as the highest use permitted under the classification of apartment use on the general plan. Hotel and apartment zoning is considered for hotel as well as apartment uses; therefore, it is permitted in areas general planned specifically for hotel and apartment uses.

He indicated that the elaborate elevation sketches and plans submitted by the applicant were not prepared upon information from this department that such a development is permitted in the area but after he had denied the application and the applicant had requested an audience before the Commission. It was the belief of the applicant that he is permitted hotel and apartment zoning for his property.

The Director reminded the Commission that he has a directive from the City Council to change the present Hotel-Apartment zoned area to Medium-Density Apartment use.

The Commission asked Mr. Rush what type of use he proposes to construct on his property.

Mr. Rush replied that he plans to construct a 9-story apartment building in accordance with Ordinance No. 2007 and not a hotel structure. He stated that upon information received from an engineer in the Planning Department that he may construct an apartment structure on his property by following the requirement contained in Ordinance No. 2007, he had a topographic survey made and plans prepared for a 9-story apartment structure. Due to delay in obtaining the necessary financing, an application for hotel-apartment zoning was not submitted until July 6, 1962. Since no reply was received, another application was submitted on December 10, 1962, and a reply was received from the Director stating that the application was denied on the basis of inadequate utilities and non-conformity with the General Plan. He stressed that the request is not for hotel use but apartment use.

He stated that a development restricted to three-story apartments would not be economically feasible. The Director realizes this since he had made a comment that it is very poor planning to place four three-story structures on this property. If that is poor planning, he asked how he is to utilize his property in order to have a good plan. He believed that the only solution would be to construct a high-rise structure. Mr. Rush filed his written statement which was placed on file.

Mr. George Houghtailing indicated that under the existing zoning ordinance relating to apartments, the only applicable ordinances are the Apartment District B, Apartment District C and the Hotel-Apartment Ordinances. To be in conformity with the adjoining Hotel and Apartment zone area, he contended that the only applicable zoning for the subject property is the Hotel-Apartment zoning. There is no distinct definition of apartment use under existing ordinances; therefore, it may be assumed that the hotel-apartment ordinance is also included in the apartment definition. Another supporting factor is that after denial of this application by the Director, a letter was sent by the Clerk's office to have the present Hotel-Apartment area designated for medium-density apartment use. This shows that the intent was apartment uses in accordance with the hotel-apartment zoning and not medium-density apartment zoning.

The Director clarified that the letter from the Clerk's office was as a result of a letter from Mr. Edward Burns requesting a decision from the City Council on whether or not apartment use on the general plan is for medium density apartment use as claimed by the Director. Mr. Burns' application for hotel-apartment zoning for a property in this same area was denied by him and Mr. Burns had appealed the decision to the Council. The directive from the City Council, by letter from the Clerk's office, to change the land use designation for the subject area to medium density apartment use was not a result of Mr. Rush's application.

Mrs. Shirley Olds, realtor, expressed her interest in the apartment interpretation since she represents several property owners on Spencer Street who are interested in developing high-rise apartments. She claimed that three

story apartments would not be economically feasible in this area where land value is so high.

She was advised by the Director that properties fronting on both sides of Spencer Street are presently zoned for hotel-apartment uses.

A motion made by Mr. Centeio to authorize the calling of a public hearing to amend the general plan of Makiki to designate this property in question for hotel and apartment use was seconded by Mr. Hustace.

Mr. Kimura, Deputy Corporation Counsel, advised the Commission that it cannot take action on this type of motion since the amendment was not an initiation by the Director. This matter is presently before the Commission as a request by the Director for advice from the Commission.

The motion was then withdrawn by the maker of the motion and the second thereto.

In the absence of adoption of the new zoning ordinance which separates the hotel district from the apartment district, the Commission noted that the applicable zoning under the present classification of apartment use on the general plan are the Apartment District B, Apartment District C and Hotel-Apartment Ordinances. The applicable zoning for high density use is the Hotel-Apartment zoning.

The Director was asked whether he had any sound reasons for designating high-density use for one property and medium density use for an adjoining property.

The Director pointed out that there is no topographic difference between the two properties but in looking at the surrounding area, there are other parcels in the back of Mr. Rush's property which may also be developed for high-rise apartments. No access is shown for these properties and until an adequate road pattern to assure access is prepared for the area, the change in use is not proper at this time.

Mr. Murray Johnson, realtor, indicated that the tax map shows that there is a 12-foot right-of-way leading from Wilder Avenue along the boundary of Mr. Rush's property and the cemetery to serve the lots in the back of Mr. Rush's property. This easement cannot be eliminated even though apartments are constructed on Mr. Rush's property.

After further deliberation, Mr. Lemmon made a motion to advise the Director that he reconsider his action of denial for the application made for hotel and apartment zoning for the property under discussion. His motion was seconded by Mr. Yee.

An amendment was made to this motion by Mr. Centeio to also recommend to the Director that he consider calling a public hearing for hotel and apartment zoning for the subject property. The amendment was accepted by the maker of the main motion and the second thereto.

A vote was then taken and the motion, as amended, was carried unanimously.

**NISC.
AGENDA
APPLICATIONS
DENIED BY THE
DIRECTOR**

Mr. Centeio requested that the Director place on the agenda only those items requiring action by the Commission since the Director has authority to deny or initiate zoning and general plan changes. This would avoid confusion by the Commission of what action to take on applications which had been denied by the Director.

The Director informed the Commission that his purpose for placing these applications denied by him on the agenda is merely to inform the Commission that such applications had been filed and denied in order to avoid embarrassment by the Commission when approached by the public. On matters requesting advice from the Commission, he felt that this provides an opportunity for open discussion between the Commission and the Director and he is then able to receive the thinking of the Commission on doubtful matters.

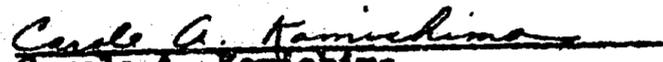
Mr. Centeio commented that a letter from the Director listing the applications denied by him should be sufficient as information to the Commission.

Mr. Lemmon expressed his support of the Director's view.

No further discussion was held on this matter.

The meeting adjourned at 6:30 p.m.

Respectfully submitted,


Carole A. Kamishima
Planning Reporter

FLASH NO. 2

PLANNING COMMISSION

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BOOK NO. 116

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Oct. 10, 1963	Improvement Revolving Fund - Kapalama I.D.; Waimalu Stream; Leilani St. Ext. & Bachelot St. Ext.	235
Nov. 7, 1963	Improvement Revolving Fund - Puuiki Beach Park site & Likelike Elementary School expansion	252
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GENERAL PLAN:

Mar. 28, 1963	Kalia-Waikiki - Kalakaua Ave & Kaiulani Ave - (Princess Kaiulani Hotel) - Business use	1
Mar. 28, 1963	St. Louis Heights - 3008 Waiialae Ave - Business use	4
Mar. 28, 1963	Kalihi-Kai, Kapalama - Comprehensive Plan	12
Mar. 28, 1963	Kailua-Lanikai-Maunawili - off Keolu Dr - Res. use	15
Mar. 28, 1963	Manoa-Woodlawn - reduction of width of Lowrey Ave Ext. & Kolowalu St. Ext.	15

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Apr. 11, 1963	Manoa-Woodlawn - reduction of width of Kolowalu Street Ext. and Lowrey Ave. Ext.	22
Apr. 11, 1963	Kailua-Lanikai-Maunawili - off Keolu Drive and Alahaki Street - Residential use	23
Apr. 11, 1963	Kaneohe-Heeia - bet. 45-542 & 45-554 Kamehameha Hwy - Industrial use	26
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Apr. 25, 1963	Waianae - relocation of Civic Center site	31
Apr. 25, 1963	Kaneohe-Heeia - bet. 45-542 & 45-554 Kamehameha Hwy - Industrial use	37
Apr. 25, 1963	Kalihi-Kapalama - Comprehensive plan	42
Apr. 25, 1963	Waianae - amendment to street layout	44
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May 9, 1963	Waianae - relocation of Civic Center site	56
May 9, 1963	Kaimuki - makai side of Waialae Avenue between 7th & 8th Avenues - Business use	59
May 9, 1963	Ewa Beach - southeast corner of Ewa Beach Road and Ft. Weaver Road - Apartment use	60
May 23, 1963	Kaimuki - 3367 Waialae Ave - Business use	62
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May 23, 1963	Waikiki - mauka of Kalakaua Avenue bet. Liliuokalani & Kealohilani Aves - Business use	78
May 23, 1963	Wahiawa - end of Palm St - Med. Density Apt. use	78
May 23, 1963	Ewa Beach - southeast corner of Ewa Beach Road & Ft. Weaver Rd - Apartment use	78
May 23, 1963	C.B.D. - Vineyard Blvd & Nuuanu Ave - Park use	79
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June 6, 1963	Wahiawa - end of Palm St - Med. Density Apt. use	92
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June 6, 1963	Wahiawa - deletion of a portion of Hiwi Place	102
June 6, 1963	C.B.D.; Bingham-Moiliili; Pauoa-Pacific Heights; Makiki-Lunalilo; & Makiki-Makiki Heights - Changes in land use and new street layout	102
June 6, 1963	Kaimuki - Harding & Koko Head Aves - Library site	102
June 20, 1963	C.B.D. - Nuuanu Ave & Vineyard Blvd - Park use	104
June 20, 1963	Wahiawa - westerly side of Kukui St - Commercial use	111
June 20, 1963	Kaimuki - Harding & Koko Head Aves - Library site	111
June 20, 1963	Kalihi-Kai, Kapalama - Comprehensive Plan	112
June 20, 1963	Manoa - 2801 E. Manoa Rd - Commercial use	123
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July 18, 1963	Kaimuki - corner of Harding and Koko Head Aves - Public Facility Use (Library site)	146
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July 18, 1963	Waiialae Nui to Maunaloa - Kaiser Hawaii-Kai Dev. - Medium Density Apartment & Resort Uses	158
July 18, 1963	Manoa - Kokohead side of E. Manoa Road on both sides of Lowrey Ave Ext. - Business use	158
Aug. 29, 1963	C.B.D. - Nuuanu Avenue & Lunalilo Freeway - Public and Semi-Public uses	159
Aug. 29, 1963	Kapalama - mauka side of N. King Street bet. Pua Street & Desha Lane - Commercial use	159
Aug. 29, 1963	Waipio, Waialeale, Hoaleale - realignment of Kipapa Gulch Road	160
Aug. 29, 1963	C.B.D.; Bingham-Moiliili; Pauoa-Pacific Heights; Makiki-Lunalilo; Makiki-Makiki Heights - Future land use and street pattern	160
Aug. 29, 1963	Kalihi-Kai, Kapalama - Comprehensive Plan	160
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July 3, 1963	1963 Conference of Planning Commissioners & Directors	137
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Mar. 28, 1963	General Plan - St. Louis Heights - 3008 Waiialae Avenue - Business use	4
Mar. 28, 1963	Zoning Business - Hauula - mauka side of Kam Hwy, opp. Hauula Park Pavilion - W & Z Ltd.	4
Mar. 28, 1963	Zoning Business - Waianae - 87-1680 Farrington Hwy - Henry Choy	5
Apr. 11, 1963	Zoning Ordinance - Amendment to Off-Street Parking Ordinance	19
Apr. 11, 1963	Zoning Class A-2 Residential - Nuuanu - rear of 3015 Puiwa Lane - S. Horita & I. Kishimoto	20
Apr. 11, 1963	General Plan - Manoa-Woodlawn - Street layout - reduction of width of Kolowalu Street Ext. & Lowrey Avenue Extension	22
Apr. 11, 1963	General Plan - Kailua-Lanikai-Maunawili - off Keolu Drive & Alahaki Sts - Residential use	23
Apr. 25, 1963	General Plan - Waianae - relocation of Civic Center site	31
Apr. 25, 1963	Zoning Class A-2 Residential - Nuuanu - rear of 3015 Puiwa Lane - Horita & Kishimoto	32
May 9, 1963	General Plan - Kalihi-Uka - amendment to street layout and pattern (Lakoloa Place)	51
May 9, 1963	Zoning Apartment District C - Palama - mauka side of Kanoa Street bet. Pua St and Banyan St - The Protestant Episcopal Church	53
May 9, 1963	Zoning Resort-Hotel District No. 2 - Hauula - mauka end of Hauula Homestead Rd - Cullen's Ltd.	54
May 23, 1963	General Plan - Kaimuki - 3367 Waiialae Ave - Business use	62
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May 23, 1963	Zoning Business - Kaneohe - southeast corner of Kam Hwy & Kaneohe Bay Dr - Windward City, Ltd.	64
May 23, 1963	General Plan - Waianae - street layout and pattern	65
June 6, 1963	General Plan - C.B.D. - corner of Nuuanu Avenue & Vineyard Thoroughfare - Park use	86
June 6, 1963	General Plan - Wahiawa - end of Palm St - Medium Density Apartment use	92
June 6, 1963	Zoning Business - Pauoa - corner of Lusitana and Huali Sts - Roland Chun	93
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June 20, 1963	General Plan - C.B.D. - Nuuanu Ave & Vineyard Thoroughfare - Park use	104
June 20, 1963	Zoning Ordinance - amendment to the Off-Street Parking Ordinance	109
June 20, 1963	General Plan - Wahiawa - westerly side of Kukui Street - Commercial use	111
June 20, 1963	General Plan - Kaimuki - Harding & Koko Head Aves - Library site	111
June 20, 1963	Zoning Business - Kapahulu - 3008 Waialae Ave - William Nagata	112
June 20, 1963	General Plan - Kalihi-Kai, Kapalama - Comprehensive Plan	112
July 3, 1963	General Plan - Kalihi-Kai, Kapalama - Compr. plan	125
July 18, 1963	General Plan - C.B.D.; Bingham-Moiliili; Pauoa-Pacific Heights; Makiki-Lunalilo; Makiki-Makiki Heights - Change in land use and street pattern	139
July 18, 1963	General Plan - Kaimuki - corner of Harding and Koko Head Aves - Public Facility use (Library)	146
July 18, 1963	General Plan - Wahiawa - Deletion of portion of Hiwi Place	146
July 18, 1963	General Plan - Waianae - mauka of Kamehameha Hwy - Public Facility use (Rubbish Dump site)	147
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Aug. 29, 1963	General Plan - Kapalama - mauka side of N. King St bet. Pua St & Desha Ln - Commercial use	159
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Aug. 29, 1963	Zoning Business - Kaimuki - 3565 Harding Ave - Albert Tepedino	160
Aug. 29, 1963	General Plan - Waipio, Waikele, Hoaeae - realignment of Kipapa Gulch Road	160
Aug. 29, 1963	General Plan - C.B.D.; Bingham-Moiliili; Pauoa-Pacific Heights; Makiki-Lunalilo; Makiki-Makiki Heights - Future Land Use and Street pattern	160
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June 6, 1963	Kaneohe - Keapuka Tract Units 2-A, 2-B & 2-C Subdvn.	103
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Aug. 29, 1963	Waipio, Ewa - Wai Lani Rise Subdivision	161
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Nov. 7, 1963	Waipahu - Kahu Tract	256

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Mar. 28, 1963	Kewalo-Lunalilo Auxiliary Redevelopment Plan	9
July 3, 1963	Kukui Auxiliary Redevelopment Plan	138
July 18, 1963	Kukui Auxiliary Redevelopment Plan	154

ZONING - AGRICULTURAL DISTRICT A:

Mar. 28, 1963	Heeia-Kahaluu - Ahuimanu Valley - Ahuimanu Inv. Co.	6
Apr. 11, 1963	Heeia-Kahaluu - Ahuimanu Valley - Ahuimanu Inv. Co.	26
June 6, 1963	Heeia-Kahaluu - Ahuimanu Valley - Ahuimanu Inv. Co.	100

ZONING - APARTMENT DISTRICT B:

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Apr. 11, 1963	Palama - Kanoa St - Protestant Episcopal Church	30
Apr. 25, 1963	Kailua - off Hahani St - Centex-Trousdale Co.	37
May 9, 1963	Palama - mauka side of Kanoa St bet. Pua St & Banyan St - The Protestant Episcopal Church	53
May 9, 1963	Waipahu - mauka side of Farrington Hwy bet. the drainage canal & Paiwa St - Pacific Land Hui	59
May 23, 1963	Waipahu - mauka side of Farrington Hwy bet. the drainage canal & Paiwa St - Pacific Land Hui	63
May 23, 1963	Kailua - off Hahani Street - Centex-Trousdale Co.	71
May 23, 1963	Makiki - ewa side of Punahou Street bet. Dominis & Nehoa Sts - E. J. Burns	77
May 23, 1963	Makiki - 1661 Mott-Smith Dr - Man Sung Wong	77
June 6, 1963	Makiki - 1822-1830 Punahou St - E. J. Burns	94
June 6, 1963	Kailua - off Hahani St - Centex-Trousdale Co.	99

ZONING - APARTMENT DISTRICT C: (Cont'd)

June 6, 1963	Pauoa - 1862 Puowaina Dr - S. Villaroz	103
June 20, 1963	Pauoa - off Prospect St - Ethel Von Geldern	123
July 18, 1963	Makiki - 1661 Mott-Smith Dr - Man Sung Wong	147
Aug. 29, 1963	Pauoa, Punchbowl - 217 Prospect St & 1643 Kamamalu Avenue - E. Von Geldern	159

ZONING - BUSINESS

Mar. 28, 1963	Hauula - mauka side of Kamehameha Hwy, opposite Hauula Park Pavilion - W & Z, Ltd.	4
Mar. 28, 1963	Waianae - 87-1680 Farrington Hwy - Henry Choy	5
Mar. 28, 1963	Heeia-Kahaluu - Ahuimanu Valley - Ahuimanu Inv. Co.	6
Apr. 11, 1963	Heeia-Kahaluu - Ahuimanu Valley - Ahuimanu Inv. Co.	26
Apr. 25, 1963	Kaneohe - Kamehameha Hwy & Kaneohe Bay Drive - Windward City Shopping Center	45
May 9, 1963	Kaneohe - Kamehameha Hwy & Kaneohe Bay Drive - Windward City Shopping Center	58
May 9, 1963	Makaha-Waianae - Farrington Hwy & Makaha Valley Rd - Cornet Store	60
May 23, 1963	Makaha-Waianae - Farrington Hwy & Makaha Valley Rd - Cornet Store	63
May 23, 1963	Kaneohe - Kamehameha Hwy & Kaneohe Bay Drive - Windward City Shopping Center	64
May 23, 1963	Pauoa - Lusitana & Huali Sts - Roland Chun	77
May 23, 1963	Kaimuki - makai side of Harding Ave bet. 11th & Koko Head Aves - Albert T. Tepedino	77
June 6, 1963	Pauoa - Lusitana & Huali Sts - Roland Chun	93
June 6, 1963	Heeia-Kahaluu - Ahuimanu Valley - Ahuimanu Inv. Co.	100
June 6, 1963	Kapahulu - rear of 3008 Waialae Ave - William Nagata	102
June 20, 1963	Kapahulu - rear of 3008 Waialae Ave - William Nagata	112
June 20, 1963	Pauoa - Lusitana & Huali Sts - Roland Chun	119
July 18, 1963	Pauoa - Lusitana & Huali Sts - Roland Chun	157
Aug. 29, 1963	Kaimuki - 3565 Harding Ave - Albert Tepedino	160

ZONING - CLASS A-1 RESIDENTIAL:

Mar. 28, 1963	Heeia-Kahaluu - Ahuimanu Valley - Ahuimanu Inv. Co.	6
Apr. 11, 1963	Heeia-Kahaluu - Ahuimanu Valley - Ahuimanu Inv. Co.	26
June 6, 1963	Heeia-Kahaluu - Ahuimanu Valley - Ahuimanu Inv. Co.	100

ZONING - CLASS A-2 RESIDENTIAL:

Mar. 28, 1963	Heeia-Kahaluu - Ahuimanu Valley - Ahuimanu Inv. Co.	6
Mar. 28, 1963	Nuuanu - rear of 3015 Puiwa Lane - Horita & Kishimoto	14
Apr. 11, 1963	Nuuanu - rear of 3015 Puiwa Ln - Horita & Kishimoto	20
Apr. 11, 1963	Heeia-Kahaluu - Ahuimanu Valley - Ahuimanu Inv. Co.	26
Apr. 25, 1963	Nuuanu - rear of 3015 Puiwa Ln - Horita & Kishimoto	32
May 23, 1963	Nuuanu - rear of 3015 Puiwa Ln - Horita & Kishimoto	69
June 6, 1963	Heeia-Kahaluu - Ahuimanu Valley - Ahuimanu Inv. Co.	100

ZONING - CLASS AA RESIDENTIAL:

Mar. 28, 1963	Heeia-Kahaluu - Ahuimanu Valley - Ahuimanu Inv. Co.	6
Apr. 11, 1963	Heeia-Kahaluu - Ahuimanu Valley - Ahuimanu Inv. Co.	26
June 6, 1963	Heeia-Kahaluu - Ahuimanu Valley - Ahuimanu Inv. Co.	100

ZONING - HOTEL & APARTMENT:

Mar. 28, 1963	Kewalo - 910 Birch Street - H. R. Andresen	15
July 18, 1963	Kewalo - 910 Birch Street - H. R. Andresen	156

ZONING - MISCELLANEOUS:

Apr. 11, 1963	Kewalo - S. King Street & Alder St - Director's denial of business use extension	30
June 20, 1963	Kailua - off Auwinala St - Location of Gas Holder Station - Hon. Gas Co.	123
July 3, 1963	Kailua - off Auwinala St - Location of Gas Holder Station - Hon. Gas Co.	131
July 3, 1963	Clarification on Farm District regulation - permitting one house per acre	138
July 18, 1963	Kailua - off Auwinala St - Location of Gas Holder Station - Hon. Gas Co.	155
July 18, 1963	Resolution from the Manoa Valley Community Assoc. with respect to street widths in Manoa	156

ZONING ORDINANCE:

Mar. 28, 1963	Amendment to Zoning Ordinance relating to ingress and egress to and from Off-Street parking areas	14
Apr. 11, 1963	Amendment to Zoning Ordinance relating to ingress and egress to and from off-street parking areas	19
Apr. 25, 1963	Amendment to the Conditional Use Ordinance	42
May 23, 1963	Amendment to the Off-Street Parking Ordinance	78
June 20, 1963	Amendment to the Off-Street Parking Ordinance	109
July 3, 1963	Amendment to the Conditional Use Ordinance	136
July 3, 1963	Amendment to the Off-Street Parking Ordinance - Legal opinion	155
Nov. 7, 1963	Comprehensive Zoning Ordinance	245

ZONING - RESORT-HOTEL DISTRICT NO. 2:

Mar. 28, 1963	Hauula - Hauula Homestead Road - Cullen's Ltd.	14
May 9, 1963	Hauula - Hauula Homestead Road - Cullen's Ltd.	54
May 23, 1963	Hauula - Hauula Homestead Road - Cullen's Ltd.	68
May 23, 1963	Laie - mauka side of Kamehameha Hwy - Church of Jesus Christ of Latter Day Saints	78
June 6, 1963	Laie - mauka side of Kamehameha Hwy - Church of Jesus Christ of Latter Day Saints	95

Meeting of the Planning Commission
Minutes
March 28, 1963

The Planning Commission met in regular session on Thursday, March 28, 1963, at 1:45 p.m., in the Conference Room of the City Hall Annex with Chairman Thomas N. Yamabe II presiding:

PRESENT:

Thomas N. Yamabe II, Chairman
Frank W. Hustace, Jr.
George F. Centeio
Stanley T. Himeno
Kinji Kanazawa
Cyril W. Lemmon (excused at 4:50 p.m.)
Alfred A. Yee

Frederick K. F. Lee, Planning Director
Wallace S. W. Kim, Deputy Planning Director
Wendell Kimura, Deputy Corporation Counsel

ABSENT:

Bartley M. Harloe, ex-officio
Fred K. Kwock, ex-officio

MINUTES:

The minutes of March 14, 1963, as circulated, were corrected as follows:

Page 6, paragraph 6, regarding the general plan change within the Hawaii-Kai development, the statement made by Mr. Yee "and is in a desperate financial situation" was deleted and the last sentence was changed to "The undeveloped land would create an unnecessary financial burden to the developer."

Page 20, the last paragraph, regarding the general plan amendment in Waianae, was deleted entirely and the following inserted: "Mr. Yee asked the Director whether it is more desirable to have a service station located at a corner with easier turning movements for residents living in the upper valley area rather than in the 5 acres of undeveloped business area. The Director replied that there is sufficient area in the 5 acres for future development of a service station or any other commercial use; therefore, he sees no reason for extending the commercial area."

The minutes, as corrected, were approved on motion of Mr. Lemmon and second of Mr. Hustace.

**PUBLIC HEARING
GENERAL PLAN
KALIA-WAIKIKI
KALAKAUA AVE &
KAIULANI AVE.
(PREMISES OF
PRINCESS KAIULANI
HOTEL)
BUSINESS USE**

A public hearing was held at 3:00 p.m., to consider a proposed amendment to portion of the Kalia-Waikiki General Plan (Section 3) by changing the land use designation from existing Hotel and Apartment use to Business use for 5,100^{sq} of land situated 110 feet back from Kalakaua Avenue and approximately 330 feet in a northwesterly direction from Kaiulani Avenue in Waikiki, same being the premises of the Princess Kaiulani Hotel.

The public hearing notice published in the Honolulu Star Bulletin on March 18, 1963, was read by the Director who reported that no written protests had been filed. He pointed out that the subject area was formerly used as a driveway to the parking lot of the Hotel premises but since construction of the multideck parking garage with access from Kaiulani Avenue, this driveway is no longer in use. Development plans submitted show the construction

of a Wax Museum on the site. A portion of the proposed structure will be within the existing business zone but the remainder will be in the Hotel and Apartment zone. This area adjoins the International Market Place which is zoned business.

No one spoke against the proposed amendment to the General Plan.

Mr. George Whisenand, architect, representing the owner of the property, pointed out to the Commission that the Princess Kaiulani Hotel premises is surrounded on all four sides by business zoning and business uses. Therefore, zoning of portion of the hotel premises for business use would be a logical extension of existing uses. He stated that a depth of 110 feet from Kalakaua Avenue frontage is zoned business and the owner may construct a structure within this business area without the necessity of a rezoning action but since the area does not provide sufficient space for the contemplated structure, it was necessary to request extension of the business zone to place the structure farther back. The proposed structure will be one story, designed harmoniously with surrounding uses and made as attractive as possible. It will be set well back from the property line; farther back than the existing retail shops.

In reply to questions from the Commission, Mr. Whisenand stated that use of the area will be for a wax museum. Since general business uses under the business zoning are permissible, he cannot give assurance that the area would not be used eventually for general business use.

He indicated that the area has not been used for access purposes since construction of the multideck parking garage four years ago. The area is presently used as a taxi stand with a chain across the entrance behind the taxi stand. The full width of this area is 36 feet with a pavement width of 24 feet. There is no longer a need for this entrance to the hotel premises since access to the parking structure is off Kaiulani Avenue which is a much better access than off Kalakaua Avenue which is usually congested.

Mr. Whisenand stated that the parking garage, constructed by Sheraton, provides twice the legal required number of parking spaces for the hotel use and the commercial uses. There are approximately 500 hotel rooms and the parking garage provides space for 260 cars.

Mr. Centeio recalled that in the original application by Matson, the area in the back of the hotel structure was to be set aside for off-street parking purposes for use also by the Surfrider Hotel. For that reason, the access was created off Kalakaua Avenue.

Mr. Whisenand further stated that Sheraton, realizing the inadequate parking situation in Waikiki, had the foundation and columns of the parking structure designed accordingly to permit the addition of three parking decks should there be a need for more off-street parking spaces in the future.

The Commission closed the public hearing and took the matter under advisement on motion of Mr. Lemmon and second of Mr. Hustace.

In considering this matter later, Mr. Centeio opposed the proposed change in use on the basis that at the time of construction of the hotel, the representation was made that a large off-street parking area would be provided for use by the hotel as well as the Surfrider Hotel. The access road was put there for a purpose and he was against the closing of this area. He believed that the wax museum could be located elsewhere. If the development is anything similar to the one in England, it would attract a great number of people and create a density problem in the area.

The Director was asked whether he would recommend general business use as distinguished from wax museum use for the subject area.

The Director replied that in his decision to recommend business use for the subject area, he took into consideration the fact that the front 110 feet of the subject property is zoned business and there is no legal means by which the owner could be prevented from constructing a business structure in the area if he so desires. The question, therefore, of whether or not to permit extension of the business zone for the proposed development became moot. Although he prefers having general business uses located in a general merchandizing area and retaining the subject area as part of the hotel complex, as stated, the owner may proceed with his development in view of the existing business zoning.

The Commission asked the Director whether there would be a future need of this area for access purposes to the parking garage in view of the statement made that three additional decks may be constructed in the future and the fact that the present 24-foot access road may not be adequate for the increased traffic through the area. The Director was also asked whether he would approve such plan for three additional decks of parking.

The Director replied that normal use of the parking garage for the hotel operation would not create any problem but it is when the convention hall facilities in the hotel are used by large groups that a traffic problem arises. At the present time, circulation of 260 cars off Kaiulani Avenue during peak times may create a problem but it would not be critical. The roads would become congested, but only for a brief period. However, should this number be increased to 520 cars by the addition of three decks, the traffic situation would become critical since the roadways would be congested for about an hour and a half. Should a request be submitted for construction of the additional three decks, he would first refer the matter to the traffic engineer for a study as to whether or not the present streets can adequately handle the increased number of cars.

He stated that there is no access to the parking structure from this driveway area under consideration. It also cannot be used as a service entrance for the retail shops along the frontage of Kalakaua Avenue because of an existing curb and a slight grade difference.

The Commission acknowledged the fact that any construction within the business zone, either by the construction of a separate structure or by extension of the present business

structure, would completely block the driveway without necessity of any rezoning action by the Commission.

A motion to recommend approval of the amendment to the General Plan of Kalia-Waikiki by changing the land use designation for the subject area from Hotel and Apartment use to Business use was made by Mr. Hustace, seconded by Mr. Himeno, and carried. Mr. Centeio voted in the negative on his belief that it is wrong to eliminate a driveway put there for a specific purpose as access to the off-street parking area.

Mr. Hustace commented that a planned development ordinance would have prevented this type of action by the Commission and urged that the Director expedite the procedure for amending the zoning ordinance which would provide for a planned development plan for an area.

**PUBLIC HEARING
GENERAL PLAN
ST. LOUIS HEIGHTS
3008 WAIALAE AVE.
BUSINESS USE**

A public hearing was held to consider a proposed amendment to portion of St. Louis Heights General Plan (Section 25) by changing the land use designation from existing Residential use to Business use for a portion of a parcel of land at 3008 Waiialae Avenue, situated on the mauka side of Waiialae Avenue and opposite Kapahulu Avenue.

The public hearing notice published in the Honolulu Star Bulletin on March 18, 1963, was read by the Director who reported that no written protests had been filed. He indicated that this property containing an area of 25,170 $\frac{1}{2}$ is zoned business for a depth of 90 feet from the Waiialae Avenue frontage while the back portion of 6,530 $\frac{1}{2}$ is in Class A Residential. Adjoining properties on both sides and in the back are zoned for business use. The owner proposes to utilize his entire property for a commercial development.

No one testified in support or against the proposed amendment to the General Plan. The public hearing was closed and the matter was taken under advisement on motion of Mr. Centeio and second of Mr. Lemmon.

In considering this matter later, the Commission voted to recommend approval of the proposed amendment to the General Plan of St. Louis Heights by changing the land use designation from residential to business use for the subject property on motion of Mr. Lemmon and second of Mr. Hustace.

**PUBLIC HEARING
ZONING BUSINESS
HAUULA
MAUKA SIDE OF
KAMEHAMEHA HIGHWAY,
OPPOSITE HAUULA
PARK PAVILION
W & Z, LTD.**

A public hearing was held to consider a proposed change in zoning from existing Highway Protective zone to Business for a parcel of land containing a total area of 40,420 $\frac{1}{2}$ situated on the mauka side of Kamehameha Highway and opposite the Hauula Park Pavilion in Hauula, in conformity with the General Plan of Koolauloa.

The public hearing notice published in the Honolulu Star Bulletin on March 18, 1963, was read by the Director who reported that no written protests had been filed.

He indicated that existing non-conforming business uses of a service station, restaurant and income units are to be replaced by new construction. Development plans submitted show the construction of a new building which will house a restaurant, a laundrette, a finance company and a post office. A new service station will replace the existing service station.

Mr. Centeio disqualified himself from participating or voting on this matter since he had disqualified himself from voting on the general plan proposals from Kahana to Kahuku.

In reply to questions from the Commission, the Director stated that the subject property is within the area designated for commercial use on the General Plan. The irregular-shaped boundary is a result of exclusion of three other properties situated within the general plan business designation. This commercial boundary terminates at the railroad right-of-way running to the rear of this property and to Maalua Stream on the Kaneohe side.

Timing-wise, it is appropriate to zone the subject property for business use since the type of services proposed is required by this community and by the people who use the park facilities situated across the street. Access to the area is directly off Kamehameha Highway. There is adequate water and other public facilities to employ the subject property for business use.

No one spoke against the proposed change in zoning.

Mr. Walter Zane, one of the owners of this property, pointed out that the existing structures on the premises are very old. He stated that these structures will be replaced by new construction as shown on the development plan submitted.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Lemmon and second of Mr. Kanazawa. Mr. Centeio did not vote.

In considering this matter later, the Commission voted to recommend approval to change the zoning from existing Highway Protective to Business for the subject property on motion of Mr. Lemmon and second of Mr. Yee. Mr. Centeio did not vote.

PUBLIC HEARING
ZONING BUSINESS
WAIANAE
87-1680 FARRINGTON
HIGHWAY
HENRY CHOY

A public hearing was held to consider a proposed change in zoning from existing Highway Protective zone to Business for the front portion of a parcel of land situated at 87-1680 Farrington Highway, on the mauka side of Farrington Highway and Honolulu side of the entrance to Nanakuli Paving and Rock Quarry, in conformity with the General Plan of Waianae.

The public hearing notice published in the Honolulu Star Bulletin on March 18, 1963, was read by the Director who reported that no written protests had been filed. He indicated that a grocery store known as Nanakuli Market exists on the subject property. In compliance with the General Plan boundary, the owner has requested business zoning for the front 100-foot depth or 18,800 $\frac{1}{2}$ of his property. A development plan submitted shows the construction of a new structure to be used by a tailor shop, beauty shop, sundries, and hardware store with adequate off-street parking areas.

Mr. Hustace asked whether or not the timing is appropriate for zoning this parcel for business use and whether or not public facilities are available to adequately service this parcel should it be zoned for business.

The Director replied that there are adequate public facilities. The proposed uses will provide the services needed by this community since such services are not available at the present time.

No one spoke for or against the proposed change in zoning. The public hearing was closed and the matter was taken under advisement on motion of Mr. Centeio and second of Mr. Kanazawa.

In considering this matter later, the Commission voted to recommend approval to change the zoning from existing Highway Protective zone to Business zone for the subject area on motion of Mr. Centeio and second of Mr. Kanazawa.

ZONING BUSINESS,
CLASS AA, A-1 &
A-2 RESIDENTIAL
& AGRICULTURAL
DISTRICT A
AHUIMANU VALLEY
AHUIMANU INVEST-
MENT CO.

The Commission again reviewed proposed rezoning and changes in zoning from existing Semi Industrial, Noxious Industrial, and Class AA Residential to Business, Class AA, A-1, and A-2 Residential, and Agricultural District A for an area of land containing approximately 806 acres and being the whole of Ahuimanu Valley situated on both sides of the Heeia-Kahaluu boundary. The changes are in conformity with the General Plan adopted for the area. A public hearing was held and closed on March 14, 1963, and the Commission had deferred action pending further study of the access road.

In response to Mr. Centeio's contention that steps should first be taken to dezone the area from its present use of semi and noxious industrial before taking action to dezone as proposed, the Director stated that the rezoning would automatically eliminate the present semi and noxious industrial zoning.

Upon request for advice from the Commission, Mr. Kimura, Deputy Corporation Counsel, confirmed that upon rezoning, the new uses would be applicable. It is proper for the Commission to consider the rezoning proposals.

The Commission questioned the advisability of rezoning the entire valley at this time when no evidence of need or availability of public facilities have been shown to justify the rezoning. It stated that a General Plan is based on a projection for the next 20 years and it seems obvious that more land than needed is being zoned. Furthermore, a burden would be placed on the City and County to provide the necessary public services to the area.

The Deputy Director reported that the staff, in studying and preparing the general plan for the Kahaluu area, did not go into exact detail as to where initial development should take place. The developers were given option to develop areas where they felt could be developed economically. The zoning changes under consideration were proposed at this time to eliminate the present semi and noxious industrial zoning of the area. To comply with the Charter provisions, the staff had no alternative but to recommend the specific zonings as proposed in conformity with the General Plan adopted for the area.

The Director reported further that the developer of the area had submitted plans to develop immediately the area designated for Class A-2 Residential. In order to set a pattern for future development of the area, the staff made

a study and has recommended the different classifications of residential uses throughout the area as well as the business area. The projected population of the Kahaluu area is 80,000 persons. Complete development of Kahaluu is not expected for a number of years. The staff realizes that there is no immediate need and that it is premature to zone the entire valley, but as stated by the Deputy Director, this must be done to eliminate the semi and noxious industrial zoning of the area; otherwise, a conflict would exist between industrial and residential uses. Zoning must also be in conformity with the General Plan.

The Director reported that there would be control of development under the Subdivision Rules and Regulations. Approval of any residential subdivision would be granted only upon showing of adequate access and utilities.

The Commission then requested information on the access road. At the last meeting, some of the Commission members expressed their concern that the existing 40-foot access road (Ahuimanu Road) and the proposed 24-foot Kahaluu Cut-off Road may not be adequate as accesses to serve this large area of 806 acres.

The Director replied that the developer has posted a bond for construction of Ahuimanu Road. He stated that this access is adequate for the first few increments of development but not for the entire development. Complete development would require the construction of Kahaluu Cut-off Road to its full right-of-way width of 120 feet. Presently, there is a proposal by the City to construct half of this width under the improvement district statutes. The construction plans have been completed by the Chief Engineer's office and a resolution of intent for construction of the road has been adopted by the Council; however, the ordinance to proceed with construction is pending in the Committee of the Whole at the request of Councilman Kageyama.

Mr. Centeio believed that construction of Kahaluu Cut-off Road on a 24-foot pavement is not in accordance with City and County standards on roads.

The Director stated that the road in question is a State highway and it is to be constructed partially by the City following State standards and not City standards.

Mr. Centeio contended that the alignment as adopted and established on the General Plan makes it a City and County road and as such it should be constructed in accordance with City standards. He felt that a 24-foot pavement road is inadequate and another access should be provided from the Punaluu area.

In view of the statement made by the Director that there would be adequate control of development to assure adequate access and utilities through provisions of the Subdivision Rules and Regulations and that the purpose of the rezoning is to eliminate the present semi and noxious industrial zoning of the area, majority of the Commission members felt that the rezoning should be approved notwithstanding the fact that timing-wise, such action is premature.

A motion to recommend approval of the de-zoning and changes in zoning as proposed for the entire Ahuimanu Valley was made by Mr. Lemmon and seconded by Mr. Hustace.

In the discussion that followed, Mr. Centeio expressed his disapproval of taking such an action. He gave a brief background history of the zoning of the area for the benefit of the new Commissioners. He stated that about 5 or 6 years ago, on the basis of a plan submitted for a wharf at Kahaluu and an electronic plant to be located in Ahuimanu Valley, the Commission, after many public hearings and objections from the people, finally zoned the area for semi and noxious industrial uses. Subsequently, plans for the wharf and the electronic plant were abandoned and a new plan for cemetery use of the area with residential uses on the fringe was presented to the Commission. The representation was made at that time that the access road to the cemetery would avoid the residential sections so that there would be no view of funeral processions from the residential sections. A check of the minutes would verify this statement made by the developer. Now, the plan is again being changed by the proposed zoning to agricultural, business, and the three classifications of residential uses. He objected to the blanket zoning of the entire area without some assurance of adequate access and utilities for the area.

Mr. Centeio contended that the Commission has the authority to recommend de-zoning of the entire area and to recommend a use on the General Plan besides a zoned use. Only upon showing of evidence that the area is ready for development, should the Commission then hold a public hearing and zone the areas in accordance with the General Plan.

Mr. Hustace commented that at a previous occasion, he had suggested to the staff that there be an ordinance prepared which would restrict actual employment of a property to a use which was less restrictive than that indicated on the General Plan. In other words, a holding type of zoning which would prevent utilization of property as presently zoned until the necessary facilities are in and the timing is right for actual zoning to the use indicated on the general plan.

The Director replied that the staff, in accordance with the Charter provisions, must recommend zoning in conformity with the General Plan. In order to create a conservation district or a holding type of zoning, the Charter must be amended.

The Commission asked Mr. Kimura whether or not Mr. Centeio was correct in his contention that the Commission may de-zone and recommend use without a specific zoning.

Mr. Kimura replied that he has not made a complete research on the matter but it was his opinion that the Commission is limited to zoning to specific uses under the present zoning ordinance. The type of zoning ordinance presently enacted does not reflect the type of zoning concept being proposed. If the Commission wishes, he could make a further study of the matter.

Mr. Lemmon withdrew his motion and Mr. Hustace his second thereto.

A new motion was made by Mr. Lennon to defer this matter for two weeks with a request to the Corporation Counsel that he furnish a written opinion as to the possibility of adopting Mr. Centeio's recommendation. This motion was seconded by Mr. Hustace and carried.

Mr. Hustace suggested that the staff work together with the Corporation Counsel in drafting some corrective legislation for consideration in the pending Legislature if it is the opinion of the staff that legislation is needed to amend the City Charter relative to the provision requiring zoning to be in compliance with the General Plan. At the same time, he suggested that the Corporation Counsel also explore the possibility of an ordinance which would require that when the General Plan designation provides for a use which is more restrictive than the present zoning of an area, that such general plan use shall apply.

URBAN REDEVELOPMENT
KEWALO-LUNALILO
AUXILIARY
REDEVELOPMENT
PLAN

The Commission again considered the Kewalo-Lunalilo Auxiliary Redevelopment Plan of the Honolulu Redevelopment Agency to provide housing for families displaced by governmental acquisition.

The project area is a vacant parcel of land containing an area of 26,248 $\frac{1}{2}$ situated at the mauka-Diamond Head corner of Lunalilo Freeway and Kewalo Street. Although the property is zoned for hotel and apartment uses and the proposed development is permissible, Planning Commission approval of the redevelopment plan is required to meet statutory requirements. Copies of the redevelopment plan for the project area were submitted to the Commission members for review.

Mr. R. A. Nui, Deputy Manager of the H.R.A. informed the Commission that the State's Urban Renewal Law, Chapter 143, Revised Laws of Hawaii 1955, as amended, authorizes the H.R.A. to acquire undeveloped vacant land for an auxiliary redevelopment project to provide housing for families displaced by governmental actions. After considerable study of several sites, the site under consideration was selected since it is vacant land and located in close proximity to major employment centers, community and recreational facilities and transit service. The area will be developed by a private developer, similar to the Kokea Project in Kapalama, who will be restricted in his development to provide between 35 to 40 two bedroom apartment units, maximum of three story structures, one to one parking and conform to other existing zoning and code requirements. He stated that this plan has been approved by the City Council by resolution but Planning Commission approval is also required to meet the provision of the Urban Renewal Law.

In reply to questions from Mr. Hustace, the Director stated that the general plan designation for the subject area is hotel and apartment which permits a density of about 300 persons per acre. The recommended zoning of the area is medium density apartment, restricted to three story structures with a density of about 150 persons per acre. The character of the surrounding area is predominantly residential with rental units scattered throughout the area.

Mr. Rustace requested information from Mr. Nui on the rental to be charged, imposition of rental ceiling, and what affect would this project have on the neighborhood.

Mr. Nui stated that the proposed rental would be \$100 per month as compared to the prevailing rental of \$120 a month for new units in the subject area. The rent levels will be controlled by H.R.A. and also the Federal Housing Administration as long as the project remains under F.H.A. insured financing. The rents will be fixed at levels within the general economic means of families to be relocated and yet provide for a reasonable net profit for the developer. Should the operational cost increase significantly and it is determined that such increase is not the fault of the management but is due to change in economic conditions, adjustment of rent levels will be permitted to assure a reasonable rate of return to the developer.

Mr. Nui indicated that this site would provide an opportunity to relocate families presently living in the area displaced by highway projects. He did not believe that the character of the neighborhood would change since development would be similar to other apartment units in the area and prospective tenants would be families in the same economic bracket as those presently living in the area. This project will not be a public housing project by the fact that a private developer will develop and maintain the area.

Mr. Centeio's motion to approve the Kewalo-Lunalilo Auxiliary Redevelopment Plan as prepared by the Honolulu Redevelopment Agency was seconded by Mr. Lemmon.

Mr. Centeio stated that he had read the report and sincerely believes that there would be adequate control to assure the development of a first-class development.

Mr. Hustace noted that neighborhoods surrounding government subsidized housing projects generally deteriorate. He requested an explanation from the Director as to what he foresees for this neighborhood. Is it going to be a declining area and will this project be desirable from the standpoint of good city planning or should another site in town be selected where this type of housing would be more suitable for the type of persons expected to live in the area?

The Director acknowledged that some neighborhood deterioration is caused by proximity to government subsidized housing projects; therefore, he had taken exception to concentration of low-income housing projects in the Kalihi area. By proposing small project areas such as the one proposed in different neighborhoods, developed in conformity with surrounding uses and relocating families who were originally there, he believed that the undesirable elements and finger pointing that usually accompany public housing projects could be avoided. There would be no fear of blight since the same persons living in the area who are of the same economic and social conditions as others would be urged to remain in the area making this type of project more acceptable than major redevelopment projects. This type of project has never been done before but he believed that this is a step in the right direction to avoid the Mayor Wright type of housing development.

Mr. Hustace's concern was the fact that this type of project has never been done before successfully. Blight is then spread rather than confined. He took a grim view of what would probably occur, particularly where a ceiling is placed arbitrarily on rents and where the open market does not apply. Unless the H.R.A. insists on some standard of repair, he feared that the property may be converted into a low-income housing project. He was also concerned by the fact that the Mayor Wright housing project is a government-approved, government-controlled, and government-subsidized project and it is the government's feeling that what is there is fine for the people who are there. He hesitated to believe that different agencies of the government authorized to do the same type of renewal and redevelopment work would have different standards to apply. He felt that the Commission should fully understand what may occur in this area.

Mr. Nui stated that as long as the project remains under F.H.A. mortgage financing, there will be complete supervision of funded depreciation method and an annual inspection to see that the area is well maintained and the necessary repairs made. Control is much stricter under F.H.A. than by other financing methods.

A vote was taken and the motion carried. Mr. Hustace voted in the negative on the basis that he had not read the redevelopment plan report which is to be part of this approval.

**C.I.P.
IMPROVEMENT
REVOLVING FUND
PURCHASE OF
SETBACK AREA,
MAUKA SIDE OF
KING STREET AT
KEMOLE STREET**

The Commission reviewed Committee Report No. 566 from the City Council, requesting the Commission's recommendation on a proposal to utilize \$11,800 from the Improvement Revolving Fund.

The Director reported that this sum is required for the acquisition of 1,241 $\frac{1}{2}$ of land situated at the corner of King Street and Kemole Street. This setback area is required for the eventual widening of South King Street on the mauka side. There is approximately \$200,000 available in the Improvement Revolving Fund. The staff recommends approval since South King Street serves as a principal collector and connecting road between East Honolulu and the Central Business District and it must eventually be widened.

The Commission recommended approval to utilize \$11,800 from the Improvement Revolving Fund for the purpose intended on motion of Mr. Centeio and second of Mr. Kanazawa.

**LAND USE COMMISSION
PETITION
WAIMANALO
(SPECIAL PERMIT)
JOSEPH A. VIERRA**

The Commission reviewed a communication from the State Land Use Commission, requesting comments and recommendation from the Planning Commission on an application filed by Mr. and Mrs. Joseph A. Vierra for a special permit to construct an additional single-family dwelling on a parcel of land containing an area of 15,643 $\frac{1}{2}$, whereon exists one single-family dwelling, situated on the pali side of Kumuhau Street, approximately 3,600 feet mauka of Kalaniana'ole Highway in Waimanalo.

The Director reported that the lots in this area were subdivided in 1948, sold as agricultural lots and are being used for that purpose. Both the Waimanalo General Plan and the State Land Use Commission's maps indicate

the area as agriculture. A similar request by Michael Chun who owns 1 acre of land makai of the Vierra's lot was denied by the Commission. The staff recommends denial in order that the area may be retained for agricultural use in conformity with the General Plan. In addition, the existing streets do not meet the standards of a residential district.

The Commission voted to inform the Land Use Commission that the Planning Commission recommends disapproval of the request for a special permit for the reasons given by the Director. The motion was made by Mr. Lemmon, seconded by Mr. Himeno, and carried. Mr. Centeio voted in the negative on his belief that this type of request should be considered by the Zoning Board of Appeals for a variance.

**GENERAL PLAN
KALIHI-KAI,
KAPALAMA
COMPREHENSIVE
PLAN**

The Director informed the Commission that a public hearing was held on October 11, 1962, to consider the proposed general plan for the Kalihi-Kai and Kapalama districts. The hearing was kept open for an indefinite period at the request of the people in the area to permit further study and comments from them. The staff held several informal public meetings with the various community groups. Three months have elapsed and no response has been received from the people; therefore, in order to provide the people another opportunity to comment on the plan, he recommended that the public hearing be held at the next meeting of the Commission with proper notices in the newspaper.

For the benefit of the new Commission members who were not present when the proposed general plan was first presented, the Deputy Director gave the following report on the features of the plan:

He stated that in 1959, an urban study of the entire island of Oahu was made by private consultants hired for that purpose. Based on an economic base study, it was determined that the existing population of 300,000 persons in the City of Honolulu would increase by about 150,000 persons or 450,000 persons by 1980. This increase in population cannot be handled entirely by the present residential areas so some lands within the City of Honolulu had to be put to a more efficient higher density use or apartment type use.

A study made of the housing problem, the economics of the family make-up--the number of families able to purchase homes and the number who would rent houses--showed that families earning less than \$4,000 a year could qualify for low-income housing while families earning between \$4,000 to \$7,000 a year would have difficulty qualifying for loans to acquire new homes. These are the families who would be forced into rental housing. The number of families within this category is estimated at 20,000 families for 1970 and 25,000 to 30,000 by 1980. It is expected that the bulk of the families would still want to live in metropolitan Honolulu near the employment centers and mass transportation system. With this in mind, the bulk of the area immediately adjacent to the Central Business District have been recommended for medium density apartment uses with the exception of Neighborhoods 1 and 2 which have been recommended for low-density apartment uses since they adjoin residential areas and are farther removed from the Central Business District.

As shown on the two maps exhibited, the study area is bounded by Middle Street, School Street, Liliha Street, Dillingham Boulevard, portion of Waiakamilo Road, and King Street. One map shows the existing uses and the other the future land use. As noted on the map, this area consists mainly of small residential lots with very poor traffic patterns. It is a very difficult area to plan because of adverse existing conditions and the fact that most of the families in the area are not economically capable or do not desire to participate in improvement districts to improve streets and utilities. In spite of this, apartment uses are recommended to give the people an opportunity to go into a denser type of development. It is hoped that people in several of these blocks would be able to go into a self-improvement program to provide the necessary facilities and avoid City redevelopment programs.

The major objection from the people is personal loss caused by road widening proposals. They also fear that the City might come into the area with a redevelopment program similar to the Kukui Project. They feel that the City should absorb a bigger share of the improvement district costs.

The study area had been divided into seven neighborhoods. Neighborhoods 1, 2, and 3 are within the Kalihi-Kai district and Neighborhoods 4, 5, 6, and 7 are in the Kapalama district. A survey made of housing conditions in these neighborhoods showed that the type of tenure within the Kalihi-Kai district was 36% owner-occupied and 61% rented with 2% vacant. In the Kapalama area, the tenure was 26% owner-occupied and 72% rented. The total is 30% owner-occupied and 67% rented showing that the bulk of the houses are being rented. The condition of structures in the total area is 56% sound, 28% deteriorating, and 16% dilapidated. Sixty percent of the structures are over 22 years and 38% average 12 years in age.

As stated previously, the staff had to work with existing conditions with the idea of proposing a plan which would be workable and acceptable by the community; a plan which the people could afford to carry out instead of completely redeveloping the area by laying out entirely new street patterns and new subdivisions. In effect, this is a compromise between an ideal plan and a practical plan more feasible and acceptable by the community and the City.

Mr. Lemmon expressed concern regarding the street patterns in the area, especially in the Kalihi-Kai area. He noted that public hearings must be called on all occasions requiring an amendment or deletion to the street pattern. Since the Commission is to adopt a general plan which would change the complex of this area over a period of time, he felt that an appropriate street system should also be adopted. If urban renewal is the only method by which this could be accomplished then it should be done in that manner, or he asked whether a system of roads could be superimposed on the general plan. This road system is not for strict compliance immediately but should be a plan for the future. By this adoption now, subsequent amendments and calling of public hearings could be avoided. He did not believe that the public

was being served properly by having road systems based primarily on existing old lanes in the area.

The Director stated that the alignment of existing roads was followed as much as possible, taking the least amount of land in order to satisfy the public, but at the same time come up with an acceptable road pattern. Most of the objections from the people is the taking of their properties for roads. As stated, this is a compromise of what is an ideal plan and what is existing there and acceptable to the public.

The Deputy Director reported that the staff realized the very poor street pattern but had provided proper feeder roads such as, Gulick Avenue, Kalihi Street, Houghtailing Road, etc., so that they would serve the neighborhoods quite adequately. However, it was conceded that the internal traffic pattern was far from being ideal. The existing local street patterns have been improved considerably by the proposed plan.

The Chairman informed the Director to proceed with the scheduling of the public hearing to consider the proposed general plan for the Kalihi-Kai and Kapalama districts for the next meeting of the Commission. In view of the large crowd that is expected, the Director was requested to divide the study area into sections, possibly Neighborhoods 1, 2 and 3 at one hearing and Neighborhoods 4 to 7 at another hearing.

**ZONING CLASS A-2
RESIDENTIAL
NUUANU
REAR OF 3015
PUIWA LANE
S. HORITA &
I. KISHIMOTO**

The Director initiated a change in zoning from existing Class AA Residential to Class A-2 Residential for approximately 11.6 acres of land situated to the rear of 3015 Puiwa Lane and back of the Nuuanu Elementary School premises to the Nuuanu Stream boundary in Nuuanu.

A motion to authorize the calling of a public hearing to consider the proposed change in zoning was made by Mr. Centeio, seconded by Mr. Himeno, and carried. Mr. Kanazawa disqualified himself from voting on the matter.

**ZONING RESORT-
HOTEL DIST. 2
HAUULA
HAUULA HOMESTEAD
ROAD
CULLEN'S LTD.**

The Commission, on motion of Mr. Yee and second of Mr. Himeno, authorized the calling of a public hearing to consider a change in zoning initiated by the Director from existing Rural Protective zone to Resort-Hotel District No. 2 for approximately 14.95 acres of land situated at the end of Hauula Homestead Road in Hauula, same being the Cooper Ranch Inn premises. The change in zoning is in conformity with the General Plan adopted for the area. Mr. Centeio disqualified himself from voting on this matter.

**ZONING ORDINANCE
AMENDMENT RELATING
TO INGRESS AND
EGRESS TO AND
FROM OFF STREET
PARKING AREAS**

The Director initiated a proposed Ordinance to amend Chapter 21, R. O. 1961, by amending Item (5) of Section 21-1.2(b) relating to Ingress and Egress to and from Off-Street Parking Areas, to read as follows:

"(5) Ingress and egress to and from required off-street parking spaces or areas shall be provided with entrances or driveways opening on public streets and the construction of said entrances or driveways and all curb cuts and drops for such parking spaces or areas shall conform to the specifications and requirements set forth in Chapter 20 hereof and any amendments thereto."

The Director explained that this amendment will make this section of the ordinance conform to the latest requirement of the new Driveway Ordinance No. 2146.

A motion to authorize the calling of a public hearing to consider the proposed ordinance was made by Mr. Centelo, seconded by Mr. Kanazawa, and carried.

ZONING HOTEL &
APARTMENT
KEWALO
910 BIRCH ST.
H. R. ANDRESEN

The Director informed the Commission that by Committee Report No. 513, the City Council had referred to the Planning Director for study and further report to the Council, a request by Herbert R. Andresen to rezone his property at 910 Birch Street from Class B Residential to Hotel and Apartment.

The Deputy Director reported that this section of Kewalo, bounded by King Street, Keeaumoku Street, Kapiolani Boulevard and Pensacola Street, has many substandard streets and inadequate utilities; therefore, zoning is being held in abeyance until the streets and utilities are brought up to standards.

In order to initiate an improvement district, cards were sent out to the property owners to obtain their views. Out of 343 cards sent, 160 or 47% responded. The response showed 51% in favor and 49% against the improvement district proposal. Should the City initiate the improvement district, only 45% approval is needed. Because of the flooding conditions in the area, the staff believes that this improvement district can successfully be initiated.

Since this matter was presented to the Commission for information, no action was taken.

GENERAL PLAN
KAILUA-LANIKAI-
MAUNAWILI
OFF KEOLU DRIVE
RESIDENTIAL USE

The Director initiated an amendment to the General Plan of Kailua-Lanikai-Maunawili by changing the land use designation from Commercial to Residential for approximately 2 acres of land situated between the existing Rural Business Districts 33-A and 206 on Keolu Drive and Alahaki Street within the Enchanted Lake Subdivision area. This excess commercial area was created when the Commission recommended the zoning of a smaller area than that shown on the General Plan for commercial use.

The Commission, on motion of Mr. Hustace and second of Mr. Yee, recommended the calling of a public hearing to consider the proposed amendment to the General Plan of Kailua-Lanikai-Maunawili.

GENERAL PLAN
MANOA-WOODLAWN
REDUCTION OF
WIDTH OF LOWREY
AVENUE EXTENSION
& KOLOWALU STREET
EXTENSION

The Director recommended that a public hearing be called to consider a proposal by the City Council to reduce the general planned width of Kolowalu Street extension between Kahaloa Drive and Alaula Way from a 76-foot to a 56-foot right-of-way and Lowrey Avenue extension between East Manoa Road and Kalawao Street from a 60-foot to a 56-foot right-of-way. The Council wishes to obtain the views of the people.

The Director reported that Magoon Estate and Richard Wong, major land owners affected by the road alignment, have indicated no objection to retaining the present right-of-way widths.

**GENERAL PLAN
HONOULIULI-EWA
BARBER'S POINT
INDUSTRIAL AREA**

A motion to authorize the calling of a public hearing to consider the proposed reduction in street widths was made by Mr. Yee, seconded by Mr. Himeno, and carried. Mr. Hustace disqualified himself from voting on this matter.

Mr. Morio Omori was present to request that the General Plan of Honouliuli-Ewa be amended to designate 73 acres of land situated about 1/2 mile makai of Farrington Highway within the Campbell Industrial Park complex for noxious industrial use to permit the operation of a drag strip within the area.

The Director explained that there is no general plan adopted for this section of Barber's Point. The property in question is situated within the Campbell Estate Industrial Park complex where only portions of the area used by the Standard Oil Company, the cement plant and other industries have been zoned for noxious industrial uses. The Campbell Estate has submitted a request that the remainder of its lands be general planned for noxious industrial uses. The staff has no objection since this would be in conformity with surrounding uses.

The operation of a drag strip seems to fall within this industrial classification; therefore, Mr. Omori was advised to wait until the General Plan for the area had been adopted before submitting a request for rezoning. This area is presently in Rural Protective. There is no general plan prepared by the staff showing the street pattern, location of public facilities and other uses for the area.

Mr. Omori explained that his reason for appearing before the Commission at this time is to urge the consideration of his application as a separate amendment to the General Plan in order not to delay development of the drag strip as proposed by his client.

He noted that the present zoning ordinances do not provide for drag strips. He had proposed industrial zoning since the uses permitted in this district, such as, canneries, planing mills, lumber yards, etc., with no emphasis on noise factor, seems also applicable to drag strips. The Conditional Use Ordinance would not apply since drag strips is not one of the enumerated conditional uses. However, he is not here to say what zoning should apply but merely to request a zoning change which would permit this type of operation.

He then elaborated on the proposed plan for the drag strip on 73.184 acres of land to be leased from the Campbell Estate. This area is a portion of the Estate's property which will be subdivided upon granting of zoning. He indicated that the noxious or industrial zoning for the drag strip operation would not change the character of the surrounding area. The industrial park is on the makai side of this property, the Barber's Point airfield and the jet runways on the town side and cane production by the Ewa Plantation in the area immediately mauka. Land immediately makai is used as a dairy. There are some Navy housing residential uses about 1/2 mile mauka but due to the prevailing wind blowing toward the ocean, there is no problem of dust, if any, or fumes from the engines blowing toward that area. The noise factor is already

present from the jets and planes landing in the airfield and from the industrial operations. The proposed use would not require the construction of a 90 feet high structure to interfere with the air easement of the jet airways landing pattern which is right over the property in question. Access to the property is off a proposed divided highway running off Farrington Highway, Malakole Street, and a third street.

His client is Mr. James Pflueger a well-known sportsman and businessman who has been working on this plan for about a year. There will be three types of racing-- drag racing, sports car racing and stock car racing. The first increment of development will cover only the drag strip. It will be made according to standards of the National Hot Rod Association which certifies this type of track. The tract will be a minimum of 4,000 feet long, 60 feet wide with 6" of black top. The race is usually 440 yards, run two at a time. The remaining runway is for deceleration and there will be a sand pit at the end of the runway. The races will be carried out under close supervision of the owner. In addition to the drag strip, the first increment will include the tower and certain restroom facilities.

His client proposes to invest a minimum of \$100,000 for the first increment. A chain link fence around the boundaries of the property will cost about \$30,000. The drag strip will cost about \$40,000 and the rubbing and leveling cost, about \$14,000. The rest of the capital will be for appurtenances for the area. The second increment will consist of the stock car and sports car racing areas. There will also be a fenced off area for the youngsters.

Mr. Omori stated that this track would provide the only regularly scheduled and regulated drag races on the island. It will be in line with the traffic safety program of the City by keeping drag racing off the highways. He believed that an application of this nature involved not only the planning philosophy but the social philosophy as well.

In the discussion that followed, Mr. Centeio expressed his belief that the applicable ordinance for drag strips would be the Resort-Hotel District No. 2 Ordinance. This ordinance was intended "to provide for planned, low density, orderly and attractive large-scale visitor facility developments, designed to promote the economy by providing facilities for tourists, provide recreational facilities, etc...."

Mr. Centeio was not in favor of zoning additional areas for noxious industrial uses when there are 600 acres in the Campbell Industrial park zoned for noxious industrial and not utilized for that purpose. He stated that the resort ordinance would provide the necessary control by requiring the filing of a site plan, drawn to scale, showing the designated uses in detail for approval and filing with the Planning Director and for strict compliance with such site plan. Therefore, if the drag strip use ceases, no additional noxious industrial areas would be created when such zoning is not needed. He believed that a study of this ordinance would show that it also applies to the type of use requested.

Mr. Omori had no objection to the Resort-Hotel District No. 2 zoning for the property since the proposed use can meet the requirements of this ordinance. He had proposed noxious industrial since he felt that drag strip use may be more compatible with adjoining uses. But, if the Commission should zone the area under a different zoning classification, he had no objection as long as the use requested is permitted. He stated that there would be adequate control of use since the agreement with Campbell Estate for lease of the property is predicated on this particular use only. The lease would be for 10 years with an option for renewal for another 10 years.

After further discussion, a motion to recommend to the Director that he consider calling a public hearing for an amendment to the General Plan for the subject area was made by Mr. Lemmon and seconded by Mr. Kanazawa.

Mr. Centelo proposed an amendment to this motion to include that the Director also consider the Resort-Hotel District No. 2 Ordinance, in addition to the noxious industrial use proposed, as another means for permitting the proposed use in the area. The Director to determine which ordinance would be applicable.

The amendment was accepted by the maker of the motion and the second thereto.

A vote was taken and the motion, as amended, was carried unanimously.

(Mr. Lemmon left the meeting at this point of the discussion.)

A brief discussion followed in which the Director informed the Commission that the general plan under study by the staff would also cover the Makakilo area and adjoining military lands as the remaining segment of lands situated between the Ewa Beach area and the Nanakuli area. The general plan for these two areas has already been adopted. It will be about three months before the staff would be ready to submit the plan to the Commission.

Messrs. Yee and Hustace requested that the Director seriously consider amending the Conditional Use Ordinance to include drag strips in the list of enumerated conditional uses. Since drag strips is a special type of use, they believed it more appropriate to place it in the Conditional Use Ordinance for careful control. They also believed that Resort uses right next to noxious industrial uses may not be a desirable situation.

The meeting adjourned at 5:25 p.m.

Respectfully submitted,

Carole A. Kamishima
Carole A. Kamishima
Planning Reporter

Meeting of the Planning Commission

Minutes

April 11, 1963

The Planning Commission met in regular session on Thursday, April 11, 1963, at 1:50 p.m., in the Conference Room of the City Hall Annex with Chairman Thomas N. Yamabe II presiding:

PRESENT:

Thomas N. Yamabe II, Chairman
Frank W. Hustace, Jr.
George F. Centelo
Stanley T. Himeno
Kinji Kanazawa
Bartley M. Harloe (excused at 4:00 p.m.)

Frederick K. F. Lee, Planning Director
Wendell Kimura, Deputy Corporation Counsel

ABSENT:

Cyril W. Lemmon
Alfred A. Yee
Fred K. Kwock

MINUTES:

The minutes of March 28, 1963, as circulated, were approved on motion of Mr. Hustace and second of Mr. Himeno.

**PUBLIC HEARING
ZONING ORDINANCE
AMENDMENT TO
OFF-STREET
PARKING ORDINANCE**

A public hearing was held at 3:00 p.m., to consider a proposed ordinance to amend Chapter 21 of the Revised Ordinances of Honolulu 1961, by amending Item (5) of Section 21-1.2(b) thereof, relating to Ingress and Egress to and from Off-Street Parking Areas, to read as follows:

"(5) Ingress and egress to and from required off-street parking spaces or areas shall be provided with entrances or driveways opening on public streets and the construction of said entrances or driveways and all curb cuts and drops for such parking spaces or areas shall conform to the specifications and requirements set forth in Chapter 20 hereof and any amendments thereto."

The public hearing notice published in the Honolulu Star Bulletin on April 1, 1963, was read by the Director who reported that no written protests had been filed.

He explained that the amendment as proposed will make this section of the ordinance conform to the latest requirement on driveways relating to width and location of such driveways. Newly constructed parking garages or off-street parking areas must conform to the latest requirement for driveways.

Mr. Bill Ling from the Department of Public Works, Chief Engineer's Office, explained further that the ordinance relating to driveway requirements sets forth the length and size of driveways. In a residential area, the maximum length is 25 feet. In an improvement district, the maximum length of driveways is increased in this sense. For an existing driveway, the maximum length would be 50 feet or 60% of the property frontage on a street, whichever is greater. The intent of this ordinance is to provide more on-street parking as possible for the general public.

Mr. Centeio inquired whether or not the driveway ordinance would restrict anyone from building over said driveway once it is established.

Mr. Ling replied that said ordinance pertains only to that portion of the driveway which is part of the roadway. The City has no jurisdiction over use within the property boundary.

No one spoke in support or against the proposed ordinance. The public hearing was closed and the matter was taken under advisement on motion of Mr. Hustace and second of Mr. Centeio.

In considering this matter later, a motion to recommend approval of the proposed ordinance to amend Chapter 21 of the Revised Ordinances of Honolulu 1961, was made by Mr. Hustace, seconded by Mr. Kanazawa, and carried. Mr. Centeio voted in the negative.

PUBLIC HEARING
ZONING CLASS A-2
RESIDENTIAL
NUUANU
REAR OF 3015
PUIWA LANE
S. HORITA &
I. KISHIMOTO

A public hearing was held to consider a proposed change in zoning from existing Class AA Residential (10,000^{sq} minimum) to Class A-2 Residential (6,000^{sq} minimum) for area of land situated to the rear of 3015 Puiwa Lane and back of the Nuuanu Elementary School premises to the Nuuanu Stream, comprising approximately 11.634 acres.

The public hearing notice published in the Honolulu Star Bulletin on April 1, 1963, was read by the Director. He acknowledged receipt of one letter of protest filed by Mr. and Mrs. Wah Duck Young of 3036 Puiwa Lane. They objected to the proposed Class A-2 Residential zoning on the bases that the A-2 zoning will adversely affect their property and that of their neighbors and destroy the amenities of this exclusive Class AA Residential neighborhood. The existing streets are also inadequate to support the proposed increase in density. They requested that the Commission disapprove the proposed rezoning.

Commissioners Hustace and Kanazawa disqualified themselves from participating or voting on this matter.

The Director then pointed out on the map, the area in question situated in Nuuanu off Puiwa Lane. He stated that a roadway is proposed to be built within the subject area from the intersection of Puiwa Road and Park Street across Nuuanu Stream to connect with Henry Street in the Laimi Subdivision. The area Waikiki side of Nuuanu Stream is presently zoned Class A Residential while the area on the ewa side is zoned Class AA Residential. By leaving a tier of lots fronting Puiwa Lane in Class AA zoning, the proposed Class A-2 zoning will be a transition type of zoning between the Class AA and A uses.

The following persons spoke against the proposed change in zoning:

Mrs. Florence W. Blake, representing the Wilder Estate, owner of property on Puiwa Lane adjoining the elementary school and the proposed area to be rezoned, read and filed her letter of protest. She contended that creation of small sized lots in an area that is of first-class suitability for growing things "is certainly not in the spirit of putting land to its best use." Because of the

steepness of the land, she felt that lots smaller than 10,000^{sq} would have the houses practically "sitting on top of one another". The smaller lots would also preclude the keeping of a neat well-kept yard.

Mr. Gerald Corbett, living at 3034 Puiwa Lane directly across the street from the area in question, stated that he has lived in this area for the past 30 years. He indicated that this is a neighborhood which has a definite characteristic of a semi-rural area and he felt that it was a mistake to reduce the zoning classification of any land in Nuuanu to a lot size less than 10,000^{sq}. He pointed out that land situated on the Waikiki side of Nuuanu Stream, presently zoned Class A Residential, is very steep. It would be impossible to build any homes on the land without first grading the land and bulldozing all existing trees. He was concerned that by destroying all the trees and building homes on 5,000^{sq} and 6,000^{sq} lots on narrow subdivision streets, a situation similar to a "shanty town" might be created thereby destroying the fine character of this neighborhood. Another problem of traffic congestion would be created by the increase in traffic through the area.

He suggested that the Commission visit the area, and possibly conduct a study to zone the present Class A area except Laimi Tract to Class AA Residential to conform to the existing zoning of adjoining areas in Nuuanu. He urged the Commission to preserve the natural beauty of this area.

Mr. Donald Gramberg, owner of property on Park Street and living there since 1947, indicated that he had invested a fairly substantial amount in his home by taking into consideration the general caliber of the neighborhood. He was concerned about the destroying affect the proposed rezoning would have on the neighborhood. He was also concerned about the traffic problem. He stated that since construction of the school, traffic through Park Street by both pedestrians and cars has increased. Park Street is very narrow with insufficient room for two cars to pass each other should there be a parked car. There are no sidewalks and school children are forced to walk on the street. Hazard to children would be increased by the increase in traffic as a result of the proposed development.

In reply to questions from the Commission, the Director stated that existing Puiwa Road between Nuuanu Avenue and Park Street is 36 feet wide, general planned as a 44-foot right-of-way. This roadway is proposed to be extended into the subdivision area to connect with Henry Street in the Laimi Tract area, therefore, the fear expressed by Mr. Gramberg of increased traffic through Park Street is unfounded since residents in the Laimi Tract would use the subdivision road to go to the school without using Park Street.

He stated that the Class A and AA zonings were created in the early 1940's prior to adoption of the master plan for the area in 1947. The one tier of Class AA zoning fronting Puiwa Lane is part of the subdivision tract of the proposed developer.

No one spoke in favor of the proposed rezoning.

**PUBLIC HEARING
GENERAL PLAN
MANOA-WOODLAWN
STREET LAYOUT
REDUCTION OF
WIDTH OF KOLOWALU
STREET EXTENSION
AND LOWREY AVENUE
EXTENSION**

The Chairman announced that the public hearing will remain open in view of insufficient members to vote on the proposal.

A public hearing was held to consider a proposed amendment to portion of Manoa-Woodlawn General Plan (Section 5) by reducing the general planned width of the following streets:

1. Proposed Kolowalu Street extension between Kahaloa Drive and Alaula Way from a 76-foot right-of-way to a 56-foot right-of-way; and
2. Proposed Lowrey Avenue extension between East Manoa Road and Kalawao Street from a 60-foot right-of-way to a 56-foot right-of-way.

The public hearing notice published in the Honolulu Star Bulletin on April 1, 1963, was read by the Director. He reported that one letter of protest has been filed by Mr. Y. T. Lum, property owner at 3001 East Manoa Road, who has suggested instead that Lowrey Avenue between Manoa Road and Kalawao Street be reduced to a 50-foot right-of-way instead of 56-foot right-of-way.

Mr. Hustace disqualified himself from participating or voting on this matter.

The Director pointed out on the map the two roadways under consideration situated within the old Manoa War Housing area which is presently subdivided and homes constructed thereon. A shopping center is also proposed in the area. He stated that the City Council had requested that the proposed reduction in road widths be considered at a public hearing to obtain the feeling of the people. The Council hopes to avoid a situation which occurred on the other side of Manoa Valley wherein a 76-foot general planned roadway was reduced to 56-foot upon objections from the people at the time of initiation of an improvement district and after the City had acquired the required setback areas for a 76-foot roadway. The reduction in width resulted in sidewalk areas of approximately 18 feet in width on both sides of the street.

He stated that Mr. Richard Wong and the Magoon Estate, major land owners affected by the road widening, have expressed no objection to retaining the present general plan widths since they believe that the wide roadways would aid in the future development of the area. The roadways would also serve as the entrance to the Woodlawn area. Lowrey Avenue would be the connecting roadway between the two valleys. The staff feels that the present general planned widths are fully justified. A reduction in width may be a dis-service to the residents of the valley. The Manoa Community Association has not submitted any comments on the proposed reduction in road widths.

Mr. Richard Loo, attorney for Mr. Richard Wong, spoke against the proposed reduction in road widths. He stated that the present road width of 76 feet for Kolowalu Street and 60 feet for Lowrey Avenue are perfectly acceptable by his client since these widths would be beneficial to the whole valley residents. The business zoned area will be ready for development and presently development plans are being prepared by the engineers

and architects. Construction of homes on the leasehold lots has started and this increase in density will require a wide road. Lowrey Avenue will be the arterial road between the Ewa side and Waikiki side of the valley.

Mr. Eaton Magoon, Jr., speaking on behalf of the Magoon Estate, Limited, land owners in the subject area, also objected to the proposed reduction in road widths. In planning for the future, it is the feeling of the Estate that consideration should be given to the best use of its land especially in light of the East-West Center development nearby. In view of the changes that are occurring in the whole valley, he stated that the roadways should be left in the present wide widths.

Mr. Eaton Magoon also spoke in opposition to the proposed reduction in road widths. He stated that the East-West Center development has brought changes in this valley area and everything should be done to enhance this development by keeping the wider roadways.

Mr. William Ling, Chief Highway Engineer in the Improvement District Section of the Public Works Department, requested an expression from the two property owners, Mr. Richard Wong and the Magoon Estate, whether or not they would be willing to participate in an improvement district for construction of the 76-foot and 60-foot roadways. He stated that this commitment is required since the Chief Engineer is mandated to adhere to the general plan widths and it would be useless to start initiation and engineering studies if the owners were to oppose the improvement district proposal.

The Commission advised Mr. Ling to obtain this information later from the property owners since the Commission decides on general plan matters only.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Centeio and second of Mr. Kanazawa. Mr. Hustace did not vote.

In considering this matter later, the Commission, on motion of Mr. Centeio and second of Mr. Kanazawa, voted to advise the City Council that the Commission recommends adherence to the present general planned road widths for Kolowalu Street and Lowrey Avenue. Mr. Hustace did not vote.

**PUBLIC HEARING
GENERAL PLAN
KAILUA-LANIKAI-
MAUNAWILI
OFF KEOLU DRIVE
& ALAHAKI STREET
RESIDENTIAL USE**

A public hearing was held to consider a proposed amendment to portion of the Kailua-Lanikai-Maunawili General Plan by changing the land use designation from Commercial use to Residential use for an area of land comprising approximately 2 acres situated between the existing Rural Business District Nos. 33-A and 206 on Keolu Drive and Alahaki Street within the Enchanted Lakes Subdivision area in Kailua.

The public hearing notice published in the Honolulu Star Bulletin on April 1, 1963, was read by the Director who reported that no written protests had been filed. He stated that the Commission had recommended business zoning for only 6 acres of land instead of 8 acres as shown on the General Plan and this amendment will correct the General Plan to conform with the zoning of the area.

No one spoke for or against this proposal. The public hearing was closed and the matter was taken under advisement on motion of Mr. Himeno and second of Mr. Kanazawa.

In considering this matter later, the Commission recommended approval to amend the Kailua-Lanikai-Maunawili General Plan by changing the land use designation from Commercial to Residential use for the subject area on motion of Mr. Hustace and second of Mr. Kanazawa. Mr. Centeio voted in the negative on his belief that the public hearing held to zone the additional 3 acres for business was in error. He was opposed at that time to this additional zoning and is still opposed to the creation of this additional business area.

**CAPITAL IMPROVEMENT PROGRAM
AMENDMENT TO
THE C.I.P. FOR THE
FISCAL YEAR
JULY 1, 1962 TO
JUNE 30, 1963**

The Commission reviewed Bill No. 49 entitled: "Capital Improvement Supplementary No. 5. An Ordinance amending Ordinance No. 2179 relating to Capital Improvements of the City and County of Honolulu for the fiscal year July 1, 1962 to June 30, 1963" as submitted by the City Council to the Planning Commission for comments and recommendation, as follows:

"BE IT ORDAINED by the People of the City and County of Honolulu:

SECTION 1. Ordinance No. 2179 as amended, relating to Capital Improvements of the City and County of Honolulu for the fiscal year July 1, 1962 to June 30, 1963 is hereby further amended as follows:

- 1a) Reducing the appropriation in the following amounts for the projects financed out of current revenues and general obligation bonds as authorized by Ordinance No. 2179, hereinafter enumerated:

	<u>General Fund</u>	<u>Public Improvement Bond Fund</u>	<u>Total</u>
BUILDING DEPARTMENT			
<u>School Improvements:</u>			
Kapunahala Elem. Sch.	\$ 26,777	\$ ---	\$ 26,777
Waipahu Inter. Sch.	---	313,008	313,008
TOTAL BLDG. DEPT.	<u>26,777</u>	<u>313,008</u>	<u>339,785</u>
DEPARTMENT OF PUBLIC WORKS			
<u>Sewer Projects:</u>			
Ala Moana Sewage Pump. Stn. Modification I	---	109,000	109,000
Awa St. Sewage Pump. Stn. Modification I	---	70,000	70,000
Cedar St. Relief Sewer	---	15,000	15,000
Koa Ave Relief Sewer	---	168,000	168,000
Kuhio Ave Relief Sewer (Reconstruction)	---	169,000	169,000
TOTAL D.P.W.	<u>---</u>	<u>531,000</u>	<u>531,000</u>
TOTAL REDUCTION	<u>\$ 26,777</u>	<u>\$844,008</u>	<u>\$870,785</u>

- 1b) and appropriating the following amount of money estimated from current revenues, which are in addition to the amounts of moneys estimated from current revenues, State grants-in-aid, and proceeds to be realized from the sale of general obligation bonds appropriated by Ordinance No. 2179:

General Fund	<u>\$103,198</u>
TOTAL	<u>\$973,983</u>

- 2) The moneys as reduced and appropriated in Items 1a and 1b hereinabove shall be and are hereby appropriated for the following purposes:

	<u>General Fund</u>	<u>Public Improvement Bond Fund</u>	<u>Total</u>
BUILDING DEPARTMENT			
<u>School Improvement:</u>			
Kaimuki Inter. Sch.	\$ 34,850	\$ ---	\$ 34,850
<u>Other Bldg. Impr.</u>			
Municipal Auditorium	36,000	---	36,000
TOTAL BLDG. DEPT.	<u>70,850</u>	<u>---</u>	<u>70,850</u>
DEPARTMENT OF PUBLIC WORKS			
<u>Sewer Projects:</u>			
Beachwalk Sewage Pump Stn & Force Main, Section II	---	650,000	650,000
Citron St Relief Sewer	---	25,000	25,000
College Walk "	---	20,000	20,000
East Loch Interceptor Sewer, Sec. IV	---	10,000	10,000
East Waipahu Interceptor Sewer	2,715	10,885	13,600
Kahanahou Circle Sewer Pump Stn & Force Main	---	20,000	20,000
Kunia Sewage Pump. Stn & Force Main ...	---	35,000	35,000
Lakeview Circle Sewage Pump Stn & Force Main	---	25,000	25,000
Nuuanu Hwy Sewer bet. Beretania & Kuakini	---	1,833	1,833
River St Relief Sewer	---	9,000	9,000
Waimalu Septic Tank Bypass	50,000	---	50,000
Waikapoki Sewage Pump. Stn & Force Main	---	25,000	25,000
Total Sewer Proj.	<u>52,715</u>	<u>831,718</u>	<u>884,433</u>
<u>Other Public Works Structure:</u>			
Automotive Equipment Service, Division Toilet & Locker Faci.	---	10,000	10,000
TOTAL D.P.W.	<u>52,715</u>	<u>841,718</u>	<u>894,433</u>

DEPT. OF PARKS & RECREATION

<u>Park Improvement:</u>			
Waipahu Swimming Pool	<u>6,410</u>	<u>2,290</u>	<u>8,700</u>
TOTAL CAPITAL IMPROVE.	<u>\$129,975</u>	<u>\$844,008</u>	<u>\$973,983"</u>

Mr. Robert Lee, Deputy Budget Director, gave a brief explanation on the proposed amendments to the Capital Improvement Program. He stated that under School Improvements, the sum of \$26,777 for the Kapunahala Elementary School is a surplus and the sum of \$313,008 for Waipahu Intermediate School is being lapsed since this school will not be ready for construction in this fiscal period. The lapsing of \$531,000 is for certain sewer projects which will not be under contract by June 30, 1963. With the addition of \$103,198 from the General Fund, the total sum of \$973,983 are to be re-appropriated to the projects as enumerated in Bill No. 49.

After a brief review of the projects to be included in this year's fiscal program, the Commission voted to recommend approval of the amendments to the Capital Improvement Program and the Capital Budget Ordinance for the fiscal year July 1, 1962 to June 30, 1963, on motion of Mr. Centeio and second of Mr. Himeno.

GENERAL PLAN
KANEHOHE-HEEIA
BETWEEN 45-542 &
45-554 KAMEHAMEHA
HIGHWAY
INDUSTRIAL USE

Since the Commission did not visit the site, review of a proposed amendment to portion of the Kaneohe-Heeia General Plan by changing the land use designation from Residential to Industrial for the rear portion (48,893sq) of a parcel of land situated between 45-542 and 45-554 Kamehameha Highway in Kaneohe, including 20-foot buffer strips along the Pali side and rear boundaries of the lot, was deferred.

A public hearing was held and closed on February 28, 1963. The Commission had deferred action for visit of the site to check the contour of the land and the adequacy of the buffer areas.

ZONING BUSINESS,
CLASS AA, A-1 &
A-2 RESIDENTIAL
& AGRICULTURAL
DISTRICT A
AHUIMANU VALLEY
AHUIMANU INVEST-
MENT CO.

The Commission again reviewed proposed rezoning and changes in zoning from existing Semi Industrial, Noxious Industrial, and Class AA Residential to Business, Class AA, A-1, and A-2 Residential, and Agricultural District A for an area of land containing approximately 806 acres and being the whole of Ahuimanu Valley situated on both sides of the Heeia-Kahaluu boundary. The changes are in conformity with the General Plan adopted for the area.

A public hearing was held and closed on March 14, 1963. The Commission had questioned the advisability of zoning the entire valley at this time when no evidence of need or availability of public facilities has been shown to justify the rezoning. In addition, the Commission felt that the existing 40-foot access road (Ahuimanu Road) is inadequate to serve this large tract of land. Although Kahaluu Cut-off Road is scheduled for partial construction on a pavement width of 24 feet to provide another access to the area, the Commission stated that this is also inadequate.

The Director had explained that the purpose of the rezoning and rezoning is to eliminate the present semi and noxious industrial zoning of the area. In order to

comply with the Charter provisions, the Director had no alternative but to recommend the specific zoning classifications in conformity with the General Plan adopted for the area although he felt that such rezoning was premature. He had also stated that adequate control of development to assure adequate access and utilities in the area can be made through the Subdivision Rules and Regulations.

In view of the Director's explanation and the belief of the Commission that the present semi and noxious industrial zoning of the area should be eliminated, majority of the Commission members felt that the recommended zoning classification should be granted notwithstanding the fact that, timing-wise, such action was premature.

It was Mr. Centeio's contention that the Commission has the authority to recommend de-zoning of the entire area and designate a specific use for the area without granting any zoning classification. In order to determine whether or not Mr. Centeio was correct, the Commission had deferred action for a written opinion from the Corporation Counsel.

The written opinion submitted by the Corporation Counsel was read by the Director.

The opinion states that the Commission may not legally de-zone the subject area and then restrict the uses to which such area may be put without taking any further zoning action. The Charter provides in part that, "No... zoning ordinance shall be initiated or adopted unless it conforms to and implements the general plan." Therefore, it is mandatory that all zoning ordinances conform to and implement the general plan and any ordinance which proposes to de-zone or remove existing zoning classifications from an area may not be initiated or adopted unless it conforms to and implements the general plan.

The opinion further states that, "In the instant situation, the subject area is general planned for commercial, residential, and agricultural uses. The area is presently zoned as semi-industrial, noxious industrial, and Class AA Residential. By de-zoning the area, such area would then become subject to the zoning restrictions applicable to areas commonly termed 'rural protective' or 'highway protective'. The wide variety of uses permitted in such zones obviously are not contemplated by the general plan designations for the subject area. Accordingly, an ordinance which proposes such de-zoning would not conform to and implement the general plan and would be improper under Charter Section 5-512.2."

In view of the opinion rendered, majority of the Commission members felt that they had no alternative but to grant the zoning in order to eliminate the present semi and noxious industrial zoning of the area.

In the discussion that followed, the same problem of premature zoning and inadequate access was brought out.

Mr. Centeio did not agree with the attorney's opinion. He was firm in his conviction that the Commission may recommend de-zoning and specify a use, which in this instance is the rural protective use which was the original

zoned use for the area prior to the industrial zoning. He was not opposed to the various uses designated on the General Plan. He was opposed to the zoning which would permit these uses when the area is still zoned for industrial use. He stated that this was improper planning. It is only after the industrial zoning has been eliminated that zoning should follow upon proper application by the owner showing adequate access and utilities for the area.

The Commission asked the Director how realistic is the probability that the currently zoned industrial areas would be employed to such use should no action be taken to dezone and rezone the area as proposed. Is such use imminent that action must be taken immediately to dezone or can this matter be delayed?

The Director expressed his belief that there would be no demand for industrial development in the area except for utilization for storage facilities or base yard type of operation if such uses are desired by the owner of the land.

In order to accomplish what is desired by the Commission, Mr. Hustace believed that the Director should withdraw his initiation of the rezoning action and initiate an appropriate action to amend the General Plan to designate a use which would permit rural protective zoning of the subject area; otherwise, the Commission's only alternative would be to either recommend approval or disapproval of the rezoning proposals. He pointed out that a disapproval action may be construed to mean that the Commission favors continuation of the industrial zoning of the area.

In the absence of a withdrawal action by the Director, Mr. Hustace made a motion to recommend approval of the de zoning and rezoning from existing semi industrial, noxious industrial, and Class AA Residential to Business, Class AA, A-1, and A-2 Residential, and Agricultural District A for the subject area. His motion was seconded by Mr. Himeno.

Mr. Centeio was against the motion for approval in the absence of proper access to the 806 acres of land. He felt that the only solution would be to deny the rezoning proposals until proper access is shown.

Mr. Kanazawa felt that the motion would not accomplish anything to resolve the problem faced by the Commission. He suggested to Mr. Hustace that he withdraw his motion and request the staff to further study the problem of access and the manner in which to amend the General Plan in order to accomplish the desired zoning for the area.

He stated that there is insufficient information upon which the Commission could base its decision. He asked who are the applicants and why are they not present so that the Commission could inform them of the problem faced by the Commission. Information could also be obtained from the applicants whether or not they propose to develop the area for industrial uses in accordance with the present zoning. He also pointed out that no information has been presented on the proposed plans for development of the area.

Replying to Mr. Kanazawa's questions, Mr. Hustace stated that the motion would resolve the matter of eliminating the industrial zoning by approving the residential zoning. It would not resolve, however, the matter of prematureness of the residential zoning. Since the Director, as suggested by him, has not withdrawn his initiation of the rezoning, it is incumbent upon the Commission to take some action and his motion for approval would be the better of two possible actions.

The Director again assured the Commission that there would be proper control of development through the Subdivision Rules and Regulations which would require proper access, sewer, water, and other facilities before approval of any residential subdivision can be granted. He stated that the present access through Ahuimanu Road is adequate for the first few increments of development but complete development of the 806 acres would require access from Kahaluu Cut-off Road constructed to its full right-of-way width.

A vote was taken and the motion for approval failed to carry lacking four affirmative votes. Messrs. Centelo and Kanazawa voted in the negative.

Mr. Hustace suggested that this matter be laid on the table indefinitely. He saw no reason for considering this matter again when there are no legal means by which to resolve the problem, especially in the absence of a withdrawal action by the Director.

The Chairman announced that this matter is being deferred with a recommendation to the Director that the staff study any other possibility of resolving the problem and at the earliest possible date when there are sufficient Commission members present, the Commission should take some action on this matter.

The Director initiated an amendment to the General Plan of Kalihi-Uka (Section 8) by making the following changes:

**GENERAL PLAN
KALIHI-UKA
DELETION OF
LAKOLOA STREET
EXTENSION AND
REDUCTION OF
WIDTH**

1. Deleting the extension of Lakoloa Street and providing a circular turn-around at the end of existing Lokoloa Street;
2. Increasing the present 20-foot dead-end street off Notley Street to a 32-foot deadend street; and
3. Reducing the general planned width of Lakoloa Street from 56 feet to 44 feet.

The Director stated that Lakoloa Street is presently general planned to connect with Notley Street. However, since land in this area mauka of School Street has been designated for low-income duplex housing units, there is no longer a need for this connection. By deadending Lakoloa Street, a 56-foot roadway would be excessive to the needs of the people, therefore, the proposal is to reduce the width to 44 feet. It is also proposed that the width of the 20-foot deadend street off Notley Street be increased to 32 feet. The housing area will have access from Meyers Street, a 40-foot roadway, which is adequate to serve the housing area.

ZONING APARTMENT
DISTRICT C
PALAMA
KANOA STREET
PROTESTANT
EPISCOPAL CHURCH

The Commission authorized the calling of a public hearing to consider the proposed amendment to the General Plan of Kalihi-Uka on motion of Mr. Centeio and second of Mr. Himeno.

The Director initiated a change in zoning from existing Class A Residential to Apartment District C for a parcel of land containing 34,414^{sq} situated on the mauka side of Kanoa Street between Pua Lane and Banyan Street in Palama, in conformity with the General Plan adopted for the area.

He stated that the applicant proposes to construct two three-story apartment buildings consisting of 72 units with off-street parking spaces for 76 cars in the basement. The general plan proposes the widening of Banyan Street and the closing of Kanoa Street. Pua Street is improved.

The Commission authorized the calling of a public hearing to consider the proposed change in zoning on motion of Mr. Centeio and second of Mr. Kanazawa.

ZONING MISC.
KEWALO
S. KING STREET &
ALDER STREET
BUSINESS USE
EXTENSION

For the Commission's information, the Director stated that he had denied a request to extend the present business zone fronting South King Street to include the remaining portion of a parcel of land situated at the makai-Waikiki corner of King and Alder Streets in Kewalo.

Presently, a depth of 100 feet from King Street is zoned business while the back depth of 141 feet is zoned Hotel and Apartment. This property is situated within an area the Commission had over the years, looked with favor to Hotel and Apartment uses and recently had recommended this use designation on the General Plan. The applicant also owns another parcel fronting Birch Street which he proposes to utilize for hotel and apartment use to which the staff has no objection. Regarding the request for business zoning, he stated that a definite stand must be taken to adhere to the present line. If not, it will be extremely difficult to stop the extension of this line to the boundary of the next street, then all the way to Elm Street. There is adequate business zoning in this general area and there is no justification to encroach into the hotel-apartment area. Ala Moana Shopping Center, the former Drive-in Theater area, and strip business zoning along Kapiolani Boulevard and King Street provide more than adequate business zoning in this general area.

The Commission received and filed this information.

Later in the meeting, Mr. S. Okumura, representing the applicant, was present to obtain information on the rezoning application filed. He was advised by the Commission that no action was taken by the Commission since the matter was brought before the Commission as information only by the Director. He was advised to consult with the Director.

The meeting adjourned at 4:50 p.m.

Respectfully submitted,

Carole A. Kamishima
Carole A. Kamishima
Planning Reporter

Meeting of the Planning Commission
Minutes
April 25, 1963

The Planning Commission met in regular session on Thursday, April 25, 1963, at 2:00 p.m., in the Conference Room of the City Hall Annex with Chairman Thomas N. Yamabe II presiding:

PRESENT: Thomas N. Yamabe II, Chairman
Frank W. Hustace, Jr.
George F. Centeio
Stanley T. Himeno
Kinji Kanazawa
Cyril W. Lemmon

Frederick K. F. Lee, Planning Director
Wendell Kimura, Deputy Corporation Counsel

ABSENT: Alfred A. Yee (on trip)
Bartley M. Harloe, ex-officio
Fred K. Kwock, ex-officio

MINUTES: The minutes of April 11, 1963, as circulated, were approved on motion of Mr. Lemmon and second of Mr. Centeio.

**PUBLIC HEARING
GENERAL PLAN
WAIANAE
RELOCATION OF
CIVIC CENTER
SITE**

A public hearing was held at 3:00 p.m., to consider proposed amendments to portion of the Waianae General Plan as follows:

1. Relocating the proposed Civic Center site from its present site at the northerly side of Luualalei Homestead Road, approximately 1,200 feet mauka of Farrington Highway to an area owned by the U. S. Government located on the mauka side of Farrington Highway between Makaha and Waianae Town;
2. Changing the land use designation from Civic Center use to Residential use for the above-mentioned area.

The public hearing notice published in the Honolulu Star Bulletin on April 15, 1963, was read by the Director. He acknowledged receipt of a letter from the Makaha Civic Association approving the proposed relocation of the Civic Center to Federal land. No written protests had been filed.

The two areas under consideration were pointed out on the map by the Director who reported that recently, the Deputy Director had met with a representative from the General Services Administration from Washington, and indications were favorable that the military would return the property in question to the State; therefore, it is feasible to designate the area for Civic Center use. As yet, no official communication has been received from the Federal or State government.

No one testified in favor or against the proposed amendments to the Waianae General Plan.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Lemmon and second of Mr. Centeio.

In considering this matter later, Mr. Lemmon commented that in the preparation of the General Plan for Waianae, the military land in question was under consideration for civic center use but due to uncertainty of the land being returned to the State, this designation was not made. Due to change in conditions, he felt that the change in designation for the military land and the present civic center area should be made upon the military land becoming available to the State or the City.

The Commission noted that the size of the military land is much larger than the presently designated civic center area.

The Director reported that the entire land will not be designated for civic center use. The present size of about 8 acres will be designated.

The Commission, thereupon, voted to defer action and to have the Director prepare an overlay indicating the civic center site and proposed uses for the balance of the military land and also designate proposed uses for the area presently designated as civic center site. The motion was made by Mr. Lemmon, seconded by Mr. Hustace, and carried.

A public hearing, continued from April 11, 1963, was held to consider a change in zoning from existing Class AA Residential to Class A-2 Residential for area of land situated to the rear of 3015 Puiwa Lane and back of the Nuuanu Elementary School premises to the Nuuanu Stream, comprising approximately 11.634 acres.

Commissioners Hustace and Kanazawa disqualified themselves from participating or voting on this matter.

The Director reported that since the last hearing, several letters of protests have been received. Mr. Edmond H. Leavey of 129 Dowsett Avenue opposed the proposed rezoning on the basis that a subdivision into small lots would be accompanied by the destruction of trees and natural vegetation covering the area. This would destroy the natural beauty of the area and cause the devaluation of his property. A petition of protest signed by property owners and residents in the vicinity has also been filed.

The Director then pointed out on the map the area in question situated in Nuuanu off Puiwa Road. The area mauka of Nuuanu Stream is zoned Class A Residential while this area in question situated makai of Nuuanu Stream is proposed for Class A-2 Residential. Land fronting on Puiwa Lane is to be retained in Class AA Residential to act as a buffer between the Class AA and A-2 zones. Puiwa Road is to be extended into the proposed subdivision area to connect with Henry Street in the Laimi Road area.

Mr. Leavey noted that the letter filed by him outlined fully his objection to the proposed rezoning to Class A-2. Although he does not live in the Puiwa Road area, his property in the Dowsett area is on a high bank above Nuuanu Stream and overlooks the property in question. A subdivision into small lots would destroy many of the vegetation, ruin the natural beauty of the area and cause the downgrading of his property.

PUBLIC HEARING
ZONING CLASS A-2
RESIDENTIAL
NUUANU
REAR OF 3015
PUIWA LANE
HORITA &
KISHIMOTO

Mr. Wallace Dyer, owner of property adjoining Mr. Leavey's property also objected to the proposed rezoning. He felt that the change would definitely affect the value of his property. His property also overlooks this area in question. He realized that some day the area must be cleared, but he felt that a better development which would retain much of the natural beauty of the area should be proposed. Once the "door is opened" for this type of zoning, he expressed fear that this zoning would eventually extend to his area. He did not wish to have this type of zoning extended to his area and place a big risk on his investment.

Mrs. Ann Corbett requested an explanation on the use of the word "buffer". By the action to create a buffer of Class AA lots between the present Class AA and the proposed Class A-2 areas, she felt that the Commission was creating an undesirable district of Class A-2 development and wanted to hide it from the rest of the Class AA areas.

She pointed out that this portion of Nuuanu has a historical significance as a naturally beautiful area. Tourists drive through the area and enjoy the view. Since the proposed change involves a vast number of people, she expressed regret that more people living in the vicinity could not be contacted so that they could also register their objections. She urged the Commission not to consider zoning in terms of dollars and cents but in terms of retaining the natural beauty of the area.

The Chairman informed her that aesthetics is one of the many points that the Commission considers before making a decision on rezoning matters. He assured her that every consideration will be given to the presentation made by her. Regarding the buffer area, he stated that its purpose is not to hide anything. There are reasons for proposing different types of zoning classification in a given area and he suggested that she contact the Director or a member of the staff for an explanation. He asked what she meant by an undesirable district.

Mrs. Corbett replied that the undesirable situation is the solid mass of houses constructed on the small lots which has insufficient areas for planting of trees and greeneries to retain the natural beauty of the area. She felt that this situation would cause the reduction of values of surrounding properties. It was her understanding that the proposed developer of the land must prove some financial hardship to himself before a property can be downzoned. If that is correct, she felt that consideration should also be given to the loss of investment through decreased property value for those owners who presently reside in the area.

Mr. Duncan also registered his protest against the proposed rezoning for the same reasons given by Mrs. Corbett.

Mrs. Clinton B. Casscells felt that the proposed rezoning was very poor planning.

The Director corrected the belief that small lots tend to lower the value of properties. He stated that smaller lots have higher values per square foot than larger lots in the same district.

Mr. Leavey stated that he basis value, not on the present square foot value but on the value put in the existing homes.

In compliance with Mr. Centeio's request, the Director pointed out on the map, the location of two churches and the Boy Scouts headquarters building on Puiwa Road. He also pointed out the four substandard lots in the area directly across the proposed area to be rezoned and a whole tier of substandard lots on both sides of Park Street.

Mr. Bahrenburg, who had voiced his objection at the previous hearing, had an additional reason for his objection. He felt that if this Class A-2 zoning is granted, it would set a precedent to consider similar requests in the area and cause the gradual deterioration in values of properties in Nuuanu. Rather than increase in value, he felt that houses massed together on small lots would decrease the value of lots in the surrounding area. As mentioned by the Director, there is a concentration of lots smaller than 10,000 sq ft in area on Park Street. But, he noted that the petition submitted shows that the people who own these lots have signed the petition showing that they are unanimous in their belief that additional small lots created in this area would be undesirable. They recognize the adverse affect on the general area by this type of development.

Mrs. Harold Frazier living on Park Street concurred with the presentation made by Mrs. Corbett. She also felt that every attempt should be made to preserve the beauty of the area.

Mr. Ayers (?), living in Dowsett Highlands, objected to any downzoning in the area. He felt that this was merely an attempt by the developer to make more money.

Mrs. Mossman of 65 Dowsett Avenue also registered her protest against the rezoning proposal.

The Commission closed the public hearing and took the matter under advisement on motion of Mr. Lemmon and second of Mr. Centeio. Messrs. Hustace and Kanazawa abstained from voting.

In discussing this matter later, Mr. Lemmon noted that the Commissioners had made a field trip of the area and along the route he noticed a housing development on similar sized lots of 6,000 sq ft in area. The houses were massed together and the area did not look attractive. As stated in the testimonies given, this subject area has historical significance and it is a very attractive area. He felt that there was no logical reason to downzone the area from 10,000 sq ft to 6,000 sq ft lots when the 10,000 sq ft lots tend to preserve some of the beauty of the area. He was not in favor of the proposed change in zoning.

Mr. Centeio did not believe that one developer should be judged with another. For this area at Nuuanu, he felt that the characteristic of the area has changed so that 10,000 sq ft lots are no longer desirable. For the past several years, there has been no subdivision of lots in this area, merely construction of additional homes on lots. There are many substandard lots on Park Street; homes in the area

are very old; and this area adjoins a Class A zoned area. He felt that the proposed development would improve the area. He did not believe that beauty of an area should be retained at the expense of others.

The Commission voted to defer action until the presence of the full Commission on motion of Mr. Lenmon and second of Mr. Centelo. Messrs. Hustace and Kanazawa abstained from voting.

**CAPITAL IMPROVEMENT PROGRAM
AMENDMENT TO THE
C.I.P. FOR THE
FISCAL YEAR
JULY 1, 1962 TO
JUNE 30, 1963**

The Commission reviewed Bill No. 62 from the City Council, entitled: "Capital Improvement Supplementary No. 6. An Ordinance amending Ordinance No. 2179 relating to capital improvements of the City and County of Honolulu for the fiscal year July 1, 1962 to June 30, 1963", together with the amendment to the Capital Improvement Program and copies of Mayor's Message No. 196. The Council requested the Commission's comments on Bill No. 62.

Mr. Robert Lee, Deputy Budget Director, explained the amendments to the Capital Program as enumerated in Supplementary No. 6 as follows:

**NEW CAPITAL IMPROVEMENT PROJECTS
FOR 1962-1963 FISCAL YEAR**

School Improvement:

Aiea Wai Elementary School
(Drainage system) \$ 27,000

Roads and Improvement Districts:

Kapalama Impr. Dist. Unit II
(Advance for land acquisition) 330,850
Kawailoa Road Realignment
(Site clearance) 1,000
Likelike Highway and Kalihi
Street Intersection
(Construct median opening)... 38,000

Drainage and Flood Control:

Keolu Hills Drain (Land acq.
engineering & construction) 80,000
Waiale Stream Flood Control
(Additional for land acq.--
settlement of Civil No. 4679) 20,151

Park Improvement:

Waimalu Playground (Equipment
rental used in development
of playground) 2,828 \$499,829

**ADDITIONAL REQUIREMENTS FOR
1962-1963 FISCAL YEAR**

School Improvements:

Aiea Intermediate School
(Chlorinator building \$8,000;
access road, planning \$5,000) - 13,000
Castle High School (Compensa-
tion for extra work) 983
Farrington High School
(Laboratory facilities) 108,000
McKinley High School (12 spl.
classrooms--supplement
State funds) 110,000

Pearl City Highlands Elem. School (2 portable classrm)	27,000	
Waianae High School (4 portable classrooms).....	54,000	
Waipahu Elementary School (2 portable classrooms)....	27,000	
Other Building Improvement:		
Municipal Auditorium (Sprinkler system for grounds).....	<u>26,500</u>	<u>366,483</u>
TOTAL		<u>\$866,312</u>

METHOD OF FINANCING

TRANSFER FROM PROJECTS FINANCED OUT OF CURRENT REVENUES:

General Fund:		
Pearl City Kai Elem. School	366,000	
Highway Fund:		
Wyllie Street Frontage Impr.	<u>39,000</u>	405,000

TRANSFER FROM PROJECTS FINANCED OUT OF GENERAL OBLIGATION BONDS:

Sewer Projects:		
Kaneohe Bay East Interceptor Sewer	300,000	
Kaneohe Sewers, Section II, Improvement District	26,500	
Diamond Head Road Trunk Sewer	<u>134,812</u>	<u>461,312</u>
TOTAL		<u>\$866,312</u>

Mr. Lee stated that the sum of \$866,312 is being lapsed from projects which would not be ready for planning or actual construction by June 30, 1963 and reappropriated to other projects ready for improvements this fiscal period. Funds for projects which have been deferred will be provided in the next fiscal year's program, except for Wyllie Street Frontage Improvement project which was defeated by the property owners.

The Commission, on motion of Mr. Centeio and second of Mr. Lemmon, recommended approval of the amendments to the Capital Program and the Capital Budget Ordinance for the fiscal year July 1, 1962 to June 30, 1963.

The Commission reviewed Committee Report No. 685 from the City Council, requesting the Commission's recommendation on a proposal to utilize \$15,000 from the Improvement Revolving Fund.

The Director reported that this sum is required to purchase Parcels 115, 116 and 117 situated within North King Street widening on the makai side between Mokauea Street and Naopala Lane. Other parcels in this area have been purchased for road widening purposes. Since the proposed use of the Fund for acquisition of setback areas for King Street widening is consistent with other actions taken for eventual widening of King Street, the staff recommends approval to utilize funds from the Improvement Revolving Fund with the provision that the Fund be reimbursed at a later date.

**C.I.P.
IMPROVEMENT
REVOLVING FUND
ACQUISITION OF
SETBACK AREA ON
N. KING STREET
BETWEEN MOKAUEA
STREET & NAOPALA
LANE**

The Commission, on motion of Mr. Lemmon and second of Mr. Centeio, recommended approval to utilize \$15,000 from the Improvement Revolving Fund for the purpose intended.

**GENERAL PLAN
KANEHOE-HEEIA
BETWEEN 45-542 &
45-554 KAMEHAMEHA
HIGHWAY
INDUSTRIAL USE**

The Commission members visited a parcel of land situated in Kaneohe between 45-542 and 45-554 Kamehameha Highway.

Under consideration by the Commission is a proposal to amend a portion of the Kaneohe-Heeia General Plan by changing the land use designation from Residential use to Industrial use for the rear portion of this parcel of land situated back of existing Rural Limited Industrial District No. 6, located on the mauka side of Kamehameha Highway, including provisions for suitable 20-foot buffer strips along the Pali side and rear boundaries of this parcel of land.

A public hearing was held and closed on February 28, 1963, and action had been deferred pending a visit of the site to check the contour of the land and the adequacy of the buffer areas.

As a member who visited the site, Mr. Lemmon made a motion to recommend approval of the proposed amendment to the Kaneohe-Heeia General Plan. His motion was seconded by Mr. Kanazawa and carried. Mr. Centeio disqualified himself from voting on this matter.

**ZONING APARTMENT
DISTRICT C
KAILUA
OFF HAHANI STREET
CENTEX-TROUSDALE
COMPANY**

The Commission again considered a proposed change in zoning from existing Rural Protective zone to Apartment District C for an area of land situated approximately 210 feet southerly of Kailua Road and east of Hahani Street, comprising approximately 9 acres, in conformity with the General Plan of Kailua.

A public hearing was held and closed on February 14, 1963, and the matter was laid on the table for 60 days and in the interim, the Director was requested to contact the applicant and Campos Dairy and urge upon both parties to see whether or not the dairy can be relocated to a mutually satisfactory area and in the event this cannot be accomplished in the lapse of 60 days, the matter be then placed on the agenda for further consideration by the Commission.

At the hearing, Campos Dairy had registered a protest against further encroachment of apartment uses next to the dairy operation. The Dairy has 27 more years on its lease and it feared that additional apartments may increase complaints on the stench from the dairy operation during rainy weather causing a hardship on the Dairy. However, Campos Dairy agreed that from the public health standpoint a dairy should not be located next to residential uses and preferred moving elsewhere. A tentative relocation site was offered by Kaneohe Ranch, owner of the land, and due to the many details involved before a settlement can be reached, Campos Dairy had requested a deferment for a month or so. Should the Dairy be successful in the relocation, its objection would be withdrawn.

The Director reported that 60 days has lapsed and to date, he has received no communication from both parties, the applicant and Campos Dairy. He noted that representatives of Campos Dairy and the applicant were present in the audience.

Mr. Thomas Goodbody, attorney, representing Campos Dairy, stated that after the date of the Commission's meeting, he had received a favorable report from Mr. White of Kaneohe Ranch regarding the relocation of the dairy. However, there has been no favorable report from the Centex-Trousdale Company. There has been no official communication from Mr. White on the settlement of the relocation site, since, in the meantime, Mr. White had gone to Japan and returned about 10 days ago. He believed that Mr. White would be replying to the memorandum sent to him by Campos Dairy.

Mr. Morio Omori, representing Centex-Trousdale Company, stated that an offer made by Campos Dairy was rejected by his client and since then there has been no offer which would be acceptable. The offer which was rejected was to sell the leasehold, under certain conditions, for \$1,390,000 in cash. The conditions included relocation to another site, 15 month period for construction and removal including removal of the cows. With these conditions and price, he stated that a settlement could not be reached.

Mr. Omori then requested the Commission to act favorably upon the proposed change in zoning from Rural Protective to Apartment District C zoning on the basis that the change is in accordance with the General Plan adopted for the area. He pointed out that this zoning would not change the character of the area which has existing apartment developments in the immediate adjacent area. This zoning also should not affect present regulations of the Board of Health. Should more stringent regulations be imposed on the dairy operation because of the increase in apartment use, he believed that Campos had recourse of appeal to require that the Board of Health comply with existing regulations only.

Mr. Goodbody referred to a letter filed by the Chamber of Commerce of Windward Oahu, stating the Chamber's belief that the present land use is improper and detrimental to the community and approving the proposed apartment zoning of the area. He also read a newspaper article by the Inquiring Reporter in which adverse comments on the stench from the dairy operation were voiced by the people interviewed.

Mr. Goodbody stated that Campos Dairy is aware that a dairy should not be at this location and that it must eventually be relocated. However, since the dairy has another 27 years on its lease and until the problem of relocation can be settled, he felt that in the interest of public health, the present situation should not be aggravated by permitting additional apartment developments, especially since such development would be very close to the dairy. His client, therefore, requests that the proposed change in zoning be denied until such time the dairy is no longer in the area. On the rejection offer, he stated his belief that there has been no official communication on the matter although it is apparent that Centex-Trousdale is not desirous of accepting the offer.

This matter was taken under advisement on motion of Mr. Lemmon and second of Mr. Hustace.

In considering this matter later, Mr. Centeio expressed his opinion that the proposed change in zoning should be denied. He stated that the dairy has been in operation prior to residential uses of the surrounding area and it has 27 years remaining on the lease. He felt that a hardship would be created to the dairy operator should encroachment of apartment uses be permitted closer to the dairy.

Mr. Hustace stated that the dairy has every legal right to remain in the area but the problem of stench and complaints from the residents cannot be overlooked. He felt that if the owner of the land desires the continued success of both of his lessees, he should act to protect them. The land owner also has a responsibility to the community as a whole by protecting it from undesirable elements. The landowner, therefore, should act as an intermediary in resolving the present problem without involving the Commission in the negotiation for price settlement.

Mr. Hustace made a motion to defer action for two weeks with a request to Kaneohe Ranch that it meet with both lessees in an attempt to resolve the problem. His motion was seconded by Mr. Lemmon and carried.

LAND USE COMMISSION
PETITION
KAHANA VALLEY
URBAN USE
(JAMES H. WOLTERS)

The Commission again reviewed the request from the State Land Use Commission requesting the Planning Commission's comments and recommendation on an application filed by Mr. James H. Wolters for an amendment to the temporary district boundary by changing the district designation from agriculture and conservation to urban for land situated in Kahana Valley. The matter had been deferred for further information from Mr. Wolters on the exact boundary of the area requested for urban designation.

Mr. Hustace disqualified himself from participating or voting on this matter.

The Director reported that the applicant has submitted the following information accompanied by a map of Kahana Valley outlining the area requested for urban designation:

270 acres	-	Cultural and Recreational
2,490 acres	-	Residential
290 acres	-	Apartment
107 acres	-	Business
6 acres	-	School

3,163 acres - Total Urbanization

2,037 acres - Forest Reserve area

5,200 acres - Total area of the Valley

The Director pointed out on the map, the area outlined in red requested for urbanization. Within this boundary, he stated that the area outlined in green is presently designated as park use while the remainder is designated as agriculture on the City and County's General Plan adopted for the area. The Land Use Commission's designation of the park area is agriculture and the remainder as conservation.

In the discussion that followed, Mr. Centeio stated his belief that since park use is permitted in an agricultural area, the Commission should recommend to the Land Use Commission that it accept the park boundary of the City's General Plan by designating the subject area as park use on the Land Use Commission's map. He felt that if the Land Use Commission accepts the recommendation, the area would no longer be in agriculture but in park use. The park designation would permit the applicant to submit his plans to the Planning Commission for consideration without requiring another petition to the Land Use Commission for change in the district designation.

The Director pointed out that Mr. Centeio's proposal for park designation of the subject area would not remove the agriculture designation on the Land Use Commission's map.

Mr. Centeio replied that this is all right as long as the Land Use Commission accepts the park designation for the area.

Asked by the Commission for his recommendation, the Director stated that the Commission should adhere to the General Plan designation of the area for park and agricultural uses and deny the application by Mr. Wolters for urban use of the area outlined in red. He indicated that the only development permissible at this time is park use or an agricultural subdivision. Any other uses would require removal of the agricultural designation for a change to an urban designation by the Land Use Commission.

After further discussion, Mr. Centeio made a motion to recommend to the Land Use Commission that it accept the boundary outlined in green on the map as park use by designating this use on the Land Use Commission's map. His motion was seconded by Mr. Himeno.

The Director stated that the Commission may make such a recommendation to the Land Use Commission but to understand that park use is not a district designation; therefore, the present designation of conservation for the upper valley and agriculture for the lower valley areas still applies.

A vote was taken and the motion carried. Mr. Lemmon voted in the negative. Mr. Hustace abstained from voting.

**LAND USE COMMISSION
PETITION
WAIALUA
URBAN USE
(WAIALUA AGRICULTURAL CO.)**

The Commission reviewed a petition filed by the Waialua Agriculture Company for an amendment to the temporary district boundary by changing the district designation from agriculture to urban for 31 acres of land situated in Waialua adjacent to the Waialua Sugar Mill. The Commission's comments and recommendation on the application is required for submission to the Land Use Commission.

The Director stated that the area in question is required by the Agriculture Company for expansion of its housing project started in 1952. The request is justified since this area had been programed for expansion of the residential neighborhood.

Mr. Kim, Deputy Director, explained the development plan of the area proposed by the Agriculture Company. He stated

that the present mill camp sites are subjected to dust from the Sugar Mill; therefore, the Company decided to gradually phase out the camp and return the land to cane cultivation. In order to relocate the families living in these camp sites, the Company created a number of house lots in the area mauka of Waialua Beach Road for sale in fee to the employees. The Company now finds that it needs more land for expansion of the housing area.

He stated that at the time of adoption of the General Plan for Waialua, the Agriculture Company had no definite plans for expansion of the residential neighborhood, therefore, the subject area was left in agriculture use. The Company is now ready to proceed with its expansion plan.

In the discussion that followed, the Director indicated that the present camp sites, owned in fee by the Agriculture Company, are within the agricultural district and plans are to return the land to cane cultivation. The area in which the house lots are to be sold in fee to the plantation employees must be taken out of the agricultural district and placed in an urban district. Although this type of camp sites is permitted in an agricultural area, the fact that the lots are to be sold in fee requires an urban designation.

Mr. Lemmon made a motion to recommend to the Land Use Commission that the petition filed for change in district designation from agriculture to urban for the land in question be denied. His motion was seconded by Mr. Centeio.

Mr. Lemmon based his denial on the fact that urban designation of the subject area would be withdrawing agricultural land in an area which has already been general planned based on a projected population growth up to 1980. He believed that if there is a need for more house lots, the Agriculture Company should rehabilitate the present camp sites which have the necessary utilities and facilities rather than be involved in the extra expense of removing what is there for relocation to another site.

Mr. Hustace indicated that by retaining the existing camp sites on agricultural land, the residential use would be placed under a non-conforming use status. He wondered whether it would not be more desirable to restore the existing camp sites into a truly agricultural area then to perpetuate a use which, from the planning standpoint, really should not be there but removed. He felt that the basic problem was the increase in residential areas without a program to restore land for agricultural use.

Mr. Centeio stated that the motion for denial was in order since there has been no definite showing of need for additional residential areas. He stated that the Commission should adhere to the General Plan adopted for the area.

After further discussion, a vote was taken and the motion for denial was carried.

**GENERAL PLAN
KALIHI-KAPALAMA
COMPREHENSIVE
PLAN**

The Director informed the Commission of the receipt of a communication from the Kalihi-Palama Community Council requesting the Commission to hold the next public hearing on the proposed general plan for the Kalihi and the Kapalama areas at the Farrington High School Auditorium in the evening at a date convenient to the Commissioners. The Council stated that it is not a spokesman for all the property owners in the area and the evening hearing in the Kalihi-Palama area would provide an opportunity for more persons to attend the hearing.

The Commission noted that a public hearing was held on October 11, 1962, to consider the general plan proposed for the area and the hearing was continued indefinitely at the request of the community association for further study and comments on the plan. Since the association had submitted no comments and in order to reactivate the matter, the Commission recently took action to hold two public hearings to consider the general plan for the Kalihi and the Kapalama areas separately.

With reference to the request of the Community Council, the Commission stated that in the past it had held public hearings at a later time, 4:00 p.m., or 5:00 p.m., in the Council's Assembly Room so that more people could attend the hearings. A hearing held at City Hall is much more convenient since the maps and other pertinent data would be readily available. This later time was scheduled at the time of the hearing for the Waianae General Plan.

The Commission advised the Director to inform the Community Council of the Commission's plan to hold a public hearing at 4:00 p.m., or 5:00 p.m., in the Council's Assembly Room at a date to be established later by the Director and to state whether or not this would be acceptable to the Community Council. This hearing is to consider the entire general plan proposed for the Kalihi and the Kapalama areas. The Community Council should also be advised to convey to the people that this hearing is for comments and suggestions on the general plan proposals and is not an information seeking session.

**MISC.
ACCEPTANCE OF
FILMS ON PLANNING
MATTERS**

The Director requested the Commission to accept the 16 mm color motion films that he had taken recently of housing projects and planning developments engaged in by various planning agencies in Europe and Asia so that he may be reimbursed the cost of the films, processing and sound stripping.

The Commission members who saw the film commented that it was well taken and very informative.

The Commission accepted the films and recommended that the Director be reimbursed the expense of the films, on motion of Mr. Lemmon and second of Mr. Centeio.

**ZONING ORDINANCE
AMENDMENT TO THE
CONDITIONAL USE
ORDINANCE**

The Director informed the Commission that the City Council recently amended the Conditional Use Ordinance to include the following permissible uses:

- "(g) Recreational or amusement developments, whether conducted for profit or not, such developments being limited to the following:

- 1) Athletic fields, gymnasiums, stadiums, and auditoriums;
- 2) Auto race tracks and drag strips;
- 3) Boy scout, girl scout and "Y" camps;
- 4) Circus, fair and carnival grounds;
- 5) Disneyland type amusement parks;
- 6) Fisheries;
- 7) Ice skating and roller skating rinks;
- 8) Marinas
- 9) Miniature golf courses and golf driving ranges;
- 10) Natatoriums and swimming pools;
- 11) Oceanariums and aquariums;
- 12) Riding stables and private stables; and
- 13) Rifle or pistol ranges, trap or skeet ranges and archery ranges.

(h) Drive-in theaters

(i) Airports, heliports and landing fields."

The Director stated that possible inclusion of drag strips, airports, heliports and landing strips in the Conditional Use Ordinance were discussed by the Commission but no official recommendation action had been taken.

The Commission recalled that at the time of discussion, the proposed ordinance to amend the Conditional Use Ordinance was separated into two. The portion which would amend the procedure for obtaining approval of conditional use by requiring a public hearing by the Commission was recommended approval by the Commission for transmittal to the City Council while the first portion amending the list of permissible uses was deferred pending further study to include other permissible uses, such as, churches and utility substations. The Commission also recalled that at the time the drag strip request was considered for placement in a noxious industrial area, a discussion was held on the possible inclusion of this use in the Conditional Use Ordinance also. The Commission did not recall submitting any recommendation to the City Council to include drag strips, airports, heliports, and landing fields in the Conditional Use Ordinance.

The Director reported that the proposed ordinance to amend the procedural section of the Conditional Use Ordinance was detained in the Corporation Counsel's office, then in the Clerk's Office where an attorney had reviewed it and only recently was the ordinance returned to this office. The Ordinance will be submitted to the City Council for consideration and approval. In the

meantime, the drag strip request was considered by the Commission and an individual had appealed to the City Council to include airports, heliports and landing fields in the Conditional Use Ordinance. In the review of airports, etc., drag strips was mentioned; therefore, the Council had directed the Corporation Counsel to prepare an appropriate ordinance to amend the Conditional Use Ordinance and the result of its action is the approval of the ordinance as read by him. He did not believe the Council was aware that there was no recommendation from the Planning Commission to include drag strips in the Conditional Use Ordinance, although he had mentioned that the Commission was favorably inclined to include this use.

Mr. Morio Omori, attorney representing an individual who is interested in developing a drag strip, informed the Commission, as a matter of clarification, that at the time of discussion by the Council to include airports, etc., in the Conditional Use Ordinance, a suggestion was made at the Council level to look into the possibility of including drag strips also. It was through this procedure and not through recommendation from the Commission that drag strips were included. He did not recall hearing the Director report that the Commission had recommended the change.

The Commission stated that it had no objection to the action taken to amend the Conditional Use Ordinance as long as the records showed that there was no recommendation from the Planning Commission.

No action was taken on this matter.

**GENERAL PLAN
WAIANAE
AMENDMENT TO
STREET LAYOUT**

The Director initiated an amendment to portion of the Waianae General Plan, Street Layout, as follows:

- 1) Establish a 56-foot road on the Makaha side of and running parallel with Waianae Valley Road from the Forest Reserve boundary to the intersection of Plantation Road and Waianae Valley Road;
- 2) Establish an 80-foot road over and across the Waianae Kolekole Pass Road to serve the Maili side of Waianae Valley;
- 3) Widen to 44 feet, the 20-foot government road connecting Waianae Valley Road and the proposed 56-foot road;
- 4) Establish a 44-foot deadend road over and across a 30-foot right-of-way off a 44-foot loop road;
- 5) Realign the general planned street along the mauka boundary of Waianae Elementary School to connect with Imipono Street; and
- 6) Realign the general planned MacArthur Street to follow the existing right-of-way.

The Director stated that an extensive study of the area was made by the staff and the recommendation as submitted is proposed for adoption on the general plan. The road through Kolekole Pass would provide a direct connection from Waianae to Schofield. The proposed 56-foot roadway

running parallel with Waianae Valley Road would permit future subdivisions in an orderly fashion and prevent long narrow lots off the present road. It is designed to permit one acre agricultural subdivisions. Although this area is not expected to be developed within the next 5 or 10 years, the general plan road alignment should be established at this time to prevent any construction within the alignment and to guide future developments in the area.

Some of the Commission members felt that it was premature to designate such wide roadways on the general plan at this time when the area is designated for agricultural uses for the next 20 years and that there is no showing of urbanization within this period. Other members, however, felt that establishment of road alignments at this time would help developments in the area. This establishment at this time would not affect anyone financially.

A motion to authorize the calling of a public hearing to consider the proposed amendment to the Waianae General Plan was made by Mr. Lemmon, seconded by Mr. Centeio, and carried. Messrs. Hustace and Yamabe voted in the negative based on their belief that this alignment was premature at this time.

**ZONING BUSINESS
KAILUA
KAMEHAMEHA HIGHWAY
& KANEOHE BAY
DRIVE
WINDWARD CITY
SHOPPING CENTER**

The Director initiated a change in zoning from existing Highway and Rural Protective zone to Business for portion of land situated within the Windward City Shopping Center complex situated at the corner of Kamehameha Highway and Kaneohe Bay Drive. The proposed change is in conformity with the General Plan adopted for the area. Approximately 5 acres is zoned business while the remainder of 10 acres is set aside for off-street parking.

The Director stated that the Windward City, Ltd., developer of the area, had requested business zoning for the entire parcel since it believed that this would provide flexibility of development and not jeopardize its opportunity to obtain tenants. Recently, it had a tenant for location in the area but in the process of having an area zoned for business, the tenant became disinterested. This loss of tenants creates a hardship. However, he had explained to the applicant that business zoning of the entire area is not desirable since the Commission would like to have some control of development to see that the area is not over-developed and that sufficient open areas and off-street parking areas are set aside. After a discussion, it was mutually agreed that business zoning should only be extended to include the area at the corner of Kamehameha Highway and Koakahiko Street. This addition would provide freedom of movement for placement of a proposed department store, a bowling alley and a professional office building.

In the discussion that followed, Commissioners Centeio and Lemmon stated their belief that the entire area should be zoned for business rather than a defined boundary as proposed by the Director. They stated that there will be control on the amount of business uses placed in the area since the Off-Street Parking Ordinance requires the setting aside of 40% of the area for parking. The Commission has no jurisdiction over control of specific uses and occupancy of the business areas. Since the

General Plan designation for business covers the entire 15-acre area, they felt that this boundary should be followed.

Mr. Centeio's motion to recommend to the Director that he consider initiating a change in zoning to business for the entire area was seconded by Mr. Lemmon.

The Director stated that the concept of a planned shopping center complex is to assure the placement of structures to best complement the area with sufficient off-street parking and open areas. The Commission has a responsibility to the community to assure an orderly and desirable shopping center complex and this can be done by having partial control. Should the entire area be zoned business, there is nothing to prevent structures from being constructed at the corner of Kamehameha Highway and Kaneohe Bay Drive or all along the highway frontages.

Mr. Centeio did not believe that the developer would jeopardize his investment by placing structures indiscriminately all over the area and ruin the aesthetics. He stated that the developer should have freedom of movement to place structures as he desires.

Mr. Lemmon also felt that the developer would not do anything to jeopardize his investment. He pointed out that the development layout plan could be improved by having the off-street parking areas around a nucleus of business structures. He stated that complete freedom of movement would permit a change in the layout plan to further improve the area.

After further discussion, a vote was taken and the motion carried unanimously.

A motion to have the Director set the public hearing date at his discretion was made by Mr. Centeio, seconded by Mr. Lemmon, and carried.

The Commission, on motion of Mr. Kanazawa and second of Mr. Himeno, recommended adoption of the following street names:

(1) Street names for roadways within the Alii Lands Subdivision at Kahaluu:

AHUIMANU ROAD - Extension of existing roadway mauka to its terminus past Ahuimanu Loop.
MALUMALU PLACE - Deadend roadway off Ahuimanu Road mauka of Ahuimanu Loop.
Meaning: Shelter or protection

(2) Street name for roadway within the subdivision of Lots 68 and 69 of Land Court Application 1002 at Kaneohe:

ALINA PLACE - Deadend roadway off Lilipuna Road being on the Kahaluu side of Halliday Place.
Meaning: Ah Lin

STREET NAMES
KAHALUU
ALII LANDS
SUBDIVISION

STREET NAMES
KANEHOE
"ALINA PLACE"

**STREET NAMES
KANEHOE
BAY VIEW MARINA
SUBDIVISION**

**(3) Street names for roadways within the Bay View Marina
Subdivision at Kaneohe:**

- KAIMALU PLACE** - Deadend roadway off the makai side of Kaneohe Bay Drive between Kuono Place and Nanamoana Street.
Meaning: Smooth sea
- KAIMALU WAY** - Deadend roadway off Kaimalu Place.
- KUONO PLACE** - Deadend roadway off the makai side of Kaneohe Bay Drive on the Kailua side of Kaimalu Place.
Meaning: Gulf or Bay

**STREET NAMES
WAIMANALO
STATE'S AGRI-
CULTURAL SUBDVN.**

**(4) Street names for roadways within the State's Waimanalo
Agricultural Subdivision:**

- KAKAINA STREET** - Extension of existing roadway to its terminus mauka of Waikupanaha Street.
- KAKAINA PLACE** - Deadend off Kakaina Street mauka of Waikupanaha Street.
- MAHAILUA STREET** - Extension of existing roadway to its terminus mauka of Waikupanaha Street.
- KAULUKANU ST.** - Extension of existing roadway to its terminus mauka of Waikupanaha St.
- KAULUKANU PLACE** - Deadend off Kaulukanu Street mauka of Waikupanaha Street.
- WAIKUPANAHA PL.** - Deadend roadway off Waikupanaha Street between Mokulama Street and Ahiki Street.

**STREET NAMES
MOANALUA
FOSTER VILLAGE,
UNITS 7, 8 & 9**

**(5) Street names for roadways within the Foster Village
Subdivision Units 7, 8 and 9:**

- HALOA DRIVE** - Extension of existing roadway mauka thence to its terminus at the intersection of Piikea Street and Halupa Street.
- OLING STREET** - Extension of existing roadway mauka thence to terminate at Halupa St.
- PUANAKAU STREET** - Extension of existing roadway thence terminating at Halupa Street.
- MOLEHU DRIVE** - Extension of existing roadway thence terminating at Halupa Street.
- HALUPA STREET** - Termination of existing roadway between Lehia Street and Haloa Dr.
- PIIKEA STREET** - Extension of existing roadway mauka thence makai to terminate at its intersection with Haloa Drive and Halupa Street.

EPUKANE STREET - Roadway from Molina Street going mauka and parallel to Haloa Drive.
Meaning: Spouse

MOLINA STREET - Roadway off Halupa Street going in a Honolulu direction thence mauka.
Meaning: Any border used for trimming

STREET NAMES
HALAWA
HALAWA HILL
ESTATES, UNIT II

(6) Street names for roadways within the Halawa Hill Estates Subdivision, Unit II:

ULUNE STREET - Extension of existing roadway in a Honolulu direction past Halawa Heights Road.

ULUNE PLACE - Deadend roadway off Ulune Street on the Honolulu side of Halawa Heights Road.

HULUMANU STREET - Extension of existing roadway going in a mauka direction to its terminus past Aumakiki Loop.

AUHAU PLACE - Deadend roadway off Hulumanu Street between Halawa Heights Road and Apela Street.
Meaning: Tax or assessment

APELA STREET - Roadway off Hulumanu Street makai and parallel to Iwaiwa Street.
Meaning: Old or aged

IWAIWA STREET - Extension of existing roadway in a Honolulu direction.

NAHIOLEA STREET - Roadway from Iwaiwa Street to Aumakiki Loop.
Meaning: A variety of taro

AUMAKIKI LOOP - Loop roadway off Hulumanu Street mauka of Iwaiwa Street.
Meaning: A variety of sweet potato

AUMAKIKI PLACE - Deadend off Hulumanu Street across Aumakiki Loop between Nahiolea Place and Iwaiwa Street.

OHAPUEO PLACE - Deadend off Hulumanu Street between Nahiolea Place and Ohelopapa Place.
Meaning: A fruit tree

OHELOPAPA PLACE - Deadend roadway off Hulumanu Street mauka of Ohapueo Place.
Meaning: A native Hawaiian strawberry

The meeting adjourned at 5:15 p.m.

Respectfully submitted,

Carole A. Kamishima
Carole A. Kamishima
Planning Reporter

Special Meeting of the Planning Commission
Minutes
May 1, 1963

The Commission met in special session on Wednesday, May 1, 1963, at 9:00 a.m. in the Conference Room of the City Hall Annex with Chairman Thomas N. Yamabe II presiding:

PRESENT: Thomas N. Yamabe II, Chairman
Frank W. Hustace, Jr.
George F. Centeio
Stanley T. Himeno
Kinji Kanazawa
Cyril W. Lemmon

Jacob Pyo, Principal Planner

ABSENT: Alfred A. Yee (on trip)
Fred K. Kwock, ex-officio
Bartley M. Harloe, ex-officio

MISC.
A.S.P.O. CONFERENCE
SEATTLE, WASH. The Commission met in special session to discuss whether or not to send a member of the Planning Commission to attend the American Society of Planning Officials' Planning Conference to be held in Seattle, Washington, from May 5th to 9th, 1963.

Mr. Centeio stated that he, as the previous chairman of the Planning Commission, the Planning Director and Councilman Richard Kageyama attended the World Planning Conference held in Paris, France, last year. He stated that these conferences are very worthwhile and informative and felt strongly that a member of the Commission should attend this conference in Seattle.

He believed that Mr. Yamabe, as chairman of the Planning Commission, and a member of the staff should attend. Since the Planning Director and the Deputy Director had attended planning conferences in the past, he stated that Jacob Pyo, Principal Planner, should be permitted to attend this conference.

Mr. Centeio made a motion to request the Mayor to approve travel by Mr. Thomas N. Yamabe II, Chairman of the Planning Commission, and Mr. Jacob Pyo, member of the Planning staff, to attend the A.S.P.O. Planning Conference in Seattle, Washington, from May 5th to 9th. His motion was seconded by Mr. Lemmon and carried unanimously.

MISC.
COMMISSIONER
GEORGE F. CENTEIO

Mr. Centeio requested support from the other members of the Commission to request the Mayor to approve the reimbursement of approximately \$771 which he had incurred during his trip to Paris to attend the World Conference on Planning. Only \$10 was approved for reimbursement to him. He stated that this additional expense was incurred during his travel prior to and after the planning conference.

The Commission, on motion of Mr. Lemmon and second of Mr. Hustace, voted to request the Mayor that he reconsider the decision made on Mr. Centeio's request for reimbursement with the recommendation that Mr. Centeio be reimbursed for any justifiable expense.

The meeting adjourned at 9:15 a.m.

Respectfully submitted,

Carole A. Kamishima
Carole A. Kamishima
Planning Reporter

Meeting of the Planning Commission
Minutes
May 9, 1963

The Planning Commission met in regular session on Thursday, May 9, 1963, at 1:55 p.m., in the Conference Room of the City Hall Annex with Mr. George F. Centeio, chairman pro tem, presiding:

PRESENT: George F. Centeio, Chairman pro tem
Kinji Kanazawa
Cyril W. Lemmon
Alfred A. Yee
Bartley M. Harloe, ex-officio

Frederick K. F. Lee, Planning Director
Wendell Kimura, Deputy Corporation Counsel

ABSENT: Thomas N. Yamabe II (on trip)
Frank W. Huatace, Jr. (on trip)
Stanley T. Himeno (on trip)
Fred K. Kwock, ex-officio (ill)

MINUTES: The minutes of the regular meeting of April 25, 1963, and the special meeting of May 1, 1963, as circulated, were approved on motion of Mr. Kanazawa and second of Mr. Lemmon.

**PUBLIC HEARING
GENERAL PLAN
KALIHI-UKA
AMENDMENT TO
STREET LAYOUT
AND PATTERN
(LAKOLOA PLACE)**

A public hearing was held at 3:00 p.m., to consider an amendment to a portion of the Kalihi-uka General Plan (Section 8) Street Layout and Pattern for area of land situated on the north side of School Street between Kam IV Road and Notley Street in Kalihi, as follows:

- (1) Delete the general planned extension of Lakoloa Place from its present terminus to Notley Street;
- (2) Provide a circular turn-around at the end of Lakoloa Place;
- (3) Reduce the general planned width of Lakoloa Place from existing 56-foot right-of-way to a 44-foot right-of-way; and
- (4) Establish a 6-foot widening on each side of the 20-foot deadend roadway situated on the mauka side of Notley Street and between School and Meyers Streets.

The public hearing notice published in the Honolulu Star Bulletin on April 29, 1963, was read by the Director who reported that copies of the hearing notices were sent to governmental agencies and the property owners affected by the changes.

The Director reported that the General Plan connection of Lakoloa Place with Notley Street is no longer necessary since lands to be served by the extension road will soon be developed by the Hawaii Housing Authority as a low-income duplex housing project. Access to this area will be from Meyers Street. Due to this deletion, there is no longer a need for a 56-foot right-of-way and, therefore, the proposal is to reduce Lakoloa Place to a 44-foot right-of-way with a circular turn-around at the end. This width should be sufficient to serve the single family

residential homes in the area. This roadway is approximately 800 feet long. The 20-foot deadend road off Notley Street is to be reduced from a 56-foot right-of-way to a 32-foot deadend road.

Mr. Eisho Toyama, property owner residing in the area served by the 20-foot deadend road, reported that five other property owners residing in the area are also present in the audience. He requested a reason for proposing a 6-foot widening on both sides of this deadend street when it serves only a few homes.

The Director stated that the present width of this deadend street which is about 300 feet long and serves about 10 lots is inadequate. In order to provide easy freedom of movements for emergency vehicles and garbage trucks, an adequate width is necessary. The 32-foot width will provide for a pavement area of 20 feet with curbs, gutters and 6-foot sidewalks on both sides of the street. However, this improvement can be done only upon initiation of an improvement district and approval by majority of the property owners abutting the roadway.

Mr. Toyama commented that the property owners presently park their cars on one side of the street so that the garbage trucks have easy access into and out of the area.

Mr. Adolph R. Cardoza inquired whether the general plan width would be changed back to 20 feet should the property owners disapprove the improvement district plan.

The Director explained to the property owners that the purpose of a general plan is to show a street system and width which would adequately serve an area and does not necessarily mean that such a plan would be carried out by the city against the desires of the people. It is only upon approval from the property owners that the city would construct the streets in accordance with the general plan and the cost of such construction prorated and assessed to the owners. Therefore, should the owners disapprove an improvement district plan, the road will remain in its present width.

Mr. Shiro Okinaga stated that he owns a very small parcel of land and the 6 feet widening would take too much of his land.

No one spoke in support of the proposal. The Commission closed the hearing and took the matter under advisement on motion of Mr. Lemmon and second of Mr. Kanazawa.

In considering this matter later, Mr. Lemmon stated that there is no noticeable improvement of the 20-foot deadend road by proposing a 32-foot roadway since the pavement width of 20 feet is the same as what exists there now. He inquired whether a 32-foot right-of-way to serve 10 parcels is in conformity with the Subdivision Rules and Regulations.

The Director replied that the present 20-foot width extends from one property line to the other. Should there be any great activity in the area, the roadway would be completely congested; however, by the construction of sidewalks, much of the activity could be confined in the

sidewalk area leaving the roadway clear for traffic. He stated that the 32-foot right-of-way for a deadend street is in conformity with the Subdivision Rules and Regulations.

The Commission, on motion of Mr. Lemmon and second of Mr. Kanazawa, voted to recommend approval of the amendments to a portion of the Kalihi-uka General Plan (Section 8) Street Layout and Pattern as indicated in the public hearing notice.

PUBLIC HEARING
ZONING APARTMENT
DISTRICT C
PALAMA
MAUKA SIDE OF
KANOA STREET
BETWEEN PUA ST.
AND BANYAN ST.
THE PROTESTANT
EPISCOPAL CHURCH

A public hearing was held to consider a change in zoning from existing Class A Residential to Apartment District C for two parcels of land containing a total area of 34,414 $\frac{1}{2}$ situated on the mauka side of Kanoa Street between Pua Lane and Banyan Street in Palama. This change is in conformity with the General Plan adopted for the area.

The public hearing notice published in the Honolulu Star Bulletin on April 29, 1963, was read by the Director who reported that no written protests had been filed.

He pointed out on the map the area in question situated across Pua Lane from the Mayor Wright low-income housing project and to the rear of the Episcopal Church fronting on King Street. Kanoa Street is to be deleted in accordance with the general plan and access to the property is off Pua Lane and Banyan Street. A development plan has been submitted showing two separate apartment structures, three stories in height with basement parking. Each structure contains 36 units with 38 parking stalls.

No one spoke in support or against the proposed change in zoning. The public hearing was closed and the matter was taken under advisement on motion of Mr. Kanazawa and second of Mr. Yee.

In considering this matter later, the Director, in compliance with the Commission's request, pointed out on the map the existing land uses in the area, specifically those zoned and developed as apartments. He pointed out that the Mayor Wright housing area and the apartment development across Palama Settlement have set a pattern for apartment developments in the area. Most of the lots in the area are small parcels still in residential use. There are a few business uses along King Street frontage.

Mr. Lemmon inquired whether the Commission has any control over development. He felt that the plan could be improved by providing more light and air and creating less density as proposed.

The Director stated that the development plan as shown complies with the existing zoning regulations. There are no other controls that could be imposed by the Commission.

The Commission voted to recommend approval of the change in zoning from Class A Residential to Apartment District C for the property in question on motion of Mr. Yee and second of Mr. Kanazawa.

**PUBLIC HEARING
ZONING RESORT-
HOTEL DISTRICT 2
HAUULA
MAUKA END OF
HAUULA HOMESTEAD
ROAD
CULLEN'S LTD.**

A public hearing was held to consider a change in zoning from existing Rural Protective zone to Resort-Hotel District No. 2 for area of land situated at the mauka end of Hauula Homestead Road, same being the Cooper Ranch Inn premises, comprising approximately 15 acres. This change is in conformity with the General Plan adopted for the area.

The public hearing notice published in the Honolulu Star Bulletin on April 29, 1963, was read by the Director who reported that no written protests had been filed. He pointed out on the development plan submitted, the areas proposed for construction of one-story cottage type homes for visitors, the main office, recreational areas and food service areas.

Mr. Henry Nakatani inquired whether the proposed zoning would raise the property tax of properties in the surrounding area.

The Chairman informed him that the Commission has no authority to state whether or not the property tax would be raised as a result of this zoning. The Commission merely acts on the proposed rezoning application in compliance with the general plan adopted for the area.

Mr. Robert Law, representing the owner of the property, was present to answer any questions from the Commission members.

No one spoke against this proposal.

Mr. Centeio informed the other members of the Commission that he is disqualifying himself from voting on this matter; therefore, he requested that this matter be deferred until more members are present.

The Commission voted to close the public hearing, take the matter under advisement and to defer action for two weeks on motion of Mr. Lemmon and second of Mr. Kanazawa.

**CAPITAL IMPROVE-
MENT PROGRAM
AMENDMENT TO
C.I.P. FOR FISCAL
YEAR JULY 1, 1962
TO JUNE 30, 1963**

The Commission reviewed the communication from the City Council requesting the Commission's comment and recommendation on a proposal to amend the Capital Program and the Capital Budget Ordinance (Bill No. 62) for the fiscal year July 1, 1962 to June 30, 1963, by reducing the appropriation for Kapalama Improvement District, Unit II by \$50,000, which is in excess of the appraisal figure, and adding therein the Kuliouou Improvement District project, \$50,000.

Mr. Robert Lee, Deputy Budget Director, informed the Commission that it had already submitted its recommendation on the proposed amendment to the Program as contained in Bill No. 62. The amendment under consideration is an additional amendment to the Program by reducing \$50,000 from the Kapalama Improvement District, Unit II and adding this sum to the Kuliouou Improvement District project.

The Commission, on motion of Mr. Lemmon and second of Mr. Kanazawa, voted to recommend to the Council, approval of the proposed amendment to the Capital Program and the Capital Budget Ordinance (Bill No. 62) for the fiscal year July 1, 1962 to June 30, 1963.

**CAPITAL IMPROVE-
MENT PROGRAM
AMENDMENT TO THE
C.I.P. FOR THE
FISCAL YEARS
1964-1969**

The Director presented to the Commission for comment and recommendation, amendments to the Capital Improvement Program for the City and County of Honolulu for the fiscal years of 1964 to 1969 and the Capital Budget Ordinance (Bill No. 41, 1963) for the fiscal year 1963 to 1964, as proposed by the Mayor as follows:

**ADDITIONAL PROJECTS TO
Department of Buildings--School Improvements:**

4.137	Waiālae Elementary School 12 Classrooms (Replacement).....	\$ 264,000
4.056	Kalakaua Intermediate School 12 Classrooms (Replacement).....	264,000
4.012	August Ahrens Elementary School 8 Classrooms (Replacement).....	163,000
4.063	Kalihi-Waena Elementary School 8 Classrooms (Replacement).....	176,000
4.088	Likelike Elementary School 12 Classrooms (Replacement).....	264,000
4.089	Liliuokalani Elementary School 8 Classrooms (Replacement).....	176,000
4.046	Kahuku Elementary & High School 6 Classrooms (Replacement).....	<u>132,000</u>
	TOTAL	\$1,439,000

**ADDITIONAL APPROPRIATION FOR THE
FOLLOWING PROJECTS:**

<u>Project</u>	<u>Estimated Cost to City</u>	<u>Provided in Bill No. 41 (Proposed CIP)</u>	<u>Additional Cost</u>
Kawainui Swamp Flood Control	\$ 850,000	\$ 550,000	\$ 300,000
Kualoa Beach Park	632,000	---	632,000
Foster Gardens	255,500	365,000	(109,500)
Waimalu Park	<u>1,702,925</u>	<u>5,000</u>	<u>1,697,925</u>
	<u>\$3,440,425</u>	<u>\$ 920,000</u>	<u>\$2,520,425</u>
	GRAND TOTAL		\$3,959,425

To finance the added requirement, funds from the following sources are proposed:

Public Improvement Bond Fund-- Unappropriated Surplus	\$ 125,000
Miscellaneous Agency Trust Fund (Transfer)	300,000
Reductions from: 4.150 Waipahu Intermediate School Project	385,000
4.020 Farrington High School Project	108,000
Deletion of: 1.087 Wylie Street I.D. Nuuanu to Liliha Streets	61,000
5.156 Waikiki Beach, Kuhio Section	73,000
General Fund--Additional Pay-as-you-go	880,425
Proceeds from General Obligation Bonds	<u>2,027,000</u>
TOTAL	\$3,959,425

Mr. Robert Lee explained that the additional school projects are for replacing old termite-infested classrooms. Project No. 4.089 Liliuokalani Elementary School, replacement of 8 classrooms, is included in the State's Capital Improvement Program; therefore, should this project be approved by the governor, this item will be deleted from the Mayor's proposal.

The additional appropriation for the Kawainui Swamp Flood Control project is to expedite the undertaking of this project. Federal aid is available for this project.

A study of the Kualoa Beach as a proposed public park was recently completed by Harland Bartholomew and Associates. The amount of \$632,000 estimated includes funds for engineering and reappraisal, land acquisition and the first increment of development. Federal aid close to \$200,000 is anticipated for this project.

For the addition to the Foster Gardens, there is a possibility of obtaining \$109,500 from the Federal Open Space Program.

Waimalu Park is being offered to the City at one-half of the appraised value. There was a possibility of receiving this land from the Federal government at no cost to the City but due to a recent decision by the Supreme Court that the State may not file suit against the Federal government, it seems unlikely that the City would be able to obtain the land without paying for it.

Mr. Lee stated that should the City receive the Waimalu land free from the Federal government and State and Federal aid are received from the other projects, general obligation bond requirements will be reduced. No bonds will be sold until the projects are ready for undertaking.

After a brief discussion, the Commission voted to grant conditional approval to the proposed amendments to the Capital Improvement Program for the fiscal years 1964 to 1969 as proposed by the Mayor on motion of Mr. Lemmon and second of Mr. Kanazawa. The action to grant conditional approval was taken since the City Council has not approved the proposed amendments.

**C.I.P.
IMPROVEMENT
REVOLVING FUND
ACQUISITION OF
DRAINAGE EASEMENT
LANIKAI FLOOD
CONTROL PROJECT**

The Commission reviewed Committee Report No. 834 from the City Council, requesting the Commission's recommendation on a proposal to utilize \$500 from the Improvement Revolving Fund.

The Director stated that this sum is required for acquisition of a drainage easement over Parcel 10 and an undivided one-half interest in Parcel 9 of the Lanikai Flood Control Project Job No. 50-53.

The Commission recommended utilization of \$500 from the Improvement Revolving Fund for the purpose intended on motion of Mr. Kanazawa and second of Mr. Lemmon.

**GENERAL PLAN
WAIANAE
RELOCATION OF
CIVIC CENTER
SITE**

The Commission reviewed again proposed amendments to portion of the Waianae General Plan as follows:

- (1) Relocation of the proposed Civic Center site from its present site at the northerly side of Lualualei

Homestead Road to an area owned by the U.S. Government located on the mauka side of Farrington Highway between Makaha and Waianae Town; and

(2) Change in land use designation from Civic Center use to Residential use for the above-mentioned area.

A public hearing was held and closed on April 25, 1963, and action was deferred with a request to the Director that he prepare an overlay map delineating the location and size of the new Civic Center site together with the proposed uses for the balance of the military land.

The Director reported that from information received from the State Attorney General's office, the return of the military land under discussion to the State is anticipated within a few months. Therefore, for planning purposes, civic center use of the area may be designated on the General Plan. In compliance with the Commission's request, he stated that uses of the military land are proposed as follows: Civic Center use, 10 acres; elementary-intermediate school, 25 acres; and combination sewage treatment plant site and park use, 55 acres. At this time, no uses are being proposed for military land on the makai side of the highway.

He stated that an elementary-intermediate school is needed in this area. Rather than purchase expensive land, the present sewage treatment plant site in the area mauka of Farrington Highway and adjoining the industrial area is proposed to be relocated in this area. The park use will surround the plant and will act as a buffer from the school site.

A discussion followed on the proposed relocation of the sewage treatment plant site. The Director stated that cost was one of the reasons for deciding this relocation. Another reason was the favorable condition of the military land which is low and flat as compared to the present site which is on a high elevation on the base of a knoll. Although the new site would be farther away from Waianae town, it would be in the center of the high density areas.

Mr. Centeio believed that cost-wise, it would be much cheaper to have the plant site located near the ocean than farther inland on the military land.

Since the location of the sewage treatment plant is not one of the proposals for which a public hearing was held, the Commission decided to forego further discussion of this matter.

Mr. Lemmon's motion to recommend approval of the proposed amendments to portion of the Waianae General Plan by relocating the civic center site from its present location to the military land, however, nothing formal be done until the transfer of ownership is authorized, and designating the present civic center site to residential use was seconded by Mr. Kanazawa and carried.

Mr. Harloe suggested that a representative of the Sewer Department be present at the time of discussion on the relocation of the sewage treatment plant site.

ZONING BUSINESS
KANEQHE
KAMEHAMEHA HWY
& KANEQHE BAY
DRIVE
WINDWARD CITY
SHOPPING CENTER

For purposes of information, the Director informed the Commission that he has scheduled a public hearing on May 23, 1963, to consider a change in zoning from Highway Protective to Business for area of land situated at the southeast corner of Kamehameha Highway and Koskahiko Street which is a portion of the Windward City Shopping Center premises. This change is in accordance with the boundary for business use as initiated by the Director and is not for the entire 15 acres as recommended by the Commission. The change in zoning is in compliance with the General Plan adopted for the area.

The Director's action was based on his belief that flexibility of development should be permitted but with some control in order not to jeopardize the whole complex of the shopping center. Once zoned, there would be no control over development--the placement of structures or the shifting of uses. But, by zoning as an area is ready for a certain business development, there is assurance of a well-planned shopping center development.

Since the Commission had recommended the zoning of the entire area, a discussion was held whether or not it was proper for the Director to ignore the Commission's recommendation and proceed with a public hearing based on his own initiation. In order to present the complete facts to the public, the Commission felt that the hearing should be scheduled for the entire area. Since the parcel is owned by one owner, flexibility of development should be permitted. The Commission believed that zoning as proposed by the Director may be considered as piecemeal type of zoning.

The Director pointed out to the Commission that in accordance with the Charter provisions, the Director initiates a change in zoning; therefore, the public hearing notice should reflect the Director's proposal. Since the Charter authorizes the Commission to modify the Director's plan, the Commission may make any modification to his plan. The plan as modified would then be submitted to the City Council for consideration and action.

Although the matter was presented to the Commission for information, the Commission decided to take action to adhere to its previous recommendation.

Mr. Lemmon's motion to inform the Director that the Commission wishes to adhere to its recommendation made to zone the entire area was seconded by Mr. Centeio. No action was taken on this motion since Mr. Yee disqualified himself from voting on this matter.

Since this matter was presented as information, a public hearing will be held on May 23, 1963, to consider the change in zoning initiated by the Director. At the last meeting of the Commission, the Director was authorized by the Commission to schedule the public hearing date.

MISC.
1963 CONFERENCE
OF PLANNING
COMMISSIONERS
AND DIRECTORS

The Director reported that Honolulu is the host this year for the 1963 Conference of Planning Commissioners and Directors. An inquiry on the conference date has been received by Mr. Thomas Yamabe II, Chairman, from Mr. Robert Ohata, Maui Planning Director. Therefore, in compliance with Mr. Yamabe's request, he has prepared a tentative schedule.

For the date of the conference, the Director stated that August 2nd and 3rd, Friday and Saturday, were selected as tentative dates since the Mayor's Convention is in June and the National Homebuilders Convention is in September. The tentative agenda for Friday is a morning session on planning where a discussion will be held on legislation recently introduced or adopted by the Legislature followed by lunch with a guest speaker and an afternoon session to discuss the transportation study and the Community Renewal Program. Saturday will be devoted to a field trip to see the Kukui and Queen Emma projects, magic island, Kapahulu renewal project, Aina Koa and Wai'alae Iki subdivisions to compare the two types of access and lunch at Haiku Garden.

Mr. Lemmon suggested that time be set aside for a panel discussion whereby the various planning directors and commissioners could have an exchange of ideas and experiences, particularly in their respective areas.

For entertainment, Mr. Centeio suggested that on the last night of the conference, a dinner be held at a first-class establishment.

Since only four members were present today, the Commission felt that the full Commission should be present for preparing the schedule.

The Commission informed the Director to prepare an appropriate reply to Mr. Ohata, advising him of the Commission's interest and the reason for not selecting a definite date at this time.

ZONING APARTMENT
DISTRICT C
WAIPAHU
MAUKA SIDE OF
FARRINGTON HWY.,
BET. THE DRAINAGE
CANAL & PAIWA ST.
PACIFIC LAND HUI

The Director initiated a change in zoning from existing Class A Residential to Apartment District C for area of land containing 132,000^{sq} situated on the mauka side of Farrington Highway between a drainage canal and Paiwa Street in Waipahu. The change in zoning is in compliance with the General Plan adopted for Waipahu.

The Director reported that the area has been subdivided into 16 parcels. A performance bond in the amount of \$80,000 was posted by the owner to guarantee construction of street improvements and utilities. Waipahu is rapidly growing and there seems to be a demand for apartment units for transient military personnel. There are some apartment zoned areas still vacant but those apartments that have been built are fully occupied.

The Commission, on motion of Mr. Kanazawa and Mr. Yee, authorized the calling of a public hearing to consider the proposed change in zoning initiated by the Director.

GENERAL PLAN
KAIMUKI
MAKAI SIDE OF
WAIALAE AVENUE
BET. 7TH & 8TH
AVENUES
BUSINESS USE
(SUMIKO TANOUYE,
ET AL)

The Director initiated an amendment to the General Plan of Kaimuki by changing the land use designation from Residential to Business for the back portion of a parcel of land situated on the makai side of Wai'alae Avenue between 7th and 8th Avenues in Kaimuki.

The Director reported that the first 100 feet of this parcel of land containing 10,269^{sq} is zoned business while the remaining 63 feet depth is zoned Class A Residential. The owner proposes to extend an existing commercial building on the premises to the rear of the property by removing an existing single family dwelling.

The Commission authorized the calling of a public hearing to consider the proposed change in use as initiated by the Director on motion of Mr. Lemmon and second of Mr. Kanazawa.

GENERAL PLAN
EWA BEACH
SOUTHEAST CORNER
OF EWA BEACH RD
& FT. WEAVER RD.
APARTMENT USE
(K. MATSUO)

The Director initiated an amendment to the General Plan of Ewa Beach by changing the land use designation from residential to apartment use for a parcel of land situated at the southeast corner of Ewa Beach Road and Fort Weaver Road.

The Director reported that the property is presently zoned business with a variance permit for off-street parking surrounding the business zone. An apartment has been constructed in the area zoned for business. The general plan designation for this property is residential.

He stated that this is the same property for which a public hearing was held on May 24, 1963, to consider a rezoning from business and termination of the variance permit to Class A Residential at the request of the Ewa Beach Community Association. This matter has since been pending until a solution could be found which would be satisfactory to the owner, the community association and this office. The owner has now submitted a letter agreeing to the rezoning from Business to Apartment District C for the front portion of the property whereon exists the apartment building and Class A Residential for the back 5,000sq whereon exists a single-family residence. This new proposal would be more compatible with uses in the surrounding area than business use, therefore, he has initiated an amendment to the Ewa Beach General Plan to reflect the new use.

Mr. Centeio requested that this matter be deferred since he will be voting against the proposal. He did not believe that a man paying the high price of a business property should be subjected to a situation where he must defend himself from having his property rezoned from business to residential or to a lesser use. This is causing a financial hardship on the owner. Although the owner of the property was in favor of the change, he was against it on general principles.

The Commission deferred action on motion of Mr. Kanazawa and second of Mr. Lemmon.

ZONING BUSINESS
MAKAHA-WAIANA'E
FARRINGTON HWY
& MAKAHA VALLEY RD
CORNER STORES

The Director initiated a change in zoning from existing Highway and Rural Protective zone to Business for two parcels of land containing a total area of 51,048sq situated at the mauka-Kaena Point corner of Farrington Highway and Makaha Valley Road in Makaha, Waianae. This change is in compliance with the General Plan adopted for the area.

The Director reported that the area on the Kaena Point side of these parcels is zoned and utilized for business use by Corner Stores and these two parcels will be developed as part of its business complex. A development plan has been submitted showing the placement of the business structure with off-street parking in the front portion of the property.

Mr. Centeio commented that recently business use for a property situated on the opposite corner, across Makaha Valley Road, was denied by the Director. He stated that business use for that property was logical because of business and apartment uses on the other three corners. He believed that the general plan should be amended to designate business use for the subject property at the same time consideration is being given to zone the Cornet Stores property.

The Director pointed out that the proposal under consideration today is a rezoning and not a general plan amendment.

The Commission authorized the calling of a public hearing to consider the change in zoning initiated by the Director on motion of Mr. Lemmon and second of Mr. Yee.

The meeting was adjourned at 4:00 p.m., on motion of Mr. Lemmon and second of Mr. Yee.

Respectfully submitted,

Carole A. Kamishima
Carole A. Kamishima
Planning Reporter

Meeting of the Planning Commission
Minutes
May 23, 1963

The Planning Commission met in regular session on Thursday, May 23, 1963, at 1:40 p.m., in the Conference Room of the City Hall Annex with Chairman Thomas N. Yamabe II presiding:

PRESENT: Thomas N. Yamabe II, Chairman
Frank W. Hustace, Jr.
George F. Centeio
Stanley T. Himeno
Kinji Kanazawa
Cyril W. Lemmon (present at 4:00 p.m.)
Alfred A. Yee
Bartley M. Harloe (excused at 4:45 p.m.)
Fred K. Kwock (excused at 4:20 p.m.)

ABSENT: None

MINUTES: The minutes of May 9, 1963, as circulated, were approved on motion of Mr. Centeio and second of Mr. Yee.

**PUBLIC HEARING
GENERAL PLAN
KAIMUKI
3367 WAIALAE AVE.
BUSINESS USE
(SUMIKO TANOUYE)**

A public hearing was held at 3:00 p.m., to consider a proposal to amend a portion of the Kaimuki General Plan (Section 17) by changing the land use designation from Residential to Business for the rear portion of a parcel of land situated at 3367 Waialae Avenue on the makai side between 7th and 8th Avenues in Kaimuki.

The public hearing notice published in the Honolulu Star Bulletin on May 13, 1963, was read by the Director who reported that no written protests had been filed. He stated that the first 100 feet depth of this property fronting on Waialae Avenue is zoned business while the remainder depth of 63 feet is zoned Class A Residential. The owner of the property proposes to extend his existing business building to the rear portion of the property. This is a logical extension of the business zone to include the entire boundary of the property.

In reply to questions from the Board, the Director pointed out that there are many lots fronting on Waialae Avenue having the similar situation of dual zoning of 100 feet depth of business and the remainder in residential. For this block, there are four lots. An adjoining lot on the kokohead side of this property is used for business while the lot on the waikiki side is not. At present, this property would be the only one in this block which would have the entire area designated for business use.

No one spoke against this proposal.

Mr. Norman Suzuki, speaking for Mr. Russell Kono, attorney for the owner of the land, supported the proposed change in use to business. He stated that presently the premises is used by a hardware and a laundry-dry cleaning shop. The proposed uses of the back area of this property are for warehousing and off-street parking purposes.

The Commission closed the public hearing and took the matter under advisement on motion of Mr. Centeio and second of Mr. Kanazawa. (Mr. Lemmon was not present at this time.)

In considering this matter later, a motion to recommend approval of the amendment to the General Plan of Kaimuki by changing the land use designation from residential to business for the rear portion of the subject property was made by Mr. Centeio and seconded by Mr. Kanazawa.

Mr. Hustace expressed his opinion that this type of general plan amendment which considers only one parcel is improper and is akin to spot planning. He believed that the proper approach to general planning should be by taking a bigger area and setting a definite boundary after a comprehensive study of the entire Kaimuki area. However, he was not opposed to the proposal under consideration.

Mr. Centeio commented that a general plan study requires many months for completion. In order not to delay development as proposed by the applicant who is ready to proceed, he had recommended approval of the proposal.

A vote was taken and the motion carried. Mr. Hustace voted in the negative.

PUBLIC HEARING
ZONING APARTMENT
DISTRICT C
WAIPAHO
MAUKA SIDE OF
FARRINGTON HWY.
PACIFIC LAND HUI

A public hearing was held to consider a proposed change in zoning from existing Class A Residential to Apartment District C for area of land containing 132,000± situated between Farrington Highway and Waipahu Field, Honolulu side of the drainage canal in Waipahu, in conformity with the General Plan of Waipahu.

The public hearing notice published in the Honolulu Star Bulletin on May 13, 1963, was read by the Planning Director who reported that no written protests had been filed. He pointed out the area in question situated on the mauka side of Farrington Highway and adjoining Waipahu Field.

No one spoke for or against the proposed change in zoning. The Commission closed the public hearing and took the matter under advisement on motion of Mr. Centeio and second of Mr. Kanazawa. (Mr. Lemmon was not present at this time.)

In considering this matter later, a motion to recommend approval of the change in zoning from Class A Residential to Apartment District C for the property in question was made by Mr. Centeio, seconded by Mr. Kanazawa, and carried.

PUBLIC HEARING
ZONING BUSINESS
MAKAHA-WAIANAE
FARRINGTON HWY &
MAKAHA VALLEY RD.
CORNET STORE

A public hearing was held to consider proposed changes in zoning from existing Highway and Rural Protective zones to Business and termination of a portion of Variance Permit No. 211 for off-street parking purposes fronting two parcels of land situated on the Kaena Point side of Makaha Valley Road, approximately 250 feet mauka of Farrington Highway and adjoining the Cornet Store in Makaha. This change in zoning is in conformity with the Waianae General Plan.

The public hearing notice published in the Honolulu Star Bulletin on May 13, 1963, was read by the Director who reported that no written protests had been filed. He pointed out on the map the area in question.

No one spoke against this proposal.

Mr. Francis A. Wong, attorney for Cornet Store, requested the Commission to act favorably upon the change in zoning. He stated that presently 50% of the land is zoned business while the other 50% is in off-street parking under a variance permit. Cornet Store proposes to expand its operation by utilizing 60% of the land and setting aside 40% for parking. This expansion would provide for an integrated shopping center complex which would afford a greater opportunity for people and provide for an economic growth of Makaha. Studies are now being conducted for the best possible use of the area and the intention is to begin construction within a year after approval of the zoning.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Centeio and second of Mr. Kanazawa. (Mr. Lemmon was not present at this time.)

In considering this matter later, the Commission voted to recommend approval of the change in zoning from Highway and Rural Protective to Business and termination of a portion of Variance Permit No. 211 for off-street parking purposes for the two parcels under consideration on motion of Mr. Centeio and second of Mr. Lemmon.

PUBLIC HEARING
ZONING BUSINESS
KANEHOE
SOUTHEAST CORNER
OF KAMEHAMEHA HWY
& KANEHOE BAY DR.
WINDWARD CITY,
LTD.

A public hearing was held to consider proposed changes in zoning from existing Highway and Rural Protective zones to Business for land situated on the southeast corner of Kamehameha Highway and Kaneohe Bay Drive in Kaneohe, same being the premises of the Windward City Shopping Center, in conformity with the Kaneohe-Heeia General Plan.

The public hearing notice published in the Honolulu Star Bulletin on May 13, 1963, was read by the Director who reported that no written protests had been filed. He stated that presently an area of 0.512 acre at the corner of Kaneohe Bay Drive and Aumoku Street is zoned for business and utilized by a service station. Another area of 4.803 acres zoned business is the main shopping center complex with the remaining area of 10.154 acres in off-street parking. He had initiated a change in zoning to extend the existing business zone to include only a portion of the area in order to provide flexibility in the placement of a department store, bowling alley, and a professional building within the shopping center complex; however, the Commission had recommended that the entire area be zoned business. He indicated that the Commission may modify the Director's recommendation since the public hearing notice mentions the entire area.

No one spoke against the proposed change in zoning.

Mr. Robert Rothwell, attorney for Windward City, Ltd., informed the Commission that Windward City, Ltd., originally had requested the zoning of the entire parcel in order to have flexibility in development without reapplying for zoning on piecemeal basis but it had agreed to accept the Director's initiation of only a portion of the property. Its original position has not changed and he requested favorable consideration for the zoning of the entire parcel for business.

The Commission closed the public hearing and took the matter under advisement on motion of Mr. Centeio and second of Mr. Kanazawa. (Mr. Lemmon was not present at this time.)

In considering this matter later, a motion to recommend approval of the change in zoning from Highway and Rural Protective to Business for the entire area, thereby modifying the Director's plan, was made by Mr. Centeio and seconded by Mr. Lemmon.

Asked by the Commission for his comment, the Director stated that he adheres to his original initiation for zoning of only a portion of the area for business.

A vote was taken and the motion carried unanimously.

**PUBLIC HEARING
GENERAL PLAN
WAIANAE
STREET LAYOUT
& PATTERN**

A public hearing was held to consider a proposed amendment to a portion of the Waianae General Plan by establishing a new street layout and pattern for Waianae Valley as follows:

- (1) Establish a 56-foot street on the Makaha side of and running parallel with Waianae Valley Road from the Forest Reserve boundary to the intersection of Plantation Road and Waianae Valley Road;
- (2) Establish an 80-foot road over and across the Waianae Kolekole Pass Road to serve the Maili side of Waianae Valley;
- (3) Widen to 44 feet the 20-foot government road connecting Waianae Valley Road and the proposed 56-foot road;
- (4) Establish a 44-foot deadend road over and across a 30-foot right-of-way off a 44-foot loop;
- (5) Realign the general planned street along the mauka boundary of Waianae Elementary School to connect with Imipono Street; and
- (6) Realign the general planned MacArthur Street to follow the existing right-of-way.

The public hearing notice published in the Honolulu Star Bulletin on May 13, 1963, was read by the Director who reported that no written protests had been filed. He pointed out on the map the proposed street layout and pattern.

Mr. Joe Watson, owner of property on Waianae Valley Road, spoke against the proposed widening of Waianae Valley Road to an 80-foot right-of-way. Since another 80-foot roadway is being proposed on the Maili side, he asked the reason for proposing two 80-foot roadways in this area which is presently designated for agricultural use.

Mr. Watson was advised by the Commission that widening of Waianae Valley Road is not a subject of this public hearing since its right-of-way width is already established on the General Plan.

In reply to his question, the Director stated that the projected population for this area and the amount of

projected traffic using the roadway to Kolekole Pass and to Schofield warrant two 80-foot roadways. Waianae Valley Road will serve residents on one side of Waianae Valley while the second 80-foot roadway would serve residents on the other side of the Valley. An 80-foot roadway will provide for a pavement width of 60 feet for four moving lanes of traffic and two parking lanes.

Mr. Larry Kuriyama did not register any objection to the proposed roadway system but asked the justification for proposing such wide roadways in an area zoned for agricultural purposes. He could not see the justification for the wide roadways leading to Kolekole Pass when access through the area by unauthorized persons is restricted by the military except once a year. To be realistic, he asked whether a blight should be placed on properties by establishing these road alignments on the General Plan.

No one else spoke against or in favor of the proposals. The public hearing was closed and the matter was taken under advisement on motion of Mr. Centeio and second of Mr. Yee. (Mr. Lemmon was not present at this time.)

In discussing this matter later, Mr. Centeio stated his objection to the establishment of the two proposed roadways, the 80-foot and the 56-foot rights-of-way, on the General Plan at this time since he believed that this was premature especially since this area is classified as agricultural land and said roadways lead into military land which is restricted from public use. He pointed out that in any farming district, the maximum width of roads is 44 feet right-of-way with a pavement width of 18 feet on white coral or hard top. He could not see the justification for establishing such wide roadways when there is an 80-foot roadway already established on the General Plan. He pointed out that a blight would be placed on land designated for road purposes. Due to unfamiliarity with the proposals for other roads in the area, he stated that he cannot vote for those proposals also.

Mr. Lemmon stated that construction of the roads may be premature at this time but since this is merely a general plan designation for future construction and would not deprive anyone from utilizing his land, he was in favor of the proposed road system.

Mr. Lemmon's motion to recommend approval of the proposed new street layout and pattern for Waianae Valley was seconded by Mr. Yee.

In the discussion that followed, Mr. Harloe stated that he passes through the military land over Kolekole Pass quite often. He made the observation that portions of the roadway are against a steep cliff and he did not believe that it would be practical to widen the roadway due to the excessive cost. Another factor to consider is that two six-laned highways would be funneled into this narrow two-laned highway causing a bottleneck. Unless the proposed roadways can be justified on the basis of serving the locality, he could see no justification for creating a bottleneck condition in the upper valley area.

Commissioners Hustace and Yamabe also believed that it was premature to establish such wide roadways in this area designated as an agricultural district by the State Land Use Commission. They could not see any major urban development coming into this area within 20 years which is the period of the general plan projection. They believed that it was at the time of removal of the agricultural designation for urban use that a general plan road system should be established before permitting any subdivision of land for urban use.

Mr. Kanazawa supported the Director's plan and stated that the Commission should appreciate what the Director is attempting to do in planning ahead by establishing a road system while the area is still undeveloped. He stated that it is due to lack of foresight by planners to look far enough ahead and establish road patterns, that today we are faced with the problem of narrow streets and the problem of making adjustments to fit existing developments. Establishing a road pattern for an area would set a guide for developers to follow and establish the direction of development which would be suitable for an area.

Mr. Lemmon suggested to the Director that the staff also study proposed road systems for other areas which have no general plan road system. He stated that this is a better approach to planning than to be faced later with the problem of establishing a road system within developed areas.

Mr. Himeno agreed with the concept to plan ahead for the future but because of an existing 80-foot right-of-way established on the General Plan, he could not see the justification for establishing another 80-foot roadway and a 56-foot roadway in the same area to connect with the Kolekole Pass Road. He asked whether the proposed roads could be reduced to 44-foot rights-of-way.

The Director replied that it is much better to plan for a maximum width at this time. Should there be a necessity later to widen a 44-foot roadway by condemnation of land, a hardship would be created to land owners who had built in accordance with the general plan width. Another factor to consider is that a pre-established road system will set a pattern for future development of an area by establishing the land use pattern. This is very important because by establishing the land use pattern, there is assurance that development will follow the road alignment in an orderly fashion.

He stated that it is difficult to predict how soon this area will develop but one cannot overlook the fact that someday land in this area will open up for development. For example, 20 years ago no one predicted that there will be a second tunnel through the Koolau Range but today there is one at Kalihi and one at Nuuanu Pali. Should economy of Honolulu accelerate, development may be accelerated so that what is planned for 40 years may become realized in 20 years, but should there be a slump, what may be planned for 20 years may not be realized for 40 years. As stated, one cannot plan for a certain period of time but one can plan for what is foreseen in the future.

He pointed out that there would be no blight placed on land or a hardship on owners by the road alignment since anyone could petition the City to acquire land required for the road and if this is denied, a building permit must be issued. The reduction of the minimum acreage of agricultural land from 5 acres to one acre has also changed the complex of agricultural land into more of an urban use.

A vote was taken and the motion for approval failed to carry lacking four affirmative votes. Messrs. Yamabe, Centeio, Hustace and Himeno voted in the negative.

Since the major objection was the establishment of the 80-foot and the 56-foot rights-of-way, the Commission discussed whether to take action to adopt the other proposed roadways.

The Commission decided to take no further action and those members who had voted against the new street pattern suggested to the Director that he prepare another road pattern for the area, confining his vision to the valley itself with minimum concentration on through traffic to the other side.

The Director remarked that planning must have full freedom of movement. The moment it is confined, it no longer becomes a long-range objective plan but a compromise plan.

ZONING RESORT-
HOTEL DIST. NO. 2
HAUULA
MAUKA END OF
HAUULA HOMESTEAD
ROAD
CULLEN'S LTD.

The Commission again reviewed a proposed change in zoning from existing Rural Protective zone to Resort-Hotel District No. 2 for area of land containing approximately 15 acres situated at the mauka end of Hauula Homestead Road, same being the Cooper Ranch Inn premises. The change is in conformity with the General Plan adopted for the area.

Mr. Centeio disqualified himself from participating or voting on this matter.

The Director reported that a public hearing was held and closed on May 9, 1963. At the hearing no protests were registered but due to the disqualification of Mr. Centeio and lack of a quorum to act on this proposal, this matter had been deferred. He stated that a schematic plan has been submitted showing the placement of Polynesian type cottages, recreational, and central food service areas.

In reply to questions from the Commission, the Director stated that no traffic problem is anticipated since density will be low. In a resort number two district, the minimum acreage is 10 acres with a floor area ratio of 10%. Water service is available to the area and the present right-of-way to the area is adequate; therefore, timing-wise, the zoning is appropriate.

The Commission, on motion of Mr. Hustace and second of Mr. Yee, recommended approval of the change in zoning from Rural Protective zone to Resort-Hotel District No. 2 for the property in question. Mr. Centeio abstained from voting. Mr. Lemmon was not present at this time.

ZONING CLASS A-2
RESIDENTIAL
NUUANU
REAR OF 3015 PUIWA
LANE
HORITA & KISHIMOTO

The Commission again reviewed a proposed change in zoning from existing Class AA Residential to Class A-2 Residential for area of land situated at the rear of 3015 Puiwa Lane and back of the Nuuanu Elementary School premises to the Nuuanu Stream, comprising approximately 11.634 acres.

A public hearing was held and closed on April 25, 1963. Action had been deferred pending the presence of a full Commission.

The Director reported that additional letters of protests have been filed. A resolution has been filed by the newly created Nuuanu Residents group protesting the proposed change in zoning and any other proposal to downgrade existing zoning requirements in Nuuanu Valley and "urging the Planning Commission of the City and County of Honolulu to deny the same and to extend to the citizens of Nuuanu Valley the same consideration with respect to overall comprehensive long-range planning that is reportedly being extended to citizens of Manoa Valley."

The Director stated that with reference to the last statement, the Department would be happy to work together with any community group when requested, but the problem at hand is the proposed rezoning of the area.

Commissioners Hustace, Kanazawa and Yee disqualified themselves from participating or voting on this matter. Mr. Lemmon was not present at this time, leaving only three members qualified to vote on this proposal. Due to lack of a quorum to act on this proposal, the Chairman announced that this matter will be deferred until a quorum is present.

Mr. Centeio suggested to the Director that he prepare a map pinpointing the lots of protestants. He believed that protests, in order to be valid, should be from owners who live within a radius of about 500 feet or 750 feet from the property under consideration. He believed that the Commission should adopt such a policy for all future applications.

Later in the meeting, Mr. George Koga, representing the owner of the land Mr. Harry Uemura, requested permission to present cogent points which he felt were not brought out or discussed previously.

At this point of the meeting, Mr. Lemmon was present, thereby constituting a quorum. Messrs. Hustace, Kanazawa and Yee again stated their disqualification. The Commission granted Mr. Koga permission to present his case.

Mr. Koga stated that should this rezoning to Class A-2 Residential be granted, his client together with the owner of the adjoining parcel which is zoned Class A Residential will submit a request to the Planning Department for approval of a subdivision into fee simple residential lots. With this subdivision proposal, a 44-foot roadway from Puiwa Road to connect with Henry Street in the Laimi Tract area will be constructed in accordance with City standards with sidewalks, curbs, gutters and other required improvements. This roadway will serve two very important functions.

(1) It would provide a necessary secondary entrance to the Laimi Tract area which presently has only one entrance which is Laimi Road, a narrow two-lane road. In case of a disaster which should block Laimi Road, the residents would be landlocked. No vehicles or emergency vehicles could go into the area.

(2) At present, children from the Laimi Tract area attending Nuuanu Elementary School must use Laimi Road and Park Street which are without sidewalks. A hazardous situation is created since the children must walk on the roadway area at times when the streets are congested by cars of people going to work. The secondary roadway with sidewalks will permit children to walk to school without the danger that exists under present conditions.

He stated that this roadway will be dedicated to the City without any cost by the owners of the land.

Mr. Koga pointed out that although the zoning may be Class A-2 for a minimum of 6,000 sq lots, due to the terrain of the land, most of the lots will be larger than 6,000 sq . The average lot size will be 7,000 sq to 8,000 sq . Some areas will have 6,000 sq lots. Due to the large sized lots, he stated that many open green areas will be retained. There will also be a buffer area of Class AA lots between the present Class AA areas and the proposed Class A-2 area.

Another factor to consider is that fee simple land will be made available to people. He stated that this is in line with the public policy and the viewpoint of the community as a whole to have more fee simple land available to people. Due to the terrain of the land and the high cost of improvements, he indicated that it would be economically unfeasible to develop Class AA lots and yet construct the improvements. He requested the Commission to act favorably upon the request for rezoning to Class A-2 Residential which may result in social benefit to the people in the area as well as the public in general.

Mr. Lemmon commented that this is the first opportunity the Commission had of hearing a presentation in support of the proposed rezoning. He had visited the site with other members of the Commission and noted that due to the terrain of the land, it would be impossible to develop all 6,000 sq lots. The elimination of open green areas was his major concern but the presentation made assures the retention of many of the green areas.

Mr. Centeio's motion to recommend approval of the change in zoning from Class AA Residential to Class A-2 Residential for the area under consideration was seconded by Mr. Lemmon.

In the discussion that followed, Mr. Harloe made the observation that because of the slope of the land, difficulty of constructing a home, and the problem of access, it would be more logical to have large lots than small lots. The situation would be different if the land were flat but here, the land is sloped.

The Director pointed out that the top portion of the land is fairly level so that 6,000 sq lots may be created. It is the bottom portion of the land where the land is steep

that large lots are to be created. It is better to set a minimum rather than a maximum; otherwise, variances must be granted for the 6,000^{sq} lots.

A vote was taken and the motion for approval was carried. Messrs. Kanazawa, Hustace and Yee abstained from voting.

ZONING APARTMENT
DISTRICT C
KAILUA
OFF HAHANI STREET
CENTEX-TROUSDALE
CO.

The Commission again reviewed a request for change in zoning from existing Rural Protective zone to Apartment District C for area of land comprising approximately 9 acres situated approximately 210 feet southerly of Kailua Road and east of Hahani Street in Kailua. The proposed change in zoning is in conformity with the General Plan of Kailua.

A public hearing was held and closed on February 14, 1963. At the hearing, Campos Dairy, operating in the immediate adjacent area, had registered a protest against any further encroachment of apartment uses next to its operation since it feared that additional apartments may increase complaints of stench from the dairy operation and cause a hardship on Campos. From the public health standpoint, Campos agreed that a dairy should not be located next to residential uses and preferred moving elsewhere but it has 27 years remaining on its lease agreement with Kaneohe Ranch to operate in the area.

The Commission, therefore, had tabled the matter for 60 days with a request to the applicant and Campos Dairy to meet and discuss whether or not the dairy operation can be relocated to another site mutually satisfactory to both parties. At the lapse of the 60-day period, both parties reported that they have not arrived at any decision. The Commission deferred the matter again with a request to Kaneohe Ranch Company, lessor of both parties, to act as an intermediary in an attempt to resolve the problem.

The Director reported that Kaneohe Ranch Company, signed by its President H. K. L. Castle, has submitted a letter stating in part that, "...the existing agreements which are in effect covering our relations with the parties involved offer complications that so far we have been unable to resolve." They are searching for a mutually suitable area for relocation of the dairy operation but the problem of economics is involved and the relocation is contingent upon "the developers' ability to develop the land in question and place it on the market on a break-even basis, including the Campos cost. Under the circumstances, we cannot take any action until a decision is reached on our developers' request for a zone change."

The Director informed the Commission that in a situation such as this, the merit of the case, whether or not apartment zoning for the area in conformity with the General Plan is proper, should be considered. The fact that a dairy operation adjoins the area is secondary. After a decision is reached on this rezoning proposal, he would like to meet with the Campos group, the developer, and Kaneohe Ranch to see whether or not there are some feasible means of relocating the dairy. The problem here is of incompatible land uses which should be resolved by the Planning Department through cooperation of the lessor and the lessees. The urban character of this area

will continue to create a feeling within the community that the dairy should be relocated elsewhere. The Commission, therefore, should base its decision on the rezoning proposal only.

Mr. Centelo did not agree with the Director. He stated that it is very poor planning to place apartment uses next to a dairy operation which has been in the area for over 40 years and which will remain for the next 27 years. Apartment uses were permitted much later. Knowing that complaints are being registered about stench from the dairy operation, he could not see the placing of additional apartment units next to the dairy. He believed that the apartment designation on the General Plan should be deleted and uses compatible with adjacent uses be placed on the General Plan.

In reply to questions from the Commission, the Director stated that the proposed developer is quite aware of the nuisance that exists in the area and is willing to take the risk of developing more apartment units because there is a demand for apartment units. Existing units are fully occupied most of the time despite the nuisance and the congested roadway fronting the existing apartments. The problem faced by the dairy is the constant maintenance by requirement of the Board of Health to remove cow excreta which creates the nuisance. Increasing the number of people in the area would not increase the nuisance but it would increase the number of complaints.

Mr. Thomas Goodbody, attorney for Campos Dairy, was asked by the Commission whether the lease agreement with Kaneohe Ranch confines the use of the area to dairy operation alone or can Campos put the land to a higher use.

Mr. Goodbody replied that the rental is based on a dairy operation; however, there is no question that Kaneohe Ranch would recommend cancellation of the lease for placing the land into a higher use. At present, Campos has no intention of changing its operation since it has a big investment on the dairy and cannot close overnight.

Since Mr. Goodbody and Mr. Morio Omori, attorney for the developer, were present to give further testimony, the Commission took action to receive additional statements from the applicant and the protestant if they so desire so long as the statements are not repetitive, on motion of Mr. Hustace and second of Mr. Kanazawa.

Mr. Goodbody informed the Commission that he had received a copy of the letter from Kaneohe Ranch which was read by the Director stating that it cannot take any action until a decision is reached on the rezoning proposal. Kaneohe Ranch, in reply to his letter of May 10th, stated that that wasn't so and they, representative of Kaneohe Ranch, Centex-Trousdale and Campos Dairy, had checked a new location for the dairy which seems acceptable to all. A copy of a letter sent to the City Planning Commission by Centex was shown to him stating that Centex was not in a position to make any bid or make a decision on the use of the Campos Dairy property until it has a ruling from the Planning Commission as to the highest and best use of the property. To date there has been no reply from the Commission.

The Director stated that the subject letter has not been received by this department.

Mr. Goodbody then filed with the Commission, a petition signed by occupants of apartments along Kailua Road next to Campos Dairy stating that the dairy should be moved. The cattle are highly objectionable next to apartments and should not be located nearby.

He felt that the problem here is not whether or not the developer can rent the units, because he can. The dairy is not always obnoxious since on very fine days, there is no odor. The problem here is whether or not to permit additional apartment units in an area where there is a dairy operation and where statements from people are unanimous that in the public interest, the dairy should not be located next to residential uses. It seems that the situation here is that the public should not be imposed upon by the developer by having additional apartments next to a dairy.

Mr. Morio Omori agreed with the petitioners that a dairy should not be in this location but he indicated that this is not the position of the developer. The developer recognizes that the dairy has 27 years more on its lease and is not saying that the dairy should be moved. With reference to involving the developer in the relocation of the dairy and use of the land so vacated, he stated that the developer has not made any studies and has no plans or projection for use of the 35 acres area. He pointed out that the issue before the Commission is whether or not the 9 acres general planned for apartment use should be zoned for apartment and is not whether or not the dairy should be removed or remain. Whether or not the dairy is moved after the rezoning proposal is settled is not the concern of the developer.

As far as the price mentioned for relocation of the dairy, he stated that the developer has not received any offer nor has he considered any offer beyond the \$1.27 million that was offered by the dairy and rejected by the developer. It would be economically unfeasible to accept such an offer for development of a low density apartment on 9 acres of land.

The Commission then discussed the basic problem which seems to be the incompatible uses.

Mr. Hustace agreed with the general plan designation that on a long-range projection, the subject area is desirable for multiple family uses. But, knowing that the dairy will remain in the area for the next 27 years, that there are complaints of nuisance from adjoining residents, and that dairy use is incompatible with residential uses, he felt that timing-wise, it was premature to zone the area for apartments at this time. Until the existing conditions are eliminated or minimized, he believed that zoning in conformity with the general plan but incompatible with existing conditions in the immediate vicinity was wrong.

Mr. Hustace's motion to recommend denial of the proposed change in zoning from Rural Protective to Apartment District C for the area in question was seconded by Mr. Yee.

Mr. Kanazawa indicated that from the statement made by the Director that there is a demand for apartment units, it is apparent that timing-wise zoning in conformity with the general plan and consistent with adjacent apartment uses fronting on Kailua Road may be proper. With regard to the problem of the dairy and whether or not it should be relocated, he felt that this situation was not within the scope of the Commission to consider at this time. Inasmuch as the operators of the dairy agree that the dairy should not be there but relocated elsewhere, zoning the 9 acre parcel for apartment use may prompt the dairy operators and the developer to attempt to reach a decision since the welfare of the tenants who occupy the apartment units would be of concern to the developer as far as economic success of the project is concerned.

After further deliberation, a vote was taken and the motion for denial of the rezoning proposal failed to carry lacking four affirmative votes. Commissioners Yamabe, Himeno and Kanazawa voted in the negative. (Mr. Lennon was not present at this time.)

Mr. Yamabe stated that he is voting in the negative since he believes that the issue before the Commission is whether or not apartments are appropriate for the area. He felt that the problems of both parties can be resolved.

A vote taken on a motion made by Mr. Himeno, seconded by Mr. Kanazawa, for recommending approval of the rezoning proposal also failed to carry lacking four affirmative votes. Commissioners Centeio, Hustace and Yee voted in the negative.

Because of the deadlock, the Commission deferred this matter and requested the Director to advise the Commission on what course of action to take.

Later in the meeting, the Director acknowledged receipt and read the letter from Centex-Trousdale referred to by Mr. Goodbody. Although the letter is dated May 8th, the date received is time-stamped as May 23, 1963, at 2:21 p.m.

LAND USE COMMISSION
PETITION
WAIALUA
URBAN USE
(WAIALUA AGRI.
CO.)

The Director informed the Commission of a request from the Waialua Agricultural Company, Limited, for reconsideration of the Commission's decision in recommending denial of its application submitted to the State Land Use Commission for change in the temporary district boundary from agriculture to urban designation for approximately 31 acres of land situated in Waialua. The subject area is required by the Agricultural Company for expansion of its employees' housing project started in 1952 by gradually phasing out existing camp sites by relocating the employees to this new area.

The Commission had recommended denial of this application on the basis that the general plan adopted for the area was based on an anticipated population growth for the next 20 years and removal of agricultural uses for residential uses may disrupt the plan for the area. He stated that Mr. Jack Palk is present today to give additional testimony on behalf of the Company.

The Commission requested from Mr. Palk information on what the Company intends to do with the abandoned camp sites and why was not this housing proposal presented to the Commission at the time of adoption of the general plan for the area.

Mr. Palk stated that the Company started its housing program in 1953, in an attempt to centralize the housing areas within the general area of the mill and office operations by developing in increments and abandoning the existing camp sites in the outlying districts. The existing camp sites have become obsolete, the houses very old and with poor land uses. To date 80% of its housing program or about 525 fee simple lots have been sold to its employees with another 110 lots required to complete the housing program. A portion of this 31 acres is indicated on the City's general plan for residential use but this is not sufficient to complete its program. The reason for not requesting residential designation for the entire 31 acres at the time of adoption of the general plan is due to the fact that at that time only 50% of its program was completed and they had no knowledge whether all the employees could be relocated in this centralized area. They are now ready to proceed with the next increment of the residential development and require the removal of the agricultural designation to urban designation on the temporary district boundary map.

He stated that the Company did not know whether to request a general plan amendment first but decided that the better approach may be to have the temporary district boundary adjusted then to have the general plan amended. He stated that the abandoned camp sites will be converted to cane cultivation. In 1953, there were 150 acres of plantation villages but today under the centralized program, there are approximately 89 acres of residential uses so that the net result is the return of more land to cane cultivation.

In reply to questions from the Commission, Mr. Palk stated that these house lots will be sold in fee to employees and pensioners of the Plantation only. There are approximately 680 employees and upon completion of the program, approximately 630 house lots would have been occupied. The area immediately adjacent, indicated in white on the map submitted, is deeded to the City and County as a recreational area. There is a gymnasium on the property and this use is expected to be permanent. This use is compatible with the over-all housing development.

Another plan of the Company was to have an adjacent strip of land designated for commercial use to serve the residential development; but, since this land is leased from a third party, the Company has been unable to reach an agreement with this party for the past 5 years. This land is presently under cane cultivation. Other lands in this vicinity designated for school purposes and residential uses on the General Plan are also owned by this third party and leased by the Company for cane cultivation until 1985. Since no agreement can be reached, the Company plans to request a general plan amendment to designate approximately 5 to 8 acres of

land out of the 31 acres for commercial zoning. Existing commercial uses in the vicinity are to be transferred to this new location.

He indicated that the basic problem is to have the Land Use Commission remove the agricultural designation for the land and place it in an urban district upon favorable recommendation from the Planning Commission. Later, a general plan amendment and zoning for the two proposed uses will be submitted.

Mr. Palk pointed out that the mauka boundary of the area under consideration is a waste drain ditch flowing to the ocean with an industrial road alongside so that the net usable area for house lots would be approximately 22 acres. It is expected that the transition from residential use to cane cultivation would be completed in about 3 or 5 years.

The Director reported that the Deputy Director has a preliminary plan of the area submitted by the Agricultural Company and is working on a tentative revision to the plan.

Mr. Fred Gross, Civil Engineer, reported that when this project was first started in 1952, the original plan showing the projected housing development for the entire area in question was submitted to the Planning Department. The project has now advanced to a point where only 8 more houses can be built then the project would come to a halt unless more land are designated for residential use. He stated that they require about 8 months for completion of engineering studies, letting out the contract, and construction of street improvements and utilities before the housing project can be continued. These houses are sold to employees at cost of about \$10,000 for a two bedroom, two-car garage home on 7,200^{sq} lots. He stated that the drainage system for the outlying camp areas is very poor with common use of cesspools or septic tanks and the wash water is not satisfactory. The Company is not entering into a housing project but is trying to provide reasonable housing for its employees.

This matter was taken under advisement on motion of Mr. Kanazawa and second of Mr. Yee.

The Commission, in discussing this matter later, requested the Director to prepare a map showing the areas of revision of agricultural and residential lands mentioned by Mr. Palk. The Commission asked whether any hardship would be placed on the third party mentioned whose lands are being leased by the Company and are proposed for change to business use.

The Director stated that the staff will prepare a revised general plan for the area. Since the Land Use Commission will not be acting on this application immediately, he suggested that the Commission defer this matter and consider first a general plan amendment for the area. Should the amendment be acted upon favorably then the Commission could submit its approval recommendation to the Land Use Commission. The owner of the leased land will be consulted on this matter.

Mr. Kanazawa's motion to accept the Director's recommendation and to defer the matter of reconsideration of this application until another time was seconded by Mr. Hustace and carried.

In accordance with the Charter provision which mandates the Planning Commission to hold a public hearing whenever the Planning Director submits his proposal to adopt or amend the General Plan or any Zoning Ordinances and the Commission to set the date of the hearing, the Commission took action to have the secretary of the Commission exercise her discretion in setting the dates of the public hearings for the following proposals made by the Planning Director and for future meetings on the calendar for agenda action. The motion was made by Mr. Hustace, seconded by Mr. Kanazawa, and carried:

ZONING BUSINESS
PAUOA
LUSITANA & HUALI
STREETS
ROLAND CHUN

(1) The Planning Director initiated a change in zoning from existing Class B Residential to Business for a parcel of land containing 7,882 $\frac{1}{2}$ situated at the makai-waikiki corner of Lusitana and Huali Streets in Pauoa in conformity with the General Plan adopted for the area. Presently, the front $\frac{3}{4}$ of this property is zoned business while the remaining back portion is zoned Class B Residential.

A development plan has been submitted showing the construction of a 7-story building consisting of a restaurant and parking on the first floor, parking on the second floor, and apartment units on the remaining floors.

ZONING APARTMENT
DISTRICT C
MAIKI
EWA SIDE OF
PUNAHOU STREET
BETWEEN DOMINIS
AND NEHOA STREETS
E. J. BURNS

(2) The Planning Director initiated a change in zoning from existing Class A Residential to Apartment District C for a parcel of land containing 18,750 $\frac{1}{2}$ situated on the ewa side of Punahou Street between Dominis and Nehoa Streets in Makiki in conformity with the General Plan adopted for the area.

A development plan has been submitted showing the construction of a 3-story, 18-unit apartment building with off-street parking for 18 cars. The Board of Water Supply and the Division of Sewers have commented that existing facilities can adequately serve the proposed use.

ZONING APARTMENT
DISTRICT C
MAIKI
1661 MOTT-SMITH DR.
MAN SUNG WONG

(3) The Planning Director initiated a change in zoning from existing Class A Residential to Apartment District C for a parcel of land containing 15,718 $\frac{1}{2}$ situated at 1661 Mott-Smith Drive in Makiki in conformity with the General Plan adopted for the area.

A development plan submitted shows the construction of a two-story residence and a 3-story, 12-unit apartment building. The Board of Water Supply has commented that the existing water system facilities are adequate to serve this development. The Division of Sewers has granted approval upon compliance with certain conditions.

ZONING BUSINESS
KAIMUKI
MAKAI SIDE OF
HARDING AVENUE
BET. 11TH &
KOKO HEAD AVES.
ALBERT A.
TEPEDINO

(4) The Planning Director initiated a change in zoning from existing Class A Residential to Business for a parcel of land containing 9,750 $\frac{1}{2}$ situated on the makai side of Harding Avenue between 11th and Koko Head Avenues in Kaimuki in conformity with the General Plan adopted for the area.

Presently, the front 4,750 $\frac{1}{2}$ of this parcel is zoned business while the remaining 5,000 $\frac{1}{2}$ is zoned Class A

Residential. A development plan has been submitted showing the construction of a 2-1/2 story professional building with basement parking. The Board of Water Supply has commented that the existing water system facilities are adequate to serve the proposed use. The Division of Sewers has commented that there is no public sewerage facilities in this area.

GENERAL PLAN
WAIKIKI
MAUKA OF KALAKAUA
AVENUE BETWEEN
LILIUOKALANI &
KEALOHILANI AVES.
BUSINESS USE
(DAVID SAPP)

(5) The Director initiated an amendment to the General Plan of Waikiki by changing the land use designation from Hotel and Apartment use to Business use for the rear 9,021 $\frac{1}{2}$ of area for land situated on the mauka side of Kalakaua Avenue between Liliuokalani and Kealohilani Avenues in Waikiki.

Presently, the front portion of 15,263 $\frac{1}{2}$ of this parcel of land containing a total area of 24,292 $\frac{1}{2}$ is zoned business. This is a logical extension of the business zone.

GENERAL PLAN
WAHIAWA
END OF PALM ST.
MEDIUM DENSITY
APARTMENT USE
(H.R.A.)

(6) The Director initiated an amendment to the General Plan of Wahiawa by changing the land use designation from existing residential and industrial uses to medium density apartment use for approximately 3 acres of land situated at the end of Palm Street in Wahiawa.

The land is presently vacant and the proposal is to locate a low-rent housing project on the site.

ZONING ORDINANCE
AMENDMENT TO THE
OFF-STREET PARKING
ORDINANCE

(7) The Director initiated a proposed ordinance to amend Section 21-1.2, R. O. 1961, relating to Off-Street Parking, by amending the first paragraph of subsection (a) thereof, relating to minimum off-street parking space requirements, and by deleting the reference to construction dates in subparagraphs (5), (6), and (7) thereunder.

ZONING RESORT-HOTEL
DISTRICT NO. 2
LAIE
MAUKA SIDE OF
KAMEHAMEHA HIGHWAY
CHURCH OF JESUS
CHRIST OF LATTER
DAY SAINTS

(8) The Director initiated a change in zoning from existing Highway and Rural Protective zone to Resort-Hotel District No. 2 for approximately 25 acres of land situated on the mauka side of Kamehameha Highway and makai of Church College of Hawaii premises in Laie in conformity with the General Plan adopted for the area.

A site plan submitted shows the development of a Polynesian village complex together with administrative office, curio shops, restaurant, snack bar and other allied uses.

Mr. Centeio disqualified himself from voting on this matter.

GENERAL PLAN
EWA BEACH
SOUTHEAST CORNER
OF EWA BEACH ROAD
& FORT WEAVER ROAD
APARTMENT USE
(K. MATSUO)

The Director initiated an amendment to the General Plan of Ewa Beach by changing the land use designation from residential to medium density apartment use for 11,200 $\frac{1}{2}$ of a parcel of land situated at the southeast corner of Ewa Beach Road and Fort Weaver Road.

The Director reported that presently 3,600 $\frac{1}{2}$ of this parcel containing a total area of 16,200 $\frac{1}{2}$ is zoned for business with the remaining 12,600 $\frac{1}{2}$ in off-street parking under Variance Permit No. 298. An apartment building has been constructed in the area zoned business. The proposal is to designate apartment use for the front 11,200 $\frac{1}{2}$ and retain residential use for the back 5,000 $\frac{1}{2}$ whereon exists a single family dwelling.

He explained that this is the same property for which a public hearing was held to consider a rezoning from business to residential use at the request of the Ewa Beach Community Association but no action had been taken by the Commission. In view of the apartment structure on the property, the matter was deferred pending a solution which would be satisfactory to the property owner, the community association and this office. The owner is agreeable to the zoning of the front portion of the property for apartment use and the back portion for residential use.

Mr. Hiroshi Oshiro, representing the owner of the land, reported that his client had purchased the property with the intention of developing it for commercial use but he had to abandon this plan when he could not obtain the necessary financing. Because of the general plan designation for residential use, no one would give him the financing. He, therefore, constructed an apartment in the business zone area and no longer needs an area for off-street parking purposes. In order to obtain some reasonable return on the land, he requested that the off-street parking variance be terminated and the area zoned for apartment use.

The Commission authorized the calling of a public hearing to consider the proposal on motion of Mr. Centeio and second of Mr. Kanazawa.

Mr. Centeio commented that previously he was against any rezoning proposals but since the owner of the land is agreeable to the change, he is satisfied with the new proposal.

**GENERAL PLAN
CENTRAL BUSINESS
DISTRICT
VINEYARD BLVD.
& NUUANU AVE.
PARK USE**

The Director initiated an amendment to the General Plan of the Central Business District by changing the land use designation from business and hotel-apartment uses to park use for land situated at the mauka-ewa corner of Vineyard Boulevard and Nuuanu Avenue.

The proposal is to extend Foster Garden. The park designation on the General Plan is required to conform to legal requirement in order to apply for Federal grant on open space lands.

The motion to authorize the calling of a public hearing was made by Mr. Centeio seconded by Mr. Kanazawa, and carried. Mr. Hustace disqualified himself from voting on this matter.

**MISC.
SPECIAL MEETING**

The Director informed the Commission that the City Council will be meeting tomorrow evening, Friday, to discuss and approve the Six-year Capital Improvement Program, 1963-1969, and the Capital Budget Ordinance for the next fiscal year, 1963-1964. Should the Council act on this matter, the Planning Commission should hold a special meeting to also review and approve the Program and the Budget Ordinance.

**MISC.
SIXTH ANNUAL
MAYOR'S CONFERENCE
ON URBAN RENEWAL**

The Director informed the Commission members that they are cordially invited to attend the Sixth Annual Mayor's Conference on Urban Renewal to be held on Thursday, June 13, 1963, at the Hilton Hawaiian Village.

A copy of the Program was distributed to each Commission member.

The meeting adjourned at 5:20 p.m.

Respectfully submitted,

Carole A. Kamishima
Carole A. Kamishima
Flanning Reporter

Special Meeting of the Planning Commission
Minutes
May 29, 1963

The Planning Commission met in special session on Wednesday, May 29, 1963, at 3:45 p.m., in the Conference Room of the City Hall Annex with Chairman Thomas N. Yamabe II presiding.

PRESENT: Thomas N. Yamabe II, Chairman
Frank W. Hustace, Jr.
Kinji Kanazawa
Alfred A. Yee
Bartley M. Harloe, ex-officio

Frederick K. F. Lee, Planning Director
Mabel Chung, Acting Budget Director
Robert Lee, Principal Budget Analysis, Budget Office

ABSENT: Cyril W. Lemmon
George F. Centeio
Stanley T. Himeno
Fred K. Kwock, ex-officio (on trip)

**CAPITAL IMPROVE-
MENT PROGRAM
AMENDMENT TO THE
C.I.P. FOR THE
FISCAL YEAR 1963-
1964**

The Commission met in special session for review and recommendation, amendments to the Capital Improvement Program of the City and County of Honolulu for the fiscal year 1963-64 as proposed by Budget Study Committee Report No. 1.

The proposed amendments were explained by Mr. Robert Lee from the Budget Director's office. He stated that most of the items mentioned were reviewed and acted upon by the Commission but the following are the new amendments to the Program:

1) Deletions from the Program:

- a) Ulumenu Street Widening \$ 25,000
(This access road to Kailua High School has proved to be adequate without the necessity for widening)
- b) Wyllie Street--Nuuanu to Liliha 61,000
(The improvement district for Wyllie Street widening was defeated by the property owners)
- c) Aikahi Playground 90,000
(Council felt that this playground was premature. There is insufficient population to warrant a playground)
- d) Queen's Surf 4,000
- e) Waikiki Beach, Kuhio Section 73,000
(Council felt that these two projects could be deferred to another year)

f) Punahou Street--King to Beretania..... 34,000

(This improvement district was also defeated by the property owners)

g) Lunalilo School--Chain Link Fence..... 5,000

(The State has provided for this item in its C.I.P.)

A discussion followed on the Queen's Surf project to be deleted from the program.

Messrs. Harloe and Lee explained that the \$4,000 is for planning only of how to restore the area for public use and is not money for improvement of the area. The present lease on this land will expire in the middle of 1964. The State expects Federal aid for the improvement of Waikiki Beach, Kuhio section, which would create a wide beach and a park strip with pedestrian walkway. An engineering beach erosion survey must first be conducted and approval of this project is required from Washington.

Restoration of Queen Surf to a park is dependent upon completion of the survey and improvement of Kuhio Beach. Therefore, until approval is received from Washington, which would probably be next year, these projects are premature for this fiscal period and were deleted from the Program for consideration in the preparation of the next fiscal-year program. Should it become necessary to proceed with these projects in this fiscal year, they can be included in the program by supplementary ordinance.

Mr. Hustace was of the opinion that the Queen Surf project is of sufficient importance that it should be retained in the program. He pointed out that the area had been acquired by the city for a park, designated on the general plan for park use and the beach area is heavily used by the public. He knows of no intention on the part of the Council to perpetuate the present use and to discontinue ultimate employment of the area to active park use. Although the area is presently used as a visitor satisfaction area by the holding of luaus, he felt that in the public's interest, it was more important to restore the area for public enjoyment. He was concerned that if this project were not included in the program, next year upon expiration of the present lease, said lease might be extended for another year with the explanation given that the city has no plans for the area since no funds had been provided in the capital improvement program for conversion of the area to park use.

Mr. Kanazawa agreed with Mr. Hustace that this item should be included in the program. He was also concerned that the present lease may be extended, further delaying the restoration of the area for public use.

Mr. Robert Lee continued his explanation of the amendments made to the Program:

2) Additions to the Program:

(Most of these projects were approved by the Commission but the amount of appropriation has been changed in some of the projects)

- a) Waiālae Elementary School--12
Classrooms (Replacement)..... \$264,000

(This project has already been approved by the Commission)

- b) August Ahrens Elementary School--
8 Classrooms (Replacement)
with State Aid 63,000

(The State C.I.P. has provided \$100,000 for this project, therefore, this amount is the City's share)

- c) Kalihi-Waena Elementary School--
8 Classrooms (Replacement) 176,000

(This project has already been approved by the Commission)

- d) Liliuokalani Elementary School--
12 Classrooms (Replacement)
with State Aid 88,000

(Originally the amount of \$176,000 was appropriated for 8 classrooms but since the State has this identical project in its C.I.P., the Council added 4 more classrooms as the City's share)

- e) Kahuku Elementary and High School--
6 Classrooms (Replacement)..... 132,000

(This project was approved by the Commission)

- f) Kualoa Park 632,000

(This project was approved by the Commission. The amount includes funds for engineering, acquisition, appraisal, planning and first increment of construction of about 76 acres of beach front land)

- g) Paki Street Improvement 10,000

(Paki Street is to be improved between Monsarrat and Kalakaua Avenues and this amount is for planning)

3. Reductions to Program:

- a) Refuse Disposal, Master Plan Study,
City's shareby 20,000

(The total cost for this project is \$40,000 but the Chamber of Commerce is participating by \$20,000)

b) Farrington High Schoolby 108,000

(Funds for classrooms and equipment were provided in this year's program, therefore, this project was reduced in the amount shown)

c) Kaimuki High Schoolby 7,000

(The State has an identical item in its C.I.P.)

4. Increase to Program:

a) Maile Beach Parkby 26,000

(Originally \$3,000 was included in the budget for planning for a comfort station. Construction is now ready to proceed)

b) Lauhala Street--Beretania to Lusitana Streetsby 66,000

(The improvement district for this road was approved by the property owners and construction is ready for next year)

c) McCully Street--King to Beretania...by 54,000

(The improvement district for this road was also approved by the property owners)

d) Kalakaua Intermediate School-- 12 Classrooms (Replacement).....by 264,000

e) Likelike Elementary School -- 12 Classrooms (Replacement).....by 264,000

(These schools have appropriations for some other phase of work. Replacement of classrooms were added)

f) Pearl Harbor (Waimalu Park).....by 1,697,925

(Originally \$5,000 was appropriated for this project. Since this Navy surplus land of 26 acres cannot be obtained free, additional funds have been included. This amount includes funds for land acquisition, engineering, planning, and first increment of construction. This land has been offered to the City at one-half the appraised value)

g) Aiea Intermediate School-- Access Roadby 32,000

(This is for construction of the access road to the school. The

City was able to obtain a road
easement over and across private
properties)

The Commission voted to recommend approval of the proposed amendments to the Capital Improvement Program of the City and County of Honolulu for the fiscal year 1963-64 and the Capital Budget Ordinance with a recommendation to the City Council that it reconsider the matter of deleting Queen Surf from the Program for the reasons given by the Commission members. The motion was made by Mr. Yee, seconded by Mr. Hustace, and carried.

The meeting adjourned at 4:30 p.m.

Respectfully submitted,

Carole A. Kamishima
Carole A. Kamishima
Planning Reporter

Meeting of the Planning Commission
Minutes
June 6, 1963

The Planning Commission met in regular session on Thursday, June 6, 1963, at 1:45 p.m., in the Conference Room of the City Hall Annex with Chairman Thomas N. Yamabe II presiding:

PRESENT: Thomas N. Yamabe II, Chairman
Frank W. Hustace, Jr.
George F. Centeio
Kinji Kanazawa
Cyril W. Lemmon (present at 3:00 p.m.)
Alfred A. Yee
Bartley M. Harloe, ex-officio

Frederick K. F. Lee, Planning Director
Wendell Kimura, Deputy Corporation Counsel

ABSENT: Stanley T. Himeno
Fred K. Kwock, ex-officio (on trip)

MINUTES: The minutes of May 23, 1963, as circulated, were approved on motion of Mr. Centeio and second of Mr. Hustace.

**PUBLIC HEARING
GENERAL PLAN
CENTRAL BUSINESS
DISTRICT
CORNER OF NUUANU
AVENUE AND
VINEYARD THOROUGH-
FARE
PARK USE**

A public hearing was held at 3:00 p.m., to consider a proposed amendment to portion of the Central Business District General Plan (Section 12) by changing the land use designation from Business and Hotel-Apartment uses to Park use for area of land bounded by Nuuanu Avenue, Vineyard Thoroughfare, Nuuanu Stream and School Street, exclusive of the Koon Yum Temple premises on Vineyard Thoroughfare.

Prior to reading of the public hearing notice, Mr. Hustace disqualified himself from participating or voting on this matter and requested withdrawal from the room. Mr. Hustace was excused from the room. Mr. Yee also disqualified himself from participating or voting on this matter but remained in the room.

The public hearing notice published in the Honolulu Star Bulletin on May 27, 1963, was read by the Director. He acknowledged receipt of the following letters filed with the Planning Department:

- (1) Sun Yat Sen School protested the proposed change in the general plan which would change the present hotel-apartment use to park use.
- (2) Hawaii Audubon Society urged the designation of the two acres at the corner of Vineyard and Nuuanu Avenues for park use in order that it may be procured as an addition to Foster Garden.
- (3) Hawaii Shade Tree Council also urged the Commission to act favorably upon the proposed general plan change to permit the expansion of Foster Garden by including the 2-acre parcel known as Parcel C-5 of the Queen Emma Project.

(4) Hawaii Congress of Parents and Teachers supported the proposal to change the general plan to reserve the corner area for park use only.

(5) Downtown Improvement Association also supported the proposed change in the general plan.

The Director indicated that the existing general plan which is the continuation of the old master plan before the Charter, designates only Foster Garden proper as park use. The proposed amendment to the general plan will include three separate areas for park use. One is the area at the corner of School Street and Nuuanu Stream, the second, at the corner of Nuuanu Stream and Vineyard Thoroughfare next to the Koon Yum Temple premises, and the third, at the corner of Nuuanu Avenue and Vineyard Thoroughfare.

Except for the two-acre parcel known as Parcel C-5 at the corner of Nuuanu Avenue and Vineyard Thoroughfare, the City has already acquired the other two areas for park use. An application is pending before the federal government for aid in the acquisition of the two-acre parcel. In order to qualify for such aid, the area must first be general planned for park use. Funds have been appropriated in the Capital Improvement Program for purchase of this site. The appropriated amount and the proposed federal aid will constitute the total purchase price for the area.

In reply to questions from the Commission, Mr. Lee Maice, Manager of the Honolulu Redevelopment Agency, confirmed that the City had acquired the two areas mentioned by the Director except for the two-acre parcel and the Koon Yum Temple premises. The three sites total approximately 6 acres. Parcel C-5 and Koon Yum Temple premises are designated for semi-public use under the Queen Emma Project while the remainder of this block is designated for park use.

The Chairman called upon those persons wishing to speak against the proposed amendment. Since no one spoke against the proposed amendment those speaking in favor gave testimony.

Mr. J. Scott B. Pratt, Trustee of the Friends of the Foster Garden, was hopeful that the Commission would change the general plan and designate the subject areas for park use. He submitted a list of organizations which are on record as supporting the Friends of Foster Garden in its request to secure the two acres at the corner of Nuuanu Avenue and Vineyard Thoroughfare for park use. These organizations include groups interested in tourism, sound planning for Honolulu, and education and recreation for children. Other groups are the Garden Club, the Botanical Garden Society, the Shade Tree Council and similar groups. These organizations are dedicated in their crusade to purchase more open green lands and have nothing personal to gain for their efforts.

Mr. Ward Russell, speaking for Mr. R. Alexander Anderson, President of the Downtown Improvement Association, read the letter filed with the Commission stating its support in the proposal to purchase the two-acre area for extension of Foster Garden.

Mrs. Ralph B. Johnson, President of the Garden Club, quoted from a statement made by Secretary of the Interior Udall in his speech before the Garden Club of America three weeks ago in Philadelphia. Mr. Udall stated that: "Our Country is going through a quiet crisis of conservation due to population growth, with many subtle forces working against what we stand for. There is a growing imbalance of what is man-made as against nature or open spaces. In the old countries the land pattern is fixed. We need to develop a new land conscientiousness and realize that all we can save now is all we can ever save."

The Garden Club hoped that the Commission would consider Secretary Udall's statement when deciding the ultimate disposal of the two-acre area as well as other park areas on Oahu. Because of Oahu's limited lands and increasing population, she urged that sufficient open spaces be set aside to meet the future needs of Hawaii before our land use pattern is fixed.

Mr. William W. G. Moir, President of the Hawaiian Botanical Gardens Foundation, stated that the Foundation is a non-profit organization of citizens formed to help and promote botanical gardens in Hawaii and it is wholeheartedly in favor of the City's acquisition of Parcel C-5 for addition to the City Park System. He pointed out the value of a botanical garden as an educational and recreational facility for all of the people and urged the Commission to take the appropriate action to permit purchase of the subject area with federal aid, thereby realizing a substantial saving to the taxpayers. (His prepared statement was placed on file.)

Mr. Aaron Levine, Executive Director of the Oahu Development Conference, informed the Commission of the O.D.C.'s interest in Foster Garden and of the discussion held before the City Council on the importance of the City's reserving and increasing the beauty of the area. Open space is becoming more and more a precious community asset and this is being recognized not only in the various communities but even in the Congress of the United States which authorized in the housing act, funds for acquisition of open spaces. He pointed out the difficulty sometimes in finding these open spaces for the present and future recreational needs of a community. In this case, urban renewal has offered an opportunity to re-shuffle some of the uses in the general area and produce a rational pattern for a new one. Other lands are available for apartment and business uses as designated on the general plan. Apparently funds are available for purchase of the subject site through appropriation in the Capital Improvement Program and expected funds from the federal government. He urged the Commission to amend the general plan in order to preserve open space for the future of Honolulu.

Mr. John Gorbett, representing the Hawaii Hotel Association, informed the Commission of the Association's strong endorsement to reserve the two-acre parcel for the exclusive use of the Foster Botanical Garden. Foster Garden has provided an area of special beauty and interest for visitors to Honolulu and it feels that this additional land would enhance the attractiveness of such an outstanding area which it recommends to the hotel guests.

Mr. Charles H. Lamoureux, Director and Past President of the Hawaiian Botanical Society composed of more than 200 professional and amateur botanists, urged the Commission to approve the proposed amendment to the General Plan to designate Parcel C-5 as park use in order that it may be added to the Foster Botanical Garden. He stated that the expansion of Foster Garden is highly desirable for several reasons. From a scientific viewpoint, the Garden provides a source of research materials not readily available elsewhere. The garden is used in teaching botanical subjects to students at the elementary, secondary, and university levels. It cooperates closely with the University of Hawaii and the East-West Center. It provides both education and recreation for residents of Hawaii and visitors alike.

Miss Margaret Titcomb, speaking for Mr. Roland W. Force, President of the Conservation Council for Hawaii, also urged the Commission to amend the General Plan which would enable the addition of the two acres to Foster Garden. She also spoke as a representative of the Hawaii Audubon Society of which she is the Vice President.

Mrs. Shootman, speaking for the Outdoor Circle, also urged the Commission to take the necessary step which would see the acquisition of the subject area for Foster Garden.

Mrs. James R. Patterson of the Kaneohe Outdoor Circle, also supported the designation of Parcel C-5 for park use in view of the limitation of park facilities for our growing population.

Mrs. Jessie F. Wills, International Order of the Rainbow for Girls, also supported the proposed expansion of Foster Garden. Her organization is particularly interested in youth and believes that the more parks and playgrounds there are for young people, the less apt they are to become juvenile delinquents. Foster Garden with its trees and shrubs from all over the world is very educational. It also attracts thousands of visitors. Its attractiveness will bring more people into the area-- people who would eventually walk to the shopping areas in downtown Honolulu and help revitalize the downtown area.

Mr. George Walters, President of the Hawaii Chapter of the American Society of Landscape Architects, also supported the designation of the two-acre parcel for park use. He pointed out the visual enjoyment aspect. This parcel is situated at the corner of a highly traveled highway by the public; therefore, greenery instead of more buildings and parking areas would be greatly enjoyed by the motoring public.

Mr. Benjamin T. Kodama, representing the Hawaiian Orchid Societies composed of 13 orchid clubs with membership of over 1200, also urged the Commission to support the Foster Garden in the acquisition of the two acres for park use.

Mrs. Lester Marks, Vice President of the Hawaiian Botanical Gardens Foundation, indicated that the primary purpose of a botanical garden is the study of plants, particularly

to see how their properties can assist the human race. Many of our everyday necessities have been developed and medicine has resulted from the study of plants.

She informed the Commission of a movement to establish a National Tropical Botanical Garden in the United States. Senators Fong and Inouye will introduce such an act in Congress sometime in June or July. This garden will have a basic endowment of \$50 million plus additional grants for special purposes. She felt that Hawaii with its ideal climate should be selected as the place for this garden. She expressed fear that if the people in Hawaii are indifferent to botanical gardens and not support the improvement and increase of existing Foster Botanical Garden, the trustees who are going to operate under the National Charter may decide to place this garden elsewhere.

She stressed that Hawaii needs this open space in the heart of the City. Everyone should do everything possible to beautify our city and bring up our children in a lovely atmosphere. She urged the Commission to seriously consider this addition to Foster Garden.

Asked by the Commission whether it is her intention to have Foster Garden selected as the National Botanical Garden, Mrs. Marks replied in the negative. She stated that the type of Botanical Garden proposed requires a larger area where there may be laboratories for experimenting of plants and where people may go to study the plants.

Mrs. Robert Creps, President of the Lani-Kailua Outdoor Circle, also urged the Commission to amend the general plan to permit the designation of the subject parcel for park use.

Mrs. Ann Benner, speaking for the Hawaii Shade Tree Council, urged the acquisition of Parcel C-5 for Foster Garden. Speaking for herself, she informed the Commission of her love for Foster Garden and of her frequent visit to the area which is a "natural cathedral of God". It is a place where tourists visit and where children and old people go to view the various flowers and trees. The addition proposed will further enhance the beauty of the area by creating a garden of spices and herbs for the visually handicapped. There will be other gardens of gums, spices and herbs. The acquisition of the area will be of true benefit to the City and the people.

A motion to close the public hearing and take the matter under advisement was made by Mr. Centeio and seconded by Mr. Lemmon.

In the discussion that followed Mr. Kanazawa inquired of Mr. Levine, in view of the present area under the Foster Garden, in your study of the general plan, will the additional two acres make a practical significant difference in the over-all plan that is projected for Foster Garden.

Mr. Levine replied that it does for several reasons. First of all, the two acres under discussion are the two acres that are going to be most often seen by residents of Honolulu as they drive by the busy streets. The area

is highly visible; therefore, he believed that in the visible aspect it is important. In terms of land uses, looking at the general plan of the area, if the two acres were developed as apartment or business, he believed that these uses would definitely have an adverse affect on adjacent park uses. He was not against semi-public use but he believed that they could be located elsewhere. The park has no other place to expand except the two acres as a logical extension area.

Mr. Kanazawa then asked whether a school, since there is a proposal to establish a school on the two-acre area, is a type of use that would be compatible with the development in that block, which is park use, in comparison to the adjacent block which has a church and high rise apartments nearby as a uniform complex.

Mr. Levine stated that several questions are raised about locating a school in this particular area. One is the noise--the traffic at that point and from within the school building. Second is the danger factor of constructing a school at one of the high traffic volume point of Honolulu. Third is the access to the school where many children and staff would be coming by automobile, making left turns and circling around, so that there are more desirable locations for a school than at this busy corner. As a planner looking at the problem, the impact of school use as against park use is measured as well as other factors of traffic and visibility. If the area were completely built up and there were no possibility of locating the school then a compromise must be made but since this is an urban renewal area where we are trying to make a rational pattern, other locations can be found for the school.

Mr. Kanazawa expressed regret that no representatives from the Sun Yat Sen School were present so that their views may also be obtained. He was still open-minded in trying to arrive at a decision for the best possible use of the subject area. He asked Mr. Levine whether there are other objections, other than the operational objections he presented, for the school to locate in the subject area.

Mr. Levine stated that he sees one objection and that is a school next to Foster Garden would not provide a quiet atmosphere which should prevail for a garden of this type. The noise of traffic may be brought out but he felt that with heavy planting around the area, noise would be muffled and this noise would not be quite the same as having children in the area. He places no importance of one use to the other since he believed that a solution can be found for both. A site which may be a little better and much safer for the school operation can be found. A solution can be found for the park since the area can be purchased through the capital improvement program.

In view of Mr. Kanazawa's statement, Mr. Centeio withdrew his motion to close the public hearing.

Mr. Lee Maice was asked by the Commission for the H.R.A.'s position on this matter.

Mr. Maice stated that H.R.A. has deferred action on the disposition of the subject site until the City makes a determination whether or not it will acquire the site. The Agency had offered the site to the City but a planned amendment failed.

Asked whether from the planning standpoint he had any preference between public or semi-public use of the subject area, Mr. Maice indicated that when the Queen Emma Project plan was initially adopted in 1956, the only reason the subject area was not incorporated as part of Foster Garden was because of cost. The City felt that the cost of the land was much more than it would care to pay. He felt that the only opportunity the City has of acquiring open space land of this type is now, the opportunity will never come again. Planning-wise, there certainly is no quarrel about the preference for public use.

Mr. Maice stated that in the restudy of the Kukui Project plan, the consultants had designated three different locations for institutional or semi-public use. A possible relocation site for the Sun Yat Sen School and the Kuo Ming Tang Society of about 2-1/2 acres in the block bounded by Kukui Street, Aala Street Extension, Vineyard Street and Nuuanu Stream was offered; however, Sun Yat Sen School by letter stated that it was not ready to discuss alternate sites since it was still interested in the subject area should the City decide not to purchase the site. He stated that the Agency is waiting for a legal opinion from the Office of the Corporation Counsel as to what action can be taken to amend the general plan which was originally adopted for basis of H.R.A. appropriation.

Mr. Kanazawa asked Mr. Maice whether or not he had any agreement outstanding which would prohibit the City from acquiring the two-acre parcel or cause action against the H.R.A. should said parcel be acquired or the present use changed.

Mr. Maice replied that there is no agreement outstanding with anyone at the present time for use of said parcel since the Agency is attempting to have the general plan amended to make the site available to the City. They had attempted to find alternate sites for both the school and the society.

Mr. Kanazawa made a motion to keep the public hearing open until the next meeting of the Planning Commission and to ask the Director to contact parties who are interested in seeing the present use retained by notifying them to appear before the Commission so that they could be questioned. His motion was seconded by Mr. Centeio and carried. Mr. Yee abstained from voting. Mr. Hustace was not present.

A public hearing was held to consider an amendment to portion of the Wahiawa General Plan by changing the land use designation from residential use to medium density apartment use for approximately 2.6 acres of land situated at the north end of Palm Street in Wahiawa for the purpose of developing a low-rent housing project.

PUBLIC HEARING
GENERAL PLAN
WAHIAWA
END OF PALM ST.
MEDIUM DENSITY
APARTMENT USE

The public hearing notice published in the Honolulu Star Bulletin on May 27, 1963, was read by the Director who reported that no written protests had been filed. He acknowledged receipt of a letter from the Director of the Division of Sewers stating that a housing project at this site will require a sewage lift station if sewage disposal through the City System is being considered.

The Director pointed out on the map the area in question situated on the mauka side of Kamehameha Highway at the end of Palm Street. Surrounding land uses are residential with some rental units, industrial and a nursery operation. Adjacent uses are a auto repair shop and the nursery. The zoning is Class A Residential and Industrial.

Mr. A. V. Sullivan, Executive Director of the Hawaii Housing Authority, informed the Commission of a petition on file in his office from the Wahiawa Community Association requesting the H.H.A. to study the need for low-rent housing in Wahiawa. With federal assistance, a study was conducted and the result of the survey showed that there is a market for about 60 dwelling units in Wahiawa. The site under consideration was carefully studied and it is believed that the development planned for the area and the type of architect designed will upgrade the area. He requested the Commission to act favorably upon the proposed amendment which would permit the requested service to this community.

In reply to questions from the Commission, Mr. Sullivan stated that this type of project in an area outside of the urban district of Honolulu is the first on this island. Similarly with other low-income housing projects, this project will receive federal subsidy during a 40 year bond amortization period.

No one spoke against the proposed amendment. The Commission closed the hearing and took the matter under advisement on motion of Mr. Lemmon and second of Mr. Kanazawa.

In considering this matter later, the Commission voted to recommend approval of the amendment to a portion of the Wahiawa General Plan by changing the land use designation from residential use to medium density apartment use for the subject area on motion of Mr. Centeio and second of Mr. Yee.

A public hearing was held to consider a proposed change in zoning from existing Class B Residential to Business for the back 1,300^{sq} of a parcel of land containing 6,582^{sq} situated at the makai-kokohead corner of Lusitana and Hualu Streets in Pauoa in conformity with the General Plan adopted for the area.

The public hearing notice published in the Honolulu Star Bulletin on May 27, 1963, was read by the Director who reported that no written protests had been filed. He indicated that the development plan submitted shows the construction of a seven story building with store spaces and parking on the ground floor, parking on the second floor and apartment units on the remaining floors. The proposed zoning is in conformity with the General Plan adopted for the area.

PUBLIC HEARING
ZONING BUSINESS
PAUOA
CORNER OF LUSITANA
& HUALI STREETS
ROLAND CHUN

In view of the mixed uses proposed, the Commission asked what was the staff's concept in designating commercial uses for this area in the initial designation of land uses on the General Plan.

The Director replied that sufficient commercial areas were programmed on the general plan to serve the neighborhood. However, the City Council in its review had placed the additional business area at this particular location. Existing on the subject premises are a grocery store and a barber shop.

No one spoke in support or against the proposed change in zoning. The public hearing was closed and the matter was taken under advisement on motion of Mr. Lemmon and second of Mr. Yee.

In considering this matter later, the Commission stated its belief that mixed uses should not be permitted in a commercial area especially when the proposed plan is for a high-rise structure. It noted that lands in this general area had been designated for medium density apartment use or Apartment District C zoning for a maximum of three story structures; therefore, it believed that commercial buildings should also be of comparable height. It stated that the non-conforming business uses could remain.

The Director pointed out to the Commission that the Apartment District C ordinance had been amended to permit structures higher than three stories. The permissible floor area ratio of 100% of the total net area of the lot will permit a person with a large lot to construct a structure higher than three stories.

Mr. Centeio's motion to recommend denial of the proposed change in zoning from Class B Residential to Business for the subject parcel was seconded by Mr. Hustace and carried unanimously.

PUBLIC HEARING
ZONING APARTMENT
DISTRICT C
MAIKI
1822-1830
PUNAHOU STREET
E. J. BURNS

A public hearing was held to consider a change in zoning from existing Class A Residential to Apartment District C for two parcels of land totaling 18,750 \pm situated at 1822 and 1830 Punahou Street, on the ewa side of Punahou Street between Nehoa and Dominis Streets, in Makiki. The change is in conformity with the General Plan adopted for the area.

The public hearing notice published in the Honolulu Star Bulletin on May 27, 1963, was read by the Director who reported that no written protests had been filed. The development plan submitted shows the construction of a 3-story, 18-unit apartment building with off-street parking for 18 cars.

No one spoke against the proposed change in zoning. Mr. E. J. Burns, the applicant, was present to answer any questions that the Commission may have.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Lemmon and second of Mr. Kanazawa.

PUBLIC HEARING
ZONING RESORT-
HOTEL DISTRICT
NO. 2
LAIE
SOUTH SIDE OF
NANILOA LOOP
BET. KAMEHAMEHA
HWY & CHURCH
COLLEGE PREMISES
THE CHURCH OF
JESUS CHRIST OF
LATTER DAY SAINTS

In considering this matter later, the Commission voted to recommend approval to the proposed change in zoning from Class A Residential to Apartment District C for the subject parcels on motion of Mr. Centeio and second of Mr. Lemmon.

A public hearing was held to consider changes in zoning from existing Highway and Rural Protective zones to Resort-Hotel District No. 2 for area of land situated on the south side of Nanihoa Loop, between the mauka side of Kamehameha Highway and the east side of Church College of Hawaii campus in Laie, comprising approximately 16 acres, in conformity with the Koolauloa General Plan.

Mr. Centeio disqualified himself from participating or voting on this matter.

The public hearing notice published in the Honolulu Star Bulletin on May 27, 1963, was read by the Director who reported that no written protests had been filed. He noted that a schematic plan has been submitted showing the development of different types of Polynesian villages with an artificial lagoon in the center, a restaurant, off-street parking areas, future hotel and motel site, and an area set aside for future development. An artist's rendering of the Polynesian villages area has also been submitted. A portion of the village area is now under construction and the lagoon has been dredged. The building permits for construction of the huts were granted under the present zoning of the area.

The staff feels that this development is a wonderful concept. It is a development that Hawaii needed for many years to draw visitors into the area. The hotel complex and the off-street parking area may be developed later but they must be placed in the areas shown on the site plan submitted.

Mr. Edward L. Clissold, representing the Church, the Church College and Zions Securities, stated that the concept to develop a Polynesian village was conceived after the establishment of the Church College in 1955. Students from the different Polynesian areas attending the College brought with them their native culture, arts, and entertainment. In order to preserve the culture of the various races, a Polynesian Institute was established at the College and as an adjunct a Polynesian Cultural Center on adjacent lands was also proposed. Within the center will be authentic houses of the several Polynesian groups which are the Samoan, Tongan, Hawaiian, Tahitian, Fijian, and Maori.

He stated that Mr. Burton is the architect for the project and after a great deal of study had drawn the plans for the structures which are strictly authentic for groups they represent. As the villages were being developed, it was found that tourists visiting the area and also the Temple required overnight accommodations. Because there are no hotel accommodations in the area, the decision was made to set aside additional land for development of hotels and motels as a future project. In order to accomplish all the activities planned for the area, he requested the Commission to act favorably upon the zoning of the entire area shown on the map submitted to Resort-Hotel District No. 2.

In the discussion that followed, Mr. Clissold stated that the area requested for zoning is between Kamehameha Highway and the Church College premises and between Naniloa Loop and a canal on the Kaneohe side of the property containing approximately 16 acres. The future hotel-motel site is along Kamehameha Highway frontage. Presently there are about nine houses in the area while the rest of the land is vacant. The vacant area shown to the right of the village development and adjacent to Naniloa Loop is set aside for future expansion of the village or for development of a tropical garden. The triangular piece of property between the village and the College premises is not included in the area requested for resort-hotel zoning since the Hawaiian has plans for a taro patch. Adjacent lands are all in cane cultivation. He stated that a stage has been placed across the lagoon and students will entertain the tourists during their lunch hour. In this way, they would be earning part of their tuition.

The Commission requested a new map clearly defining the boundary of the area to be zoned for resort use. A suggestion was made by Mr. Yamabe that the triangular piece area be included in the over-all development of the village area.

Mr. Clissold replied that he will furnish the map requested. There may be a possibility of including the triangular piece as a planting and nursery area.

No one spoke against the proposed zoning. The public hearing was closed and the matter was taken under advisement on motion of Mr. Hustace and second of Mr. Lemmon. Mr. Centeio abstained from voting.

In considering this matter later, the Commission voted to recommend approval to the proposed changes in zoning from existing Highway and Rural Protective zones to Resort-Hotel District No. 2 for the subject area comprising approximately 16 acres upon submission of a site plan and a map clearly defining the boundary of the development on motion of Mr. Lemmon and second of Mr. Hustace. Mr. Centeio abstained from voting.

PUBLIC HEARING
GENERAL PLAN
EWA BEACH
EWA BEACH ROAD
& FT. WEAVER RD.
MEDIUM DENSITY
APARTMENT USE

A public hearing was held to consider an amendment to portion of the Ewa Beach General Plan by changing the land use designation from residential use to medium density apartment use and termination of Variance Permit No. 298 for off-street parking purposes for land situated on the southeast corner of Ewa Beach Road and Fort Weaver Road containing 11,200sq.

The public hearing notice published in the Honolulu Star Bulletin on May 27, 1963, was read by the Director who reported that no written protests had been filed. He stated that a portion of this land is zoned business while the rest is under an off-street parking variance. An apartment has been constructed within the area zoned business.

No one spoke in support or against the proposed amendment to the General Plan of Ewa Beach. The Commission closed the public hearing and took the matter under advisement on motion of Mr. Lemmon and second of Mr. Kanazawa.

In considering this matter later, the Commission voted to recommend approval to the amendment to portion of the Ewa Beach General Plan by changing the land use designation from residential use to medium density apartment use and termination of Variance Permit No. 298 for off-street parking purposes for the subject property on motion of Mr. Lemmon and second of Mr. Kanazawa.

CAPITAL
IMPROVEMENT
PROGRAM
AMENDMENT TO THE
C.I.P. FOR THE
FISCAL YEAR
1962-63

The Commission reviewed Bill No. 85 entitled: "Capital Improvement Supplementary No. 7. An Ordinance amending Ordinance No. 2179 relating to Capital Improvements of the City and County of Honolulu for the fiscal year July 1, 1962 to June 30, 1963", together with the amendment to the Capital Improvement Program submitted by the City Council for the Commission's review and recommendation, as follows:

"SECTION 1. Ordinance No. 2179 as amended, relating to Capital Improvements of the City and County of Honolulu for the fiscal year July 1, 1962 to June 30, 1963 is hereby further amended as follows:

- 1a) Reducing the appropriation in the following amounts for the projects financed out of current revenues and general obligation bonds as authorized by Ordinance No. 2179, hereinafter enumerated:

	Highway Fund	Public Improvement Bond Fund	Total
DEPARTMENT OF PUBLIC WORKS			
Roads and Improvement Districts:			
Improvements Initiated by			
Owners, City's Share.....	\$ 70,000	\$ ---	\$ 70,000
Lukepane Street Impr. Dist.			
Date to Winam.....	16,450	---	16,450
Maluniu Ave. Ext.	13,550	---	13,550
Punahou Street Widening, King to Beretania Sts	1,880	---	1,880
Wyllie St. Frontage Impr. Nuuanu to Liliha	7,700	---	7,700
Kalihi-Kai Impr. Dist.....	235,000	---	235,000
Lauhala Street, Beretania to Lusitana	66,000	---	66,000
Kailua Road	38,000	---	38,000
Waiialae Avenue, Kapahulu to 9th Avenue	35,000	---	35,000
Waikiki Impr. Dist. (Kaiulani, Ala Wai, Kapahulu and Kalakaua).....	300,000	---	300,000
Woodlawn Drive Ext. Impr. Dist. (Kahalua to Oahu)....	189,900	---	189,900
Wahiawa Business Section Impr. Dist.	---	40,000	40,000
Pedestrian Overpass Across Waipahu St at Waipahu Elementary School.....	---	8,000	8,000
Total Roads and Improvement Districts:	\$973,480	\$ 48,000	\$1,021,480

	Highway Fund	Public Improvement Bond Fund	Total
Drainage and Flood Control:			
Waianae Flood Control.....	\$ ---	\$ 385,000	\$ 385,000
Waiomao Slide Area.....	---	80,000	80,000
City's Participation in Stream Walls.....	---	25,000	25,000
Bridge and Road Construction City's Share.....	---	40,000	40,000
Kapiolani Blvd. Relief Drain	---	14,000	14,000
Total Drainage and Flood Control.....	\$ ---	\$ 544,000	\$ 544,000
Sewer Projects:			
Sewer Extension & Oversizing, City's Share.....	---	13,000	13,000
Fort DeRussy Sewage Pumping Station and Force Main....	---	9,000	9,000
Citron Street Relief Sewer..	---	13,000	13,000
College Walk Relief Sewer...	---	17,000	17,000
East Lock Interceptor Sewer Section IV.....	---	5,000	5,000
Kahanahou Circle Sewer Pump- ing Station & Force Main..	---	10,000	10,000
Kunia Sewage Pumping Station and Force Main.....	---	8,000	8,000
Waikapoki Sewage Pumping Station & Force Main.....	---	2,000	2,000
Waianae Sewage Treatment Plant Unit I & Outfall....	---	5,000	5,000
Lakeview Circle Sewage Pump- ing Station & Force Main..	---	8,000	8,000
Total Sewer Projects....	\$ ---	\$ 90,000	\$ 90,000
TOTAL REDUCTIONS.....	\$973,480	\$ 682,000	\$1,655,480

and are hereby appropriated for the purposes as set forth in Item 2) hereof for the fiscal year July 1, 1962 to June 30, 1963.

- 2) The moneys as reduced in Item 1a) hereinabove shall be and are hereby appropriated for the following purposes:

DEPARTMENT OF PUBLIC WORKS

Roads and Improvement Districts:

Palolo Valley Improvement District.....	<u>\$973,480</u>	<u>\$ 682,000</u>	<u>\$1,655,480"</u>
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Mr. Robert Lee from the Budget Office explained the amendments which will provide sufficient funds for the Palolo Improvement District in order that the Finance Director may award and sign the contract for this project in this fiscal year. Reductions were made from projects which have been completed and the remaining balance lapsed, and from projects for which monies cannot be encumbered by June 30, 1963. Except for those projects already completed, funds will be re-appropriated for all the projects in the next fiscal year.

After a brief discussion, the Commission recommended approval of the amendment to the Capital Improvement Program and to the Capital Budget Ordinance for the fiscal year July 1, 1962 to June 30, 1963, on motion of Mr. Centeio and second of Mr. Yee. (Mr. Lemmon was not present at this time.)

CAPITAL IMPROVE-
MENT PROGRAM FOR
FISCAL 1963-64

The Director informed the Commission that the City Council has approved the Capital Improvement Program and the Capital Budget Ordinance for the fiscal year 1963-64 and had deleted the Queen's Surf project despite the recommendation of the Commission that it be kept in the Program.

ZONING APARTMENT
DISTRICT C
KAILUA
OFF HAHANI ST.
CENTEX-TROUSDALE
CO.

For information only, the Director reported to the Commission, the result of a meeting held with representatives of the Campos Dairy, Centex-Trousdale, and H.K.L. Castle. This was in reference to the proposed rezoning of approximately 9 acres of land situated off Hahani Street and adjacent to Campos Dairy in Kailua to Apartment District C. A public hearing was held and closed on February 14, 1963. Campos Dairy had registered a protest against the further encroachment of apartment uses next to its operation. The Dairy is willing to relocate but no agreement has been reached with the developer on the price for the relocation and with the owner of the land for a new site.

The Director had indicated to those persons present at the meeting that he would like to see the dairy relocated. The representatives of H.K.L. Castle stated that they would be willing to aid the developer in the relocation of the dairy by charging the developer agriculture lease rental on the property until the cost of such relocation was completely cleared. The developer's position is that if he were permitted a higher use of the land in order to obtain a favorable return on the land, he would be agreeable to the dairy's relocation. Campos Dairy representatives indicated that they are willing to relocate. It is now the question of the developer and Campos Dairy coming to an agreement on price and the developer submitting to the Planning Department, a proposal for uses of the land which they think would be desirable and profitable. After settlement on the price for relocation and submission of the proposed uses, the matter will again be brought before the Planning Director for further consideration.

The Director stated that if the uses proposed for the area were consistent with good planning for the area, the general plan of the area may be amended to permit the relocation of the dairy and to designate uses which would permit the developer to receive a favorable return on the land.

Mr. Centeio expressed his opinion that the Commission by general planning the area next to the dairy for apartment uses created the present problem. He felt that the apartment use should be deleted from the general plan and compatible uses designated next to the dairy which is to remain. He did not believe that the Commission should participate in any arbitration regarding the relocation of the dairy.

ZONING BUSINESS,
CLASS AA, A-1 &
A-2 RESIDENTIAL,
& AGRICULTURAL
DISTRICT A
AHUIMANU VALLEY
AHUIMANU INVEST-
MENT CO.

Mr. Hustace made a motion that this information be received and the minutes show that it is the sense of this Commission that we cannot partake in any negotiation with respect to competing property owners but when the Director receives appropriate request for either general plan or rezoning that the matter of application be again presented to the Commission for appropriate action. His motion was seconded by Mr. Centeio and carried. (Mr. Lemmon was not present at this time.)

The Director informed the Commission that with respect to a proposed dezoning and changes in zoning from existing Semi Industrial, Noxious Industrial, and Class AA Residential to Business, Class AA, A-1, and A-2 Residential, and Agricultural District A for an area of land containing approximately 802 acres and being the whole of Ahuimanu Valley situated on both sides of the Heeia-Kahaluu boundary, the owner of the land has submitted a letter requesting withdrawal of the proposed changes in zoning.

The Director pointed out to the Commission that should this request for withdrawal be accepted, the land will remain in its present zoning of semi and noxious industrial uses. Under the semi-industrial zoning classification, the owner may subdivide the land into 5,000 $\frac{1}{2}$ lots and said subdivision cannot be denied if it complies with the requirements of the Subdivision Rules and Regulations. The owner may also develop the land for semi and noxious industrial uses which the Commission felt should not be permitted in the area.

The Commission noted that the rezoning proposals were initiated by the Director in order to eliminate the present semi and noxious industrial zoning notwithstanding the fact that timing-wise, zoning was premature in the absence of need, availability of public facilities and utilities, and adequate access. The proposed changes in zoning comply with the General Plan adopted for the area. There will be adequate control of development through provisions of the Subdivision Rules and Regulations which requires proper access and public utilities. The Commission had also proposed an amendment to the City Charter to require the application of the more restrictive zoning in instances where the General Plan designates uses which are more restrictive than the underlying zoning of an area. Unfortunately, said amendment could not be presented to the legislature in time for it to act on the amendment.

With reference to the owner's request for withdrawal, Mr. Kimura, upon request for advice from the Commission, stated his belief that in this particular instance, since the Director is proposing an ordinance to rezone the particular area, it is dependent upon the Director to state whether or not he wishes to withdraw the proposed rezoning. In the absence of a withdrawal action from the Director, the Commission may proceed to act on the proposed rezoning.

Mr. Centeio stated his belief that the zoning as proposed for the area is premature in the absence of proper access. The Commission should take action to eliminate the semi and noxious industrial uses by designating the area for agricultural use. He was of the opinion that the Commission has jurisdiction to modify the general plan without a recommendation from the Planning Director.

Mr. Kimura, in reply to the Commission's inquiry, stated that several opinions on this point were rendered by his office. The Charter authorizes the Planning Director to propose amendments to the general plan along with the City Council and the Planning Commission to make recommendations by approving, disapproving, or modifying the plan for forwarding to the City Council. The Planning Commission is not authorized to propose any amendments to the General Plan.

Mr. Hustace commented that in view of the remarks heretofore made, there seems to be no alternative but to approve the proposed changes in zoning in compliance with the general plan in order to eliminate the present noxious and semi industrial zoning of the area notwithstanding the fact that the Commission feels that such zoning is premature.

Mr. Hustace's motion to recommend approval of the proposed rezoning and changes in zoning from existing Semi Industrial, Noxious Industrial, and Class AA Residential, to Business, Class AA, A-1, and A-2 Residential, and Agricultural District A for the subject area under discussion was seconded by Mr. Kanazawa and carried. Mr. Centeio voted in the negative based on his belief that the Commission cannot vote on rezoning proposals without the showing of proper access to the subject area. (Mr. Lemmon was not present at this time.)

GENERAL PLAN
WAHIAWA
OFF KUKUI STREET
COMMERCIAL USE

The Commission, on motion of Mr. Centeio and second of Mr. Yee, authorized the calling of a public hearing to consider Resolution No. 162 from the City Council, proposing an amendment to the Wahiawa Section of the General Plan by changing the land use designation from residential to commercial use for portion of a parcel of land situated on the westerly side of Kukui Street, 150 feet mauka of California Avenue in Wahiawa.

The Director had explained to the Commission that the subject parcel is zoned half in business and half in Class A-1 Residential. This is a logical extension of the existing business zone.

The Commission, on motion of Mr. Hustace and second of Mr. Kanazawa, authorized the calling of a public hearing to consider the following changes in zoning and amendments to the general plan initiated by the Planning Director with the date of the public hearings tentatively scheduled for Wednesday, July 3, 1963. A brief explanation of the proposals was made by the Director:

GENERAL PLAN
WAIANAE
MAKAHA SIDE OF
WAIANAE VALLEY
RUBBISH DUMP
SITE

(1) The Director initiated an amendment to portion of the Waianae General Plan by establishing a Rubbish Dump Site on approximately 30.683 acres of land situated on the Makaha side of Waianae Valley approximately 1,300 feet mauka of the proposed Waianae Civic Center.

Access to the area is over a 30-foot roadway 2,100 feet long off Plantation Road. The area is approximately 1,100 feet mauka of Farrington Highway. The Public Works Committee has approved the purchase of the subject site for a rubbish dump.

GENERAL PLAN
WAHIAWA
DELETION OF A
PORTION OF
HIWI PLACE

(2) The Director initiated an amendment to portion of the Wahiawa General Plan to delete a portion of Hiwi Place from the general plan.

Hiwi Place is a T-shaped deadend roadway situated off the west side of Kamehameha Highway. The portion to be deleted has no improvements. There is an elevation difference of 30 feet from Kamehameha Highway; therefore, the cost of constructing this portion of Hiwi Place would be too great. There is also no necessity for this road connection with Kamehameha Highway.

GENERAL PLAN
C.B.D.; BINGHAM-
MOILIILI; PAUOA-
PACIFIC HEIGHTS;
MAKIKI-LUNALILO;
& MAKIKI-MAKIKI
HEIGHTS
CHANGES IN LAND
USE & NEW STREET
LAYOUT

(3) The Director initiated an amendment to portions of Sections 12 (Central Business District), 15 (Bingham-Moiliili), 22 (Pauoa-Pacific Heights), 23 (Makiki-Lunalilo), and 24 (Makiki-Makiki Heights) of the General Plan of the City and County of Honolulu by (a) adopting street layout, (b) adopting future land use pattern, (c) designating areas for public and semi-public facilities, and (d) designating areas for open spaces.

The entire area which is presently designated as hotel-apartment and apartment uses on the general plan are to be redesignated for medium density apartment uses with the widening of existing streets to adequately serve the higher density use.

Mr. Centeio requested the Director to provide at the time of the public hearing, information on those lots already zoned for hotel-apartment use.

GENERAL PLAN
KAIMUKI
HARDING & KOKO
HEAD AVENUES
LIBRARY SITE

(4) The Director initiated an amendment to portion of the Kaimuki General Plan by changing the land use designation from residential to public use for land situated at the makai-waikiki corner of Harding and Koko Head Avenues in Kaimuki. The State proposes to construct the Kaimuki Branch Library on this site containing a total area of 28,429 $\frac{1}{2}$ sq. ft.

By an opinion rendered by the Corporation Counsel's office, all State projects must also be designated on the City's General Plan. Therefore, the proposed freeway through Kaimuki will also be designated on the general plan. The present library on the opposite corner is to be relocated on this site which is in the process of being acquired by the State.

ZONING BUSINESS
KAPAHULU
REAR OF 3008
WAIALAE AVENUE
WILLIAM NAGATA

(5) The Director initiated a change in zoning from existing Class A Residential to Business for the rear 6,530 $\frac{1}{2}$ sq. ft. of a parcel of land containing 25,170 $\frac{1}{2}$ sq. ft. situated to the rear of 3008 Waialae Avenue in Kapahulu in conformity with the General Plan.

The subject area is surrounded by business zoning. The proposed rezoning will permit the owner to utilize his entire parcel for commercial use.

ZONING APARTMENT
DISTRICT B
KAILUA
129 ALALA ROAD
J. FERREIRA

(6) The Director initiated a change in zoning from existing Class A-1 Residential to Apartment District B for a parcel of land containing 6,312 $\frac{1}{2}$ sq. ft. situated at 129 Alala Road in conformity with the Kailua General Plan.

The owner proposes to construct a two-story, 4-unit apartment building. Water is available. There is no

public sewerage system but the Board of Health will permit cesspools. The owner has indicated willingness to construct the required street improvements fronting his property.

ZONING APARTMENT
DISTRICT C
PAUOA
1862 PUOWAINA DR.
S. VILLAROS

(7) The Director initiated a change in zoning from existing Class A Residential regulations to Apartment District C for a parcel of land containing 8,840^{sq} situated at 1862 Puowaina Drive in Pauoa in conformity with the General Plan adopted for the area.

The owner proposes to demolish an old dwelling on the premises and construct a new duplex unit. There is a second dwelling on the premises.

STREET NAMES
KANEHOE
KEAPUKA TRACT
UNITS 2-A, 2-B &
2-C SUBDIVISION

The Commission, on motion of Mr. Kanazawa, and second of Mr. Centeio, recommended approval of the following street names for roadways within the Keapuka Tract Units 2-A, 2-B and 2-C Subdivision:

- APAPANE STREET - Extension of existing roadway.
- AWANENE PLACE - Deadend roadway off Apapane Street between Luluku Road and Alokahi St.
Meaning: A variety of Kava with long spotted internodes
- AWANENE WAY - Deadend roadway off Awanene Place.
- ALOKAHI STREET - Roadway off and parallel to Apapane Street.
Meaning: Single weft in plaiting, mat of single thickness
- ALOKAHI PLACE - Deadend roadway off Alokahi Street between Pakualua Place and Apapane Street.
- PAKUALUA PLACE - Deadend roadway off Alokahi Street on the Kaneohe side of Alokahi Place.
Meaning: Pearl-shell lure; dark colored inside
- AWAPAPA PLACE - Deadend roadway off Apapane Street.
Meaning: A variety of Kava with short internodes and spotted stalk.

The meeting adjourned at 5:20 p.m.

Respectfully submitted,

Carole A. Kamishima
Carole A. Kamishima
Planning Reporter

Meeting of the Planning Commission
Minutes
June 20, 1963

The Planning Commission met in regular session on Thursday, June 20, 1963, at 1:55 p.m., in the Conference Room of the City Hall Annex with Chairman Thomas N. Yamabe II presiding:

PRESENT: Thomas N. Yamabe II, Chairman (excused at 3:45 p.m.)
Frank W. Hustace, Jr.
George F. Centeio
Stanley T. Himeno
Kinji Kanazawa
Cyril W. Lemmon (present at 2:25 p.m.)
Fred K. Kwock, ex-officio

Frederick K. F. Lee, Planning Director
Wallace S. W. Kim, Deputy Planning Director
Henry Kitamura, Deputy Corporation Counsel

ABSENT: Alfred A. Yee
Bartley M. Harloe, ex-officio

MINUTES: The minutes of the special meeting of May 29, 1963, and the regular meeting of June 6, 1963, as circulated, were approved on motion of Mr. Lemmon and second of Mr. Kanazawa.

ELECTION OF OFFICERS:

The Commission held an election to select a chairman and a vice chairman for the next ensuing fiscal year.

Upon the nomination of Mr. Himeno and second of Mr. Kanazawa, and on a unanimous vote cast, Mr. Frank W. Hustace, Jr., was elected as chairman of the Planning Commission for the next fiscal year.

Upon the nomination of Mr. Himeno and second of Mr. Hustace and on a unanimous vote cast, Mr. George F. Centeio was elected vice chairman.

Mr. Centeio expressed to Mr. Yamabe, the thanks of the Commission members for doing a wonderful job as chairman of the Planning Commission.

**PUBLIC HEARING
GENERAL PLAN
CENTRAL BUSINESS
DISTRICT
NUUANU AVENUE &
VINEYARD THOROUGH-
FARE
PARK USE**

A public hearing, continued from June 6, 1963, was held at 2:00 p.m., to consider a proposed amendment to portion of the Central Business District General Plan (Section 12) by changing the land use designation from business and hotel-apartment uses to Park use for area of land bounded by Nuuanu Avenue, Vineyard Thoroughfare, Nuuanu Stream and School Street, exclusive of the Koon Yum Temple premises.

Mr. Hustace disqualified himself from participating or voting on this matter and withdrew from the room.

The Director acknowledged receipt and read the letter filed by Sun Yat Sen School, signed by its President Clarence T. C. Ching, reaffirming its position taken in its letter of June 6, 1963, filed with the Commission, urging the Commission to recommend rejection of the proposed amendment initiated by the Planning Director. In view of the written protests filed, the School has indicated its belief that an oral explanation from the architect of the School's proposed development should suffice.

The School had also outlined its reasons for urging rejection of the proposed amendment. One reason given is that the proposal of the Director is improperly before the Commission on the basis that, "Under Chapter 143, R.L.H. 1955, as amended, the Honolulu Redevelopment Agency alone has the power to initiate the adoption of a redevelopment plan or initiate amendments to it. A change in land use such as is recommended by the Planning Director for Parcel C-5 contemplates an amendment to the Queen Emma Urban Renewal Plan. The Planning Director, however, does not speak for the Agency and the Agency has not seen fit to initiate any change in use nor has it approved of the Planning Director taking action in this respect..."

The Director stated that under the City Charter, he has authority to initiate amendments to the General Plan which is the subject under consideration. He is not initiating an amendment to the Queen Emma Redevelopment Plan.

The letter further expressed the belief of the School that use of Parcel C-5 by the school would have no adverse effect whatsoever on the operation of adjacent Foster Garden. (The letter was placed on file and made a part of the record.)

Mr. Howard Wong, architect for the school project, presented to the Commission the architectural plans prepared for the proposed school and apartment development. This plan which includes the proposed apartment project was prepared about a year ago but subsequently the apartment project has been withdrawn by the School. Therefore, his presentation was confined to the school portion of the project only.

He stated that the school and apartment development covered an area of approximately 66,000 sq ; however, with the revision, only about 40,000 sq is required for the school. The school building consists of a gymnasium and recreational area on the basement level, an auditorium, library, administration office, restroom facilities, and some classrooms on the first floor and classrooms on the second floor. Because a school of this type is one of cultural significance, the auditorium facilities were planned for use by the public also. It was planned for location in a dominant area, easily accessible by all.

An interior traffic circulation pattern with two driveways, one off Nuuanu Avenue and one off Vineyard Thoroughfare was planned for loading and unloading of children within the school ground. Another unloading area has been provided in the front of the school on Nuuanu Avenue. This plan eliminates many left turn movements. Off-street parking for 52 cars for the apartment units and 40 for the school are provided. He stated that no new plans had been prepared for the school project alone because of the uncertainty of acquiring the land for the school.

Mr. Wong was asked by Commissioner Kanazawa whether he had any comment to make on the statement made at the last public hearing that noise from the school would have a detrimental affect on Foster Garden.

Mr. Wong did not believe that noise from the school would create much of a problem for Foster Garden unless noise from recitation of Chinese lessons, if this type of teaching were still being done, is more disturbing than traffic noise. The School had expressed concern about traffic noise interfering with the school lessons and had therefore situated the structure in such a manner that there would be a minimum of noise from traffic. If noise from the school transmitting to Foster Garden is such an objectionable factor, he stated that it may be possible to minimize a certain amount of noise but it would be quite difficult and costly to eliminate all sound.

Further replying to questions from the Commission, Mr. Wong stated that the classroom periods are from 3:00 p.m., to 5:00 p.m. At the beginning of the classroom sessions, the entire student body will meet in the auditorium for about 10 minutes then disperse to the classrooms. The present enrollment at the school is about 200 students with a hope to increase this to 400 students. He felt that the only time noise may be generated is in the interim between the end of the public school period and the start of the Chinese classes when the children would be playing outside and within the gymnasium.

He stated that he had made a presentation of this development before the City Council on several occasions in the presence of representatives of Foster Garden but personally had not made any direct presentation to the Foster Garden group. He has no knowledge or information on whether the School had considered another site for the school.

Mr. Centeio requested clarification on the uses permissible on the subject parcel under the existing zoning laws.

The Director stated that the present zoning of the subject parcel is hotel-apartment and business. The Honolulu Redevelopment Agency's plan indicates semi-public use for the area; however, under the present zoning, a school, a hotel-apartment, or a commercial use may be developed on the property.

No one else spoke against the proposed amendment.

In calling for testimonies in favor of the proposed amendment, the Chairman requested that testimonies be limited to new facts rather than a repetition of what was presented at the last hearing.

Mr. William W. G. Moir, President of the Hawaii Botanical Garden Foundation, informed the Commission that the problem of noise that is being discussed does not affect plants. As a person who has for over 25 years collected and propagated plants and trees from the tropical jungles, mountain tops and forests, and seashore, he felt that he was qualified to speak on this matter.

He stated that one of the prime requirements for the propagation of plants is air movement; noise does not bother them. In looking at the Foster Garden plan, he noted that in the area just adjacent to the two-acre parcel under discussion, there is to be created a garden for pre-historic plants. He stressed that these plants

need lots of air and should not have the free circulation of air blocked by buildings. He advised the Commission to look around the town area and note that areas which formerly had green vegetation and trees are bare because the construction of buildings had killed the plants. He stated that a school can locate anywhere in the City but Foster Garden has no room to expand except into this two-acre area.

He contended that the school is a business operation since it must obtain a business license every year. He was opposed to the location of a business use and a school which is used only part of the day at this corner. Foster Garden would be of benefit to hundreds and thousands of people while the school is to only 400. He strongly endorsed the zoning of the area for park use.

Mrs. Lester Marks read and filed a letter from Dr. Min Hin Li of 4165 Black Point Road, supporting the proposed expansion of Foster Garden to include the two-acre parcel. (His letter was placed on file and made a part of the record.)

Mrs. Marks then read and filed her letter reiterating her stand on the importance of acquiring the two-acre parcel for Foster Garden and urging the Commission to approve the proposed amendment. She did not read but filed a letter elaborating on the question raised at the last meeting on "How does Foster Garden fit into the picture of the National Garden?" (The two letters were placed on file and made a part of the record.)

The Director acknowledged receipt of a letter from the American Society of Landscape Architects and a letter from the Conservation Council for Hawaii reiterating their stand taken to have the subject parcel acquired for expansion of Foster Garden.

Mr. Richard P. Nolan, President of the Hawaii Congress of Parents and Teachers, noted that a letter from the P.T.A. is on file with the Commission, supporting the use of the subject area for park use. He then submitted a copy of a resolution adopted by the P.T.A., as follows:

"That we work for effective coordinated planning and activities on the part of all community organizations, agencies, and institutions interested in the welfare of children, youth, and adults. We assist in the development of community cultural resources, social services, and recreation facilities so that all family members may participate in enriching experiences."

Mrs. Thomas W. Shootman, representing the Outdoor Circle, urged the Commission to act favorably upon the proposed amendment to designate the two-acre parcel for park use in order to complete the growth and logical boundary of Foster Garden. From the standpoint of health, should a school be placed at this corner, she felt that gas fumes from the traffic would be injurious to children attending the school.

Mr. David Barry, Jr., a charter member of the Friends of Foster Garden and a professional plant collector and grower, informed the Commission of the importance of

respect and dignity given to a botanical garden. He had visited botanical gardens all over the world and noted that in all cases the gardens were respected by the people in the community. He believed that to hide a botanical garden behind an institutional building would not be providing this dignity which is so important to the State of Hawaii in order to have Foster Garden maintained as an attractive and beautiful area to be in equal standing among other botanical gardens.

Asked by the Commission whether he is of the same opinion that free air circulation is important in the growing of plants, Mr. Barry replied that it is. However, he did not believe that Foster Garden should eventually be moved from the area should an institutional building be constructed at the corner.

Mr. Horace Clay, Associate Professor of Horticulture at the University of Hawaii, stated that he is the only one at the University teaching a class on ornamental plants and he uses Foster Garden a great deal. Expansion of Foster Garden would provide additional areas for plant material to be grown.

In reply to questions from Mr. Kanazawa, Mr. Clay stated that any stoppage of air would interfere with the growth of the pre-historic plants proposed in an adjacent area. This stoppage will definitely affect the growth of some of the plants. As proposed, the additional two-acre area would provide an area for the growing of spices and herbs. They are used commercially all over the world and this would be a logical area for the showing of these plants in one location. Hawaii, presently, has no such place. It would also be a great teaching aid not only to the University students but to the elementary and high school students as well to have this economic plant garden here. Horticulture is defined as the growing of vegetables, fruits and nuts, and ornamental plants. He teaches ornamental plants but since some vegetables and fruits are used as ornaments, his teaching covers a wide area including the growing of economic plants.

The Chairman requested Mr. Clay to submit his testimony in writing.

The Commission closed the public hearing and took the matter under advisement on motion of Mr. Lemmon and second of Mr. Kanazawa. (Mr. Hustace was not present.)

In considering this matter later, a motion to recommend approval of the proposed amendment to portion of the Central Business District General Plan by changing the land use designation from business and hotel-apartment uses to Park use for the area under discussion was made by Mr. Lemmon and seconded by Mr. Himeno. (Mr. Hustace was not present at this time.)

In the discussion that followed, Mr. Centeio believed that this matter should be deferred until a legal opinion is rendered by the Corporation Counsel's office whether or not the amendment as proposed can be made at this time. Since this matter is now being studied by the Corporation Counsel, he did not want to vote on the matter until this opinion is received.

Mr. Kitamura stated that one of the deputies in the Corporation Counsel's office is preparing a written opinion and to his knowledge, it has not been completed.

The Director indicated that the question before the Commission is a proposed amendment to the General Plan which he has authority to initiate and is not a matter of whether or not there would be a conflict with the planning for semi-public use as agreed upon by the H.R.A., the Federal Government and the City Council. The latter question is being studied by the Corporation Counsel's office.

Mr. Lemmon suggested that the Commission confine itself to planning policy, which is the use of the land, and not be concerned with the legal problem.

A vote was taken and the motion for approval was carried. Mr. Centeio voted in the negative.

Later in the meeting, Mr. Kanazawa stated that if a motion for reconsideration is in order, he may consider making such a motion at the next meeting of the Commission. He requested the Director to delay submission of the action taken today to the City Council.

PUBLIC HEARING
ZONING ORDINANCE
AMENDMENT TO THE
OFF-STREET
PARKING ORDINANCE

A public hearing was held to consider a proposed ordinance to amend Section 21-1.2, R. O. 1961, relating to Off-Street Parking by amending the first paragraph of subsection (a) thereof, relating to Minimum Off-Street Parking Space Requirements, and by deleting the reference to construction dates in subparagraphs (5), (6), and (7), thereunder to read as follows:

"a. By amending the first paragraph of subsection (a) thereof to read:

(a) Whenever any building or structure is erected, replaced, reconstructed, enlarged, increased in capacity, or whenever any permitted use of a building or structure within any use district is changed, minimum off-street parking space with adequate provisions for ingress and egress by standard sized passenger automobiles shall be provided as follows except as otherwise specifically provided herein:

"b. By amending subparagraph (5) by deleting the letter '(a)' before the word 'For'; and by deleting the words 'constructed after March 25, 1957', between the words 'buildings' and 'no'.

"c. By amending subparagraph (6) by deleting the letter '(a)' before the word 'For'; and by deleting the words 'constructed after March 25, 1957', between the words 'buildings' and 'no'.

"d. By amending subparagraph (7) by deleting the words 'constructed after March 25, 1957', between the words 'buildings' and 'no'."

The public hearing notice published in the Honolulu Star Bulletin on June 10, 1963, was read by the Director who reported that no written protests had been filed.

He explained that the purpose of this amendment is to require buildings constructed prior to March 25, 1957, to also comply with the Off-Street Parking Ordinance. Presently, those buildings constructed prior to March 25, 1957, are exempt from the Off-Street Parking Ordinance. As an example, the problem of requiring those buildings constructed prior to 1957, and which use is to be changed to another use, to set aside off-street parking either on the premises or within a radius of 400 feet from the property has arisen time and time again. Unless some provision is made to require this type of structures to also set aside adequate parking, many areas in the city will be without any parking.

Mr. Centeio was opposed to the proposed amendment to the Off-Street Parking Ordinance. He stated that when an area is zoned for business, the Commission has no jurisdiction to control the type of business use permitted in the area as long as such business use is permitted under the zoning ordinance. Similarly, if one type of business use is to be changed to another type of business use, to require the setting aside of 40% of the lot area for off-street parking is ridiculous because "business is business". He felt that an individual operating under a non-conforming use status should be entitled to the full use of his property until such time the building has deteriorated to such an extent that it must be demolished.

Mr. Lemmon concurred with Mr. Centeio that a hardship would be created to an owner who wishes to change one use to another use, especially in an old established area where the land is covered entirely by the building and where it would be very difficult to find adequate parking within a range of 400 feet. However, for reconstruction or additions to existing buildings, he felt that existing laws adequately cover the requirement to set aside 40% of the area for off-street parking.

In response to the Commission's request for confirmation of Mr. Lemmon's statement, Mr. Kitamura stated his belief that for reconstruction or additions to existing buildings constructed prior to 1957, the existing non-conforming use ordinance requiring the setting aside of 40% for parking would apply.

No one spoke against or in support of the proposed ordinance. The public hearing was closed and the matter was taken under advisement on motion of Mr. Kanazawa and second of Mr. Centeio.

A motion to recommend denial of the proposed ordinance to amend the Off-Street Parking Ordinance was made by Mr. Centeio, seconded by Mr. Lemmon, and carried.

(Mr. Yamabe was excused from the meeting at 3:45 p.m., and thereafter, Mr. Hustace, newly elected chairman, presided over the meeting.)

Later in the meeting, Mr. Kitamura corrected his statement made that for reconstruction or additions to buildings constructed prior to March, 1957, the existing laws would require the setting aside of 40% parking. In reading the Off-Street Parking Ordinance again and in accordance with

a prior opinion rendered by his office, the off-street parking requirement does not apply to buildings constructed prior to March, 1957, whether they are to be reconstructed, altered, enlarged or changed in use. In other words, these buildings are exempt from the off-street parking requirements.

In view of the opinion just rendered which will have a significant affect on the problem of requiring adequate off-street parking, the Chairman requested the Deputy Corporation Counsel to submit his report in writing to the Director for presentation to the Commission at the next meeting.

PUBLIC HEARING
GENERAL PLAN
WAHIAWA
WESTERLY SIDE
OF KUKUI STREET
COMMERCIAL USE

A public hearing was held to consider City Council Resolution No. 162, proposing an amendment to a portion of the Wahiawa General Plan by changing the land use designation from residential to commercial use for a portion of a parcel of land situated on the westerly side of Kukui Street, 150 feet mauka of Clifornia Avenue in Wahiawa.

The public hearing notice published in the Honolulu Star Bulletin on June 10, 1963, was read by the Director who reported that no written protests had been filed. He pointed out that the subject property containing an area of 9,000 \pm is zoned half in Business and half in Class A-1 Residential. This would be a logical extension of the existing business district which extends 100 feet back of California Avenue.

Asked by the Commission whether he would then recommend extension of the existing business zone line to include the back boundaries of other lots within this block, the Director stated that he would not. Instead, he would recommend that this line be lowered since the business line extends to about 1/4 of the properties with the remainder in residential. These parcels are also served by a narrow private right-of-way running through the center of this block. The subject property fronts on Kukui Street.

No one spoke for or against this proposed amendment to the Wahiawa General Plan. The public hearing was closed on motion of Mr. Centeio and second of Mr. Lemmon.

A motion to recommend approval of City Council Resolution No. 162, proposing an amendment to a portion of the Wahiawa General Plan by changing the land use designation from residential to business use for the subject property was made by Mr. Centeio, seconded by Mr. Lemmon, and carried.

A motion to recommend to the Director that he examine the feasibility of moving the business zone line back to coincide with the mauka line of the row of lots fronting on California Avenue was made by Mr. Lemmon, seconded by Mr. Centeio, and carried.

PUBLIC HEARING
GENERAL PLAN
KAIMUKI
HARDING & KOKO
HEAD AVENUES
LIBRARY SITE

A public hearing had been scheduled to consider a proposed amendment to portion of the Kaimuki General Plan (Section 17) to consider a change in land use designation from residential to public facility use (Library site) for three parcels of land situated on the makai-Kokohead corner of Harding and Koko Head Avenues in Kaimuki.

The Director withdrew his initiation of the proposed amendment in view of the fact that the proposed library site will compose of 5 parcels in accordance with the map submitted by the State and not three as advertised. This proposal will be re-advertised to indicate five parcels of land for the proposed library site.

Since there is nothing pending before the Commission for consideration, no action was taken on this matter.

PUBLIC HEARING
ZONING BUSINESS
KAPAHULU
3008 WAIALAE AVE.
WILLIAM NAGATA

A public hearing was held to consider a change in zoning from existing Class A Residential to Business for the rear 6,530sq ft of a parcel of land at 3008 Waiialae Avenue, situated on the mauka side of Waiialae Avenue and opposite Kapahulu Avenue in Kapahulu in conformity with the General Plan.

The public hearing notice published in the Honolulu Star Bulletin on June 10, 1963, was read by the Director who reported that no written protests had been filed. He pointed out that the subject area is surrounded by business uses. The front 18,640sq ft of this parcel of land containing 25,170sq ft is zoned business while the back 6,530sq ft is still in Class A Residential. The proposed change is in conformity with the General Plan adopted for the area.

No one spoke against the proposed change in zoning.

Mr. John C. Mann, surveyor for the owner of the land, requested the Commission to approve the change in zoning in conformity with the General Plan.

The Commission closed the public hearing on motion of Mr. Lemmon and second of Mr. Centeio.

A motion to recommend approval of the change in zoning from Class A Residential to Business for the subject area under consideration was made by Mr. Lemmon, seconded by Mr. Centeio, and carried.

The Commission recessed the meeting and reconvened in the City Council Assembly Room, City Hall, at 4:00 p.m., to consider the following public hearing, with Vice Chairman Frank W. Hustace, Jr., presiding:

PUBLIC HEARING
GENERAL PLAN
KALIHI-KAI,
KAPALAMA
COMPREHENSIVE
PLAN

A public hearing was held to consider the proposed amendments to portions of General Plan Section 7 (Kalihi-Kai) and Section 9 (Kapalama) for the area bounded by Liliha Street, Dillingham Boulevard, Waiakamilo Road, Alopele Street, along the Waikiki boundary of Kamehameha Homes premises, North King Street, Middle Street, Fort Shafter boundary, Notley Street and School Street, as follows:

1. Land Use - Designating areas for Residential, Low Density Apartment, Medium Density Apartment, Commercial, and Industrial uses;
2. Public and Semi-Public Facilities - Designating areas for schools, parks, church, cultural center, library, fire station, incinerator, water pump station, public housing, and water reserve.
3. Street Layout and Pattern.

Prior to reading of the public hearing notice, the Chairman announced that today's hearing will be terminated at 5:30 p.m., and at that time, should there be many others who wish to testify, the hearing will be continued until the next meeting of the Planning Commission when they will be given an opportunity to speak. Written testimonies are acceptable and they need not be presented orally. Should a person require information on any phase of the General Plan proposal, he suggested that the person contact the Director or the Deputy Director after the meeting.

The Planning Director then read the public hearing notice published in the Honolulu Star Bulletin on June 10, 1963.

The Deputy Director made the presentation on the proposed general plan. He explained to the audience that today's hearing is a proposed amendment to the General Plan and is not a rezoning proposal. This general plan was prepared with the idea of providing a "blueprint" for the future land uses, road pattern, and public facilities, aimed for the year 1980.

He then acknowledged receipt of the following letters filed with the Planning Department:

(1) Mr. and Mrs. Yoshio Sakata of 1218-A Richard Lane protested the widening of Richard Lane, a deadend street, to a 44-foot right-of-way. They also suggested that any future public hearings be held only after due notice by letter to every affected owner and that the hearing be held at a time and place most convenient to the citizens of the geographical area involved.

Mr. Kim stated that from a practical standpoint and for economic reason, notices cannot be sent to each individual.

(2) Mr. Ernest K. Akamine of 2255 Hulali Place protested the proposed widening of Hulali Place from the present 40 feet to 44 feet.

(3) Mr. Robert K. Murakami, attorney for Chisao Niizawa, owner of a parcel of land on the makai side of North School Street near Middle Street requested that the present commercial zoning of the property be retained.

Mr. Kim stated that the proposed general plan designates the subject property for commercial use.

(4) Mr. Robert K. Murakami, attorney for Seven-Up Bottling Co. of Honolulu, Inc., requested that the present zoning of the Seven-Up Bottling Co.'s property on Robello Lane be retained.

(5) A Pio Place resident protested the proposed extension of Pio Place as a loop road to connect with Kam IV Road. The protestant feels that Pio Place as a deadend road creates a very nice residential district.

(6) Another resident of Pio Place protested the extension of Pio Place.

(7) Mr. Moses Naehu of 1919 Hanu Lane protested the widening of Hanu Lane.

(8) Attorney George T. Nakamura, representing eleven property owners, protested the proposed widening and extension of Hani Lane from a 24-foot to a 44-foot roadway and the proposed medium density apartment use designation for those properties.

(9) Property owners Toyo Tamane, Hannah Kam and Elsie W. Kam, protested the widening of Hanu Lane to 40 feet.

(10) Mr. Antonio Evangelista of 2105 Kealoha Place protested the widening of Kealoha Place.

(11) Francis K. and Hatsuyo Shoda and Tokiju and Tsui Matsushita opposed the General Plan because small property owners will be hurt.

(12) Mr. Manuel Rodrigues of 1017 Long Lane also protested that a hardship would be placed on property owners having small land areas.

(13) Mr. H. Lum protested the change in land use designation from industrial to apartment for properties on Hikina Lane.

(14) Mr. Tatsuki Yoshida of 1136 Richard Lane, owner-resident in Area Section III on the General Plan, objected to the proposed designation of lands in this area for low and medium density apartment uses.

(15) A petition signed by 36 property owners protested the proposed widening of Leilani Street, makai of School Street into Kamehameha Park and then through Uhu Street to Gulick Avenue from the existing 24 feet to 56 feet.

(16) Mr. Florendo Rarangol of 2027 Uhu Street approved of the general plan proposal designating his property for apartment use.

(17) Mr. Buzzy T. Okazaki, realtor and agent for owner Genjiro Jinbo and lessee Kenneth Shioi, requested that the entire area of the property situated at the waikiki-mauka corner of King Street and Kama Lane be zoned for business.

(18) Mr. Arthur Y. Akinaka, property owner of parcels of land at the corner of School and Houghtailing Streets, believed that the General Plan as proposed, with due consideration for those deserving modifications, should be adopted.

(19) Mrs. Kimiko Omoto of 1026 Wolter Lane, felt that the proposed plan could be improved by providing more space for parks and recreation; designating the entire area for low density instead of medium density apartments; and widening Palamea Lane by following the existing lane and extending it to Kohou Street instead of curving it down.

(20) Mr. John H. Magoon favored the proposed general plan for the Kalihi-Kapalama area.

The Deputy Director then explained the basic purpose for proposing the land use pattern as shown. In order to take care of the increase in population within the city limits in the next 17 years, estimated at 150,000 persons, from

an existing population of 300,000 to about 450,000 by the year 1980, the staff recommended the plan now under consideration. In checking the economic strata of the families living within the city limits, it was found that a large number of families cannot afford to purchase their own homes. Because of economic reasons they must rent apartments. For this reason, majority of the areas within the Kapalama and the Kalihi-Kai sections were designated for medium density apartment use with low density apartment use designated in the section most remote from the center of town.

In order to provide for these higher density uses, existing facilities such as, roads, sewers, water, schools, etc., must be improved. Despite the fact that several properties would be affected by road widening proposals, these improvements are necessary to set up a pattern for the proper development of the area and to provide for the increase in traffic. The plan was tailored to give broad community benefit rather than individual benefit.

The Deputy Director then presented the details of the proposed plan, pointed out those areas proposed for residential, industrial, commercial, medium and low density apartments, parks, open spaces, and public facility uses, followed by an explanation of the terminology "density". He also pointed out the major arterials, feeder roads and secondary roads and those roads to be widened or extended. Many of the areas are served by narrow lanes and poor traffic layout. The new traffic pattern and widened streets would permit the proper development of the areas for medium and low density apartment uses as proposed.

Likeli School and Fern School are presently substandard in size and in order to bring them up to standards, the recommendation is to purchase adjacent properties. Many of the existing commercial activities are being retained. The existing population within this entire area is about 19,000 persons and with the new land use pattern, it is estimated that this will increase to about 31,000 persons. The entire area composes of approximately 475 acres.

Mr. Kim informed the people that this general plan proposal is merely an overlay of existing zoning with the thought that someday when it becomes necessary and the area is ready for improvement, zoning would follow in conformity with the general plan. He assured the people that the general plan proposal will have no legal affect on the present use of the land as zoned. No one will be deprived of the right to use his land as zoned. It is only after rezoning in conformity with the general plan is made that the new zoning would apply.

The Chairman called upon those persons wishing to testify in favor of the general plan proposal.

Mr. Theodore Lopez of 1148 Gulick Avenue and owner of land at the corner of Kaili and Beckley Street approved the proposal to designate his property for medium density apartment use.

Mr. William K. Kam, representing four property owners, requested clarification on the width of certain roadways in the Kalihi area.

He was advised by the Chairman to contact the Director or the Deputy Director after the meeting for the clarification requested.

Mr. Leighton S. C. Louis, representing the Y. Ahin Trust Estate, approved of the proposal to designate the Estate's property situated off School Street, opposite the Hawaii Housing Authority's housing project and containing an area of approximately 150,000sq ft, for medium density apartment use. Since 1959, the Estate had attempted to have the property zoned for apartment use so that it may construct low rent housing for people in the area. Rezoning of the property is requested so that it may proceed with this development as soon as possible.

Mr. Matias Ventura of 2145 N. School Street voiced his approval of the proposed general plan.

The following persons spoke in opposition to the general plan as proposed.

Mr. Kanichi Maruya of 1019-A Laa Lane stated that he owns two other lots at 1004 and 1008 Laa Lane. He requested that those two parcels be also rezoned for apartment use.

Mrs. Rowena Rosha of 2545-D N. School Street strongly objected to the proposed extension of Pio Place. She filed a petition signed by about 92 persons also objecting to the extension of Pio Place. (The petition was placed on file.)

Mrs. Mildred Magnani of 1430 Iao Lane opposed the taking of her property for expansion of Likelike School. She realized that the school must be expanded but she believed that the buildings could be of several stories high instead of one-story structures. She indicated that many of the residents whose properties are to be taken for the school are elderly people living there for many years, long before the school was established and this taking will cause a hardship. Many of them cannot afford to purchase another home.

Mr. Peter Chang of 1446 Kohou Street, opposed the proposed 56-foot roadway between Houghtailing Road and Kohou Street. He stated that Houghtailing Road will become a speedway through the area.

Mr. Henry Lum of 912 Hikina Lane indicated that the Hikina Lane properties are the only ones to be downgraded. The downzoning from industrial to apartments will cause many of the people to lose money.

Mrs. Doris Hostetler of 1442 Iao Lane, opposed the taking of properties on both sides of Iao Lane for expansion of Likelike School. She felt very deeply for the people whose properties are to be taken for the school. She asked why the school cannot operate without the additional areas.

Mrs. Rosalie Fernandez, speaking for her mother residing at 1348 Gulick Avenue, objected to the apartment designation for this property. The lot contains only 2,296sq ft and the apartment zoning would force her to move from this area where she has resided for over 45 years.

Mr. Kim assured her that the general plan does not affect lots of record. Although the lots are substandard in size, they are permitted to remain and the dwelling on the lot is also permitted to remain or be reconstructed.

Mr. Daniel Kahoiwai of 1039 Harvey Lane, living at the end of Harvey Lane, opposed the proposed widening of this roadway from the present 32-foot to a 44-foot roadway. The widening will take away his driveway area and bring the roadway right up to his home.

Mr. William T. Castillo of 1125 Kahauiki Place, opposed the plan because his property will be taken for expansion of Fern School. He lives on the waikiki side of Kahauiki Place and questioned why properties on this side should also be taken. He expressed surprise that he is the only one from this area present to oppose the plan.

Mr. Eustace I. Suzuki of 1920 Hani Lane also spoke in opposition to the proposed general plan. He noted that Mr. Kim had indicated that the primary reason for the proposed plan for the area was to take care of the projected increase in population. He did not disagree that there will be an increase in population in the area and other areas in town; however, he did not believe that the general plan as proposed will accomplish the purpose intended for the following reasons:

(1) In order to build apartments under the medium density apartment regulations, the minimum size of lots must be 7,500sq. ft. In looking at the area, especially Area III where he resides, majority of the lots are below 7,500sq. ft. It would be economically unfeasible to develop apartments on lots below 7,500sq. ft. At previous meetings, the residents were advised to consolidate their holdings; however, he pointed out that this will involve a lot of conflict. For this reason, many of the lots will remain small and the general plan, therefore, will not be accomplishing its primary purpose of taking care of the increased population.

(2) In order to build apartments, the roads must be improved. People in this area are considered in the low income bracket and they cannot afford to participate in any road improvements. How then can the roads be improved?

(3) In the area of financing, who will provide the required financing? In order to obtain financing, one must qualify, but, he noted that many residents in the area are elderly people on pension or with low income, so how can they qualify for any loan?

(4) Majority of the property owners in this area oppose the general plan because of road widening proposals. He felt that the Department should take the owner's interest into consideration and lower the standards for road widths and not go "strictly by the books".

(5) The statement was made that the apartments are to take care of people who will be living in the area and who cannot afford to buy their own homes. He pointed out that if that were true, many of them would not be able to rent because the rental would be too high. In order to obtain

a reasonable return on the land, no one will rent at such a low figure that the staff has in mind.

Mr. Suzuki then brought out the following points for consideration by the Commission:

(1) He noted that the problem seems to be of projected population increase. He felt that this type of increase is a State problem and the State should develop its land for apartments and construct the required improvements to accomplish what is projected for the area. Individual property owners should not be required to accomplish what is projected for the people who will be coming into the area. Furthermore, the State can rent apartments at a much lower figure than individual owners.

(2) Majority of the owners have resided in the area for many years and they will have nowhere to go if they are displaced by this general plan proposal. When the Planning Department and the Commission propose a highly controversial plan, home ownership no longer becomes an incentive for individuals. He asked whether it is good planning for a community to propose a plan which is so strongly opposed by the property owners.

(3) The staff took six months to prepare the general plan. He did not believe that six months was adequate time for preparation of a general plan.

(4) With reference to schools, he noted that the staff had designated some areas for school. He asked whether this is sufficient to adequately provide for the increase in population.

(5) Kalihi has more than its share of low-income housing projects. Because of this, there are more juvenile delinquency in this area than in any other area. He asked whether it is proper planning to bring in more people and thereby increase juvenile delinquency.

(6) From the standpoint of engineering, widened streets are fine, but has anyone considered that this would encourage speeding and create a hazard to children.

(7) There was an article in the newspapers recently about a proposed low rent housing project in the Kukui area. He felt that more apartments should be permitted in the Kukui area rather than in the Kalihi area.

(8) With reference to his own property at 1920 Hani Lane which he purchased four years ago, he stated that at that time there was no general plan street widening setback for this road. Under the new proposal for widening of Hani Lane to a 44-foot road, his entire parcel will be taken. He is definitely against this proposal.

(9) He objected to the proposed extension of Hani Lane to connect with Kopke Street since this would serve no useful purpose. Pulaa Street is the same width as Hani Lane, yet it is not being widened. He had questioned this and was informed by the engineer that this was done to discourage cars from entering King Street from Pulaa Street by proceeding to Kopke Street. He felt that this was poor planning since there is nothing to stop cars from entering King Street from Pulaa Street.

(10) He had also questioned the taking of properties on the mauka side only for widening of Hani Lane and was informed that this was done because there is an existing improvement, a super market, on the other side of the street. He declared that his home and other homes in the area are improvements also and they should be given due consideration.

(11) He did not believe that wide roadways such as 44 feet and 56 feet are necessary. The off-street parking requirement for apartment developments require one parking stall for every apartment units; therefore, on-street parking will be to a minimum and wide roadways are not necessary.

He concluded his statement by declaring that he and other property owners had sacrificed and struggled to acquire what they have now. They pay property tax to help City projects which benefit the entire State. They also pay mortgages and have other expenses for the benefit of owning their homes. He could not understand why the Planning Department proposes a plan just to accommodate people who would like to rent. The individual property owners merely ask that their basic human rights be respected.

Mr. Suzuki submitted a list of 25 property owners residing in Area III who are opposed to the general plan as proposed.

The Chairman announced that this hearing will be terminated for today and will be continued at the next meeting of the Planning Commission which is on Wednesday, July 3, 1963, at 3:00 p.m., in the Planning Department's conference room in the City Hall Annex.

The meeting was recessed and the Commission reconvened in the Planning Department Conference Room, City Hall Annex, to consider the following matters:

ZONING BUSINESS
PAUOA
LUSITANA AND
HUALI STREETS
ROLAND L. CHUN

The Director informed the Commission that Mr. Roland Chun, owner of a parcel of land containing 7,882 $\frac{1}{2}$ situated on the makai-kokohead corner of Lusitana and Huali Streets in Pauoa, is present to request a reconsideration of the Commission's action taken on June 6, 1963, to deny his request for a change in zoning from existing Class B Residential to Business for the rear portion of his property.

He stated that the Commission had taken this action because it believed that the proposed development of a 7-story commercial-apartment structure would not be in conformity with the General Plan adopted for the area. Since lands in this general area had been designated for medium density apartment use or Apartment District C zoning for low-rise structures, the Commission believed that commercial buildings should also be of compatible height. It also believed that mixed uses should not be permitted in a commercial area.

Mr. Chun apologized for not being present at the time of the public hearing. He informed the Commission that his request for business zoning is not for the entire parcel but for a small remnant portion of 1,300 $\frac{1}{2}$ to the rear of the parcel. The front portion of 6,582 $\frac{1}{2}$ is presently zoned business. The architect, in preparing the drawing

of the commercial structure, stated that the use of an elevator is of the utmost importance for the purpose intended for the property. In order to obtain a return on the land, it became necessary to expend this additional cost for the elevator. He requested the zoning of this remnant piece in order that the proposed structure may be constructed on the lot.

Mr. Chun stated that use of the building will be a commercial-hotel operation. The first floor will have a cocktail lounge and a restaurant with parking to the rear of the building. The second floor will be devoted entirely for parking and the remaining floors will be apartment units.

In reply to questions from the Commission, the Director stated that the present uses on the property are a store, a barber shop and a taxi stand. The General Plan of Pauoa designates the subject parcel for commercial use, therefore, zoning is in conformity with the general plan. The proposed structure will front on Lusitana Street and extend backward along Huali Street. The entrance to the parking areas is off Huali Street. There is no entrance off Lusitana Street or Iolani Street. The front portion of this parcel is zoned business but a triangular piece in the back is still in Class B Residential.

Mr. Centeio remarked that the Commission had denied the applications by Ben Rush and E. Von Geldern for high rise structures in this general neighborhood because this entire area was planned for low-rise or three-story structures. He was definitely against the construction of a 7-story commercial-apartment structure in this neighborhood, but he pointed out that the Commission has no jurisdiction to control use or restrict the height of buildings on a parcel zoned for business. He felt that the present situation was different from those that were denied by the Commission. In this instance, majority of the land is zoned for business and the request is to extend this business zone to include the remnant portion of only 1,300~~sq~~. He pointed out that the Commission on many occasions had granted extensions of business zoning to include such remnants. He has always voted in favor of such extensions and in order to be consistent with past actions taken by him, he was willing to reconsider the denial action taken previously.

Mr. Centeio's motion to reconsider the previous action taken was seconded by Mr. Kanazawa.

In the discussion that followed, the Director confirmed the statement made by Mr. Centeio that under the present business zoning regulations, apartments are permitted and a high rise structure may be constructed on the property. The Commission cannot put a condition to zoning by restricting the height of the structure.

Mr. Lemmon expressed his concern that if this high-rise structure were permitted in the area, it would be defeating the purpose of the general plan adopted for the area which is for low-rise structures. It would also be difficult to explain to others who want to build high rise structures in the area that this particular structure was permitted because it is within a business zone. He

felt that the Commission should seriously think about the consequence resulting from any favorable action taken on this application.

Mr. Centeio felt that the issue before the Commission is not the proposed development but the zoning of the additional area. The Commission has consistently approved this type of business extension. He believed that if the applicant had not presented the plan for a high-rise structure but for a one-story business structure, the Commission would have granted the zoning. Because the applicant was honest, he should not be penalized for his action.

The Commission requested from Mr. Chun further information on his proposed development.

Mr. Chun stated that the cocktail bar and restaurant will be developed similarly to that of Bentley's in Waikiki to serve as a dining room for the hotel operation. Off-street parking for 9 cars on the first floor are provided for the business operation and for 13 cars on the second floor for the apartment operation which will consist of 25 units. He had made observations of other business establishments and believed that 9 stalls are sufficient for the business operation. He expected mostly walk-in trade from tenants of the apartment building and from people in the surrounding area.

A vote was taken and the motion for reconsideration carried. Mr. Lemmon voted in the negative. (Mr. Yamabe was not present at this time.)

Mr. Centeio's motion to recommend approval of the 1,300^{sq} area for business zoning was seconded by Mr. Kanazawa.

Mr. Hustace stated that the right of the applicant to construct what is intended on the property is not questioned but he was concerned that granting this zoning to permit the high-rise structure would not be accomplishing the purpose of the General Plan adopted recently for this area. This general plan was calculated to produce in the future a desirable development. In voting for the motion, he advised every member of the Commission to realize fully the significance of this action which may result in an uncontrollable development of the entire Punchbowl area. He questioned the wisdom of taking such a constructive move at this time.

He then inquired of the Director whether upon approval of the present application, he would recommend approval or disapproval of any application for a high-rise, high density, multi-family use structure in the adjacent areas. Should he recommend disapproval, what is his basis for such disapproval.

The Director replied that such an application would be denied on the basis that it would not conform to the General Plan which designates the area for medium density apartment use.

Mr. Hustace then asked the Director, should the structure as proposed by the applicant be built, is it your opinion that continued adherence to the general plan for the balance of the area would be consistent and compatible

with this type of structure or will you subsequently be forced to recommend, in the interest of good planning for the surrounding area, a modification to the general plan.

The Director replied that the present plan as adopted is a sound one and he would not recommend any modification to the plan. Although he is not in complete agreement with the development proposed by the applicant, the applicant is within his legal right to proceed with such a construction.

Mr. Lemmon commented that only upon zoning of the remnant parcel would the type of structure proposed be able to be constructed on the parcel. The Commission can control the height of the structure by not granting this additional zoning.

Taking into consideration the discussion that has transpired, Mr. Kanazawa asked the Director whether he still adheres to the zoning change initiated by him.

The Director pointed out to the Commission that legally he has no basis to deny the application. The requested zoning complies with the general plan, existing utilities and access are adequate and timing-wise, it is appropriate. It is a logical extension of the business zone to include a small remaining portion of the property. Should he recommend against the zoning, he would be expressing an opinion contrary to a plan legally adopted by the city for the future development of this area.

A vote was taken and the motion for approval failed to carry lacking four affirmative votes. Commissioners Lemmon and Hustace voted in the negative based on their contention that the proposed development is incompatible with the general plan adopted for the area.

IMPROVEMENT
REVOLVING FUND
KAHALUU CUT-OFF
ROAD

The Commission reviewed Committee Report Nos. 21 and 22 from the City Council, requesting consideration and recommendation from the Planning Commission, a proposal to utilize funds from the Improvement Revolving Fund for the purpose of acquiring various parcels of land required for the improvement of Kahaluu Cut-off Road.

Mr. Tomonari from the Chief Engineer's office stated that the City Council has created and defined the improvement district for the construction of only the makai half of Kahaluu Cut-off Road from Likelike Highway to Ahuimanu. The total sum of \$155,700 is required to purchase lands within the right-of-way and for which negotiations have been completed with the owners. The owners will not wait until the Improvement District Bonds are sold, therefore, in the interim, money from another source must be obtained for this acquisition. These rights-of-way must be acquired before the improvement district can be finalized. After sale of the Bonds, the Improvement Revolving Fund will be reimbursed. He had checked with the Fiscal Section of the Department of Finance this morning and was advised that the sum of \$167,163.76 remains in the Improvement Revolving Fund.

After a brief discussion, the Commission voted to recommend approval to utilize funds from the Improvement Revolving Fund for the purpose of acquiring lands for the Kahaluu

Cut-off Road on motion of Mr. Hustace and second of Mr. Himeno. (At this time, Mr. Yamabe was present but Mr. Lemmon was absent.)

The Planning Commission, on motion of Mr. Hustace and second of Mr. Kanazawa, authorized the calling of a public hearing to consider the following proposals initiated by the Planning Director with the date of the public hearings tentatively scheduled for Thursday, July 18, 1963:

ZONING APARTMENT
DISTRICT C
PAUOA
OFF PROSPECT ST.
ETHEL VON GELDERN

(1) The Director initiated a change in zoning from existing Class A Residential to Apartment District C for a parcel of land containing an area of 82,341 $\frac{1}{2}$ situated on the west slopes of Punchbowl, off Prospect Street, Pauoa, in conformity with the General Plan adopted for the area.

GENERAL PLAN
MANOA
2801 E. MANOA RD.
COMMERCIAL USE

(2) The Director initiated an amendment to a portion of the General Plan of Manoa by changing the land use designation from residential to commercial for 365 $\frac{1}{2}$ of land situated at 2801 East Manoa Road in Manoa.

Presently, the 365 $\frac{1}{2}$ area is part of the off-street parking area serving Business District No. 131. An existing service station proposes to construct a new pump island within this 365 $\frac{1}{2}$ area. The proposed change in use will not reduce the off-street parking area to below the 40% requirement.

ZONING MISC.
KAILUA
OFF AUWINALA ST.
LOCATION OF GAS
HOLDER STATION
HONOLULU GAS CO.

The Director requested the Commission's advice with respect to an application by the Honolulu Gas Company, Ltd., to locate a Gas Holder Station in Kailua within a residential district. Liquid propane gas is to be stored in 30,000 gallon tanks to serve the Kailua-Heights, Enchanted Lake areas. The State Fire Marshall's office states that it has no alternative but to accept the installation if the operation meets current regulations of the Fire Marshall's office and the City and County zoning requirements.

Mr. Tuggle from the Gas Company informed the Commission that the Company presently serves thousands of customers in the Kailua Heights-Enchanted Lake areas. It is now operating temporarily from a location mauka of the MacKay Radio Station but the lease on the land will expire in two years. Because of poor access, the Company wishes to relocate the holder station to a more permanent area. After an extensive search of the Kailua area and following the suggestion made by one of the engineers of the Bishop Estate, owner of the land, two parcels of land containing a total area of 25,000 $\frac{1}{2}$ situated off Auwinala Street near the intersection of Wanao Road and Kailua Road were selected. This location is most suitable since it is centrally located to serve the Kailua area all the way to Oneawa Street. The Company did not wish to locate in an industrial area since the proposed use is not an industrial operation but merely storage tanks.

He noted that the Company has these holder stations located in residential districts all over the island. He assured the Commission that there would be no fire hazard. A check with the Fire Rating Bureau will show that these stations are not hazardous. These tanks will be installed in accordance with the regulations of the Fire Marshall. There will be a minimum of activity.

One or two tank trucks will make deliveries once or twice a day to fill the tanks with propane. There will be no noise and smell. These tanks will measure 11' x 50' and will be situated low on the ground for a height of 12 feet. These tanks will be situated about 50 to 75 feet from the wall which will enclose the property. The wall will be of hollow tile with a design, and the interior of the property will be planted with trees to give a park-like appearance. There is a church immediately adjacent to this property and the Hawaiian Electric Company owns a property immediately in the back which is presumed to be for a sub-station.

In reply to questions from the Commission, Mr. Tuggle stated that this station is similar to the holder station in the Moiliili area, but those tanks contain a different type of gas and are 60 feet high. The tanks in the Kailua area will be much smaller and lower in height.

The Commission inquired whether an amendment to the General Plan or a rezoning will be necessary to permit the use requested.

The Director replied that public utilities are permitted in residential areas; therefore, an amendment to the General Plan or rezoning is not necessary. However, since the proposed use is partially an industrial operation, he requested the Commission's advice whether or not this type of use is compatible with surrounding residential uses, and whether it can be permitted in the subject area. Some policy should be made since this same problem will arise for location of holder stations in other residential areas.

The Commission expressed a desire to visit the site.

The Chairman suggested to the Director that, in the meantime, he explore alternate sites since the proposed use in relation to surrounding land uses may warrant a larger area than the particular area under discussion. The Director should also be prepared to state whether or not a change in the general plan is appropriate for presentation before the Commission.

A motion to take action after visit of the site was made by Mr. Kanazawa, seconded by Mr. Lemmon, and carried. (Mr. Yamabe was not present at this time.)

The meeting adjourned at 6:50 pm.

Respectfully submitted,

Carole A. Kamishima
Carole A. Kamishima
Planning Reporter

Meeting of the Planning Commission
Minutes
July 3, 1963

The Planning Commission met in regular session on Wednesday, July 3, 1963, at 2:00 p.m., in the Conference Room of the City Hall Annex with Chairman Frank W. Hustace, Jr., presiding:

PRESENT:

Frank W. Hustace, Jr., Chairman
George F. Centeio
Stanley T. Himeno
Kinji Kanazawa
Cyril W. Lemmon (excused at 3:10 p.m.)
Alfred A. Yee (excused at 4:30 p.m.)
Thomas N. Yamabe II
Bartley M. Harloe, ex-officio

Frederick K. F. Lee, Planning Director
Wallace S. W. Kim, Deputy Planning Director
Wendell Kimura, Deputy Corporation Counsel

ABSENT:

Fred K. Kwock, ex-officio

MINUTES:

The minutes of June 20, 1963, as circulated, were approved by the Commission.

MISC.

**"DETAILED LAND
CLASSIFICATION"
REPORT BY THE
LAND STUDY BUREAU**

Mr. Frederick K. Nunns, Director of the Land Study Bureau of the University of Hawaii, presented to the Commission copies of a report entitled: "Detailed Land Classification for the Island of Oahu". This publication provides a ready source of objective information about the location, quality, and extent of Oahu's lands for agricultural usage. The data can be useful to planners, public agencies, business firms and individuals.

Mr. Nunns briefly explained the method for obtaining the required information by use of an Index Map and land classification symbols.

The Commission thanked Mr. Nunns for the reports and his explanation.

**PUBLIC HEARING
GENERAL PLAN
KALIHI-KAI,
KAPALAMA
COMPREHENSIVE
PLAN**

A public hearing, continued from June 20, 1963, was held at 3:10 p.m., to consider the proposed amendments to portions of General Plan Section 7 (Kalihi-Kai) and Section 9 (Kapalama) for the area bounded by Liliha Street, Dillingham Boulevard, Waiakamilo Road, Alokele Street, along the Waikiki boundary of Kamehameha Homes premises, North King Street, Middle Street, Fort Shafter boundary, Notley Street and School Street by designating areas for residential, low and medium density apartments, commercial and industrial uses; areas for public and semi-public facilities; and new street layout and pattern.

Prior to hearing testimony from the public, the Chairman announced that written statements are preferred and they will be given due consideration. These statements should be submitted within the next two weeks. The Director will then be requested to prepare a summary of all objections and comments made for review and discussion by the Commission before any decision is made on the proposed general plan.

No one spoke in favor of the proposed amendments.

The following persons spoke in opposition to the plan:

Mr. George Nakamura, attorney, representing certain property owners residing on Hani Lane, Area III, stated that he has just been retained to represent various property owners residing in Areas I to VII. He has been presented a petition signed by about 300 persons and has not had an opportunity to review and discuss with them the grievances mentioned. As suggested by the Chairman, he will submit a written protest within two weeks.

Mr. Robert Rath of Union Oil stated that he will also submit a written statement. The owner of four lots fronting on School Street notes that the general plan indicates business use for properties on both sides of his lots and he believes that his lots may also be desirable for business use.

Mr. Raymond C. Kam of 1022 Long Lane, Area V, was opposed to the designation of apartment use for this district because majority of the owners have small lots. Financially, they would not be able to participate in this program. He also opposed the plan for a 56-foot through street in the vicinity of Palamea Lane between Houghtailing Road and Kohou Street. He opposed the widening of Kama Lane to a 56-foot roadway. He believed that existing major streets, Houghtailing Road, King Street and Kohou Street are sufficient to serve this district.

Mr. Manuel Rodrigues, residing on Long Lane, opposed the arbitrary designation of apartments for the entire area. He felt that other uses could have been designated. He indicated that a hardship would be placed on the property owners who have small lots. They would be forced to sell their land and not obtain sufficient money for building elsewhere. Those owners forced to build apartments would be competing with government housing. This is a financial hardship on those owners whose apartments would be empty while the government housing would be filled. He felt that the proposed plan was most unfair to the individual property owners.

The Deputy Director assured the people that no one will be forced to vacate his land. He stated that the City Charter requires the adoption of a general plan for the City and County of Honolulu by designating a desirable land use pattern for future development and future zoning of an area. Until the desired rezoning action is instituted, the property owners have free use of their land in conformance with existing zoning. Adoption of a general plan does not mean that government will immediately go into an area and condemn land for the roads or for public uses. The plan is merely a guide to show a desirable pattern for development of an area. There may be future land condemnation for major roads which must be widened, but this has no bearing on land uses.

Mrs. Annabelle Beck of 1909 Beckley Street, pointed out that people would be penalized for general plan street

setbacks shown on their properties. Because of the setback, people would not purchase the lot or that the property owner would not receive as much for the property had there been no setback line.

Asked by the Chairman for a comment on the statement just made, the Deputy Director stated that street widening setbacks do affect future sale of properties because prospective buyers would check on such matters. This may sway them from acquiring the property.

Mr. Charles B. Gay, residing at 1741 Paula Drive in Kaimuki but owner of properties at 1904 Lohilani Street and 1446 Leilani Street in Area II, opposed the plan to widen Leilani Street from a 24-foot to a 56-foot right-of-way and to extend it through Kamehameha Field to connect with Uhu Street. He could not understand the reason for creating a 56-foot through street from School Street to Gulick Avenue when existing Gulick Avenue serves as the major through street in the area.

He would not hinder progress but he felt that a plan which would take away land from the people is not a plan for progress. The land areas of most of the lots are less than 5,000 sq and the street widening would reduce the lots to almost half of the present size. He pointed out that this reduced size as well as the present size is not adequate to meet the 6,000 sq requirement for an apartment development. People who had struggled to maintain their homes would not wish to sell but keep what little they have, then, others who may wish to purchase additional land for a consolidation would not be successful. He declared that there would then be no progress for the area. He indicated that no one is in favor of the plan because they do not wish to have their land taken.

Mr. Antonio Evangelista of 5107 Kealoha Lane stated that he owns a very small piece of land measuring 46' x 35'. He opposed the plan for widening of Kealoha Lane because this widening would take his home. He would then have no place to live since money obtained from the land would not be sufficient for him to purchase another home. He wishes to retain what he has now.

Mr. Howard Yim of 1636 Old Palama Street opposed the plan for the following reasons:

(1) Off Lanakila Avenue is a small area which has been developed as a low-income housing area. A check with the Police Department will show that this area has more crime and undesirable people than in any other area. Permitting more low rental units in this area will increase these undesirable elements.

He believed that people in this area are being treated unfairly. Things that other districts do not want are thrown into the Kalihi and the Palama areas. He declared that people in this area have just as much right to keep what they have and they will fight to keep that right.

(2) With plans for so many major streets in this area, such as School Street, the freeway, and extension of Lanakila Avenue, he felt that the plan for a through street between Lanakila Avenue and Palama Street would

not serve any useful purpose. This street will take away his home built only 1-1/2 years ago and a new home immediately to the rear of his property. This street and the extension of Lowell Place will also affect lots of many old residents in the area and they would be heartbroken if their properties are taken. He believed that the Commission should reconsider this plan.

Mr. Peter Keahi of 1516 Iao Lane, a resident in this area for 30 years and living near Mr. Yim, agreed with the objections raised by Mr. Yim.

Mrs. Beck commented that she also could not see any reason for proposing the widening of Beckley Street to 56 feet which is the same width as Gulick Avenue which is normally used by the public. She indicated that Beckley Street is not a well-traveled street. It is used mostly by residents in the area. Kaili Street is also a 56-foot roadway. She stated that there is insufficient traffic through the area to warrant such wide roads. She is definitely against the plan.

Mr. Alexander Beck of 1909 Beckley Street, speaking for other residents on Beckley Street, also opposed the plan to widen this street to 56 feet.

Mr. Eustace Suzuki of 1920 Hani Lane, Area III, who had given testimony at the previous hearing, gave additional testimony. He stated that he had spoken to people residing in Area V which is bounded by Vineyard Street, Houghtailing Road, School Street and Kokea Street and more than 95% of the people he had spoken to are opposed to the general plan. Some of them are widows and elderly persons. He took three days canvassing the neighborhood and out of all the persons contacted, only four were in favor of the plan.

He stated that over 300 persons have signed a petition opposing the plan. Some of the comments made were that they would have no place to go if they are displaced by this plan; they wish to be left alone by keeping the area in residential use. He believed that the general plan could be revised into one more acceptable by the people if the Planning staff would agree to meet with their general chairman and the chairmen and secretaries of the seven different districts.

Commissioner Kanazawa asked Mr. Suzuki to indicate the specific objections to the plan made by the people contacted.

Mr. Suzuki replied that the specific objections were that they, as property owners, had invested their lifesavings into their properties and they felt that it was unjust of the Planning Department to present a plan which they were not aware of until he had gone to inform them of the proposed plan. He stated that approximately 80% of the owners did not know of the proposed plan and he had to explain the plan to each one. He had explained to them that if this plan is adopted and the people approve the street improvement plan, those people affected by the road must move. He had also explained that although the general plan is adopted, the people have the right to object to any road construction proposal.

Mr. Suzuki was then asked whether the people are satisfied with the present width of existing streets despite the fact that the area is proposed for apartment use.

Mr. Suzuki replied that the people do not want apartment zoning for the area; they wish to have it retained for residential use. He had not asked whether they are satisfied with the present width of existing streets but since no one had complained about it, he believed that they would be satisfied if the streets are left as they are. He lives on Hani Lane which is a narrow street but he has no complaints. He accepts the present width and is happy about it but the moment a general plan road widening proposal is made, he becomes worried. Anyone would become worried since adoption of a plan such as this would create a severe hardship on the poor people.

He felt that the reason most of the people do not want apartment zoning is that they had purchased the fee simple land for residential use. Some of the lands were obtained from one generation to the next. He could not understand why the Planning Department proposes a plan designating an area for apartment use without first consulting with the people in the area. He felt that they as the landowners should have the right to comment on matters such as this.

The Chairman informed Mr. Suzuki that the very purpose of this public hearing and of the several neighborhood meetings held is to have expressions from the people whether or not they want such a plan as proposed. This plan was prepared by the Planning Department staff and the Director for consideration and recommendation from the Planning Commission after a public hearing. The Commission's recommendation is then submitted to the City Council for consideration and final action. Comments and suggestions made at the public hearing will aid the Commission in its deliberation whether to approve or to revise the plan. This plan is not being forced on anyone. The people should speak up now to state their objections and the reason for such objection.

Mr. Suzuki indicated that the specific objections are listed in the petition which will be filed by Attorney Nakamura. Briefly, some of the objections are:

- (1) The area is presently zoned for residential use and it should be left in this use.
- (2) Kalihi-Kapalama district has more than its share of low-income housing. It has more juvenile delinquency than in any other district. Permitting more low and medium income housing would increase this 100%.
- (3) The wide roads would create traffic hazards.
- (4) A hardship would be created for those persons who are displaced by road widening proposals.
- (5) A general plan restriction would prevent the owners from obtaining a fair market value on their land.

(6) The people financially cannot afford to participate in street improvements so how can they finance an apartment development?

(7) If the area is zoned for apartments, there is no assurance that the people would develop the land for apartments.

(8) The proposed construction of a 16-story, 614 unit Kuhio Terrace apartment in the Kalihi area will bring in an estimated 3,000 persons in this area.

Mr. Yamabe asked Mr. Suzuki to state his basis for saying that low income and moderate income housing would bring in undesirable people. He felt that very nice apartments such as in Waikiki and Makiki can be developed for the low and moderate income groups without necessarily having these undesirable people going into the area.

Mr. Suzuki replied that his reference to low and moderate income groups was made by the statement made by the Planning staff that this area would be desirable for people in the low and moderate income bracket.

Asked by the Commission to comment on this, the Deputy Director indicated that in his presentation made two weeks ago, he had stated that there seems to be a large number of families which would not be able to purchase their own homes and in order to provide for these people who must rent apartments and also to provide for the anticipated increase in population of 150,000 persons by 1980, the staff had taken a look at the present land uses in the Kalihi-Kapalama area and had recommended the updating of the land uses to take care of what is expected by 1980.

Mr. Yamabe informed Mr. Suzuki that the Commission is attempting to develop a plan which is desirable for the area. Since the people are opposed to the plan as proposed by the staff, he asked whether the people have anything to suggest.

Mr. Suzuki's suggestion was that the area be retained for residential use with strict enforcement of the building code. He noticed that some homes have deteriorated. Strict enforcement of the code for bringing structures up to standards or condemnation of deteriorated structures would prevent the different neighborhoods from deteriorating. As stated previously, he recommended that the general chairman and the chairmen and secretaries of the seven districts meet with the Planning staff to prepare a plan which would be acceptable to the people in general.

Mr. Yamabe requested Mr. Suzuki to include in the written objection to be submitted, the suggestion made for strict enforcement of the building code.

With reference to the recommendation made by Mr. Suzuki for a meeting with the staff, the Deputy Director commented that the staff in the preparation of the general plan had held unofficial meetings with the community association. In an attempt to organize the people in the area so that their suggestions could be

obtained, seven different neighborhoods were created and through the efforts of the Kalihi-Palama Council, the chairman and secretary of each neighborhood were selected. A public hearing was held on October 11, 1962, and at the request of the people, the hearing was kept open so that the people in the different neighborhoods could meet and discuss the plan for submission of comments and suggestions to the Planning Department. Since no reply was received for seven months, the hearing was reopened to obtain expressions from the people.

Mr. Centeio requested the Deputy Director to have a map prepared showing those lots of people who wish to have the present use of their land retained so that the Commission could be guided accordingly.

The Chairman announced again that written statements are preferred and they will be accepted within the next two weeks. Prior to making a decision on the plan, the Commission will request the Director to prepare a summary outlining all the objections, suggestions, and comments made by the people for review by the Commission. He assured the people that the Commission will examine each objection carefully before making any decision.

Mrs. Rowena Rosha of 2545-D N. School Street indicated that individual ownership is the most important reason for opposing the plan as proposed. They are considered in the low income bracket and after struggling to pay their mortgage on their homes, they do not wish to have their land taken by road widening proposals. She owns a parcel of land containing 5,000 $\frac{1}{2}$ which would be reduced to 1/4 its size after taking for the roadway.

Mr. Howard Miller, realtor, speaking for Mr. Yoshio Sakata of 1218-A Richard Lane, stated that a portion of Mr. Sakata's land was taken for the Lumalilo Freeway project. Now, under the proposed plan for a 44-foot roadway, additional land would be taken for this road which will run through his newly renovated home. His fear and the fear of many others is such taking which would leave small remnant lots which would be difficult to sell or to obtain financing for building of a home or apartment. The only ones who may possibly purchase such lots are real estate brokers. The owners would also be selling at a loss.

No one else commented on the proposed plan. The matter was taken under advisement on motion of Mr. Centeio and second of Mr. Kanazawa. (Mr. Lemmon was not present at this time.)

In discussing this matter further, the Commission decided to keep the public hearing open to give others who had not commented an opportunity to speak.

A motion to keep the public hearing open for two weeks was made by Mr. Yamabe, seconded by Mr. Centeio, and carried. (Mr. Lemmon was absent.)

The Commission visited the site of a proposed Gas Holder Station in Kailua containing an area of 25,000 $\frac{1}{2}$ situated at the end of Auwinala Road within a Class AA Residential zone. This property adjoins a church and a property owned by the Hawaiian Electric Company.

ZONING MISC.
KAILUA
OFF AUWINALA RD.
HON. GAS CO.
GAS HOLDER STATION

The Director had requested the Commission's advice whether or not to permit this type of operation within a residential district. He stated that there has been some precedent set where small holder stations were permitted in residential districts, but since the proposal is to locate 30,000 gallon tanks of compressed propane gas, he asked whether or not such large tanks should be permitted in the area.

As a member who visited the site, Mr. Kanazawa gave his observation that the proposed site is within a well developed residential area; therefore, he questioned whether this is a desirable or proper location for the type of use proposed. Furthermore, the Gas Company representative stated that there is no certainty as to the availability of the site. The site is available subject to further decision by the fee owner of the land. It was his opinion that the Gas Company should be urged to locate an alternate site.

Mr. Centeio stated that it has always been his desire to have the holding of a public hearing prior to permitting public utilities, such as substations, and churches to locate in residential districts. He believed that the rights of the people should be protected. He believed that the Director should draft an ordinance which would permit the public to voice their opinion on location of substations and churches in residential areas.

Mr. Yamabe also agreed that the proposed site may not be the best site for the proposed use but should it be determined conclusively that this is the only possible site, the Commission should give serious consideration to this site. The fact that an abutting lot owned by the Electric Company may be developed as a substation should also be given consideration. He believed that the Director should consult with the Gas Company representative for consideration of an alternate site and if this is not possible, serious consideration be given to the present site.

Mr. Kanazawa's motion that the Director be authorized to discuss the matter further with the representative of the Gas Company for an alternate site inasmuch as the present site is not certain or is not available at this time was seconded by Mr. Yamabe and carried.

Mr. Centeio's motion to request the Director to draft an ordinance requiring churches and utility stations to come before this Commission and a public hearing be called before they can locate in any residential district was seconded by Mr. Kanazawa and carried.

The Director reported that the staff has completed its study regarding the proposed realignment of Monsarrat Avenue so that it would intersect with Kalakaua Avenue at a right angle and the amendment of the boundaries of the off-street parking areas on the Diamond Head side of Monsarrat, mauka of Kalakaua Avenue.

A public hearing was held and closed on November 21, 1962, to consider these two proposals together with the proposal to designate certain private properties for park use as part of the Kapiolani Park complex. The

GENERAL PLAN
WAIKIKI-DIAMOND
HEAD
KAPIOLANI PARK
COMPLEX
STREET LAYOUT &
OFF STREET PARKING
AREA

Commission acted on the proposed park use but had deferred action on the other two matters for further staff study.

The Director pointed out that the distance between the present intersection of Monsarrat and Kalakaua Avenues and the intersection of Kapahulu and Kalakaua Avenues is very short, creating a traffic hazard. Realigning Monsarrat Avenue to intersect with Kalakaua Avenue on a "T" lengthens this distance and creates a more acceptable traffic pattern.

Since the present off-street parking area for 300 cars next to the Waikiki Shell is inadequate, he stated that the proposal is to create additional parking areas comprised of 200 spaces in the area immediately next to the existing parking area, 200 spaces in the area mauka of Kalakaua Avenue fronting Queen's Surf, 100 spaces in the area makai of Kalakaua Avenue fronting the Public Baths, and 100 spaces on the makai side fronting the Natatorium. The staff feels that these additional spaces will be needed for the people using the beach areas, the Shell, the park and the Zoo.

In reply to Mr. Yamabe's question, the Director stated that the Parks Department proposes to tear down the existing warehouse at the makai-diamond head corner of Paki and Monsarrat Avenues and convert the area to open space.

Mr. Hustace stated that he does not recall the plans for off-street parking areas on the makai side of Kalakaua Avenue when this matter was first presented to the Commission and considered at the public hearing. He was of the opinion that a legal problem was involved and requested that this matter be referred to the Corporation Counsel for an opinion.

The Director indicated that the proposal to create additional parking areas involves park land, therefore, he felt that the public hearing notice adequately covers this new proposal.

Mr. Yamabe's motion to recommend approval of the new street pattern and off-street parking areas was seconded by Mr. Kanazawa.

Mr. Harloe stated that he is a frequent user of the intersection under discussion. He indicated that the construction of the proposed "T" intersection would require the expenditure of a great amount of money; therefore, he believed that information on cost should first be obtained prior to making a determination on this change. He asked whether the traffic situation at this intersection is that hazardous that there is justification to expend money to make the proposed change. He did not believe that the traffic hazard would be eliminated. With so many demands for public improvements all over the city, he believed that cost factor and importance of the project in relation to other needs of the city should carefully be weighed. Another of his thoughts was that the triangular piece created by the new intersection may become an eyesore should no one maintain the area.

With reference to the off-street parking areas on the makai side, he felt that in the absence of a public hearing, public reaction might be quite adverse should they learn of the plans to eliminate green grass areas for asphalt parking areas. He felt it advisable to fully inform the public of what is proposed before acting on the matter.

The Director stated that in the event the road is realigned, the abandoned portion of the road will be filled and planted with grass and this area and the triangular piece created will be made a part of the Zoo complex. This matter was referred to the Traffic Department and it concurred that the "T" would create a better intersection and would be desirable for handling future traffic increase in the area.

Mr. Lemmon concurred with Mr. Harloe that the proposed "T" intersection would not improve the present situation. He agreed that the present "Y" intersection is not an ideal situation but he believed that after further study a solution to the traffic problem may be found. He pointed out that the makai half of Kalakaua Avenue is very narrow. With parking permitted on one side of the street, only one lane of traffic can move at a time. Should a "T" intersection be created, there would be a backlog of traffic created by cars wanting to turn left onto Monsarrat Avenue. Other problems would be created by cars using the parking areas on the makai side. He felt that the study area should involve a larger area rather than be confined to this particular intersection.

Mr. Yamabe withdrew his motion and made a new motion to defer action and to have the staff study the matter further. The motion was seconded by Mr. Lemmon and carried.

The Deputy Director informed the Commission that it held a public hearing on April 25, 1963, to consider amendments to portion of the Waianae General Plan as follows:

(1) Relocation of the proposed Civic Center site from its present site at the northerly side of Lualualei Homestead Road to an area owned by the U.S. Government located on the mauka side of Farrington Highway between Makaha and Waianae Town; and

(2) Change in land use designation from Civic Center use to Residential use for the above-mentioned area.

The Commission recommended approval of the proposed amendments but stated that nothing formal be done until the transfer of ownership of the military land is authorized.

He reported that the staff is faced with a problem since the developer of the land formerly designated for civic center use is ready to proceed with his development. Since information received from the State indicates that there is 99% assurance that the military land will be returned to the State, he felt that the Commission could take formal action on this matter.

**GENERAL PLAN
WAIANAE
RELOCATION OF
CIVIC CENTER
SITE**

Mr. Centeio's motion to recommend approval of the relocation of the present Civic Center site to the military land and the change in land use designation from Civic Center use to Residential use for the former civic center site was seconded by Mr. Kanazawa.

By taking this action, Mr. Harloe asked what would happen in the event the anticipated return of the military land does not materialize.

The Director stated that the Attorney General's Office has given its assurance that the land will be returned to the City and he has been working with the various departments of the State regarding this matter. He did not foresee any events which would preclude taking action at this time.

A vote was taken and the motion for approval carried. (Messrs. Lemmon and Yee were not present at this time.)

**IMPROVEMENT
REVOLVING FUND
ACQUISITION OF
SETBACK
S. KING STREET**

The Commission considered Committee Report No. 884 from the City Council, requesting the Planning Commission's recommendation on a proposal to utilize funds from the Improvement Revolving Fund to acquire Parcel 11, situated within the South King Street widening on the mauka side, between Alexander Street and McCully Street.

The Director reported that the City has acquired other setback areas in this McCully area for eventual widening of King Street. The area to be acquired contains 1,125 $\frac{1}{2}$ and will cost \$10,687.50. The staff recommends approval of this proposal.

The Commission recommended approval to utilize funds from the Improvement Revolving Fund to acquire the subject parcel required for the widening of King Street on motion of Mr. Centeio and second of Mr. Yamabe. (Messrs. Yee and Lemmon were absent.)

**IMPROVEMENT
REVOLVING FUND
ACQUISITION OF
SETBACK AREA
AUahi STREET**

The Commission also considered Committee Report No. 894 from the City Council, requesting the Commission's recommendation on a proposal to utilize funds from the Improvement Revolving Fund to acquire Parcel 16-A containing 1,833 $\frac{1}{2}$ situated on the makai side of Auahi Street between Coral and Keawe Streets. This setback area is required for the eventual widening of Auahi Street under the East Kakaako Improvement District. The land has been appraised at \$16,500. This acquisition has been recommended by the Chief Engineer.

The Commission, on motion of Mr. Yamabe and second of Mr. Centeio, recommended approval to utilize funds from the Improvement Revolving Fund to acquire the subject parcel. (Messrs. Yee and Lemmon were absent.)

**GENERAL PLAN
CENTRAL BUSINESS
DISTRICT
NUUANU AVENUE &
VINEYARD THOROUGH-
FARE
PARK USE &
SEMI PUBLIC USE**

With reference to the following matter, Chairman Hustace disqualified himself from participating in the matter and withdrew from the room. Vice Chairman Centeio temporarily presided over the meeting.

The Deputy Director informed the Commission that the City Council has declared its intention to reserve 40,000 $\frac{1}{2}$ more or less of Parcel C-5 of the Queen Emma Redevelopment Plan, situated at the mauka-ewa corner of Nuuanu Avenue and Vineyard Thoroughfare, for use by

the Sun Yat Sen School and to set aside the balance for park use as expansion of Foster Garden. In light of this action and in anticipation of a resolution from the City Council to designate 40,000\$ more or less for semi-public use and the balance for park use, the Director, in order to expedite the matter, had placed this matter before the Commission for calling of a public hearing to consider this new proposal.

The Commission stated that in the absence of a formal resolution from the City Council, it is premature for the Commission to consider this matter.

Mr. Lemmon's motion to defer this matter until the Commission receives complete instruction from the City Council as to what action is required was seconded by Mr. Kanazawa and carried. Mr. Yee disqualified himself from voting on this matter.

**ZONING ORDINANCE
AMENDMENT TO
CONDITIONAL USE
ORDINANCE**

The Director reported that he has received a request to include "teahouses" in the Conditional Use Ordinance as a permissible use. The staff will study this request and submit its recommendation to the Commission.

Since this matter was presented as information, no action was taken by the Commission.

The Commission, on motion of Mr. Centeio and second of Mr. Kanazawa, authorized the calling of a public hearing to consider the following proposals initiated by the Planning Director. The date of the public hearings has been scheduled tentatively for Thursday, July 18, 1963:

**GENERAL PLAN
WAIPIO
REALIGNMENT OF
OLD KAMEHAMEHA
HIGHWAY**

(1) The Director initiated an amendment to portion of the Waipio General Plan by realigning Old Kamehameha Highway fronting a Water Tank Site at Kipapa Gulch slightly mauka from its present alignment.

The Director reported that the U. S. Army constructed its water tanks so that they encroach 8 feet into Old Kamehameha Highway. The Army has requested that the City abandon this portion of the roadway containing an area of 508\$ so that it may purchase the area. Since this road is seldom used, he stated that this request is reasonable.

Since the Director had no information on ownership of the land to be designated for road use, the Commission requested that he obtain this information prior to calling the public hearing.

Mr. Yamabe requested the Director to contact Mr. Nobu Arakaki who lives in the Kipapa Gulch area and advise him of this proposal. He stated that farmers who live in this area use this roadway.

**GENERAL PLAN
KAPALAMA
MAUKA SIDE OF
KING STREET BET.
PUA LANE AND
LILIHA STREET
BUSINESS USE**

(2) The Director initiated an amendment to portion of the General Plan of Kapalama (Section 9) by changing the land use designation from Apartment use to Commercial use for three parcels of land situated on the mauka side of King Street between Pua Lane and Liliha Street.

The Director reported that the present zoning of these parcels is business but the general plan adopted for the area designates the parcels for apartment use in an attempt

to eliminate all business uses fronting on King Street. The owners, however, had demolished the old structures and constructed new business buildings. Additional new construction is proposed for the area. Rather than create a hardship on these owners who have constructed new buildings, he felt it appropriate at this time to redesignate the area for business use on the general plan. An adjoining lot still improved with old business structures is being retained in apartment use to preclude any business development in the area.

The Commission asked whether from the planning standpoint the change is appropriate since the general plan adopted for the area was based, after an extensive study, on the various needs to serve this neighborhood. It also indicated that there is nothing to prevent the owner of the property which is excluded from this business designation from demolishing the old structures and constructing new structures under the existing business zoning of the area.

The Director replied that the additional business areas will not disrupt the plan prepared for this neighborhood. The owners of existing businesses wish to remain in the same neighborhood. In actuality, the proposal is the relocation of the same businesses from old structures into the new. The businesses which were formerly in this subject area under discussion have relocated in the business zone across King Street and the businesses which are presently in the old structures are to relocate into the new structures in this subject area. In order to prevent others from using the vacated buildings for business use, he proposes to dezone this parcel for apartment use in accordance with the general plan and maintain the business line at Desha Lane. By doing this, the same social structure would be kept and the amount of business uses would be the same.

The Commission did not agree with the Director's concept of planning for the area. It believed that the general plan change to business should cover the entire section presently in business zone or left in apartment use. It stated that a hardship would be created for those persons who are not included in the business use designation.

Mr. Centeio's motion to request the Director to consider including the entire section presently in business zone for commercial designation on the general plan was seconded by Mr. Kanazawa and carried. Mr. Yamabe voted in the negative on his belief that this action would be inconsistent with the principle of the adopted general plan. There seems to be no real need to increase the business area. (Messrs. Lemmon and Yee were absent.)

The Commission reviewed the proposed agenda for the forthcoming conference of Planning Commissioners and Directors to be held in Honolulu on August 1st, 2nd and 3rd.

Suggestions were made by the Commission members to include on the agenda, agriculture and tourism.

The Commission suggested that the Chairman and the Director work together to prepare the agenda for the conference.

MISC.
1963 CONFERENCE
OF PLANNING
COMMISSIONERS
AND DIRECTORS

**ZONING MISC.
CLARIFICATION ON
FARM DISTRICT
REGULATION
PERMITTING ONE
HOUSE PER ACRE**

Mr. Yamabe requested the Director to obtain a clarification on the following matter:

Ordinance No. 2273, approved in November, 1962, abolished the minimum lot size requirement of two acres per lot for Rural Farming District No. 5 situated at Lualualei, Waianae (Mikilua Valley) by permitting one acre lots or one house per acre. Since passage of this ordinance, he was informed that the Planning Department has issued building permits allowing houses to be used for rental purposes to be placed on each one acre area. He contended that this is an illegal act since the resolution which precedes the passage of Ordinance 2273 permits one house per acre provided that such house is used for agricultural purposes. Until this matter is clarified, he requested the Planning Department to withhold issuance of building permits for this type of use.

**URBAN REDEVELOP-
MENT
KUKUI AUXILIARY
REDEVELOPMENT
PLAN**

Mr. Hustace requested from the Director, a report on what had transpired at the City Council's meeting with respect to a plan to locate a low-income housing development in the Kukui Redevelopment area. Since the Commission may be faced with the same problem and complaints as the Kalihi area regarding the concentration of low-income housing in one area, he felt that the Commission should be fully apprised of what is proposed.

Mr. Yamabe's motion that a communication be sent to the City Council and the Honolulu Redevelopment Agency regarding this matter was seconded by Mr. Kanazawa and carried.

The meeting adjourned at 5:20 p.m.

Respectfully submitted,

Carole A. Kamishima
Carole A. Kamishima
Planning Reporter

Meeting of the Planning Commission

Minutes

July 18, 1963

The Planning Commission met in regular session on Thursday, July 18, 1963, at 1:50 p.m., in the Conference Room of the City Hall Annex with Chairman Frank W. Hustace, Jr., presiding:

PRESENT:

Frank W. Hustace, Jr., Chairman
George F. Centeio
Stanley T. Himeno
Kinji Kanazawa (present at 3:00 p.m.)
Cyril W. Lemmon
Thomas N. Yamabe II (excused at 4:30 p.m.)
Alfred A. Yee
Bartley M. Harloe, ex-officio
Fred K. Kwock, ex-officio

Frederick K. F. Lee, Planning Director
Wendell Kimura, Deputy Corporation Counsel

ABSENT:

None

MINUTES:

The minutes of July 3, 1963, as circulated, were approved on motion of Mr. Centeio and second of Mr. Kanazawa.

PUBLIC HEARING
GENERAL PLAN
C.B.D., BINGHAM-
MOILIILI, PAUOA-
PACIFIC HEIGHTS,
MAKIKI-LUNALILO,
MAKIKI-MAKIKI
HEIGHTS
CHANGE IN LAND
USE AND STREET
LAYOUT

A public hearing was held at 3:00 p.m., to consider proposed amendments to portion of General Plan Sections 12 (Central Business District), 15 (Bingham-Moiliili), 22 (Pauoa-Pacific Heights), 23 (Makiki-Lunalilo); and 24 (Makiki-Makiki Heights) of the City and County of Honolulu, as follows:

1. Adoption of a new street layout;
2. Adoption of future land use pattern;
3. Designating areas for public facilities; and
4. Designating areas for open spaces.

The public hearing notice published in the Hawaii Times on July 8, 1963, was read by the Director who reported that copies of the hearing notice were sent to the various district community associations, individual applicants, the City Council and the City agencies. The following letters of protests have been received:

(1) Allen H. Cunha, et al, property owners, opposed the widening of Magazine Street and other streets by two feet or more by reason that this is unnecessary, expensive, and an oppressive burden on already highly taxed property owners. Because of the short notice and insufficient information on the proposed amendments, they requested that the hearing be postponed for about 30 to 60 days.

(2) Punahou School, signed by its Vice President C. Dudley Pratt and Finance Vice President G. W. Fisher, opposed the designation of the School property identified as Tax Map Key 2-4-08: 3 containing an area of 126,643 $\frac{1}{2}$ for semi-public and public use. It requested the retention of the present hotel-apartment zoning of the property.

(3) Mr. & Mrs. Koon Hoy Ho, owners of land at the corner of Poki and Dominis Street, opposed the change from the present Hotel and Apartment zone to a lower density use.

(4) The Apartment Owners and Operators Association, signed by its President Ralph A. Schrader, requested the postponement of this hearing to a later date because of the relative short notice of the announced hearing.

(5) Mr. Clifford F. Young, property owner, opposed the proposed amendment which would change the present high density apartment use to a medium density use.

(6) Mr. and Mrs. Benjamin F. Rush requested that their property containing an area of 33,366 $\frac{1}{2}$ and situated at 1002 Wilder Avenue be exempted from the medium density designation proposed for this area and that they be permitted to construct in accordance with the 200% floor area ratio.

(7) The Traffic Engineer commented that increasing the widths of Poki and Anapuni Streets to 44 feet will not result in any real gain and suggested that the present 40-foot width be retained. He questioned the necessity to widen Ward Street between Lunaliilo and Prospect Streets to an 80-foot right-of-way. He believed that a 56-foot road is suitable for the area. He also recommended that a turn-around be provided at the end of Frear Street adjacent to Dole Park.

The Director then made the following report:

Purpose

The purpose of this amendment is to effectuate a part of the future land use pattern for the City of Honolulu as shown in the General Plan for urban and urbanizing areas. The future land use pattern of Honolulu is a guide to distribute the projected population of 436,000 persons in and around the City of Honolulu. The staff feels that this part of the City (the areas under consideration) should be planned for medium density apartment purposes.

Future Land Use

In breaking down the future land use of the City, we find that 8,650 acres will be in residential use for a projected population of 216,000; 140 acres in low density apartment use for a projected population of 7,000; 2,100 acres in medium density apartment use for a projected population of 210,000; 560 acres in high density apartment use for a projected population of 112,000; and 260 acres in resort use. Since resort use is for transients, this was not included in the projected population figure. The total area for the stated uses is 11,710 acres to house approximately 545,000 persons. Military housing was not included in this estimate.

Area

The area under consideration today is bounded by Lunaliilo Freeway, Iolani Avenue, Prospect Street, Nehoa Street, Punahou Street, Wilder Avenue and Alexander Street and contain a gross area of approximately 325 acres.

Existing Land Use

The existing land uses are as follows:

Residential	129.14 acres	39.7%
Multi-family	66.64 "	20.8%
Commercial	13.12 "	4.0%
Social and Cultural	29.04 "	9.0%
Institution	8.02 "	2.5%
Transportation	66.21 "	20.4%
Vacant Areas	<u>11.88 "</u>	<u>3.6%</u>
	325.05 acres	100.0%

Type of Structures

<u>Uses</u>	<u>No. of Dwellings</u>	<u>No. of Units</u>	<u>No. of Parking Spaces</u>
Residential			
Single-family	886	886	608
Duplex	214	428	333
Multi-family			
1 story	59	240	102
2 stories	284	1,811	937
3 stories	35	530	357
4-9 stories	8	443	41
over 10 stories	1	198	210
Miscellaneous	<u>31</u>	<u>149</u>	
Total:	1,518	4,685	2,588

Condition of Structures

<u>Condition</u>	<u>No. of Units</u>	<u>Percentage</u>
Sound	3,366	79.8
With all plumbing facilities	(3,238)	(76.8)
With some plumbing "	(128)	(3.0)
Deteriorating	732	17.4
Dilapidated	<u>117</u>	<u>2.8</u>
Total:	4,215	100.0%

Occupancy

<u>Tenure</u>	<u>No. of Units</u>	<u>Percentage</u>
Owner occupied	839	20.8
Renter occupied	<u>3,193</u>	<u>79.2</u>
Total:	4,032	100.0

The Plan

The plan proposes the following:

249.21 acres	-	Medium density apartment
.34 "	-	Commercial
.43 "	-	Public Facility (fire station)
.09 "	-	Public Utility (telephone)
5.17 "	-	Open space (park)
7.13 "	-	Open space (cemetery)
<u>62.68</u> "	-	Streets

325.05 acres - Total

Street Layout

Wilder Avenue is the major east-west route mauka of Lunalilo Freeway to serve the local lateral tie from the Punchbowl National Cemetery to the University of Hawaii. The mauka-makai route are those streets serving the valley area and the developments up on top of the ridges. Other streets merely serve as connector streets and these are recommended to be widened to 56-foot rights-of-way.

The Director then pointed out on the map, the major and the minor streets that are proposed to be widened and those that are to remain in the present general plan with. He indicated that the present general plan designation for this area is hotel and apartment uses for the area makai from the mid-block of Nehoa and Wilder Avenues and apartment use for the area above this line to Nehoa Street. The proposal is to designate the entire area for medium density apartment purposes. Medium density apartment use conforms to our Apartment District C zoning classification which permits the construction of apartments on a floor area ratio of 100% of the total lot area on a minimum lot size of 7,500 \pm .

The present zoning of this area is hotel and apartment and Class A Residential. He stated that adoption of this general plan does not affect the present zoning. The people may continue to use their property in accordance with the present zoning until such time said zoning is change in conformity with the general plan designation. Street widening proposals cannot be initiated unless majority of the property owners approve such improvements. This general plan is a long-range plan to show what would be the optimum development for this area.

The Chairman called upon those persons wishing to speak in favor of the proposed general plan then those to speak against.

Mr. Peter Leong of 1736 Lewalani Drive was in favor of the proposed general plan.

Miss Gertrude A. Humphries of 1923 Makiki Street approved the proposed plan which would reduce the present hotel and apartment zone to medium density apartment uses. She did not wish to have high-rise apartments in this area.

Mr. Leighton S. C. Louis of 1716 and 1718 Keeaumoku Street spoke in opposition to the proposed plan which would change the zoning from the present floor area ratio of 2 to a floor area ratio of 1.

He requested the Commission to continue this hearing until such time the dailies are published again. He believed that majority of the owners are not aware of the proposed change affecting their properties.

His objection was based on planning reasons as follows:

(1) In March, 1962, this area containing 330 acres was downgraded from unlimited floor area ratio to 200% floor area ratio. He recalled that it required approximately 3 years of continuous studies, analyses and public hearings before the city was able to make this change. Justification from the point of population distribution, economics, availability of lands, traffic and public services and facilities also had to be presented.

He requested the justification upon which the Planning Department based its decision to reduce the present floor area ratio from two to a floor area ratio of one.

(2) In the comprehensive plan for the island of Oahu, the projected 830,000 population by 1980 was distributed so that the city of Honolulu itself would be able to absorb 433,000 persons as compared to 294,000 in 1960. Additional population was confined within the apartment areas of Honolulu which included Waikiki, Moiliili, McCully, Makiki and the projected apartment area for Kalihi-Palama.

The fact that the people of Kalihi-Palama oppose high or medium density uses and wish to retain the single family residential use of the area indicates that readjustment of population must be centered in other areas, such as McCully, Makiki and Moiliili.

This district of Makiki is one of the most desirable multiple family residential areas because of its central location to all facilities, community projects, schools, transportation, shopping and employment centers. There is a change in the living habits of the American people. People are moving from the rural areas back to town. On the basis of 200%, Makiki can handle this movement but on the basis of 100%, this change will disturb the population distribution and the flexibility of movement of people.

(3) On the basis of economics, he stated that a property owner cannot derive a reasonable return on a 100% floor area development. He had made this calculation based on \$5 per square foot for a 5,000^{sq} and a 6,000^{sq} property. A return of about 6% on the total cost or 7% at the maximum could be obtained but there is no leeway, no cushion for any of the property owners. He declared that any development for multi-family purpose for income purpose should give a fair return plus leeway for reasonable growth.

(4) For the over-all planning for the city of Honolulu, it would seem that the aim is to bring the people closer

to the major shopping centers--Central Business District and Ala Moana--and to centralize and shorten facilities and services, such as police and fire protection, garbage collection, utilities, mass transportation, highways and public facilities, rather than to force a sprawling growth followed by increase in governmental and public services. If the proposed change is adopted, certainly then, you will have to distribute the population elsewhere causing urban sprawl.

Mr. Louis offered to go into greater detail with the Planning Commission or the staff at a later date when there is more time.

The Chairman requested Mr. Louis to submit his testimony in writing to the Commission.

Mr. Allen H. Cunha, owner of property at 1510 Magazine Street read and filed his letter of protest against the proposed general plan more particularly the proposed widening of Magazine Street and other streets in the vicinity. Due to the newspaper strike and the fact that many of the affected owners are not aware of the proposal, he also requested that the Commission postpone this hearing for about 30 to 60 days.

Attorney Philip T. Chun, representing Robert T. Ching who resides on Pensacola Street between Lunalilo and Wilder Avenues, stated that he will submit his statement in writing.

Mr. Clifford Young, speaking on behalf of his family trust which owns title to a piece of property fronting Spencer Street, Ward Avenue and Prospect Street and containing an area of approximately 89,000 $\frac{1}{2}$, noted that a letter in opposition to the proposed amendment to the general plan has been filed. The letter specifically points out the objection regarding the reduction of the permissible floor area of structures from 200% of the total net area of the lot to 100%.

Mr. Young also opposed the proposed widening of streets fronting the family trust's property. He noted that the widening of Ward Avenue from its present 40-foot width to an 80-foot width would mean the taking of a 20-foot sliver from its property. Additional land will also be taken for the widening of Spencer Street from a 40-foot to a 44-foot right-of-way.

Mr. Lloyd Stebbings, speaking for Mr. Harold Schnack on behalf of his mother who owns a parcel of land at the makai-waikiki corner of Kewalo and Nehoa Streets, spoke in opposition to the proposed amendment. Since there was late notification of this hearing and he was unable to give due consideration to the proposed amendment, he requested further time to study the matter. He will submit his objection in writing.

Mr. Jack Wakayama, speaking for his wife who owns property in this area, also opposed the proposed amendment. He also requested time to study this matter further.

Miss Gertrude Humphries brought out for serious consideration by all, the need to preserve sufficient greenery

on the front of properties as well as the back for aesthetic purposes and for play area for children. Since the trend is toward apartment living, she felt that a landscaped front yard provided a better atmosphere than a black-topped paved area.

The Chairman requested Miss Humphries to summarize her statement in writing.

Mr. John Baird, speaking as a property owner in the area, opposed the proposed change in land use designation for the area. He requested an opportunity to submit a letter outlining in detail his objection to the proposed change.

Representing the Honolulu Savings and Loan Company, Mr. Baird stated that the members of the Loan Company had discussed this change to some extent and the members are of the general opinion that the proposed rezoning should not be made because of economics. He indicated that the Loan Company had made loans to property owners in this area and at the time of the downzoning in 1962, there was an adverse affect on those loans and the Company is still recovering from this affect. The Company, therefore, feels that another downzoning would seriously affect the security of the Loan Company. On the basis of economics, the Company objects to the proposed change.

Requested by the Commission to further clarify his statement, Mr. Baird stated that the downzoning action would decrease the appraised value of a property. As an example, should a person obtaining a good income from his property decide to sell the property and the property is appraised on what it can produce, under this downzoning, there would be a lowered appraised value and a lower amount of money that could be obtained than what might had been obtained under the present zoning. In considering loan applications, the Company must take into consideration the present usage of the land and also the zoning before establishing the value.

In this area of Makiki, a good portion is still in single family residential, yet recently there was a sale where the land was valued at \$9 a square foot for a house 30 or 40 years old. Obviously this is not residential appraised value but based on what the land can produce as the highest and best use of the land.

Mr. Yamabe requested Mr. Baird to submit in writing the testimony given and if possible to give some examples where there was an adverse affect on a loan because of the previous downzoning.

Mr. Ben Rush noted that he had submitted a letter regarding the proposed amendment and requested that copies of the letter be distributed to each Commission member.

Mrs. Theresa Malani, speaking for her son Harold who owns property in this area, stated that her son is opposed to the proposed road widening and the downgrading of the area. She requested more time to study the matter further.

Mr. Henry Wicke of 1419 Dominis Street also opposed the proposed change for the area and supported Mr. Leighton Louis in his testimony. He was against the proposed widening of Dominis Street from an existing 50-foot to a 56-foot right-of-way. He felt that there is no need to widen this street because it deadends at Punahou Street on one end and Kewalo Street on the other. The widening would also create more traffic problem.

The Chairman announced that this public hearing will be kept open until the next meeting of the Planning Commission and stated that written comments are acceptable.

A motion to continue this public hearing was made by Mr. Centeio, seconded by Mr. Lemmon, and carried.

**PUBLIC HEARING
GENERAL PLAN
KAIMUKI
CORNER OF HARDING
& KOKO HEAD AVES.
PUBLIC FACILITY
USE (LIBRARY)**

A public hearing was held to consider a proposed amendment to portion of the Kaimuki General Plan (Section 17) to change the land use designation from Residential use to Public Facility use (Library site) for five parcels of land situated on the makai side of Harding Avenue between Koko Head and Thirteenth Avenues in Kaimuki.

The public hearing notice published in the Hawaii Times on July 8, 1963, was read by the Director who reported that the hearing notices were sent to the affected property owners and the State and City agencies. No written protests have been received. He stated that the State proposes to purchase the five properties for construction of the Kaimuki Branch Library.

Noting that two residential properties were excluded from the proposed designation of library use for this particular corner, the Commission asked whether from the standpoint of long-range planning, it is proper planning to incorporate the entire block for public facility use notwithstanding the fact that there is a knowing blight on the entire block.

The Director replied that he preferred including the two remaining residential lots for public facility use but unfortunately the State is not in a position to acquire the two parcels. Knowing that the State has no interest in acquiring the two properties, it would cause a hardship to the property owners to designate the lots for public facility use. At some future date when the State is ready and able to purchase the two properties, the general plan could be amended at that time.

No one spoke in support or against the proposed amendment.

A motion to close the public hearing and to recommend approval of the change in land use designation from Residential use to Public Facility use (Library site) for the five parcels under consideration was made by Mr. Lemmon, seconded by Mr. Kanazawa, and carried. (Mr. Yamabe was not present at this time.)

**PUBLIC HEARING
GENERAL PLAN
WAHIAWA
DELETION OF A
PORTION OF
HIWI PLACE**

A public hearing was held to consider a proposal to amend a portion of the Wahiawa General Plan by deleting a portion of Hiwi Place as a public roadway, for that portion situated at the northeasterly end of Hiwi Place and westerly of Kamehameha Highway in Wahiawa.

The public hearing notice published in the Hawaii Times on July 8, 1963, was read by the Director who reported that no written protests had been filed. He indicated that the topography of the land is such that it would be physically impossible to construct this portion of the road which is situated on a higher elevation than Kamehameha Highway. Deletion of this roadway would not cause any hardship to abutting property owners.

No one spoke for or against the proposed deletion of portion of Hiwi Place.

The Commission closed the public hearing and recommended approval of the amendment to portion of the Wahiawa General Plan by deleting a portion of Hiwi Place as a public roadway on motion of Mr. Centeio and second of Mr. Lemmon. (Mr. Yamabe was not present at this time.)

PUBLIC HEARING
GENERAL PLAN
WAIANAE
MAUKA OF KAMEHA-
MEHA HIGHWAY
PUBLIC FACILITY
USE
(RUBBISH DUMP
SITE)

A public hearing was held to consider a proposed amendment to a portion of the Waianae General Plan by changing the land use designation from Agricultural use to Public Facility use (establishment of a Rubbish Dump site) for a 30.683-acre parcel of land situated approximately 1,600 feet off the Makaha side of Plantation Road and approximately 1,200 feet mauka of the Waianae U. S. Military Reservation land in Waianae.

The public hearing notice published in the Hawaii Hochi on July 8, 1963, was read by the Director who reported that no written protests had been filed.

In reply to questions from the Commission, the Director stated that the subject land is low and swampy and is not suitable for intensive agricultural purposes. The surrounding area is pasture land and sparsely populated. This area of Waianae is used mostly by hog and poultry farmers and not by truck farmers.

No one spoke in support or against the proposed amendment.

The Commission closed the public hearing and recommended approval of the proposed amendment to portion of the Waianae General Plan by changing the land use designation from Agricultural use to Public Facility use (Rubbish Dump site) for the area under consideration on motion of Mr. Centeio and second of Mr. Lemmon. (Mr. Yamabe was not present at this time.)

PUBLIC HEARING
ZONING APARTMENT
DISTRICT C
MAKIKI
1661 MOTT-SMITH DR.
MAN SUNG WONG

A public hearing was held to consider a change in zoning from existing Class A Residential to Apartment District C for a parcel of land at 1661 Mott-Smith Drive, situated on the Kokohead side of Mott-Smith Drive approximately 250 feet mauka of Piikoi Street in Makiki in conformity with the General Plan of Makiki.

The public hearing notice published in the Hawaii Hochi on July 8, 1963, was read by the Director who reported that no written protests had been filed. He noted that this property is situated within an area general planned for apartment purposes. Adjoining uses are apartments and single family residential.

The Commission noted that this property is situated within the area the Commission is presently considering

a general plan amendment to designate the area for medium density apartment uses. Because of the newspaper strike and the fact that adjoining property owners may not be aware of this proposed rezoning to comment on it, the Commission believed that the hearing should be continued to another date.

A motion to keep this public hearing open until the next meeting of the Commission and in the meantime to have the staff notify the adjacent property owners of this proposed rezoning was made by Mr. Lemmon, seconded by Mr. Centeio, and carried. (Mr. Yamabe was absent.)

PUBLIC HEARING
ZONING APARTMENT
DISTRICT B
KAILUA
129 ALALA ROAD
J. PERREIRA

A public hearing was held to consider a proposed change in zoning from existing Class A-1 Residential to Apartment District B for a parcel of land containing 6,312 $\frac{1}{2}$ at 129 Alala Road, situated on the Lanikai side of Alala Road and approximately 260 feet mauka of Kawaihoa Road in Kailua, in conformity with the General Plan adopted for the area.

The public hearing notice published in the Hawaii Hochi on July 8, 1963, was read by the Director who reported that no written protests had been filed. He indicated that this property is situated directly to the rear of Kailua Beach Park. The applicant proposes to construct a two story, four unit apartment building with four parking spaces on the front of the property. This change is in conformity with the General Plan adopted for the area.

Mr. Lemmon commented that the parking layout plan could be improved.

The Director stated that the staff will check the plan at the time of application for a building permit.

No one spoke in support or against the proposed rezoning.

The Commission closed the public hearing and recommended approval of the change in zoning from existing Class A-1 Residential to Apartment District B for the property in question on motion of Mr. Centeio and second of Mr. Lemmon. (Mr. Yamabe was absent.)

The Commission stated that the applicant should be notified that the approval action taken by the Commission is for the rezoning proposal and is not an approval of the schematic plan submitted.

PUBLIC HEARING
GENERAL PLAN
KALIHI-KAI,
KAPALAMA
COMPREHENSIVE
PLAN

A public hearing, continued from July 3, 1963, was held to consider the proposed amendments to portions of General Plan Section 7 (Kalihi-Kai) and Section 9 (Kapalama) for the area bounded by Liliha Street, Dillingham Boulevard, Waiakamilo Road, Alokele Street, along the Waikiki boundary of Kamehameha Homes premises, North King Street, Middle Street, Fort Shafter boundary, Notley Street and School Street by designating areas for residential, low and medium density apartments, commercial, and industrial uses; areas for public and semi-public facilities; and new street layout and pattern.

The Chairman called upon those persons wishing to speak in support or against the proposed amendments.

Mr. Moses Akiona, owner of property at 1145 Gulick Avenue, stated that he is in favor of the plan as presented by the staff.

Mr. Peter E. K. Wright of Kam IV Road stated that he had submitted a letter in favor of the proposed plan.

Mrs. Ernest Akamine stated that her husband had previously spoken in opposition to the proposed widening of Hulali Street.

Mr. Antonio Evangelista of 5105 Kealoha Place opposed the taking of his property for street widening.

Senator William H. Heen, speaking for Mr. Moses Akiona who owns a parcel of land on Gulick Avenue and who approves of the proposed general plan, realized that the proposed plan do adversely affect some of the property owners, therefore, they object to the plan. However, he felt that adoption of the general plan should not be delayed because of these objections. He felt that for those persons, such as Mr. Akiona, who are ready to construct an apartment development and who front an improved street, some consideration should be given to zone their properties for apartment use. Otherwise, the delay would cause a hardship on the owners by the increase in construction costs.

Mr. Eustace Suzuki filed a petition in opposition to the proposed plan signed by about 193 persons in Area I; 133 persons in Area II; 139 persons in Area III; 94 persons in Area V; 93 persons in Area VI; and 3 persons in Area VII. These signatures represent property owners. He also filed a petition signed by residents in the area and another petition signed by registered voters.

He then read and filed a letter signed by George T. Nakamura, attorney for the petitioners. In part, the letter states that, "It is the petitioner's position that the proposed general plan at this time is premature and lacks a showing of detailed study with respect to present needs and the rights and interest of property owners who have maintained their residences for many years....Specifically, the petitioners protest and object to the adoption of the proposed general plan for the following reasons:

- (1) The size of the many lots within this area makes apartment use uneconomical and unfeasible.
- (2) The majority of the landowners are not financially able to enter into apartment development.
- (3) Consolidation of lots for apartment development is merely a technical fiction.
- (4) Extensive road widening and further extension of existing roads appears to be unnecessary.
 - (a) property owners are not able to bear improvement costs;
 - (b) displace of home owners will cause undue hardship;

- (c) proposed roadways will generate further traffic use and hazards;
 - (d) consideration should be extended in planning for more one-way streets with prohibited parking.
- (5) Change in land use from residential to apartment use tends to downgrade and deteriorate community.
- (a) adoption of plan destroys incentive for present and immediate property improvement.
 - (b) concentration of apartment uses creates nothing more than a jungle of families."

No one else commented on the proposed general plan.

The Commission closed the public hearing and took the matter under advisement on motion of Mr. Lemmon and second of Mr. Himeno. (Mr. Yamabe was absent.)

**GENERAL PLAN
CENTRAL BUSINESS
DISTRICT
VINEYARD THOROUGH-
FARE & NUUANU AVE.
PARK & SEMI-
PUBLIC USES**

The Commission reviewed Resolution No. 207 from the City Council, proposing an amendment to the General Plan of the Central Business District (Section 12) by devoting 40,000± more or less of THR-1 Parcel C-5 Queen Emma Redevelopment Project to semi-public use (Chinese language school) and the balance thereof to public use, to wit: for park purposes.

In accordance with the Charter provision, the Commission must call a public hearing and submit its recommendation to the City Council within 30 days. The Commission must report back by August 2nd since the date of introduction of this resolution is July 2, 1963.

The Commission noted that its next regular meeting date, August 1st, is the date of the Planning Conference of Planning Commissioners and Directors and no meeting has been scheduled for that day.

After a brief discussion, the Commission decided to request the City Council for an extension of time for submitting its recommendation and to have the Director determine the date of the public hearing on motion of Mr. Yamabe and second of Mr. Lemmon. Mr. Hustace abstained from voting since he had disqualified himself from voting on this matter. The motion carried.

Mr. Yee, who had previously disqualified himself from participating or voting on this matter, stated that after considerable thought in this matter, he realized that this issue is far important than the adjacent development of which he is the consulting engineer and the reason for his disqualification. He, at this time, would like to requalify himself for considering and voting on the matter. He voted for the motion. (Mr. Kanazawa was not present at this time.)

**CAPITAL IMPROVE-
MENT PROGRAM
AMENDMENT TO C.I.P.
FOR FISCAL YEAR
JULY 1, 1963
TO JUNE 30, 1964**

The Commission reviewed the proposed amendment to the Capital Program for the Fiscal Year July 1, 1963 to June 30, 1964, and Bill No. 101 entitled: "Capital Improvement Supplementary No. 1. An Ordinance amending Ordinance No. 2366 relating to Capital Improvements of

the City and County of Honolulu for the fiscal year July 1, 1963 to June 30, 1964" as submitted by the City Council to the Planning Commission for its comments and recommendation, as follows:

BILL NO. 101, 1963

- "1) Appropriating the following amounts of moneys estimated from current revenues and proceeds to be realized from the sale of general obligation bonds, which are in addition to the amounts of moneys estimated from current revenues and proceeds to be realized from the sale of general obligation bonds appropriated by Ordinance No. 2366:

General Fund.....	\$ 168,079
Highway Fund.....	200,000
General Obligation Bonds....	<u>3,046,625</u>

Total..... \$3,414,704

- 2) The moneys as appropriated in Item 1 hereinabove shall be and are hereby appropriated for the following purposes:

	<u>General Fund</u>	<u>Highway Fund</u>	<u>Public Improvement Bond Fund</u>	<u>Total</u>
DEPARTMENT OF PUBLIC WORKS				
<u>Roads & Improvement Dist:</u>				
Street Extensions, Widening and Improvements, Property Owners' Share.....	\$ ---	\$200,000	\$ ---	\$ 200,000
<u>Drainage and Flood Control:</u>				
Keanu St. Relief Drain.....	---	---	93,000	93,000
<u>Sewer Projects:</u>				
Kailua Heights Sewage Pumping Station and Force Main.....	---	---	383,825	383,825
Kailua Road Sewage Pumping Station.....	---	---	370,820	370,820
Kaneohe Bay South Interceptor Sewer, Section II.....	---	---	992,605	992,605
Kuliouou Sewage Pumping Station and Force Main.....	---	---	252,495	252,495
Pearl City Sewage Pumping Station and Force Main.....	---	---	804,195	804,195
Total Sewer Projects....	---	---	<u>2,803,940</u>	<u>2,803,940</u>
<u>Public Works Misc. Projects:</u>				
Waianae Rubbish Dump Site....	---	---	121,685	121,685
TOTAL DEPARTMENT OF PUBLIC WORKS.....	---	<u>200,000</u>	<u>3,018,625</u>	<u>3,218,625</u>
BUILDING DEPARTMENT				
<u>Misc. Bldg. Improvements:</u>				
Renovation of Pawa Annex, City Hall, for Motor Vehicle Licensing Board Office.....	---	---	8,000	8,000

	General Fund	Highway Fund	Public Improvement Bond Fund	Total
Seal Off Existing Stairway Between the Treasury and the 2nd Floor--Department of Finance.....	2,750	---	---	2,750
TOTAL BUILDING DEPT.	2,750	---	8,000	10,750
DEPARTMENT OF PARKS & RECREATION				
<u>Park Improvements:</u>				
Moanalua Playground.....	---	---	20,000	20,000
OAHU CIVIL DEFENSE AGENCY				
<u>Miscellaneous Improvements:</u>				
Civil Defense Control Centers.....	165,329	---	---	165,329
TOTAL CAPITAL IMPROVEMENTS	\$168,079	\$200,000	\$ 3,046,625	\$3,414,704

PROPOSED AMENDMENT TO THE CAPITAL PROGRAM
FOR THE FISCAL YEAR JULY 1, 1963 TO JUNE 30, 1964

CAPITAL IMPROVEMENT SUPPLEMENTARY NO. 1

NEW CAPITAL IMPROVEMENT PROJECTS

FOR 1963-1964 FISCAL YEAR

Roads and Improvement Districts:

Street Extensions, Widening and
Improvements, Property Owners' Share..... \$ 200,000

Public Works Miscellaneous Projects:

Waianae Rubbish Dump Site (Land Acq.)..... 121,685

Miscellaneous Building Improvements:

Renovation of Pawa Annex, City Hall, for
Motor Vehicle Licensing Board Office..... 8,000

Seal Off Existing Stairway Between the
Treasury and Second Floor--Department
of Finance..... 2,750 \$ 332,435

ADDITIONAL REQUIREMENTS FOR 1962-1963

AND 1963-1964 FISCAL YEARS' PROJECTS

Drainage and Flood Control:

Keanu Street Relief Drain (Construction)..... 93,000

Sewer Projects:

Kailua Heights Sewage Pumping Station and
Force Main (Construction)..... 383,825

Kailua Road Sewage Pumping Station
(Construction)..... 370,820

Kaneohe Bay South Interceptor Sewer,
Section II (Construction)..... 992,605

Kuliouou Sewage Pumping Station and
Force Main (Construction)..... 252,495

Pearl City Sewage Pumping Station and
Force Main (Construction)..... 804,195

Miscellaneous Improvements:

Civil Defense Control Centers (Construction).... 165,329

Park Improvements:

Moanalua Playground (Construction of COMfort Station and Water Fountain).....	<u>20,000</u>	<u>3,082,269</u>
TOTAL		<u>3,414,704</u>

METHOD OF FINANCING

Current Revenues:

General Fund.....	168,079	
Highway Fund.....	<u>200,000</u>	368,079

Bonds:

General Obligation Bonds.....		<u>3,046,625</u>
TOTAL		<u>\$3,414,704"</u>

The Director reported that out of the total appropriation of \$3,414,704 being requested, approximately 2.4 million dollars are monies lapsed from prior fiscal appropriations. Out of the total of 12 projects, 7 projects were scheduled during the last fiscal year. The bids for these 7 projects which are the Keanu Street Relief Drain (construction), five sewer projects (construction) and Civil Defense Control Centers (construction) were received but existing funds were insufficient to execute the projects; therefore, the funds were lapsed and these funds plus additional funds to meet the bids are being requested at this time.

The new projects are the Property Owners' Share for two pending projects, the Puiwa Street and the Waipahu Street widening; Waianae Rubbish Dump Site (land acquisition); and Miscellaneous Building Improvements. An additional \$20,000 is requested for the construction of a comfort station and water fountain at the Moanalua Playground.

In the discussion that followed, Mr. Hustace inquired whether these are projects to meet the highest priority.

Mr. Kwock replied that these are the projects for which plans have been completed and advertised for bids. This is an increase in the capital improvement program.

Mr. Lemmon stated that he could see no justification for supporting a proposal which would increase the program. He felt that adjustments could be made within the present budget without necessarily increasing it.

Mr. Harloe stated that until the bids are in, there is no means of knowing whether your estimate was good. In this instance, the sewer projects were advertised for bids at the end of the last fiscal period and the bids received were higher than appropriated funds; therefore, the funds were lapsed and reappropriated in this fiscal period with the necessary increase in funds to meet the bids. There is a contract adjustment fund to cover situations such as this but the amount necessary was too much to take from the contract adjustment fund.

Asked by the Commission whether there is legal basis for the Commission to consider the increase in the budget, the Director stated that it is entirely within the purview of the City Council to amend the budget by increasing or

decreasing it. The Commission as an advisory body to the Council, recommends approval, disapproval or modification of amendments to the program.

The Commission, on motion of Mr. Yamabe and second of Mr. Centeio, recommended approval of the proposed amendment to the capital program for the fiscal year July 1, 1963 to June 30, 1964, and the capital budget ordinance. Mr. Lemmon abstained from voting. (Mr. Kanazawa was not present at this time.)

Mr. Hustace felt that this was an irregular item for the Commission to consider. He requested the Planning Director to meet with the Corporation Counsel and members of the City Council to ascertain exactly what the Commission's function is and how the budget should be amended, if it must be amended, and what action must the Commission take with respect to additional appropriation pending the amendment of the capital improvement program.

URBAN REDEVELOPMENT
KUKUI AUXILIARY
REDEVELOPMENT
PROJECT

In compliance with the Commission's request, the Director made the following report on what had transpired at the City Council's meeting with respect to a proposal to locate a low-rent housing development in the Kukui Redevelopment Area.

The minutes of the Committee of the Whole meeting held on June 18, 1963, indicate that the project area involves 4.9 acres of land situated on the makai side of Vineyard Boulevard about half way between Liliha and River Streets within the Kukui Redevelopment Project. The housing project to consist of 184 units will be constructed by private capital--it is not to be a public housing project. This project is planned for people in the moderate income bracket of \$4,000 to \$7,000 per annum. The rental rates would range from \$65 to \$110 per month. The Kukui Auxiliary Redevelopment Project was brought before the Council for separate action since its approval is needed in order to encumber money in the budget for the acquisition of land.

The Chairman announced that the Director's report will be placed on file.

Mr. Lee Maice, Manager of the Honolulu Redevelopment Agency, who was in the audience, requested the Commission to take action on the Kukui Auxiliary Redevelopment Project since the Commission's approval is necessary before the Agency can submit the entire Kukui Redevelopment Project plan to the City Council for a public hearing and final approval. He stated that this project is similar to the Kewalo and the Kokea Redevelopment projects which were approved by the Commission.

The Chairman advised Mr. Maice that the report made by the Director was merely information to the Commission. Upon official submission of the redevelopment plan to the Commission by the Director, the Commission will make its recommendation.

ZONING ORDINANCE
OFF-STREET
PARKING ORDINANCE

The Director reported that the Corporation Counsel's opinion as to whether or not the 40% off-street parking requirement of Section 21-1.2, R. O., 1961, is applicable to a business building that is to be reconstructed or enlarged, if such building was constructed prior to March 25, 1957, has been received.

In conclusion, the opinion states that "...where a business building constructed prior to March 25, 1957 is reconstructed or enlarged, the 40% off-street parking requirement is not applicable thereto, except where such off-street parking was in existence prior to March 25, 1957. In such a case, the off-street parking must be continued except where the parking area is in excess of the minimum 40% requirement. Where such parking exceeds the minimum, it may be reduced to not less than the minimum 40% requirement."

The Director informed the Commission that he had initiated an ordinance to amend the Off-Street Parking Ordinance to require the same 40% minimum off-street parking requirement for reconstruction or enlargement of buildings constructed prior to March 25, 1957; however, the Commission had recommended denial of the proposed amendment. Since there may have been a misunderstanding in the original presentation of the proposed amendment as to how it would affect buildings constructed prior to March 25, 1957, the Commission had requested a written opinion from the Corporation Counsel.

The Director stated that he will re-present the proposed amendment to the Off-Street Parking Ordinance to the Commission for consideration and recommendation at some future date.

The Commission accepted this report as information and took no action.

Mr. Yamabe requested the Director to incorporate the Corporation Counsel's opinion in his representation of the proposed amendment to the Commission.

The Director reported that at the last meeting of the Commission, the Commission, after a visit of the site, had recommended against the location of a gas holder station within a residential district and had requested the Director to meet with the representative of the Honolulu Gas Company for possible location of alternate sites.

The Director stated that he had contacted Mr. H. W. B. White of Kaneohe Ranch Company who, upon his suggestion, stated that he would be happy to discuss the location of the gas holder station on land situated to the rear of a service station at the foot of a hill across the street from the present site which is mauka of the MacKay Radio Station. Mr. Tuggle from the Gas Company was also contacted and both parties are now in the process of negotiation. He is not aware of any decision made on the matter.

The Commission received this information and took no action.

ZONING MISC.
KAILUA
AUWINALA ROAD
GAS HOLDER
STATION
HON. GAS CO.

Mr. Centeio stated that this matter is in relation to his request to the Director that he prepare an ordinance which would require the holding of a public hearing prior to permitting public utilities to locate in a residential district. The Chairman requested the Director to have such an ordinance prepared by the next meeting of the Commission.

ZONING MISC.
RESOLUTION FROM
THE MANOA VALLEY
COMMUNITY ASSOC.
WITH RESPECT TO
STREET WIDTHS

The Director informed the Commission that the City Council by Committee Report No. 1377, has referred to the attention and consideration of the Planning Commission, a resolution adopted by the Manoa Valley Community Association, requesting that all streets in Manoa Valley be kept to a maximum of 40 feet curb to curb until a complete and integrated community plan is presented and studied by the Association as a whole.

The Commission received the information and placed it on file. No action was taken by the Commission.

ZONING HOTEL &
APARTMENT
KEWALO
910 BIRCH ST.
HERBERT
ANDRESEN

The Commission considered Bill No. 99 entitled: "An Ordinance to rezone a portion of Class B Residential District No. 7, situated at Kewalo, Honolulu, Oahu, Hawaii, to Hotel and Apartment District No. 140" which was passed by the City Council on second reading and referred to the Planning Commission for study and comment. In accordance with the Charter provisions, the Commission is mandated to call a public hearing prior to submitting its recommendation.

The Director reported that the subject parcel is situated within an area general planned for hotel and apartment uses. For this area at Kewalo, the Commission previously, had granted rezoning upon filing of a voluntary bond for the construction of street improvements, but upon advice from the Corporation Counsel that such bonds are illegal and unenforceable, the Commission had stopped accepting bonds. In addition, because of the inadequate utilities and unimproved streets, rezoning requests for this area were being deferred pending initiation of an improvement district for construction of the street improvements and utilities. The Chief Engineer is in the process of creating an improvement district for this area.

The property under consideration for rezoning by Bill No. 99 is one of four pending applications. Mr. Herbert Andresen of 910 Birch Street, containing an area of 7,183 $\frac{1}{2}$, had requested rezoning of his property through City Council initiation. The other three pending requests are:

- (1) Arthur K. Y. Zane for property at 1262-1270 Elm Street containing an area of 7,183 $\frac{1}{2}$;
- (2) Mr. & Mrs. K. Nitta for property at 1263 Elm Street containing an area of 7,183 $\frac{1}{2}$; and
- (3) Mrs. Gertrude G. G. Baker for property at 701 Pensacola Street containing an area of 5,060 $\frac{1}{2}$.

Because of the Council's action to consider the rezoning of this one parcel for hotel-apartment use, the Director stated his belief that the other three applications should be given the same consideration.

In the discussion that followed, some of the members believed that the three parcels should be included in the same consideration for hotel-apartment zoning as the Andresen's parcel since they are situated within the same area. The Charter, however, states that the Commission is required to make its recommendation on rezoning proposals initiated by the City Council or the Planning Director. In this instance, the City Council has initiated the rezoning of the Andresen's property only and not for the other three parcels. There is also no initiation by the Planning Director for rezoning of the three parcels. Therefore, the Commission's authority for consideration at this time is only the Andresen's property.

The Chairman announced that a public hearing will be called to consider Bill No. 99.

Attorney James Wakatsuki, representing Mr. and Mrs. Nitta, urged the Commission to consider also the rezoning of the Nitta property at the same public hearing to consider Bill No. 99. He stated that he had appeared before the Commission in January and a public hearing was held to consider the rezoning of the Nitta property for hotel-apartment use but due to the question of legality brought out by the Corporation Counsel that a general plan amendment must be made before the rezoning can be considered, this application had been pending the adoption of the general plan for the area. In view of the adoption of the general plan for the area, he had resubmitted his application for rezoning, and at this time, requested that the Commission give due consideration to his application.

Mr. Yamabe made a motion to recommend to the Director that if there is any possibility of incorporating all applications received which are similar in nature to the Andresen's property, that they be incorporated in this public hearing scheduled to consider Bill No. 99. The motion was seconded by Mr. Centeio and carried. (Mr. Kanazawa was not present at this time.)

The Chairman advised Mr. Wakatsuki to discuss this matter with the Planning Director. If there is any possible means of including his application in the same public hearing, the Director will make the decision to do so.

The Director informed the Commission that Mr. Roland Chun has submitted a letter requesting a reconsideration of the action taken by the Planning Commission in denying his application for rezoning of 1,300 $\frac{1}{2}$ of property situated at the makai-kokohead corner of Lusitana and Huali Streets in Pauoa from existing Class B Residential to Business. Mr. Chun contended that two negative votes is not the majority of the entire board and the vote of 3 in favor and 2 against is in his favor.

The Director stated that Mr. Chun was advised to appear before the Commission today but he is not present.

Since the Commission had already taken action on this matter, the Chairman stated that this item is considered as closed.

ZONING BUSINESS
PAUOA
LUSITANA AND
HUALI STREETS
ROLAND L. CHUN

GENERAL PLAN
WAIALAE NUI TO
MAUNALUA
KAISER HAWAII
KAI DEVELOPMENT
MEDIUM DENSITY
APARTMENT &
RESORT USES

The Commission considered Bill No. 110 entitled: "An Ordinance to amend a portion of the General Plan for Kaiser Hawaii Kai Development of Section 29 (Waialae Nui-Waialae Iki-Wailupe-Niu-Kuliouou-Maunaloa) of the General Plan of the City and County of Honolulu by changing the land use designation from medium density apartment, park, and residential uses to medium density apartment and resort uses for areas of land situated at Maunaloa, Oahu, Hawaii", referred by the City Council to the Planning Commission for study and comments.

The Chairman announced that in accordance with the Charter provision, a public hearing will be scheduled to consider Bill No. 110 before the Commission submits its comment and recommendation to the City Council.

GENERAL PLAN
MANOA
KOKOHEAD SIDE OF
E. MANOA ROAD
ON BOTH SIDES
OF LOWREY AVE
EXTENSION
BUSINESS USE

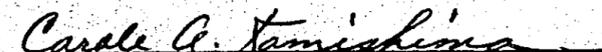
The Chairman announced that a public hearing will be scheduled to consider an amendment to portion of the General Plan of Manoa initiated by the Planning Director by changing the land use designation from residential to business for the rear portion of parcels of land situated on both sides of Lowrey Avenue extension and on the kokohead side of East Manoa Road in Manoa.

MISC.
COMMISSION MEETING
OF AUGUST 1, 1963

Since the 1963 Conference of Planning Commissioners and Directors is scheduled for August 1, 2, and 3, 1963, at the Princess Kaiulani Hotel, the regular meeting of the Planning Commission on Thursday, August 1st, will not be held.

The meeting adjourned at 6:00 p.m.

Respectfully submitted,


Carole A. Kamishima
Planning Reporter

Meeting of the Planning Commission

Minutes

August 29, 1963

The Planning Commission met in regular session on Thursday, August 29, 1963, at 2:20 p.m., in the Conference Room of the City Hall Annex with Chairman Frank W. Hustace, Jr., presiding:

PRESENT: Frank W. Hustace, Jr., Chairman
George F. Centeio
Stanley T. Himeno
Kinji Kanazawa
Cyril W. Lemmon
Thomas N. Yamabe II
Alfred A. Yee
Fred K. Kwock, ex-officio

Frederick K. F. Lee, Planning Director
Henry Kitamura, Deputy Corporation Counsel

ABSENT: Bartley M. Harloe, ex-officio

MINUTES: The minutes of July 18, 1963, as circulated, were approved on motion of Mr. Kanazawa and second of Mr. Yamabe.

The following scheduled public hearings and proposed amendments to the General Plan of the City and County of Honolulu were continued for two weeks until the next meeting of the Planning Commission on motion of Mr. Yamabe and second of Mr. Kanazawa:

PUBLIC HEARING
GENERAL PLAN
CENTRAL BUSINESS
DISTRICT
CORNER OF NUUANU
AVENUE & LUNALILO
FREEWAY
PUBLIC & SEMI-
PUBLIC USES

(1) A public hearing to consider City Council Resolution No. 207, proposing an amendment to portion of the Central Business District General Plan (Section 12) by changing the land use designation from Business and Hotel-Apartment uses to Park use and Semi-Public use for area of land bounded by Nuuanu Avenue, Vineyard Thoroughfare, Nuuanu Stream and Lunalilo Freeway, excluding the Koon Yum Temple premises on Vineyard Thoroughfare.

Approximately 40,000 \pm of THR-1 Parcel C-5 Queen Emma Redevelopment Project is proposed to be designated for semi-public use (Chinese language school) and the balance thereof for park purposes.

PUBLIC HEARING
GENERAL PLAN
KAPALAMA
MAUKA SIDE OF
N. KING STREET
BET. PUA STREET
& DESHA LANE
COMMERCIAL USE

(2) A public hearing to consider a proposed amendment to portion of the Kapalama General Plan (Section 9) by changing the land use designation from Apartment use to Commercial use for parcels of land situated on the mauka side of North King Street between Pua Street and one lot waikiki side of Desha Lane in Palama.

PUBLIC HEARING
ZONING APARTMENT
DISTRICT C
PAUOA, PUNCHBOWL
217 PROSPECT ST.
& 1643 KAMAMALU
AVENUE
E. VON GELDERN

(3) A public hearing to consider a proposed change in zoning from existing Class B Residential to Apartment District C for two parcels of land containing a total area of 82,341 \pm situated at 217 Prospect Street and 1643 Kamamalu Avenue in Pauoa, Punchbowl.

PUBLIC HEARING
ZONING BUSINESS
KAIMUKI
3565 HARDING AVE.
ALBERT TEPEDINO

PUBLIC HEARING
GENERAL PLAN
WAIPIO, WAIKELE
HOAEAE
REALIGNMENT OF
KIPAPA GULCH RD.

PUBLIC HEARING
GENERAL PLAN
C.B.D.; BINGHAM-
MOILIILI; PAUOA-
PACIFIC HEIGHTS;
MAKIKI-LUNALILO;
MAKIKI-MAKIKI
HEIGHTS
FUTURE LAND USE
& STREET PATTERN

GENERAL PLAN
KALIHI-KAI
KAPALAMA
COMPREHENSIVE
PLAN

GENERAL PLAN
WAIU
NORTHEASTERLY SIDE
OF KAMEHAMEHA
HIGHWAY
COMMERCIAL USE

GENERAL PLAN
KALIHI-KAI
MAUKA SIDE OF
DILLINGHAM BLVD.,
WESTERLY OF
MOKAUEA STREET
COMMERCIAL USE

Since the following projects are affected by the recent court ruling on the general plan, the requests by the City Council for the Planning Commission's recommendation to utilize funds from the Improvement Revolving Fund were deferred on motion of Mr. Yamabe and second of Mr. Kanazawa:

IMPROVEMENT
REVOLVING FUND
KAPALAMA IMPROVE-
MENT DISTRICT
UNIT III PROJECT

(4) A public hearing to consider a proposed change in zoning from existing Class A Residential to Business for the rear portion of a parcel of land at 3565 Harding Avenue in Kaimuki containing an area of 9,750sq. ft.

(5) A public hearing to consider a proposed amendment to a portion of the Waipio, Waikele and Hoaeae General Plan by deleting and realigning a portion of Kipapa Gulch Road (Old Kamehameha Highway) situated approximately one mile mauka from existing Kamehameha Highway in Waipio.

(6) A public hearing, continued from July 18, 1963, to consider a proposed amendment to portions of General Plan Section 12 (Central Business District), 15 (Bingham-Moiliili), 22 (Pauoa-Pacific Heights), 23 (Makiki-Lunalilo) and 24 (Makiki-Makiki Heights) by adopting a new street layout and future land use pattern and by designating areas for public facilities and for open spaces.

(7) A proposed amendment to portions of General Plan Section 7 (Kalihi-Kai) and Section 9 (Kapalama) by adopting a future land use pattern and a new street layout and pattern and by designating areas for public and semi-public facilities for area bounded by Liliha Street, Dillingham Boulevard, Waiakamilo Road, Alokele Street, along the Waikiki boundary of Kamehameha Homes premises, North King Street, Middle Street, Fort Shafter boundary, Notley Street and School Street.

Public hearings were held and closed on July 18, 1963. The Commission had taken the matter under advisement.

(8) The City Council by Resolution No. 39 has proposed an amendment to portion of the Waiau General Plan by changing the land use designation from Rural Protective use to Business use for land situated on the northeasterly side of Kamehameha Highway in Waiau.

(9) The City Council by Resolution No. 238 has proposed an amendment to portion of Section 7 (Kalihi-Kai) General Plan by changing the land use designation from residential to commercial purposes for land situated on the mauka side of Dillingham Boulevard, 100 feet westerly of Mokauea Street in Kalihi.

(1) Committee Report No. 1452. The sum of \$34,200 is required to acquire nine parcels within the Kapalama Improvement District Unit III Project.

IMPROVEMENT
REVOLVING FUND
WAIMALU STREAM
FLOOD CONTROL
UNIT II

(2) Committee Report No. 1556. The sum of \$99,042 is required to settle payment to the owners for land acquired under eminent domain proceedings for the Waimalu Stream Flood Control Unit II. The City had committed itself to acquire these lands.

IMPROVEMENT
REVOLVING FUND
I.D. 164, LEILANI
STREET EXTENSION

(3) Committee Report No. 1573. The sum of \$18,164 is required to acquire land for Improvement District No. 164, Leilani Street Extension.

IMPROVEMENT
REVOLVING FUND
I.D. 157, BACHELOT
STREET EXTENSION

(4) Committee Report No. 1657. The sum of \$59,490 is required to acquire lands necessary for Improvement District No. 157, Bachelot Street Extension.

IMPROVEMENT
REVOLVING FUND
MCCULLY STREET
WIDENING

The Commission reviewed Committee Report No. 1406 from the City Council, requesting the Planning Commission's recommendation to use funds from the Improvement Revolving Fund for the purpose of acquiring three parcels of land for the McCully Street widening project between King and Beretania Streets. The sum of \$50,700 is required for the acquisition of land.

The Director reported that this project conforms to the 1959 Master Plan and is not affected by the recent court ruling on the general plan. In order to proceed with the improvement district for widening of McCully Street between King and Beretania Streets, the staff recommends approval to utilize funds from the Improvement Revolving Fund.

Mr. Fred Kwock, Budget Director, reported that there is \$140,000 in the Improvement Revolving Fund. He saw no objection to utilizing \$50,700 from the Fund for the purpose intended.

The Commission, on motion of Mr. Himeno and second of Mr. Yee, voted to recommend to the City Council that funds be utilized from the Improvement Revolving Fund for the purpose of acquiring parcels required for McCully Street widening between King and Beretania Streets.

STREET NAMES
HONOULIULI, EWA
MAKAKILO CITY
UNIT III,
KAPOLEI NEIGHBOR-
HOOD SUBDIVISION

The Commission, on motion of Mr. Kanazawa and second of Mr. Centeio, recommended adoption of the following street names:

(1) Street names for roadways within the Makakilo City Unit III, Kapolei Neighborhood Subdivision in Honouliuli, Ewa:

- PALAILAI PLACE - Deletion of this name. Roadway being extended and name being redesignated as Akaula Street.
- AKAULA STREET - Extension of existing roadway across Palailai Street and including portion of roadway formerly named Palailai Place.

STREET NAMES
WAIPIO, EWA
WAI LANI RISE
SUBDIVISION

(2) Street names for roadways within the Wai Lani Rise Subdivision at Waipio, Ewa:

- AWAIKI STREET - Extension of existing roadway parallel to Farrington Highway in a Honolulu direction thence makai to its terminus past Awalai Street.
- AWAIKI PLACE - Deadend roadway off existing Awaiki Street between Awanui and Awalai Streets.

AWALAI STREET - Extension of existing roadway in a Honolulu direction to its terminus past Awaiki Street.

AWALAI PLACE - Deadend roadway off existing Awalai Street between Awanui Street and Awaiki Street.

AWANANI STREET - Extension of existing roadway in a mauka direction to its terminus at Awalai Street.

AWANUI STREET - Extension of existing roadway in a makai direction to its terminus past Awalai Street.

STREET NAME
HAUULA
HAUULA VIEW
SUBDIVISION

(3) Street name for roadway within the Hauula View Subdivision at Hauula:

HONOMU STREET - Deadend roadway off Hauula Homestead Road on the Kaneohe side of and between Anoilei Place and Kamehameha Highway.
Meaning: Land where the Mu (little people) live

STREET NAMES
EWA BEACH
EWA-LANI HOMES,
UNIT II SUBDVN.

(4) Street names for roadways within the Ewa-Lani Homes, Unit II Subdivision at Ewa Beach:

KOALIPEHU ST - Extension of existing roadway in a makai direction to terminate at Aikanaka Street.

IHIPEHU STREET - Roadway extending from Aikanaka Street to Pohakupuna Road and being between Paaloha Street and Koalipehu Street.
Meaning: A plant (Sorrel), was used medicinally

STREET NAMES
MOANALUA
MOANALUA GARDENS
UNIT 6-A-1

(5) Street names for roadways within the Moanalua Gardens Unit 6-A-1 Subdivision:

HAKU STREET - Extension of existing roadway to its terminus in a mauka direction from Ala Mahamoe.

HAKUAINA PLACE - Deadend roadway off Haku Street running off thence parallel to Haku Street.
Meaning: Landowner

MISC.
REAPPOINTMENT
OF COMMISSIONER
THOMAS N. YAMABE
II

The Commission acknowledged receipt of a communication from the City Clerk, advising that the City Council on July 16, 1963, approved and confirmed the reappointment of Thomas N. Yamabe II as a member of the Planning Commission to serve until June 30, 1968.

MISC.
1963 CONFERENCE
OF PLANNING
COMMISSIONERS
AND DIRECTORS
LETTERS OF THANKS

The Commission acknowledged receipt and filed the following letters received with reference to the 1963 Conference of Planning Commissioners and Directors held on August 1, 2, and 3, 1963, in Honolulu:

- (1) Letter from Governor John A. Burns acknowledging receipt of the resolution adopted on August 2nd by the various agencies represented at the Conference.
- (2) Letter of acknowledgment from the County Clerk of Hawaii pertaining to the resolution adopted at the Conference.

- (3) Letter of acknowledgment from the County Clerk of Kauai pertaining to the same resolution.
- (4) Letter from Mr. Lee Maice, Manager of the Honolulu Redevelopment Agency, conveying his and Mr. Brown's thanks and appreciation for being included on the program.
- (5) Letter of thanks from the Maui Planning and Traffic Commission and its planning director for being invited to the Conference.

GENERAL PLAN
CITY AND COUNTY
OF HONOLULU
(INITIATION OF
WORKSHOP SESSIONS)

On July 25, 1963, Judge Ronald B. Jamieson of the Circuit Court of the First Judicial Circuit, State of Hawaii, gave a Decision on Plaintiffs' Motion for Summary Judgment on Civil No. 10274 and on July 31, 1963, signed and entered an Order and Judgment with reference to the same matter, as follows:

"IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT
STATE OF HAWAII

ALICE S. BOWEN, SALLY SHEEHAN,)
MARTHA A. GERBODE,)
)
Plaintiffs,)
)
vs.)
)
THE CITY AND COUNTY OF HONOLULU, a)
municipal corporation, MASATO DOI,)
ERNEST N. HEEN, MATSUO TAKABUKI,)
CLESSON Y. CHIKASUYE, RICHARD M.)
KAGEYAMA, HERMAN G. P. LEMKE,)
WILLIAM K. AMONA, YOSHIRO NAKAMURA,)
BEN F. KAITO, members of the City)
Council of the City and County of)
Honolulu,)
)
Defendants.)

DECISION ON PLAINTIFFS' MOTION
FOR SUMMARY JUDGMENT

Plaintiffs, interested property owners in the Diamond Head area of Honolulu, move (notice June 28, 1963; hearing July 11, 1963) for summary judgment for (1) a declaration that Resolution 264 of the Honolulu City Council is null and void, (2) an injunction against defendants' adoption of zoning ordinances, maps and regulations affecting the Diamond Head area including property of the plaintiffs until a general plan is adopted in accordance with the City Charter', and (3) other just and proper relief.

There appears to be no material issue of fact in this case.

Resolution 264 is not a legislative act of the Honolulu City Council; it has no force or effect as law. City Charter, Sec. 5-512, paragraph 4, authorizes the City Council to propose by resolution to the Planning Director and the Planning Commission additions to and changes in the general plan. City Charter, Section 5-512, paragraph 1, requires the City Council to adopt the general plan by ordinance.

The City Council cannot by resolution adopt, change or add to the general plan; to adopt, change or add to the general plan the City Council must act by ordinance. In changing the general plan, the City Council may hold a public hearing; whether to hold one is for the Council to decide. But if the City Council holds a hearing, there must have been ten days published notice of the time and place of the hearing. There was a hearing on Resolution No. 264; there was not ten days published notice. No general plan exists, except the master plan of the city which was continued in effect as the general plan when the City Charter went into effect, July 1, 1959, by Section 14-113 of the Charter. Any new, different or changed general plan (i.e., any general plan which is in any way different from the master plan of July 1, 1959, whether because of a change or an addition or because of the making of a completely new plan) must comply with Section 5-509 of the Charter and must be adopted in compliance with the terms of the City Charter. Even if Resolution 264 were an ordinance and even if there had been sufficient published notice, there could be no amendment of or addition to the master plan of July 1, 1959, which Section 14-113 continued as the general plan, unless the amendment or addition were sufficient to result in a general plan which complies with City Charter, Section 5-509. Any new, added-to or amended general plan must comply with Section 5-509 of the Charter. Resolution 264 is null and void.

Plaintiffs ask that defendants be enjoined from doing certain things until a general plan is adopted in accordance with the City Charter.

The Charter, Sec. 14-113, continued the master plan of July 1, 1959, as the general plan when the Charter took effect on July 1, 1959. There is no other general plan in effect. If the City Council wants to adopt a zoning ordinance not in conformity with the master plan of July 1, 1959, which was continued as the general plan of the city by City Charter, Section 14-113, the City Council must first by ordinance adopt (either by adopting a new general plan or by sufficiently changing or adding to the master plan of July 1, 1959) a general plan for the city which meets the requirements of City Charter, Section 5-509, and later adopt a zoning ordinance which must conform to and must implement the new general plan which meets the requirements of City Charter, Section 5-509. Plaintiffs are entitled to have defendants enjoined from adopting any zoning ordinance, zoning map or zoning regulation affecting the Diamond Head area of Honolulu (1) until a general plan of the city (i.e., the City and County of Honolulu) has been adopted by ordinance by the City Council in accordance with the City Charter or (2) unless such zoning ordinance, zoning map or zoning regulation is in conformity with and implements the master plan of July 1, 1959, as it existed on July 1, 1959. It should be noted (1) that the master plan of July 1, 1959, could not be changed after June 30, 1959, except by creation by ordinance of a general plan which meets the requirements of City Charter, Section 5-509, (2) that the City Charter shows that at any particular time there is to be only one general plan for the city (i.e., City and County of Honolulu), and (3) that (other than the master plan of July 1, 1959) the general plan must be one plan, must cover the whole city (i.e., City and County of Honolulu) and must comply with the City Charter and especially with Section 5-509 of the City Charter.

The motion for summary judgment should be granted (1) to the extent of a declaration that Resolution 264 is null and void and (2) to the extent of the requested injunction, except that, as to (2), the injunction shall recognize the right of the City Council to adopt by ordinance in accordance with the City Charter zoning ordinances, zoning maps and zoning regulations which conform to and implement the master plan (unchanged after June 30, 1959) of July 1, 1959, as long as there is no general plan for the City and County of Honolulu which meets the requirements of City Charter, Section 5-509. Order and judgment will be signed and entered accordingly.

Dated: Honolulu, Hawaii, this 25th day of July, 1963.

/s/ Ronald B. Jamieson
Judge of the above-entitled Court"

"ORDER AND JUDGMENT

The motion of the plaintiffs for summary judgment pursuant to Rule 56(c) of the Hawaii Rules of Civil Procedure, having been presented, the court being fully advised, and having considered the pleading filed in this action, admissions of record, answers to interrogatories and the deposition of Frederick K. F. Lee, and the court having filed its decision herein on July 25, 1963 and finding that there is no genuine issue as to any material facts and that summary judgment should be granted as prayed for,

IT IS HEREBY ORDERED, ADJUDGED AND DECREED that:

1. Resolution No. 264 adopted by the Council of the City and County of Honolulu on June 26, 1962, entitled 'A Resolution to Amend a portion of Section 4 (Waikiki-Diamond Head) of the general plan of the City and County of Honolulu by changing a portion of Class A Residential District No. 11 to Apartment purposes and by establishing 6-foot set-back lines on Kalakaua Avenue and on Coconut Drive' be and same is hereby declared null, void and of no effect;

2. The City and County of Honolulu, the Council thereof, and each and every individual defendant and their respective successors in office as members of the Council, be and they hereby are permanently and perpetually restrained and enjoined from adopting any zoning ordinance, zoning map, or zoning regulation by amending, changing or adding to the master plan as it existed on July 1, 1959, unless (a) said amendment, change, or addition is by ordinance of the Council and results in one general plan which both covers the entire City and County of Honolulu and complies with and meets the requirements of Section 5-509 of the City Charter, or (b) the Council by ordinance adopts one general plan which covers the entire City and County of Honolulu and complies with and meets the requirements of Section 5-509 of the City Charter.

Nothing in this Order and Judgment shall be construed as preventing the Council from adopting zoning ordinances, zoning maps and zoning regulations which conform to and implement the master plan as it existed on July 1, 1959 of said City and County as long as there is no one general plan for the entire City and County of Honolulu which complies with Section 5-509 of the City Charter.

Dated: Honolulu, Hawaii, this 31st day of July, 1963.

Ronald B. Jamieson /s/ (Seal)
Judge of the Above Entitled Court

I do hereby certify that the foregoing is a full true and correct copy of the original on file in this office.

P. J. O'Sullivan, Jr.
Clerk, Circuit Court, First
Circuit,
State of Hawaii"

The Chairman reported that the decision and order are now under appeal by the City but pending modification of the restraining order or its dissolution in whole or in part, the Commission had been advised by the Corporation Counsel that it should take no action with respect to any zoning which would deviate from the master plan of the City as it existed on July 1, 1959, and any amendment to said master plan which became the general plan of the City upon the effective date of the City Charter until the City Council adopts one general plan which covers the entire City and County of Honolulu and which meets the requirement of Section 5-509 of the City Charter.

After numerous conversations with the Corporation Counsel and the Mayor and informal discussions with the members of the Planning Commission, the Chairman stated that he had prepared a letter to be transmitted to the City Council through the Mayor which sets forth the Commission's intent to initiate a series of workshop sessions with the Planning Director in the preparation of one general plan for the City and County of Honolulu which would meet the requirement of Section 5-509 of the Charter. There is no timetable for conclusion of these workshop sessions. At the conclusion of these sessions, a public hearing will be called to afford an opportunity for all interested parties to be heard. The public hearing will be continued from time to time until all features have been covered. Following such public hearing, the plan will be forwarded to the City Council through the Mayor with any recommended amendments or modifications for final adoption.

The Chairman read the letter dated August 22, 1963, and requested adoption of the letter by the Commission for transmittal to the City Council.

Mr. Centeio's motion to accept the letter and to place it as information was seconded by Mr. Lemmon.

In the discussion that followed, Mr. Centeio explained that he will be making a motion for consideration by the Commission and until he has made this motion, the letter read by the Chairman should be a matter of information. It is not his intention that the letter be placed on file and not transmitted.

The other members of the Commission stated that acceptance of the letter as information would not be accomplishing anything.

Mr. Lemmon thereupon withdrew his second. Mr. Centeio's motion died for lack of a second.

Mr. Lemmon's motion to adopt the letter read by the Chairman and to transmit it to the City Council through the Mayor was seconded by Mr. Yee.

In the discussion that followed, Mr. Kanazawa expressed his belief that it was premature for the Commission to bind itself by adopting a proposed program of action to prepare a general plan without first having the benefit of a presentation by the Planning Director with respect to what presently exists in the form of a master plan which was continued as the general plan upon adoption of the Charter and subsequent actions taken by the Commission.

Mr. Kanazawa's motion to table the previous motion until the end of the calendar was seconded by Mr. Centeio and carried.

The Chairman suggested to each member of the Commission that he review his personal history declaration and bring it up-to-date. This is a normal application of the rules. He also recognized the disqualification by members due to possible conflict of interest. He noted that a section of the Charter states that as long as the appointing authority (the Mayor, for members of the Commission) is advised of any such possible conflict of interest, this satisfies the provision of the Charter and any member may vote notwithstanding the fact that he had made this disclosure.

Mr. Centeio stated that as a member of the Planning Commission for a period of nine years, it was his belief that the City has been planned in accordance with the mandate of the Legislature and the City Charter. There seems to be a difference of opinion as to the manner in which the General Plan should be adopted. Judge Jamieson's ruling that the City does not have a general plan is somewhat disturbing because he did state that the sections of the master plan adopted prior to enactment of the Charter were included and made a part of the general plan. Mr. Centeio failed to see where the Charter mandated that the general plan be adopted as a whole plan. He believed that the procedure followed in adopting the general plan by sections was in order and in the best interest of the citizens of the respective communities and the public of this City and County. In order to clarify the situation, he made the following motion for consideration and approval by the Commission:

"I move that the sections of the Master Plan and zoning adopted prior to enactment of the Charter and in accordance with the statutory requirements at that time be incorporated as a part of the General Plan, and

That sections of the General Plan for the Island of Oahu adopted by ordinance of the City Council after duly authorized public hearing and recommendation of this Commission be incorporated as part of the General Plan in accordance with the objectives of the City Charter, and

That we authorize a public hearing for consideration of the General Plan for the remaining areas. These areas include: Halawa to Pearl City, Ewa to Barbers Point to Kahe Point, Makua to Kaena Point, Waimea to Kahuku and Waikane."

Mr. Centeio's motion was seconded by Mr. Kanazawa.

Before calling for a vote on the motion, the Chairman requested the Deputy Corporation Counsel to review the motion and to

properly advise the Commission of any legal consequence.

A motion to table this matter until the end of the calendar was made by Mr. Kanazawa seconded by Mr. Yamabe and carried.

In reply to questions from the Commission, the Director made the following statements:

- (1) In accordance with Section 14-113 of the City Charter, the old master plan continued as the general plan of the city subject to modification under provisions of the Charter; therefore, there is an existing general plan for the City and County of Honolulu. This general plan, however, shows only street widening, public improvements and existing permissive use of land so it does not meet the requirement of a general plan as defined in Section 5-509 of the Charter.
- (2) In 1958, a contract was let to the Oahu Planning Associates (O.P.A.) to prepare a general plan for the regional areas of Oahu to meet the requirement of Section 5-509. The Economic Base Study report made was one of several elements necessary in the preparation of the general plan and this study covered the entire island of Oahu. The general plan prepared by the O.P.A. covered only the regional areas exclusive of areas already general planned which were the City of Honolulu, Waipahu, Aiea, Halawa, Kaneohe-Heeia, Kaneohe-Kailua, Kailua-Keolu Hills and Kahaluu.
- (3) The Planning Department took these areas already general planned and correlated them with the sections done by the O.P.A. and prepared one general plan for the entire island of Oahu. The result was the "blue book" known as the General Plan for Oahu.
- (4) The Planning Department contends that this general plan was based upon studies of physical, social, economic and governmental conditions and trends in accordance with Section 5-509. The General Plan contains a map of the city and a statement of development objectives, standards and principles with respect to the most desirable use of land within the city.
- (5) At the time of Judge Jamieson's ruling, portions of this general plan had been adopted by the City Council after public hearings and recommendation by the Planning Commission in accordance with the Charter provisions. It was believed that this community by community approach until all sections of the island are covered, explaining the plan and educating the public so that the people would understand how the general plan affects their community and be more receptive to the plan, was a better method for adopting one general plan for Oahu.
- (6) Judge Jamieson has ruled that the City Council may not adopt a general plan by sections.
- (7) It would not be possible at this time to adopt these areas already considered by the Commission and adopted by the City Council since in accordance with Judge Jamieson's ruling, the adopted general plans do not meet the requirement of Charter Section 5-509 in that those plans were not based on an over-all economic and social studies of the entire island.
- (8) The staff is ready to have "workshop sessions" with the Commission to present the studies made by the staff regarding

these economic, social, physical and governmental conditions and trends for the preparation of a general plan for the City and County of Honolulu.

Mr. Centeio reiterated his belief that there is a general plan for the City and County of Honolulu since the old master plan continued as the general plan on the effective date of the Charter. He contended that those general plan sections adopted by the Council qualify as a general plan in the sense of the Charter provision and upon adoption of the remaining sections not yet adopted, there will be a general plan covering the entire island of Oahu.

He felt that the Planning Department was negligent in skipping certain sections of the island which have no general plan. He believed that his motion was in order and cannot be challenged by anyone including any judge or attorney. He believed that those general plan sections adopted are good plans. The consultants hired to prepare the general plan were all capable persons with many years of experience. He believed that the section by section adoption of a general plan was proper since it is difficult to hold a public hearing to consider a plan for the entire City and County of Honolulu. He indicated that the public hearing would be extended over an indefinite period of time and he gave a few examples of proposed amendments to the general plan which have still not been adopted although they were presented and considered over three years ago. He indicated that it is now four years since the Charter came into effect and all of the different general plan sections have still not be completed. He believed that adoption of his motion would meet the requirement of the Charter provision.

With no objections from the Commission, the Chairman brought out for action, the two motions that were tabled.

In response to the Commission's request for a legal opinion, Mr. Kitamura, Deputy Corporation Counsel, stated his belief that should the Commission adopt the motion made by Mr. Centeio, the action would be contrary to the decision rendered by Judge Jamieson that the present general plan which is the old master plan prior to the Charter cannot be amended by sections. Although his office disagrees with this decision, until such time this matter is settled in court, it would not be proper for the Commission to take such an action.

Mr. Kanazawa did not agree with the opinion given. It was his opinion that Mr. Centeio's motion was not an attempt to amend or change any portions of the existing general plan but to adopt what exists in toto and adopt what is not in existence by way of a public hearing. He believed that the Deputy Corporation Counsel should reconsider his given opinion.

Mr. Kanazawa's motion to again table Mr. Centeio's motion until the next meeting of the Commission was seconded by Mr. Centeio. A vote was taken and the motion failed to carry lacking four affirmative votes. Messrs. Lemmon, Himeno, Yee, and Hustace voted in the negative.

A motion to permanently table Mr. Centeio's motion was made by Mr. Lemmon, seconded by Mr. Yee, and carried. Messrs. Centeio, Kanazawa and Yamabe voted in the negative.

Messrs. Yamabe and Kanazawa stated their belief that Mr. Centeio's motion has merits and deserves due deliberation. It would be

wrong to permanently table a motion which may contain some meritorious elements.

Mr. Yamabe proposed an amendment to the action taken to permanently table Mr. Centeio's motion by having permanency clarified. He felt that in order not to jeopardize the Commission's position in the event the litigation should be in favor of the city, an opportunity should be provided to reconsider Mr. Centeio's motion at a future date.

The Chairman ruled this amendment and any similar amendment out of order until the motion filed by the Corporation Counsel is clarified by the court.

A motion to approve the motion made by Mr. Lemmon to adopt the letter containing the Commission's intention to initiate a series of workshop sessions with the Planning Director in the preparation of a general plan for the City and County of Honolulu and to transmit the letter to the City Council through the Mayor was made by Mr. Kanazawa and seconded by Mr. Lemmon.

In the discussion that followed, the Director informed the Commission that he had sent a letter to the Chairman of the Commission requesting these series of workshop sessions with a tentative schedule outlined. He had requested the Commission's advice in the formulation of a general plan to conform to the Charter provision.

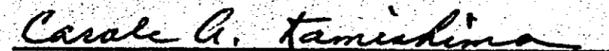
A vote was taken and the motion carried. Mr. Centeio voted in the negative.

After a brief discussion on when to commence the workshop sessions, the Commission decided to meet everyday from 11:30 a.m., to 1:30 p.m., starting Tuesday, September 3, 1963, until a general plan in conformance with Section 5-509 of the Charter is prepared.

The Chairman requested the Director to meet with the Corporation Counsel and study the provisions of Section 5-509, definition of a general plan. He stated that one of the initial problems to be faced by the Commission would be how specific must the general plan be. He felt that a clear definition is required before the Commission can proceed to discuss the preparation of a general plan.

The meeting adjourned at 4:35 p.m.

Respectfully submitted,


Carole A. Kamishima
Planning Reporter

Special Meeting of the Planning Commission
Minutes
September 3, 1963

The Planning Commission met in special session on Tuesday, September 3, 1963, at 11:30 a.m., in the Conference Room of the City Hall Annex to discuss all pertinent data necessary for the preparation of a general plan for the City and County of Honolulu in compliance with Section 5-509 of the City Charter. Chairman Frank W. Hustace, Jr., presided:

PRESENT:

Frank W. Hustace, Jr., Chairman
George F. Centeio
Stanley T. Himeno
Kinji Kanazawa
Cyril W. Lemmon
Thomas N. Yamabe II
Alfred A. Yee
Fred K. Kwock, ex-officio (present at 12:45 p.m.)

Frederick K. F. Lee, Planning Director
Henry Kitamura, Deputy Corporation Counsel
Wendell Kimura, Deputy Corporation Counsel

Guests:

Mr. Robert Schmidt, State Department of Planning and Economic
Development
Mr. Sherman Gross) First National Bank of Hawaii, Economic
Mrs. Nora Kirkpatrick) Research Department
Mr. James Shoemaker, Bank of Hawaii, Business Research

ABSENT:

Bartley Mr. Harloe, ex-officio (on trip)

GENERAL PLAN
CITY & COUNTY
OF HONOLULU
(ARTICLE XI
CODE OF ETHICS)

The Commission discussed Article XI Code of Ethics, Section 11-101, Standards of Conduct, Paragraph 2 of the City Charter as follows:

"2. Any employee, councilman or other officer who possesses or who acquires such interests as might reasonably tend to create a conflict with the public interest shall make a full disclosure in writing to his appointing authority or to the council in the case of an elective officer, which shall be made a matter of public record, at any time that such conflict becomes apparent."

The Corporation Counsel was asked by the Commission whether or not the filing of the information required under this section would preclude any of the Commissioners from voting on the general plan.

Mr. Kitamura stated that this section provides that whenever any of the Commissioners possesses or acquires such interest that might reasonably tend to create a conflict, such Commissioner should disclose in writing to his appointing authority such conflict. By making such a disclosure, this section does not preclude the Commissioners from voting on the general plan.

(CIVIL NO. 10274
ORDER & JUDGMENT
FILED ON
JULY 31, 1963)

A discussion was held of Civil No. 10274 "Order and Judgment" filed on July 31, 1963, by Judge Ronald B. Jamieson of the Circuit Court of the First Judicial Circuit, State of Hawaii, as follows:

"2. The City and County of Honolulu, the Council thereof, and each and every individual defendant and their respective successors in office as members of the Council, be and they hereby are permanently and perpetually restrained and enjoined from adopting any

zoning ordinance, zoning map, or zoning regulation by amending, changing or adding to the master plan as it existed on July 1, 1959, unless (a) said amendment, change or addition is by ordinance of the Council and results in one general plan which both covers the entire City and County of Honolulu and complies with and meets the requirements of Section 5-509 of the City Charter, or (b) the Council by ordinance adopts one general plan which covers the entire City and County of Honolulu and complies with and meets the requirements of Section 5-509 of the City Charter.

Nothing in this Order and Judgment shall be construed as preventing the Council from adopting zoning ordinances, zoning maps and zoning regulations which conform to and implement the master plan as it existed on July 1, 1959 of said City and County as long as there is no one general plan for the entire City and County of Honolulu which complies with Section 5-509 of the City Charter."

In reply to the Commission's questions, Mr. Kitamura stated that his office has interpreted this judgment to mean that the City Council can only adopt a general plan which covers the entire island of Oahu and that it cannot adopt or amend the existing general plan by portions. The judgment does not elaborate on the number of days public hearings must be held before a general plan can be adopted. As an advisory body to the City Council, the Commission would be meeting its requirement by transmitting one general plan to the City Council for adoption.

(SEC. 5-509
GENERAL PLAN)

The Commission omitted discussion of the definition of the General Plan as stated in the City Charter since the Court's interpretation was that there is no general plan existing to meet the provision of this section. It is necessary that preparatory to adopting any zoning ordinance which would change the status quo of the 1959 master plan, a general plan covering the entire island of Oahu must be adopted.

(ECONOMIC TRENDS
AND POPULATION
PROJECTION UNTIL
1980)

At the request of the Commission, the following persons gave testimonies on their studies relative to economic trends and population projection.

Mr. Robert Schmitt from the State Department of Planning and Economic Development, gave the following report on the population projections for Hawaii.

The projections given are interim revisions to the projections published in the State General Plan until a more detailed economic and demographic statistics can be obtained, including results from the Oahu Transportation Study and the employment estimate revisions being prepared by the State Department of Labor and Industrial Relations. The original projections were based largely on the 1950 Census and highly approximate post-censal estimates. Subsequent release of the 1960 Census has made the need for an interim adjustment evident. The interim revision differs considerably from the earlier State projection made for the year 1980.

By broad geographic area, the following trends are projected:

<u>Geographic area</u>	<u>Jan. 1963</u>	<u>Jan. 1973</u>	<u>Jan. 1983</u>
The State	697,003	797,400	900,500
Island of Oahu	567,921	650,200	727,300
Other islands	129,082	147,200	173,200

These estimates include military personnel and their dependents domiciled in Hawaii and visitors present in the Islands on the estimated date but exclude military personnel aboard ships in Island waters or homeported in Hawaii and all absent residents.

These interim projections are based on the following assumptions:

1. The annual rate of decline in employment in agriculture and food processing will be reduced to approximately half the average rate of decline for the past ten years;
2. Employment in national defense (both military personnel and civilian workers) and apparel manufacturing will continue at January 1963 levels;
3. Full-time equivalent employment in the visitor industry will continue to increase, but at a declining rate parallel to projected changes in average daily visitor census;
4. Employment in "secondary" industries generated by the foregoing "primary" (or "basic") industries will continue to account for a progressively greater percentage of total employment; and,
5. Unemployment and labor force participation rates will remain close to January 1963 levels.

Numerous projections have been issued by both public and private agencies and there is a considerable variation in methodology in arriving at these projections. Some of the comparison of population projections by various sources are as follows:

1) State of Hawaii, State Planning Office, Population Projections for Hawaii, 1960-1980 (Staff Research Memorandum 38), December 16, 1960. Identical, except for exclusion of military personnel, with the projections cited in two other sources. Findings include the following:

<u>Geographic Area</u>	U.S. Census, 1960	<u>Without aid program</u>		<u>With aid program</u>	
		1970	1980	1970	1980
The State	579,891	801,072	993,007	945,332	1,257,420
Island of Oahu	447,839	638,761	784,938	664,823	838,454

2) Bank of Hawaii, Department of Business Research, Hawaii the First Year of Statehood, Honolulu, July 1960, p. 45. Projection of population, labor force, and various economic indexes, 1959-1970 or 1960-1970, using unstated methods. Population, including military personnel, estimated at 621,495 for 1960 (the preliminary Census count, later revised) and 900,000 for 1970. No geographic detail indicated.

3) Planning Department, City and County of Honolulu, General Plan for Urban and Urbanizing Areas, Honolulu, August 1960, pp.13-14 and 17-19. Projection of total population, by age and sex, for Oahu, 1960-1980, using cohort-survival techniques and assumed migration levels. Corresponding totals are shown for groupings of census tracts, projected by an unspecified method. All estimates and projections include military personnel. Findings include the following:

<u>Year</u>	<u>Oahu</u>	<u>Honolulu</u>
1960	515,000	300,000
1970	695,000	394,000
1980	830,000	436,000

4) Belt, Collins and Associates, Ltd., and Harland Bartholomew and Associates, Planning Studies and Economic Analysis. Part Three of the Comprehensive Plan for Ala Moana Reef, Honolulu, Hawaii. State of Hawaii, Department of Land and Natural Resources, December 1960. Appendix F, "Projected Civilian Population, Oahu, 1960-1980," pp. 73, 74, presents quinquennial projections, by age, sex, and military status, for Oahu, 1960-1980, based on cohort-survival analysis and assumption of no net migration among permanent resident (civilian other than military dependent) population. Projected civilian totals, including 60,000 military dependents but excluding 10,000 local residents absent in armed forces on each date: 1960, 448,200; 1970, 529,900; 1980, 634,200.

5) Dr. Thomas K. Hitch, "Labor Resources of Hawaii in the Sixties," Occupational Outlook (State of Hawaii, Department of Public Instruction, Division of Guidance, Health and Special Education, Occupational Information Service), Vol. II, No. 2, February 1961, pp. 1-6. Projected civilian labor force 15 years of age or more, by age and sex, for the state, 1960 and 1970. Apparently based on cohort-survival analysis with no allowance for migration, and assumed labor force participation rates. Civilian labor force 15 and over is reported as 213,660 in 1960 and 260,900 in 1970.

6) Harland Bartholomew and Associates and Tudor Engineering Co., The Honolulu Waterfront Area. State of Hawaii, Board of Land and Natural Resources, Board of Harbor Commissioners, and State Planning Office, March 2, 1961. Part Two, "Development Plan for Maritime Facilities," prepared by Tudor Engineering Co., for the Board of Harbor Commissioners, includes projections of civilian population for the state, Oahu and neighbor islands, 1960-2020, made "by fitting high and low curves to data for the past 90 years" (p. 11). Findings, read from the graph:

<u>Year</u>	<u>STATE</u>		<u>OAHU</u>	
	<u>Low</u>	<u>High</u>	<u>Low</u>	<u>High</u>
1970	700,000	900,000	550,000	650,000
1980	800,000	1,100,000	630,000	800,000
1990	900,000	1,300,000	700,000	1,000,000
2000	1,000,000	1,500,000	800,000	1,200,000
2010	1,100,000	1,800,000	875,000	1,400,000
2020	1,200,000	2,000,000	910,000	1,600,000

7) Real Estate Research Corp., Re-Study of the Kukui Urban Renewal Project, Honolulu, Hawaii. Prepared for the Honolulu Redevelopment Agency, January 1962. Projections of population, total and civilian, for Oahu, 1965, 1970, and 1980. Also projections, for 1965 and 1970, of civilian labor force, employment, and dwelling units. Method not stated. Projections are as follows (p.14 and p. 35):

	<u>1960</u>	<u>1965</u>	<u>1970</u>	<u>1980</u>
Total	500,409	595,000	685,000	775,000
Civilian	462,497	569,377	685,000

8) U. S. Army Engineer District, Honolulu, Corps of Engineers, Interim Report on Survey of the Coasts of the Hawaiian Islands, Harbors for Light-Draft Vessels (March 8, 1963), Appendix C, "Economic Base Study, State of Hawaii," (by Robert Gidez). Projections, 1960-2010, of civilian population by judicial district and civilian labor force, civilian employment, personal income, and personal income per capita by county. Based on existing projections of U. S. personal income and personal income per capita and assumption that growth in personal income and personal income per capita in Hawaii will continue to parallel growth at national level. Population by county was then computed from these income data; population by judicial district was projected by a modified ratio method. County totals for civilian population were as follows:

<u>Geographic area</u>	<u>1960</u>	<u>1965</u>	<u>1980</u>	<u>2010</u>
State of Hawaii	<u>579,856</u>	<u>659,500</u>	<u>876,800</u>	<u>1,261,300</u>
Hawaii County	61,200	62,100	71,800	107,700
Honolulu County	447,804	521,000	714,700	1,016,000
Kauai County	28,036	30,900	36,600	57,600
Maui County	42,816	45,400	53,700	80,000

General remarks made by Mr. Schmitt:

(1) The decline in agricultural employment will not pose a serious problem because the majority of our agricultural workers are in the elderly group. As these people retire, they need not be replaced, thereby, providing for a smooth adjustment.

(2) There is a constant turn-over of population by the movement of Hawaii-born residents to the mainland and the mainland residents to Hawaii. Although mortality and, to some extent, fertility are fairly predictable in the Islands, net migration is subject to wide fluctuations from year to year and in all age groups.

(3) Although there is expected to be an increase in the elderly group, this group comprises a very small percentage of the total population. The median age for the State of Hawaii was approximately 23.8 years in 1960. In-migration of retirees from the mainland is very few and the out-migration of retirees from Hawaii to the mainland result in about 14 or 15 persons retiring in Hawaii which is a figure not significant to consider in our population projection.

(4) He has no statistics available on whether there is any increase in the number of people that have not reached the age of retirement requiring government subsidy in some way or other.

However, Hawaii has the highest percentage of unmarried elderly persons, foreign born, reaching the age of retirement, and they represent a serious need for assistance.

(5) The occupation structure of Oahu is becoming increasingly urban in character, such as tourism. The concentration of population geographically on the islands was based on potential visitor destination areas and in the industrial areas.

(6) Natural population increase by birth over death is not too significant a basis for population estimate because of the mobility of our workers, resulting comparatively in a large amount of migration.

(7) Greater employment potential through new industries could greatly change the projected figures.

(8) In conjunction with the City Planning Department, they hope to embark on a study to obtain statistics useful in developing projected population density areas in the preparation of the general plan.

(9) There are approximately 23,000 civilian employees of the armed forces and approximately 57,000 military personnel based on shore or ships in Hawaii for a total of 80,000 persons employed by the armed forces. Based on a rule of thumb of one to one, another 80,000 persons in secondary industries are directly involved in serving the military.

(10) From information obtained from a report prepared by the First National Bank of Hawaii, it was found that less of the tourist dollar remains in Hawaii than in the case of the armed forces dollar. Tourism is not quite the high hopes for Hawaii's economy as expected by some enthusiastic proponents. There has also been a decline in relative income expenditure by visitors.

(11) A recent visitor expenditure study showed that about 1/3 of the expenditure was in hotels and lodgings, another 1/3 for food, and the remaining 1/3 for souvenirs and inter-island transportation.

Mr. Lemmon's motion to have the testimonies given summarized each day by the Director with portfolios provided to each Commission members for insertion of these reports was seconded by Mr. Yamabe and carried.

Mr. Sherman Grossman and Mrs. Nora Kirkpatrick in the Economic Research Department of the First National Bank of Hawaii also gave information on population projections.

Mrs. Kirkpatrick who had made the study on population projection for the Magic Island project made the following remarks:

(1) Their projections were on the conservative side and generally would be slightly lower than other projections. If they had to do it over again with the benefit of new data, their projections would be scaled slightly upwards. The 1980 civilian population projection excluding military and tourists is 634,000 persons. In contrast to Mr. Schmitt's basic assumption, in-migration and out-migration was not considered and projections were based on natural increase (birth over death).

(2) The projections are quite close to those made by the Oahu Planning Associates for the economic planning grant report.

(3) It was her opinion that the figures for in-migration and out-migration were not as significant as Mr. Schmitt thinks it is and that the natural increase can be used to advantage to projection population. This is the only reliable way to be able to predict increases for the various age groups. It was also her opinion that the present population projections are good enough to be used for planning purposes.

(4) Densities by geographic areas would be controlled by what is provided in the general plan. A good highway system would induce families to live farther out. She thinks that the whole of Oahu is a single labor market. All of Oahu can be considered as suburban Honolulu. She did not think that a good geographic population distribution can be made on the basis of job industries on Oahu.

(5) The projections made by the First National Bank is contained in the appendix of the report "The Comprehensive Plan for Ala Moana Reef".

Mr. James Shoemaker, Vice President and Director of Business Research, Bank of Hawaii, made the following remarks:

(1) It was his opinion that generally, a qualitative judgment for population growth is better than past statistical records. He is more optimistic because of future technological advances. Population growth is dependent on employment opportunities. For example, stimulation of economic development because of super-sonic transportation in the future would probably result in population increase because of more job availability. This type of development would also increase visitors from the Far East as well as from the mainland.

(2) It was his opinion that although there are differences in population projections, they are reasonably close and the present figures could be used for purposes of planning studies with the understanding that revisions must be made.

(3) In contrast to what Mr. Schmitt stated, Mr. Shoemaker believed that there is a growing potential for retired persons to settle here. There is an increasing number of elderly persons and unlike past conditions, a large percentage are attaining financial independence so that there is a good possibility that in the future these monied retirees can afford and may desire to retire here. The ratio of population in Hawaii as compared to that of the mainland is one to every 335 persons on the mainland. It would require a small percentage of this group to come to Hawaii to significantly increase the future growth of Hawaii.

(4) Oahu is made up largely of bedroom communities for people working in Honolulu. He agreed with Mrs. Kirkpatrick that a good highway system would make these communities the suburb of Honolulu.

(5) He did not believe that expenditure to promote tourism exceeds the amount of expenditures by tourists.

(6) Hawaii's future does not lie in trade but by tourism. By developing the tourist centers properly, people would be attracted to stop here rather than by-pass. We are going to become much more of a cosmopolitan type of community. The whole character and atmosphere of Hawaii will change with these developments, certainly by 1980 or earlier.

Mr. Shoemaker filed with the Commission, the following two reports:

1) Employment Population and Housing on Oahu, 1951-1970.
A joint study by the Bank of Hawaii and the Hawaiian Electric Company, Limited.

2) 1963 Annual Economic Report by the Bank of Hawaii,
with particular reference to pages 4 and 5, The Growth Pattern of Hawaii's Economy, a statistical summary.

Mr. Yamabe commented that with reference to testimonies given this morning, he was on the Commission when several meetings were held in the minute study of the general plan and at that time much of what was discussed today was discussed and he saw very little difference in information except in areas where there were some economic or population changes.

The Chairman stated that much of the testimonies given today will be studied and correlated with the data contained in the Economic Base Study report.

The Director reported that tomorrow's agenda will be the review and discussion of the Economic Base Study report prepared by the Oahu Planning Associates in 1959 followed by the presentation of background information or supporting data which are essential for the preparation of a general plan for Oahu.

The Chairman requested that a representative from the Hawaii Housing Authority be present at one of these workshop sessions to provide the Commission with information on public housing projects. He requested some background information on whether we are in a climate or situation where we can anticipate a great demand for subsidized housing and whether federal or state subsidized housing is to be confined within the limit of the city of Honolulu as distinguished from the city and county of Honolulu. He requested also a representative from the Urban Renewal office to present its background information and problems.

Mr. Centeio stated his belief that the Commission was taking the wrong approach in adopting a general plan. He believed that those areas not yet studied by the Commission should be considered and a general plan adopted and this would complete the adoption of a general plan for the entire island of Oahu.

The meeting was adjourned at 1:30 p.m., on motion of Mr. Lemmon and second of Mr. Yee.

Respectfully submitted,

Carole A. Kamishima
Carole A. Kamishima
Planning Reporter

(AGENDA FOR THE
NEXT MEETING)

Special Meeting of the Planning Commission
Minutes
September 4, 1963

The Planning Commission met in special session on Wednesday, September 4, 1963, at 11:30 a.m., in the Conference Room of the City Hall Annex with Chairman Frank W. Hustace, Jr., presiding:

PRESENT: Frank W. Hustace, Jr., Chairman
George F. Centeio
Stanley T. Himeno
Kinji Kanazawa
Cyril W. Lemmon (excused at 12:20 p.m.)
Thomas N. Yamabe II
Alfred A. Yee

Frederick K. F. Lee, Planning Director
Wendell Kimura, Deputy Corporation Counsel

ABSENT: Fred K. Kwock, ex-officio
Bartley M. Harloe, ex-officio (on trip)

**GENERAL PLAN
CITY AND COUNTY
OF HONOLULU
(ECONOMIC
BASE STUDY
REPORT)**

This is a continuation of a series of "workshop" sessions to be held by the Commission in the preparation of a general plan in accordance with Section 5-509 of the City Charter.

Briefly summarizing the testimonies given by the three speakers at yesterday's session, the Director noted that the speakers, Mr. Robert Schmitt from the Department of Planning and Economic Development, Mr. Sherman Grossman and Mrs. Nora Kirkpatrick from the First National Bank and Mr. James Shoemaker from the Bank of Hawaii, all used as a basis for predicting population growth, the following three factors:

1. Natural increase (birth over death)
2. Migration (in and out)
3. Employment.

The Director reported that the Economic Base Study prepared by the Oahu Planning Associates in 1959 for the City and County of Honolulu also considered these three factors as well as other important elements but in a less detailed manner. The economic study being undertaken at the present time is highly sophisticated in comparison.

He illustrated this point by outlining on the blackboard a portion of Professor Artle's method for projecting the economic trend and population growth for the State of Hawaii. Professor Artle was hired to make the economic base survey for the Oahu Transportation Study. His method discusses those activities (defense, tourism, sugar, pine, and others) which influence the economic factor (price, cost and taxes) and their relationship with public needs (household, manufacturing and non-manufacturing activities, demand for labor and its related elements, rents and land values, demand for transportation and services).

He stated that the Economic Base Study prepared for the Oahu Planning Associates by Mr. William McCann and Mr.

James Stevenson from the Los Angeles Bureau of Municipal Research is considered sound and is acceptable by local economists. He then elaborated on the method used by McCann and Stevenson in obtaining the population projection for 1980.

The Director distributed a preliminary draft of a report entitled "General Plan for the City and County of Honolulu" to each Commissioner.

The Director then referred to Appendix B which is the material prepared and compiled by the Planning Department staff. He stated that Appendix B supplements the economic and population studies previously prepared by the private consultants. By correlating the result of the 1960 Census, the economic and population projections were brought up-to-date. He noted that the population projection for 1960 made by the Planning Department was 15,000 persons higher than the 1960 Census or less than 3% error showing that the estimate for the Planning Department was excellent. The employment data was re-appraised and up-dated by comparing the studies made by Mr. Robert Ferber and Mr. Kyohei Sasaki of the Bureau of Business Research at the University of Hawaii on the economic growth of the State of Hawaii to 1970 with the studies made by the Planning staff. The result seems very favorable.

The Chairman requested that the studies made by Messrs. Ferber and Sasaki be incorporated in the minutes.

The Director continued his presentation by exhibiting a map of the entire island of Oahu showing the general location of existing and potential employment centers resulting from the economic studies and an overlay map showing the redistribution of population into 12 different sections. Each one of the areas may be considered a separate section but they are all interrelated with the over-all projection for the island. In delineating the physical features of the general plan, which is developed by the land use requirements, three major factors must be considered. These are:

- (1) Population - with its characteristics of nationalities, customs, background, age structure, labor forces, etc.;
- (2) Economy - government and private; and
- (3) Land - ownership and physical characteristics.

These development factors are elaborated in the chart identified as Exhibit G-14 in the general plan book. None of the factors mentioned can be disregarded in developing a general plan for the island.

The Chairman requested each of the Commissioners to review the Economic Base Study report and the supplementary reports in the general plan book to compare the material with what was received in testimony yesterday.

With no objection from the other Commissioners, he suggested to the Director that the information presented today, particularly Appendix B which purports to bring up-to-date the Economic Base Study, be transmitted to

Mr. Thomas Hitch, Mr. James Shoemaker, and Mr. Robert Schmitt for any comments that they might have.

(SUPPORTING DATA)

The Director presented to the Commission, the supporting data necessary for the development of a general plan and briefly explained each element, as follows:

(1) A Preface, giving a description of Oahu, the project area, to point out certain features of Oahu which are outstanding and different from other islands in the State.

(2) A dissertation on "Why Plan?" to show how and why we plan, to show how planning influences government spending, taxation, and people and their expenditures.

(3) Historical Background of factors which influenced land use on the island of Oahu, such as:

- (a) Early Economy
- (b) The Sugar Industry
- (c) Reciprocity Treaty
- (d) Importation of Labor
- (e) Pineapples
- (f) The Mahele in the 1800's
- (g) Military Lands
- (h) Land Ownership on Oahu

(4) History of Planning for the city from the early stages to present day.

(5) History of Physical Development of the city as it developed from a small village in 1810 to a more urbanized one in 1941.

(6) The Future of Honolulu

(a) Economics

This is a brief summary of our economic conditions as indicated in the Economic Base Study report and Appendix B.

The Chairman requested that the graph showing Hawaii's Sources of Personal Income, 1940 to 1958, be brought up to present day data.

(b) Social Influences Leading to our Neighborhood Patterns

Because of contacts with the many racial groups, the citizens of the island have emerged as a society of cosmopolitans and no major social problems due to racial extraction are foreseen in the development of neighborhood patterns. The general social pattern today is for people to group by economic status rather than by ethnic groups. Present subdivision occupancy trends

tend to encourage this neighborhood stratification by income levels and, therefore, de-emphasize ethnic groupings. An attempt to discourage further economic stratification is proposed in the general plan by having each neighborhood develop with areas containing 5,000 \pm , 6,000 \pm , and 7,500 \pm lots for various family income levels.

The Filipino race is the last migratory group to Hawaii and is represented by a high proportion of single males, but no peculiar planning problem is foreseen for this group.

(c) Population

As stated in Appendix B, Oahu has witnessed significant population gains between 1950 and 1960. Census enumeration of the total population was 500,409 in 1960, a net gain of 147,000 persons from 1950. The revised projected population for 1970 is 681,000 persons and for 1980, 820,000 persons, based on the 1960 Census and on more recent economic and social data. These projections include military personnel and their dependents.

Based on past trend of withdrawal of troops from the Pacific Basin for establishment of headquarters in Hawaii, it is anticipated that more military personnel and their families would be stationed here. No information has been received from the military as to its population projections because such projections would vary from day to day depending on assigned missions. The missions are confidential and situations where these classified information would be disclosed are being avoided.

The Chairman felt that the staff should consult with the military to obtain information on its anticipated military demands within the limitation of security. Data should be obtained on whether there is to be any build up and whether there are available military lands to take care of the housing needs of its personnel and their families or whether such burden would fall on the civilian population. By these increased military families, there may be a necessity to increase public facilities, such as water, sewer, electricity, communication, and other installations to the residential areas. He felt that such information was necessary in the preparation of the general plan for Oahu.

The Director informed the Commission that the staff has taken those matters mentioned into consideration. For example, by the establishment of the Polaris Missile Base at Pearl Harbor, about four thousand military personnel and their dependents were added on the population projection. As shown on the employment center and population distribution map, a higher density of population was projected near the military bases or the employment centers. Provisions for public facilities and utilities have been made for these areas.

With reference to housing, the military has sufficient lands to absorb this anticipated increase in personnel by embarking on its own housing project, such as the

Capehart Housing, but it is difficult to predict, at this time, the exact percentage of the population that would be concentrated within the military lands. It is recognized that military families do live in the various civilian communities. Military housing construction in the past has resulted only when suitable civilian housing was not available.

The Director continued with his presentation, explaining briefly the following elements:

- (d) Areas of Growth
- (e) Schools
- (f) Parks and Recreational Areas
- (g) Utilities
- (h) Water
- (i) Sewers
- (j) Drainage
- (k) Civic and Administrative Centers
- (l) Highways
- (m) Tsunamis (Tidal Waves)

The Director indicated that more detailed explanation on the above-mentioned elements is given in separate sections of the material distributed to the Commission.

The Supporting Data portion of this material is concluded with the insertion of Exhibit G-14, Major Development Factors, and Exhibit G-15, Land Ownership pattern on the island of Oahu.

With no objection from the Commission members, the Chairman extended an invitation to members of the two daily newspapers to be the official guests of the Commission for lunch at these daily luncheon sessions.

(GENERAL PLAN)

The Director then explained the section entitled "General Plan" for the City and County of Honolulu by first reading the objectives of the general plan, as follows:

OBJECTIVES

"In accordance with Section 5-509 of the Charter of the City and County of Honolulu, the General Plan is hereby designed to assure the coordinated development of the City and County of Honolulu and to promote the general welfare and prosperity of its people. The broad objectives of the General Plan, therefore, are as follows:

1. To preserve and maintain significant historic sites, scenery and natural assets of the Island of Oahu.
2. To establish the island as a unique showplace of democracy, where all ethnic and social

groups live together graciously and harmoniously in a 'Spirit of Aloha'.

3. To foster and create a favorable economic climate in agriculture, commerce, industry, tourism and national defense.

4. To develop for a wholesome, convenient, and attractive living environment by; establishing the most desirable distribution and density of population and pattern of land use for residential, recreational, agricultural, commercial, industrial and other purposes; providing the most efficient circulation and transportation system; achieving an adequate system of utilities and other community facilities; maintaining Honolulu's role as the metropolitan core of Oahu and the State of Hawaii; and coordinating all private and public development.

5. To promote better citizen understanding in the planning program and participation in the planning process."

In the discussion that followed, Mr. Hustace asked: What do you mean as an objective? What are you attempting to accomplish by social factors? Do you mean preserving a social stigma, such as the Japanese congregate with all Japanese?

The Director replied. "We are not speaking of the cultural symbols or the physical expression of these elements but the integrated relationship between people, between persons, the relationship of groups to other groups whether they be by ethnic group, by economic status or by other reasons. The harmony as it exists here compared to the disharmony in other areas. It is not social stigma as expressed by racial ghettos but the harmonious spirit of our cosmopolitan society in which we are living and which is something we want to keep and preserve."

Mr. Hustace remarked. "In looking at the three top items, in essence, couldn't we convert that into desirable elements in which we want to preserve in this community? Because going back to Section 5-509, it states that the 'plan shall be based upon studies of physical, social, economic and governmental conditions and trends...', so I feel that there is an interrelationship between these elements as indicated in the general plan stated in the Charter and the very objective of the community itself."

The Director replied. "It is merely to point out that there is an awareness of these elements, and cognizant of this, the elements are separated in these broad categories. So on one hand we have people talking about planning and mentioning broad categories and on the other hand we have communities in which elements are fused into a common whole. Why are these elements separated? Essentially, because these are the basic elements upon which the community is based and being so, shouldn't we list them in top priority as to the objectives of the community? So, let's convert them to objectives, such as 'natural assets'. What do we want to do with natural

assets as an objective. We state very simply 'to preserve and maintain significant historic sites, scenery, and the natural assets of the island of Oahu.' This is broad and general in nature and all inclusive.

"Other objectives are also simply expressed. We state 'to establish the island as a unique showplace of democracy where all ethnic and social groups live together graciously and harmoniously in a Spirit of Aloha' because this is only possible in Hawaii.

"The third statement is 'to foster and create a favorable economic climate in agriculture, commerce, industry, tourism and natural defense'.

"I feel that the broad statement of objectives covering these elements is the answer to the needs of the community and the desire of the community; therefore, they can be called the objectives of the community. To expand this into more specific terms, I think, would be wrong because we are talking about objectives and they should be broad and not specific.

"The other common element which is mentioned here, which is number four, relates to physical development. Sure we have natural assets, social and economic factors, but if the physical development of these elements, which is an expression of these objectives, is not good then we will have a poor community. The physical development and the expressions of these elements must be good. What does it mean? Your population distribution (where the people are located and the proposed density); your land usage (where they are located and how they are interrelated); your transportation system; water; utilities; your community facilities; all of these are elements of your physical development.

"Again relating back to the general plan statement in the Charter, it speaks about long-range, comprehensive, physical development. Well, we are speaking about the same thing. The statement we make is 'to develop for a wholesome, convenient and attractive living environment by establishing the more desirable distribution and density of population and the pattern of land use for residential, recreational, agricultural, commercial, industrial, and other purposes; providing the most efficient circulation and transportation system; achieving an adequate system of utilities and other community facilities; maintaining Honolulu's role as the metropolitan core of Oahu and of the State of Hawaii; and finally coordinating all private and public developments.' These elements deal with the physical development of the community and I think that a statement such as this is broad enough to cover all elements, yet the statement is ~~not~~ specific enough not to create confusion in our minds.

"The last item states 'to promote better citizen understanding in the planning program and participation in the planning process'. We spent quite a few days discussing the approach to this list of objectives and I think the objectives are simply stated in general terms and also exactly stated so that there is no loose wording. We are trying to make it simple and easily

understood and as general as possible. As you review the general plan I think you will find that they are in accord with the objectives."

Mr. Hustace asked. "Is the section marked 'objectives' your suggestion for meeting the first sentence of Section 5-509?"

The Director replied, "That is correct. We feel that the objectives as listed here should be the Council's policy. The Council by adopting these objectives would indicate the way they want to see the city develop."

Mr. Hustace remarked, "The language further goes on that the general plan shall include a map of the city and contain a statement of development objectives, standards, and principles. I can understand objectives and principles. What about standards?"

The Director replied, "The standards are covered by the separate sections, such as your utilities, water, park, etc. We have minimum standards for establishing school sites and for each of the other elements. However, we feel that primarily, the objectives should be stated simply and lucidly and not confused with detailed standards of specific elements. Broadly interpreted and this is a question of semantics, your objectives could also serve as standards."

Mr. Hustace asked how does the standards you indicate compare with the several building codes, plumbing codes, and electrical codes? Are you creating a situation whereby, if you want to amend the building code with respect to that section involving school construction, that you would have to amend the general plan?

The Director replied that the general plan would have no affect whatsoever on the building code because the school standard refers to the amount of area needed for an elementary school, intermediate school, etc., for a certain size of population. Details of the building code are not mentioned. Those are detailed standards and codes which are beyond the scope of the general plan.

He stated that the Planning staff worked together with the State Department of Education and the Building Department in establishing these standards.

Asked by Mr. Hustace whether he had consulted the corporation counsel for a definition of the word "standard", the Director replied that he had not.

Mr. Hustace asked, is it not synonymous with objectives and principles?

The Director replied that he has not received any legal opinion as to the meaning of standards as expressed by the Charter.

Mr. Hustace stated that the phrase "standards" between objectives and principles might connote a specialized usage of the word. He believed that the general plan should not be cluttered up with a great deal of excessive baggage. Any attempt to incorporate within

the general plan, even in summary form, standards in quotation mark might very well cause a confusion. He was perturbed by this.

Mr. Kanazawa believed that the intent of Section 5-509 was not to give any specific elaboration on what factors to arrive at or to mention standards. This section merely serves as a general guide to list the objectives and not be so specific as to elaborate the standards. He believed that mentioning standards would be like interpreting the law instead of carrying out the intent of the general plan.

Mr. Hustace made a request to the Director that he confer with the Corporation Counsel on that point. He felt that no purpose would be served by the incorporation, in summary form, of many factors to stand alone. If an interpretation can be obtained, extra materials should be eliminated.

Mr. Yamabe stated that he had no objection to the request. He believed that standards, as discussed at many other meetings, referred to the general plan. "We are speaking of the bases we are using to determine or to develop the general plan; of standardizing where we have standards. In other words, of going from one area to another and applying the same bases and factors."

Regarding the last item on objectives, which is citizen participation, Mr. Hustace remarked that this objective is well worth incorporating. A good deal of difficulty results from the lack of understanding by the general public as to their desires the Commission is seeking to achieve.

A discussion was then held on the general plan designation.

The Director requested advice from the Commission whether or not to request a legal opinion from the corporation Counsel as to the indication of land usage on the map; how specific or how general we could be, before proceeding into the general plan designation.

Mr. Hustace remarked that if the significance of the objectives is brought forth, even through generalized language, the basic purpose of the plan would be accomplished and we should be specific only where specifics are required. By illustration, the Charter specifies certain land use classifications and these are very few in number. There is no mention, for example, of hotel use, apartment use or resort use. It speaks only in terms of residential use which would seem to include every type of community activity within a community; that is, recreational, agriculture, etc. Mr. Hustace asked "Is it your feeling, Mr. Director that we should go into further self-classification?"

The Director replied that the present problem is the interpretation of the terminology "standards". Another problem is the matter of physical planning. As an example, within a community there is a neighborhood shopping center. Shall an area be drawn with a red circle and in it signify "C" for commercial? Draw an area in purple with an "I" for industrial or draw an area green

with a "P" for park then circle the entire area with yellow and indicate residential? For more specific areas, should several lines be drawn and within specific boundaries indicate apartment or multi-family use, school sites, park sites, etc., instead of symbols? This he felt was not proper because our interpretation of the general plan is that we are to establish generalized land uses. This then precludes going into detailed land uses where we would be drawing our plats according to boundaries in lieu of general areas on the map.

Asked by Mr. Hustace how other cities approach the matter, the Director replied that the general plan of other cities is done both ways. "Of primary importance and I think this is where we might need help from the corporation counsel is that we have adopted plans previously which could be adopted as development plans. The problem is how general can we make the general plan without being liable to court action, and must we readopt the previous sections which were adopted after 1959 as development plans?"

Mr. Hustace felt that the problem of legal liability should not be a determination of the Commission which should take its guidance from the Corporation Counsel. Should the Director feel that any determination made by the Commission would infringe in any way on matter of legal liability, then he believed that it would be proper for the Corporation Counsel to be present.

In interpreting the language of Section 5-509, Mr. Kanazawa believed that in making a determination of residential use, for instance, should specific designations be made into residential single unit property or multi-unit property, or the degree of density in the area, this would be carrying out the intent of this section. As to whether the establishment would be in conflict to our interest, should be left to the Corporation Counsel to determine. He felt that the Commission should decide on the matter of detailed classification of uses. If the Director believes that this would carry out the intent of the plan, that the breakdown of the land use designations is the most appropriate, he would support it.

The Director interpreted Mr. Kanazawa's remarks to mean that the general plan should show a general broad designation of uses, but for the establishment of specific boundaries versus general boundaries, the Corporation Counsel should decide as to how specific we should make the land use boundaries.

Mr. Hustace stated that his understanding of the court's decision was that the objection was based not upon the degree of care that this Commission exercised in preparing a plan for a particular community but because there was no over-all plan tying the several sections together. He believed that the basic purpose of the general plan was to provide a framework within which particular development programs can be developed for specific communities and that there is no necessity to specify, with any degree, particular uses in particular sections. The basic framework for tying the several communities together is now being provided and as long as Waianae

can be related to Waimanalo by reason of this framework, he felt that the purpose of the general plan was being accomplished. But, after determining a particular density for a community, indicating the facilities necessary to accomplish that density, whether it be commercial, industrial or recreational, then to go further by specifying these facilities by spotting many areas would be going into the development plan aspect.

Mr. Yee requested an opinion from the Deputy Corporation Counsel.

Mr. Kimura stated that this is a profound matter which would require further consultation with his office. He further stated that the difficulty of the problem arises from the nature of Charter Section 5-509 with respect to the definition of a general plan. That section is very brief and does not explain the extent of detail in a general plan. As pointed out by Professor Haar in his article "What is a master plan?", he indicates the difficulty in trying to define what a general plan should be because of the fact that statutes such as this are brief and do not specifically outline exactly how a planner should go about his business of planning. Mr. Kimura stated that further elaboration should come from his office.

Asked by Mr. Yee whether it would be possible to get an interpretation from the court or from some other source, the Director replied that there are as many different general plans as there are planners. Each one will vary in degree.

Mr. Yamabe felt that this matter was not a question of legal opinion, as to what is considered a general plan, but was more of exercising one's judgment. He felt that the authority rests with the planning commission, as the recommending body, to exercise this judgment as to what ought to be done in conformance with Section 5-509, and as long as this can be considered as one general plan, he felt that it would satisfy any court. He did not believe that a legal opinion was necessary.

Mr. Yamabe made a recommendation, if it is possible, to adopt the areas which we have already submitted to the Council and which were adopted as a general plan and make the other areas as general as possible. If this can be done, and in consideration have two separate standards, he felt that this would resolve the problem.

Mr. Himeno did not agree. He felt that that process would be too fine a detail, inconsistent, and would not be a general plan. It would be a combination of a development plan and a general plan and that is not what is sought. He felt that the Commission should go on the basis of an over-all general plan and it should be as general as possible.

Mr. Kanazawa felt that the Commission was taking the right approach in preparing a general plan by having these workshop sessions to obtain from the staff the objectives, standards, and background data necessary in the preparation of a general plan. He agreed with Mr. Yamabe to the extent that it is a matter of judgment

by the Commission. He indicated that the sections we are concerned with are sufficiently specific and they offer a guide to the Commission in determining the desired use for a specific type of use for a specific area. By first acquiring the data and the interacting factors that are the necessary foundation in arriving at these manner of land uses, should the Commission decide that the residential area should be generally stated as residential, he felt that the intent of the Charter was being met. For this Commission at this time to speak or discuss areas of specifics would be a discussion on the preparation of a development plan rather than a general plan. The Commission should continue holding these workshop sessions until all material prepared by the staff are fully presented to the Commission, then the Commission would be better prepared to take action. He felt that the Commission should be discussing general philosophy and the social factors, coupled with the basic elements of the plan in a general manner; that is, the land use or the highway system or what factors to consider in establishing standards.

Mr. Kanazawa further stated "I think we have a layman's observation where a standard is one rule, where we apply the standard throughout the island of Oahu, and as long as we maintain this same standard in the determination of the manner of use in the various areas, we have it, and I think we should proceed and allow the staff to finish whatever they have prepared."

The Director remarked "The question I brought out was specific in nature because if we are to adopt the general over-all concept, the material which is left to discuss, the general land use designation, would be all that would be necessary to produce a report and with the coupling of a map showing the general areas as indicated on the board would constitute a general plan. However, if you want to go into more detail than what we have here, we can produce a more detailed map and report."

Mr. Hustace suggested that at the next session, the Director bring some general plans adopted by other cities for review. He also requested the Deputy Corporation Counsel to bring Professor Haar's article on planning and whatever guides to offer, in particular, what a general plan must have.

The Director stated that for tomorrow's agenda, the Commission should consider the general land use section plus a general plan which would be drawn in relationship to the general feeling expressed today. At that time he will present the supporting data and examples of general plans of other cities.

Mr. Hustace remarked, "It is quite apparent that in attempting to progress and for purposes of understanding that we have to do this. Certainly, we have to establish densities with respect to a community which in turn is dependent upon communication, dependent upon land areas, various topographic features; these all tie in together. It would seem to me that to nail this down first before getting into the consideration of a general plan designation, there should be placed on communities some over-all standards that would apply island wide."

The Director replied that on the general plan, we can specifically state the standards, tabulate existing and future land uses for the entire island and by sections, and give the population for the entire island and for the various sections.

The meeting adjourned at 1:40 p.m.

Respectfully submitted,

Carole A. Kamishima
Carole A. Kamishima
Planning Reporter

Special Meeting of the Planning Commission
Minutes
September 5, 1963

The Planning Commission met in special session on Thursday, September 5, 1963, at 11:50 a.m., in the Conference Room of the City Hall Annex to review and discuss further the data assembled by the staff in the preparation of a General Plan for the City and County of Honolulu. Chairman Frank W. Hustace, Jr., presided:

PRESENT:

Frank W. Hustace, Jr., Chairman
George F. Centeio
Stanley T. Himeno
Kinji Kanazawa
Cyril W. Lemmon
Thomas N. Yamabe II
Alfred A. Yee
Fred K. Kwock, ex-officio

Frederick K. F. Lee, Planning Director
Wendell Kimura, Deputy Corporation Counsel

Guests:

Mr. Yoshio Yanagawa, Hawaii Housing Authority
Mr. Lee Maice, Honolulu Redevelopment Agency

ABSENT:

Bartley M. Harloe (on trip)

**GENERAL PLAN
CITY AND COUNTY
OF HONOLULU**

The Chairman called the meeting to order and made the following remarks:

"I want to reiterate for the benefit of the press and the people and also members of the Commission that the official position of the City is that we have a general plan, but we are not in any position to assert that publicly because the question of whether it exists or not is one to be considered by the court. Until the restraining order is lifted and the judge in interpreting Charter Section 5-509 determines that we do have a general plan, this Commission is bound by the present decision that no general plan exists. Notwithstanding the fact that we personally believe that all our past planning activity was based on the assumption that there is sufficient material in our possession which constituted a general plan and which meet the requirements of the Charter, the court has filed to the contrary.

"I think in the deliberation of the Commission that all people must understand that this Commission is attempting to do that which the Judge has interpreted and insisted that we do and we are doing it to the best of our ability and we are attempting to comply as the Judge has interpreted the Charter to read. Any remarks that are made perhaps may be misinterpreted but should any one or more members of the Commission personally feel that there is no general plan existing, that is purely a misassumption of that assertion."

Mr. Centeio voiced exception to the remarks made by the Chairman and asked not to be included.

The Director reported that in accordance with the Commission's request, representatives from the Hawaii Housing Authority and the Honolulu Redevelopment Agency are present to give testimony on their requirements for public housing.

Mr. Yoshio Yanagawa from the Hawaii Housing Authority submitted a written report on the housing need of the Hawaii Housing Authority for the next 10 years. He gave the following information:

(1) There are 3,984 housing units under the Authority's jurisdiction on the island of Oahu. These units are situated within the areas extending from Palolo to Pearl City.

(2) Based on a market analysis being prepared for the Authority by the Department of Planning and Economic Development, there is a need of approximately 14,113 to 16,681 units for the next 10 years. This need is based on substandard units and on number of units that will be demolished.

Mr. Yanagawa noted that the data given has not as yet been accepted by the Authority's Commission and there may be slight changes. However, the data is basically factual.

(3) There is a market in the next 10 years for approximately 4,290 units. This is based on:

1.5 of current deficit	1,608 units
Population increase	870 "
Replacement of existing temporary housing	<u>1,865</u> "
Total:	4,290 units

He stated that need does not necessarily mean that there will be a market. Need and market are two different things and quite a number of need do not go actively into market.

(4) The Authority has been allocated a program reservation as follows:

1,000 units	HA 1-H
210 "	HA 1-12
60 "	Wahiawa
60 "	Waimanalo
<u>614</u> "	Kuhio Park Terrace
1,944 units	

The net deficit for the next 10 years will be 2,346 units.

(5) Under construction are 614 units at Kuhio Park Terrace and 46 units at Hauiki (State). Programmed for the next couple years are 210 units at HA 1-12 Kalakaua addition; 60 units in Waimanalo; 60 units in Wahiawa as soon as zoning is approved; and 150 units in the Kukui Redevelopment Project area as soon as the amended plan for the Kukui Project is approved by the City Council.

(6) There is a current deficit of 850 units. The Authority is working very closely with the Planning Department to locate areas within the city limits as well as in the outlying areas, such as Pearl City, Kaneohe, and even surplus military lands if they become available on the market.

In reply to questions from the Commission, Mr. Yanagawa made the following remarks:

(1) Home for the aged has been programmed. This is project HA 1-12 Kalakaua addition of 210 units and the Kukui Project of 150 units.

(2) The Authority has no statutory restrictions which confine its housing projects within the city limits. Its projects are based on need in any community after a survey has shown this need.

(3) No area is ideal for public housing; therefore, an attempt will be made not to concentrate public housing in any one area. For instance, in the Kalihi area the Authority will not consider any more public housing in that area.

(4) Mr. Lee and the Planning Department staff have been most helpful in the locating of public housing sites.

The Director reported that in the locating of areas for public housing, certain federal regulations must be met as well as the consideration of good planning principles. The people to be so located must be provided with complete public facilities, such as school, recreation, transportation and other amenities that make for good community living. They should also be located within a neighborhood of compatible sociological factors; that is, the low-income group next to the low-medium income group and this group next to the medium income group and so forth.

The criteria used for selecting location of homes for the aged is that the homes must also blend with the community. This, however, becomes more of a design problem than a broad planning problem. Association of the aged with the young becomes very critical because exposure to too much noise and distraction is undesirable for the aged yet they cannot be completely isolated from the young. They must also be located in an area, within walking distance to recreation, shopping centers and other amenities.

Mr. Lee Maice, Manager of the Honolulu Redevelopment Agency, gave the following report:

(1) The Agency in its projects must first, meet the requirement of the general plan and second, obtain approval from the Planning Commission and the City Council before it can execute any projects.

(2) Some of their projects are:

- a) Mayor Wilson Project - Completed
- b) Kalihi Project - In execution, nearly completed
- c) Queen Emma Project - In execution, nearly completed

- d) Kukui Project - In execution with amendments pending
- e) Aala Triangle Project - In execution
- f) Kauluwela Project - In final stage of planning
- g) Kapahulu General Neighborhood Renewal Plan -
In hands of the Urban Renewal Administration

(3) Future anticipated conservation projects are:

- a) The area ewa of Liliha Street, bounded by King Street, Houghtailing Road and School Street.
- b) The area in Kalihi between Kalihi Waena and North King Street.

(4) The statutes do not permit conservation outside the district of Honolulu.

(5) Before the Agency can proceed with any project, the City Planning Commission must first make an environmental study of the subject area and further declare the area to be blighted.

(6) There are other areas under study by the Agency for consideration by the Planning Department and some of them will occur after completion of the Community Renewal Program. Two such areas are:

- a) The area makai of the central auditorium complex.
- b) A portion of the area in Moiliili.

(7) For projects in the center of town, the Agency has coordinated its studies with the Planning Department and both are in agreement as to land use and street pattern.

Mr. Maice stated that the economic studies made for the projects are available to the Commission upon request.

In reply to questions from the Commission, Mr. Maice stated that there is a close working relationship between the Agency staff and the Planning staff in coordinating plans for its projects. He believed that sufficient areas for multi-family use have been designated on the general plan for the city of Honolulu to meet the need of the medium income families for the next 10 years. The need is approximately 400 acres over the next 10 years. This figure was based on land absorption and number of units during the next 10-year period.

The Agency has submitted to the Planning Commission for approval, a change in the Kukui Redevelopment Plan. The changes are on land uses, density and street alignment and these changes have been worked out with the Planning Department staff. This change must also have the approval of the Federal Government and the City Council.

Mr. Centeio stated that by the presentation made today on housing needs by the two agencies, there seems to be enough acreages set aside on the general plan for multi-family and apartment uses to meet their particular needs. He believed sincerely that a general plan for the City and County of Honolulu exists and the only point is that it is not completed.

In reply to questions from Mr. Yamabe, the Director stated that the Planning Department is working very closely with public as well as private agencies in the formulation of the general plan. The public agencies are the schools, water, sewer, drainage, transportation, etc., and the private agencies are the electric, gas and telephone companies. Although not presented to the Commission, within the general plan report will contain the requirements of these three semi-public facilities.

The Commission thanked Mr. Yanagawa and Mr. Maice for their testimonies.

The Director proceeded with his presentation of supporting data as follows:

"At the last session, we stopped at objectives, discussed the method of arriving at the objectives and stated the objectives. From the objectives we now go into what is considered the actual planning of the areas. I will give this to you in a very broad presentation. I won't go into precise detail because the material is contained in the report in your possession.

"The future general land use designations, taking existing land use into consideration, are greatly influenced by topography."

Mr. Hustace interrupted and asked the Director "I take it that you don't intend to proceed on the assumption that the objectives as outlined by you are final at this time, that this is subject to change in the final synthesis?"

The Director replied that nothing presented is final. It is subject to modification by the Commission. Should the Commission have advice to give, most certainly the staff will take the advice, review those sections, and see whether a better report can be synthesized.

Mr. Hustace then asked at what point would the Commission be discussing the question of how specific must the general plan be and the types of designations, classifications, and identities to be placed on the plan. Does that come subsequently? Is this discussion, perhaps, to make that determination?

The Director replied "That is correct. After we review land use and land use designations, tabulation on land use on Oahu, and land use distribution into specific areas, then we can get into how general or specific the plan should be. Without the complete understanding of the over-all land use as determined by population and economic factors, it would be difficult to relate sizing and quantity to what you perceive upon the map."

Mr. Hustace asked at what point do you intend to get into the matter of the determination of densities of population for the several sections of the city?

Mr. Kanazawa interposed "With reference to the general discussion of land use designations and as to the various classifications and determination of use, I think the Commission is fully aware and familiar with the broad

discussion. I am sure we all read your splendid report with reference to type of designation that you have recommended and the basic philosophy behind it. I think we should be more interested in the specific observation that have aided that relationship, based on general discussion given us. In that manner we would reach the basic information that will be used in synthesizing the final procedure. We have gone through this a number of times. I suggest that we be advised on specifics or itemized points and once we have that information, I feel that we are adequately prepared to discuss and agree on a general plan."

Mr. Centeio inquired of the Director. "Mr. Lee, you said that land uses cover a broad range of uses. Isn't it so that for every use on the general plan, there is an ordinance governing that use? That is, for agriculture, residential, business, industrial, light industrial, etc., there are ordinances governing those uses? And each ordinance spells out the density?"

The Director replied in the affirmative to both questions.

Mr. Centeio remarked, "So, therefore, if you go over the uses that is enough. It's not broad, it's very to the point because you have ordinances governing that, so, therefore, when we speak of general presentation and broad, it is not broad because it is covered by an ordinance and the ordinance is the law of the City and County of Honolulu and it spells out the use."

The Director continued with his presentation:

"I will point out some of the considerations in going through the land use designation. Topography was the major concern. The other items were the private land ownership, ownership of other properties such as government property, economic factors, social, and physical factors. In doing this we came up with a certain future pattern and in this future pattern, I would like to emphasize one item that we talked about and that is the comprehensive zoning ordinance controlling the use of land and implementing the general plan.

"I feel that land should be classified in the most appropriate district until the demand and economics warrant the rezoning of the area to a classification that coincides with that plan. What I am saying is this. Because a general plan shows a use, it does not mean we should zone directly to that use all the time. We can zone to a more restrictive use until such time there is a need, then zone. In the past we have zoned to a use indicated on the general plan so sometimes in an area designated commercial, we are forced to zone the area commercial when it could better have been zoned in a more appropriate restrictive district until needed, then change the zone to business. We must follow this approach to be assured of an orderly growth pattern and not zone to the general plan use because its there. There must be justification.

"The major land use categories we are discussing are the residential, apartment or multi-family, resort-hotel, commercial, industrial, and other land uses; such as,

preservation, agriculture, and military lands. Coming to this, we also must consider land usage which is a major item and that is land for transportation facilities because, strange as it may seem, within the City of Honolulu, a great percentage of that area is used for transportation--the streets. I have a tabulation at the end of the section showing the various percentage and acreage of the uses which we had projected. The method of arriving at this usage is derived through the population projection.

"Again, I would like to go back to the map that we have here which essentially summarizes the population section. Specifically, through the establishment of employment centers on Oahu, the desirability of living close and adjoining your employment centers distributes population. By the distribution of population into these 12 sections indicated on this map, using the economic and social data, we have arrived at the anticipated growth in each one of these areas.

"As you can see, we recognized the desirability of living within Honolulu, especially on the waikiki side of Nuuanu, and intense development is indicated in contrast to Kahuku. Kahuku has no major employment center except for the plantation and naturally the size of the future population reflects this. This map is also incorporated in the population section of the report.

"We distributed the population in each area and indicated the land uses necessary to accommodate the population in accordance with the objectives of the plan. In designating the land uses, there are items that must be considered, and that is the relation and interrelationship of land uses in the physical development. And at this point the report covers the physical development which are absolutely necessary to discuss. We have sections on park, school, water, drainage, transportation, then the other utilities, including maps. The electric, gas and the telephone sections have not been inserted in here as yet.

"From this physical development, we go into a section on the tax base, the financing, which we feel is very important because we must know how much of the recommendations of the plan we can afford.

"Another critical item is the effectuation of this plan because without a method of effectuation, the plan would just be a picture on the wall. In the section on effectuation, we point out the various features which must be utilized in order to make the plan a reality. With this effectuation, we mention the zoning ordinance.

"At this time, I want to recommend that the comprehensive zoning ordinance which we have prepared be adopted right after the general plan is adopted because they both tie in, one to each other, and this is in response to Mr. Centeio's question covering the land usage with an ordinance. This is what I meant that we do have an ordinance in existence but not adopted. The old ordinance is antiquated and would not suffice entirely. If we adopt the land use, we must adopt the zoning ordinance in order to have the land use dove tail with

the zoning ordinance so that the general plan can be effectuated."

Mr. Hustace asked whether adoption of the general plan is contingent upon adoption of the zoning ordinance.

Mr. Lee replied that they are interrelated. "In order to effectuate the general plan, we must have the zoning ordinance which is comparable to the land use on the general plan. Take preservation for instance. Under the old ordinance we do not have such a district. A general plan to be truly effectuated must have adopted, a conforming comprehensive zoning ordinance. Also, we have the subdivision rules and regulations which must be brought up-to-date to a point where it would implement the general plan."

Mr. Hustace indicated that residential use, for instance, has 8 to 10 different categories. He asked the Director whether he proposes to indicate on the general plan, these 8 to 10 categories, followed by a zoning ordinance which would make the 8 to 10 categories legal.

Mr. Lee replied that that is not the intent. A general plan must be adopted and after its adoption, it must be followed by the adoption of a comprehensive zoning ordinance so that the density of land uses on the general plan would be covered and guided in accordance with the objectives and intent of the plan.

Mr. Centeio remarked, "Mr. Lee, we cannot at this time accept the comprehensive zoning ordinance due to the fact that under the Charter, the section on master plan, the master plan is the general plan; accepted as the general plan without reservation subject to modification. I bring that out because under the master plan, the ordinance in effect at that time, specifically, is broader as far as apartments are concerned and different items are concerned, so, therefore, you cannot wipe out something that is on the general plan that has been zoned by law and implemented. You cannot put into effect a comprehensive zoning ordinance which would not permit the people who had the zoning on the master plan to exercise the rights that were given them prior to the adoption of the Charter, so the comprehensive zoning ordinance cannot be applied to this general plan. My suggestion would be to use the ordinances on the books today and have our Commission members go over the ordinances and modify the ordinance that we have. We have enough to do without proposing to change the uses or controls that are already law."

Mr. Yamabe stated, "My observation or interpretation of the statement made by the Director is that this is merely a presentation; a recommendation as far as adopting a comprehensive zoning ordinance. Whether it be the one we have prepared or something like it has nothing to do with general plan discussion and its adoption."

Mr. Lee stated that this recommendation is made under the chapter entitled "effectuation". Mr. Yamabe's statement is partly true but under this chapter, all items which would aid the effectuation of the general plan

must be considered and this is merely one phase of it. The capital improvement program is another phase. All these items come under the chapter, effectuation. What is proposed is to adopt the general plan then work on the method of effectuating it. One step is adoption of a new zoning ordinance which is comprehensive and which implements the adopted general plan.

Mr. Yamabe asked the Director. "I understand we must up-date the development plans and zoning ordinance; however, speaking of adoption of a general plan which applies to Section 5-509, is it mandated on our part to include the effectuation of the general plan in order to adopt the general plan?"

Mr. Lee replied that it is not.

Mr. Yamabe remarked, "So consequently, it means that we must have an effectuation program; however, it is not related to the actual adoption of the general plan?"

Mr. Lee replied, "It is not specifically required in the Charter, but a general plan without a program for effectuation is not a complete plan."

Mr. Hustace inquired, "Then you recommend subsequently an underlying zoning ordinance?"

Mr. Lee replied, yes.

Mr. Lee stated further, "We have other recommended legislation in the section on 'effectuation' which we could go through, however, I feel that the Commission would be able to get the meat of it by reading through it. Rather than to take up much time in the discussion of the elements as listed in here, I would like to use the remainder of the time to discuss the general plan definition which we have before us inasmuch as the Commissioners wish to see general plans from other areas.

"As far as the general plan definition is concerned, let me say this. When we get to what is called a general plan, it becomes a matter of semantics. We adopted a general plan for the Hawaii-Kai section and also Waimanalo. Those are specific areas. We are talking about adopting a general plan for the island of Oahu. The State talks about adopting a general plan for the State of Hawaii, so what is a general plan in terms of area? My contention is this, that this is a matter of semantics. Go through the definition of development plan and consider that in the light of area limitation or size concept.

"The Waimanalo area may be considered a development plan, or if someone comes in with an individual shopping center plan, we ask for a development plan for the lot. Again the sizing is relative and you cannot specifically tie it down to any one size, any one acreage, or square foot. This is all a matter of relativity. I think this is entirely dependent upon what the community would accept as a general plan or a development plan. So in the same breath, while speaking of a general plan, let's talk on the point of how detailed a general plan can be. From these reports that I will present to you, you can see by the statement I made previously that the detail of a

general plan is relative. It can be as general as you wish it to be or minute in detail. For example, the Waimanalo and the Hawaii-Kai plans show that the concept of these plans was broad in nature. We haven't shown them in detail, we showed them diagrammatically. These are broad brush treatment, yet in other areas, such as the city of Honolulu, we have gone into specific details.

"As far as the principles are concerned, let's look at why we did it. In the Waimanalo and the Hawaii-Kai areas, ownership is by one person and the land is relatively undeveloped. When you consider the city of Honolulu, it is intensely developed and at the same time it has various ownerships. Take an example, Ft. DeRussy and the adjoining apartment areas. Suppose we go to the broad brush treatment and show a small circle saying military, and another circle saying multi-family use. To my mind, you could do this, however, since Ft. DeRussy is defined by metes and bounds, what is the difficulty or the harm done by defining the area of Ft. DeRussy by metes and bounds and putting down military use. If we can give additional information and detail, why shouldn't we?

"Another concept for discussion. Again, let's consider industrial, commercial, and residential areas. Suppose within these areas, we have a sewerage treatment plant. Are we going to draw lines and say from this plant these other areas are being served, or are we going to say we have a street pattern which comes into this area this way and that way and the sewer lines fall into the street pattern; that the sewer lines are in the roadway. It is an accepted fact, so why shouldn't we treat it by broad brush strokes and follow the street alignments.

"I think you will find that by setting down specifics, you can give the public full information. You may ask, shouldn't this be on the development plan? Well, on the development plan within the urban areas, this could well be shown in such detail, but also would you not show it, in terms of a roadway, the specific widenings of the roadway which is the detail which we are looking for in the development plan because upon the detail is based a man's determination of his limits of construction.

"So, in the presentation of this material, I would say that we could be general in undeveloped areas and be more specific in built up areas. We could show road alignments and be assured that the sewers are in the roadway because that is a matter of fact and a matter of record. On the development plans for urban areas, this would be the type of development where you would show specifically the road widening and then within the road widening, the specific sewer lines, water lines, and other utility lines.

"The basic thinking, I feel, is to produce a plan acceptable by the community. In undeveloped areas, we can use a broad diagrammatical approach. In areas that are developed, we can go into much more refinement.

"We talked about Professor Haar, but quoting from an article by Mr. Walter K. Johnson, State Planning Director of the Wisconsin Department of Resource Development, he

says that, 'Practicing planners must be able to perceive broad and general concepts, but they must also deal with specific issues if planning is to lead to action... Local planning has probably gained favor in this country because it has become action-oriented, certainly not because what has been accomplished is theoretically sound. It seems likely that regional planning will also need to become action-oriented if it is to be meaningful to the electorate of a democratically constituted society.'

"So, on this basic premise I base my argument. In lieu of argument as to what the word 'general' means, I can see no reason why the people cannot be given specific as well as general information such as I mentioned. Later, the general plan where it is necessary, can be implemented by a development plan in much more detail. In either case, it's the public who must accept it. It is this acceptance and understanding by the public which is the basic principle by which we must be guided. Otherwise, when we say we are planning for people, this is not a true statement. By presentation of the various approaches to take in preparing a general plan can the Commission determine a recommendation."

Mr. Centeio remarked, "You brought up Hawaii-Kai and Waimanalo as examples. You claim that it should be broad because it is one ownership. Isn't it a fact that Hawaii-Kai has gone into extensive construction and we have been considerate to Hawaii-Kai due to the fact that that is the only developer in the Hawaiian islands that has put so much money of his own into the improvement of the facilities that make up a community."

"For Waimanalo, isn't it so that Waimanalo is owned practically by the government and you don't zone. You can set aside the use which was agriculture, and it remains in agriculture until the government comes in with a request. Mr. Kaiser put in \$4 million of improvements, that's why we went along."

"In our agenda here, under utilities, we have water. That, we have control by the Commission or Council indirectly or directly. The sewerage system, even though it's by the City and County of Honolulu, has to come for a public hearing. The drainage control is by our City and County engineer. Yet, there is no ordinance on our books to control communication, gas and electricity. Those people don't have to go on the general plan due to the fact that they can go in any residential or any area without coming before this commission. That has been my fight for how long and yet no ordinance has been drawn up to control it. Why? I haven't gotten an answer yet. Yet it is to be part of our general plan before we get into a general plan. Yet we have no ordinance in our books where we control this use."

Mr. Hustace then read a few excerpts from Law and Contemporary Problems, Duke University Law Review, Volume 20, No. 3, Summer 1955, from an article written by Professor Haar, on what a master plan is:

"The key-role of the master plan in the coordination of diverse activities affecting the city's land has been noted...The master plan should be required

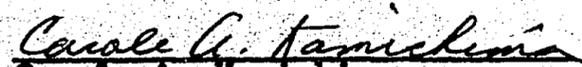
to state conclusions as to anticipated future population; anticipated employment opportunities; the goals for housing; transportation objectives; industrial, commercial, and residential needs; the over-all space requirements for each of these needs; and the relationship which shall exist between the spaces allotted for the different uses...

Overloading of detail may also impair public acceptance. This is critical where the plan is regarded as a statement of goals, isolated and illuminated by experts, but selected by the representatives of the community. Once the master plan is limited to findings, principles, and relations, and is prevented from containing detail, it will be more understandable and arouse greater interest. Proposals concerning mass transportation as opposed to the use of private automobiles, or the separation of industries from residences are exciting issues which can command the attention of the voter. The technical details of whether a setback should be ten or twenty feet, or the differences between floor area ratios and other bulk controls are not subjects (of a master plan)."

Mr. Hustace requested the Director to make an attempt to obtain copies of the article or the book for the Commissioners.

On motion of Mr. Lemmon and second of Mr. Kanazawa, the meeting adjourned at 1:30 p.m., until tomorrow morning at 11:30 a.m.

Respectfully submitted,


Carole A. Kamishima
Planning Reporter

Special Meeting of the Planning Commission
Minutes
September 6, 1963

The Planning Commission met in special session on Friday, September 6, 1963, at 11:55 a.m., in the Conference Room of the City Hall Annex to discuss further the data necessary for the preparation of a general plan for the City and County of Honolulu. Chairman Frank W. Hustace, Jr., presided:

PRESENT: Frank W. Hustace, Jr., Chairman
George F. Centeio
Stanley T. Himeno (present at 1:15 p.m.)
Kinji Kanazawa
Cyril W. Lemmon
Thomas N. Yamabe II
Alfred A. Yee
Fred K. Kwock, ex-officio

Frederick K. F. Lee, Planning Director
Henry Kitamura, Deputy Corporation Counsel
Wendell Kimura, Deputy Corporation Counsel

ABSENT: Bartley M. Harloe, ex-officio

**GENERAL PLAN
CITY AND COUNTY
OF HONOLULU**

The Director presented for review and discussion by the Commission, examples of general plans for several mainland cities. He remarked that by reviewing these plans for comparison, the Commission would note that our approach to the preparation of a general plan is sound. After this review, the Commission should then discuss the three possibilities for delineating a general plan for Oahu, then adopt one. The three types are:

- Type I - a detailed plan following existing plans;
- Type II - a plan with vague boundaries; and
- Type III - a plan which is vague in areas not developed and semi-detailed in developed areas.

The Director then summarized the types of general plan for other areas, as follows:

HOBOKEN

The general plan for the City of Hoboken is very general in scope. It shows major routes, parks, schools, and other facilities. All facilities are indicated by symbols. Land uses are broken down to residential, industrial, commercial, park and playground--very few uses. The pamphlet itself consists of short sections; a couple of paragraphs on population; one page on economic development; housing; urban renewal; two pages on land use with a land use plan; two pages on traffic; one page on school, park, and recreation; one page on public buildings; one page on effectuation of plan; and one page on carrying out the plan--capital improvement. In essence, the entire master plan is in one pamphlet with a very general map.

The population of Hoboken is 52,000 persons but its density is one of the highest, yet it had selected the

broad brush treatment. Hoboken is confined by other cities around it.

OAKLAND

Oakland also has a summary statement and a general map. In the back of the map are all of its data--circulation, land use, civic facilities, residential, city wide facilities, and transportation. So in essence this one sheet controls or presents the basic arguments as far as the general plan goes.

For the specifics of the plan, the business use has been broken down into three uses, industrial into two, and the residential density into four types. These uses have been indicated on the map with broad brush strokes. Major thoroughfares, freeways and major streets are delineated and spotted throughout by circles and various other facilities by squares. The small circles are neighborhood centers, the large circles, community centers. This general plan was produced by using the broad brush treatment.

The population of Oakland is 500,000 persons. Oakland is considered the center of commerce and industry. It claims that it is a regional center so Oakland is comparable to the City of Honolulu.

CLEVELAND

The report devotes several pages to land use and different types of land uses, recreation, major thoroughfares, transit, local planning areas, and a section on effectuation. However, this plan reflects more detail than the last two reviewed. The street pattern is very much in detail. Commercial centers are spotted throughout the residential areas.

LONG BEACH, CALIFORNIA

This general plan presents research material used as a background to planning and the basic assumptions underlying the master plan. Land use is broken down into general land use categories--residential, industrial, and commercial. Then circulation is presented by listing the highways, freeways, mass transportation, harbors, airports, and railroads. Parks, recreation and public buildings are also part of the report. The last section is on effectuation of the master plan.

This is a more detailed presentation than any reviewed so far. The map reflects the details also. Located throughout the communities are the commercial areas. You can even see the strip of commercial designations along major thoroughfares.

Long Beach is confined by other cities. It is a part of a large urban complex. The population of Long Beach will be 375,000 persons in 1975.

WYANDOTT COUNTY

Wyandott County may be classified as a region or metropolitan area somewhat like the City and County of Honolulu.

It consists of a major city with other small towns and villages scattered around and in between urban areas and various types of agricultural use.

Wyandott County presents its relationship to metropolitan areas, an analysis and appraisal of existing developments, and a summary of major development problems. The comprehensive plan contains the amount of future growth, land use and zoning, major highways, sewers, schools, and parks. Also presented are effectuation of the plan section; guides to future growth; activities and organization of the planning board; and the public works program. The written material comprises 60 pages with many illustrations and maps. This plan is semi-detailed which is typical of the broad brush plans for areas of sparse population. This County has not developed as much as adjacent populated areas.

The existing population is about 200,000. The map shows that the prime metropolitan areas have been treated in a relatively detailed fashion, but the outer areas which are less developed are less detailed. From this pattern you can draw one conclusion, and that is for a broad brush approach in undeveloped areas and more detailed for intensely developed areas.

Mr. Lemmon stated that after hearing the presentation on the three types of plan, he would recommend a very broad scale approach. He believed that there would be confusion if the plan is too detailed. The broad brush plan, however, is with the proviso that it be followed by development plans where details are necessary.

Mr. Lemmon's motion to adopt a broad brush approach to the general plan was seconded by Mr. Kanazawa.

Mr. Hustace remarked that he was of the same opinion. His interpretation of the Charter was that the general plan should be very broadly stated with the essential framework mentioned to tie the various sections of the island together. The boundaries of uses should be delineated on the development plans. As stated by him previously, for those sections of very few population with little growth potential, no development plan be provided. Only a framework may suffice.

Mr. Yamabe asked the Deputy Corporation Counsel whether the Charter mandates an application to conform to the general plan before zoning can take place or requires a general plan with a development plan before zoning.

Mr. Kitamura replied that the Charter only requires that the zoning ordinance comply with the general plan. Nothing is mentioned about a zoning ordinance conforming to the development plan.

Mr. Yamabe then read a portion of Section 5-514. Zoning Ordinances. "The council shall enact zoning ordinances which shall contain the necessary provisions to carry out the purpose of the general plan..." He asked whether or not this section means that a development plan must be considered or must be available at the time the zoning ordinance is in the process of being adopted. He felt that this was a pertinent factor in deciding whether to adopt a general or a more specific plan.

Mr. Kitamura stated that a development plan is basically a more detailed scheme insofar as the placement of facilities within the framework of the general plan is concerned. So, if you do have an adopted general plan in conformance with the Charter provision, a development plan would be a more detailed scheme of facilities within the general plan. Therefore, it does not necessarily follow that before you zone you must have a development plan.

Mr. Yamabe remarked, "What confuses me is, should the general plan be adopted in the broad brush approach, would an applicant be able to come in and on the basis of that plan, request zoning, and there would be no possibility of denial other than the fact that we can exercise judgment. However, there is a question whether control is by ordinance or purely judgment on the part of the Commission as the recommending body with the decision to be made by the Council."

Mr. Kitamura replied, "If you have a general plan, all that Section 5-512 (adoption of the general plan and development plan) provides, and also taking into consideration Section 5-514 (Zoning Ordinances), they talk in terms of conformity with and implementing the general plan. If a person wants a rezoning of his property and comes in and shows that it does conform, it depends on the Council whether to grant zoning because zoning is a discretionary matter of the City Council. I don't think anyone can come in and demand zoning. Rezoning is a legislative function exercised at the discretion of the City Council."

Explaining his motion, Mr. Lemmon stated that the general plan should be treated with actual refinement of the broad brush treatment. It should be sufficiently detailed without going into the details of individual property designations.

Mr. Yee remarked that the broad brush approach may be fine for the rural areas but in areas of the city where a property owner may intend to develop, there are spotted zoning by previous actions, and he did not think the broad brush treatment could be taken conveniently there.

Mr. Hustace indicated that for areas as complex as the central business district or other highly developed areas where zoning must be accomplished and upon examination of the general plan, any action taken may have repercussion unless the area is specifically defined and narrowed, then it becomes incumbent at that point for the Commission to develop a development plan for that area to implement and modify to the extent required the general plan.

Mr. Yee asked, how do we present the general plan, at this stage of planning, for the highly developed areas of the city? Should the general plan for the city, the developed city, have many refinements so that the general plan would be more specific in the city than out in the rural areas?

Mr. Hustace believed that the answer is based upon what it is you are seeking to achieve by a general plan. Once

the framework for linking communities together is developed, a development plan can then be produced. This does not necessarily mean that a development plan should be entirely for one district, say Manoa, but a part of Manoa that needs a particular refined treatment. Zoning as exists would not change automatically because of the general plan. Until the legal use is changed by normal procedures, no one can take the right away from the property owner.

Mr. Centeio stated that the development plan has no bearing on the general plan. It is not a condition because the Charter provision indicates that there shall be no condition to zoning as recommended by the Commission. The only exception in the zoning ordinance which mentions condition is the Resort District No. 2 ordinance which requires the filing of a plan drawn to scale before a property is zoned and such plan recorded and filed with the Commission after approval is granted.

Mr. Yamabe was also in favor of the broad general plan. He stated that, "The question was asked to determine whether there is anything in the Charter that might have any control or that would adversely affect our zoning recommendations with reference to the general plan. By the opinion given by the corporation counsel and on the basis of that opinion, I would say that the only matter we should consider after adoption of the general plan is that there be quite a bit of authority given in exercising judgment and this is where the Commission should adopt a policy. It should be discussed at a later date so there would be some consistency in exercising judgment following some direct line of thought such as stated. The difficulty is that the community as well as the city must pass our recommendation on this arbitrary line or very rough brush approach of a general plan."

Mr. Lemmon, in explaining what he meant by a broad brush treatment, stated that it is neither one of the three types mentioned by the Director. "What I suggest is that population, density, employment centers be put on our books. We are only talking about the tools. Let's forget the tools and let's plan on a broad sense, then we would gradually have to refine it. It would be automatic when you need details for an area. I am not talking about one street, or one apartment. I am talking about a big area."

Mr. Lemmon repeated his motion that "we adopt what the Director calls a broad brush treatment in establishing a general plan for the City and County of Honolulu." This motion was seconded by Mr. Kanazawa and carried unanimously.

The Director made the following remarks:

"I would like to make several points. What do we consider development plans and what do we consider a general plan and how broad a brush are we talking about? Using Oakland and Hoboken, as examples, I think this is the type of broad treatment you are speaking of. We adopted this general plan of Kailua showing roads and land uses. This we think is in extreme detail and may qualify as a development plan but I think a development plan must be in more detail. On roadways, we should show road widening

and on individual lots, setback requirements. There is nothing in the City Charter which says that a development plan shall be an entire area or should be one individual lot. So I feel that the concept of a development plan, as specified by the Charter, is to implement the general plan.

"Another item is that we have zoning boundaries already in existence. The zoning map describes zone districts by metes and bounds and it implements the land uses as indicated on the general plan. If in the broad brush treatment we do not indicate specific areas, then we can pick up the zoned area through a development plan process. In doing this you are implementing the general plan by using a development plan as a method of going down to specifics.

"I have a general plan that we developed for Oahu. This we feel is broad enough treatment. We indicated in colored dots, schools and parks. We have indicated residential single family use in one color and this may be Class A, AA, AAA, etc., but we feel zoning should determine the desirable density. Brown areas are multi-family residential use. Whether it should be low, medium or high density is not indicated at this time. Red is commercial use. Whether it be neighborhood, regional or central business district, it is not our intention to show on the general plan. The general plan merely specifies the amount and type of use for that area and the use shown is not detailed.

"On our present Hawaii-Kai map which is part of the general plan, we specify roads to be widened, specifically what roads and how wide. We specify schools, what size, and the location. The location of the civic center, park and land uses is broken down to existing and proposed uses. Here on the Hawaii-Kai map we are dealing with specifics. Here on our proposed general plan we use the broad brush treatment where the population is indicated on the map of the over-all island of Oahu in which this section was allocated so much of the population.

"So, in principle, the broad brush treatment as indicated on this proposed general plan is what you have in mind. Attached to this plan we would have a statement of sizes, location and intensity of development of particular land use designations. The street alignments shown on the map shall be general corridors. The specific location to be determined by a development plan of the area. Where in doubt of a specific location of a facility, that is when we go to the development plan.

"We also make the statement that all zoning regulations for effectuation of the general plan shall be more restrictive or shall conform to the land use designation shown on the development plan. The zoning ordinance defines districts by metes and bounds so for specifics we must refer to the development plan. This is our definition of what you mean by using a 'broad brush' and this type of presentation would be our recommendation to you."

In reply to questions from the Commission, the Director stated that he could produce a general plan map for the entire island using the broad brush stroke. No major changes were made for those areas which have a general plan adopted by ordinance. The new map is a generalized expression of the detailed maps adopted. It expresses the principles and objectives of the City Council. Exact boundaries of uses will be shown on the development plan and through zoning. The street alignments shown are major routes, freeways or arterials and are not subdivision or secondary roadways. The alignments are corridors through which the highway should pass and their exact alignments would be determined after engineering studies are conducted. The secondary streets should be shown on the development plan.

Mr. Kanazawa asked the Director whether he followed the same consistent policy, bearing in mind what uses exist through zoning in the areas that are already general planned by ordinance.

The Director replied that in general, yes. In some of the areas land uses had to be reduced because of over abundance.

Mr. Kanazawa asked whether any area had been drastically changed, including the city of Honolulu. He also asked whether there would be any great objection from the people in any of the areas.

The Director replied that nothing has been drastically changed. The original development plans, as indicated by the term general plan, were fairly consistent and those taken down to the public were good as far as population projections are concerned. After a computation was made of the population and this compared with existing land uses, a very favorable plan was produced and this includes the city of Honolulu. A check of the vacancy ratio was made and for the areas checked most of them had a vacancy ratio of 7% to 12%. There was only one area that had over 20% vacancy ratio and that was in the Punaluu area. The city of Honolulu was about 7%.

The Director did not believe that there would be any great objection from people in any of the areas. For instance in the Waianae area, there was great speculation at one time for a proposed industrial development. The staff had worked with the people involved and with their consent reduced the industrial areas in Waianae. For those areas which have no adopted general plan, this same type of broad scope general plan has been completed.

Mr. Centeio asked whether the Land Use Commission has accepted all urban uses within its boundaries for those areas which have a general plan adopted by ordinance.

The Director replied that a law was recently passed which states that all zoning matters in the urban and agricultural districts shall rest with the city. All special permit shall be granted by the city and not the state so within the urban and agricultural boundaries, the county will do the zoning.

Mr. Hustace remarked, "It appears to be quite incumbent that the general plan show more than a slavish confine of the general plan to a transposing of existing legal uses to a general plan... Though the example you put on the board is one feature, there is a great deal more presented before we would have a plan as the court has indicated we should."

Mr. Hustace announced that he will be traveling abroad from September 7th to October 25th and that from Monday, the Vice Chairman will conduct the meeting.

The meeting adjourned at 1:36 p.m.

Respectfully submitted,

Carole A. Kamishima
Carole A. Kamishima
Planning Reporter

Special Meeting of the Planning Commission
Minutes
September 9, 1963

The Planning Commission met in special session on Monday, September 9, 1963, at 11:45 a.m., in the Conference Room of the City Hall Annex to further discuss the proposed general plan for the City and County of Honolulu. Vice Chairman George F. Centeio presided:

PRESENT: George F. Centeio, Vice Chairman presiding
Stanley T. Himeno
Thomas N. Yamabe II
Alfred A. Yee
Fred K. Kwock, ex-officio

Frederick K. F. Lee, Planning Director
Wallace Kim, Deputy Planning Director
Wendell Kimura, Deputy Corporation Counsel

ABSENT: Frank W. Hustace, Jr. (on trip)
Kinji Kanazawa (on trip)
Cyril W. Lemmon
Bartley M. Harloe, ex-officio

**GENERAL PLAN
CITY AND COUNTY
OF HONOLULU**

The Director presented to the Commission for review and discussion, the proposed general plan map for the City and County of Honolulu as prepared by the staff using the broad brush treatment recommended by the Commission.

Starting at Waimanalo, he presented the recommendations of the plan. The major comments on the plan are as follows:

Waimanalo - There is an existing general plan for this area prepared by Harland Bartholomew and Associates in compliance with the request of the State Department of Land and Natural Resources. The proposed plan is rather broad and general and has been developed and reviewed with the people of the Department of Land and Natural Resources.

Kailua - The plan for this area follows the adopted plan and was reviewed in detail on Friday.

Kaneohe - The adopted plan is much more in detail than the proposed plan; however, the proposed plan generally conforms to the adopted plan.

Kahaluu - The plan for this area is very broad and also follows the pattern established by the old plan. One segment is changed by the reduction of industrial use within the area.

Waikane-Waiahole - There is no general plan adopted for these two areas. Intensive development is not anticipated for these areas; therefore, from Kualoa Point back to Kahaluu, very little development is shown. The residential developments are extended along the shoreline and into the upper valleys. The rest of the land is agriculture and open space.

Kualoa Point - From Kualoa to Malaekahana, there is an adopted general plan of Koolauloa. The new plan is similar to the old plan because it consists of residential developments along the shoreline with very little other urban uses.

Kahuku to Haleiwa and Waimea Bay - There is no adopted general plan for these sections. Along the shoreline, makai of the highway, residential use is predominant and in the mauka section, agriculture. The plan indicates this type of development for the area with the exception of Kawela Bay which has been designated for resort use. This area is extremely desirable for visitor use.

Waimea-Haleiwa-Waiialua - The new plan is comparable to the adopted general plan of these sections because the pattern of development had been reviewed and agreed by the people in the area.

The population and other densities were determined by the amount of employment and the desirability of living in the area. So the population and densities are all tied in with the over-all projection of Oahu.

Mokuleia - Very little development is envisioned for this area and the plan reflects this.

Kaena Point - Little to no development is envisioned for this area; therefore, the plan shows only the alignment of the proposed around-the-island route and the preservation of the rugged shoreline as a park area.

Makaha-Waianae-Nanakuli - The new plan for these areas follows more or less the general pattern of the previously adopted general plan. The plan shows a planned resort center at the surfing beach at Makaha, residential uses for the bottom portion of Makaha Valley and agriculture use for the upper valley. Urban uses are shown for the town of Waianae.

Kahe Point - There is no adopted general plan for this area. However, knowing the existing pattern of development for this area by the construction of an atomic electric generating plant, industrial use has been designated for the area. At one time, the entire valley was designated for industrial uses, but knowing that with the power plant there the safety factors would require that no other human habitation or structures which could be endangered by possible explosion, blast, or fire should be included in the area, the industrial areas were reduced and the surrounding areas designated as preservation zone.

Barber's Point - The plan shows the existing Naval Air Station, the proposed city at Makakilo and industrial uses. A relatively large amount of industrialization is shown for two reasons. First, the peculiar location and second, the noxious industrial use. Rather than limit this use to a small area and have habitation creep into the area, a larger area was designated which was felt to be reasonable to prevent encroachment of other uses and to conform to existing compatible uses.

The park next to the Lighthouse has been shifted away from the proposed pen-feeding area to where a boat landing can be provided next to the harbor and shoreline. Campbell Estate agreed that this is a desirable and logical land transfer when the harbor is completed.

Asked by Mr. Centeio whether the industrial area has been increased, the Director replied that it was not. He

stated that what is shown had been programmed and is a little more than needed to encourage noxious industrial use to locate in the area.

Ewa - Ewa is a mill site or town surrounded by military lands on both sides. Projected there are a commercial center, residential uses, and industrial use at the mill site. Honouliuli is composed mostly of residential development.

Waipahu - No major changes have been proposed from the adopted general plan of this area.

Waipio and Wahiawa - These are satellite towns or villages away and apart from our strip development along the shorelines. The plan follows closely the adopted general plan for these two areas.

Pearl City to Aiea - There is no adopted general plan for this area but a plan is under consideration for adoption. The staff has developed this plan with the aid of the people in the area who seem to agree with the plan; therefore, the same features were incorporated in the new plan.

Halawa-Aiea - The plan follows the existing developments in these areas.

City of Honolulu - The plan for Honolulu is generalized and diagrammatic. Details of the plan will be indicated on the development plans. Land uses are very broadly indicated as residential, apartment, commercial, industrial, agriculture, public housing, military, preservation, public facilities and utilities. No indication is made whether a residential use is Class A, AA, AAA, etc. The same is true with the apartment, commercial, and resort uses where densities are proposed but not indicated. Densities would be indicated on the development plans.

In the discussion that followed, Mr. Centeio believed that it was unnecessary to designate for industrial use the Kahe Point area where the Hawaiian Electric Power Plant is located due to the fact that public utilities may be located in any zoned areas. He asked for the total acreage of that area.

The Director replied that when there is knowledge of a large power plant development, a request is usually made to the developer to locate such plant in an industrial area because of noise and other nuisance factor. For Kahe Point, the zoned industrial area has been reduced to the area covered by the plant and the baseyard. This was done with the sanction of the owners. The surrounding lands have been designated preservation or open space. He has no figure on the number of acres indicated as industrial use.

Mr. Centeio requested the Director to obtain this information for the Commission. He also requested the Director to obtain the number of acres zoned for industrial use in the Campbell Industrial Park and the number not utilized. He saw no reason for designating additional Campbell Estate lands for industrial use when the trend for industrial development may be elsewhere. He did not wish to see anyone create a monopoly of industrial lands.

Replying further to questions from the Commission, the Director stated that public facilities, such as schools and public buildings are identified on the map in blue color. All these facilities are covered in the general plan book as supplementary reports and by separate maps. Public facilities are shown on the general plan map but utilities are shown on a separate map in order not to clutter the general plan map with too much details. He stated that with the exception of some minor differences, the Land Use Commission's temporary district boundary map is similar to the urban boundary shown on the general plan map.

The Chairman informed the Commission of the receipt of a communication from Maybelle Roth requesting the Commission to reconsider certain features of the general plan proposed for the Diamond Head Terrace area. The letter was circulated to the Commission members.

The Director stated that her request can be considered when preparing the development plan for the area since the present general plan will be very general in nature.

A motion to acknowledge receipt of the communication and to refer it to the Director for an appropriate reply was made by Mr. Yamabe, seconded by Mr. Himeno, and carried.

The Director informed the Commission that, "After reviewing this plan, you will find out that there is very little difference, if any, from our adopted plans. People may wonder why. Again, I want to reiterate that basically the plan was derived from the same bases-- the economic report and the population projection which was developed by the Oahu Planning Associates. The broad plan is based upon the same factors which the original plan was developed. The second thing is that the people in the communities with which we worked have already expressed their desires as to how and where they want their areas to develop. Having the same expressed desires of the people and the same basic quantity of land uses to start with, it is only logical that both plans should be very similar in nature. Of course the difference here is that the over-all Oahu plan is more general in nature than the plans which have been adopted. And I repeat, for specifics we would have to go into development plans which would implement the general plan."

Messrs. Yamabe and Centeio requested more detailed information for those areas which had no benefit of a public hearing for adoption of a general plan. These areas are Halawa to Pearl City, Ewa to Barber's Point to Kahe Point, Makua to Kaena Point, Waimea to Kahuku and Waikane.

The Director stated that for areas such as Waikane, Waimea and Kahuku, very little development is envisioned and the general plan reflects this. The only major change is at Kawela Bay. To encourage development in this area and to provide a possible source of employment opportunity, resort-hotel use has been indicated as a proposed use around the Bay.

Mr. Centeio felt that it was premature to designate this area for resort use when people living there have several more years on their leases and the owner of the land has

not submitted any plans. Until such time there is justification for a resort area, he felt that a hardship would be created for those people living there. He inquired of the total acreage proposed for resort use.

The Director stated that a check of the leases was made and many are on short-term lease, some on a month to month basis. Consultations were held with the owner of the land. The owner has a development plan for the area but the staff is not following entirely their plan but only a portion which may be applicable and may be ready for development within the next 20-year period. He does not have the total acreage for the area but the resort use involves only the Kawela Bay area about 300 or 400 feet back from the beach. From inquiries received from people interested in developing the area, it seems that resort development is not too far in the future.

Mr. Centeio stated that he did not wish to create values for something without any proof that the owners are going in and develop the land. The population from Kahuku to Kualoa for the next 20 years is 25,000 persons and there is no industry there--only summer homes. By setting aside an area for resort use, lease rentals would rise. There is no indication that the landowners will come in for a resort development. Until such time there is justification for resort use, he felt that this area should be left in residential, particularly so when the land is owned practically by one owner.

A detailed explanation was then given of the proposed general plan for the area extending from Halawa to Waiawa by the Deputy Director Wallace Kim. Maps of the proposed general plan, the existing general plan and the existing zoning of the Aiea section were displayed.

Mr. Kim stated that, "The study area extends from Halawa to Waiawa. The existing population is about 35,000 with a projected population just under 90,000. The area is comprised of three neighborhoods--Halawa, Aiea, and Waiau including Pearl City. We have broken it down to usable areas and find that about 50% of the land is too steep to be used.

"Based on the projected population for each neighborhood, we determined that to service this population there should be a certain amount of commercial designation, service industries, public facilities, such as schools, etc. The anticipated school needs in Aiea are as follows: The existing high school in Aiea to remain; two additional elementary schools, one in Halawa and the other at Foster Village.

"In Waimalu, the existing population is small but we feel that future demand will generate quite a number of people from an existing 1,500 to about 20,000 persons by 1980. Two additional elementary schools and possibly a high school will be needed.

"In Waiau, where the population growth is going to be sizeable, there is a need for four new elementary schools. The existing intermediate school will remain to service the area. We have proposed an alternate high school site on the makai section. The reason for the alternate site is that this site is being declared surplus by the military

and the City may get it free while the other proposed site in Waimalu must be purchased.

"The bulk of Waiawa Valley is recommended for retention in agricultural use. There is plenty of land for any urban expansion to the year 1980 and for that reason the upper regions have been designated for agriculture.

"The bulk of the industrial area we have designated is for the existing Hawaiian Electric Company, zoned for this use many years ago. There is sufficient area here for the future expansion of the electric plant. Also incorporated in the plan is the general corridor alignment of the defense highway."

In reply to questions from the Commissioners, Mr. Kim stated that:

- (1) The projected population growth was based on the Economic Base Study prepared by the Oahu Planning Associates.
- (2) The population figure given is optimistic. We would rather plan on an optimistic projection than be caught short in our provision for community service facilities.
- (3) The alignment of the defense highway system has not been finalized. The alignment shown is a preliminary corridor plan. The State Highway Department has stated that this is its preferred alignment and one which would most likely be adopted. The specific details of this alignment will be determined after engineering studies are completed.
- (4) No additional acreage for industrial use has been designated for the Hawaiian Electric power plant area in Waiawa. What exists is the present zoning for industrial use. This power plant is not considered dangerous as compared to the atomic plant contemplated at Kahe Valley.
- (5) There is practically no changes in the land use pattern for this detailed general plan map proposed as compared to the one proposed to be adopted. The only difference is that the detailed map shows specific boundaries while the proposed map generally indicates these uses without exact boundaries.

The Director summarized the request of the Commission to be:

- (1) The breakdown of land use and population projection for those areas which have no adopted general plan;
- (2) As requested by Commissioner Yee, an outline of the step by step procedure the Commission is going to take in adopting a general plan so that the public will be aware of what to expect.

The meeting adjourned at 1:00 p.m., on motion of Mr. Yamabe and second of Mr. Yee.

Respectfully submitted,

Carole A. Kamishima
Carole A. Kamishima
Planning Reporter

Special Meeting of the Planning Commission
Minutes
September 10, 1963

The Planning Commission met in special session on Tuesday, September 10, 1963, at 11:45 a.m., in the Conference Room of the City Hall Annex to further discuss the proposed general plan for the City and County of Honolulu. Vice Chairman George F. Centeio presided:

PRESENT: George F. Centeio, Vice Chairman presiding
Stanley T. Himeno
Cyril W. Lemmon
Thomas N. Yamabe II
Alfred A. Yee
Fred K. Kwock, ex-officio

Frederick K. F. Lee, Planning Director
Wendell Kimura, Deputy Corporation Counsel

ABSENT: Frank W. Hustace, Jr. (on trip)
Kinji Kanazawa (on trip)
Bartley M. Harloe, ex-officio

**GENERAL PLAN
CITY AND COUNTY
OF HONOLULU**

After calling the meeting to order the Chairman made the following remarks:

"At this time, with respect to the editorial in this morning's paper, evidently whatever the evidence is, the Advertiser doesn't know the procedure of this Commission. The chairman, in the first place, is just another Commission member who runs the meeting. He has no jurisdiction over the thinking of the rest of the Commission members and I think it is unfair to give so much credit to the chairman when it is the Commission that decides what is to happen to any application that comes before it. The only thing is, I don't care about being criticized. In my way of thinking, I think it makes for good government to be criticized. But it's my thinking, I don't want to get credit for something which isn't due me. I must be a great person to be able to influence everybody."

The Director gave the following summary on presentations made thus far:

"The presentation made yesterday was brief. I hope to bring into focus the over-all land use pattern for the entire island rather than specific parcels. The intent of the Director is to indicate a pattern of land use and the only reason why specific land use was used was for example purposes.

"In discussing the land use, I want to point out today the specific relationship of land use types, one to the other and not so much by geographic sections. One of the objectives in this book is specifically that the city of Honolulu would be the metropolitan core for the island and for the State. From this core, let's examine the relationship with other areas.

"The growth of Kailua-Kaneohe can be directly applied to the establishment of the City of Honolulu as its employment core. As we come farther out to Pearl City,

Pearl Harbor has been another major employment center. On this map, it is indicated by these dots how the employment centers stretch out along the shoreline. Naturally, with the employment centers stretched out along the shoreline, the communities have formed back of these centers and around the centers to support them. The importance of this relationship is again brought out by its dependence upon topography and transportation facilities.

"A specific example is the establishment of the Wilson Tunnel in Kalihi which resulted in an immediate growth of the Kaneohe area. Many of you might remember the Coconut Grove area and the situation as it was. With the construction of the Pali Highway, the area immediately developed more rapidly. This interrelationship of transportation facilities and urban development is very closely allied and we must watch to be certain that our projections of development are based on principles such as this.

"Now that we have established, more or less, the character of the bedroom communities which surround our metropolitan core and major employment centers, let's examine some of the other relationships of employment versus development.

"Lualualei and Schofield are major military installations which brought about the development of adjoining areas to service these installations. The people who are in direct support of it are of one social type and character; e.g. civil service employees, military dependents, etc. Other areas, such as Makaha Valley and Waianae Valley have another type of development. Here we have shifted from development adjoining a military post to one of a village and town dependent upon agriculture. Waianae used to be a sugar plantation. Makaha was developed for various other agricultural pursuits. The people in these areas should then be all farmers, yet this is not true. We can't say this development is specifically allied to one facet of the economy because there are people living in these areas not because they want to farm but because of the amenities. Where can you find such fine beaches and dry hot climate? So other considerations besides employment come into the balancing of your population figure and the determination of land uses.

"Let's take Barber's Point. This area has a military post, an industrial complex, and development of a new satellite city to service the area. The character of this urban area will be entirely different from other adjacent towns.

"Take Waiialua, it's primarily agriculture. Shall we compare it with Kahuku another primarily agricultural town? How are they related? If you examine these towns, you will also find differences. The overlying influence of Haleiwa as a resort and fishing town has influenced Waiialua. Kahuku has no town in close proximity to influence it. You cannot give any definite character to any specific locality as determined by employment. Each locality is influenced by other things, such as your transportation routes and the towns and the land uses adjoining them. The most isolated community is your Kahuku community and this community is dependent

mostly on your plantation use. So I would say that if you were to pick the most typical town with the least amount of influence by other areas, Kahuku would be the town most representative of its major employment source.

"Beyond Kahuku, again your basic features are your climatic condition, the availability of beaches, and the availability of properties of fee simple and leasehold ownership. The desirability of living in an area with these amenities has influenced the growth along this area. As you proceed along the shore, you notice only marginal development in the Kaaawa area. Why? Because of only one ownership. In the material presented, you can see where we specifically list land ownership as a factor in development. Here you see where private ownership becomes a major factor.

"The other point I wish to make is that in relation to all of these developments, we are fortunate that our road network and also our utility network are such that we have been allowed to develop as we should. If our road network and utility network were much less efficient or smaller in size, they would be a hinderance to our development. Even now the City is faced with examples of developments which have proceeded beyond the foresight or ability of the City to pay for adequate utilities. In the Kailua-Kaneohe area, the sewer program has not caught up to the amount of sewerage facilities necessary to serve these two areas. Again in Waianae we have the same example where we have programmed for a sewer system but we do not have the monies to construct immediately, and the need is immediate. In planning, we are trying now desperately to catch up with these shortages.

"To give you a little bit of significant information about some of the 12 sections that we have, this is the Koolaupoko section. This section has a total area of 43,000 acres, plus or minus, or 67 square miles or approximately 11% of the island of Oahu. We are talking of the area from the ocean to the mountain ranges and from Makapuu Point to Kualoa. With 30 mile length and 12 mile width, there is a narrow and long usable area. This topography dictates development along the shoreline.

"The distance from Aloha Tower to the farthest point in this area is 20 miles. Because of this relative short distance, easy accessibility to new highways, the climate, and the beach, this area has become a bedroom community. Coupled with these factors is the average rainfall which is 30 inches at Makapuu to 200 inches at Koolau Range Ridge above Waiahole. So those who like the dry climate live along the seashore where the rainfall is less while others who like the dense vegetation and a damper climate, live close to the mountain. The elevation differs from "0" at sea level to 3,150 feet at the top of the mountain range. The temperature decreases several degrees for every thousand feet of elevation. Here you can have a difference in temperature as well as rainfall. With this great variation of climate, you establish your home by your desires and needs, and yet you can live in close proximity to your employment. The slope of land from 0 to 10%, which is good developable land, has a total area of 18,600 acres. The slope of 10% to 20%, which is

marginal land, has a total area of 5,690 acres. Land which is over 20% slope, has an area of 18,760 acres, showing that the major portion of this land is unusable, undevelopable land.

"The most significant feature we feel is your Nuuanu Pali which offers you the route through the mountain range to Kaneohe Bay which is one of the few areas that is calm enough for water skiing and other water sports throughout the year. The employment center of the Kaneohe Military Air Station has been a major influence in the development of this area. The existing population of this whole section is 60,230 persons. We anticipate by 1980, approximately double that figure to 139,000 persons.

"To go into land usage, we have pulled out the residential land use which is 2,907 acres or 6.75% of the total. You notice that the population is anticipated to be increased. The proposed acreage of residential use is 10,350 acres or 24.04% which shows an increase of the acreage in this area to take care of the increased population.

"I could go on listing item by item the land uses proposed, but I feel that in doing this we would be presenting facts and figures for one of the 12 sections. Of more significance is the relationship of one area to the other and the proposed development of such an area with expansion of facilities to take care of this increase as related to the adjacent sections. This detailed material will be presented to the Commission for their information and review. By looking at the map, it gives a visual presentation of the written material and the relative sizes of land uses become easier to relate, one to the other.

"For the Koolauloa district, Kualoa to Kahuku, we are talking about a total area of 44,415 acres. You will notice that this district is very similar to Koolaupoko. It is 24 miles in length and 9 miles in width. Again the topography is a long narrow strip with cliffs on one side and a narrow developable area below, bounded on the other side by the ocean. Rainfall is 30 inches down at the beach area and increases to 300 inches at the top of the mountain range. The elevation is 0 to 2,800 feet which is about what was in Koolaupoko. The slope of land from 0 to 10% contains a total of 10,600 acres, not as much as Koolaupoko. Land at a slope of 10% to 20% contains 6,600 acres. Land over 20% is 27,220 acres.

"The significant features here are your Kahana Bay area, the Mormon development at Laie, Kawela Bay, Waimea Bay, and the Sunset Beach area. What follows is an important discussion on the influence of distance to population. Your existing population in this area is 8,043 persons as compared to Koolaupoko with 60,000 persons. The increase anticipated for Koolauloa is very small. In 1980, the proposed population is 11,000 persons.

"The distance from this section to Aloha Tower is 42 miles. A 20 mile distance as against a 42 mile distance is twice as far. Conditions may be the same but the cost of

transportation over this distance, the amount of time spent traveling to the source of employment are a determining factor where the population locates. So this is a clear indication of how population is allocated and distance as one of the prime factors in the consideration of distribution of population.

"There is an employment center in this area--Kahuku Plantation. For residential uses, there is an existing 580 acres. We can only see an expansion to twice this amount of approximately 1,738 acres.

"This type of data is used to develop the over-all plan. It should be evident that by developing an over-all plan in this manner, all parts will be interrelated. You can take each section such as we have and compare it and its relationship with the other sections by considering the transportation facilities, employment centers, the topography and the principles which we have presented. Economic climate, physical development, social factors and even political influences are considered.

"After we have done this and come up with a plan then we have a comprehensive approach to the plan. From this we can narrow the consideration to the 12 individual areas and from this point narrow it further down to community areas within the 12 areas. When we get down to community and neighborhood areas, this is when we go to the development plan.

"The development plans are in much more detail and indicate a more detailed expression, siting, and delineation of facilities as far as the general plan is concerned, so the development plan implements the general plan. Even more specific than the development plan is your zoning which again implements your general plan and follows your development plan. A further example is the siting of specifics in the development plan; such as water, sewer, gas and electric lines which are indicated in the roads by size, type and location on the development plan. So this is how we go from the basic data presented to the general plan of the 12 sections as presented here and to the development plan.

"We feel that though extremely brief that a presentation such as this gives you the general idea of how we approach the problem. If this concept is agreeable with you, what I would like to do is to gather all the information together, put it into finished report form, take this map and put it in finished form so that we would be able to present to the Corporation Counsel the map plus the supporting data in one bundle. You will then review this material again and when you are satisfied that this is the proper approach, the correct procedure, and that the plan is acceptable, then you could call a public hearing. Today, I feel that we have covered in the discussion, the procedure and material the Commission members would want to see in the plan. I feel that the Commission has given us enough direction and advice."

Mr. Lemmon remarked that the Director has made a fine presentation of the program which he proposes to follow in developing the general plan and he supports this program.

Mr. Lemmon's motion to adopt the Director's recommendation on the procedure for developing the general plan was seconded by Mr. Himeno.

In the discussion that followed, Mr. Centeio asked the Director whether he intends to modify any portions of the plan presented today and when he expected to finish compilation of all data for presentation of the general plan report to the Commission for calling of a public hearing.

The Director replied that no major changes to the plan are contemplated. With no unexpected delay, the report and the map could be completed in about a weeks time.

A vote was taken and the motion carried unanimously.

The Director thanked the Commission for its cooperation and guidance in the preparation of the general plan. He felt that the Commission took the proper action in recommending a broad brush technique for the general plan. He stated that after the plan is completed and a public hearing held, the Commission may comment and recommend changes to the plan before it is transmitted to the Mayor and the City Council for adoption. He indicated that soon thereafter, development plans for specific areas on the general plan must be adopted. Then adoption of the comprehensive zoning ordinance must follow.

Mr. Lemmon thanked the Director for his presentation and the research done in the preparation of the general plan. Regarding the comprehensive zoning ordinance, since the public hearing on this matter was kept open and he sees nothing controversial, according to Judge Jamieson's ruling on the general plan, to continue holding the public hearing, he felt that the Commission should continue this hearing and adopt this ordinance after adoption of the general plan.

Mr. Centeio did not agree with Mr. Lemmon's proposal. He felt that it was unnecessary to adopt a new zoning ordinance. By comparing what exists and what is proposed, he stated that at least 80% of what is proposed now exists. All that is necessary is to adopt the new ordinances as an amendment to the existing ordinance.

The Director indicated that adoption of a general plan, followed by the development plan would require adoption of the comprehensive zoning ordinance accompanied by a zoning map. For that reason, adoption of the zoning ordinance should be last.

Mr. Yamabe requested the Director to check with the Department of Land and Natural Resources regarding some changes made in the Waimanalo area.

The Director replied that the staff had consulted with that department. Should there be other changes, those changes could be presented during the public hearing.

Mr. Centeio requested verification from the Director that the public hearing to be held is to consider only those areas which have no general plan adopted by ordinance.

The Director replied that the proposal is to adopt a new general plan covering the entire island.

Mr. Lemmon requested a legal opinion from the Deputy Corporation Counsel whether those sections of the island where public hearings have been held for adoption of a general plan are to be considered as having had the benefit of a public hearing.

Mr. Kimura replied that in view of Judge Jamieson's ruling that until such time the Council adopts a general plan for the entire City and County of Honolulu, no zoning ordinance may be passed, and according to the Charter, as the Judge interprets it, the general plan must be in accordance with Section 5-509, and the Charter further provides that the Planning Commission shall call a public hearing prior to recommending adoption, so, what you will be doing now, after a formal presentation, is to call for a public hearing for the general plan of the entire City and County of Honolulu. With respect to prior public hearings, those were in the form of amendments to the master plan as interpreted by Judge Jamieson which are in effect amendments to the existing general plan and which pertain to particular areas.

Mr. Lemmon asked, in other words, the fact that public hearings were held and closed and a pattern for development had been adopted for certain areas, those adopted plans are subject to change under the new public hearing if it so happens that they should be changed?

Mr. Kimura replied that according to the injunction, yes.

Mr. Lemmon requested that this opinion be submitted in writing.

The Chairman stated that a vote was not necessary for requesting that opinion in writing. He then requested for an opinion whether the Commission, mandated by the Charter to call a public hearing, must describe by metes and bounds, the boundaries of the area to be considered in the public hearing notice. He felt that the Commission must be very careful when adopting this general plan since the public hearing will cover areas already zoned.

Mr. Kimura replied that in accordance with Section 5-515 of the Charter regarding public hearing, no specific requirement to delineate boundaries is mentioned. It merely mentions the requirement to publish the time and place of the hearing at least ten days prior to such hearing in a daily newspaper of general circulation in the city.

The Director indicated that for general plan amendments, the notices merely mentioned the specific area with no defined boundary. It is only for the zoning of a specific parcel that defined boundaries have been given in the public hearing notice.

Asked by the Commission how he intends to proceed with the calling of a public hearing on the general plan for the entire island of Oahu, the Director stated that he will first contact each of the rural community associations to obtain the anticipated number of persons who

would be interested in attending the hearing. If the attendance is expected to be large, the rural sections could be split but if not too large, the entire rural sections could be considered at one hearing. The City of Honolulu will then be considered at another time. The general plan will be presented to the public as one plan for the entire island but testimonies would be heard from only those persons residing in a specified area.

Mr. Centeio took exception to this procedure since the public hearing will cover areas which already have a general plan and which plan is no different from the new plan proposed. He felt that it was unnecessary to review these areas again at a public hearing. The public hearing should be held for only those areas which the Commission had never held a public hearing and adopted a general plan.

Reminded by the other Commission members that in accordance with Judge Jamieson's ruling that those public hearings were not valid and that the requirement is to adopt one general plan for the entire island of Oahu, Mr. Centeio also took exception to this ruling. He stated that there was no improper procedure by the Planning Commission. The improper procedure was by the City Council. The Commission reviews the general plan and was in the process of recommending a general plan for the entire island of Oahu but was unable to do this because of those areas which were never presented to the Commission for consideration. By completing the general plan for those areas omitted, the Commission would be recommending to the Mayor and the City Council, a general plan to cover the entire island of Oahu. He pointed out that there is no injunction against the Planning Commission. He felt that it was wrong and also impossible because of the number of people involved to have one public hearing on the general plan for the entire island.

Mr. Himeno felt that the Director was taking the proper steps in providing an opportunity for the people of the various communities to see and comment on the broad general plan as it affects their own community and how it ties in with the rest of the island. He was favorably inclined to follow the Director's recommendation.

Mr. Yamabe made a motion that inasmuch as the Charter mandates initiation of the process of calling a public hearing by the Director, that we request the Director to make his recommendation of calling a hearing in such a manner he feels feasible and conforming with the Charter on public hearing procedures. The motion was seconded by Mr. Lemmon.

Mr. Yamabe stated that to expedite matters, his motion is to give the Director authority to hold public hearings by sections only if such a procedure conforms with the Charter provision.

Mr. Centeio questioned the authority of the Director to call a public hearing. A discussion followed on who has authority, the Director or the Commission, to call public hearings.

Asked by the Commission for an opinion, Mr. Kimura referred to a written opinion rendered previously.

Opinion No. 62-139 dated November 30, 1962, states in part that "...the Planning Commission is the body that holds the public hearing. This being so, we are of the opinion that the authority to call the public hearing rests with the Commission. It should be noted that the Charter mandates the Commission to hold a public hearing whenever the Planning Director submits to it a proposal to adopt or amend the General Plan or any zoning ordinance...In that sense, the act of calling the public hearing is essentially ministerial. Accordingly, and to avoid confusion, it may be advisable for the Commission to grant general authorization to the Director to proceed to arrange a public hearing subject to approval by the Commission of the date of the hearing, whenever he has presented to the Commission a proposal for adopting or amending the General Plan or any zoning ordinance."

The Commission members, with the exception of Mr. Centeio, stated that the motion was properly stated.

A vote was taken and the motion carried. Mr. Centeio voted in the negative based on his belief that the Commission should review the matter before calling for a public hearing and not hold a public hearing at the discretion of the Director.

The meeting adjourned at 1:05 p.m., on motion of Mr. Lemmon and second of Mr. Yee.

Respectfully submitted,


Carole A. Kamishima
Planning Reporter

Meeting of the Planning Commission
Minutes
September 12, 1963

The Planning Commission met in regular session on Thursday, September 12, 1963, at 2:00 p.m., in the Conference Room of the City Hall Annex with Vice Chairman George F. Centeio presiding:

PRESENT: George F. Centeio, Vice Chairman presiding
Stanley T. Himeno
Thomas N. Yamabe II
Alfred A. Yee

Frederick K. F. Lee, Planning Director
Wendell Kimura, Deputy Corporation Counsel

ABSENT: Frank W. Hustace, Jr. (on trip)
Kinji Kanazawa (on trip)
Cyril W. Lemmon
Fred K. Kwock, ex-officio
Bartley M. Harloe, ex-officio

LAND USE
COMMISSION
PETITION
WAIPIO
(OCEANIC
PROPERTIES)

The Commission considered a petition filed by Oceanic Properties, Inc., et al, to the Land Use Commission for change in the Temporary District Boundary. The petition was forwarded to the Planning Commission for comments and recommendation by Mr. W. M. Mullahey, Acting Executive Officer, of the Land Use Commission.

The Director reported that the request for change in the Temporary District Boundary from an Agricultural to an Urban District covers approximately 2,000 acres of land in Waipio. The Commission last year adopted the general plan of Waipio which showed urban use for the requested area. Since there is a court injunction contesting the validity of this adopted general plan and in order not to be subject to contempt of court, the Director felt that a legal opinion should be received as to whether or not the Commission could act on this matter. He presumed that the Commission could act on the petition since the action to be taken by the Commission would merely be a recommendation to the Land Use Commission.

The Chairman believed that a legal opinion was not necessary since any action to be taken by the Commission would merely be a reaffirmation of the previous action taken for the same area.

After a brief discussion, a motion to reaffirm the previous action taken by the Commission was made by Mr. Yamabe, seconded by Mr. Yee, and carried.

IMPROVEMENT
REVOLVING FUND

The Director reported that the following proposals to utilize funds from the Improvement Revolving Fund to carryout various improvement projects require recommendations from the Planning Commission. Since all the projects are affected by the recent court ruling on the general plan, he had requested a written opinion from the Corporation Counsel as to whether or not the Commission may consider and make recommendations on these projects without being in contempt of court. He has just been informed that the opinion is not ready, therefore, he requested that these items be deferred until receipt of the opinion.

The Chairman announced that the following items will be deferred until the next meeting of the Commission:

- 1) Committee Report No. 1452. The sum of \$34,200 is required for the acquisition of nine parcels within the Kapalama Improvement District Unit III Project.
- 2) Committee Report No. 1556. The sum of \$99,042 is required to settle payment to the owners for land acquired under eminent domain proceedings for the Waimalu Stream Flood Control Unit II.
- 3) Committee Report No. 1573. The sum of \$18,164 is required for the acquisition of land for Improvement District No. 164, Leilani Street Extension.
- 4) Committee Report No. 1657. The sum of \$59,490 is required for the acquisition of land necessary for Improvement District No. 157, Bachelot Street Extension.

STREET NAMES
PEARL CITY
PACIFIC PALISADES
UNIT II WEST
SUBDIVISION

The Commission, on motion of Mr. Himeno and second of Mr. Yee, recommended approval of the following street names:

- (1) Street names for roadways within the Pacific Palisades Unit II West Subdivision:

- AUHUUH STREET - Extension of existing roadway to its terminus past Aupaka Street.
- APAAKUMA STREET - Roadway from Auhuhu Street to Aupaka Street on the Wahiawa side of Komo Mai Dr.
Meaning: Native of a place
- AUPAKA STREET - Roadway crossing Auhuhu Street Wahiawa of Apaakuma Street.
Meaning: A plant of the violet family

STREET NAME
ALEWA
"ALEWA PLACE"

- (2) Street name for a roadway within the Lower Alewa Subdivision at Alewa:

- ALEWA PLACE - Deadend roadway off existing Alewa Drive between Aulii Street and Wyllie Street.

STREET NAMES
KAUNALA
WONDERLAND HAWAII
SUBDIVISION

- (3) Street names for roadways within the Wonderland Hawaii Subdivision at Kaunala:

- WEHIWA PLACE - Deadend roadway off Kamehameha Highway between Opuola Street and Kaunala Street.
Meaning: Choice; prized
- WEHIWA WAY - Deadend roadway off Wehiwa Place.

STREET NAMES
WAIALUA
WAIALUA BEACH
SUBDIVISION

- (4) Street names for roadways within the Waialua Beach Subdivision, being Improvement District No. 168:

- AU STREET - Roadway off Waialua Beach Road running parallel to the ocean thence looping to terminate at Aweoweo Street.
Meaning: Swordfish
- AKULE STREET - Roadway from Au Street to Apuhihi Street.
Meaning: The goggle-eyed scad fish
- APUHIHI STREET - Roadway from Waialua Beach Road to Au Street and between Aweoweo Street and Kiapoko Street.
Meaning: A shell fish resembling the Hihiwai

- AWEOWEO STREET - Roadway from Waialua Beach Road to Au Street and between Apuhihi Street and Crozier Loop.
 Meaning: Various Hawaiian species of red fishes
- (5) Street name for a roadway within the Lilipuna View Lots Subdivision at Kaneohe:
- STREET NAME
 KANEOHE
 LILIPUNA VIEW
 LOTS SUBDIVISION
- MOLOLANI PLACE - Deadend roadway off Lilipuna Road between Haunani Place and Waialele Road.
 Meaning: Well kept
- (6) Street names for roadways within the Pikoilua Tract Unit 9 Subdivision in Kailua:
- STREET NAMES
 KAILUA
 PIKOILOA TRACT
 UNIT 9 SUBDVN.
- NAKULUAI STREET - Extension of an existing roadway across Mokulele Drive.
- MOKULELE DRIVE - Extension of existing roadway.
- NAMOKU STREET - Extension of existing roadway.
- HIKIWALE STREET - Extension of existing roadway to its terminus at the intersection with Mikihilina Street.
- NAKUMANU PLACE - Deadend roadway off Nakuluai Street on the Kailua side of Mokulele Drive.
 Meaning: A variety of taro
- MIKIHILINA ST. - Roadway from Mokulele Drive to Namoku Street between Pahikaua Street and Nakuluai Street.
 Meaning: Most beautiful
- LEHUUILA STREET - Roadway crossing Mikihilina Street between Mokulele Drive and Hikiwale Street.
 Meaning: Flashes of lightning
- LUPO STREET - Roadway extending from Lehuuila Street and Namoku Street, pali side of Mikihilina Street.
 Meaning: Wolf
- (7) Street names for roadways within the Puhawai Farm Lots Subdivision at Lualualei, Waianae:
- STREET NAMES
 LUALUALEI, WAIANAE
 PUHAWAI FARM LOTS
 SUBDIVISION
- PAHEEHEE PLACE - Deadend roadway off existing Paheehee Road and between Halona Road and Puhawai Road.
- HAKALINA ROAD - Roadway extending from Puhawai Road to Paheehee Road and between Halona Road and Wikolia Place.
 Meaning: Showy
- (8) Street names for roadways within the Moanalua Gardens, Unit 7 Subdivision:
- STREET NAMES
 MOANALUA
 MOANALUA GARDENS,
 UNIT 7 SUBDVN.
- ALA MAHAMOE - Extension of existing roadway across Jarrett White Road thence parallel to Moanalua Road to its terminus past Maha Place

MAHA PLACE - Deadend roadway off Ala Mahamoe past
Mahaoo Place.

Meaning: Temple; side of the head

MAHAOO PLACE - Deadend roadway off Ala Mahamoe between
Jarrett White Road and Maha Place.

Meaning: Mature in wisdom; wise

The meeting adjourned at 2:10 p.m.

Respectfully submitted,

Carole A. Kamishima
Carole A. Kamishima
Planning Reporter

Meeting of the Planning Commission
Minutes
September 26, 1963

The Planning Commission met in regular session on Thursday, September 26, 1963, at 2:10 p.m., in the Conference Room of the City Hall Annex with Vice Chairman George F. Centeio presiding:

PRESENT:

George F. Centeio, Vice Chairman presiding
Stanley T. Himeno
Kinji Kanazawa (excused at 3:20 p.m.)
Cyril W. Lemmon (present at 2:35 p.m.)
Thomas N. Yamabe II
Fred K. Kwock, ex-officio
Bartley M. Harloe, ex-officio

Frederick K. F. Lee, Planning Director
Wendell Kimura, Deputy Corporation Counsel

ABSENT:

Frank W. Hustace, Jr. (on trip)
Alfred A. Yee

MINUTES:

The Commission deferred approval of the minutes of the regular meetings of August 29th and September 12, 1963, and the special meetings of September 3rd, 4th, 5th, 6th, 9th and 10th, 1963, until the next meeting of the Commission on motion of Mr. Yamabe and second of Mr. Himeno.

GENERAL PLAN
CITY & COUNTY
OF HONOLULU

The Director presented to the Commission, copies of the proposed general plan for Oahu which sets forth the Council's policy for the long-range comprehensive physical development of the city.

The Director informed the Commission that the proposed general plan is now being reviewed by the Corporation Counsel for an opinion as to whether or not it complies with the provisions of Section 5-509 of the Charter relating to the general plan. As soon as a reply is received from the Corporation Counsel, the proposed general plan will be reviewed with the Commission for revisions, if necessary, before scheduling a public hearing; otherwise, the public hearing will be scheduled as soon as possible. Advanced copies of the plan are being submitted to the Commission at this time for the Commission's review and comments.

He stated that letters of inquiries are being sent to the various community associations for their comments on the plan and whether they would present these comments at the public hearing or by letter. By obtaining this information on the anticipated number of persons planning to attend the hearing, he would have a better concept of how to schedule the hearing, whether to schedule one hearing for the entire island of Oahu and rent an auditorium or schedule several hearings and hear the people who will testify by separate geographic location. He requested the Commission not to release any information contained in the document until the Corporation Counsel has sanctioned it; otherwise, the Counsel may be liable for contempt.

A discussion followed on the preparation of a program for the public hearing to consider the proposed general plan for Oahu.

Mr. Kanazawa felt that the motion made Friday, September 10th, was not explicit as to the nature of the public hearing and the scope of coverage. To further clarify the matter, he made a motion to authorize the Director to call a public hearing with reference to the entire general plan of Oahu and that dates of the public hearings be scheduled based on the response of interest he receives covering a particular area or if the response indicates a public hearing for the whole island of Oahu, then one specific date.

The motion was seconded by Mr. Yamabe.

Mr. Yamabe pointed out that this motion is repetitious of the last action taken. The action taken previously was that "Inasmuch as the Charter mandates initiation of the process of calling a public hearing by the Director, that we request the Director to make his recommendation of calling a hearing in such a manner he feels feasible and conforming with the Charter on public hearing procedures."

He stated that this action requested the Director to recommend to the Commission the method he intends to use for calling a public hearing which would conform to the Charter and to schedule such a hearing as soon as possible. He saw no reason for taking a similar action.

The Director gave his understanding of the previous action taken to mean that the Director was given authority by the Commission to call for the public hearing to consider the proposed general plan for the entire island of Oahu whenever he felt that it was feasible. This action was taken by the Commission to expedite the matter so that as soon as the Corporation Counsel returns the document stating that it conforms to the requirement of Section 5-509 of the Charter, the Director at his discretion would schedule the public hearing date. Another reason for this action was that the Director could determine, after receiving replies from the community associations on the anticipated attendance at the hearing, whether to schedule one hearing or several hearings for the entire island of Oahu.

He stated that the community approach was taken to have the various community associations represent their individual members rather than permit individuals to speak on their individual parcels; otherwise, the Commission would have to schedule hearings in each community to permit these individuals to speak. The community approach permits a much broader and better response rather than going into specifics.

Mr. Lemmon was opposed to any proposal which would grant the authority to the Director to schedule the public hearing before the Commission has had an opportunity to examine the general plan. He felt that it was wrong to present to the public a plan that the Commission has not approved. It was his understanding that the action taken previously was to permit the Director to prepare a program for calling a hearing and it was not for him to schedule a public hearing. He indicated that at one of the workshop sessions, an action was taken to authorize the Director to prepare a general plan for Oahu which is subject to changes. He stated that the Commission is not

here to rubber stamp a plan. He indicated that a proposed plan for the City of Honolulu was never discussed with the Commission and he felt that the Director should present such plan to the Commission for review and discussion before scheduling a public hearing.

The Director stated that the Commission will have an opportunity before the hearing to review the plan for any revisions and again after the hearing for any modifications or amendments to the plan before it is submitted to the Mayor and the City Council for adoption. The Commission had authorized the Director to take whatever approach he wishes in scheduling the public hearing. One approach is to consider the over-all plan, the second, for specific areas, and the third, for areas which were previously left open.

Mr. Centeio felt that it was unnecessary to call a public hearing for the general plan of the entire island of Oahu. He indicated that certain sections of the island have a general plan adopted by ordinance which makes those plans legal. This includes the City of Honolulu by the fact that the old master plan continued as the general plan under the Charter. At one of the workshop sessions, the Director had presented the over-all plan for Oahu which included the plan for the City of Honolulu.

In calling for a public hearing on the general plan for Oahu, he stated that the hearing notice should be specific by mentioning the time of the public hearing and naming the specific sections to be considered. These are the areas not yet having an adopted general plan; namely, Halawa to Pearl City, Ewa to Barber's Point to Kahe Point, Makua to Kaena Point, Waimea to Kahuku to Waikane. As confirmed by the Director in all of his presentations, in general, no major changes or modifications are being proposed for those areas having an adopted general plan. Therefore, he contended that a public hearing cannot be held for these same areas unless a change or amendment is being made to the general plan. By calling a public hearing and adopting the general plan for the areas omitted, there would be completed a general plan for the whole island of Oahu.

Mr. Lemmon indicated that he had requested a legal opinion on this question and asked whether the opinion has been rendered.

Mr. Kimura replied that his office is working on the opinion and it is in the process of being drafted in final form. The opinion should be ready by the next meeting of the Commission.

Mr. Lemmon requested that the corporation counsel expedite submission of this opinion since this same problem arises time and time again.

Mr. Himeno remarked that the Commission, with the exception of Mr. Centeio, had voted against the calling of a public hearing for only those sections not yet considered. The decision was to hold a public hearing for the general plan of the entire island.

Mr. Kanazawa withdrew his previous motion and made a new motion that a public hearing be called on the general plan

for Oahu mandating the planning director to determine whether a single hearing be held for the whole Oahu general plan or to hold several hearings covering specific areas depending on the nature of response from the public and the areas Halawa to Pearl City, Ewa to Barber's Point to Kahe Point, Makua to Kaena Point, Waimea to Kahuku to Waikane be subject to a public hearing as soon as permitted under our Charter. The motion died for lack of a second.

Mr. Yamabe felt that this second motion was also repetitious of the action taken previously.

Asked by the Commission how soon he expected to hear from the community associations and when he would be prepared to submit a program for calling a public hearing, the Director replied that he could be prepared by the next meeting of the Commission.

Mr. Lemmon remarked that the Commission should be prepared to receive that information by the next meeting and suggested that in the meantime, the Commission hold a few work sessions to review the general plan so that the Commission would be prepared at the next meeting to receive and discuss the program of public hearing to be presented by the Director.

Mr. Lemmon made a motion to (1) request the Director to expedite responses from all interested areas and organizations through his letters regarding their participation; (2) ask that the information be made available to us by a program of recommendation by the next meeting; and (3) the chairman call for at least two work sessions within the next two weeks and ask the Director to review with us the new general plan so we would be prepared to recommend a public hearing at our next meeting. The motion died for lack of a second.

Mr. Yamabe remarked that the Commission is being repetitious. He stated that as soon as the Director receives a reply from the Corporation Counsel on the proposed general plan, the Commission should once more review all areas which need reviewing before holding a public hearing. He recommended that the Director present his program for public hearing procedure at the next meeting and made a motion to adjourn the meeting. The motion to adjourn was seconded by Mr. Himeno and carried.

The meeting adjourned at 3:40 p.m.

Respectfully submitted,

Carole A. Kamishima
Carole A. Kamishima
Planning Reporter

Meeting of the Planning Commission
Minutes
October 10, 1963

The Planning Commission met in regular session on Thursday, October 10, 1963, at 2:00 p.m. in the Conference Room of the City Hall Annex with Vice-Chairman George F. Centeio presiding:

PRESENT: George F. Centeio, Vice-Chairman presiding
Stanley T. Himeno
Kinji Kanazawa (present at 3:25 p.m.)
Cyril W. Lemmon (excused at 3:50 p.m.)
Thomas N. Yamabe, II
Alfred Yee
Fred K. Kwock, ex-officio (excused at 3:00 p.m.)
Victor K. Given, ex-officio (excused at 3:10 p.m.)

Frederick K. F. Lee, Planning Director
Wendell Kimura, Deputy Corporation Counsel
Henry N. Kitamura, Deputy Corporation Counsel

ABSENT: Frank W. Hustace, Jr. (on trip)

MINUTES: The Commission deferred approval of the minutes of the regular meetings of August 29, September 12 and 26, 1963, and the special meetings of September 3, 4, 5, 6, 9 and 10, 1963, for a fuller Commission on motion of Mr. Lemmon and second of Mr. Yamabe. The motion was unanimously carried.

**IMPROVEMENT
REVOLVING FUND:** The Director reported that he has received a written opinion from the Corporation Counsel stating that the Planning Commission may consider and make recommendations on the projects without being in contempt of court. Each of the cases involved is not included in the master plan as it existed on July 1, 1959. In the instant situation, the matters outlined are before the Commission for its review and report. They do not involve the adoption of any zoning ordinance, zoning map, or zoning regulation. Accordingly, they are of the opinion that Judge Jamieson's ruling does not prohibit the Planning Commission from reviewing and reporting on the proposed expenditures from the Improvement Revolving Fund because the action of the Planning Commission on the subject matters will not entail the adoption of any zoning ordinance, zoning map or zoning regulation.

Mr. Kwock, Budget Director, informed the Commission that there is \$196,377 in the Improvement Revolving Fund at the present time which is inadequate to take care of all of the projects under consideration. So based on the urgency of the projects the Commission should recommend whether the parcels should be acquired now or wait until the next fiscal year. He explained the workings of the Improvement Revolving Fund as specified in the Charter, Section 9-206. The various projects under consideration amount to \$210,896.00.

Inquired as to whether the subject projects are on the new General Plan, the Director replied in the affirmative.

Mr. Yamabe requested that the Director clarify the funds to cover settlement of Civil Nos. 8183, 8182 and 8199 for Waimalu Stream Flood Control Unit II. The Director stated that Civil Nos. 8182, 8183 and 8199 concern the payment of funds to the owners in question of the land acquired under eminent domain proceedings in the amount of \$98,758. These lands were utilized for the Waimalu Flood Control Project Unit II. To complete settlement with the various owners of the parcels in question, including severance damages, the City appraised the amount as \$197,800. Because the City has already made payments to acquire these lands, the City has requested additional funds to cover the difference between the Civil Nos. 8182, 8183 and 8199 and the total appraised value of all the parcels in question. The difference is \$99,042. This is the amount the City Council requests from the Improvement Revolving Fund. The City has already committed themselves to acquire this portion of land for the Waimalu Flood Control.

The Commission questioned whether the other projects were top priority items. It was requested that an explanation be made to support their recommendation.

The Director made the following explanation:

(1) Use of funds from the Improvement Revolving Fund to acquire nine parcels within the Kapalama Improvement District Unit III Project. The sum of \$34,200 will be used to pay the lessees for their share of improvements on right-of-way owned by Bishop Estate. The payment for the land to Bishop Estate will be executed only after the sale of the Improvement District funds has been executed. The advance will be repaid as soon as the bonds are sold.

(2) Use of funds from the Improvement Revolving Fund to cover settlement of Civil Nos. 8182, 8183 and 8199 for the Waimalu Stream Flood Control Unit II. The sum of \$99,042 is required to settle payment to the owners for land acquired under eminent domain proceedings. The City has committed itself to acquire these lands.

Mr. Yamabe was of the opinion that this is a top priority item.

(3) Use of funds from the Improvement Revolving Fund to acquire land for Improvement District No. 164, Leilani Street Extension. The sum of \$18,164 is required for this acquisition. The Planning Commission had recommended deletion of the original Leilani Street extension and the joining of Leilani and Ulana Streets. This project is 100% participation by the property owners. The funds would be reimbursed to the City once the bonds are floated.

(4) Use funds from the Improvement Revolving Fund to acquire lands necessary for Improvement District No. 157, Bachelot Street Extension. The sum of \$59,490 is required for this acquisition. Acquisition of land for Bachelot Street is needed for immediate construction of

improvement district through eminent domain process. The improvement district is a joint project of the City, State and private owners for the benefit of the rehabilitation center. Additional land acquisition required by the State for the rehabilitation center shall be carried out separately by the State.

The Commission recommended approval to utilize funds from the Improvement Revolving Fund for the following projects:

(1) Committee Report No. 1452. The sum of \$34,200 for the acquisition of nine parcels within the Kapalama Improvement District Unit III Project.

(2) Committee Report No. 1556. The sum of \$99,042 to settle payment to the owners for land acquired under eminent domain proceedings for the Waimalu Stream Flood Control Unit II.

(3) Committee Report No. 1573. The sum of \$18,164 for the acquisition of land for Improvement District No. 164, Leilani Street Extension.

(4) Committee Report No. 1657. The sum of \$59,490 for the acquisition of land necessary for Improvement District No. 157, Bachelot Street Extension.

Inasmuch the Budget Director reported that there is a limited amount presently in the Improvement Revolving Fund, the allocation of the money will be left to the discretion of the City Council. However, it is recommended that the Waimalu Stream Flood Control Unit II Project be considered top priority. The motion made by Mr. Yamabe, seconded by Mr. Himeno was unanimously carried.

LAND USE
COMMISSION
PETITION
MAILI-WAIANAЕ
(ERNEST SOUZA)

The Commission considered a petition filed by Ernest Souza to the Land Use Commission for change in the Temporary District Boundary. The petition was forwarded to the Planning Commission for comments and recommendation by Mr. W. M. Mullahey, Acting Executive Officer, of the Land Use Commission.

The Director reported that the area involved for change in the Temporary District Boundary from an Agricultural to Residential District for 2.190-acre parcel of land is situated 500 feet mauka of Mailiili Road and 600 feet Kaena Point side of St. Johns Road, opposite the Maili Elementary School premises in Waianae. The State Land Use Commission's District Map designates the subject property for Agricultural use. There is only a shoe-string water line serving the area at the present time. The City has no plans to expand its sewer facilities into this area within the foreseeable future. The roadways serving this area are private unimproved, dirt roads without pavement. The property in question is located in the rear of Maili Elementary School premises within an area served by private unimproved dirt roads. The City paved the dirt road up to the Elementary School.

The applicant wishes to move and post five second-hand houses on his lot containing 2.190 acres for rental purposes. The size of the lots within the surrounding area ranges in size from 6,000 sq ft to 2.50 acres, with majority being below 11,000 sq ft category.

The 20-year General Plan indicates urbanizing character of this neighborhood. However, higher density use will require better roads and utility facilities. There is no doubt that population pressures will result in future residential development as compared to existing agricultural development. However, until proper improvements are provided, heavier densities should not be permitted. The present land use designation should not change until there are assurances for improved public facilities.

The Chairman asked how far the elementary school was located from the subject property. The Director replied that the property was adjoining the school. The Chairman was of the opinion that if the City uses an unimproved road then the applicant is entitled to the same consideration. Under the Rural Protective zoning, he is allowed to have one house for each 5,000 sq ft of land. If he decides to subdivide, the applicant would have to comply with all of the Subdivision Rules and Regulations. Besides, the new General Plan designates the subject area as residential.

The Director pointed out that the only problem is he can put in old shacks and use it without subdividing.

Mr. Lemmon requested the Director to clarify his first statement. To this the Director stated that the request was referred to the Planning Commission for comments and recommendation for the change in the Temporary District Boundary from Agricultural to an Urban District.

If the Commission recommends the change from Agricultural to Urban District, it means that Mr. Souza can utilize his area for this purpose.

Mr. Lemmon asked whether this was contrary to Judge Jamieson's ruling. The Director replied that this is not a zoning action. It is merely a recommendation to the Land Use Commission.

In answer to Mr. Yamabe's question, the Director replied that the existing zoning of the area is Rural Protective. However, the proposed General Plan designates this area for residential use.

The Chairman was of the opinion that the Commission should recommend the change in the Temporary District Boundary from Agricultural to Residential based on the fact that the proposed General Plan indicates it as residential and also the fact that before the State Land Use Commission came into effect, this area was classified Rural Protective. The request before the Commission is only for a boundary change and not a zoning change which is controlled by the Commission; not a subdivision request which is controlled by the Director. It is unfair

to jeopardize a man's right to utilize his land more fully, he stated.

Mr. Lemmon stated that if the Commission recommends the change, it would mean including areas which are now agricultural to residential use. He stated that the community would suffer if bad planning principles were followed. If his development was allowed, others would want to develop their land too and a severe problem would result.

The Director stated that the area has an underlaid zoning of Rural Protective which allows one house per each 5,000 \pm . Overlying this, the Temporary Land Use Boundary is agricultural. Because it is agricultural, the person cannot utilize his land for residential purposes. The agricultural zoning takes precedent over our Rural Protective zone. Mr. Souza is asking for change in the Land Use Boundary to remove the Agricultural District and place it under Urban District. The moment this is removed, Mr. Souza doesn't have to request a zoning change--Rural Protective zone is applicable.

Mr. Lemmon was of the opinion that this change should not be recommended. He is for preserving the orderly expansion of general planned areas.

The Chairman reiterated the fact that the proposed General Plan designates this area as residential. He indicated that there is no Land Use Commission in existence. He cited the fact that the applicant, a tax payer, who owns a property next to the school, is being jeopardized in utilizing his land because of the unimproved private roadway. He considers this unfair.

A motion to recommend that the Temporary District Boundary be retained as Agricultural District was made by Mr. Yamabe and seconded by Mr. Lemmon. A vote was taken and the motion for approval failed to carry lacking four affirmative votes. Messrs. Himeno and Centeio voted in the negative. (Mr. Kanazawa was not present at the time of voting.)

After further discussion, a motion to defer the matter for a fuller Commission was made by Mr. Lemmon, seconded by Mr. Himeno, and unanimously carried.

This matter was again discussed. The Director apprised Mr. Kanazawa of the applicant's request to the Land Use Commission, which has been referred to the Planning Commission for its comments and recommendation. The applicant submitted a letter to the Land Use Commission asking for help. About twelve years ago, Mr. Souza purchased some land at Maili. He could not make improvements at that time because of financial difficulty. He finally paid off his mortgage and purchased five used houses to be moved to his property for \$18,260. He re-mortgaged his property to purchase these houses and to improve the used houses on his land. He was informed by the house mover that the City would not grant a permit to move the

houses on his land. He is confused because the City says that his property is zoned Rural Protective but the State says it has been zoned recently as an agricultural land. He was not aware of this. Had he known this, he stated that he would not have borrowed money to purchase the five houses. He intends to rent the houses to pay off his mortgage.

The Chairman stated that sometime ago this Commission considered a similar request by Oceanic Properties. The Commission recommended to the Land Use Commission that the Temporary District Boundary be changed from Agricultural to Urban District because the General Plan of Waipio showed urban use. Mr. Souza's request is no different from Oceanic's.

The Director stated that there is a slight difference. Oceanic Properties indicated that they will put in all required improvements and subdivide. The purpose of the Greenbelt Law is to give the Commission control for an orderly development.

Mr. Yee inquired as to whether Mr. Souza presented any plans on how he proposes to develop his area. The Director replied that this request was submitted by the Land Use Commission for comments and recommendation of the Planning Commission. Mr. Souza's letter to the Land Use Commission indicates that he does not have sufficient funds to put in full improvements.

Mr. Yee inquired whether the school has made any provision for a permanent access. The Director replied that he believes the Corporation Counsel's Office is trying to acquire land for this purpose. Mr. Kim stated that the driveway was paved to service the school. The City is hoping that in the future some improvement district will be instituted. This is just the way it stands today.

Mr. Yee inquired whether in the foreseeable future when the improvement district is instituted, Mr. Souza will have access to this property. The Director replied that Mr. Souza will have an opportunity to participate.

Inquired as to the condition of the homes in the surrounding area, the Director replied that in some sections the homes are old, substandard.

A motion to recommend to the Land Use Commission that the area in question be retained as Agricultural District was made by Mr. Lemon and seconded by Mr. Yamabe.

A discussion followed. Mr. Kanazawa inquired whether the area under consideration is being used for agricultural purposes at all. The Director replied that the existing zoning of the area is covered by Rural Protective. There are chicken farms, dairy and vegetable growers scattered throughout the area. It is true that the 20 year General Plan indicates urbanizing character of this neighborhood; however, higher density use will require better roads and utility facilities. He felt that until proper improvements are provided, this change should

not be permitted. There is a shoe-string water line serving the area at the present time. There is no plan to expand sewer facilities into this area within the foreseeable future.

Mr. Yee questioned whether this case might not be a special permit situation because of the peculiar circumstances which would not affect the moving of boundary. The applicant would then have to meet the minimum housing code requirements and prevent blight.

Mr. Kanazawa asked how temporary is the boundary. Is the Land Use Commission going to change this boundary again? The Director replied that by January of this coming year the Land Use Commission is required to adopt new rules. By July of the coming year, they are required to adopt a permanent boundary. Every five years the Land Use Commission is required to review its permanent boundaries. Anyone can petition for a boundary change at anytime and the request can be acted upon at any time.

After further deliberation, a vote was taken and the motion to recommend to the Land Use Commission that the area in question be retained as Agricultural District failed to carry lacking four affirmative votes. Messrs. Himeno, Kanazawa and Centeio voted in the negative.

LAND USE
COMMISSION
PETITION
WAIAWA, EWA
(CHARLES YANG,
ET AL)

The Commission considered a petition filed by Charles Yang, et al, to the Land Use Commission for change in the Temporary District Boundary. The petition was forwarded to the Planning Commission for comments and recommendation by Mr. W. M. Mullahey, Acting Executive Officer of the Land Use Commission.

The Director reported that a petition signed by seven property owners representing eight lots was submitted to the Land Use Commission for change in the Temporary District Boundary from Agricultural to Urban District at Waiawa Road in Waiawa, Ewa. The State Land Use Commission's Temporary District Map designates the area for Agricultural use. The proposed General Plan for Oahu designates the area for agricultural use. The existing zoning of the area is Rural Protective.

There is only a shoe-string water line serving this area at the present time. For subdivision purposes the Board of Water Supply requires adequate water main from Kamehameha Highway or Lehua Avenue in Pearl City. The City has no plans to expand sewer services into this area within the foreseeable future. Waiawa Road is a private 20-foot roadway with a 12 to 16-foot pavement. The petitioners' land fronts on Waiawa Road. The lot sizes range from 8,761sq. ft. to 34,177sq. ft. Under the Greenbelt Law, properties within the Agricultural designation are allowed only one dwelling per acre or per existing lot. Therefore, the petitioners feel that they are deprived from constructing additional dwelling units on their lots under the present classification. The areas back of the roadway are used predominantly for watercress patches, vegetable farming and poultry farms.

In view of the predominant use being agricultural for the area as a whole, it is recommended that the area be retained for Agricultural designation in conformity with the proposed General Plan for the Island of Oahu.

Mr. Lemmon commented that this request is similar to Mr. Souza's. By changing the boundary the Commission would in effect create a "shanty town".

The Chairman did not agree with the Director's recommendation nor Mr. Lemmon's comment. He stated that the Commission is only changing the boundary and the zoning will be controlled by the Commission. If any subdivision is anticipated, it will have to be approved by the Director. He pointed out that there is no Land Use Commission in existence.

To clarify the situation further, the Director pointed out that the existing zoning is Rural Protective with overlaying Agricultural District designation by the Land Use Commission. If the Commission were to remove or change the district boundary and remove the overlaying Agricultural District, it immediately becomes Urban District. Then the Rural Protective zone would be in effect. Because this is Rural Protective zone, the applicants could apply for building permits and establish one house for every 5,000~~sq~~ and the City cannot stop them. However, if they were to subdivide, the City would require that improvements be installed.

Mr. Lemmon remarked that it would be poor planning to allow them to build without the normal utilities and adequate roadways. He asked the Director to state his recommendation. The Director recommended that this area remain in Agricultural District in order to preserve farm lands being encroached by residential use, in conformity with the proposed General Plan for the Island of Oahu.

A motion to recommend to the Land Use Commission that the areas in question be retained as Agricultural District was made by Mr. Lemmon, seconded by Mr. Yee and carried. Mr. Centeio voted in the negative.

GENERAL PLAN
CITY & COUNTY
OF HONOLULU

The Planning Director reported that a written opinion has been received from the Deputy Corporation Counsel as to whether those areas of Oahu which have already been subjected to public hearings by the Commission, and which have already been covered by sectional general plan ordinances adopted by the Council, are to be considered at the public hearing of the proposed "new" General Plan of the entire island. The opinion clearly states that those areas of Oahu which have already been subjected to public hearings by the Commission, and which have already been covered by the sectional general plan ordinances, should be considered at the public hearing on the proposed "new" General Plan.

Mr. Kanazawa asked what is meant by "should be considered." The Director replied that even those areas

which have already been covered by the sectional General Plan ordinances should be considered at the public hearing on the "new" General Plan for acceptance by the Court. Whatever is shown on the map for the entire island must be considered.

The Deputy Corporation Counsel stated that according to Judge Jamieson's view, no General Plan which complies with the Charter, Section 5-509, had ever been adopted and until such time that a General Plan of that nature is adopted, the Court enjoins the City from adopting any zoning ordinances, maps and regulations. Insofar as those areas covered by sectional General Plan ordinances adopted by the Council and those areas which have been subjected to public hearings by the Commission are concerned, a public hearing of the proposed "new" General Plan of the entire island must be held.

Mr. Kanazawa asked the Deputy Corporation Counsel whether it is within his interpretation that what has received the blessing in the past is consistent with the intent of the Charter. He got an affirmative reply. Mr. Kanazawa further added that means every area that received some type of formal action by the Commission can be accepted. It is not inconsistent with the intent of the Charter. He contends that the Commission should not concern itself with those sections which have already had the formal action. He commented that for the past several years the Commission had reviewed practically every segment of the island and he feels that further study is unnecessary. He urged that a public hearing be called immediately.

A motion to request the Director to forthwith make arrangement to set a public hearing date or make arrangement for a public hearing on the entire island of Oahu which will cover the areas that were not taken up by any formal action and to include in this public hearing all of the areas that had been acted upon in the past was made by Mr. Kanazawa.

Inasmuch as the Director had reported that the proposed General Plan is being reviewed by the Corporation Counsel as to whether or not it complies with the provisions of Section 5-509 of the Charter relating to the General Plan, the Commissioners were concerned as to whether the Corporation Counsel had replied as to its legality. They felt that time is of essence because the proposed General Plan will have to be formally presented to the Commission before any public hearing is called.

The Deputy Corporation Counsel replied that it is still, to his knowledge, in the office of the Corporation Counsel. He doesn't know to whom it is assigned. He had a quick look at it, but had not the opportunity to review it thoroughly.

Mr. Yamabe pointed out that the motion made by Mr. Kanazawa is repetitious of previous action taken at the last meeting. He saw no reason for taking a similar action.

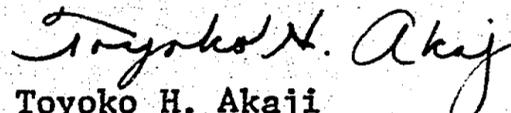
The Deputy Corporation Counsel inquired whether the Director had formally presented the proposed General Plan to the Commission. If that step has not been taken, it must be done before any public hearing is called. The Director replied that he presented copies of the proposed General Plan to the Commission members for their perusal. He informed the members that the proposed General Plan is being reviewed by the Corporation Counsel as to whether it meets the legal aspect to comply with the Charter. Several workshop sessions were held. After the Corporation Counsel determines that it meets with the requirement of the Charter, he will present it formally to the Commission.

The motion made by Mr. Kanazawa lacked a second.

Mr. Yee was of the opinion that the section-by-section studies of the past have not allowed an overall comprehensive view of the entire island and as such, the already adopted sections cannot be considered as having been adequately studied. The Corporation Counsel rules that those areas which have already been subjected to public hearings and which have already been covered by the sectional general plan should all be considered at the public hearing on the proposed "new" general plan. He feels that the Commission should abide by that and proceed accordingly.

The meeting adjourned at 4:15 p.m.

Respectfully submitted,



Toyoko H. Akaji
Hearings Reporter

Meeting of the Planning Commission
Minutes
November 7, 1963

The Planning Commission met in regular session on Thursday, November 7, 1963, at 2:25 p.m., in the Conference Room of the City Hall Annex with Vice Chairman George F. Centeio presiding:

PRESENT:

George F. Centeio, Vice Chairman presiding
Stanley T. Himeno
Kinji Kanazawa
Cyril W. Lemmon
Thomas N. Yamabe II
Alfred A. Yee
Robert Ellis, ex-officio

Frederick K. F. Lee, Planning Director
Wendell Kimura, Deputy Corporation Counsel

ABSENT:

Frank W. Hustace, Jr.
Fred K. Kwock, ex-officio

MINUTES:

The minutes of the regular meetings of August 29, 1963, September 12, and 26, 1963, and October 10, 1963, as circulated, were approved on motion of Mr. Lemmon and second of Mr. Yamabe. Mr. Centeio voted in the negative.

The minutes of the special meetings of September 3, 4, 5, 6, 9 and 10, 1963, as circulated, were approved on motion of Mr. Lemmon and second of Mr. Kanazawa. Mr. Centeio voted in the negative.

**ZONING ORDINANCE
NEW COMPREHENSIVE
ZONING ORDINANCE**

Mr. Lemmon brought out for discussion, the proposed comprehensive zoning ordinance. Inasmuch as the public hearing to consider the ordinance was kept open at the request of the public, he inquired of the Director whether or not the Commission could continue holding the public hearings to obtain further comments from the public. Since review of the ordinance would take considerable time before final adoption, he felt that time could be saved by having the Commission review the ordinance while waiting for submission of the General Plan by the Director.

The Director was of the opinion that the Commission could not consider the zoning ordinance since Judge Jamieson's judgment enjoins the City from adopting any zoning ordinance.

Mr. Lemmon stated his understanding that the general plan must first be adopted, then followed by the comprehensive zoning ordinance. However, it is in the interest of saving time and expediting adoption of the zoning ordinance as soon as the general plan is adopted that he is proposing continuance of the public hearing. He is not proposing that the ordinance be adopted prior to adoption of the general plan.

Mr. Lemmon's motion to recommend to the Planning Director that he continue the public hearing on the comprehensive zoning ordinance as soon as possible in the interest of moving that particular matter forward was seconded by Mr. Yamabe.

Mr. Lemmon requested the Director to first check whether or not following his recommendation would constitute a contempt of court. Should it be in contempt, his recommendation should then be disregarded.

The Director informed the Commission that he has received the General Plan document with comments from the Corporation Counsel's office and as soon as the necessary revisions are made, the proposed General Plan will be presented to the Commission for discussion and calling of a public hearing.

In view of this new information, the Commission discussed whether or not to defer review of the comprehensive zoning ordinance.

Since the motion made is merely a recommendation to the Director, the Commission decided to consider the motion. A vote was taken and the motion carried. Mr. Centeio voted in the negative based on his belief that a new comprehensive zoning ordinance cannot be considered or adopted before there is an adopted general plan.

Mr. Centeio declared that the Commission was "putting the cart before the horse". He stated further that a new zoning ordinance is not necessary since the existing ordinances cover adequately what is proposed in the general plan. Insertion of any new ordinance can be made later through modification of existing ordinances. He felt that holding of public hearings on both the general plan and the comprehensive zoning ordinance at the same time would be time-consuming and cause confusion.

**GENERAL PLAN
FOR OAHU**

The Director reported to the Commission that last night he had received from the Corporation Counsel, a recommendation for the revision of material submitted to the Counsel which the Counsel thinks will meet the legal requirement of a General Plan as interpreted by Judge Jamieson.

The Director stated that he and his staff will review the recommendation and correlate it with the General Plan document prepared by the Planning Department. He hopes to have the General Plan ready by November 21st so that a public hearing may be called but this is dependent upon the amount of work required to correlate the document. Prior to holding the public hearing, he would like to meet with the Commission at a special session when he would formally present the General Plan, including the maps, to the Commission for review and discussion.

Mr. Yamabe's motion that the Commission receive the information as presented by the Director and follow the course recommended by the Director was seconded by Mr. Yee.

Mr. Yamabe stated that his understanding of what the Director proposes to do are:

- (1) The Director and his staff will review the recommendation submitted by the Corporation Counsel and incorporate it into the General Plan.

(2) After the General Plan document is completed, the Director will meet with the Commission to present and explain the General Plan.

(3) After this review with the Commission, the Director will initiate the calling of a public hearing to consider the General Plan. By action taken by the Commission at a previous session, the Director was given authority to initiate the public hearing.

Mr. Centeio stated that if the document submitted by the Corporation Counsel is part of the general plan, the Commission should first review it for acceptance or rejection of the plan. He contended that the Corporation Counsel has no authority to comment or make recommendation on the General Plan because this authority is vested in the Planning Commission. It is only after adoption of the General Plan by the Commission that the Corporation Counsel has authority to make comment and this comment is only on the legal aspects of the matter.

Mr. Kimura, Deputy Corporation Counsel, felt that the Commission was under a misconception. His understanding was that the Corporation Counsel merely reviewed the General Plan as prepared by the Planning Director and re-arranged certain portions or recommended further insertions. The Corporation Counsel has made no independent additions or deletions without the prior consent and knowledge of the Planning Director. The Corporation Counsel understands that this is strictly a planning matter and he has merely reviewed the Plan as to legality and to the extent he felt would satisfy the injunction.

After reviewing briefly the document submitted by the Corporation Counsel, Mr. Kanazawa asked the Director whether this document is intended to provide the substantiating data to support the general plan map. Will this document meet the legal requirement as set forth by Judge Jamieson in his judgment?

The Director replied in the affirmative to both questions.

Asked by Mr. Kanazawa whether he is familiar with the latest decision rendered by Judge Jamieson, the Director replied that he is.

Mr. Kanazawa referred to that portion of the latest decision rendered by Judge Jamieson, filed on October 21, 1963, with the Clerk of the First Circuit Court, which states, "The July 1, 1959 master plan did not meet the requirements of Section 5-509. To be continued as the general plan the July 1, 1959 master plan did not need to meet those requirements."

Mr. Kanazawa stated that he was given the impression by the Director and his staff as well as Mr. Hustace, the chairman, that the 1959 master plan as it existed was inadequate since it constituted nothing but roadway layout. However, Judge Jamieson, in his recent decision, stated that the master plan of July 1, 1959, notwithstanding the fact that it did not meet the requirement of Section 5-509, could continue as the general plan and it need not meet the requirement of Section 5-509.

Therefore, following this recent decision, he felt that the type of report proposed by the Director is excellent to further substantiate and support his plan but he asked, would it not be better to accept the view of the court by accepting the master plan as it existed on July 1, 1959 and incorporate it in the general plan of Oahu which would also include the regional areas which were not covered by this master plan?

He felt that the Commission should not be concerned with introductory material such as, "The cool tradewinds and the even mild temperatures place the island on the enviable list of the year round traveler, etc.", contained in the general plan document. It was his understanding that the staff was to compile statistical data to justify the general plan. He was disturbed because the staff was not doing this in compliance with the court's decision. Furthermore, in the Motion to Vacate or Amend Decision and Judgment, an affidavit has been filed by the Planning Director indicating that it would take two years to prepare and adopt a general plan which would comply with the requirements of Section 5-509 and yet the staff has submitted a report which it states would meet the requirement of Section 5-509.

He felt that in order to save valuable time, the Commission should accept the master plan as it existed on July 1, 1959, include those areas which were previously covered by a general plan and those areas not yet covered by a general plan and adopt one general plan for Oahu. This general plan need not meet the requirement of Section 5-509 because Judge Jamieson had stated that if the master plan of July 1, 1959 is continued, it need not meet the requirement of Section 5-509.

In view of this new theory interjected by Commissioner Kanazawa, the other members of the Commission asked the Deputy Corporation Counsel whether he concurred.

Mr. Kimura did not concur. He indicated that the Charter specifically states that the master plan of July 1, 1959 shall continue as the general plan subject to modifications to comply with the provisions of the Charter. His interpretation of Judge Jamieson's decision, the first as well as the second, is that the master plan of July 1, 1959, can be amended only by compliance with Section 5-509 and which would result in one general plan for the City and County of Honolulu. According to the decision of the court, this has not been done; that the City and County has not adopted one general plan to meet the requirement of Section 5-509.

Mr. Yamabe made a proposal to incorporate in his motion, the legal opinion expressed by Mr. Kanazawa and to transmit this opinion to the Corporation Counsel for a written opinion. Mr. Yamabe stated that he, being a layman, does not understand the legal ramification of this new opinion. He felt that some definite decision should be made so that the Commission can be guided accordingly.

Mr. Himeno also felt that the legal aspects of this matter should be clarified as soon as possible so that the Commission could take the proper procedure in adopting a general plan for Oahu.

Mr. Kanazawa felt that this matter was of sufficient importance that the Commission should not delay it any longer. The Commission had reviewed this matter thoroughly and he felt that the Commission should make the decision whether to pursue a plan in accordance with the recent decision of the court or to pursue the adoption of an entirely new general plan for the entire City and County of Honolulu supported by a report which is suppose to meet the requirement of Section 5-509. He felt that the report prepared by the staff would not adequately meet the requirement of Section 5-509 because his interpretation of this section requires statistical data to justify the general plan and this has not been done by the staff.

A vote was then taken on the motion made by Mr. Yamabe. This motion failed to carry lacking four affirmative votes. Messrs. Centeio, Kanazawa and Lemmon voted in the negative.

Mr. Himeno suggested that a sub-committee of the Commission be formed to meet with the Planning Director and the Corporation Counsel to settle the legal issue of this matter. After obtaining the legal expressions, the Commission would be in a better position to discuss planning matters.

Mr. Himeno's motion that a sub-committee of this Commission be formed consisting of the following: Messrs. Hustace, Kanazawa, Centeio and Yamabe, to meet with the Planning Director and the Corporation Counsel to see whether or not pursuing Mr. Kanazawa's legal point has merit and whether that point could be followed in order to expedite this matter was seconded by Mr. Yamabe.

In the discussion that followed, Mr. Centeio felt that the Commission as laymen and not attorneys should make the decision. He indicated that the Commissioners who are attorneys should leave their opinions at their office and not express it as a Commissioner.

Mr. Lemmon concurred with Mr. Centeio. He felt that it was an imposition to use the professional services of the attorneys on the Commission. Any required services can be provided by the Planning Department and the legal department. He indicated that the function of the Commission is to review planning material provided by the staff and to comment and make recommendation on such planning matters.

The Director indicated that much of the controversy here is moot because there is nothing before the Commission to consider or act. He had not submitted the General Plan to the Commission for review. For that reason, Mr. Yamabe's motion was in order.

Mr. Kanazawa agreed with the Chairman that the members of the Commission serve as laymen in reviewing the functions of the Planning Commission and as such, a special committee to review the legal points is not necessary. The Commission, as a body, should make the decision on what course of action to take on the general plan.

Mr. Centeio disagreed with the Director that there is nothing before the Commission to consider. He stated that the Commission can call a public hearing, right now, for those areas which have no adopted general plan by the fact that a general plan for Oahu prepared by private consultants was presented to the Commission about three or four years ago and accepted by the Commission. The Commission, therefore, can call for a public hearing for those areas without any initiation by the Director.

The Director referred to Charter Section 5-503 which states that, "The planning director shall: (a) Prepare a general plan and development plans for the improvement and development of the city.", and Section 5-505 which states that, "The planning commission shall: ... (b) Review the general plan and development plans and modifications thereof developed by the director."

The Director repeated that no general plan was officially presented to the Commission for review; therefore, there is nothing before the Commission to act.

A vote was taken on the motion made by Mr. Himeno. This motion failed to carry lacking four affirmative votes. Messrs. Centeio, Kanazawa, Lemmon and Yee voted in the negative.

Mr. Kanazawa made a motion to instruct the Director to call a public hearing on the general plan for Oahu which shall include all of the areas that were master planned as of July 1, 1959, and which shall also include the areas which were presented to the Commission but not covered by any ordinance or any other type of formal action heretofore. This motion was seconded by Mr. Centeio.

A vote was taken and this motion failed to carry lacking four affirmative votes. Messrs. Himeno, Yamabe, Lemmon and Yee voted in the negative.

The Director was asked how soon he expected to complete assembling the General Plan document. The Commission felt that it should meet in special sessions to hear the presentation for those areas not yet covered by the Commission.

The Director was unable to give a definite date although he felt that he might be ready to present the General Plan to the Commission by Friday, November 15th.

The Commission decided to meet in special session on Friday, November 15th at 2:00 p.m., preceded by a luncheon to welcome Mr. Ellis, the new member of the Commission, on motion of Mr. Yamabe and second of Mr. Kanazawa.

LAND USE COMMISSION
PETITION
MAILI-WAIANAE
URBAN BOUNDARY
(ERNEST SOUZA)

The Commission considered again a communication from the Land Use Commission to the Planning Commission requesting the Planning Commission's comments and recommendation on a petition filed to amend the Temporary District Boundary by changing the present classification from an agricultural district to an urban district for 2.190 acres of land situated on the mauka side of Maili Road, opposite the Maili Elementary School in Maili-Waianae.

The present zoning of this area is Rural Protective and the general plan adopted for Waianae designates the area for residential use.

At the last meeting of the Commission when this matter was considered, the Director had reported that the present public facilities serving the area are inadequate for residential development. There is only a "shoe-string" water line serving the area at present; the City has no plans to expand its sewer facilities into this area in the foreseeable future; and the roadways serving this area are private unimproved dirt roads. Although the 20-year general plan indicates residential use for the area, the higher density use will require better roads and utility facilities. The staff had recommended that until there is assurance of improved public facilities, the present agricultural designation should be retained. The petitioner plans to place 5 second-hand houses on the lot for rental purposes.

The Commission recalled that it had considered this matter previously and had failed to come to a decision because of a 3 to 3 tie vote. It noted that the petitioner had mortgaged his property to purchase the 5 used homes for placement on this property and was not aware of the restriction imposed by the Land Use Commission's agricultural designation of the area. The petitioner had proceeded on the basis of the City's designation of the area as Rural Protective zone which permits him to place a home on each 5,000^{sq} of land area. Because of the hardship created by the peculiar circumstances, some of the Commission members felt that the petitioner should pursue an alternate course of petitioning the Zoning Board of Appeals for a special permit.

Asked by the Commission whether this was done, the Director stated that the Zoning Board of Appeals expressed no opinion. The Board wanted a decision from the Planning Commission before requesting an opinion from the Corporation Counsel whether a special permit can be considered for this application.

Mr. Centeio indicated that the matter before the Commission is for a change in the district boundary and as such should be considered by the Commission and not referred to the Zoning Board of Appeals for a special permit. He felt that it was quite obvious that the change to urban use should be made due to the fact that the Planning Commission had recommended urban use for the area by adopting the general plan and this change was done by ordinance. He declared that the Commission should be consistent in its recommendation. Furthermore, right across from this land, a school has been permitted. If a school can be permitted in the area, he felt that the petitioner should be granted the same privilege of urban use of his land.

Mr. Yamabe stated that he would vote against the change based on three reasons:

- (1) A precedent would be set;
- (2) Inadequate utilities; and
- (3) Inconsistent with good planning.

Simply because the 20-year general plan indicates urban use for the area, Mr. Yamabe did not believe that urban use should be granted to anyone without some prior planning; otherwise, a haphazard development of the area would occur. Water and sewer facilities are inadequate. The applicant proposes to place second-hand homes on the property with no intention of a subdivision. He has no objection to the man's placing of second-hand homes on the property but he felt that this would not be in the interest of good planning.

Mr. Centeio repeated that the matter before the Commission is for a change in the district boundary from an agricultural to an urban district in compliance with the general plan approved by the Commission and is not a matter of whether or not the utilities or the roads are adequate. He pointed out that the school was permitted to use the same road and is served by the same water line. He declared that the Commission granted the man residential use of his area by adopting the general plan for the area and is now afraid to maintain the same position.

Going on the assumption that the urban boundary is approved and a building permit application for placement of the five homes is made by the applicant, Mr. Kanazawa asked whether the Planning Department as well as the other City departments, such as the Building Department, the Board of Water Supply, the Sewer Department, etc., would approve the permit despite the fact that existing public facilities are inadequate.

The Director replied that the Planning Department would approve the permit on the basis of compliance with the zoning regulations only. The other City departments have their own regulations which must be met and he could not say whether or not those departments would approve the permit.

A motion was made by Mr. Lemmon to hold this item over for a full Commission. This motion died for lack of a second.

A motion made by Mr. Yamabe to advise the Land Use Commission that this Commission recommends denial of the petition died for lack of a second.

A motion to recommend approval of the petition was made by Mr. Kanazawa and seconded by Mr. Himeno. A vote was taken and the motion failed to carry lacking four affirmative votes. Messrs. Yamabe, Lemmon and Yee voted in the negative.

**IMPROVEMENT
REVOLVING FUND
(PUUIKI BEACH
PARK SITE &
LIKE LIKE ELEM.
SCHOOL EXPANSION)**

The Commission considered Committee Report Nos. 1847 and 1939 from the City Council, requesting the Planning Commission's comments and recommendations on a proposal to utilize \$2,000 from the Improvement Revolving Fund for the purpose of hiring an appraiser to assist the Department of Parks and Recreation in the valuation of the real property at Puuiki Beach Park Site in Waiialua for acquisition purposes and another \$15,500 from the Fund for the purpose of acquiring 2,510^{sq} of land located at 1549 Iao Lane for the expansion of the Likelike Elementary School at Kapalama.

The Director reported that there is sufficient funds in the Improvement Revolving Fund to take care of the above two projects. At the last meeting of the Planning Commission, the Commission had recommended the utilization of \$243,432 from the Improvement Revolving Fund for four separate projects but this has been adjusted by the City Council as follows:

Kapalama Improvement District - \$34,200 from the
Miscellaneous Fund

Bachelot Street Extension,
Improvement District - \$59,490 from the
Improvement District Fund

Waimalu Stream Flood Control - \$99,042 from the
Improvement Revolving Fund

McCully Street Widening - \$50,700 from the
Improvement Revolving Fund

This adjustment leaves a balance of \$46,258 in the Improvement Revolving Fund which is sufficient to take care of the two projects.

The Commission, on motion of Mr. Lemmon and second of Mr. Kanazawa, recommended approval to utilize \$17,500 from the Improvement Revolving Fund for the purposes intended.

The Director informed the Commission that the matter of reimbursement to the Improvement Revolving Fund should be investigated. The normal amount in the Fund is one million dollars. He suggested that the Budget Director and he be given the authority to investigate reimbursements by notification to those agencies who have not done so that such reimbursements are due.

The Commission, on motion of Mr. Lemmon and second of Mr. Kanazawa, approved the recommendation of the Director.

The Commission, on motion of Mr. Kanazawa and second of Mr. Lemmon, approved the following street names:

(1) Street names for roadways within the Enchanted Lake Estate Unit 7-B Subdivision in Kailua:

AKUMU STREET - Extension of existing roadway in a Pali direction to its terminus pass Kahili Street.

KAHILI STREET - Extension of existing roadway across Akumu Street in a makai direction so that it loops back to Akumu Street.

LAULOA STREET - Roadway between Kahili Street, makai of Akumu Street.

Meaning: Long wave, as surf extending from one end of the beach to the other.

STREET NAMES
KAILUA
ENCHANTED LAKE
ESTATE UNIT 7-B
SUBDIVISION

**STREET NAMES
ALIAMANU
FOSTER VILLAGE
SUBDIVISION**

(2) Street names for roadways within the Foster Village Subdivision at Aliamanu:

- HALUPA STREET** - Extension of existing roadway across Haloa Drive thence running mauka, parallel to Molina Street.
- PIIKEA STREET** - Extension of existing roadway from its intersection with Haloa Drive in a mauka direction, thereby deleting the former proposal to go makai, thence terminating at its intersection with Halupa St.

**STREET NAME
MANOA
AJIMURA SUBDIVISION
OFF EAST MANOA ROAD**

(3) Street name for a roadway within the Ajimura Subdivision off East Manoa Road:

- KINOHOU PLACE** - Deadend roadway off East Manoa Road between Kolomona Place and Napuaa Place.
Meaning: Beginning

**STREET NAMES
KAAAWA
KAAAWA BEACH LOTS
SUBDIVISION
(PRIVATE ROADWAYS)**

(4) Street names for private roadways in Kaaawa within the Kaaawa Beach Lots Subdivision. The Chief Engineer has certified to the adequacy of the pavement of these roadways:

- LIHIMAUNA ROAD** - Roadway off Polinalina Road, parallel to Kamehameha Highway and mauka of Hauhele Road.
Meaning: A white Hibiscus
- HAUHELE ROAD** - Roadway from Polinalina Road to Puakenikeni Road parallel to Kamehameha Highway and mauka of Kekio Road.
Meaning: Hawaiian wild seashore Hollyhock
- KEKIO ROAD** - Roadway from Puakenikeni Road to Ohelokai Road, mauka and parallel to Kamehameha Highway.
Meaning: Hillside
- OHELOKAI ROAD** - Roadway from Kamehameha Highway to Kekio Road and on the Kaneohe side of Puakenikeni Road.
Meaning: A beach plant with little red berries.
- PUAKENIKENI RD** - Roadway from Kamehameha Highway to Hauhele Road between Ohelokai Road and Polinalina Road.
Meaning: A shrub from the South Pacific with flowers blooming white and changing to orange, fragrant and used for leis.
- POLINALINA ROAD** - Roadway from Kamehameha Highway to Lihimauna Road and on the Kahuku side of Puakenikeni Road.
Meaning: A beach plant with aromatic leaves.
- POHUEHUE ROAD** - Roadway running mauka from Kamehameha Highway between Ohelokai Road and Kaaawa Place.
Meaning: The beach morning glory.

STREET NAMES
KAHALUU
KAHALUU STREAM &
VIEW LOTS SUBDVN.

(5) Street names for roadways within the Kahaluu Stream and View Lots Subdivision:

- MELEKULA ROAD - Extension of existing roadway.
NENEHIWA PLACE - Deadend roadway off Melekula Road.
Meaning: Prized; beloved; precious

STREET NAMES
PUPUKEA
PUPUKEA HIGHLANDS
UNIT 1 SUBDIVISION

(6) Street names for roadways within the Pupukea Highlands Unit 1 Subdivision:

- PUPUKEA PLACE - Deadend roadway off existing Pupukea Road between Alapio Road and Maulukua Road.
Meaning: District name
ALAPIO ROAD - Extension of existing roadway.
ALAPIO PLACE - Deadend roadway off Alapio Road.
KAWOWO ROAD - Roadway crossing Alapio Road going in a makai direction between Pupukea Road and Hoalike Road.
Meaning: Seedling; shoot from a parent plant
KAWOWO PLACE - Deadend roadway off Kawowo Road being makai of Alapio Road.
HOALIKE ROAD - Roadway existing across Alapio Road mauka of Kawowo Road.
Meaning: Companion
MAULUKUA ROAD - Roadway off Pupukea Road going in a Waiialua direction and mauka of Pupukea Place.
Meaning: Upland forest
MAULUKUA PLACE - Deadend roadway off Maulukua Road Waiialua side of Akanoho Place.
KAWOA PLACE - Deadend roadway off Maulukua Road between Pupukea Road and Akanoho Place.
Meaning: Savoy; common cabbage with curled leaves
KAWOA WAY - Deadend roadway off Kawoa Place.
AKANOHU PLACE - Deadend roadway off Maulukua Road and between Kawoa Place and Maulukua Place.
Meaning: To sit quietly

STREET NAMES
KAHALUU
ASATO AGRICULTURAL
SUBDIVISION

(7) Street name for roadway within the Asato Agricultural Subdivision at Kahaluu:

- UAPOAIHALA PLACE - Deadend roadway off Mapele Road mauka of Mapele Place.
Meaning: The name of a rain famous at Kahaluu, Oahu.

STREET NAMES
HONOULIULI
MAKAKILO CITY,
UNIT 4 SUBDVN.

(8) Street names for roadways within Makakilo City Unit 4
Subdivision at Honouliuli:

- PALAILAI STREET - Extension of existing roadway.
AKAULA STREET - Extension of existing roadway.
AKAWA STREET - Roadway off Akaula Street extending
in a makai direction.
Meaning: A vine, used for tying rafters
KOKOLE STREET - Roadway off Palailani Street running
in a mauka direction and on the
Waianae side of Ualehei Street.
Meaning: Taro of the fifth generation
KOKOLE PLACE - Deadend roadway off Kokole Street.

STREET NAMES
WAIPAHU
KAHU TRACT

(9) Street names for roadways within Kahu Tract, Waipahu:

- PAIWA STREET - Extension of existing roadway
across the drainage canal thence
makai to terminate at Farrington
Highway.
KAHUAMOKU ST. - Roadway from Farrington Highway
going mauka thence in a Honolulu
direction parallel to Farrington
Highway. Presently to terminate
at its intersection with
Kahuanani Street.
Meaning: Section of a district
KAHUAMOKU PL. - Deadend roadway off Kahumoku St.
KAHUANANI ST. - Roadway from Kahumoku Street
going mauka thence parallel to
the drainage canal, being on the
Honolulu side of Paiwa Street.
Meaning: Beautiful Place
KAHUANUI ST. - Roadway from Paiwa Street going
to its terminus in a Honolulu
direction between Kahumoku Street
and the drainage canal.
Meaning: Big place
KAHUAWAI STREET - Roadway off Kahuanui Street thence
running parallel to Kahuanani St.
Meaning: Ponds, as for growing taro or
watercress
KAHU STREET - Roadway off Kahuanani Street.
Meaning: Honored

The meeting adjourned at 4:30 p.m.,

Respectfully submitted,

Carole A. Kamishima
Carole A. Kamishima
Planning Reporter

Special Meeting of the Planning Commission
Minutes
November 15, 1963

The Planning Commission met in special session on Friday, November 15, 1963, at 2:10 p.m., in the Conference Room of the City Hall Annex with Vice Chairman George F. Centeio presiding:

PRESENT: George F. Centeio, Vice-Chairman presiding
Stanley T. Himeno
Kinji Kanazawa
Cyril W. Lemmon
Alfred A. Yee
Fred K. Kwock, ex-officio

Frederick K. F. Lee, Planning Director
Wendell Kimura, Deputy Corporation Counsel

ABSENT: Frank W. Hustace, Jr. (on trip)
Thomas N. Yamabe II (on trip)
Robert F. Ellis, ex-officio

**GENERAL PLAN
FOR OAHU**

The Planning Director presented to the Commission, the proposed General Plan for Oahu which consists of a written report entitled "General Plan Oahu" (gray cover) and a colored map of the island of Oahu which was displayed on the wall. The General Plan report was submitted to each Commissioner.

The Director stated that the General Plan report, presented in two parts, is the product of an extensive economic and planning project involving studies made in 1959 by the Oahu Planning Associates, private consultants, and studies made by the Planning Department staff to supplement and up-date the studies made by the private consultants. The report is a condensation of these studies. Part I of the report contains a statement of development objectives, standards, goals, and principles for the various studies completed and is a summary of Part II which contains the supporting data, details of the general plan and effectuation of the plan.

He stated that the advisory sessions held with the Commission contributed greatly to the finalization of this report. The staff did an admirable job in completing the necessary studies and producing this general plan report. Recommendations made by the Corporation Counsel to meet all requirements of the Charter as stated in Judge Jamieson's decision were also incorporated in the General Plan report.

The Director explained further the contents in Part I and Part II of the General Plan report. In Part I, following the definition on objectives of the General Plan, several broad objectives are proposed and these consist of (1) physical development; (2) aesthetics; (3) economics; (4) social considerations; and (5) coordination and participation by citizen groups. From these broad objectives of the General Plan, specific principles and standards for all types of land uses are recommended. Part II contains more detailed standards and principles of each one of the land use elements contained in Part I.

The Director stated that if more detailed information is needed, the staff has studies made which would support the material presented in the report. These studies are on file in the office of the Planning Department and are available upon request.

In the discussion that followed, the Director, in reply to questions from the Commissioners, stated that the proposed comprehensive zoning ordinance is not incorporated in this General Plan report but is mentioned in the chapter entitled "effectuation" as one of the tools to effectuate the General Plan.

He stated that the public hearing notice will state that the hearing is to consider a General Plan for the island of Oahu. This will include all areas which have had "sectional" general plans adopted and those areas with no adopted general plan. The General Plan will not be divided into specific boundaries. From information received from the various community associations, a very large attendance is not anticipated. The public hearing should be held in an area large enough to accommodate about a hundred to two hundred persons.

If the Commission wishes to review the General Plan in detail, the Director stated that his services are available but he pointed out that much of the recommendations made by the Commission during the advisory sessions were incorporated in the report and no major modification has been made to plans that presently exist.

Mr. Lemmon remarked that the Commission had reviewed the report previously and since there has been no major change, he moved that a public hearing be called to consider the General Plan for Oahu. His motion was seconded by Mr. Himeno.

Mr. Kanazawa asked the Director whether the report and the map are in sufficient form to be called the General Plan of Oahu; whether there are sufficient supporting data to justify the General Plan. He also asked whether there have been any major changes to the General Plan as it existed on July 1, 1959 when the Charter became effective.

The Director replied that there is sufficient data to justify the General Plan. He stated that the plan was based on the population projection figure of economic, physical development and social studies made. The projected population was distributed into 12 general sections according to the best physical, economic, and social characteristics of each area and from this population projection, the future land usage was developed. The staff then took these 12 sections and divided them further into community areas. The supporting data for the community areas are not contained in the report but are on file in the Planning Department office.

He stated that the new map has expanded in area land uses from what was on the master plan in 1959. In 1959, development within the City of Honolulu as well as the outlying areas was to increase at a foreseen rate. In 1963 development trends foreseen for the City of Honolulu and certain outlying areas increased in rate so the population projection has been expanded. Since 1959

a general plan for several sections of the island has been adopted after a public hearing. Since adoption of "sectional" general plan is precluded by the injunction filed by Judge Jamieson, a new general plan covering the entire island of Oahu must be adopted.

The new general plan reflects the uses adopted previously with a few minor modifications. The modifications are reflected in those areas where individual parcels cannot be shown or pin-pointed. Because the general plan is treated in a broad brush manner, and because of the scale of the map, it is physically impossible and undesirable to show a 5,000^{sq} lot. The uses, therefore, are indicated in general with no specific boundaries. Specific uses on individual parcels will be shown on the development plans to be adopted later. It is at the time of considering the development plans that the Commission should decide whether to change, retain, or delete existing uses on individual parcels. For the City of Honolulu, minor revisions have been made and these are designation of neighborhood shopping centers and elimination of strip zoning for business use along the highways.

In reply to Mr. Centeio's concern that modifications made from what presently exists would require rezoning actions, the Director stated that the proposed general plan would not affect existing zoning; that existing zoning would remain in effect until changed. The Commission will make its decision on existing uses on individual parcels when considering the development plans.

The Chairman suggested to the maker of the motion that he include the date of the public hearing in his motion.

Mr. Lemmon stated that the date of the hearing could be left to the discretion of the Director or that it could be the subject of a separate motion.

A vote was taken and the motion calling for a public hearing to consider the General Plan for Oahu failed to carry lacking four affirmative votes. Messrs. Centeio and Kanazawa voted in the negative.

After a brief discussion on selecting a date for the public hearing, a motion was made by Mr. Kanazawa to authorize the calling of a public hearing to consider the General Plan for Oahu based on the map as shown on the wall and the general plan report as presented today and to hold the public hearing on Friday, November 29, 1963. The motion was seconded by Mr. Himeno and carried. Mr. Lemmon abstained from voting.

The meeting was adjourned at 3:05 p.m., on motion of Mr. Yee and second of Mr. Kanazawa.

Respectfully submitted,

Carole A. Kamishima
Carole A. Kamishima
Planning Reporter

Meeting of the Planning Commission
Minutes
November 29, 1963

PUBLIC HEARING
GENERAL PLAN OF OAHU

The Planning Commission held a public hearing on Friday, November 29, 1963, at 2:05 p.m., in the Auditorium of McKinley High School to consider the proposed General Plan for the City and County of Honolulu. Chairman Frank W. Hustace, Jr., presided:

PRESENT: Frank W. Hustace, Jr., Chairman
George F. Centeio
Stanley Himeno
Kinji Kanazawa
Cyril W. Lemmon
Thomas N. Yamabe II
Robert Ellis, ex-officio
Fred Kwock, ex-officio

Frederick K. F. Lee, Planning Director
Wendell Kimura, Deputy Corporation Counsel

ABSENT: Alfred A. Yee

* * * * *

Prior to the reading of the public hearing notice, the Chairman informed the audience that the hearing called today by the Planning Commission is to consider a proposed General Plan for the City and County of Honolulu as initiated by the Planning Director in accordance with the Charter provision and is not to consider a plan proposed by the Commission. He read a section of the City Charter which states that the powers, duties and functions of the Planning Commission shall be to:

"(b) review the general plan and development plans and modifications thereof developed by the director. The commission shall transmit such plans with its recommendations thereon through the mayor to the council for its consideration and action. The commission shall recommend approval in whole or in part and with or without modifications or recommend rejection of such plans."

The Chairman assured the public that the hearing will be continued from time to time until all persons who wish to make statements are accommodated. The Commission will give due consideration to every statement made by the public whether they be presented orally or in writing. He requested that if possible all statements be submitted in writing to the Planning Director so that the Director would have the full benefit of the thoughts expressed by the people and could critically review such thoughts. No final decision or recommendation will be made by the Commission without granting the Director adequate time to digest the remarks made by the public and to submit his comments to the Commission with respect to such remarks. It is only after presentation of additional comments from the Director and evaluation by the Commission of all comments made that the Commission will make a formal recommendation and transmit the General Plan to the City Council which makes the final decision whether to adopt the plan in whole or in part or to reject it.

The Chairman announced that the format of the public hearing will be as follows:

- (1) The Planning Director will present a full and detailed explanation of his proposed General Plan for the City and County of Honolulu.
- (2) Following the Director's presentation, the members of the Commission will have an opportunity to question the Director.
- (3) Oral statements or written statements will be received from persons in the audience. This will be done in the order of names received on slips of paper.
- (4) The hearing today will be recessed promptly at 4:30 p.m. Prior to the recess, the Commission will determine the date to which the hearing will be continued.

The Planning Director read the public hearing notice published in the Honolulu Star Bulletin on November 18, 19, and 20, 1963. This public hearing to be held by the Planning Commission of the City and County of Honolulu in the McKinley High School Auditorium on Friday, November 29, 1963 at 2:00 p.m., or as soon thereafter as those interested may be heard, is to consider the adoption of the General Plan for the City and County of Honolulu under the provisions of Section 5-509 of the Charter of the City and County of Honolulu, said General Plan will set forth the City Council's policy for the long-range comprehensive physical development of the City and County of Honolulu.

The Director reported that copies of the hearing notice were sent to 68 community associations, governmental agencies, major land owners, and other interested parties. He has received no telephone calls protesting the proposed General Plan. He acknowledged receipt of letters of comments from the following:

- (1) The Estate of James Campbell
- (2) Dr. John Y. Ing
- (3) McCandless Heirs
- (4) The Garden Club of Honolulu
- (5) Hawaiian Botanical Gardens Foundation, Inc. (2 letters)
- (6) Bernice P. Bishop Estate
- (7) Headquarters Fourteenth Naval District
- (8) Oahu Development Conference

These letters will be on file in the office of the Planning Department and the staff's recommendation as to the contents of the letters will be submitted to the Commission later.

The Director reported that the proposed General Plan was formally presented to the Planning Commission at its last meeting at which time the definition of the General Plan and an explanation of what the General Plan of Oahu consists of were given. He then made his presentation of the General Plan to the public as follows:

"For the information of the public, the definition of the General Plan is stated within the General Plan itself.

'The General Plan of the City and County of Honolulu sets forth the City Council's policy for the long-range comprehensive physical development of the City and County of Honolulu.'

"The General Plan constitutes a plan for the entire island of Oahu. The physical definition of the General Plan is as follows:

'The General Plan consists of a map of Oahu and a statement of development objectives, standards and principles with respect to the most desirable use of land within the City for residential, recreational, agricultural, commercial, industrial and other purposes; the most desirable density of population in the several parts of the City; a system of principal thoroughfares, highways, streets and other public open spaces; the general location, relocation and improvement of public buildings; the general location and extent of public utilities and terminals, whether publicly or privately owned, for water, sewers, light, power, transit and other purposes; the extent and location of public housing projects; adequate drainage facilities and control; and such other matters which may be of benefit to the City.

"This book entitled 'General Plan of Oahu' and the map posted to my right on the board constitute the General Plan of Oahu as presented to the Planning Commission and which will be forwarded through the Mayor to the City Council for adoption. This plan has been based upon studies of physical, social, economic and governmental conditions and trends. The objective of this Plan is to assure the coordinated development of the City and County of Honolulu and to promote the general welfare and prosperity of its people.

"We have listed five broad goals. More specifically they are stated as follows:

(1) Physical development

To develop a wholesome, convenient, and attractive living environment by: establishing the most desirable distribution and density of population and pattern of land use for residential, recreational, agricultural, commercial, industrial and other purposes; providing the most efficient circulation and transportation system; achieving an adequate system of utilities, including drainage and other community facilities; providing sufficient low cost public housing; maintaining Honolulu's role as the metropolitan core of Oahu and the Capital of the State of Hawaii; and, coordinating all private and public development.

(2) Aesthetic and historic preservation

To preserve and maintain significant historic sites scenery and natural assets of the island of Oahu.

(3) Economy

To foster and create a favorable economic climate in agriculture, commerce, industry and tourism.

(4) Social aspects

To establish this island as a unique showplace of democracy, where all ethnic and social groups live together graciously and harmoniously in a 'spirit of Aloha'.

(5) Citizen understanding and participation

To promote better citizen understanding in the planning program and participation in the planning process.

"These are the five broad objectives which the Planning Department feels should be the policy of the City Council.

"In the remaining 47 pages, we delve into principles and standards. The first portion of this section deals with Residential development in which we point out the ideal location, the natural assets, the topography which is unique only to these Hawaiian islands, the geographic formation, the climate, and other assets which we have. Because of these assets, we feel that the population of the island will continue to grow and foresee no sudden drop in population or drop in expansion.

"The following principles apply to residential development and we have listed nine such principles:

- (1) Physical aspects such as natural topographic conditions should be properly related to reasonable densities and economic capabilities.
- (2) Residential areas should provide a living environment where the internal street pattern minimizes through traffic and should be conveniently located to employment centers, shopping and other community facilities as education, recreation and cultural facilities.
- (3) Residential areas should be in close proximity to transit and major thoroughfares to provide efficient accessibility.
- (4) Residential areas should be protected from incompatible uses by adequate buffer zones.
- (5) The concentration of residences should be commensurate with the capacity of community facilities. All necessary facilities should be available or proposed in proper quantity for the proposed density. A wide variety of densities and housing types should be encouraged.
- (6) Well planned community developments with varied housing choices in terms of type and price range with adequate commercial and community facilities should be encouraged.
- (7) Good design and high standards of site and building construction with ample open space and privacy should be promoted in the most economical manner.
- (8) An efficient traffic circulation pattern with adequate parking facilities should be provided.
- (9) Maintenance, improvement and enhancement of existing residential areas should be encouraged.

"A total of approximately 35,700 acres is shown on the map for single-family residential uses. It is desired that by 1980 we have an average density of 4.8 units per gross acre. The estimated number of total dwelling needs for a population of 820,000 which we will have in 1980 is 211,100 units.

"From residential uses, we go to Apartment uses for which we also have principles and standards. In summary we state that it is estimated that 72,000 units will be located in the future proposed apartment areas. The total area for multi-family use which has been set aside is 5,000 gross acres.

"Hotel uses. The hotel uses as indicated on the map encompass 680 acres. The standards which we have proposed for these uses are:

- (a) Low density mountain and beach resort development in rural areas should average 6 hotel units per acre, in the more dense areas development should average 60 units per acre and only in the Waikiki area where urban density is such, should development average 180 units per acre.
- (b) Resort-hotel developments must be served by adequate highways and streets.
- (c) Features of historic or scenic significance on resort-hotel sites should be preserved, improved and maintained.
- (d) The minimum lot area should be 10 acres for low density resort-hotel development, 20,000 square feet for medium density and only in very unusual and peculiar circumstances should we ever go to 10,000 square feet lots for our hotel use.

"Commercial development. We point out the many factors which have constituted the commercial development in these islands and also indicate the proposed growth. Proposed and existing commercial areas represent approximately 1,700 acres or about 0.2 acre per 100 population which is slightly less than average for a community like the City and County of Honolulu.

"Standards and the objectives are also listed, as follows:

- (1) To improve and maintain the Central Business District as the financial and civic center of the Island and as a major shopping district.
- (2) To provide adequate clusters of commercial land areas in appropriate locations with sufficient pedestrian and vehicular access, adequate landscaped parking and efficient accessibility.
- (3) To encourage attractive and harmonious shopping and business structures in commercial areas with plantings, pedestrian ways and sign controls.
- (4) To prevent the intrusion of commercial land use into residential areas and to discourage strip commercial development.
- (5) To serve the shopping and service needs of residents efficiently, conveniently, pleasantly in shopping centers related to residential areas.
- (6) To determine after careful study of the population and purchasing power of the area to be served, the number, size, type and location of shopping centers.
- (7) To achieve by site design and buffer zones, harmonious relationship to surrounding land uses.

"We go on and give the Shopping Center Standards--Neighborhood Shopping Centers, Community Shopping Centers, and Regional Shopping Centers. The standards for these are as follows:

Shopping Center Standards. A shopping center is described as a group of stores situated on a common site, built and functioning as a unit, and with off-street parking. The center is classified into three different functional types: Regional, Community and Neighborhood.

Neighborhood Shopping Centers. The neighborhood shopping centers are the smallest of the shopping centers. These serve trade areas of 5,000 to 40,000 people and provide for the everyday needs of the families within its service area. The major store is usually a supermarket or drug-store. The center normally contains between 30,000 to 100,000 square feet of building area serving a trade area which rarely exceeds 2 miles radius.

Community Shopping Centers. Community shopping centers are second in size and serve trading areas containing between 30,000 to 150,000 people. A variety store or junior department store is featured in these centers. In addition to conveniences and personal services, soft lines such as, clothing and hard lines such as, household appliances are sold at these centers. They commonly have 50,000 to 120,000 square feet of gross area and serve a trading area of approximately 4 to 8 miles radius.

Regional Shopping Centers. The regional shopping centers are the largest of the centers. A minimum of 100,000 people is required to support a regional center. They generally have more than 450,000 square feet of building area and a major department store as principal tenant occupying 1/3 of the total building area. The trade area extends as far out as 15 miles or more.

"Industrial development. In the same manner, we cover the industrial development with a brief history and then the objectives. The following requirements should be provided:

- (1) Industrial lands should be located near major highways or where there are suitable access roads to these highways.
- (2) There must be an adequate supply of water with water mains close enough for economical extension into the industrial district.
- (3) The area must have adequate power available with sufficient voltage for all industrial uses in the district.
- (4) There must be adequate facilities for waste disposal.
- (5) The industrial area must have the proper drainage.
- (6) The area must be large enough to accommodate a group of industries with allowance for plant expansion.
- (7) The area should be within reasonable commuting distance from residential areas large enough to supply the necessary labor for industries locating in the district.
- (8) The industrial developments should present a pleasant appearance and an attractive working environment.

"Standards as to location and size of tracts follow:

- (1) For new industrial tracts the minimum lot area should be 7,500 square feet for light industrial uses, 10,000 square feet for heavy industrial uses and 20 acres for industrial parks.
- (2) All noxious industrial uses should be located away from residential areas a sufficient distance so that smoke, dust, odors, fumes, noise, etc., will not adversely affect good environmental living conditions.
- (3) All industrial areas should have good accessibility and preferably be served by at least one major thoroughfare with a minimum right-of-way of 76 feet and 60-foot pavement and in any case, when warranted, with at least a 56-foot roadway with a 40-foot pavement.
- (4) The minimum off-street parking for all new industrial development should equal one space for each employee on the maximum working shift.

"In Agricultural development again we list the history, objectives and standards. The standards are as follows:

- (1) A minimum of three acres should be provided where livestock or other forms of animal husbandry may be kept. A minimum of one acre should be provided for each dwelling unit.
- (2) Parking should be provided as follows:
 - (a) one parking space per dwelling unit;
 - (b) one parking space per two employees; and
 - (c) a truck loading and unloading area.

"Preservation area is something new which has not been proposed formerly and the objective of this designation is to curb urban sprawl; to encourage more economical and desirable urban development; and to help provide necessary recreational, conservation and scenic areas by preserving open-space land essential to proper development and welfare of the urban areas. The term 'open space' means any undeveloped or predominantly undeveloped land in an urban area which has value for (a) park and recreational purposes, (b) conservation of land and other natural resources, (c) historic or scenic purposes, or (d) preservation of life and property in areas subject to floods and earth slides.

"Parks and Recreation. The principles, objectives and standards are broken down to State Parks, City and County Parks, Neighborhood Playgrounds, Playfield, Playlots or Totlots, Golf Courses, Beach Parks, Botanical Gardens and Access to Beach Areas.

"From there we go to our population density and in it we state that we foresee a population increase from 500,409 in 1960 to 681,000 by 1970 and 820,000 by 1980.

"We then go into the dissertation of the single family and duplex units and the multiple family units, giving the standards we hope to apply throughout the island of Oahu:

Single Family and Duplex units. Under the general plan a variety of single-family residential densities ranging from single-family estate developments with a minimum lot size of 1/2 acre to compact neighborhoods with a minimum lot size of 5,000 sq. ft. per unit close to the center of satellite communities or in the city is contemplated. Duplexes in the high density single-family residential areas may be permitted when twice the minimum lot area is provided.

Multiple Family units. Apartment developments should be classified into low, medium and high densities ranging from approximately 20 units per acre to 160 units per acre. Multi-family units should be located primarily in the district of Honolulu on recommended lot sizes of 5,000 sq. ft. in the low density areas and on 10,000 sq. ft. in the high density areas. All multi-family areas should be served by a minimum of one off-street parking space per unit and an adequate street system with a minimum recommended street right-of-way of 56-feet with a 40-foot pavement.

"From there we enter into the area of Transportation and Circulation whereof are your principal thoroughfares, highways and streets. Again we state the standards and objectives. The objectives are:

- (1) These facilities should enable a person to travel from any point in the region to any other point within reasonable travel time by one or more modes of transportation.
- (2) The entire system should be a combination of facilities which will provide the greatest efficiency and service to the community with the least overall expenditure to resources.
- (3) They should be designed to prevent accidents as much as possible.
- (4) They should be designed as an integral part of and complementary to our land use pattern.

"In achieving the overall objectives, we have six principles and six standards. The principles are:

- (1) The system should be developed on the basis of regional requirements and objectives, implementing the general plan for the future controlled development of the City and County of Honolulu.
- (2) It should be kept in balance at each future stage of development. Each major project should be accompanied by necessary adjustments to related feeders and distributors.
- (3) Traffic should be separated by type and volume. Residential streets should not carry commercial traffic except for that directly serving the area, i.e., delivery trucks. Streets and thoroughfares should be designed according to the type and volume of traffic they will be required to carry. Through traffic should not be mixed with local traffic.

- (4) Major thoroughfares should be located so that they avoid cutting through established residential neighborhoods and wherever feasible, maintain and strengthen existing commercial developments by providing convenient access to them.
- (5) Insofar as possible and consistent with good land use practices, the location of thoroughfares should minimize right-of-way and construction costs.
- (6) Construction should be programmed on the basis of needs at specified stages of development, but right-of-way acquisition should permit expansion to meet the requirements when the area is fully developed. This will require a continuing review of developments and the current evaluation of needs.

"The standards are:

- (1) Construction should meet the geometric standards of the American Association of State Highway Officials (AASHO).
- (2) It should be a system which provides for controlled access for all highways on which the traffic and volume warrant such design. Interchanges should be designed to handle all expected traffic movements and the land uses surrounding these access points should be controlled through zoning.
- (3) It should be designed with esthetic considerations and impact on the neighborhood as one of the fundamental principles of its development.
- (4) Expressways for longer trips (with limited access) and grade-separated intersections.
- (5) Arterials and thoroughfares to serve as distributors and feeders over the expressway net: Major trafficways for bypassing local neighborhoods and communities and carrying heavy traffic for 2 miles or more at speeds of 25-35 miles per hour; and secondary feeders for relieving the local streets of their burden of traffic for shorter trips at 20-25 miles per hour. These should include the appropriate traffic signal systems.
- (6) Trafficways designed to carry high volumes of traffic to the central core area or other major areas of assembly should have parking terminals built in as necessary parts of the complete trafficway construction.
'Trafficways' are distinguished from local streets whose primary function is access to adjacent lots and buildings.

"From there we relate ourselves to public buildings which include schools, ambulance emergency units, district courts, fire stations, police stations, post offices, agricultural extension units, health centers, libraries and welfare units. Their location, standards,

siting standards and the specific rules for planning the sites are listed. Of all these listed, schools are the most critical. The standards as presented have been produced in conjunction with the State Department of Education.

"Administrative Centers is the next item. The City and County of Honolulu civic center is the main administrative center. Regional civic centers in different areas are also proposed. The four regional sites are (1) Kaneohe, (2) Wahiawa, (3) Waipahu, and (4) Waianae. From thence we bring ourselves down to community centers and in the community centers we list the following objectives:

- (1) Provide a common location for all government agencies. Among the benefits that will result from having the consolidation of all government activity are: convenience to the people using more than one government service; joint use of parking spaces, telephone switchboard, rest rooms, conference room and maintenance personnel; and economy in construction.
- (2) Bring government services within easy traveling distance to residents of the outlying areas.
- (3) Relieve City Hall and the main Honolulu Civic Center of some of the increasing volume of business and reduce the need for providing expensive floor space at City Hall and other government buildings in the central civic center.
- (4) Promote civic pride.

"Standards and principles for our site location, open space, transportation, and site costs follow:

- (1) The sites selected must be accessible and convenient to the people who will use the facilities. This location in most areas is generally near the business district. Also the sites should be large enough to provide for esthetic of functional grouping of buildings.
- (2) The sites must have ample open space to allow for future expansion and proper architectural setting and landscaping. Civic centers must be given special esthetic consideration to focus attention and promote civic pride.
- (3) These centers must be easily accessible from all parts of their service areas. They should be located where good transportation is available, including highways and public carriers.
- (4) The costs of the centers must not be unrealistically excessive to prevent or postpone the creation of the centers or construction of the facilities. They should cost no more than what the city or community can afford.

"Then we relate ourselves to public utilities and their terminals-- water, sewer, light and power, transit and terminals, telephone and gas. With each we have listed principles and standards. Also, we give references to the specific reports for each individual utility.

"Public Housing is another item that we cover, stating the existing number of public housing units, how much more we need, and the standards for development. Last, we have the drainage facilities with the objectives, principles and standards. The objectives are:

- (1) Prevent urban encroachments into flood plain areas and stream banks where topographic features such as slope of land, shape of basin, ground cover, rainfall and soil conditions cause floods.
- (2) Limit the velocities of the water flow to a safe standard.
- (3) Establish stream rights-of-way for all major drainage ways in accordance with the appropriate design criteria.
- (4) Establish tentative stream alignments and improvements where possible.

"The design standards are:

- (1) Every attempt should be made to limit the velocities to a maximum of 10 feet per second.
- (2) In laying out channel rights-of-way branches joining the main channel should be at an acute angle to minimize deposition of debris and erosion of the opposite bank.
- (3) Channel widths should be as follows:
 - (a) Width of the channel should be sufficient to provide the required waterway area for the design storm water.
 - (b) Major open channels should be kept wide enough to allow construction equipment to work within channel.
 - (c) Bottom widths should be greater than 8 feet.
 - (d) Rights-of-way should include access easement along the stream or ditch for maintenance.
 - (e) Right-of-way width (excluding access easement) should be a minimum of 12 feet.
 - (f) Width of access easement should be 15 feet at the minimum. However, no easement is necessary if the bottom is wide enough and is usable by heavy equipment and if access points to channels and catch basins are available at distances of less than 1,500 feet apart.

- (4) Design depth and slope should conform to the following:
- (a) For channel slopes greater than critical, the minimum design depth is the critical depth.
 - (b) For channel slopes less than critical, the minimum design depth is the normal depth of flow.
 - (c) Total depth is the minimum design depth plus allowance in depth for non-uniform flows, wave action, jumps, debris and other channel obstructions. Minimum freeboard allowance for unlined channel is 1.0 feet or 25 per cent additional capacity, whichever is greater.
- (5) To prevent washing out the bottom of a stream and undermining any retaining wall near the outlet, it is recommended that a gravel blanket and horizontal struts across the bottom be provided.

"This is very briefly, the first 47 pages which is called Part I. Part I states the objectives, standards and principles. Part II gives you the supporting data and effectuation of the plan. Part II is much more in detail. Rather than go into the details of each part, let me state that Part II, as supporting data to Part I, will give you the detailed analyses of the statements of principles and objectives in Part I. Part II takes you down to the specific areas, the specific amounts of land committed and assigned, and the specific population.

"The plan which we have before us is essentially a plan which has been up-dated from the 1960 'blue book.' I wish to remind the audience here that in 1958 the Planning Department entered into an agreement with the Federal government to complete a general plan for the island of Oahu. This was a Federal contract. In 1960 we completed that Federal contract for a general plan for the island of Oahu and with the completion of this contract, we had a general plan for the island. We took this general plan and we considered two possibilities--whether this general plan should be adopted 'en toto' at once or whether we should take this plan back to the community and in working with each community, develop an overall general plan for the island of Oahu, section by section. The Mayor, City Council and the Planning Department all agreed that this plan should be a document which is brought up from the people to the government, so the Planning Department went into each community and developed a plan with the help of the people in these communities. To develop a general plan section with a community, it takes one or two years of constant work before a satisfactory plan can be developed. We are adopting these plans, one by one, when we were notified that we were not complying with the City Charter. Such being the case, we were immediately directed to come up with a general plan in consonance with the City Charter. The judgement which instigated this directive reads that we can pass no zoning ordinance, take no zoning action until one overall comprehensive general plan following the City Charter is adopted.

Since the judgment by Judge Jamieson, no zoning ordinances or zoning actions had been taken.

"There has been an economic hardship on the community and we are attempting to pass a general plan in consonance with the City Charter in order to alleviate this hardship. Since the 1960 comprehensive general plan was produced, the famous or infamous blue book whichever way you want to look at it, we have constantly been up-dating the data. With this up-dated data and additional studies we produced this book 'General Plan for Oahu' and that map which is posted on that board.

"The book and the map are based on sound planning principles, on good economic studies and population projections. I'd like to point out, though the economic study was done in 1958 and the population projection was done in 1958 and it was eight years since the 1950 population census, when the results of the 1960 population census were announced, the Planning Department came within a few percent of the actual 1960 population because of the Planning Department's work with each community association and the excellence of its projections. We feel that this is a verification of our efforts in the planning field. We feel that this general plan which we present to the public today and which has been presented to the Planning Commission is good, and the best work that your Planning Department can produce. Of course every planner wishes the luxury of time to produce a better report. This is always the optimum situation. However, we cannot go on and on planning indefinitely without a time limit due to the actual economic hardship which is impressed upon the community by the lack of any zoning being achieved at the present time. Such being the case, I present this general plan which consists of this volume of principles, standards and objectives and supporting data and the general plan map to the public for their review and comments. Mr. Chairman, this concludes my presentation."

At the request of the Chairman, the Director then referred to the map of the island of Oahu and explained the proposed land uses, as indicated by various colors, indicated on the map, and the population distribution. His presentation is as follows:

"This map which I have before me represents the island of Oahu and the proposed land uses for the island of Oahu. The data which is plotted upon this map was derived from the general plan report of which it is a part. The economic data was based upon the 1960 report and the population projection was also based upon this economic data. In up-dating it, we followed the same pattern as the original report in which the island of Oahu was separated into 12 regions and the population assigned to these regions. Once the population figures were assigned to these regions, we then assigned population figures to communities. The inter-relationship between regions and communities was considered in the assignment of these population figures.

"Basically, from Diamond Head to Pearl Harbor, in this area lies your basic source of employment for the island of Oahu. You have Waikiki as a tourist destination area, the central business district, the industrial area backing up the industrial-commercial

complex, Fort Shafter, Hickam Field, Tripler General Hospital and your Pearl Harbor complex. Since this is your employment center, we know that back of your employment centers you will find the commercial activities, high density residential uses and back of this, low density residential uses. The key to this knowledge is the color on the map.

"The meaning of each color is indicated by this legend. Green is agriculture; yellow, residential; brown, high density residential; pink, resort and hotel developments; red, commercial facilities; and purple, industrial facilities. The brown with cross-hatching is public housing; the gray is military; the green also represents cemetery use but to differentiate it from parks we have a cross within it. The white areas are your preservation areas and blue areas indicate public facilities and utility terminals.

"By looking at this area you can immediately see the Pearl Harbor complex with its gray area signifying military. From there your other employment center is your airport which is blue since it is a public facility, the industrial area adjacent to it is purple and spreading on more industrial areas in Kalihi and in Kewalo. Following the land use pattern, directly to the rear in red you have commercial areas and then in brown, high density residential; and yellow, low density residential. Realizing that this is the major employment center, residences have been at a premium in the area surrounding the employment complex. Being at a premium, all of the land or most of the lands have been utilized except for marginal areas. Such being the case, people have expanded the residential area to the Aiea-Halawa, Kailua-Kaneohe, and the Kuliouou-Waiialae areas.

"The amenities which make the Kailua-Kaneohe area so livable; such as, the wonderful beaches and ocean, the climate, have fostered the development of the Kailua-Lanikai area. Through the utilization of the former swamp area which was Kaelepulu Pond, a tremendous amount of new development has taken place in the Enchanted Lakes and the Keolu Hills areas. Like the city of Honolulu, we are finding that this area--Kailua-Kaneohe expansion--is being limited by the amount of available land. So we are experiencing now growth in other areas due to this pressure.

"The Lunalilo Highway and the Kalihi tunnel have fostered a growth expansion in the Heeia area where there is good land which is now available for development. The people who live in these two areas, you will find, work in the Honolulu Pearl Harbor employment complex. However, this does not mean that we do not plan for these people as well. We provide them with an industrial section, business section, public facilities, parks and schools in the same way as we do in the district of Honolulu. In the Kailua-Kaneohe area, the only other area remaining for expansion is the Waimanalo area and this is under the control of the State. We see predominantly agricultural use to the rear with residential use in the core development area.

"Now that we have taken care of the windward side of the island, the next expanded growth which is within the 12-mile radius of the City and County of Honolulu is out in the Aiea-Halawa area.

In this area you can see again the same pattern forming. Military along the fringe of Pearl Harbor and back of the military, industrial use with commercial use then high density residential use, low density residential use and agriculture use. We feel that this pattern of urban expansion should be stopped at some point. We do not want this linear pattern to keep on expanding and expanding along the shoreline. We don't like this linear or string development. We prefer the cluster development where everything is concentrated. To expand facilities along this linear pattern is extremely expensive to the City to maintain and to develop. Therefore, we would much rather see cluster developments such as this in Makakilo where the maintenance and upkeep is cheaper. If it is cheaper for the City it is money saved for the taxpayers.

"Within this area from Aiea to Pearl City rapid residential expansion has taken place and it has even taken place in areas such as Waipahu and Ewa. Waipahu and Ewa were once agricultural villages. Being agricultural villages they had a specific character. Now if you go into the town of Waipahu or if you live in Ewa or Ewa Beach, you will find that many of the people who are living and working in here are workers in the military complex or in the industrial complex so that the character of these villages is changing.

"From the Waipahu area and the Ewa Beach and Ewa Mill area we travel to Barber's Point where the Barber's Point Naval Air Station and the Barber's Point Industrial Park are located. In order to provide these employment centers with a sufficient population from which employees could be derived, we had created a little town, the existing Makakilo Subdivision and the future site of Makakilo City. And as illustrated by the Makakilo City, at this point, I would like to give you a definition of the uses here, their size and their significance.

"On this map and as part of this map, we state, 'the exact size, location and intensity of development of the particular land uses, street alignment shown on this map shall be determined by development plans and all zoning regulations effectuating the general plan shall be more restrictive or conform to the land use designation as shown on the development plans.' So the important factor here is the development plan because this spot of red on this map merely indicates that we think that there should be commercial use there. We aren't saying that this area is definitely bounded by metes and bounds. We are merely indicating a use. We are not sizing this use. Why is this so? Would it be right to zone this area for 10 acres of commercial use now if there is only a population of 1,000 there? How would we fully supply them with the facilities and utilities necessary for 10 acres of commercial development when we know that there is a population of 1,000 there and that this size of commercial area is unjustified? So the staging of your utilities and consequently the staging of your capital improvement program and the staging of your zoning must relate to a development plan.

"This general plan is the City and County's policy and as a policy it is both broad and general in scope. It's not specific. It makes more sense if we know that there will be 1,000 people in Makakilo in 1970 that we zone one acre of commercial use now. Then we can relate the facilities and the zoning on the development plan with our capital improvement program. By 1980 they may have 5,000 people. Well, if they have 5,000 people by 1974 we must program for and zone for 5 acres of commercial use. At that time we would program for a school which would support a population of 5,000. In this manner I want to assure you that there are no definite boundaries, no exact sizes on this map. If you are to say, well what about this road alignment? Does it conform to the State Highway alignment. We would say in general yes, specifically no. The specifics would be dependent upon the State Highway's construction plan and the development plan. Then you will know and only then would you know how it affects your property to the nearest foot. Until such time the road alignment is merely a corridor. Until such time as a development plan is adopted these uses are merely indications of desirable uses and not the specific uses with exact boundaries.

"We go on to Nanakuli and Lualualei with its shoreline development and backup of military land use. Waianae and Makaha were originally agricultural in scope but more and more we hope will be turning into a resort area. From there we go around Kaena Point to Haleiwa-Waiialua where Waiialua is still predominantly agriculture oriented. We hope to be able to revitalize Haleiwa and turn it into a beautiful resort area which it originally was. From thence to Kahuku where Kawela Bay--a jewel of a beach with wonderful climate--we feel should be utilized for resort purposes. Then the agricultural village which is Kahuku Town itself. And down along the north shore where because of the beach and the climate, the people have desired to live there and in desiring to live there, created a strip development all along the shoreline.

"Looking at the map I wish to point out this broad open area is what we call our preservation area. In this preservation area is located our water reserve area and the boundary follows the Board of Forestry alignment. The green area, the agricultural area as you see here, also follows the Land Use Commission's agricultural boundaries. These urban areas also follow the previous Land Use Commission's boundaries. On Friday of last week we went before the Land Use Commission and stated to the Commission that our map as presented here conforms in exact detail with the map which was adopted by the last Land Use Commission. The boundaries are almost exactly the same; therefore, in the adoption of this map it would be in conformance with the map prepared and adopted by the previous Land Use Commission. We have had no communication from them as to whether they differ with us or whether they would go along with us. Mr. Chairman, this has been a presentation of the map and may I add that this map plus the general plan of Oahu, this book, both comprise the General Plan for Oahu."

In the question period that followed, Mr. Hustace asked the Director whether in his professional opinion, the plan as submitted complies with the provision of Section 5-509 of the City Charter.

The Director replied that in his opinion it does. After a legal review of the plan, the Corporation Counsel has signified that in his opinion this plan complies with the Charter provision.

Asked by Mr. Hustace whether the plan is of sufficient detail and sets forth a sufficient program for the City to be able to use in the progressive development that would come in the future years, the Director replied that it is.

Testimonies were then heard from people in the audience.

Mr. Ted Damron, representing the State Board of Land and Natural Resources, confined his remarks to the tourist element of the General Plan, more specifically the Magic Island or the Ala Moana Reef complex project.

He expressed the Board's concern that the proposed General Plan designates the entire Magic Island complex for park use. He reminded the Commission that about three or four years ago, the State had retained the services of professionals to prepare a plan for the development of the Magic Island complex and had spent some \$340,000 for this service. The plan which was developed comprised of four volumes and was quite extensive in detail and covered virtually every ramification of the development, both physical and economics. The plan provided for the doubling of the present Ala Moana park area and allocated the Waikiki Peninsula or Phase I of the project to resort-hotel use as a means of defraying the cost of the plan. This was listed as an essential element of the planning process. The State legislature in making funds available for the development has also been under the impression that a portion of the Magic Island complex would be allocated to resort-hotel use in order to provide a strong base for expanding the tourist industry. He indicated that without the revenue producing lands in the Magic Island complex, there is serious doubt as to whether the full land development under the plan can be achieved. This point is well documented in the report.

Another important point is in view of the serious lack of waterfront oriented hotel sites in the Waikiki area, the Waikiki Peninsula provides the best single insurance policy that the people of Hawaii have to sustain the necessary qualitative level of the Waikiki complex to realize fully the broad potentials of our tourist industry. He noted that the general plan report reflects this thought and he quoted from a portion of it, as follows: "It is proposed that if Waikiki is to continue to attract an increasingly greater number of visitors each year that more emphasis be placed upon planted open space, underground utilities, building height limitations, bulk and density controls, improved vehicular and pedestrian circulation and the widening and improvement of its beaches." He indicated that this is a precise definition of the Magic Island project and of the policy which has been adopted by the State Board of Land and Natural Resources. He urged the Commission in its review of the General Plan to carefully consider the designation of land uses in the Magic Island complex.

Mr. Aaron Levine, Executive Vice-President of the Oahu Development Conference, read from a prepared statement which was placed on file and made a part of this record.

The ODC concurred completely with the five broad goals set forth at the outset of the plan and was in general agreement with the more specific goals and objectives stated throughout the report. Standards and principles that are necessary to achieve certain goals and objectives are important to the total planning process for they provide the basis for actual programming as each development plan is prepared and implemented; therefore, the ODC commended the City for the inclusion of these standards in the General Plan. However, the ODC indicated that in the short one-week period that it had the General Plan, it was not possible to really study and evaluate the proposed standards, the population projections by geographic section and other data contained in the Plan.

The ODC felt that clarification and discussion are needed on many specific points. For example, the difference between the population projections given in the General Plan and those developed by the State; or the range of residential densities and residential lot sizes which affect, for example, the town house concept for future single-family housing; or the proposal to allocate one-fifth more land than is required for certain land uses, in order to meet unanticipated growth; or the reference to the elevated makai arterial.

The ODC indicated that one of the five major goals stated in the General Plan is "to promote better citizen understanding in the planning program and participation in the planning process." It failed to see how this goal was observed in the preparation of the General Plan. It did not believe that a one-hour public briefing on so complex a report to citizen group representatives the day before Thanksgiving followed by a public hearing the day after Thanksgiving is the best example of citizen participation in planning. It felt that little response to letters sent by the Planning Department to citizen groups soliciting their interest in the General Plan should not be construed as apathy on the part of the public. Rather, planners should take the responsibility of generating interest in the General Plan by means of a well-organized program of citizen involvement on a continuing basis.

To cope with the immediate problem confronted by the City; that is, the adoption of a general plan to comply with the Court ruling, the ODC suggested that this General Plan be adopted as an interim General Plan and that careful citizen review of it be encouraged during the forthcoming year. This procedure is followed in many cities. In cities where community viewpoints are fully considered, where implications of alternative proposals are amply explored, where citizen suggestions are frequently accepted, and where public discussion is encouraged far in advance of formal public hearings, the resulting general plan has always been much more meaningful and the entire community has benefited.

The ODC assured its complete cooperation in this very important and fundamental planning activity and offered the resources of the ODC Comprehensive Planning Committee during all of 1964 to work with the Planning Department in reviewing the entire report in detail.

In reply to questions from Mr. Hustace, Mr. Levine stated that the ODC is not in a position to recommend adoption or non-adoption of the general plan because it has not had sufficient time to review and analyze all of the data contained in the document. It is not requesting that the Commission withhold adoption of the general plan until it has had an opportunity to study it but leaves that decision to the discretion of

the Commission. However, if the City is to adopt the Plan then the ODC suggests that it be considered as an interim plan. He stated that the first drafts of general plans are known to be first drafts and therefore will require extensive re-working. It is difficult to state how long the ODC would take to evaluate the plan because this would depend upon the availability to the ODC of the supporting material behind the general plan to which the ODC has had no access. It requires time to review and compare the Plan chapter by chapter and paragraph by paragraph with the "blue book." This could not be done because it had received the Plan on Wednesday of the past week.

Mr. Hustace asked, if planning is a continuous process, that which exists proper today may be changed tomorrow. Aren't we accomplishing the same thing by adopting a plan today then reviewing it? Aren't we required to review that plan immediately upon its adoption because planning is a changing process?

Mr. Levine agreed with Mr. Hustace but stated that there is a slightly different aspect here because adoption of an interim plan infers that there will be a restudy of this undertaking within several months.

Asked whether the ODC had any specific area that it takes issue with, Mr. Levine stated that the ODC did not want to single out any one issue simply because if it did, the implication may be that it approved of everything else in the plan and that is not what it wished.

Mr. Yamabe remarked that it was his understanding that proper steps were taken to receive maximum citizen participation. He did not quite understand where there was a lack of citizen participation. He requested Mr. Levine to submit to the Commission some detailed information as to procedure and what he meant by citizen participation. If there is a detailed explanation, the Commission might explore that area once again.

Mr. Levine stated that a document entitled "Blueprint for Citizen Participation in Planning and Urban Renewal" had been adopted by two of its committees. He believed that this document was made available to members of the Commission but stated that he would be glad to furnish copies to the Commissioners.

Asked by Mr. Lemmon what citizen participation had been adopted so far, the Director replied that citizen participation was at the planning stage where the proposed plans were taken to each community groups and working with those groups in the development of a plan for each area. With respect to the general plan under consideration, since most of the information in the plan were taken from the 1960 general plan report with the inclusion of up-dated information, letters were sent to these community groups requesting their comments and of any changes that they recommend. Very few answers were received and on that basis the General Plan was prepared without benefit of another meeting with each community association. However, the proposed general plan has been presented to many community organizations prior to this public hearing.

Mr. Lemmon asked Mr. Levine, in the event that legally it is not possible to call the General Plan an interim plan and if it appears wise to adopt it as the General Plan, is that not the same as continuing the citizen participation because this plan is still subject to change and must be so as more information is obtained from time to time?

Mr. Levine replied that if the General Plan cannot be called an interim plan but the intent is to immediately embark on genuine citizen participation progra, this would meet the request of the ODC and perhaps of other groups that are so concerned.

Mr. Hustace asked, "Then I take it Mr. Levine, that it isn't to the merit of the plan before us that you presently speak but only on what you feel is the synthesis of the plan without citizen participation? That the plan that is presented to us today may be a very profound, far reaching, good plan and that you urge this Commission to approve it on an interim basis to be followed by an opportunity for people to understand the plan but not necessarily to change it? Is that correct?"

Mr. Levine replied, "I am unable to comment on the content of the plan without having time to analyze it, discussing with the staff the alternatives that they have discarded so the content we are not able to endorse or not endorse today. I hope that upon analyses that the plan turns up to be fine. I hope that this is so but I hope to point out to the Planning Commission that even in a general plan for the entire island of Oahu, it is possible to get citizen participation that would make the plan even better. This is the reason for doing it. This is one of the benefits, one of the many. So whether you label it an interim general plan or if legally it is not possible at the present time and it is adopted and the intent is to immediately start a program of citizen participation, we would certainly be pleased to discuss it but let's discuss citizen participation at another time and what is really meant by that term."

Mr. Leo S. Wou, Chairman of the Planning Committee of the Chamber of Commerce of Honolulu, speaking on behalf of the Chamber, read a prepared statement which was placed on file and made a part of this record.

The Chamber is very encouraged to see the completion of a General Plan for Oahu and believed that the goals and objectives as set forth in the Plan are sound and can serve as a guide for future development of this island. It commended the Planning Director and his staff for producing a plan under extreme pressure of time and urged that the plan be adopted as a first step towards achieving well-balanced community planning. As noted in the report, planning must be viewed as a continuing process.

As stated in the fifth objective in the General Plan calling for citizen participation in the planning process, the Chamber suggested the creation of a citizen group to participate with the Planning Department to regularly review the comprehensive planning program for Oahu, above and beyond the development planning of individual neighborhood communities.

The Chamber recognized the limitation of time in producing the Plan and realizes that many areas can be strengthened. Therefore, it urged that upon adoption of the plan and during the process of review in the ensuing years that further emphasis be given to the following areas:

- (1) An extensive municipal service cost analysis should be made. This study may yield valuable information as a further cross reference on the most desirable land use patterns, density and distribution of population as envisioned in this Plan.

- (2) The land use and population distribution can be effected by many factors; such as topography, income and location of employment. A review should be made of the economic capacity of the population in relation to the availability of suitable land and the adjacent employment centers to insure proper coordination.
- (3) The population projection and a cost revenue study must be carefully evaluated periodically so that we will not have to be overtaxed in our capital improvement budget in a given period because of over-estimated future municipal service requirements.

The Chamber expressed its sincere desire to cooperate in every way possible in furthering the proper and continuous evolution of the General Plan.

In reply to questions from the Commission, Mr. Wou stated that members of the Committee had thoroughly reviewed the report during the entire week, comparing it paragraph by paragraph with the 1960 General Plan "blue book." They feel that there are areas that can be strengthened. The Chamber is not requesting that adoption of the Plan be delayed but that it be adopted with the full understanding that planning is a continuing process and that there will be citizen participation to review and work together with the Planning Department in strengthening some of the areas.

Mr. Howard Moore, attorney, speaking for Dr. Payne, Vice Chairman of the Manoa Community Association, stated that the Commission, as a matter of public relation, should consider the comments made by other speakers that there was insufficient time to study the General Plan report and the map by holding subsequent hearings to hear testimonies from all interested parties. He suggested that the map be kept in the Planning office at all times and two or three copies of the report be made available to the public to read. The Commission should not take any action to adopt the plan until all interested persons have had an opportunity to check the map, study the report and had presented testimonies if they wish. The members of the Manoa Community Association have not had an opportunity to study the report and therefore is not in a position to make any comment or recommendation at this time. He suggested that if possible subsequent hearings be held in the evening.

The Chairman advised Mr. Moore that at the opening of the public hearing today, an announcement was made that the hearing will not be concluded today, that it would be continued from time to time until all testimonies are heard or written statements accepted. Following a reasonable period of time during which the Planning Director is to review and comment on queries made to him, the hearing would be resumed where the public would have the benefit of hearing the Director's recommendation. Following such a procedure and evaluation of all facts, the Commission would then submit its recommendation to the City Council. It is quite possible that Mr. Moore was not present at the time this announcement was made.

Mr. Arthur Wallace, President of the Waialua Community Association, informed the Commission that on Wednesday, a member of the Planning staff came to Waialua and met with the Trustees of the Waialua Community

Association and several other businessmen. They were quite impressed by the presentation made of the General Plan report. The Waiialua-Haleiwa Community Association is in agreement with the General Plan as it affects the Waiialua-Haleiwa area only with the understanding that changes could be made as they become necessary. It has no comment to make on the rest of the plan because it had no opportunity or the manpower to make a detailed study of the Plan.

He stated that their endorsement may sound hasty but he indicated that over the past two years they had an opportunity to speak with the Planning Director over the telephone and met with the Director on four or five occasions. The Director had come to the Waiialua Community to discuss first the Waiialua plan then the Haleiwa plan with members of the Community Association. Those plans were approved and in all regard, the new plan to be adopted for the Waiialua-Haleiwa area is the same except for some modifications that corrected an oversight in the Waiialua plan. He commended the Director and his staff for doing a fine job in the short time that they had in producing a General Plan for Oahu.

Mrs. Robert McCullagh, President of the League of Women Voters, also read a prepared statement which was placed on file and made a part of this record.

The League wholeheartedly supported the concept of a General Plan but expressed its regret that adequate citizen participation has been prevented. The League received a copy of the plan on November 20th and immediately began its study but because of the lack of time, it was unable to study the Plan in depth or to present it to the general membership. The League offered to support the excellent work of the Planning Director, his staff, and the Planning Commission for the well-conceived goals and objectives of the Plan but questioned certain statements in the plan, for example:

- (1) The population projection of 820,000 for 1980 on which all planning criteria is based differs from the State projection which is 703,000 for 1980.
- (2) The comment on Page 59 that, "It is anticipated that a portion of Fort DeRussy will be released from military control and eventually be developed for resort hotel uses." Isn't it possible to retain this property as open space?
- (3) The plan offers no City position on the routing of the much discussed H-1 Freeway but on page 66 says, "The Commission also realized that separation of the industrial traffic from the through traffic on the makai side of the city of Honolulu near the waterfront was needed and proposed an overhead facility."

The inclusion of the above and other questionable statements make the League feel that it is imperative that there be more study and information given to the citizens. The League recommended that this plan be adopted on an interim basis with the provision included that a revised plan, allowing for adequate citizen participation, be completed within a year after adoption.

In reply to questions from the Commission, Mrs. McCullaugh stated that the League understands that there is an urgency to adopt a General Plan and therefore is not requesting a delay in adopting the Plan but leaves this decision to the discretion of the Commission. However, should the Plan be adopted, it be so adopted with the understanding that it is on an interim basis with immediate steps taken to revise the plan with adequate citizen participation. She is not prepared to make any statement regarding the merits of the plan since the members had not had adequate time to study it. After a review, which may take longer than two weeks, a statement from the League will be submitted to the Commission.

Mr. Lemmon stated that he is in favor of the interim approach if it is legally possible. He requested an opinion from the Deputy Corporation Counsel should he be able to give an opinion now; otherwise, a written opinion could be submitted later.

Mr. Hustace indicated that the request for an opinion is appropriate and requested that the opinion be submitted in writing to the Commission by the next meeting date of the Commission so that there would be no misconstruction.

The Chairman announced that it is now 4:25 p.m., and requested suggestions from the Commission on the date to which the hearing is to be continued.

Mr. Centeio inquired whether the letters filed are to be read so that the people present would be aware of comments made by others. He indicated that at all past public hearings such letters have been read to the public.

The Chairman had no objection to the reading of the letters. With no objection from the other members of the Commission, he postponed the reading of the letters until the next session of the Commission.

After a brief discussion, the Chairman announced that the hearing today is recessed until 2:00 p.m., next Thursday, December 5, 1963, in the Conference Room of the Planning Commission at City Hall Annex. He assured the public that the hearing will not be closed but continued until such time all testimonies are heard. If necessary night meetings will also be scheduled.

The hearing was recessed at 4:30 p.m.

The Commission reconvened at 4:35 p.m., with Vice Chairman George F. Centeio presiding: (Mr. Hustace, Chairman, had left at 4:30 p.m.)

**CAPITAL IMPROVEMENT
PROGRAM AMENDMENT
TO THE CIP FOR
FISCAL YEAR JULY 1,
1963 TO JUNE 30,
1964**

The Commission reviewed Bill No. 154 entitled: "Capital Improvement Supplementary No. 2. An Ordinance amending Ordinance No. 2366 relating to Capital Improvements of the City and County of Honolulu for the fiscal year July 1, 1963 to June 30, 1964," together with amendments to the Capital Improvement Program which were submitted by the City Council to the Planning Commission for consideration and comments, as follows:

BILL NO. 154, 1963

CAPITAL IMPROVEMENT SUPPLEMENTARY NO. 2

AN ORDINANCE AMENDING ORDINANCE NO. 2366 RELATING TO CAPITAL IMPROVEMENTS OF THE CITY AND COUNTY OF HONOLULU FOR THE FISCAL YEAR JULY 1, 1963 TO JUNE 30, 1964.

BE IT ORDAINED by the People of the City and County of Honolulu:

SECTION 1. Ordinance No. 2366 as amended, relating to Capital Improvements of the City and County of Honolulu for the fiscal year July 1, 1963 to June 30, 1964 is hereby further amended as follows:

- 1a) Reducing the appropriations in the following amounts for the projects financed out of current revenues and general obligation bonds as authorized by Ordinance No. 2366, hereinafter enumerated:

General Fund

DEPARTMENT OF PARKS AND RECREATION

Park Improvements:

Honouliuli Playground..... \$ 10,000

Highway Fund

DEPARTMENT OF PUBLIC WORKS

Roads and Improvement Districts:

Kalihi-Kai Improvement District.....	\$ 70,000	
Pensacola Street, Waimanu to Aiehi.....	20,000	
Waiālae Avenue, Kapahulu to 9th Avenue.....	90,000	
Waikiki Improvement District.....	100,000	
Woodlawn Drive Improvement District.....	160,000	440,000

Drainage and Flood Control:

Stream and Channel Improvements in Subdivisions for Highway Protection, City's Share..... 20,000

Public Improvement Bond Fund

DEPARTMENT OF BUILDINGS

School Improvements:

Waiānae Intermediate School..... 953,000

Total Reduction..... 1,423,000

- 1b) and appropriating the following amount of surplus which is in addition to the amount of moneys estimated from current revenues and proceeds to be realized from the sale of general obligation bonds appropriated by Ordinance Nos. 2366 and 2382:

Public Improvement Fund

SURPLUS

Unappropriated Surplus..... 74,400

TOTAL..... \$ 1,497,400

are hereby appropriated for the purposes as set forth in Item 2) hereof for the fiscal year July 1, 1963 to June 30, 1964.

2) The moneys as reduced and appropriated in Items 1a) and 1b) hereinabove shall be and are hereby appropriated for the following purposes:

	General Fund	Highway Fund	Public Improvement Bond Fund	Public Improvement Fund	Total
DEPARTMENT OF PUBLIC WORKS					
Roads and Improvement					
Districts:					
Kulouou Improvement District.....	\$	---	\$ 30,000	\$	---
McGully Street, King to Beretania.....	---	220,000	---	---	220,000
University Avenue, King to Maile Way.....	---	190,000	---	---	190,000
Total Roads and Improvement Districts.....	---	440,000	---	---	440,000
Public Works Miscellaneous					
Projects:					
Haimalu Stream Bridge.....	---	20,000	---	---	20,000
TOTAL DEPARTMENT OF PUBLIC WORKS.....	---	460,000	---	---	460,000
DEPARTMENT OF BUILDINGS					
School Improvements:					
Aiea Intermediate School...	---	---	204,313	---	204,313
James Campbell High and Intermediate School.....	---	---	16,361	---	16,361
Kahuku Elementary and High School.....	---	---	44,000	---	44,000
S. W. King Intermediate and High School.....	---	---	5,000	---	5,000
Laiilehua High School.....	---	---	60,000	---	60,000
Likelike Elementary School.	---	---	15,500	---	15,500
Liliuokalani Elementary School.....	---	---	28,000	---	28,000
Maemae Elementary School...	---	---	88,000	---	88,000
Mokulele Elementary School.....	---	---	2,826	---	2,826
Noelani Elementary School..	---	---	44,000	---	44,000
Pearl City Kai Elementary School.....	---	---	390,000	---	390,000
Red Hill Elementary and High School.....	---	---	5,000	---	5,000
Roosevelt High School.....	---	---	50,000	---	50,000
Total School Improvements.....	---	---	953,000	---	953,000
Fire Stations:					
Waikiki Fire Station.....	---	---	---	750	750
TOTAL DEPARTMENT OF BUILDINGS.....	---	---	953,000	750	953,750

DEPARTMENT OF PARKS AND RECREATION

Park Improvements:

Bellows Field Beach Park...	---	---	---	73,150	73,150
Pearl City Kai Playground..	10,000	---	---	---	10,000
Waimalu Stream Footbridge..	---	---	---	500	500

TOTAL DEPARTMENT OF

PARKS AND

RECREATION..... 10,000 --- --- 73,650 83,650

TOTAL CAPITAL

IMPROVEMENTS..... \$10,000 \$480,000 \$ 953,000 \$ 74,400 \$1,497,400

PROPOSED AMENDMENT TO THE CAPITAL PROGRAM
FOR THE FISCAL YEAR JULY 1, 1963 TO JUNE 30, 1964

CAPITAL IMPROVEMENT SUPPLEMENTARY NO. 2

NEW CAPITAL IMPROVEMENT PROJECTS

FOR 1963-1964 FISCAL YEAR

Public Works Miscellaneous Projects:

Waimalu Stream Bridge (Planning)..... \$ 20,000

School Improvements:

Hokulele Elementary School (Reimbursement to GER Fund)..... 2,826
Red Hill Elementary and High School (Land acquisition)..... 5,000

Park Improvements:

Bellows Field Beach Park (Planning and construction of
comfort stations, utilities, parking area, site
improvements and other recreational facilities)..... 73,150
Pearl City Kai Playground (Planning)..... 10,000 \$ 110,976

ADDITIONAL REQUIREMENTS FOR 1962-1963

AND 1963-1964 FISCAL YEARS' PROJECTS

Roads and Improvement Districts:

Kulionou Improvement District (Planning and engineering)..... 30,000
McCully Street, King to Barotania (Land acquisition
\$121,000, and construction \$99,000)..... 220,000
University Avenue, King to Maile Way (Land acquisition
\$146,200, construction \$43,800)..... 190,000

School Improvements:

Aiea Intermediate School (Construction, Second Increment,
10 classrooms and temporary office)..... 204,313
James Campbell High and Intermediate School
(Reimbursement to GER Fund)..... 16,361
Kahuku Elementary and High School (Additional
construction, 2 classrooms)..... 44,000
S. W. King Intermediate and High School (Land
acquisition)..... 5,000
Lalehua High School (Additional construction,
special classrooms)..... 60,000
Likelike Elementary School (Land acquisition)..... 15,500
Liliuokalani Elementary School (Additional construction)..... 28,000
Maemae Elementary School (Additional construction--
supplement State funds)..... 88,000
Hobelani Elementary School (Additional construction--
supplement State funds)..... 44,000
Pearl City Kai Elementary School (Relocation)
(Construction 12 classrooms, kitchen and site work)..... 90,000
Roosevelt High School (Additional construction)..... 50,000

Park Improvements:

Waimalu Stream Footbridge (Construction)..... 500

Fire Stations:

Kaikiki Fire Station (Reimbursed contractor for paving
work)..... 750 1,386,424

TOTAL..... 1,497,400

METHOD OF FINANCING**TRANSFER FROM PROJECTS FINANCED OUT OF CURRENT REVENUES:****General Fund:**

Honouliuli Playground..... 10,000

Highway Fund:

Kalihi-Kai Improvement District..... 70,000
Pensacola Street, Waimanu to Anahi..... 20,000
Waiialae Avenue, Kapahulu to 9th Avenue..... 90,000
Waikiki Improvement District..... 100,000
Woodlawn Drive Improvement District..... 160,000
Stream and Channel Improvements in Subdivisions for
Highway Protection, City's Share..... 20,000 470,000

TRANSFER FROM PROJECTS FINANCED OUT OF GENERAL**OBIGATION BONDS:****School Improvements:**

Waianae Intermediate School..... 953,000

UNAPPROPRIATED SURPLUS

Public Improvement Fund..... 74,400

TOTAL..... \$1,497,400

OFFICE OF THE BUDGET DIRECTOR
November 21, 1963
MLH:gim

Mr. Fred Kwock, Budget Director, explained that projects listed under "1a" in Bill 1954, are projects that may be delayed this fiscal year but they would be included in the next fiscal year's budget. Hono-uliuli Playground was deferred since it is tied in with the elementary school project for which land has not been purchased. Roads and improvement district projects, as listed, are affected by the General Plan and therefore were deferred.

Approximately \$70,000 had been appropriated for the Stream and Channel Improvements in Subdivisions. At the recommendation of the Chief Engineer, \$20,000 has been deleted and will be used for some other projects. Waianae Intermediate School project is being deferred because construction cannot be started this fiscal year. There is an unappropriated surplus of \$74,400 from the Public Improvement Fund which may be used for other projects. The total sum of \$1,497,400 is being appropriated for projects listed under "2".

First, roads and improvement district projects which can be started this year, construction of permanent concrete ramps at both ends of Waimalu Stream Bridge, school improvement projects which are for more classrooms or campus improvements, adjustment in the contract price for the Waikiki Fire Station, park improvements, and construction of sanitary facilities, utilities and site improvements for the Bellows Field Beach Park which has been made available to the public on weekends by the military.

Mr. Kwock stated that these projects were advanced in accordance with priority established during the preparation of the six-year capital improvement program.

The Commission recommended approval of Bill No. 154 on motion of Mr. Lemmon and second of Mr. Yamabe.

LAND USE
COMMISSION
PETITION
URBAN USE
(ERNEST SOUZA)

As a matter of information, the Commission was advised that applicant Mr. Ernest Souza has withdrawn his petition to the Land Use Commission requesting a change in the Temporary District Boundary by changing the designation from agricultural to urban for land in Maili-Waianae.

The meeting was adjourned at 4:45 p.m.

Respectfully submitted,

Carole A. Kamishima
Carole A. Kamishima
Planning Reporter

FLASH NO. 3

PLANNING COMMISSION

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DECEMBER 5, 1963 TO JULY 30, 1964

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Meeting of the Planning Commission
Minutes
December 5, 1963

The Planning Commission met in regular session on Thursday, December 5, 1963, at 2:05 p.m., in the Conference Room of the City Hall Annex with Chairman Frank W. Hustace, Jr., presiding:

PRESENT: Frank W. Hustace, Jr., Chairman
George F. Centeio
Stanley T. Himeno
Cyril W. Lemmon (present at 2:30 p.m.)
Thomas N. Yamabe II
Robert F. Ellis, ex-officio

Frederick K. F. Lee, Planning Director
Wendell Kimura, Deputy Corporation Counsel

ABSENT: Kinji Kanazawa (on trip)
Alfred A. Yee (on trip)
Fred K. Kwock, ex-officio

MINUTES: With no objection from the Commission, the minutes of the regular meeting of November 7, 1963 and the special meeting of November 15, 1963, as circulated, were declared approved by the Chairman.

**PUBLIC HEARING
GENERAL PLAN OF
OAHU**

A public hearing, continued from Friday, November 29, 1963, was held to consider the proposed General Plan for the City and County of Honolulu. The General Plan consists of a document stating the development objectives, standards, principles and the supporting data, and a map of the island of Oahu.

Prior to calling on those persons wishing to give testimony on the proposed General Plan, the Chairman announced that this same hearing will be continued in the City Council Assembly Room on Thursday, December 12, 1963, at 7:30 p.m., in order to accommodate those persons who are unable to attend hearings during the middle of the workday.

He reminded the public that the function of the Planning Commission is to review the General Plan prepared by the Planning Director and to make its recommendation to the City Council which makes the final decision on whether or not to adopt the Plan. The Commission's recommendation is made only after holding of a public hearing to obtain expressions from the public, and by exercising its best laymen's judgment on what recommendation to make on the General Plan. He assured the public that the hearing will not be closed until all persons have had an opportunity to be heard and be fully apprised of what is proposed on the General Plan.

After a show of hands from the audience, the Chairman announced that he will dispense with the presentation of the General Plan by the Director since most of the audience had heard the presentation made by the Director at the public hearing held last Friday or at previous presentations.

He then requested that witnesses identify themselves by name, address, and the organization or group they represent. If they represent a group, the number of people in that group should also be mentioned.

Mrs. Jack Marnie of 3014 Hibiscus Drive, President of the Outdoor Circle, read a prepared statement from the Outdoor Circle which was placed on file and made a part of this record.

The Board of Directors of the Outdoor Circle confined its comments on the proposed General Plan to areas within the aims and purposes of the Outdoor Circle; that is, preservation of Hawaii's greatest single asset--its natural beauty. It urged that the General Plan clearly define the extent of protection proposed for Oahu's nationally recognized landmarks: the Nuuanu Pali, its foothills and vistas; Punchbowl; and Diamond Head. The Circle is in agreement with the need for additional parks and recreational facilities, playgrounds and neighborhood playfields.

The Circle believed that,

(1) The Foster Garden block should be preserved in its entirety for park purposes;

(2) Protection should be provided for the Island's established parks; and

(3) Inclusion in the General Plan, regulations to control placement of signs in order to protect the distinctive appearance of Oahu.

Mr. Rogers M. Ikenaga, attorney, business address 1956 Ala Moana, spoke in behalf of Mr. T. Ota of Waipahu.

He informed the Commission that a petition for rezoning from residential to apartment of his client's property situated at the corner of Farrington Highway and Waipahu Depot Road, containing an area of 12 acres, was filed with the Planning Commission. A proposed development plan, renderings and photographs of the development were also submitted. He indicated that the present zoning of the property is business for the first 100 feet fronting the highway and residential for the balance. The proposed General Plan for Oahu designates this land for residential use. He requested the Commission to give due consideration to changing the land use designation for this subject property to apartment use.

The Chairman suggested to Mr. Ikenaga that he submit his client's request in writing so that there would be no mistake as to the identity of the property, its location, and the change requested.

Mrs. Alice Spalding Bowen of 2955 Makalei Place, a private citizen, read a prepared statement which was placed on file and made a part of this record.

Her comments and objections were as follows:

(1) One of the objectives of the General Plan is to preserve and maintain significant historic sites, scenery and natural assets of the Island of Oahu, yet, the General Plan map "advocates just the opposite and plots the desecration of Hawaii's symbolic monument, Diamond Head, with the introduction of a new apartment area advancing into the residential shoreline beyond Coconut Avenue and creating a solid wedge up to Diamond Head Road."

(2) The citizens were given only ten days within which to study and comment on such a voluminous document which does not include Plate No. 39 which is the General Plan map. As publicized, the haste that exists in the creation and adoption of the Plan is a principal objection to an instrument which will have such far reaching effects and consequences upon each and every citizen of this country.

(3) In light of Judge Jamieson's interpretation of Section 5-509 of the City Charter and his comment that because the inhabitants go all over the City and County of Honolulu and has an interest in the planning of every part of the City and County of Honolulu, every part of it must be planned and considered together, and that this requires one general plan for the entire City and County of Honolulu, she inquired whether or not all parts of the City and County have been considered together in the preparation of the General Plan.

It was difficult for her to ascertain how the ten sectional "General Plans" adopted prior to Judge Jamieson's decision and which plans apparently have been transposed on the General Plan land use map, could possibly have been considered in relation to the city as a whole.

(4) The use of such planning nomenclature as employing the "broad-brush" approach misleads the public into believing that a certain approach was taken in the preparation of the Plan when, in fact, it was not.

In conclusion she stated:

"(1) I deny that this hastily compiled document is as a matter of law or of legislative intent in compliance with the requirements of the City Charter;

"(2) it violates its own objectives;

"(3) the General Plan is not comprehensive and is not a worthy document as a guide for the long-term development of our city;

"(4) I believe consideration of it should be postponed until all experts and organizations concerned with planning have had an adequate opportunity to study the document and present to your honorable body suitably detailed proposals for your consideration."

The Chairman informed Mrs. Bowen and the audience that the very purpose of a public hearing is to provide the public an opportunity to comment and recommend changes to what is proposed on the General Plan. What is before the Commission is not the General Plan of Oahu. No plan can be considered the General Plan until the process of citizen participation by means of public hearings, corrections by the Planning Director to what he feels should be corrected, and review by the Commission of comments and suggestions from the public and changes made by the Director has been completed. In its review, the Commission will exercise its best judgment in recommending a plan to the City Council for adoption. By this process, the rights of citizens are being protected. There is further opportunity for citizen participation before the City Council when that body reviews the plan for final adoption after three readings of the ordinance to adopt a General Plan for Oahu.

Mrs. Bowen thanked the Chairman for the reassurance that there is to be no hasty decision in the adoption of a General Plan for Oahu.

Mr. Charles M. Wills, representing the Board of Trustees of the Friends of Foster Garden, read a prepared statement which was placed on file and made a part of this record.

The Friends of Foster Garden urged the designation of land situated at the corner of Nuuanu Avenue and Vineyard Thoroughfare for park use on the General Plan so that Foster Garden may be expanded into the area. A list of organizations which support this park designation was also submitted.

Mr. Joe W. Drake, representing the petition of Drake, et al for amendment of the Temporary District Boundary for land in Nanakuli, Waianae, from agricultural to urban district, informed the Commission that the Land Use Commission had granted their request and reclassified the area to an urban district. The area in question is a three block area bounded on the Maali side by a mountain, on the Nanakuli side by an industrial area, on the makai side by residential use and on the mauka side by a farm district. In accordance with the urban district, he requested the Commission to designate the subject area for residential and not to accept the Director's recommendation of agricultural use for the area.

He indicated that within this three-block area, no land is being used for agricultural purposes; not even dairies. The Planning Commission's recommendation of denial of their petition to the Land Use Commission was based on erroneous facts provided by the Planning staff. The staff had made a report that there are dairy farms in the area but upon checking, he found that the staff's report had included a much larger area and was not confined to the three-block area. He stated that this land is composed of coral and rocks or boulders and is not suitable for agricultural pursuits. To prove this point, in this area are quarries to extract these corals.

He stated that there is an urgent need for more residential homes in the area. There is an overcrowding of existing homes. The original landowners have children with families of their own and they require separate homes. There is 100% participation in this request for residential zoning. As stated in the letter filed with the Planning Commission, the property owners are willing to bear the cost of an improvement district to construct the necessary roads and utilities, but this is subject to zoning of the area to Class A Residential.

The Director acknowledged that a letter is on file from Joe W. Drake, et al.

Mr. Drake then expressed his belief that citizen participation at public hearings only was not sufficient. He stated that requests of individuals or communities should be considered alone and not before a large group. There should be more information provided to the public by the Director by contact with individuals and explain why a certain request was disapproved and not merely to listen to comments made with no further expressions given. He also felt that if there are differences of opinion between

two groups in one community, the Director should meet with those two groups to discuss and decide what is best for that community.

The Chairman stated that the policy of the Commission has always been to have the Director consider all individual requests and make a report and recommendation to the Commission for review. It is a physical impossibility for the Director to go to every individual or community and ask whether or not they agree with the plan and what changes they propose. Therefore, should there be diverse opinions between two groups, they should take the initiative to contact the Director for a meeting to resolve their problems.

The Chairman then made a request to the Director that he notify all individuals who have submitted requests, the same recommendation on those requests and the reason for such recommendation he intends to present to the Commission.

Mr. Francis A. Wong, attorney, Legislative Chairman for the Waianae District Council and President-Elect of the Waianae Businessmen's Association, read a prepared statement which was placed on file and made a part of this record. His business address is the First National Bank Building in Waianae.

The Waianae District Council is composed of most of the business, professional, community, civic and farm organizations in the Waianae area and the Waianae Businessmen's Association is composed of most of the financial establishments, retail outlets, and professional and businessmen in the Waianae district.

The two organizations are in favor of the General Plan as prepared by the City Planning Department and urged its adoption as quickly as possible. They have had an opportunity to discuss and review the plan, particularly the area from Kahe Point to Makua, which directly affects them. They also had close working relation with the Planning Department in the planning of their community and the General Plan as presented today meets with the unanimous approval of all of their members.

Mr. Laurence F. Blodgett, residing at 3623 Manamana Place, President of the Manoa Valley Community Association, corrected an erroneous impression that was given at the public hearing held last Friday that the Association was not receiving much cooperation from the City.

He stated that the Association has had exceptionally close planning relation with the City, namely, Mr. Lee the Planning Director. For the past year, a land use survey of the valley has been conducted by residents in the valley under the supervision of the Planning Department. This is the first and only step to obtain the actual detailed study of any given area. It was his understanding that a meeting will be held shortly with the residents in the valley as details are made available.

He stated that the planning group in the valley are aware that this general plan being presented to the public is not a detailed plan. However, he requested the Director to explain the detail of the major roads marked in heavy

lines in the valley area only. He stated that the Association had gone on record favoring widths of roads no wider than 44 feet for the valley. He requested a statement from the Director that no changes in road widths are proposed for the area.

On behalf of the Association, he thanked the Planning Director and his staff for extending their fullest cooperation to members of the Association.

The Chairman requested that during the course of the public hearing, any interrogation of the Director for an explanation of how the plan affects individual parcels be made during the recess of the hearings. However, since the request made by Mr. Blodgett is of general application, he requested a response from the Director.

The Director indicated that on the General Plan map there is a statement made as follows,

"The exact size, location and intensity of development of the particular land use designations and street alignments shown on the map shall be determined by a development plan..."

For the Manoa area, he stated that two dark lines were shown because studies show that Manoa Valley will need two outlets to handle the increased traffic generated by residents in the valley. The locations are merely indicated as corridors and their exact location and size will be established on the development plan after a study in conjunction with the Community Association.

The Director then summarized the contents of several letters received by the Planning Commission:

(1) The Estate of James Campbell

The Estate suggested and requested that the following changes affecting Estate lands be made on the proposed General Plan map:

- (a) Kahuku -- show resort and residential uses for approximately 1,000 acres of land.
- (b) Honouliuli (Pili-O-Koe) -- show this area, adjacent to the Hawaiian Electric Company's Kahe power plant, for hotel-apartment development.
- (c) Honouliuli (Palehua) -- show mountain campsite and view lots.
- (d) Honouliuli (Makakilo) -- show the proposed cemetery site in Makakilo City Complex.
- (e) Honouliuli (Ewa Village) -- leave Ewa Village at its present location rather than relocated on productive agricultural land.
- (f) Honouliuli (Ewa Beach Shopping Center) -- show provision for commercial expansion adjacent to the existing shopping center.
- (g) Honouliuli (Ewa Marinas) -- show the development plan which was previously submitted by the developer.

Pacific Land Hui, for a portion of this area which was tentatively approved by the Planning Director.

- (2) Dr. John Y. Ing requested that land comprising 2.529 acres situated on Aiea Bay on the town side of Capehart Housing along Kamehameha Highway be deleted from the General Plan as government use and designated for hotel and apartment use.
- (3) McCandless Heirs requested that its general development plan for the Ahupuaa of Waiahole and Waikane submitted to the Planning Department staff be considered as the General Plan and Development Plan for the Waiahole and Waikane areas.
- (4) The Garden Club of Honolulu could not endorse the City's General Plan at this time since there was insufficient time to study its contents. However, the Club went on record as approving the concepts of good general planning as listed in the supporting data in the General Plan document.
- (5) The Hawaiian Botanical Gardens Foundation, Inc., wholeheartedly supported the plans to obtain, conserve, and utilize the areas of Kahana Valley, Kawainui Swamp, and the Pali slopes for public use and research.
- (6) The Hawaiian Botanical Gardens Foundation, Inc., reported that at the meeting of the Trustees of the Foundation held on November 26, 1963, the vote was unanimous that the Foundation go on record as requesting that Parcel C-5, Queen Emma Project, be classified for Park use on the General Plan.
- (7) The Bernice P. Bishop Estate submitted comments and suggested changes for consideration involving lands of the Bishop Estate, as follows:
 - (a) Kakaako Area -- The entire area is planned for industrial use although the present zoning is business for 100 feet on either side of Ala Moana Boulevard. No suggestions.
 - (b) Kapalama Area -- The new General Plan is in complete accord with the Estate's land use development plans. No suggestions.
 - (c) Waiialae-Kahala Area -- The General Plan shows park and recreational use for the park site in Tract C of this area. The present zoning is residential. The Estate intends to further subdivide a portion thereof for residential use resulting in a smaller park site. It is understood that this residential use will be permitted under the new General Plan.
 - (d) Waiialae Golf Course Area -- The Waiialae Golf Course is indicated for park and recreation use although the present zoning is residential. No suggestions.
 - (e) Maunaloa Area -- The plan for the Maunaloa area is generally in accord with the current master plan of Hawaii-Kai except for the inclusion of

a park use along the waterfront in the Bay View residential tract.

Suggest that this park use be eliminated from the General Plan since the public already has access to any waterfront areas lying seaward of high water lines.

- (f) Kaelepulu Area -- The Plan is in accord with presently approved development use plans for this area. No suggestions.
- (g) Heeia Area -- The Plan is in accord with present approved use plans of the Trustees' developers, except for the indication of park use in the Majestic Acres area which lies mauka of the new Kahaluu Cutoff Road.

Suggest that this park site be deleted or relocated subsequently to conform with development plans to be presented in the future.

- (h) Punaluu-Kaluanui Area -- The resort-hotel areas proposed are not in accord with use plans now under consideration by the Trustees.

Suggest that these resort-hotel uses indicated on the plan as lying mauka of Kamehameha Highway be eliminated and that the area across from Punaluu Park be designated for commercial use.

- (i) Waiialua-Haleiwa Area -- The Plan indicates the former Palama Settlement area for park purposes.

Request that hotel-resort use of the area be substituted in accordance with development plans approved by the Trustees.

- (j) Central Oahu Area (Aiea to Pearl City) -- The Plan is in accord with present use plans of the Trustees' developer as approved by the Trustees. No suggestions.

Because of insufficient time to thoroughly study the new General Plan, the Trustees reserved the right to make additional comments and suggestions should they become necessary.

(8) Headquarters Fourteenth Naval District limited its review to proposed land uses in areas adjacent to Navy owned lands and to proposed major developments that might affect the functions of the Navy. The Commandant offered the following pertinent comments and requested that they be given due consideration in the developing of the final plan:

(a) Portions of the off-shore submerged lands at Keehi Lagoon are designated for park and recreation. The western part of this area appears to overlap the Navy-owned land which is being retained for the sole purpose of developing a future seaplane runway.

(b) A major highway development is shown for the Maili-Lualualei area where the U. S. Navy operates and maintains a radio station. The proposed highway cuts

across the northwest corner of the U. S. Naval Radio Station boundary. The Navy now has several antennas in the area and has plans for other antennas to be constructed in the area. A highway built within the station boundary will disrupt the effective operation of the radio station; therefore, the highway should be located outside the radio station lands.

(c) Part of the lands in the Honouliuli area that have been designated for residential use falls within the ordnance blast clearance zone of the Naval Ammunition Depot at West Loch. Inhabited buildings should not be planned in blast clearance areas.

(d) The lands adjacent to the eastern boundary of the Naval Air Station, Barber's Point are designated for agricultural use except for the portion that fronts the shore line. The Commandant is in agreement with the agricultural use designation in the area but attention is invited to the fact that aircraft noise could be an important environmental factor in determining the desirability of the shore line area adjoining the Naval Air Station for residential purposes.

(9) Mr. Raymond C. Yap, President of Kahaluu Pond Inc., protested the General Plan designation of Preservation Zone for a parcel of land containing 74,260 $\frac{1}{2}$ situated at the Kahaluu Fish Pond area. He requested that this land be designated for Hotel and Apartment use.

(10) Mr. Henry H. Shigekane, representing Mr. and Mrs. Fausto Villanueva, requested that this client's property in Makaha, Waianae, be designated for commercial use as a logical extension of the existing commercial area along the mauka side of Farrington Highway at Lahaina Street.

(11) Mr. Henry H. Shigekane, representing Kaiser Hawaii Kai Development Company, noted that the proposed General Plan for Hawaii Kai contains some deviation from the plan adopted for Hawaii Kai. He listed four deviations.

(12) Home Builders Association of Hawaii, signed by its Community Facilities Committee Chairman Francis Y. Wong, endorsed the proposed General Plan for the City and County of Honolulu and requested that the Plan be adopted expeditiously to safeguard the great economic utilization of land.

(13) Mr. Francis Y. Wong, realtor, representing Mr. Clarence C. T. Loo, requested that the present industrial zoning of his client's property at Lualualei, Waianae, be retained and not zoned to agriculture as shown on the proposed General Plan.

(14) Joe W. Drake, et al. Oral statement was given by Mr. Drake.

(15) The Hawaiian Electric Co., Ltd., thanked the Planning Department for its letter advising the Electric Company that the proposed General Plan conforms to the contemplated expansion plan of the Waiiau Power Plant.

(16) The Hawaiian Electric Co., Ltd., requested that the designation for park purposes of the beach property at Kahe be deleted from the general plan since this beach area plays an essential part in its power plant operations.

(17) The Kaaawa Community Association reaffirmed its stand on the master planning for the Kaaawa area as originally proposed. It opposed any change in zoning of Kahana Valley.

(18) The Board of Directors of the Wahiawa Community Association supported the adoption of the General Plan as presented by the Planning Director.

(19) Mr. Morio Omori, representing various property owners on Monsarrat Avenue between Kanaina Avenue and Campbell Avenue, requested that the General Plan indicate commercial use for the area and not residential use as shown on the proposed Plan. This area is presently being used for commercial purposes.

(20) Mr. Shige Shiroma of Kaneohe requested that the present banana farming land in upper Keapuka be designated agricultural or conservation land in order to protect the natural beauty of the area.

(21) Windward Oahu Community Association, Inc., thanked the Planning Director for sending a representative to its executive committee meeting to explain the General Plan as it relates to the Windward area.

(22) Mr. Frank D. Padgett, attorney, representing Mrs. Lester Marks, urged that Parcel C-5, corner of Nuuanu Avenue and Vineyard Thoroughfare, be designated in its entirety as public park use.

(23) Miyata & Sons, Ltd., objected to the park designation of its lands situated in Waikiki with frontages on Pahi and Leahi Avenues and having a total area of 40,720 $\frac{1}{2}$ ft². It requested that land along Pahi and Leahi Avenues be designated for low-rise, medium density apartment use.

(24) Miyata & Sons, Ltd., requested that its property containing 10,295 $\frac{1}{2}$ ft² situated on the mauka side of North Kuakini Street between Liliha and Sereno Lane be designated to apartment use in lieu of residential use as proposed.

(25) The Kapahulu Community Association has not had sufficient time to study the entire plan and is, therefore, not in a position to pass judgment on the entire plan.

The Association takes exception to a portion of the plan as it affects its community. It does not agree with the plan to widen and realign Pahoehoe Avenue and the plan to extend Kilauea Avenue. It requested that the present commercial zoning along Monsarrat Avenue be restored on the General Plan. It also requested that the public hearing be held in the evenings to permit more citizens to participate.

(26) Miss Gertrude A. Humphries made the following recommendations:

(a) A recommendation by the Planning Commission should be withheld until the General Plan has been adequately explained to the general public including many organizations which have a natural and island-wide interest.

(b) There should be an educational campaign prior to the public hearing. There should be exhibits using a relief map of the Island, a zoning map, photographs of valleys and individual communities, etc., and also public lectures and television presentation.

(c) Preservation of the natural beauty of the island and character of Hawaii is not mentioned as one of the purposes of the General Plan. Apparently this was done because the Corporation Counsel's office does not recognize aesthetic considerations as a lawful basis for regulating the use of private property. She suggested that the Commission check on this and not accept the statement made by the Corporation Counsel that the City cannot draft ordinances nor exercise controls covering aesthetics.

(27) Mr. Oliver Kinney, et al, requested that a 1.350 acre area of land situated on the mauka side of Farrington Highway between Makamaka Place to the abandoned railway right-of-way along the Waipahu Flood Control Canal in Kinney Tract be reclassified from residential to apartment use on the General Plan.

The following three letters were read at the public hearing held last Friday:

- (28) Oahu Development Conference
- (29) Chamber of Commerce of Honolulu
- (30) League of Women Voters of Honolulu

Oral presentations were then continued.

Mr. Oliver Kinney, residing at 531 Hakaka Place, Diamond Head, stated that he owns property in Waipahu. It was his understanding that the Director had scheduled a meeting with the Waipahu Community Association to explain the General Plan prior to the public hearing held last Friday but this meeting was postponed. The meeting has now been rescheduled on Monday, December 16th.

The Chairman suggested to the Director that he or members of his staff continue scheduling these informational meetings in various sections of the island. He solicited the cooperation of the press in publicizing the dates of these meetings to be held in the various communities.

Mr. Charles A. Miyata, representing his family, requested that the family's property on Paki Avenue be designated for apartment use instead of park use as shown on the General Plan. (His written statement is on file.)

Mr. L. V. Hass, residing at 3002 Hibiscus Drive which is part of a tract known as Diamond Head Terrace, requested that the mauka section above Diamond Head Road between Poni Moi Avenue and Coconut Avenue be included with the makai section in the General Plan designation for residential-apartment purpose.

He stated that out of 40 property owners and residents in the mauka area, 32 owners have signed a petition requesting this apartment designation. This petition has been filed with the Planning Commission and it represents the feeling of the majority of the owners. The petitioners feel that apartment designation for the makai section only is highly prejudicial to them. They feel that the mauka section can be designated for apartment use without being incompatible with the objectives of the General Plan.

He noted that there has been considerable opposition to designating this general area for apartment use but the owners feel that this opposition is based largely on emotion. Another possibility is that the opposition is based upon the false premise that any apartment designation would be detrimental to the natural beauty of the area. They feel that this is not necessarily true. Leading engineers, builders and architects have assured them that with proper design and proper conception, this Diamond Head area can be developed in such a manner that the natural beauty of the area would be enhanced and not desecrated.

He stated that this area at Diamond Head has a most pleasant climate and is a nice place to live. He felt that it should not be restricted to single family residential use but expanded so that more people could enjoy this climate. He felt that a more natural boundary of apartment use would be the military reservation along the slopes of Diamond Head and not Diamond Head Road as proposed. In order to improve the area and prevent it from deteriorating, he felt that apartment zoning should be granted. He pointed out examples of deterioration, such as conversion of garages into a living unit, building of rooms above garages and in the back of lots. In one instance, the owner is renting out rooms to several boarders. He stated that with proper zoning this can be controlled.

He requested an opportunity to present to the Commission and the Director, an architect's conception of what can be developed in the area without defeating the objectives of the General Plan to preserve the natural beauty and natural resources of the area.

Mr. Eustace Suzuki of 1920 Hani Lane, representing the people in the Kalihi-Palama area, stated that in addition to the written protest that was submitted in the past, an additional protest is made at this time that citizens and property owners in the Kalihi-Palama area, affected by the proposed General Plan, were not given an opportunity to participate in the preparation of a plan for their area.

He stated that on two occasions, the Planning Department staff met with residents in the Kalihi-Palama area but these meetings were merely an explanation of the proposed plan for the area. At those meetings, numerous questions were asked of the Director but to date they have received no answer to those questions. They have also written to the Planning Director requesting a meeting with the staff but to date no such meeting has been arranged.

The Chairman interposed and advised Mr. Suzuki that he is participating in the planning process by being here today and informing the Commission of his desires. He believed that the Director will schedule a meeting in the Kalihi-Palama area to enable the people to understand the plan and its ramifications. Should more information be desired, they may submit such requests in writing to the Director or the Commission.

Mr. Suzuki stated that they were advised of the plan for their area; however, their desire is to have the opportunity to participate in the planning of that general plan. It was his understanding that the success of the plan for their area is dependent upon an improvement district by participation of property owners. He noted that about 650 property owners have signed a protest against the proposed general plan; therefore, the improvement district would be defeated along with the aims and goals of the general plan for their area.

He stated that the residents in the Kalihi-Palama area recommend that (1) the present residential zoning of the area be retained and any proposed change in use be deleted from the General Plan; (2) The Planning Department staff meet with the citizens and property owners in the Kalihi-Palama area to prepare a plan that would be acceptable to the people in the area.

The Kalihi-Palama area is composed of Neighborhoods 1 to 6 as noted on the general plan map presented in June this year by the Planning Director.

Mr. Francis Y. Wong, representing the Home Builders Association of Hawaii, read the letter that was filed with the Commission and previously read by the Planning Director.

Mr. William M. Swope, attorney, representing various taxpayers in the recent lawsuit involving the Diamond Head area, made the following points:

(1) He questioned the legality of the proposed General Plan of Oahu. Referring to the judgment entered by Judge Jamieson enjoining the City from further adopting any zoning ordinances, etc., until one general plan for the City and County of Honolulu is adopted, he stated that the Judge also mentioned what it means to have a plan interrelated. The City and County cannot be effectively planned in part but must have all parts interrelated.

At one of the workshop sessions, the Planning Director made a statement that due to the lack of time it was necessary to incorporate into the proposed general plan the data from approximately 10 of the sectional master plans that had been adopted. He questioned whether in this incorporation, interrelatedness was considered. The supporting data says that all parts were considered but he questioned the validity of that statement.

(2) He had heard a rumor that in the Diamond Head area, even though the makai section is designated for apartment purpose, it is possible for this use to be extended all the way up to the lighthouse on the development plan.

Since upon adoption, the general plan becomes a legislative act of the City and County, he questioned the legality of such an action to enlarge land uses upon the development plan.

The Chairman interjected that the language in the Charter with reference to development plans is specific and the Commission cannot depart from it. The development plan implements the general plan; therefore, any changes on the development plan must first be preceded by an amendment to the general plan.

Mr. Swope pointed out that the Charter as well as the General Plan book does not spell out how the general plan is to be amended. He then continued his presentation.

(3) There is inconsistency in the supporting data on Page 58 on what is stated with what is projected on Plate 11, the present land use map. The statement is made that there would be no change in the land use as it exists in the Waikiki area. This statement differs from what is projected on the map.

(4) Adoption of non-conforming uses. He noted that several objections have been raised by people who see their properties in a specific zoning now designated for different purposes. It was his understanding that upon adoption of non-conforming uses, a broad brush approach can be given in a particular area even though there is other uses in that area at the present time. This means that when the present use terminates, the land would revert to the land use designation that is given.

He believed that many of these questionable areas can possibly be eliminated in proper order by the use of the general plan document in greater detail than it is now being used. He suggested that because of the question of interrelatedness, the Commission should proceed cautiously in adopting this plan. He felt that the City should obtain the services of Mr. Levine and Mr. Wolbrink, two of the outstanding planners in the country, in the preparation of this plan.

Commissioner Yamabe suggested that if there are questionable areas, the people should refer such matters to the Director for study and report to the Commission for expeditious handling of such matters.

Commissioner Centeio felt that some of the remarks made by Attorney Swope were uncalled-for. The attorney should realize that no litigation can come from any recommendation. He felt that the chairman should not allow opinions to be expressed by attorneys regarding "the procedure of how the general plan should be worked."

The Chairman took Mr. Centeio's remark under advisement.

Miss Gertrude Humphries of 1923 Makiki Street, who had submitted a written statement, repeated the three recommendations made in her letter. She stated that people working during the day have no opportunity to see the General Plan report and study it; therefore, more copies should be made available in libraries or other public places.

Mrs. Eureka Forbes stated that she will submit a written testimony at the next public hearing.

Mrs. Ralph Johnson, President of the Garden Club, inquired whether it is possible to reproduce the General Plan map by sections in the newspapers so that the general public would have a better concept of how the plan affects them.

The Director reported that the Star Bulletin had printed the entire Part I portion of the General Plan document. However, the map could not be reproduced effectively because of the difficulty in showing all of the ridges and the various color codes.

The two newspaper reporters, who were in the audience, confirmed the difficulty of reproducing the general plan map.

Commissioner Lemmon requested a reply from the Corporation Counsel to the question raised at the last public hearing as to whether or not the general plan may legally be adopted as an interim plan.

Deputy Corporation Counsel Wendell Kimura stated that his office has taken the position that the question of whether or not the City Council may adopt an interim general plan is raising a hypothetical question. He believed that the press has indicated the position of his office that what is before the Planning Commission is the general plan of Oahu and the Commission may recommend modifications and amendments to the plan.

The Commission felt that this reply was not satisfactory.

The Chairman stated that in order to obtain a definitive opinion to the question, he, as chairman of the Commission, will submit a written request to the Corporation Counsel for an opinion to the specific problem.

The Chairman announced that this public hearing is recessed until Thursday evening, December 12, 1963, at 7:30 p.m., in the City Council Assembly Room, at City Hall.

MISC.
COUNCILMAN LEMKE'S LETTER
RE: BUSINESS
BUILDING IN
WAIKIKI

The Director advised the Commission that the City Council has referred to the Planning Commission for study and comments, a communication from Councilman Herman G. P. Lemke expressing his fear that Waikiki is losing its image as a resort area and further stating that to allow large business buildings, particularly in the heart of Waikiki, would be a horrible mistake, and those in government who are in control of zoning should do what they can to avert this condition.

The Director pointed out that a building permit has been issued for the particular business structure referred to by Councilman Lemke; therefore, this problem may be moot.

Since this problem will be considered during the course of the General Plan review, the Commission took no action on this matter.

**STREET NAMES
KANEHOE
KEAPUKA UNITS
2-D & 2-E SUBDVN.**

On motion of Mr. Himeno and second of Mr. Lemmon, the Commission recommended adoption of the following street names for roadways within the Keapuka Units 2-D and 2-E Subdivisions at Kaneohe:

- ANOI ROAD - Extension of existing roadway
- PAHOLEI ST. - Roadway running across Anoi Road.
Meaning: Legendary name for kawa
- APIKI STREET - Roadway running across Apapane St.
Meaning: Crafty, mischievous
- APAPANE ST. - Extension of existing roadway.

The meeting adjourned at 4:30 p.m.

Respectfully submitted,

Carole A. Kamishima

Carole A. Kamishima
Planning Reporter

Special Meeting of the Planning Commission
Minutes
December 12, 1963

The Commission met in special session on Thursday evening, December 12, 1963, at 7:30 p.m., in the City Council Assembly Room, City Hall, to continue the public hearing on the proposed General Plan of Oahu. Chairman Frank W. Hustace, Jr., presided:

PRESENT: Frank W. Hustace, Jr., Chairman
Stanley T. Himeno
Cyril W. Lemmon
Alfred A. Yee
Robert F. Ellis, ex-officio

Frederick K. F. Lee, Planning Director
Wendell Kimura, Deputy Corporation Counsel

ABSENT: George F. Centeio
Kinji Kanazawa (on trip)
Thomas N. Yamabe II (on trip)
Fred K. Kwock, ex-officio

**PUBLIC HEARING
GENERAL PLAN OF
OAHU**

A public hearing, continued from December 5, 1963, was held to consider the proposed General Plan of Oahu as presented by the Planning Director.

The Chairman again assured the public that every opportunity will be given to the public to submit statements in writing or to present them orally. No decision on the General Plan will be made by the Commission until all persons who wish to testify have been heard, the Planning Director given an opportunity to review the comments made by the public and make his recommendation to the Commission on these comments and the public again given an opportunity to hear the new recommendation of the Director. After analyzing all statements made by the public and the recommendation made by the Director, the Commission would then exercise its best judgment in making its recommendation on the General Plan to the City Council.

He stated that the format for tonight's hearing is first, a re-presentation of the proposed General Plan by the Planning Director followed by comments from the people. The people may direct questions at the Director on matters of general information but should they desire an explanation as to how the plan affects individual parcels then they should consult with the Director in his office.

The Planning Director presented again his proposed general plan for the City and County of Honolulu. He explained in detail the City Council's policy for the long-range comprehensive physical development of the city by stating the development objectives, standards and principles as contained in the general plan text, the general plan land use map, and the studies made to support the plan.

Comments were then heard from people in the audience.

Mr. David Sanford of Aiea, speaking as an individual, asked the Director what is the tie in or possible conflict of the General Plan with the land usage made by the Land Use Commission.

The Director stated that he had already presented this plan to the Land Use Commission and this plan and the Land Use Commission's proposed permanent boundary plan,

which was semi adopted by the last Land Use Commission, are very much the same except for minor difference in boundaries which can be adjusted at the staff level. As to whether the present Land Use Commission would adopt the previous plan he could not say. He will be meeting with the Commission on Wednesday, December 18th, and perhaps at that time, an indication may be made as to how the Commission's plan would affect the General Plan.

The Chairman introduced Mr. Robert Wenkam, a member of the Land Use Commission, to comment on this matter.

Mr. Wenkam stated that beginning on December 20th, the Land Use Commission will be holding meetings to discuss and determine its permanent boundaries for all the islands which include Oahu. During these meetings, the Commission will take into consideration the Oahu General Plan boundaries as proposed on the map displayed on the wall. The Commission will be working together with the Planning Director in arriving at a boundary which they feel would be satisfactory to both. He could not say at this time how close they are to agreeing with the General Plan boundaries because there are a few areas of minor disagreement.

Mr. Oliver Kinney, property owner in the Waikiki-Diamond Head area and in Waipahu, and a leaseholder of land in Waipahu, asked the Director for the present zoning of the Waikiki-Diamond Head area bounded by Kalakaua Avenue, Diamond Head Road, Coconut Avenue and Poni Moi Road.

Upon being informed by the Director that the zoning is residential, Mr. Kinney asked whether or not this zoning was established since the decision rendered by Judge Jamieson.

The Director stated that by the decision rendered by Judge Jamieson, the zoning of the area reverted to the zoning as it existed on July 1, 1959, prior to the effective date of the City Charter. The zoning at that time was residential so the present zoning is residential. After the Charter became effective, there was an intent by the Commission to zone the area mentioned to apartment use but no official zoning action was taken. Within the subject area several resolutions creating apartment zones were adopted but those were for individual parcels and not for the entire area.

Mr. Kinney asked how the decision was arrived to revert the use to a residential use when apartment use was designated after many studies and expert advice. He asked whether this was due to the judgement, because of density, or because of the pressure that was brought out by the Outdoor Circle and by petitions signed by people living on Kauai, Maui, Hawaii and all over the island excepting people in the Diamond Head area.

The Chairman called upon the Deputy Corporation Counsel to explain the effect of the injunction upon all zoning which occurred subsequent to the adoption of the Charter.

Mr. Kimura stated that the Corporation Counsel's office has been requested and is presently preparing an opinion regarding this matter of what is the effect of Judge Jamieson's decision on all zoning ordinances adopted

subsequent to the Charter. With respect to the Diamond Head area, he felt that this would require a thorough study and he could not say at this time what is the legal effect on all zoning ordinances since 1959.

Mr. Kinney asked whether the decision meant that all zoning ordinances enacted after the Charter became illegal so that all planning was "thrown right out of the window" and we must start planning all over again.

Mr. Kimura indicated that Judge Jamieson's injunction restrains the City from adopting any zoning ordinances, regulations, etc., until such time as one general plan for the City and County of Honolulu is adopted. In his decision and explaining the injunction, the Judge has made statements to the effect that there was no general plan in accordance with Section 5-509 of the Charter and that the implication is that without a general plan, zoning ordinances could not have been adopted.

The Chairman explained to the audience that prior to adoption of the Charter, the City and County of Honolulu had a plan known as the master plan which was basically a zoning map of the City and County of Honolulu. After the effective date of the Charter, this master plan was called the general plan and it was continued in force and effect until the City and County had adopted a general plan in accordance with the Charter provision; that is, a plan such as the one presently being proposed and explained by the Director. During the interim, after adoption of the Charter and prior to the machinery of adopting a general plan, the Planning Commission and the City Council had acted in good faith and took certain actions with respect to zoning which had in effect changed the old master plan-general plan.

For the Waikiki-Diamond Head area, the change was made from residential to apartment. Recently, an injunction was filed by certain citizens and the Court has interpreted that until a general plan was adopted in accordance with the Charter provision, no zoning was legally permissible except that which was in accordance with the old master plan-general plan. Because the apartment zoning of the Waikiki-Diamond Head area was not consistent with the old master plan-general plan, the effect of the decision was to nullify the action taken by the Commission and the Council to zone the area to apartment use. He stands corrected if he is wrong in this assumption.

He continued that, the City and County of Honolulu maintains that it has a general plan which is in accordance with the Charter and has filed an appeal to the Supreme Court to reverse the decision of the Circuit Court. The Director at this time is attempting to bring before the people a long-range comprehensive plan for the orderly development of the City for the next 20 years, which plan upon its adoption would supplant the old master plan-general plan.

Mr. Kinney requested an explanation of the term citizen participation. From his observation there is little citizen participation and the public hearings are merely to hear the presentation by the Director of his proposed plan.

The Chairman informed Mr. Kinney that his very presence here tonight, asking questions and making statements, is the very type of citizen participation that is required and authorized by the Charter. The Planning Commission makes a recommendation on the Director's general plan with the help of citizens by their participation by advising and suggesting to the Commission changes which would serve to improve the general plan.

Planning of the general plan has been in process since September and the Planning Department has been speaking to and receiving comments from interested persons. Should Mr. Kinney or anyone else have suggested changes to make they should discuss the matter with the Planning Director and should the Director not make the requested changes, the people should then make their desires known to the Commission at these hearings which will be continued from time to time.

Mr. Kinney then informed the Commission that he is the leaseholder of a parcel of land containing 12 acres in Waipahu situated at the intersection of Farrington Highway and Waipahu Depot Road, right in the heart of Waipahu town. The owner of the property is Tatsuichi Ota. The present zoning of the area is business for the first 200 feet back from the highway and residential for the remainder. Looking at the proposed general plan map, the entire parcel, including the business zone area, is indicated for residential use. He cited the plight of the owner as follows:

- (1) The property is situated in a Class A-1 Residential zone which requires a minimum lot size of 7,500 sq . Yet, in the near vicinity there is an apartment zoned area with 5,000 sq lots.
- (2) The sale of these apartment zoned lots has confused the economy of the entire Waipahu area resulting in three tax amendments within one month. Where does this place individuals such as Mr. Ota?
- (3) Apartments cannot be built on the lot because it is not zoned for apartment use.
- (4) If they were to subdivide the property they must subdivide it into 7,500 sq lots. In order to subdivide into 5,000 sq or 6,000 sq lots in conformity with lot sizes in the near vicinity, they must petition for a variance. It is doubtful that this variance request would be considered during the course of the public hearing and because of the Court's decision.
- (5) They cannot petition for a business zone because the Planning Department has stated that there is sufficient business zoned areas in Waipahu.
- (6) Should the property be subdivided into 7,500 sq lots and those lots leased for 55 years, with the prospect of the law being enacted under the Maryland plan, Mr. Ota would be losing his property although he would be paid for it.

The Chairman sympathized with the owner's particular plight. He noted that there are other individuals who are also seeking immediate relief. Upon adoption of the

general plan, it is hoped that changes which have long been desired could be effected. He stated that planning is a dynamic thing; ever changing. What is adopted today must be constantly restudied and revised as changes occur in the communities and to economy. No attempt is being made to block land use changes up to the 20-year general plan period.

With no objection from the Commission members, the Chairman announced that following tonight's hearing, the Commission will recess the hearing for one week and reconvene in the conference room of the City Planning Department at 2:00 p.m., Thursday, December 19th. At that time the Director will be requested to comment and make his recommendation on all objections, comments, or suggestions made by the people at the public hearings. It is assumed that the Director will make changes which would fit in with the plan; therefore, the public hearing will be continued to permit people to make additional comments on the changes or modifications to the plan made by the Director.

Mr. Kinney thanked the Chairman for his explanation and assurance that there will be further citizen participation. He stated that the Director will be meeting with the Waipahu community on the 16th of December and at that time he would present his problem to the Director. He stated that a letter with regard to this matter is on file with the Planning Department.

Mrs. Eureka Forbes of 3697 Woodlawn Drive read and filed her written statement.

She stated that the Manoa residents feel that they had little information and no discussion about the General Plan. They are definitely interested in the over-all plan for Oahu to assure an orderly growth. She listed the particular points that she observed at the previous public hearings, as follows:

- (1) Manoa residents want to retain the residential designation for their area with no roads wider than 40 feet, curb to curb.
- (2) Residents in the Moiliili Triangle feel that the plan developed for that area should be re-evaluated to disrupt the lives of as few people as possible.
- (3) The beauty of Diamond Head should not be marred by allowing apartments to dominate the base up to the Lighthouse.
- (4) Some type of mass transportation system should be planned for the downtown area with parking provided outside the downtown area.
- (5) The General Plan map should have been published in the newspapers so that people could study it. Since the boundaries on the map are not clear, she asked whether this would create a problem in the preparation of the development plan.
- (6) The mauka side of King Street in Moiliili is not designated for business use although at present the area from the corner of University Avenue to Kapiolani Boulevard has a string of small businesses.

(7) The beach road at Mokuleia is not clear. Why can't Kaena Point Road be used and heavy traffic kept away from the beach area for the safety of children and peace and quiet for residents in the area.

(8) The Pali should be carefully zoned to protect its magnificent view and its open space at the base.

(9) Reaffirmed her stand against elevated highways through Honolulu and along the waterfront to Waikiki.

She expressed her appreciation to the Planning Commission for scheduling these public hearings where people could become familiar with the General Plan. The fact that people have been coming to these hearings show that there is interest in the General Plan.

The Chairman suggested to Mrs. Forbes that if there are sufficient interest among the Manoa Valley residents that they should contact the Planning Director to have him schedule a meeting in the Manoa Valley area to explain the plan.

Miss Gertrude Humphries made the following comments:

(1) She had been at the public library copying the General Plan text, Part I, and upon comparing it with the printed version in the Honolulu Star Bulletin, she discovered that the Bulletin did not print the entire text in full although it stated that it did.

The Chairman informed her that any publication in the newspaper is the responsibility of that paper and should she have any complaint it should be made to that particular paper.

(2) She felt that it was the responsibility of the Planning Commission to take the initiative to see that the people are fully informed about the plan. There should be monies budgeted for an educational program by the responsible government and government should not rely entirely upon the newspapers for providing information to the public.

(3) The Plan is being explained to the various community associations but she did not believe that the associations represent all the people. There are bigger organizations such as the Conservation Council of Oahu which has about 42 organizations as members which should have been notified and given copies of the General Plan.

(4) She asked what is being done to protect lands of scenic value although they are privately owned. For instance, hillside subdivisions should be aesthetically planned and not merely laid out to meet grading standards.

(5) She had read a book written by a joint committee on design which are the American Institute of Planners and the American Institute of Architects. She offered to loan the book to the Planning Director or to the Commission Chairman to read so that she may have the benefit of their thoughts.

The book outlines a community design plan whereby a survey was actually made of all the scenic aspects of the

community. These didn't have to be in one zone to be preserved. There were provisions provided for taking into consideration magnificent trees, architectural interests, important intersections of the City, etc. If such a program were adopted in Honolulu, there would have been a study, for instance, to see how the Foster Tower would look and affect the view of Diamond Head.

(6) She would like to know the Corporation Counsel's policy on aesthetic consideration as the basis for police power for regulating private properties. She noted that there are provisions for public health, safety, moral, etc., coming under the police power. She asked how far can one go to legally tell people what to do with their properties which have scenic values.

The Chairman noted that in the field of aesthetics, the laws of the various states favor a measure of protecting natural resources and natural beauty but the problem is how to accomplish this preservation on private property without running afoul of the Constitution of the United States and the Constitution of each of the States which protect individuals to do what he wishes with his property.

He assured her that this Commission has no intention of desecrating any great monument or scenic beauty on the island. The goals as enumerated in the General Plan indicate this. There has been private organizations, such as the Outdoor Circle taking up this fight to educate the people to appreciate the aesthetic consideration and not merely the wealth of an area, but until this fact is realized by all of the people it would be a difficult task to enforce scenic preservation on private property.

The legal machinery to restrict the use of scenic property to this use would require the enactment of a special type of ordinance to be brought before the people and debated. At the present time, we are attempting to adopt a general plan which would set the goals and objectives of the general plan; therefore, adoption of any zoning ordinances should be considered after the general plan is adopted.

Miss Humphries then asked what is the policy on growth. She stated that in the last few years there has been much emphasis on economic development and growth. She asked if the goal is to get as many people as possible on the island. She felt that there should be a limit to this goal. To her it was a dismal thought to have to move over and share the island with untold number of people who may want to live here.

The Chairman stated that she was philosophizing. As he understands it, the present thinking is that people follow jobs and not jobs, people. If there are employment opportunities here that are attractive, there would be an increase in population but if there is scarcity of employment opportunities, then we will be faced with out-migration. He stated that the Planning Director merely projects population increase based on studies made and on supporting data. No one can foresee accurately what is to happen tomorrow.

Miss Humphries asked whether in figuring the increase in population, the Commission is assuming that there will be

this continued promotion by businessmen and the government to "beat the bush" and drag people down here.

Mr. Lemmon replied to that question that the Commission merely plan for that growth and does not promote such growth.

Mr. Paul Chopard of 3265 Melemele Place, Manoa, who was on the committee which had formulated the guide to citizen participation in planning and redevelopment with Mr. Levine of the Oahu Development Conference, stressed the importance of more citizen participation, not merely by public hearings, but face to face contact with each community. He inquired whether this hearing could be postponed until after Christmas or New Years. He felt that the holiday season was not the proper time to bother people. This postponement would also give the people more time to study and understand the plan.

The Chairman noted by the calendar that there isn't too many days left until the end of the year and stated that in all probability the hearing would be continued to next year. However, as announced earlier, on next week Thursday, the Director will make his recommendation on all suggested changes and comments made by the people after which the people will be given another opportunity to comment on any modifications to the plan made by the Director. The Commission is providing every opportunity for citizens to understand and comment on the plan. Should any community group require individual presentation by the Director, such request should be made to the Director.

Mr. Chopard stated that he was formerly the president of the Manoa Valley Community Association. He recently returned to Honolulu after an absence of two years. He was primarily interested in knowing what is planned for the Manoa Valley area and stated that he would make arrangements to meet with the Director in his office to discuss the matter. While he was the president of the Association, he stated that he had received full cooperation from the Planning Department as well as the Mayor and the Governor. His interest at this time is to gather all information about the plan for Manoa so that the people in that community would fully understand what is planned.

The Director informed Mr. Chopard that during his absence, Mr. L. Blodgett, the president of the Manoa Community Association, has been in constant contact with him. Residents of the Valley with guidance from the Planning Department staff had conducted a land use survey for the area which is now being compiled by this office. A traffic survey must now be made and as soon as this survey is completed, the two reports will be used in preparing a development plan for Manoa. Therefore, at this time, there is no specific plan developed for Manoa to show uses on individual parcels or the size and location of highways.

Mr. Jules Kusunoki of 3828 Paki Avenue asked why park designation was made for a two block area in the Waikiki area between Leahi and Paki Avenues. He noted that about a year ago a plan to expand Kapiolani Park into this two block area was defeated at the recommendation of the Planning Commission.

The Director explained that the scale of the map is so small that individual parcels, even a two block area, cannot be shown clearly. He suggested to Mr. Kusunoki that he discuss this matter with the staff during the preparation of the development plan for the area.

Mr. David Sanford registered his objection against the construction of tall buildings along the face of Diamond Head. He asked for the Director's comment on adverse criticisms made by certain groups regarding the decision to make the General Plan more in general than detailed.

The Chairman felt that the criticism was not to the broad application of the General Plan but to what becomes important in a general plan. Following the interpretation of the Charter which requires the adoption of a General Plan joining the several communities together in one harmonious whole, it would seem that individual 5,000 \pm parcels should not be shown on the map. The specifics of the plan will be shown on a development plan.

The Director replied that the decision to make the plan in general was made after a recommendation from the Planning Commission at one of the advisory sessions held several months ago. Since the General Plan sets forth the City Council's policy for the long-range comprehensive development of the City, it was decided that a broad policy statement was sufficient because we could not accurately project development for a 20-year period and that development plans would be prepared to implement the General Plan. The development plans would show the specific uses and lot boundaries.

Mr. Oscar Kirsch of 2869 Oahu Avenue noted that several years ago, the residents living on Oahu Avenue defeated the plan to widen this roadway to 60 feet. He stated that the Manoa Community Association has gone on record several times opposing any roadways in Manoa to be wider than 44 feet, curb to curb. He asked what procedure citizens should take to have the General Plan amended to represent a plan which the community wants for the area.

The Chairman called upon the Deputy Corporation Counsel to answer this question.

Mr. Kimura stated that the procedure for amending the General Plan is the same for adopting the General Plan. There must be a public hearing, a review and recommendation by the Planning Commission and subsequent adoption by the City Council. The Planning Director initiates the amendment to the General Plan and presents it to the Commission.

Miss Humphries felt that the General Plan report does not fully explain the population distribution studies and plans for areas such as Kawela Bay and Kahana Bay.

The Director indicated that the specific information she requests is contained in Part II of the General Plan report under Land Use.

He reported that the plans for Kawela Bay is resort use because of its beautiful beach and water. In conjunction with the Kahuku area and because it is so remote from the

intensively developed areas, this resort use would help supplement the agricultural use and increase the economic potential of the area. The Kahana Bay area involves a very large parcel of land which is ideal for a botanical garden. The beach and water area is extremely desirable for recreational use and in conjunction with the City and County beach park, this entire area should be reserved for a State Park. The State has purchased some waterfront property and has programmed to purchase additional areas.

No one else had comments to make.

The Chairman then acknowledged receipt of the following letters:

(1) Mr. Eustace Suzuki, representing property owners in the Kalihi-Palama area, outlined some specific problems in the Kalihi-Palama area.

The Chairman requested the Director to review these comments.

(2) Oahu Development Conference indicated that its concern is not the labeling of the General Plan as an "interim" plan but the intended action after adoption of the Plan. It believes in active citizen participation and hopes that there will be an announced intention at the time of adoption of the plan that there will be an immediate and intensive review of the Plan with citizen groups.

The Chairman announced the recess of this public hearing until Thursday, December 19, 1963, at 2:00 p.m., in the Conference Room of the City Hall Annex.

The meeting was adjourned at 10:00 p.m., on motion of Mr. Lemmon and second of Mr. Himeno.

Respectfully submitted,

Carole A. Kamishima
Carole A. Kamishima
Planning Reporter

Meeting of the Planning Commission
Minutes
December 19, 1963

The Planning Commission met in regular session on Thursday, December 19, 1963, at 2:10 p.m., in the Conference Room of the City Hall Annex with Chairman Frank W. Hustace, Jr., presiding:

PRESENT: Frank W. Hustace, Jr., Chairman
George F. Centeio
Stanley T. Himeno
Kinji Kanazawa
Alfred A. Yee
Robert F. Ellis, ex-officio
Fred K. Kwock, ex-officio

Frederick K. F. Lee, Planning Director
Wendell Kimura, Deputy Corporation Counsel

ABSENT: Cyril W. Lemmon (on trip)
Thomas N. Yamabe II (on trip)

PUBLIC HEARING
GENERAL PLAN OF
OAHU

A public hearing, continued from December 12, 1963, was held to consider the proposed General Plan for the City and County of Honolulu.

The Chairman announced the format of today's hearing as follows:

- (1) The Planning Director will present his recommendations on all comments and suggested changes made by the public.
- (2) Following the Director's presentation, people in the audience will be given an opportunity to make further comments.
- (3) If there are any modifications made to the plan by the Director, the hearing will be recessed until January to give the public further opportunity to scrutinize those changes and to make comments.

The Chairman announced that the next meeting of the Planning Commission will be held on Thursday, January 16, 1964, at 2:00 p.m., in the Conference Room of the City Planning Department for continuation of this public hearing. At that time the Commission could decide whether to continue or close the hearing.

The Planning Director made his report as follows:

General comments on the General Plan were made by the following by letter or by oral presentation:

- (1) The Garden Club of Honolulu does not endorse the plan because it had insufficient time to study it but wishes to go on record as approving the concept of good planning.
- (2) Hawaiian Botanical Garden Foundation, Inc., endorses the plans designating Kahana Valley, Kawainui Swamp and the Pali slope as green areas.

- (3) Home Builders Association of Hawaii endorsed the plan.
- (4) Kaaawa Community Association endorsed the plan.
- (5) Wahiawa Community Association endorsed the plan.
- (6) Oahu Development Conference made general comments to the plan. It agreed with the plan in general principles but stated that it had insufficient time to study the plan in order to make over-all comments on the specifics of the plan.
- (7) Chamber of Commerce of Honolulu, Planning Committee, made general statements endorsing the plan.
- (8) League of Women Voters endorsed the concept of the General Plan but stated that it had insufficient time to thoroughly review it.
- (9) The Outdoor Circle endorsed the concept of good planning and urged that the plan more clearly define the extent of protection for the nationally recognized landmarks, such as the Nuuanu Pali, Punchbowl and Diamond Head for their significant natural assets.
- (10) Alice Spalding Bowen made general criticisms of the plan.
- (11) Waianae District Council endorsed the plan.
- (12) Miss Gertrude A. Humphries stated that she had insufficient time to study the over-all plan and suggested the initiation of an educational program and preservation of natural beauty by zoning or other tools.
- (13) Aiea Community Association thanked the Planning Department for having the General Plan explained to the members and stated its general agreement to the plan.
- (14) Paul Chopard recommended more emphasis on citizen participation.
- (15) David Sanford questioned the conformity of the State Land Use Commission's boundary with the proposed General Plan.
- (16) Shelley Mark, Director of the State Department of Planning and Economic Development, pointed out the difference of the City's projected population of 820,000 persons to the State Department of Planning and Economic Development's adjusted 1980 projection of 704,200 persons.
- (17) Waialua Community Association endorsed the plan.

The more specific comments and suggested changes made are as follows: (The subject areas were pointed out on the map by the Director.)

- (1) Location: Kalihi-Kapalama
 Tax Key: 1-3-5, 6 and 7
 General Plan: Various Uses
- Applicant: Planning Department. A new street layout and land use pattern for this area is pending before the Commission.

Comments: Mr. Eustace Suzuki has stated that he represents 650 property owners in the Kalihi-Kai, Kapalama area who protest the apartment designation for the area and request retention of residential use.

The Planning Director pointed out to the Commission that the Planning Department staff had worked two years with the Kalihi-Palama Council, which represents the entire area, to prepare this very plan with them. The area was divided into nine neighborhoods and the staff had worked together with representatives from each neighborhood; therefore, the objection registered by Mr. Suzuki came as a surprise. Since there is no official record of these objections from the 650 property owners, Mr. Suzuki will be requested to submit this information so that the staff could check it with the property owners.

Recommendation: Review the development plan for the area and the various types of apartment uses indicated.

(2) Location: Kalihi - School and Gulick Avenues
Tax Key: 1-3-18: 18
Area: 7,234 $\frac{1}{2}$
Applicant: Y. Y. Lau
General Plan: Commercial

Comments: The applicant requested an extension of the existing business zone to include an adjoining lot zoned as Class A Residential. He owns a small store at the corner and wishes to utilize a portion of the adjacent lot for parking.

Recomm. The specific boundary of the commercial use will be determined on the development plan.

(3) Location: Kalihi Uka - end of Nihi Street
Tax Key: 1-4-15: 11
Area: 166.7 acres
Applicant: Philip P. Minn
General Plan: Preservation and Residential

Comments: The applicant requested a rezoning from Class A-1 Residential to Class A Residential. The Land Use Commission has designated this area as Conservation District.

Recomm. This is a rezoning matter which should be determined at the time of consideration of the development plan. Because of the Land Use Commission's designation, a restudy of the area would be required.

(4) Location: Nuuanu - Foster Garden
Tax Key: 1-7-07 & 1-7-08
Area: 46,000 $\frac{1}{2}$
Applicant: Council Resolution No. 207
General Plan: Apartment and Park

Comments: The Council by resolution has proposed an amendment to the General Plan of the Central Business District by designating a portion of Parcel C-5 of the Queen Emma Redevelopment Project for semi-public use and the balance for park purposes.

The Hawaiian Botanical Gardens Foundation, the Friends of Foster Gardens and Mrs. Lester Marks have submitted letters requesting that Parcel C-5 be designated entirely for park purposes.

Recomm. Since the General Plan sets forth the Council's policy statement, the General Plan map reflects the Council's intended use of this parcel as indicated in the resolution.

(5) Location: Nuuanu - Bates Street
Tax Key: 1-7-13: 10
Applicant: Ethel Yee, et al
General Plan: Residential

Comments: The applicant requested a rezoning of her property from Class A Residential to Apartment.

Recomm. Since this property is situated within an area predominantly in residential use, the application will most likely be denied after the General Plan is adopted. Apartment use in the area is tantamount to spot zoning.

(6) Location: Nuuanu - Kuakini Street
Tax Key: 1-7-16: 32
Area: 10,295sq
Applicant: Miyata & Sons, Ltd.
General Plan: Residential

Comments: The applicant has requested that his property situated on the mauka side of Kuakini Street between Liliha Street and Sereno Lane be designated for apartment use.

Recomm. This property is also situated within an area predominantly in residential use; therefore, after the General Plan is adopted, in most probability the application will be denied.

(7) Location: Palama - N. King Street
Tax Key: 1-7-29: 13
Applicant: R. Hanai
General Plan: Commercial

Comments: The first 100 feet of this property fronting on King Street is zoned for business use while a small back portion is still in apartment zoning. The applicant requested that the remnant portion be designated for commercial use also.

Recomm. The requested change conforms with the General Plan. The applicant will be advised that the commercial line boundary will be shown on the development plan.

(8) Location: Central Business District - Vineyard Street
Tax Key: 2-1-19: 8
Area: 6,996sq
Applicant: Dr. Yen Pui Chang, et al
General Plan: Civic Center

Comments: The applicant has requested a change in zoning from Hotel and Apartment to Business for his property situated within the Civic Center area.

Recomm. Since a change to business zoning would mean an increase in valuation of the property at the time of acquisition for civic center purposes, it is recommended that this application be denied. When the Planning Department is authorized to initiate zoning action, the applicant will be advised that his application will be denied.

- (9) Location: Pauoa - 217 Prospect Street
 Tax Key: 2-2-03: 50 & 52
 Area: 82,341^{sq}
 Applicant: E. Von Geldern
 General Plan: Apartment
- Comments: The applicant requested a change in zoning from existing Class B Residential to Apartment District C.
- Recomm. Since the request is in conformance with the proposed General Plan of the area, when zoning is permissible, the applicant will be advised that her application is in conformance with the General Plan.
- (10) Location: Pauoa - 2219 Pauoa Road
 Tax Key: 2-2-12: 100
 Area: 11,720^{sq}
 Applicant: Lau Poo Market
 General Plan: Residential
- Comments: The existing Lau Poo Market wishes to expand its facilities.
- Recomm. This business use should be shown on the development plan after a study to determine where it wishes to expand and the size of the expansion before considering any rezoning action.
- (11) Location: Pauoa - Pauoa Road
 Tax Key: 2-2-12: 25
 Area: 8,342^{sq}
 Applicant: John Tolles
 General Plan: Apartment
- Comments: The applicant requested a change in zoning from existing Class B Residential to Apartment District C.
- Recomm. The requested change is in conformity with the General Plan. After density is established on the development plan, zoning will be considered when authorized.
- (12) Location: Pauoa - Puowaina Drive
 Tax Key: 2-2-13: 35
 Area: 8,840^{sq}
 Applicant: S. Villarox
 General Plan: Apartment
- Comments: The applicant requested a change in zoning from existing Class A Residential to Apartment District C.
- Recomm. The requested change is in conformance with the General Plan. After density is established on the development plan, zoning will be considered when authorized.
- (13) Location: Kewalo - Pensacola Street
 Tax Key: 2-3-10: 93
 Area: 7,183^{sq}
 Applicant: G. Baker
 General Plan: Apartment
- Comments: This is a request for change in zoning from existing Class A Residential to Hotel and Apartment.
- Recomm. Since the request is in conformity with the General Plan, once density is established on the development plan, zoning will be considered when authorized.

- (14) Location: Kewalo - Elm Street
 Tax Key: 2-3-13: 41
 Area: 7,183 $\frac{1}{2}$
 Applicant: K. Nitta
 General Plan: Apartment
- Comments: This is a request for change in zoning from existing Class B Residential to Hotel and Apartment.
- Recomm. Since the request is in conformity with the General Plan, once density is established on the development plan, zoning will be considered when authorized.
- (15) Location: Kewalo - Birch Street
 Tax Key: 2-3-14: 49
 Area: 5,985 $\frac{1}{2}$
 Applicant: H. & G. Kaneshige
 General Plan: Apartment
- Comments: This is a request for change in zoning from existing Class B Residential to Hotel and Apartment.
- Recomm. Since the request is in conformity with the General Plan, once density is established on the development plan, zoning will be considered when authorized.
- (16) Location: Kewalo - King and Alder Streets
 Tax Key: 2-3-14: 12
 Area: 10,000 $\frac{1}{2}$
 Applicant: Okumura Home
 General Plan: Apartment and Commercial
- Comments: The applicant requested a change in zoning from existing Hotel and Apartment to Business and Off-Street Parking.
- Recomm. The final boundaries of the commercial area will be determined on the development plan. Zoning will follow when authorized.
- (17) Location: Ala Moana Park
 Tax Key: 2-3-37
 Applicant: State Board of Land and Natural Resources
 General Plan: Park
- Comments: The State has requested that a portion of the Magic Island complex be designated for ~~apartment~~ use.
 resort-hotel
- Recomm. The State has been advised that park use is a holding action in consonance with the consultants' recommendation until such time as development plans are adopted indicating the specific type of uses the State will have for the area. Until such time the area is developed and we can program the utilities to support the uses, it would be premature to indicate other uses for the area.
- (18) Location: Punahou - Ewa side of Punahou Street between Wilder Avenue and Lunalilo Freeway
 Tax Key: 2-4-08: 3
 Area: 126,643 $\frac{1}{2}$
 Applicant: Punahou School
 General Plan: Public facilities (school purposes)
- Comments: The applicant wishes to have this area redesignated for apartment use. Public facility use was indicated on the General Plan because the area is now being used as a kindergarten.

- Recomm. This problem can be resolved at the development plan stage. Since there is an underlying zoning and the area is surrounded by apartment use, no problem is foreseen.
- (19) Location: Makiki - Wilder Avenue
 Tax Key: 2-4-20: 34
 Area: 7,705sq
 Applicant: H. N. S. Kam
 General Plan: Apartment
- Comments: The applicant requested a change in zoning from Hotel and Apartment to Business. There is an existing store on the site. Next to the store is a residence then a parking lot. The applicant wishes to expand his commercial facilities to the parking lot area.
- Recomm. This request should be considered at the development plan stage for study whether the use would be compatible with the neighborhood.
- (20) Location: Makiki - Mott-Smith Drive
 Tax Key: 2-4-29: 40
 Area: 15,718sq
 Applicant: M. S. Wong
 General Plan: Apartment
- Comments: This is a request for change in zoning from existing Class A Residential to Apartment District C.
- Recomm. The requested change conforms with the General Plan. As soon as density is established on the development plan and there are adequate utilities to serve the area, zoning will be considered when authorized.
- (21) Location: Central Business District, Pauoa, Bingham, Moiliili, and Makiki
 Tax Key: 2-4
 Applicant: Planning Department
 General Plan: Apartment
- Comments: Prior to the injunction, pending before the Planning Commission was a proposed amendment to the General Plan of these various sections to designate a new street layout and land use which was medium density apartment use. Protests were registered by residents in these areas against the medium density apartment use designation.
- Recomm. Since the protests were against the density of the use and not the apartment use designation, this matter should be discussed at the development plan stage.
- (22) Location: Moiliili Triangle and vicinity
 Tax Key: 2-7
 Applicant: Eureka Forbes
 General Plan: Various uses
- Comments: Representative Forbes had suggested that a re-evaluation of the land uses in the Moiliili Triangle area be made because of apartment construction within the shopping center complex. She also suggested that existing businesses on the mauka side of King Street, Koko Head of University Avenue be shown as commercial on the General Plan.

- Recomm. Her suggestions should be considered at the development plan stage when final boundaries of the different uses and density of uses are determined.
- (23) Location: Moiliili Triangle
 Tax Key: 2-7-17: 28
 Area: 11,419 $\frac{1}{2}$
 Applicant: Ushi Takamiyashiro
 General Plan: Various uses
- Comments: The applicant has requested that the off-street parking designation for his property be deleted.
- Recomm. At the development plan stage, the area will be re-evaluated because of apartment construction within the shopping center complex.
- (24) Location: Kapahulu - 2428 Waiialae Avenue
 Tax Key: 2-8-27: 11
 Area: 6,649 $\frac{1}{2}$
 Applicant: Y. T. Lum
 General Plan: Apartment
- Comments: The applicant has requested that his property be designated for apartment use.
- Recomm. The requested use conforms with the General Plan; however, density and the apartment boundary will be determined on the development plan. When authorized, zoning will follow.
- (25) Location: Kapahulu - 3008 Waiialae Avenue
 Tax Key: 2-8-28: 4
 Area: 15,170 $\frac{1}{2}$
 Applicant: William J. Nagata
 General Plan: Commercial
- Comments: The applicant had requested information on the status of his application for rezoning from residential use to Business. The Commission was in the process of calling a public hearing to consider the zoning of a small triangular piece left in residential zoning to business to be compatible with surrounding business uses when the zoning freeze occurred.
- Recomm. As soon as the development plan for the area is adopted, zoning will follow, when authorized.
- (26) Location: Upper Manoa area
 Tax Key: 2-9
 General Plan: Various uses
- Comments: By Committee Report No. 1494 dated July 30, 1963, the City Council had requested the Planning Director to present a General Plan for Manoa Valley to the Council. Mrs. Eureka Forbes, Mr. Oscar Kirch, Attorney Howard Moore, and Mr. Paul Chopard made comments on the proposed plans for Manoa Valley, especially widths of roads.
- We were working with the Manoa Community Association in conducting a land use study of the area but this was stopped because the general plan had to be prepared. The moment we can resume this study, the result of the land use survey will be given to the people then a traffic study will be conducted with their aid.

- Recomm. At the present time the uses shown on the general plan reflect to the best of our knowledge what the people want in their community. The sizing of the roadways will be determined at the development plan stage. We will be working with the people in Manoa Valley in preparing a development plan that would be satisfactory to them.
- (27) Location: Upper Manoa Valley - Kolowalu Street Improvement District
 Tax Key: 2-9
 General Plan: Kolowalu Street and Alaula Way - major collector street
- Comments: Mr. Hirotoshi Yamamoto has requested that the improvement district to widen and extend Kolowalu Street and Lowrey Avenue be approved. His request refers back to the General Plan as it existed on July 1, 1959, indicating Kolowalu Street as a 76-foot right-of-way. Whether or not the improvement district is approved is within the purvue of the Chief Engineer's office.
- Recomm. The applicant will be advised that his request conforms with the General Plan as it existed on July 1, 1959.
- (28) Location: Manoa - East Manoa Road
 Tax Key: 2-9-22: 11
 Applicant: Union Oil Station No. 3923
 General Plan: Commercial
- Comments: The applicant requested commercial designation for an area used for off-street parking purposes and zoned for residential use.
- Recomm. The requested change conforms with the General Plan; therefore, as soon as the development plan is prepared, zoning will follow when authorized.
- (29) Location: Manoa - East Manoa Road
 Tax Key: 2-9-26: 9
 Area: 7,645^{sq}
 Applicant: Y. T. Lum
 General Plan: Residential
- Comments: The applicant requested that the existing business zoning on the front portion of his property be extended to include the back portion.
- Recomm. The development plan will determine the boundary of the commercial use. Zoning will follow when authorized and if it complies with the development plan boundary.
- (30) Location: Slope of Diamond Head
 Tax Key: 3-1
 General Plan: Residential
- Comments: Majority of the property owners on the mauka side of Diamond Head Road had requested that their properties be designated for apartment use. Attorney William M. Swope, representing several owners who are against apartment use within this same area, questioned the legality of the proposed plan for this area.
- Recomm. At the present time, the Waikiki Development Committee is working on a development plan for Waikiki; therefore, until such time this committee presents a proposed land use and development plan for the Waikiki area, no application for changes in land use will be considered.

- (31) Location: Slope of Diamond Head
 Tax Key: 3-1
 General Plan: Military and Park Uses
- Comments: Mrs. Eureka Forbes appeared before the Commission requesting it to consider the preservation of the natural asset of Diamond Head. The Governor has declared Diamond Head a State monument.
- Recomm. We would like to zone this area for preservation but until we have authority to zone, we have no recourse but to designate the area for park and military use.
- One of the major objectives of the General Plan, as stated in the front portion of the text, is to preserve the significant historic sites, scenery and natural assets of Oahu.
- (32) Location: Waikiki - Leahi and Paki Avenues
 Tax Map Key: General area
 Applicant: Jules Kusunoki
 General Plan: Park
- Comments: Mr. Kusunoki and other property owners in the area between Leahi and Paki Avenues had requested that park designation for their properties be deleted from the General Plan in accordance with a previous recommendation by the Planning Commission. The Commission had previously considered this problem and had indicated that since the Parks Department did not have the money to utilize the area for park use, residential use should be indicated for the area.
- Recomm. Since this area is too small to be shown on the general plan, residential use for the area will be shown on the development plan.
- (33) Location: Waikiki - Leahi and Paki Avenues
 Tax Key: 3-1-28: 18 & 29
 Area: 40,720^{sq}
 Applicant: Miyata and Sons, Ltd.
 General Plan: Park
- Comments: This request is similar to the previous request; however, the applicant requested apartment designation for his area. We feel that this change should not be made because should the City ever purchase the area for park purposes, it would have to pay a higher price for an apartment zoned area.
- Recomm. The surrounding uses are residential and park; therefore, our recommendation would be to leave it in park use. However, on the development plan we would indicate the property as residential use.
- (34) Location: Kapahulu - Monsarrat Avenue between Kanaina and Campbell Avenues
 Tax Key: 3-1-19: 4
 Applicant: Eleven business establishments
 General Plan: Commercial and Residential
- Comments: There are eleven business establishments on Monsarrat Avenue frontage and they have requested that their areas be designated as commercial.

Recomm. At this time we have made no attempt to pick up every little businesses in the area because the development plan would show it. Until such time the development plan is prepared, the general plan for the area should be left in residential use.

(35) Location: Kapahulu
Tax Key: 3-2
Applicant: Kapahulu Community Association, Planning Committee
General Plan: Various uses

Comments: The Association objected to the widening and realignment of Pahoa Avenue and Kilauea Avenue through the Kapahulu area.

Recomm. These widenings and realignment have been on the General Plan for many years. Nothing has changed the requirements for the additional capacity needed; therefore, these widenings and realignment should remain on the General Plan.

(36) Location: Kaimuki - Harding Avenue
Tax Key: 3-2-14: 28
Area: 5,000sq
Applicant: A. Tepedino
General Plan: Commercial

Comments: The applicant requested a change in zoning from existing Class A Residential to Business. This property is situated between the Kaimuki Off-Street Parking area and the proposed freeway. We were in the process of changing the zoning to business when the zoning freeze occurred.

Recomm. The requested change conforms with the General Plan; however, zoning will follow after adoption of the development plan and when the restriction on zoning is lifted.

(37) Location: Palolo - Palolo Avenue and Ahinahina Place
Tax Key: 3-3-45: 55 & 56
Area: 41,613sq and 16,633sq
Applicants: Lillian T. Chow and Daniel Yee
General Plan: Residential

Comments: The applicants have requested that their properties be designated for low density apartment use.

Recomm. Since this area is strictly a residential district, retention of residential use is recommended. We have indicated to both that we would process their application for zoning at the time we can zone; however, more than likely we would recommend denial because it would constitute spot zoning of apartment use within a residential district.

(38) Location: Kaimuki - Waiialae Avenue between 7th and 8th Avenues
Tax Key: 3-2-04: 30
Area: 4,000sq
Applicant: S. Tanouye, et al
General Plan: Residential

Comments: The applicant requested a change in zoning from existing Class A Residential to Business for the back portion of his property. Presently, the front 100 feet of the property is zoned business.

Recomm. In situations of this nature, we have extended the business line to the back boundary of the lot; however, zoning will be dependent upon the development plan and the authority to zone.

(39) Location: Aina Haina Shopping Center
Tax Key: 3-6-08: por. of 1
Area: 45,385sq
Applicant: Hiroshi Yamane, lessee
General Plan: Residential

Comments: The applicant has requested that the planting strip in the front of Aina Haina Shopping Center be designated for commercial use.

Recomm. This request should be denied because this strip was specifically set aside as a planting and open area to act as a protection and buffer area from the high speed traffic on the highway fronting the commercial area. On the development plan we would more than likely indicate a use which would maintain the area as a buffer strip and prevent commercial use of the area.

(40) Location: Kuliouou - Summer Street and Kuliouou Road
Tax Key: 3-8-03: 9
Area: 110,240sq
Applicant: Masa Enomoto
General Plan: Residential

Comments: The applicant requested that this property be designated for low density apartment use. The Kuliouou Improvement Club has objected to the requested apartment designation. The Commission had considered this application previously.

Recomm. The shoreline area from the Diamond Head Lighthouse to Koko Head tip is one of the last remaining beach frontage land in private ownership and we don't want to see any commercial activities or increased density in this neighborhood. To keep this shoreline area for the people of Honolulu, denial is recommended.

(41) Location: Maunaloa - Kaluanui Ridge
Tax Key: 3-9-08 & 3-9-09
Area: 53 acres
Applicant: Kaiser Hawaii-Kai Development Co.
General Plan: Resort

Comments: The Hawaii-Kai Development Company wishes to have Kaluanui Ridge designated to Resort-Hotel District 2 use. This change was in the process of being adopted when the injunction was filed. Resort-Hotel 2 is the low density resort use which permits a 10% floor area ratio for development and requires a park area.

Recomm. With the adoption of the development plan and authority to zone, we can consider this further.

(42) Location: Waimanalo
Tax Key: 4-1-08: 1, 2, 3 and 4
Area: 202.64 acres
Applicant: State Land Use Commission for Hawaiian Home Commission
General Plan: Residential and 10-acre school site

Comments: The State Land Use Commission has on file a petition from the Hawaiian Home Commission requesting that some of the

lands in the area be removed from agricultural use and designated for urban use.

Recomm. Since this area is part of the Waimanalo Urban Core development, we feel that the Hawaiian Home Commission should be permitted to go into low income housing development for the people living in the area. Since residential use is designated on the General Plan, a recommendation will be made to the Land Use Commission to change the area designation to an urban district.

(43) Location: Waimanalo Beach
Tax Key: 4-1-04: 22
Applicant: Emil C. Peters, Jr.
General Plan: Residential

Comments: The applicant has requested that the commercial area at Waimanalo Beach be expanded to include his property.

Recomm. This request should be considered at the time of preparation of the development plan when the specific boundary of the commercial area is established. At this time we see no justification to expand the commercial area into the residential area; therefore, when we have authority to zone, more than likely this application will be denied.

(44) Location: Waimanalo - Lukanela Street
Tax Key: 4-1-22: 53
Area: 5,962^{sq}
Applicant: F. Delima
General Plan: Residential

Comments: The applicant has requested that his property be rezoned from residential use to business use. His property is not contiguous to any business area nor is there any business use near him.

Recomm. It would be spot zoning to grant this request; therefore, when we have the authority to zone, more than likely his request will be denied.

(45) Location: Kailua - Keolu Drive
Tax Key: 4-2-24: 4
General Plan: Residential
Applicant: C. Morisugi

Comments: The applicant has requested that his property be rezoned from residential use to business use. His property is situated between a commercial area and a park.

Recomm. This request should be considered at the development plan stage when a study should be made on the adequacy of commercial uses in the area. The Commission had gone on record limiting the size of the commercial area; therefore, I feel that there is no reason to expand this use. More than likely when we have the authority to zone, the applicant will be informed that his request will be denied.

(46) Location: Lanikai
Tax Key: 4-3-02: 1
Area: 50 acres
Applicant: Eugene Kennedy
General Plan: Preservation

Comments: A request is on file to designate this steep hillside back of Lanikai to residential use. We feel that this area

should be left in preservation zone and not subdivided. A letter is on file from the Lanikai Community Association requesting that this hillside be designated preservation.

Recomm. The request for residential use should be denied.

(47) Location: Kaneohe - William Henry Road
Tax Key: 4-5-15: 1
Area: 4.5 acres
Applicant: Tasco Realty, Ltd. (Thomas Sofos)
General Plan: Residential

Comments: The applicant has requested that his land be designated for apartment use.

Recomm. Sufficient apartment use has been allocated in this area and we see no reason for designating more apartment use at this time. This application should be denied.

(48) Location: Kaneohe - Kamehameha Highway
Tax Key: 4-5-38: por. 7
Area: 48,000 sq ft
Applicant: Ed Yamashiro
General Plan:

Comments: The front portion of the applicant's property is zoned industrial while the back portion is still in residential zone. We were in the process of zoning the back portion to industrial when the zoning freeze occurred. The applicant had promised to provide planting areas to act as a buffer from the residential areas in the back and side of the property.

Recomm. The request conforms with the General Plan.

(49) Location: Kaneohe - Luluku Road
Tax Key: 4-5-39: 9
Area: 2.88 acres
Applicant: Mary Sylva
General Plan: Residential

Comments: The applicant has requested that her property be rezoned from residential to Industrial or Apartment. She claimed that since her property is in the back of an existing industrial area, it is not suitable for residential use but suitable for industrial or commercial use.

Recomm. This request should be considered at the development plan stage when an on-site study and industrial demand study will be made. The exact boundary of the industrial area will be established on the development plan.

(50) Location: Kaneohe - Keapuka
Tax Key: 4-5-41: 1
Applicant: Shige Shiroma
General Plan: Residential and Agriculture

Comments: Mr. Shiroma, who represents the banana farmers, has requested that the upper Keapuka area be designated agriculture or preservation.

Recomm. The area has been designated for agriculture and the upper area in preservation; however, the final boundary of the residential use will be determined on the development plan.

- (51) Location: Kahaluu - Kahaluu Pond
 Tax Key: 4-7-11: 7
 Area: 74,260 $\frac{1}{2}$
 Applicant: Raymond Yap
 General Plan: Waterway
- Comments: Mr. Yap has requested that some of his accreted land be designated as apartment use. Since we have no record of any accreted land, a check will be made with the State Survey Department.
- Recomm. This request can be considered at the development plan stage to designate a use on any accreted land.
- (52) Location: Waiahole and Waikane
 Tax Key: 4-8
 Applicant: McCandless Heirs
 General Plan: Residential, Park and Agriculture
- Comments: The McCandless Heirs requested that the development plan prepared by H. Bartholomew and Associates for their lands in Waiahole and Waikane be adopted on the general plan. At the present time, the Heirs' lands are under litigation.
- Recomm. Since development in this area is very slow, residential designation of the area should be retained. There is no difficulty in adopting their development plan on the general plan but this should be done in stages depending upon the rate of growth within the area.
- (53) Location: Kahuku
 Tax Key: 5-5
 Applicant: Estate of James Campbell
 General Plan: Various uses
- Comments: The Estate requested that its comprehensive development plan for lands in Kahuku prepared by H. Bartholomew and Associates in 1954 be adopted on the general plan. As part of the plan, 700 or more acres are proposed for resort use. We feel that this is premature.
- Recomm. The resort use should be reduced to a more reasonable figure. This can be resolved at the development plan stage.
- (54) Location: Punaluu
 Tax Key: 5-3
 Applicant: Bishop Estate
 General Plan: Resort-Commercial
- Comments: The Estate requested that the resort-commercial use for this area be deleted for this area opposite Punaluu Park and redesignated for shopping center purpose.
- Recomm. The staff cannot make a recommendation at this time. A restudy of the area is required.
- (55) Location: Pupukea
 Tax Key: 5-9-04: 27 & 28
 Area: 46,718 $\frac{1}{2}$
 Applicant: Sung Hi Lim
 General Plan: Residential
- Comments: Mr. Lim requested that his property situated on the makai side of Kamehameha Highway be designated for Hotel and Apartment use.

- (56) Location: Waimea
 Tax Key: 5-9-05: 21
 Area: 10 acres
 Applicant: Philo Owen
 General Plan: Residential
- Comments: Mr. Owen requested that his land be designated for resort hotel use. His land is situated on the mauka side of Kamehameha Highway and is mostly pali land with about one acre at the tip which may be suitable for resort use.
- Recomm. This request together with Mr. Lim's request should be restudied. If Mr. Owen has sufficient justification and financial backing, we may be able to work this out with him. At the same time, Mr. Lim's request could be considered to see whether his requested use would be compatible with the beach area. At the present time, looking at the area, I could not give you a sound recommendation. I suggest that we be allowed to study this further and at the development plan stage come up with a development plan for the area.
- (57) Location: Haleiwa (Palama Settlement area)
 Tax Key: 6-6-07: 7
 Area: 17.2 acres
 Applicant: Bishop Estate
 General Plan: Marina, Park, and Sewer Treatment Plant
- Comments: The Bishop Estate has requested that this area at Kaiaka Bay be designated as resort-hotel use in lieu of park use.
- Recomm. We feel that there is adequate resort use designated in this area. Waialua Bay where resort use is designated is more suitable for this use than Kaiaka Bay. Land at Kaiaka Bay is also subject to flooding because of the confluence of two streams at this point.
- (58) Location: Mokuleia
 Tax Key: 6-8-02: 6 & 7; 6-8-03: 5 & 34; 6-9-01: por. 1, 2, 4, 5, 33 and 34
 Applicant: Mokuleia Ranch & Land Co.
 General Plan: Preservation, Residential and Recreation
- Comments: The Ranch Company requested that numerous parcels of land at Mokuleia designated as preservation be changed to agricultural use.
- Recomm. This request should be denied because within this preservation area agriculture is a permissible use. For the request to designate Tax Map Key 6-9-01: portion of 5 for residential use in lieu of park use, we feel that this is premature and it is very unlikely that the rocky shoreline would be designated for residential use. Adequate residential use along the sandy beach area has been designated in this area.
- (59) Location: Mokuleia Beach
 Tax Key: 6-8-06
 Area: 30 acres
 Applicant: Mokuleia Development Co.
 General Plan: Apartment
- Comments: The applicant requested that the remainder of the Class A-1 Residential area be designated to apartment use.

Recomm. Adequate apartment use has been granted in this area and we feel that there is no need to expand this use. At the development plan stage, the boundary of the apartment use will be established and when we have authority to zone, the applicant will be advised that we can see no further expansion of the apartment zone at that point.

(60) Location: Wahiawa - Kilani Street
Tax Key: 7-4-07: por. 1
Area: 54,000sq ft
Applicant: Hawaiian International Finance, Inc.
General Plan: Industrial

Comments: The applicant has requested that the area be rezoned from industrial to hotel and apartment use. The pineapple company which owns this property is moving out and the industrial use that is there is also to be moved. Since the industrial use back up the civic center and the commercial areas, we feel that the trend would be toward apartment use for the area.

Recomm. Since the land use pattern for Wahiawa was established a long time ago, we feel that a new development plan for Wahiawa should be prepared. A restudy of Wahiawa is needed.

(61) Location: Makaha - Waianae
Tax Key: 8-4-03: 1 & 2
Area: 27,000sq ft
Applicant: Harold Au
General Plan: Apartment

Comments: Mr. Au requested that his property be zoned from Class AA Residential to Low Density apartment use.

Recomm. His request conforms with the General Plan; however, the density of the apartment use must be established on the development plan. Zoning will follow as soon as we have authority to do so.

(62) Location: Waianae - end of Army Street
Tax Key: 8-5-13: 7
Applicant: Richard C. Medeiros
General Plan: Residential

Comments: Mr. Medeiros requested that his property be zoned from residential to apartment use.

Recomm. This is an area predominantly in residential use and should be left in residential use. Therefore, when we have authority to zone, the applicant will be advised that his request will be denied.

(63) Location: Waianae
Tax Key: 8-5-13: 43
Area: 6,390sq ft
Applicant: J. F. Mooney
General Plan: Residential

Comments: The applicant requested that his property be zoned from residential to apartment use.

Recomm. For the same reason given for Mr. Medeiros' application, this application will be denied.

- (64) Location: Waianae - Farrington Hwy & Makaha Valley Road
 Tax Key: 8-5-18: 4, 16 to 20
 Applicant: Masanobu Kamiya
 Area: 157,150 $\frac{1}{2}$
 General Plan: Residential
- Location: Waianae - Farrington Hwy & Lahaina Street
 Tax Key: 8-5-18
 Applicant: Fausto Villanueva
 General Plan: Residential
- Comments: The applicants requested that their properties be designated for commercial use.
- Recomm. We feel that there are adequate commercial areas designated for this district. There is a shopping center complex planned for the area. The exact boundaries of the Commercial use will be determined on the development plan and when we have authority to zone, the two applications will be denied.
- (65) Location: Waianae Valley
 Tax Key: 8-5-19: 5
 Area: 8.7 acres
 Applicant: Grace Sun Wong
 General Plan: Agriculture
- Comments: The applicant requested that her land be zoned to Agricultural District B.
- Recomm. The request is in conformance with the General Plan; therefore, when we have authority to zone, the request will be approved.
- (66) Location: Lualualei, Waianae
 Tax Key: 8-7-09: 3 and 8-7-21: 26
 Applicant: Clarence C. T. Loo
 General Plan: Industrial and Agriculture
- Comments: The applicant requested that more of his land be designated for industrial than for agriculture.
- Recomm. This matter can be considered at the time of preparing the development plan for the area.
- (67) Location: Maili, Waianae
 Tax Key: 8-7-10: por. of 2
 Area: 77 acres
 Applicant: George Holt Estate
 General Plan: Farming, Residential and Public Facility
- Comments: The applicant has requested that a portion of his land be rezoned from Farming District to Class A Residential. This matter must be considered by the Land Use Commission since this land is within the Agricultural District boundary.
- Recomm. The definite boundaries of the various uses will be determined on the development plan.
- (68) Location: Nanakuli - Mikilua Farm area
 Tax Key: 8-7-21: 13, 17 to 19, 21 to 25, 30 & 31; 8-7-22: 1 to 31
 Applicant: Joe W. Drake, et al
 General Plan: Agriculture

- Comments: Mr. Drake and other property owners in this area have requested that the Mililua Farm area be designated from agriculture to residential use.
- Recomm. We have constantly denied this request. We recommend reaffirmation of this denial.
- (69) Location: Lualualei - Farrington Hwy & Maipalooa Place
 Tax Key: 8-7-23: 1 & 2
 Area: 14,060^{sq}
 Applicant: Lillian Aki
 General Plan: Residential
- Comments: The applicant requested that her property be redesignated from residential to commercial use.
- Recomm. There are adequate commercial areas designated in this area. Therefore, as soon as the development plan is adopted for the area, she will be advised that her application will most likely be denied.
- (70) Location: Lualualei
 Tax Key: 8-6-03
 Applicant: U. S. Navy
- Comments: The Navy has expressed its concern that a proposed highway through its land would disturb the antenna of the Naval Radio Station at Lualualei.
- Recomm. We have erroneously indicated a portion of military land as residential. This correction has been made on the map.
- (71) Location: Honouliuli
 Tax Key: 9-1 and 2
 Applicant: Estate of James Campbell
 General Plan: Various uses
- Comments: The Estate requested that the comprehensive development plan prepared by H. Bartholomew and Associates for lands in Honouliuli be adopted on the General Plan.
- Recomm. The uses shown on the General Plan and the H. B. and A's development plan do not differ very much. This is a matter of timing and we will coordinate the plans.
- (72) Location: Kahe, Honouliuli
 Tax Key: 9-2-03: 8 and 9
 Area: 19 acres
 Applicant: Hawaiian Electric Co.
 General Plan: Park use
- Comments: The Electric Company requested that its land on the makai side of Farrington Highway opposite the Kahe Plant be taken out of park use because a portion of it is being used as a circulatory water intake and discharge basin.
- Recomm. We recommend retention for park purposes and denial of any residential or similar use because we don't want residential use adjacent to the Kahe Plant industrial use.
- (73) Location: Barbers Point and West Loch, Honouliuli
 Tax Key: 9-1-10 and 12
 General Plan: Residential

Comments: The U. S. Navy questioned the desirability of residential developments along the eastern boundary of Barber's Point Air Station because of aircraft noise and near West Loch because this is in the blast zone area.

Recomm. We must work together with the Navy to determine whether or not the area is within the blast zone area.

(74) Location: Waipio - Old Kipapa Gulch Road
Tax Key: 9-4-05
Applicant: C & C Division of Engineering & U. S. Army
General Plan: Roadway

Comments: The City and County Division of Engineering requested that Old Kipapa Gulch Road be realigned to avoid a water tank constructed by the Army. Through some oversight the water tank was constructed in a manner that it encroaches about 5 or 6 feet into the right-of-way.

Recomm. The new road alignment will be shown on the development plan.

(75) Location: Waipahu
Tax Key: 9-4-07: 8
Area: 168.5 acres
Applicant: Pacific Land Hui
General Plan: Residential

Comments: The applicant requested that its land in Waipahu be zoned from Class AA and A-1 Residential to Class A-2 Residential.

Recomm. The requested use conforms with the General Plan; however, zoning must await the specific density designation on the development plan and the authority to zone.

(76) Location: Waipahu - mauka of Farrington Highway
Tax Key: 9-4-10: 64, 80 to 87
Area: 1.350 acres
Applicant: Oliver Kinney
General Plan: Residential

Comments: The applicant requested that his property be designated for apartment use in lieu of residential use.

Recomm. The pattern of development for Waipahu has already been established and we see no reason for extending the apartment zone. Adequate apartment areas have been allocated throughout the area.

(77) Location: Waipahu - makai of Farrington Highway
Tax Key: 9-4-11: 1
Area: 11.9 acres
Applicant: T. Ota and Oliver Kinney
General Plan: Commercial and Residential

Comments: Mr. Ota, the owner, requested that his land be designated for commercial use. Mr. Kinney, the lessee, requested commercial and apartment designation for the same area.

Recomm. The exact boundary of the commercial use will be determined on the development plan. For the apartment designation request, until we have justification to create additional apartment areas, we will adhere to the present plan.

- (78) Location: Pearl City and Airport areas
Tax Key: 9-6-7 and 1-1
- Comments: The U. S. Navy reminded the Commission that the Manana Housing area, the Ewa Junction Drum Storage area and part of the seaplane runway at the airport is under the jurisdiction of the Navy. The Navy is afraid that we are including part of our uses within its plans.
- Recomm. On our General Plan, these areas are shown in public use; therefore, it conforms with the uses of the Navy. For instance, the seaplane runway is within the International Airport complex indicated as public use.
- (79) Location: Pearl City
Tax Key: 9-7-10: 22 & 23
Area: 27,726^{sq}
Applicant: Dillingham Corporation
General Plan: Commercial
- Comments: The applicant requested that the General Plan map be corrected by designating commercial use for its land at Pearl City.
- Recomm. The General Plan map indicates commercial use for this property. A check will be made to verify this.
- (80) Location: Waiiau
Tax Key: 9-8-04
Area: 8 acres
Applicant: Hawaiian Electric Co.
General Plan: Industrial
- Comments: The Electric Company requested that the area Diamond Head side of the Waiiau Plant be designated industrial instead of agriculture in order that it may program its plant expansion.
- Recomm. The request conforms with the General Plan. The specific boundary of the industrial use will be shown on the development plan.
- (81) Location: Waimalu
Tax Key: 9-8-11: 11
Area: 3.705 acres
Applicant: Holsum Bakery
General Plan: Commercial
- Comments: Holsum Bakery requested that the property adjacent to the Bakery be designated from commercial to industrial use. It intends to expand its bakery plant. It has the support of the Aiea-Halawa-Waimalu Business Association, the Waimalu Community Association and the Aiea Community Association.
- Recomm. The boundary of the commercial and the industrial uses will be determined on the development plan after a re-evaluation to see whether the uses would be compatible.
- (82) Location: Aiea
Tax Key: 9-8-19: 2
Area: 2.6 acres
Applicant: John Ing
General Plan: Apartment

- Comments: Dr. Ing indicated that his property on the makai side of Kamehameha Highway has been designated military. He requested apartment designation for his property.
- Recomm. Upon checking, we learned that the subject land is in private ownership; therefore, the change has been made from military to apartment use.
- (83) Location: Aiea - Kauhale Street
 Tax Key: 9-9-40: 52
 Area: 22,000 sq
 Applicant: J. Yoshimura
 General Plan: Business and Residential
- Comments: The applicant requested that his property be rezoned from Rural Protective to Business use.
- Recomm. Part of his property is in business and the other part in residential. We must go to a development plan to determine the boundary of the commercial use and zone when we have authority.
- (84) Location: Kalihi-Kai - mauka of Dillingham Blvd.
 Tax Key: 1-2-10: 69
 Area: 9,300 sq
 Applicant: Herbert Matsuda
 General Plan: Apartment
- Comments: The applicant requested that this property be designated for commercial use so that he may relocate his bakery operation to this area. He is presently operating the Dee Lite Bakery as a non-conforming use in the near vicinity and must relocate his operation. We were considering this request when the injunction was filed.
- Recomm. We were discussing additional commercial uses on Dillingham Boulevard; however, in most probability, this request would be denied when we have the authority to zone.
- (85) Location: Manoa - 2246 and 2259 Seaview Avenue
 Tax Key: 2-8-16: 15 and 33
 Area: 14,167 sq
 Applicant: Kam Wah
 General Plan: Apartment
- Comments: The City Council requested a progress report on apartment designation for the area surrounding the University of Hawaii in answer to an application by Mr. and Mrs. Kam Wah for a conditional use to construct apartments in the area.
- Recomm. Mr. Wah will be notified, through the Council, that all zoning actions in this area will be deferred until the General Plan is adopted, a development plan prepared, and zoning is authorized.
- (86) Comments: The Board of Water Supply has requested that the following changes be made on the General Plan land use map in the interest of conservation of water and water resources:
- 1) Nuuanu Valley
 - a) A portion of the Board of Water Supply's property off Nuuanu Avenue opposite Wood Street, in which Reservoir No. 5 and appurtenant facilities are located, be changed from urban to preservation.

- b) The ewa half of the Oahu Country Club holdings, where grades exceed 20% and which is presently included in the forest reserve be changed from golf use to preservation.
- c) The Board is not in favor of the proposed park in upper Nuuanu Valley. This is an infiltration area for a number of shallow tunnels and a filtration plant that produces considerable quantities of water. It is presently classified as "watershed" area and entry is restricted by the Division of Forestry Rules and Regulations having the force and effect of law.

2) Kapalama

The ewa portion of the Kamehameha School area of the Bishop Estate holdings which at present fall within the 1959 forest reserve line should be included in the preservation area.

3) Keeau Homestead Area, Waianae

The area mauka of the forest reserve line should be placed in the preservation area.

4) Makua Valley, Waianae

The area mauka of the forest reserve line should be placed in the preservation area.

5) Military Areas

There are a number of areas that have been placed in the military category which at present are in the existing forest reserves, particularly in the Schofield Barracks-Wahiawa area. For conservation and control they should be placed in the preservation category but that the military be allowed to maneuver in these areas on a permit basis as is the present practice.

Recomm: We are of the same opinion that these areas should be designated preservation; however, since the lands are under control of the military, they should be so designated.

In the discussion that followed, the Director stated that only two changes were made on the General Plan map as originally submitted and these changes are as follows:

(1) A triangular piece of land in Lualualei-Waianae at the end of the Lualualei Military boundary was changed from residential to military. Inadvertently this land was indicated as residential use when actually it is owned by the military.

(2) A parcel of land on the makai side of Kamehameha Highway in Aiea just Diamond Head of McGrew Point was changed from military to apartment use. This land is under private ownership and not military land. The change to apartment use was made as a compatible use to the McGrew Point military housing development.

Except for a very few items, the Director stated that the majority of the 103 applications reviewed and commented

on can be considered and disposed of during the development plan stage and zoning process. The few items, such as the Philo Owens request for resort-hotel use for his land at Waimea (Item 56), adjoining property owner, Lim's request for apartment use (Item 55), and the Mary Sylva request for industrial use of her property in Kaneohe (Item 49) require further studies but they could be considered during the development plan stage.

In order not to delay adoption of the General Plan because of these few items, he recommended that the Commission take action to adopt the General Plan as presented with the two changes and later, if necessary, amend the General Plan to reflect the changes required.

Mr. Himeno requested an explanation of the land use plan for the Waikiki-Diamond Head area and the Mikilua Farm area in Waianae.

The Director reported that no land use changes are being proposed in the Waikiki-Diamond Head area until a development plan for the area has been prepared. At the present time, the Waikiki Development Plan Committee is preparing such a development plan. For the past year, the Committee has been conducting studies gathering facts and figures and at present it is attempting to firm the goals, objectives, and principles before going into land use designation.

For the Mikilua Farm area where Joe Drake, et al, requested residential use because they claim that the land is mostly coral and rock and unsuitable for agricultural use, the Director stated that this request was denied by the City Council and the Planning Commission. The denial was on the basis that the area was set aside primarily for agricultural pursuits. This is one of the last strongholds of the farmers and if urban use is allowed to creep into the area, in due time, the farmers would have no place to go. No farming involving the soil is being conducted but there are a few piggeries and chicken farms in the area. The City Council has allowed the property owners to subdivide their lands from two-acre lots to one-acre lots.

The Chairman asked the Director whether he proposes to make any changes to the printed text of the General Plan.

The Director stated that the staff had been busy working on the map and all of the comments made to the map so that they were unable to review the textual material. The next procedure would be to re-evaluate the contents of the text with the general comments made by the public. There may be changes but he could not say definitely at this time whether or not there would be changes to the textual material since he has not reviewed the text. His understanding is that the staff has reviewed a portion of the text.

Asked by the Chairman whether he could have any textual material changes ready for the Commission's and the public's review by the next meeting of the Commission on January 16, 1964, the Director replied that he will attempt to do so.

Testimonies were then heard from people in the audience.

Mrs. Alice Spalding Bowen requested the Director to explain the land use designations for the Waikiki-Diamond Head area. Although the Director stated that no changes are being made in the area, it was her understanding that a new apartment area has been created by extending this use to include the mauka side of Diamond Head Road and Koko Head side of Coconut Avenue. This is the area where she made the statement previously that the map violates the objective of the plan which states that scenic areas would be preserved, etc. She asked for a confirmation that the apartment line stops at Diamond Head Road and Coconut Avenue.

The Director replied that the designation of apartment use in the area is merely an indication and recognition that there are apartments in the area and that these apartments are desirable. He referred again to the statement made on the General Plan map that, "The exact size, location and intensity of development of the particular land use designations and street alignments shown on this map shall be determined by development plans of the area, and all zoning regulations affectuating the general plan shall be more restrictive or conforming to the land use designations as shown these development plans."

He indicated that this statement means that there is no specific boundary of the apartment use. Whether this boundary should be established at Diamond Head Road or elsewhere or whether the apartment use should be increased or decreased would be determined on the development plan after a comprehensive study of the area to justify any increase or decrease. He stated that this decision to indicate land uses in a broad brush manner on the map with no specific boundaries was made at one of the advisory sessions held with the Commission. The specific boundary and density of apartment development will be determined on the development plan and as stated previously, a development plan study is currently being made by the Waikiki Development Plan Committee.

Mrs. Bowen felt that the land use coloring on the map was misleading because it seems that a new apartment area was created, yet the Director says that this is not so.

The Chairman advised Mrs. Bowen to meet with the Director for further clarification of any misunderstanding that she or the Director may have regarding this particular area.

No one else had testimony to give. The Chairman declared this public hearing recessed until January 16, 1964, at 2:00 p.m., in the Planning Department Conference Room.

LAND USE COMMISSION
MANOA
UPPER MANOA VALLEY
THE ROMAN CATHOLIC
CHURCH & HAW'N
TRUST CO., LTD.,
GUARDIAN OF THE
ESTATE OF MABEL K.
ENA AND TRUSTEE
OF THE TRUST

The Commission reviewed two petitions filed with the Land Use Commission requesting an amendment to the Temporary District Boundary of the Land Use Commission by changing the land use designation from Conservation to Urban use for two parcels of land situated in upper Manoa Valley containing 122,700 $\frac{1}{2}$ and 157 acres.

Since the subject properties are situated within the Honolulu watershed area, comments were requested from the Board of Water Supply.

Mr. Leslie J. Watson from the Water Resource Division of the Board of Water Supply reported that the green line shown on the map exhibited, makai of the two subject properties, is the boundary of the Forest Reserve line the Board of Water Supply for years has been trying to establish. The line as officially proclaimed by the governor is mauka.

He indicated that in 1942, the Board of Water Supply included in its long-range plan proposals, four recharge tunnels in Palolo, Kalihi, Nuuanu and Manoa. The purpose is to put in some reverse type of shaft which would divert stream water down this shaft to recharge the ground water and basin. These projects are evaluated by the Board of Water Supply as absolutely essential for the benefit of the entire community. Privately owned parcels in the lower portion of the line have been purchased by the Board and negotiations were made to purchase the remaining lease of the subject two parcels from the Roman Catholic Church and the Ena Estate and fee title from the Bishop Estate but this was stalemated by a disagreement on the appraisal value of the land.

He noted that the Land Use Commission has designated these lands as conservation. In order to preserve the watershed and infiltration area of the City of Honolulu, he urged the Commission to retain these lands in the conservation category.

Mr. Watson further stated that the attorneys for the Bishop Estate and the Hawaiian Trust Company, agent for the lessees, have initiated action in the circuit court to mandate the Land Use Commission to change the conservation category to an urban category so that this matter will be judicially determined. Concurrently with the submission of the cases, the attorneys had filed this petition with the Land Use Commission.

In reply to questions from the Commission, Mr. Watson stated that the lower portion of the land is presently leased to banana and flower growers on a relatively short term lease. The 157 acre area is comprised of two large parcels. The 122,700~~sq~~ parcel is presently leased to an individual who maintains his residence there. He stated that the law permits the continuation of any existing uses that would not interfere with the general purpose of the area.

After due consideration of all facts presented, the Commission voted to recommend to the Land Use Commission that the two subject parcels be retained in the Conservation District on motion of Mr. Centeio and second of Mr. Kanazawa.

The meeting adjourned at 4:35 p.m.

Respectfully submitted,

Carole A. Kamishima
Carole A. Kamishima
Planning Reporter

Meeting of the Planning Commission
Minutes
January 16, 1964

The Planning Commission met in regular session on Thursday, January 16, 1964, at 2:10 p.m., in the Conference Room of the City Hall Annex with Chairman Frank W. Hustace, Jr., presiding:

PRESENT: Frank W. Hustace, Jr., Chairman
George F. Centeio
Stanley T. Himeno
Kinji Kanazawa
Thomas N. Yamabe II
Alfred A. Yee
Robert F. Ellis, ex-officio
Fred K. Kwock, ex-officio

Frederick K. F. Lee, Planning Director
Wendell Kimura, Deputy Corporation Counsel

ABSENT: Cyril W. Lemmon (on trip)

MINUTES: With no objection from the Commission members, the Chairman declared approved as circulated, the minutes of the meetings of November 29, 1963, December 5, 12, and 19, 1963, with the following corrections noted on the minutes of December 19, 1963:

Page 2, Item 16--The figure "860,000" changed to "820,000".
Page 6, Item 17--The word "apartment" changed to "resort-hotel" use.

PUBLIC HEARING
GENERAL PLAN OF
OAHU

A public hearing, continued from December 19, 1963, was held to consider the proposed General Plan for the City and County of Honolulu.

The Chairman noted that at the last session, the Director had made two modifications to the general plan map and had reported that several changes will be made to the textual material of the general plan submitted.

He stated that the Commission has taken the position that as long as the public hearing remains open, the Director may make amendments to the general plan as originally submitted.

He announced the format of today's meeting as follows:

- (1) The Planning Director will be called upon to explain once again the changes which he had made to the general plan map.
- (2) The Director will then present the proposed changes to the textual material of the general plan.
- (3) Following those presentations, people in the audience will be given an opportunity to make comments or criticisms to the plan or to the textual material changes proposed by the Director.
- (4) At the conclusion of today's meeting, the public hearing will again be recessed to give the public an opportunity to digest and understand the various textual changes proposed by the Director and to make comments at the next hearing.

The Director pointed out on the General Plan map the two changes made as follows:

(1) A triangular piece of land in Lualualei-Waianae at the end of the Lualualei Military boundary was changed from residential to military. Inadvertently this land was indicated as residential use when actually it is owned by the military.

(2) A parcel of land on the makai side of Kamehameha Highway in Aiea just Diamond Head of McGrew Point was changed from military to apartment use as a compatible use to the adjacent military housing development. This land is under private ownership and is not military land.

The Director then reported a third change made on the General Plan map.

He stated that approximately 19 acres of beach land on the makai side of Farrington Highway at Kahe opposite the Hawaiian Electric Company's Kahe Power Plant was changed from park use to preservation or open space.

The Hawaiian Electric Company had submitted a letter indicating that within a portion of this beach area, the Company has its open circulating water intake and discharge basins for the cooling of the generators at the plant and that other similar installations in the area are proposed in the future. It expressed concern that people using the park area may interfere with the operation and, therefore, requested that the designation of the area be changed from park purposes to preservation. The staff concurred that it would be dangerous to have people congregate in the area, therefore, the change was made. No other changes have been made on the General Plan map.

The Director then presented the following changes to be made in the General Plan text. These changes are for clarification of certain statements made so that they are clearly understood and not misinterpreted and for correction of typographical errors:

(1) Preface - 1st page, 5th paragraph

In order to be more specific in explaining what "progressive development" is, the following sentence, "The primary purpose of preparing a Master Plan is to establish standards and a pattern for the progressive development toward a better community." was changed to read:

"The primary purpose of preparing a General Plan is to set forth objectives, standards and principles for the long-range, comprehensive physical development of the community and to coordinate public and private developments to promote the general welfare and prosperity of its people."

(2) Preface - 2nd page, 4th paragraph

The sentence "This plan was completed and accepted in 1960." was changed to "This plan was completed in August of 1960."

There was an argument as to whether or not the use of the word "accepted" meant that the plan was adopted

by the City Council. Since the plan was not adopted by the City Council, the change will clarify the statement.

(3) Preface - 2nd page - between 4th and 5th paragraphs

In order to state a concept which has not been fully explained, the following paragraph was added between the 4th and the 5th paragraphs:

"The General Plan presented in this report was based upon economic, employment and population studies of the island of Oahu. The methodology used to develop the General Plan reflects estimates of future population based on economic and employment evaluations, allocation of land uses, determination of community facility needs, and transportation demands for the entire island. The population forecasts for Oahu were prepared and later revised when the 1960 Census data became available. The projected population for Oahu was then distributed into 12 geographic regions covering the entire island in accordance with the findings of the economic and employment studies. The topography, land use and other physical features of each region were analyzed and particular economic, social and physical characteristics were noted. The distribution of population for desirable development and expansion into these 12 regions was determined by an analysis of past growth patterns, existing and future economic trends, employment potential, social environment, availability of land, and needed community facilities. The various communities within each region were analyzed to determine how they were related and finally, how the regions were interrelated. Thus, the economic, employment and population projections were the basis for the assignment of the growth potential for the island of Oahu, and this growth was delineated on the general plan map as the future general land use pattern."

(4) Preface - 2nd page - 5th paragraph

The first sentence "The General Plan presented in this report is based on this plan and will serve as a guide for the future development of Oahu." was changed to read, "The General Plan, although flexible, will serve as a guide for the future development of Oahu."

(5) Part I - Page 9, 2nd paragraph

In the last sentence, a period was placed after the word "population" and the rest of the sentence which reads, "which is slightly less than average for a community like the City and County of Honolulu." was deleted.

(6) Page 9 - last paragraph, last sentence

The word "residential" was deleted. The studies to be undertaken under the Community Renewal Program and workable program are for the entire older sections and not limited to residential sections.

(7) Page 10 - No. 7

Principle No. 7 under the Commercial Development was changed to read: "To achieve by site design and buffer zones, a harmonious relationship between commercial development and surrounding land uses."

(8) Page 13 - 2nd paragraph

In the first sentence, the words "followed by" are changed to "following" so that the sentence now reads: "The agricultural industry is the second highest contributor to the economy of Oahu, following federal and military activities, and employs a substantial number of the labor force."

(9) Page 13 - 5th paragraph

At the end of the first sentence, the words "when possible" are inserted to clarify the statement made that, "To accomplish these purposes our prime agricultural lands must be preserved when possible."

(10) Page 14 - 1st paragraph, 1st sentence under Preservation Areas

The word "economically" is added between "to" and "accommodate". The sentence now reads: "The preservation areas include areas normally considered too steep to economically accommodate building sites;...."

It is recognized that no matter how steep the land, a building can be constructed but the problem is whether or not it would be economical.

(11) Page 16 - 1st paragraph, 1st sentence under C & C Parks

For clarity, the following sentence, "Recreation and planning authorities agree that neighborhoods should be served by a ratio of about one acre of publicly owned recreation and open areas for each 1,000 persons." was changed to read:

"Recreation and planning authorities agree that urban population should be served by a minimum ratio of about one acre of publicly owned recreation and open areas for each 100 persons."

(12) Page 18 - 3rd paragraph, last sentence under Playfield

The last sentence which reads, "The recreational facilities generally should be located within 3/4 mile to 1-1/2 mile walking distance from each home in the district." was deleted because this same statement is made in the next paragraph.

(13) Page 20 - 1st paragraph, 1st sentence

The word "public" was deleted because the standards for golf courses apply to private and semi-public courses also and not limited to public courses.

(14) Page 20 - first sentence under Access to Beach Areas

The phrase "with adequate off-street parking" was inserted so that the sentence now reads: "Public access to beach frontages, with adequate off-street parking, is required in order to permit fishermen, skin divers, surfers, swimmers, and others who wish to enjoy our ocean frontage an opportunity to gain access to it."

It would be senseless to provide access to the beaches if there are no parking areas.

(15) Page 21 - 3rd paragraph

In the first sentence, the word "neighborhood" is deleted and the word "area" substituted so that it would state, "...Kaneohe-Heeia area".

The second sentence which states, "This acreage is wholly inadequate when compared to the standard requirement of 1,000 persons per acre of park." is deleted and amended to read: "This acreage is wholly inadequate when compared to the recommended minimum standard of one acre of park area for each 100 persons."

(16) Page 27 - No. 2

The word "tax" is inserted before the word "resources" so that the sentence in part would read, "...with the least overall expenditure of the tax resources."

(17) Page 30 - No. 4, Topography

The word "side" is changed to "site". This is a typographical error.

(18) Page 36 - 1st paragraph

The last sentence which states, "The Palace was erected in 1882 and was designated as the Capitol for the Hawaiian Kingdom in 1824 by King Kamehameha III." was amended to read: "Honolulu was designated as the Capital for the Hawaiian Kingdom in 1824 by King Kamehameha III and Iolani Palace was erected in 1882."

(19) Part II - Page 27 - 5th paragraph under Water

To bring the facts up-to-date, the following changes are made:

In the first sentence, "65 million gallons" is changed to "69 million gallons" and in the second sentence "45 million gallons" is changed to "57 million gallons".

The chart is amended to read as follows:

Service Area #1	49.0	to	75.0
" #2	8.4		
" #8	2.5	to	10.0
" #7	5.8	to	13.4
" #3	0.3	to	1.4
" #4	0.2	to	1.0
" #5	0.7	to	2.0
" #6	2.0		

68.9 m.g.d. 126.8 m.g.d.

(20) Page 28 - 2nd paragraph under Sewers

The last sentence which reads, "Fortunately, through planning being conducted by the city at the present time, a program for meeting the future requirements of urbanizing areas is possible." was deleted because this same statement is made in another portion of the text.

(21) Page 48 - the underlined sentence at the bottom of the page

The phrase "by this zoning ordinance" is inserted after the word "implemented" so the sentence in part reads, "If the General Plan is to be implemented by this zoning ordinance,...."

(22) Page 50 - 4th paragraph - Under Apartment Uses

The word "net" is inserted after the figure "157.6" to read "157.6 net acres". The roadways were deleted so that the figure should be net and not gross acres.

(23) Page 50 - last sentence

The phrase "in these areas" is changed to "in the areas designated for apartment use" to specify clearly the areas indicated.

(24) Page 51 - 10th line from the top of the page

The figure "5,400" gross acres is changed to "5,000" gross acres.

(25) Page 53 - 5th line from the top

The phrase "the logical land use pattern for the future" is changed to "an efficient and desirable land use pattern in terms of locational characteristics" to make the statement more explicit.

(26) Page 54 - 1st paragraph - Military land discussion

The sentence "Military lands have been shown on the general plan in gray but not as a land use." was changed as follows to give a better definition of military lands:

"Lands which are owned and controlled by the military have been shown on the general plan map in gray except where isolated areas exist that are State-ceded lands and may be returned to the State, or when the activity is not of a military nature adjacent to non-military land uses, or when the area is too small to be distinguishable on the general plan map."

(27) Page 54 - 2nd paragraph - Under Major Street System

The word "Aiea" is changed to "the area". This is a typographical error.

(28) Page 55 - Table I

The titles of the column are changed as follows: "Existing Acres" to read "Existing Net Acres" and "Proposed Acres" to "Proposed Gross Acres".

(29) Page 56 - 5th paragraph

In the first sentence, "the present Iolani Palace" is changed to "Honolulu" and "Capitol" to "Capital".

In the second sentence, a comma is added after "1882" and the word "the" is omitted. The sentences now read: "In 1824, King Kamehameha III designated Honolulu as the Capital for the Hawaiian Kingdom. In 1882, Iolani Palace was constructed and still stands in its original form."

(30) Page 58 - 5th paragraph

The last sentence which reads, "No change in land use is proposed at this time." was deleted.

This particular paragraph refers to the present use of Diamond Head. There is an inference that the last sentence means the area is being frozen from any other use. One of the interpretation of residential use is single-family residential but this terminology also means multi-family residential use. In order to avoid confusion, this entire last sentence is being deleted.

(31) Page 60 - second paragraph

The entire second paragraph is being deleted and replaced by the following statement:

"If Waikiki is to continue as our primary tourist destination area and if we are to improve upon the desirable features of Waikiki, a Development Plan is needed as soon as possible that sets forth specific objectives, delineates detailed land uses and intensity of development, and provides methods of effectuation. A Development Plan is presently being prepared by the Planning Department in cooperation with a citizen's advisory committee and should be adopted in the near future."

(32) Page 61 - 5th line from the top of the page

The phrase "in 1963" was deleted since it is now 1964, and the sentence read, "Rules and regulations relating to zoning will be studied and prepared by this department in 1963."

For clarity, the last sentence in this same paragraph was amended to read as follows:

"Moreover, if the construction of new street improvements and utilities and schools and recreational areas conforms to the General Plan and if the recommendations for the new comprehensive zoning ordinance are incorporated, adopted and religiously enforced, the city will be able to avoid expensive renewal programs 20 years hence."

(33) Page 68 - 2nd paragraph - 8th line down to and including the 15th line

For clarity, the sentences after the words "freeway uses" were re-phrased to read as follows:

"Other than that proposed, makai of Diamond Head Road and generally between Coconut Avenue and Poni Moi Road, further development of multi-family uses along the foothills of Diamond Head is discouraged. This beautiful landmark of our 50th State should not be obstructed with 25 to 30 story structures at its toe, nor should a substantial increase in the density of population be permitted. For the area east of Diamond Head, the development should be primarily for single-family residential uses with compatible shopping centers and multiple-family areas occasionally surrounding the shopping centers."

The second sentence was amended to read: "The acreage in parks is wholly inadequate when compared to the minimum standard requirement of one acre of park area for each 100 persons."

This concluded the presentation of changes to be made in the General Plan text as submitted originally by the Planning Director.

The Director stated that these changes will be made as an addendum to the General Plan text. The expense of reproducing the entire text with the amendments inserted would be prohibitive, therefore, at the time of final adoption by the City Council, the entire text with the amendments will be printed in final form.

In order to provide the Commission members an opportunity to review and understand the general/plan textual changes made by the Director, the Chairman announced that interrogation of the Director will be postponed until the next meeting of the Commission. No objections were made by the Commission members.

The Chairman then requested the Director to have reproduced, only those pages with the amendments noted. These substitute pages should be furnished to all members of the Commission, the press and others who have possession of the General Plan book. This will permit easier reading and understanding of the amendments.

The Director acknowledged receipt and read the following letters filed with the Planning Department:

(1) Lewers & Cooke, Ltd., stated that it is unable to relate the ultimate intent of the "broad brush" general plan and the proposed zoning ordinance as it might apply to its property on the ewa side of Piikoi Street. It believed that at the time of spelling out the specifics of the program, the following things could happen to the detrimental effect of the Company:

- a. The action to be taken has many opportunities to become either discriminatory or confiscatory in nature.
- b. Land uses could become completely non-compatible with contiguous parcels.
- c. The imposition of height limitations inconsistent with the economic development and economic demands of the area in which the Company is situated.

Lewers & Cooke will follow these developments very avidly and let its position be known as the general plan and its supporting program becomes capable of detailed interpretation.

The Director felt that there was a misunderstanding on the concept of the "broad brush" general plan for the entire island as it relates to individual parcels.

(2) The Hawaiian Electric Company, Limited, requested a change in designation from Park purposes to Preservation for land in Kahe situated on the makai side of the Power Plant.

The Director indicated that the requested change was made on the general plan map for the reasons stated previously by him.

(3) Robert U. Mitsuyasu, owner of five parcels of land in Ewa, Honouliuli, requested that these parcels be considered for designation as rural protective zoning. He stated that the general development of the surrounding area justifies the use of these parcels for a semi-agricultural and residential use than exclusively for agricultural use.

The Director felt that this request was a zoning matter which should be deferred until the City has authority to zone. He also felt that the applicant may have the Land Use Commission's rural zoning district in mind and, therefore, a check will be made with the applicant.

(4) Kuliouou Improvement Club expressed its sincerest appreciation for the invitation extended to the organization to attend and participate in the public hearing on the General Plan.

(5) The Waipahu Community Association thanked the Planning Director and a member of his staff for presenting the highlights of the General Plan of Oahu to the Board of Directors of the Association.

(6) Hawaii Section - American Society of Civil Engineers stated that its General Plan Study Committee had reviewed the proposed General Plan for the Island of Oahu and is in agreement that a General Plan is vitally important to establish standards and a pattern for the progressive development toward a better community. The philosophies and objectives set forth in the text of the General Plan are excellent and the analytical approach taken seems to have been well planned.

The Committee emphasized that the plan should be a broad flexible plan as stated in the preface of the report. It found that specific designated uses within certain districts on the general plan map may be questionable and suggested that the Planning Department staff make a final check of the plan before adoption. It also urged the adoption of the instruments of effectuating the plan as rapidly as comprehensive studies can be prepared and offered its assistance in reviewing any of the elements of the General Plan, including its implementation.

The Chairman acknowledged receipt of these letters and placed them on file. These letters are to be made available to the Commission during its deliberation of the General Plan.

The floor was then open for receipt of comments or criticisms from the audience with respect to the General Plan or the amendments to the text. No one had comments to present.

The Chairman announced the recess of this public hearing until Monday, February 3, 1964, at 2:00 p.m., in the Planning Department Conference Room. At that time, if there are no other testimonies from the public, the hearing will be closed and the Commission will go into deliberation sessions.

Mr. Yamabe requested the Director to clarify the statement "when possible" under Item 9 at the next meeting of the Commission. He felt that this statement was ambiguous and generalized.

The Chairman requested the Director to refer the letter from Lewers & Cooke to the Corporation Counsel to see whether or not there are any legal problems involved.

CAPITAL IMPROVE-
MENT PROGRAM
AMENDMENT TO THE
C.I.P. FOR THE
FISCAL YEAR
JULY 1, 1963 TO
JUNE 30, 1964
SUPP. ORD. NO. 3

The Director informed the Commission that the City Council on December 27, 1963, had submitted to the Planning Commission for study and comment, Bill No. 160 entitled: "Capital Improvement Supplementary No. 3. An Ordinance amending Ordinance No. 2366 relating to capital improvements of the City and County of Honolulu for the fiscal year July 1, 1963 to June 30, 1964." The Commission had 10 days within which to act on this supplementary ordinance but since it did not meet in regular session during the holiday season and had no recommendation to submit to the Council, the Council passed Bill No. 160 on third reading on Tuesday, January 14, 1964.

The Director stated that the amendments involved the utilization of savings from projects which would lapse to projects of high priority.

Asked by the Chairman whether the administration required support from the Commission by a recommendation to the Council, Mr. Kwok, Budget Director, stated that the administration is satisfied with the amendments. Upon re-evaluation of priorities, certain projects planned for future years were included in the current fiscal year. These projects were reviewed and the administration feels that they are justifiable projects.

The Commission received this information and placed it on file.

CONDITIONAL USE
PERMIT
MANOA
2522 ALAULA WAY
HAWAII CONGRESS
OF PARENTS AND
TEACHERS

The Director informed the Commission of a request by the Hawaii Congress of Parents and Teachers for a Conditional Use Permit to establish and operate its State headquarters at 2522 Alaula Way in Manoa. An existing dwelling on the premises is to be utilized for this purpose.

He stated that the president of the organization is a voluntary member who will have three full-time paid staff to do organizational work such as, editing, preparation and mailing of information and program materials to member units, their officers and related community groups; and receiving and processing membership data. The headquarters is not intended for public gatherings.

The Director stated that State PTA headquarters is a permissible use under the Conditional Use Ordinance. In accordance with a recent amendment made to this ordinance, the Planning Commission must call a public hearing and submit its recommendation to the City Council.

In view of the pending injunction, the Chairman asked the Deputy Corporation Counsel whether or not this matter can be properly acted on by the Commission at this time.

Mr. Kimura requested an opportunity to review this matter with his office.

The Chairman announced the deferral of this matter until the Corporation Counsel has reviewed and ruled on the matter.

LAND USE COMMISSION
PETITION
WAIMANALO
MAUKA SIDE OF
KALANIANAOLE HWY.
HAWAIIAN HOMES
COMMISSION
URBAN USE

The Commission reviewed a petition for amendment of the Land Use Commission's Temporary District Boundary by changing the district designation from Agricultural to Urban for four parcels of land totaling 202.64 acres situated on the mauka side of Kalaniana'ole Highway, to the rear of the existing homestead lands in Waimanalo. The petition submitted by Mr. A. K. Piianaia, Chairman of the Hawaiian Homes Commission, was referred by the Land Use Commission to the Planning Commission for its comments and recommendation.

The Director felt that there must be some misunderstanding between the two State agencies because the Hawaiian Homes Commission previously had indicated that the subject lands would be utilized for residential use. The State Land Use Commission, however, had indicated the area for agricultural use. He felt that the readjustment of the agricultural and the urban boundaries could be settled between the two agencies.

The Director stated that the proposed general plan for Oahu designates the subject area for residential use and school use. The staff sees no problem of urban use of the area.

The Chairman noted that the City had adopted the State's General Plan for development of lands in the Waimanalo area and this subject area is part of that plan. He also felt that this matter could be settled by the two State agencies.

The Chairman recommended to the Director that he refer this matter to the attention of Mr. William Norwood, Administrative Director to the Governor, with the recommendation that Mr. Piianaia and Mr. Ferry of the Department of Land and Natural Resources get together and settle the matter. The Planning Commission is to be apprised of any decision made on this matter.

LAND USE COMMISSION
WAIANAE, LUALUALEI
MIKILUA VALLEY
RURAL CLASSIFI-
CATION

The Director informed the Commission that the Land Use Commission has submitted a copy of its letter sent to Mr. Antonio D. Ypil, President of the Mikilua Community Association and the Mikilua Landowners Association, assuring him that the landowners' request for Rural classification for lands situated at Mikilua Valley, Lualualei, will receive full consideration of the Commission in its determination of the final district boundaries scheduled for final adoption by July 1, 1964, and that prior to final adoption, public hearings will be scheduled.

The Director stated that the Land Use Commission has been advised that the City and County of Honolulu has no classification as "rural" for lands on Oahu.

Mr. Yamabe noted that this is the area the Planning Commission had discussed with the Land Use Commission at the public hearing held by the Land Use Commission. Through some misunderstanding between the Land Use Commission and the Planning Commission, the Land Use Commission designated a portion of Mikilua Valley as urban. Now that the Land Use Commission is composed of new members, he

requested that the Planning Commission inform the new Commission of the past action taken and of the misunderstanding.

With no objection from the Commission members, the Chairman instructed the Director to so inform the Land Use Commission and requested Mr. Yamabe to assist the Director in this matter.

LAND USE COMMISSION
PETITION
WAIPIO
OCEANIC PROPERTIES,
INC., ET AL
URBAN USE

The Director informed the Commission that the Land Use Commission has scheduled a public hearing this Saturday to consider the petition of Oceanic Properties for change in the Temporary District Boundary from Agricultural to Urban for approximately 2,000 acres of land in Waipio. Oceanic has requested a letter from the Planning Commission reaffirming its previous recommendation that the requested change to urban district be granted.

The Director stated that the Commission had taken its previous action on September 12, 1963 and a letter was forwarded to the Land Use Commission on September 19, 1963. If the Commission approves, he could send a duplicate of this letter to the Land Use Commission.

Mr. Centeio noted that the Commission had gone on record recommending approval of the requested change to urban. He was agreeable to sending a reaffirmation letter to the Land Use Commission.

The Chairman suggested that the letter also indicate that there has been no new information submitted to this Commission which would in any way warrant changing its position taken previously. Unless something new is presented which would warrant changing its position, the action previously taken stands.

The Commission instructed the Director to address an appropriate letter to the Land Use Commission.

CAPITAL IMPROVE-
MENT PROGRAM
SUB-COMMITTEE
OF THE PLANNING
COMMISSION

The Director reminded the Commission that it was about to form a sub-committee to work with the Planning Department staff in preparing the capital improvement programs for ensuing fiscal years. If this sub-committee is formed, he suggested that the Managing Director and the Budget Director, ex-officio members of the Commission, be the members of this sub-committee.

With no objection from the Commission members, the Chairman appointed Mr. Ellis and Mr. Kwock to be the members of this sub-committee and to advise the Commission on all matters involving the capital improvement program.

The meeting adjourned at 3:50 p.m.

Respectfully submitted,

Carole A. Kamishima
Carole A. Kamishima
Planning Reporter

Special Meeting of the Planning Commission
Minutes
February 3, 1964

The Planning Commission met in special session on Monday, February 3, 1964, at 2:00 p.m., in the Conference Room of the City Hall Annex with Chairman Frank W. Hustace, Jr., presiding:

PRESENT: Frank W. Hustace, Jr., Chairman
George F. Centeio
Stanley T. Himeno
Kinji Kanazawa
Cyril W. Lemmon
Thomas N. Yamabe II (excused at 2:30 p.m.)
Alfred A. Yee
Robert Ellis, ex-officio
Fred K. Kwock, ex-officio

Frederick K. F. Lee, Planning Director
Wendell Kimura, Deputy Corporation Counsel

ABSENT: None

PUBLIC HEARING
GENERAL PLAN
OF OAHU

A public hearing, continued from January 16, 1964, was held to consider the proposed General Plan for the City and County of Honolulu.

The Chairman reported that since the time of the last hearing, he had occasion to review some of the comments made during the course of the public hearings as a result of citizen participation. In view of the fact that the Planning Director had made some 34 changes in the General Plan text and in light of the comments and recommendations made by the public, he had suggested to the Director that perhaps he should incorporate further amendments and add stylistic changes in a fashion which would meet with an increasing measure of understanding by the public. The Chairman asked the Director whether he had any further comments or recommendations to make.

The Director stated that for several weeks, the Planning Department staff has been working on revisions to the Oahu General Plan. For purposes of clarification, changes which are based on comments and suggestions made at the public hearings are being carried out. He felt that our objectives have been reached; that is, giving proper regard to public opinion while being consistent with sound planning concept. It was his intention to submit the completed plan to the Commission today but unfortunately, he would need additional time to complete the plan and submit it in finished form to the Commission. He, therefore, requested a continuance of this public hearing for another week.

Before announcing the continuance of this public hearing to next week Monday, February 10, 1964, at 2:00 p.m., the Chairman called upon persons in the audience who may wish to comment or suggest changes to the proposed general plan.

Mr. Joseph Mahi of 96-165 Waiawa Road, Pearl City, stated that his property as well as others living in this area at Waiawa had their lands reclassified from Rural Protective zone to agriculture. He indicated that the present use of their fee simple properties is residential

and, therefore, requested that their lands be placed under the prior classification of a residential rural protective zone. He stated that the size of his lot is 15,000 sq . He is presently living there and has lived there for the past 38 years. The Rural Protective zoning permitted them to place a house on each 5,000 sq of area.

The Director reported that Mr. Mahi's property is part of a petition filed by Leatrice Yang, et al, to the Land Use Commission requesting that the designation of their properties on the Temporary District Boundary map be changed from agricultural to an urban district. He pointed out that their properties are situated on the makai side of Kamehameha Highway, along the west bank of Waiawa Stream in Pearl City. The uses in this area are residential and agriculture. There are several watercress farms and other types of farming conducted in the area. The area is served by a private substandard roadway and substandard water lines.

He stated that this petition was referred to the Planning Commission for its comments and recommendation by the Land Use Commission. The Planning Commission considered this petition on October 10, 1963, and at that time, the staff recommended that the area be retained for agricultural designation in conformity with the proposed General Plan of Oahu since the predominant use of the area is agriculture and in order to preserve farm lands from being encroached upon by residential use. The Commission concurred with the findings and the recommendation of the Planning Director and had recommended to the Land Use Commission that the subject area be retained for agricultural use.

Mr. Mahi stated that at the last meeting of the Land Use Commission held on January 18, 1964, the staff of the Land Use Commission recommended that their area be placed in the urban district. He filed with the Planning Commission a copy of the report made by the Land Use Commission staff.

Mr. Centeio felt that the staff should restudy this matter, especially since a person living in the area for the past 30 years has never used his land for agricultural use. A property of 15,000 sq is also too small for agricultural use. He felt that a blight should not be placed on the property.

With no objection from the Commission, the Chairman referred this matter to the staff with the request that the staff submit a resumé of the application and such change in recommendation, if any, to be made to the recommendation heretofore made to the Land Use Commission.

No one else in the audience had comments to make.

The Director then acknowledged receipt and read the following letters filed with the Planning Commission:

(1) Smith, Wild, Beebe and Cades, attorneys at law, representing the Kualoa Ranch, Limited, protested the proposal to designate on the General Plan, the Kualoa Ranch land situated at Kualoa, Oahu, for park purposes. Kualoa Ranch believes that it would be more appropriate to designate its land for resort or urban use so as to

permit the highest and best use of the land in the interest of the public generally, as well as the owner.

(2) The Outdoor Circle submitted comments on two amendments made by the Director to the General Plan text.

The Chairman acknowledged receipt of the communications and requested the Director to bear in mind the substance of these communications during the course of his review of the general plan and in making further amendments thereto.

The Chairman announced the recess of this public hearing until next week Monday, February 10, 1964, at 2:00 p.m.

CONDITIONAL USE
PERMIT
MANOA
2522 ALAULA WAY
HAWAII CONGRESS
OF PARENTS AND
TEACHERS

The Commission considered again a request by the Hawaii Congress of Parents and Teachers for a conditional use permit to establish and operate its headquarters from an existing dwelling situated at 2522 Alaula Way in Manoa containing an area of 10,165 $\frac{1}{2}$ sq. ft. State P.T.A. headquarters is a permissible use under the Conditional Use Ordinance.

KALIHI
END OF MONTE ST.
BROTHERHOOD OF
OUR LADY OF THE
MOUNT

At the last meeting of the Commission, the Commission questioned its authority to consider and act on this application in view of the recent injunction filed by the court enjoining the City from adopting any zoning ordinance, map or regulation. A legal opinion was requested from the Corporation Counsel.

The Director reported that the written opinion submitted by the Corporation Counsel states that the recent ruling rendered by the court does not enjoin the Planning Commission from making its recommendation on this subject matter. The matter before the Planning Commission merely requires its recommendation and does not require the adoption of any zoning ordinance, map or regulation.

The Director then reported another application for a conditional use permit by the Brotherhood of Our Lady of the Mount requesting permission to construct clubhouse facilities on land containing 21,000 $\frac{1}{2}$ sq. ft. situated at the end of Monte Street in Kalihi. By a recent amendment made to the Conditional Use Ordinance, approved on January 16, 1964, the Director stated that clubhouse facilities of religious institutions and non-profit civic organizations are uses permissible under this ordinance.

The ordinance also spells out restrictions, such as no accessory business use open to the general public shall be permitted on the premises; requirement of one parking space for each 300 $\frac{1}{2}$ sq. ft. of floor area of the clubhouse or one parking space for every four seats in the main assembly hall, whichever parking space requirement is greater; and building setback from all property lines of not less than one foot for each foot of building height. The Conditional Use Ordinance requires the calling of a public hearing by the Planning Commission and submission of its recommendation to the City Council.

Mrs. Barbara Perry, secretary of this organization, stated that since June of last year, the organization had attempted to obtain permission to build its clubhouse facilities but was denied this permission because it did not meet the three conditions of hardship for a variance permit nor qualify under the Conditional Use Ordinance.

Through a recent amendment made to the Conditional Use Ordinance, the organization is now a permissible use under this ordinance, and therefore, at this time, she requested that the organization be permitted to construct its clubhouse facilities on the subject property. She exhibited a development plan showing the proposed clubhouse and the off-street parking area. She stated her understanding that no retail business use would be permitted on the premises.

In the discussion that followed, the Commission stated that they were of the understanding that conditional use permit applications are processed through the Director with a direct recommendation to the City Council, thus, by-passing a recommendation from the Planning Commission. The Commission had sought to have the ordinance amended to require a public hearing and a recommendation from the Planning Commission also and it stated its unawareness that this change was made.

The Director stated that the amendment to the Conditional Use Ordinance requiring a public hearing and a recommendation from the Planning Commission became effective on May 7, 1963.

The Commission felt that it should be fully apprised of the procedural aspect of the matter and of the latest amendment made to the Conditional Use Ordinance.

A motion to defer action on the two applications for a conditional use permit until Monday, February 10, 1964, with a request to the staff that copies of the Corporation Counsel's opinion and the applicable Conditional Use Ordinance and amendments thereto be circulated to each Commission member was made by Mr. Kanazawa, seconded by Mr. Yee, and carried.

LAND USE COMMISSION
PETITION
WAIMANALO
MAUKA SIDE OF
KALANIANAOLE HWY.
HAWAIIAN HOMES
COMMISSION

The Commission again reviewed a petition filed by the Hawaiian Homes Commission requesting an amendment of the Land Use Commission's Temporary District Boundary by changing the district designation from agricultural to urban for four parcels of land totaling 202.64 acres situated on the mauka side of Kalanianaole Highway in Waimanalo.

Since the City in 1960 adopted the State's General Plan for development of lands in Waimanalo and the subject area was designated for urban use as part of that plan, the Commission felt that there must be some misunderstanding between the Hawaiian Homes Commission and the Land Use Commission. This matter was deferred for referral to Mr. William Norwood, Administrative Director to the Governor, for settlement of this matter between the two State agencies.

The Director reported that replies have been received from Mr. Norwood and from Mr. Raymond Yamashita, Executive Officer of the Land Use Commission. They give assurance that there is no misunderstanding between the two State agencies. The petition for the boundary change in Waimanalo is a procedure which must be followed in accordance with the law. Any department or agency of the state or city, even the Land Use Commission itself, must follow the procedures set forth in the Land Use Commission Act to make boundary changes.

The Director stated that a recommendation from the Planning Commission to the Land Use Commission is required. It is the recommendation of the staff that the requested change to urban district be approved since this use complies with the City's General Plan for Waimanalo which designates the subject area for residential use and school use.

The Commission questioned the propriety of taking such an action which refers to a general plan since there is no adopted general plan for the City and County of Honolulu.

The Commission decided to defer this matter on motion of Mr. Lemmon and second of Mr. Kanazawa.

MISC.
1964 CONFERENCE
OF PLANNING
COMMISSIONERS AND
DIRECTORS ON KAUAI

The Director informed the Commission of the receipt of a communication from the Kauai Planning and Traffic Commission advising that August 27, 28 and 29 (Thursday, Friday and Saturday) have been selected as the conference dates for this year's Annual Conference of Planning Commissioners and Directors on Kauai. The Kauai Commission would appreciate any comments or suggestions on any matter concerning this conference from the Honolulu Planning Commission.

With no objection from the Commission members, the Chairman appointed Mr. Centeio as a committee of one, since he is to succeed as the next Chairman of the Commission, to draft and present to this Commission, suitable comments and recommendations which could be transmitted to the Kauai Planning and Traffic Commission.

STREET NAMES
MAKIKI
"MAMANE PLACE"

The Commission, on motion of Mr. Kanazawa and second of Mr. Himeno, recommended approval of the following street names:

- (1) Roadway within the Makiki Subdivision by Eddy Nagao:

MAMANE PLACE - Deadend roadway off Round Top Drive between Puualii Place and Aina Lani Place.

Meaning: A native hardwood tree

STREET NAME
KANEHOHE
MARQUES SUBDVN.
"MELI PLACE"

- (2) Roadway within the Marques Subdivision at Kaneohe:

MELI PLACE - Deadend roadway within the Marques Subdivision being off Kamehameha Highway and between Pua Inia Street and the Kaneohe Stream.

Meaning: Bee; honey

STREET NAME
WAIANAЕ
"KUWALE PLACE"

- (3) Roadway within the Waianae Farm Lot Subdivision off Kuwale Road:

KUWALE PLACE - Deadend roadway off Kuwale Road being on the Kaena side of Puuhulu Road.

STREET NAME
WAHIAWA
"KANOELEHUA PL."

- (4) Roadway off Glen Avenue in Wahiawa:

KANOELEHUA PLACE - Deadend roadway off Glen Avenue and mauka of Turner Avenue.

Meaning: Dew on the Lehua

STREET NAME
PAUOA-PUNCHBOWL
"FUNCHAL STREET"
DELETION OF
CERTAIN STREET
NAMES

(5) Deletion of the following street names due to redevelopment in this area resulting from the construction of Pali Highway and expansion of Kawanakoa Intermediate School:

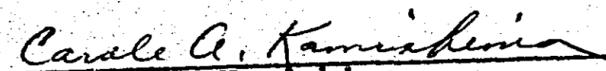
BOTELHO LANE
ULU LANE
MELI LANE
MANU LANE
MAMANE LANE
HOEA LANE

and, redesignation of a roadway as,

FUNCHAL STREET - Roadway extending from Pauoa Road to the Pali Highway between Nuuanu Avenue and Pacific Heights Road.

The meeting adjourned at 2:50 p.m.

Respectfully submitted,


Carole A. Kamishima
Planning Reporter

Special Meeting of the Planning Commission
Minutes
February 10, 1964

The Planning Commission met in special session on Monday, February 10, 1964, at 2:35 p.m., in the Conference Room of the City Hall Annex with Chairman Frank W. Hustace, Jr., presiding:

PRESENT: Frank W. Hustace, Jr., Chairman
George F. Centeio
Stanley T. Himeno
Kinji Kanazawa
Cyril W. Lemmon (absent between 3:10 pm and 3:40 pm)
Robert F. Ellis
Fred K. Kwock (present at 3:25 p.m.)

Frederick K. F. Lee, Planning Director
Wendell Kimura, Deputy Corporation Counsel

ABSENT: Thomas N. Yamabe II
Alfred A. Yee

PUBLIC HEARING
GENERAL PLAN
OF OAHU

A public hearing, continued from February 3, 1964, was held to consider the proposed General Plan for the City and County of Honolulu.

Testimonies were heard from people in the audience.

Mr. J. Russell Cades, attorney, representing various property owners in the Diamond Head area, stated that he had submitted to the Commission in written form, a statement of objection on certain parts of the proposed revision made to the General Plan text. The letter is self-explanatory and he believed that copies were provided to each Commission member.

The Director stated that only one copy of the letter was received.

Mr. Cades then proceeded to read his letter dated February 3, 1964. (This letter was placed on file and made a part of this record.)

In his letter, Mr. Cades referred to the amended text of the General Plan, page 68, as follows:

"Other than that proposed, makai of Diamond Head Road and generally between Coconut Avenue and Poni Moi Road, further development of multi-family uses along the foothills of Diamond Head is discouraged...."

He emphatically disagreed with that portion of the paragraph underscored. It was his contention that reaffirmation of apartment use for this Diamond Head area was illegal under the City Charter because Resolution No. 264 of the City Council which changed the land use for an area near Diamond Head from Class A Residential to apartment purposes was declared null and void by Judge Jamieson. He declared that this reaffirmation of apartment use was not based on proper and adequate studies by the Planning Department but based on a commitment or decision said to have been made by the Planning Commission in 1957, namely that the Diamond Head

area was feasible for hotel and apartment developments upon an individual basis. This latter statement was made by the Planning Director. Since filing of the lawsuit, the Planning Director has stated that there have been no changes in or studies and surveys of the Diamond Head area made to indicate that the land use should be changed as projected on the future land use map of the proposed General Plan.

Inasmuch as the proposed changes incorporated in the amended text of the General Plan was declared null and void as a resolution, he doubted whether the identical changes would be held valid by the adoption of the General Plan. He asked that the first clause of the sentence referred to be deleted and the subject area changed to residential use on the proposed land use map. He urged that the Commission seek an opinion from the Office of the Corporation Counsel as to the questions of law raised by his letter.

Mr. Cades stated that since filing of the letter just read, he had, just five minutes ago, read the opinion dated February 4, 1964, rendered by Wendell Kimura, Deputy Corporation Counsel. He indicated that this opinion says exactly what is a General Plan and supports his assertion made before Judge Jamieson was the reason for the General Plan. The opinion says that it is improper to change land uses by either resolution, ordinance or anything else. Land uses are changed by the adoption of a General Plan and this has been his contention and is the reason for the lawsuit. The opinion further states that zoning must conform to and implement the General Plan and not the Development Plan so that this ends any proposal by the Director to show the exact boundaries of land uses on a development plan. He stated that land uses should be sharply defined on the General Plan and not shown in a vague, blurred form.

He indicated that the General Plan is amended always having in mind the needs of the entire community in the State and not the needs of those who are pressuring for the change. He felt that the Commission was now in a position where because pressure was brought under some commitment made in 1957 that it is being asked without any further study and on the basis of inadequate planning to put its stamp of approval on the same plan. He warned the Commission that if it did that, it is violating the statutes and all the canons that has to do with decent planning.

Mr. Cades felt that there is no clear coordination between the State and the City with respect to planning. He believed that if the Commission adopt a plan which in effect destroys Diamond Head which is recognized by the State as a natural resource, it is inviting the legislature to take priority in that planning. He felt that this may be one of the real issues to come up in this budget session.

He indicated to the Commission that it was mandated not by the legislature but by the people, by the adoption of the City Charter, to adopt a comprehensive general plan that included consideration of all elements. He contended that no such consideration was given thus far. He, therefore, requested the Commission to consider not only

the legality of what it is doing but the propriety of what it is doing has decent planning. If the Commission is to vote on this matter, he suggested that each person make his idea clear so that the records would show in posterity what was done. He was ready to answer any questions that the Commission may have.

No questions were asked by the Commission members.

The Chairman, with no objection from the Commission members, acknowledged receipt of the communication read by Mr. Cades and requested the Director to send a copy of this communication to the Corporation Counsel for appropriate legal advice and to have copies of this communication sent to each member of the Commission for review. At the request of Mr. Centeio, the Chairman also requested that a transcript of Mr. Cades' statement and other opinions from the Corporation Counsel be sent to each Commission member.

Mr. Joseph Mahi of 96-165 Waiawa Road, Pearl City, who had requested urban rather than agricultural designation for his land and other property owners' lands in Waiawa, makai side of Kamehameha Highway, requested again that their properties be designated for urban use or Rural Protective zoning instead of agricultural use. He stated that majority of the lots are used for residential purposes with a very few parcels in agricultural use.

The Chairman informed Mr. Mahi that his request seems to be one that requires a recommendation to the Land Use Commission, and, therefore, his request will be considered at the close of today's public hearing on the General Plan.

The Director acknowledged receipt and read the following letters commenting on the proposed General Plan:

(1) Mr. Thomas A. Sofos, owner of a parcel of land at the corner of Kamehameha Highway and William Henry Road in Kaneohe requested that his land be designated for apartment use. Since his parcel adjoins existing commercial and apartment uses, he felt it logical to designate his parcel for apartment use also.

The Chairman instructed the Director to present his comments and recommendation on this application at the next meeting of the Commission.

(2) Victoria Ward, Ltd., expressed concern over the General Plan proposal designating industrial use for its lands along Ala Moana frontage in the Kewalo-Kakaako area. Its understanding was that land in this area was to be developed under the new use district known as the Limited Industrial District which has certain stipulations regarding building setbacks and planting requirements. It felt that this use district was the first step towards a long-range development of the Ala Moana frontage in a manner which will assure a scenic and attractive route through the City.

The Director stated that he will submit his comments and recommendation on this matter at the next meeting.

(3) Belt, Collins and Associates, Ltd., requested that the Liliuokalani Trust lands in Waikiki, mauka of Kalakaua Avenue, be designated for hotel use rather than apartment use as presently proposed. Because of hotel complex in this Waikiki area, it felt that the Trust lands were best developable into a hotel complex because of its proximity to the beach, existing hotels, and adequate land area under one single ownership.

(4) The State Board of Land and Natural Resources submitted a preliminary development plan study for lands in Waianae-Kai which had recently been returned to the State by the Federal government. It, therefore, requested that public facility uses be properly designated on the General Plan.

(5) Dr. Miyozo Kagawa requested that lands on the makai side of Kamehameha Highway between Kaneohe Bay Drive and Waikalua Road be zoned to business from residential.

(6) The Outdoor Circle urged that the Commission designate the whole of Parcel C-5 in the Queen Emma Redevelopment area as Park use on the General Plan.

The Director stated that he will comment on the above requests at the next meeting.

The Director stated that letters from the Corporation Counsel suggesting certain changes to the General Plan text are also on file. He has also received today a letter from the Corporation Counsel commenting on the 34 changes made previously to the General Plan text. Since he has not had time to review these comments, he will make a report to the Commission at the next meeting.

In view of the recent opinion from the Corporation Counsel that land uses cannot be shown on the development plan, the Director indicated his proposal to follow the Dade County General Land Use Master Plan. The Dade County plan shows on one sheet a generalized existing land use map, a general plan land use map and a detailed land use map. He stated that within the City Charter, the City Council has the prerogative to require a detailed land use map if deemed necessary to implement and explain in greater detail the general plan; therefore, changes to be made in the text would be the elimination of phrases, such as "land uses to be shown on the development plan" and in lieu thereof mention the adoption of a detailed land use map whenever deemed necessary or appropriate by the Council. These maps would be adopted by the Council as part of the General Plan.

The Director stated that in accordance with the Corporation Counsel's recommendation, nine more changes to the General Plan text have been made and are submitted to the Commission for consideration. In addition, there are 87 typographical corrections to be made in the text and these should be adopted as an addendum to the General Plan.

With no objection from the Commission members, the Chairman acknowledged receipt of the additional amendments made by the Planning Director to the original submittal of the General Plan text. The Chairman suggested to the Director that for clarity and ease of reading, the Director should have prepared, substitute pages of the changes made for insertion in the General Plan book.

(Mr. Lemmon was excused from the meeting at this point of the discussion.)

The Director informed the Commission that in accordance with the Charter provision, the amendments must be transmitted to the Board of Water Supply for comments. The Board will be holding its next regular meeting on Thursday, February 20th.

A motion to refer the General Plan, as amended, including the amendments made today, to the Board of Water Supply for comment, recommendation and consultation if deemed necessary, in accordance with the provision of Section 5-511 of the City Charter was made by Mr. Kanazawa, seconded by Mr. Himeno, and carried.

After a brief discussion on the date of the next Commission meeting, the Chairman announced the recess of this public hearing until 2:00 p.m., on Tuesday, February 25, 1964.

The Commission then considered Mr. Mahi's request for urban designation of his land containing an area of 15,000 \pm situated on the west bank of Waiawa Stream, makai of Kamehameha Highway.

Mr. Mahi stated that Waiawa Road is not a private road as claimed by the City. He stated that he has lived on his property for the past 38 years and his family has owned this land for over 100 years. He requested that the Commission recommend to the Land Use Commission to change the boundary designation of his property from agricultural to urban use and restore the Rural Protective zoning of his property. He stated that at the last meeting of the Land Use Commission held on January 18, 1964, the Commission's staff recommended the change to urban use for his property and a few other fee simple properties excluding those in agricultural use. The previous Land Use Commission was ready to act on the urban designation for the area but failed to act because of insufficient time. The present Commission is now reviewing their request.

The Director reported that he was informed by Mr. Raymond Yamashita, Executive Officer of the Land Use Commission, that the Commission staff had recommended urban use for that portion of the area lying between the "T" intersection formed by Waiawa Road and the stream. The specific areas are outlined in red as shown on the map submitted. The remainder of the area is retained in agricultural use. The Land Use Commission held a public hearing about a month ago but has not taken action so that until it does, there is no knowledge of whether or not it would follow the staff's recommendation.

The Commission asked the Director for his recommendation regarding this change.

The Director replied that his previous recommendation, supported by the Planning Commission, was to designate this entire area for agricultural use and this use is reflected on the proposed General Plan map. Although he sympathizes with Mr. Mahi because he is utilizing his property for residential purpose, the predominant use of the area is agriculture so that his recommendation is to retain the area for agricultural use.

(Mr. Kwock was present from this point of the meeting.)

The Chairman asked, isn't this one of those areas where existing uses are too small to be spotted on the generalized general plan map and this Commission and the Land Use Commission can well accommodate the request of the applicant without doing violence to the General Plan map?

The Director felt that this can be done but with one reservation. If the area outlined in red is to be urbanized, he strongly recommended that the roads be widened and improved to City standards and adequate water lines installed.

Asked by Mr. Centeio what is the minimum size for agricultural lots, the Director replied that it is one acre or 43,560 sq. ft.

Mr. Centeio felt that it was wrong to place a blight on a man's property by designating it for agricultural use when he has only 15,000 sq. ft. which is too small to meet the minimum size of an agricultural lot. Mr. Mahi and a few other individuals are the only ones with fee simple land used for residential purposes while other lots in the surrounding area are large lots owned by a large estate. Mr. Mahi cannot make improvements on his lot because of this blight placed on his property. He felt that this matter should not be delayed any longer. This Commission should go on record as recommending to the Land Use Commission that those properties outlined in red on the map be changed to urban use on the Land Use Commission's map as well as on our General Plan map.

Mr. Kanazawa asked whether it is possible under this new concept of a detailed land use map within the General Plan to take care of situations such as this.

The Director replied that it is possible; however, there are two things that must be done. First, the Land Use Commission must remove the area from an agricultural designation and place it in an urban designation. Second, the Commission must recommend that this particular area be indicated as residential use on the detailed land use map and the Council, if it deems necessary, expand this use in detail upon the General Plan and develop a detailed land use plan for this area and adopt it as such.

Asked whether it is proper for this Commission to take action prior to an action by the Land Use Commission on Mr. Mahi's petition, the Director stated that the only appropriate action the Commission could take at this time would be to reconsider its previous recommendation of agricultural designation made to the Land Use Commission and submit a new recommendation.

The Chairman recapitulated the Director's statement to be that the General Plan map with its proposed color codes as part of the General Plan permits without modification, as far as the colors are concerned, to take care of isolated uses which have long been established. It is possible, in this instance where there has been urban use for many years, that without a modification to the map and without violence to the General Plan as submitted by the Director that such a recommendation to the Land Use Commission would be in order and would not be in violence with that plan.

The Director replied that that is correct.

(Mr. Lemmon was present from this point of the discussion.)

A motion to reconsider its previous recommendation made to the Land Use Commission to retain this area at Waiawa for agricultural use was made by Mr. Centeio, seconded by Mr. Kanazawa, and carried.

A motion to recommend to the Land Use Commission that this entire area at Waiawa be designated for agricultural use except for the area outlined in red on the map and as recommended by the Land Use Commission staff be designated for urban use was made by Mr. Centeio, seconded by Mr. Lemmon, and carried.

CONDITIONAL USE
PERMIT
KALIHI
END OF MONTE ST.
BROTHERHOOD OF
OUR LADY OF THE
MOUNT

The Commission considered again a request by the Brotherhood of Our Lady of the Mount for a conditional use permit to construct clubhouse facilities on land containing 20,000 \pm situated at the end of Monte Street in Kalihi.

At the previous meeting of the Commission, the Corporation Counsel had submitted an opinion stating that the Commission may consider this application. By a recent amendment made to the Conditional Use Ordinance by the City Council, clubhouse facilities of religious institution and non-profit civic organizations are uses permissible in a residential zone.

Mrs. Evangeline Pacheco, speaking for Mrs. Perry, secretary of this organization, informed the Commission that for many years this organization had a clubhouse on land at the corner of Nihi and Monte Streets. Because the building was old and a fire hazard, it was demolished and they had planned to construct a new clubhouse on this subject property situated at the end of Monte Street along the hillside and rent the other property for revenue to build the clubhouse and to upkeep the cemetery. At present, monies collected for cleaning of the cemetery are not sufficient.

Asked by the Commission for his recommendation, the Director stated that he is placed in an awkward position since he had recommended against permitting clubhouse facilities within a residential area. The Council, however, overrode his recommendation and adopted this amendment to the Ordinance. Since the applicant's request is a permissible use under the Conditional Use Ordinance, he recommended that the Commission authorize the calling of a public hearing to consider the application.

The Chairman asked the Director whether he had a recommendation to make regarding the conditions that are to be imposed with the permit and whether the applicant had been advised of these conditions.

The Director replied that the applicant had been advised that the clubhouse cannot be rented out, no parties are to be held, and the use of the clubhouse must be strictly for members only. Off-street parking for ten cars must be provided and that no type of business use will be permitted.

The Chairman believed that these conditions should be listed in the public hearing notice to give adequate

notice to the public of the exception being made to permit a clubhouse in a residential area and of the restrictions to be imposed to protect the residential area.

The Director assured him that the public hearing notice will list the restrictions. In addition, surrounding property owners will be notified of the public hearing date to consider this application.

A motion to authorize the calling of a public hearing to consider this application was made by Mr. Centeio, seconded by Mr. Lemmon, and carried.

With no objection from the Commission members, the Chairman directed the secretary of the Commission to set the date of the public hearing.

The Commission also considered a request by the Hawaii Congress of Parents and Teachers for a conditional use permit to establish and operate its headquarters from an existing dwelling situated at 2522 Alaula Way in Manoa containing an area of 10,165sq.

The Director reported that State P.T.A. headquarters is a permissible use under the Conditional Use Ordinance.

A motion to authorize the calling of a public hearing to consider this application was made by Mr. Lemmon, seconded by Mr. Kanazawa, and carried.

CONDITIONAL USE
PERMIT
MANOA
2522 ALAULA WAY
HAWAII CONGRESS
OF PARENTS AND
TEACHERS

LAND USE COMMISSION
PETITION
KALIHI-UKA
END OF NIHI ST.
KAMANAIKI VALLEY
PHILIP MINN
URBAN USE

The Commission reviewed a petition filed with the Land Use Commission requesting an amendment of the Temporary District Boundary by changing the district designation from Conservation to Urban for approximately 106 acres of land situated at the end of Nihi Street, Kamaikai Valley, in Kalihi-Uka.

The Director reported that the staff recommends denial of this petition for the following reasons:

- (1) The proposed General Plan designates this area as a Preservation area with the exception of approximately 15 acres which has already been subdivided and developed.
- (2) Practically all of the tract is within the forest reserve watershed area.
- (3) The topography of the remaining tract which is undeveloped is extremely steep so that development seems unfeasible. The existing slope is 30% to nearly 40% grade.

Asked by the Chairman whether there is a recommendation from the Board of Water Supply since the land is within the watershed area, the Director replied that there is none.

The Chairman stated that any action by the Commission at this time would be premature. With no objection from the Commission members, he deferred action on this matter until receipt of a recommendation from the Board of Water Supply.

LAND USE COMMISSION
PETITION
LANIKAI
END OF LANIPO DRIVE
MR. & MRS. EUGENE
KENNEDY
URBAN USE

The Commission considered a petition filed with the Land Use Commission requesting an amendment of the Temporary District Boundary by changing the district designation from Agricultural to Urban for approximately 30 acres of land situated at the end of Lanipo Drive in Lanikai.

The Director informed the Commission that the petitioner had originally requested 88 acres for urban use and the Planning Commission on December 20, 1962, had recommended denial of the request. The petitioner is now amending his request to cover 30 acres. The petitioner states that it would be economically unfeasible for him to develop all of his land into one-acre agricultural lots; therefore, he proposes to create a residential subdivision on the lower portion of the land and agricultural lots for the remaining upper portion of the land.

After an inspection of the land, the staff feels that only one tier of lots as shown on the map submitted may be feasible for a residential subdivision. The remainder of the land is extremely steep. In order to develop the area for residential use, the subdivider must have a water tank, install a sewer system, construct the roads and put in other necessary improvements. The staff feels that this area back of Lanikai should remain in agricultural use or if possible, designated as open space. It is the recommendation of the staff that the existing urban line be maintained.

In reply to questions from the Commission, the Director stated that the existing General Plan and the proposed General Plan indicate the subject area as open space.

A motion to adhere to the previous recommendation of denial of this application for change in district designation from agricultural to urban for the subject land was made by Mr. Lemmon, seconded by Mr. Kanazawa, and carried.

The meeting adjourned at 4:10 p.m.

Respectfully submitted,

Carole A. Kamishima
Carole A. Kamishima
Planning Reporter

Special Meeting of the Planning Commission
Minutes
February 25, 1964

The Planning Commission met in special session on Tuesday, February 25, 1964, at 2:05 p.m., in the Conference Room of the City Hall Annex with Chairman Frank W. Hustace, Jr., presiding:

PRESENT:

Frank W. Hustace, Jr., Chairman
George F. Centeio
Stanley T. Himeno
Kinji Kanazawa (present at 2:30 p.m.)
Cyril W. Lemmon
Thomas N. Yamabe II
Alfred A. Yee
Robert F. Ellis, ex-officio
Fred K. Kwock, ex-officio

Frederick K. F. Lee, Planning Director
Wendell Kimura, Deputy Corporation Counsel

PUBLIC HEARING
GENERAL PLAN
OF OAHU

A public hearing, continued from February 10, 1964, was held to consider the proposed General Plan of Oahu.

The Chairman reported that after consultation with the Corporation Counsel, he was advised that the proposed General Plan, with all latest amendments, presently pending before the Planning Commission must be reviewed by the territorial planning director or his successor in office and a report received from him before the Commission can act on the proposed General Plan. This requirement is contained in Charter Section 5-505, paragraph (f). He had, therefore, instructed Mr. Lee, the Planning Director, to transmit a copy of the proposed General Plan and amendments thereto to the territorial planning director or his successor forthwith. By advice from the Corporation Counsel, the action of the Chairman must be ratified and confirmed by the Planning Commission.

After a brief discussion on the requirements as set forth in the City Charter, a motion was made by Mr. Yamabe, seconded by Mr. Himeno, that the Planning Commission ratify the action taken by the Chairman to transmit a copy of the proposed General Plan and amendments thereto to the territorial planning director or his successor in office, who, in this instance, is Mr. Shelley Mark, Director of the State Department of Planning and Economic Development. A vote was taken and the motion carried. Mr. Centeio voted in the negative. He stated that he was not familiar with the Charter requirement.

Asked by the Chairman whether he has any indication of when he expects to receive a report from the territorial planning director, the Director replied that he has no indication.

The Chairman announced that this matter will be discussed again later in the meeting.

The floor was then open for receipt of testimonies from the people in the audience. Since there were none, the Chairman requested the Director to report on the comments received from the Board of Water Supply regarding the proposed General Plan and the staff's report and recommendation on comments and suggested changes to the General Plan received by letter and read at the previous hearing.

The Director reported that the Board of Water Supply met on Thursday, February 20, 1964, and has submitted the following changes for consideration by the Planning Commission:

(1) Nuuanu Valley

- a) A portion of the Board of Water Supply property off Nuuanu Avenue opposite Wood Street, in which is located Reservoir No. 5 and appurtenant facilities be changed to "preservation" from "urban";
- b) The ewa portion of the Oahu Country Club holdings, containing some 65 acres, where grades exceed 20%, and which is presently included in the forest reserve be changed from "golf use" to "preservation";
- c) The Board is not in favor of the proposed park in upper Nuuanu Valley. This is an infiltration area for a number of shallow tunnels and a filtration plant that produces considerable quantities of water. The Board has plans for additional tunnels and filtration facilities in this area to double the present output. It is presently classified as "watershed" and entry is restricted by the Division of Forestry Rules and Regulations having the force and effect of law.

The Director reported that for Item "a", this public facility use is a small area and therefore it will be shown on the development plan as well as on the detailed land use map, so that there is no conflict here. For Item "b", the golf use will end at the forest reserve boundary and the mauka portion will be designated "preservation" on the detailed land use map so that there is no conflict here also. For Item "c", the argument presented seems valid, therefore, the park area was reduced in size to cover a strip of only about a 100-foot depth on both sides of the Pali Highway. These park strips will include the old Pali Road on the mauka and makai sides of the Pali Highway.

(2) Kapalama

The ewa portion of the Kamehameha School area of the Bishop Estate holdings, which at present falls within the 1959 forest reserve line, should be included in the preservation area.

The Director stated that on the detailed land use map, the school use will end at the forest reserve boundary with the mauka section in "preservation" so that there is no conflict here.

(3) Keeau Homestead Area, Waianae

The area mauka of the forest reserve line should be placed in the preservation area.

(4) Makua Valley, Waianae

The area mauka of the forest reserve line should be placed in the preservation area.

The Director stated that there is no problem here since on the detailed land use map, the boundary of the forest reserve will be shown and the mauka area designated preservation and the makai area agriculture. Also on the zoning map, the upper portion above the line will be zoned preservation and the lower portion agriculture.

(5) Military Areas

There are a number of areas which have been placed in the military category which at present are in the existing forest reserves, particularly in the Schofield Barracks-Wahiawa areas. For conservation and control purposes, these should be placed in the preservation category but that the military be allowed to maneuver in these areas as is the present practice.

The Director stated that there is no problem here because on the development plan and zoning map, the forest reserve areas will be shown in "preservation" zone.

A discussion followed on the comments made by the Board of Water Supply.

The Commission asked the Director for his reason for designating a large park area in the upper Nuuanu Valley area.

The Director replied that the staff felt that this area at Nuuanu to the base of the cliffs would be ideal for a forest park camping site. There are no such facilities on this island at present. Upon consultation, the Parks Department is in agreement with the staff's recommendation. However, because the Board of Water Supply had expressed its fear that water may be contaminated through a park use because of the location of several tunnels and a filtration plant in the area, the staff has eliminated the park designation for the ponding section and designated it open space. However, a 100-foot depth of land on both sides of Pali Highway was left in park use so that old Pali Road on the mauka and makai sides of the highway would be retained as a scenic route.

Some of the Commissioners were opposed to the park designation for the area. Mr. Lemmon stated that he has always been in favor of having adequate parks on this island but for this particular area he felt that the park designation was placed there arbitrarily without benefit of adequate studies. This is a beautiful watershed area and he questioned the advisability of a park there. Furthermore, he felt that a mountain park for this narrow strip of land would be impractical because the camp sites would be exposed and visible from the highway. He felt that there are other areas on this island more suitable for a mountain park.

Mr. Centeio also questioned the advisability of a park at this location. Since the land is owned by the State, he felt that the area should be left in conservation. Park is a permissible use in this district. He then requested an explanation of why the Board of Water Supply is submitting these suggested amendments at this late date.

The Director explained that the staff of the Board of Water Supply had submitted a similar letter to the Planning Department about two or three months ago and was advised at that time that the points raised in the letter will be satisfactorily resolved on the detailed land use map. The only area of discussion was this Nuuanu Valley area. Should Kahana Valley be developed as a State park, this park at Nuuanu may not be needed; however, the park designation was placed there because of its close proximity to the urban population.

With reference to the problem of whether to designate this subject area as park or conservation, the Director indicated that the park designation would give some authority to the Parks Department to put in facilities, such as picnic tables in the area near the upside down waterfall; whereas, a conservation designation would not. The State Department of Land and Natural Resources would have complete control of uses in a conservation district, precluding the City from placing any type of facilities in the area. A park designation does not necessarily mean that the City must acquire the area. A use permit may be obtained from the State.

For the Waianae area within the forest reserve area, the Director stated that agricultural use was designated on the General Plan because the land is presently used for grazing for a dairy operation. There is no problem here because agricultural use is a permissible use in a preservation area. On the detailed land use map, the boundary of the forest reserve will be shown and the area mauka of the boundary will be shown as preservation and the area makai as agriculture.

The Commission felt that the areas in Waianae and Wahiawa requested by the Board of Water Supply for placement in the preservation category were significantly large enough, similar to the Nuuanu Valley area, that the change could be accomplished with a minimum of difficulty.

The Director stated that the change could be made to follow the forest reserve line, but in doing that, all other boundaries which do not follow the forest reserve line must also be changed so that the General Plan becomes more specific rather than broad. Since the detailed land use map will reflect the boundary of the forest reserve line and the uses, he saw no necessity to modify the General Plan and therefore, has no intention of changing the map at this time.

(Mr. Kanazawa was present from this point of the discussion.)

Referring back to the Nuuanu Reservoir area, the Chairman asked the Director whether it is his intention to retain the park designation for this area although the Commission believee that the park designation should be eliminated.

The Director stated that the park designation on both sides of the highway and at the Reservoir site is merely an indication of his belief that a park should be maintained in this area. On the detailed land use map, the specific boundary of the park will be delineated.

With reference to areas designated as military, Mr. Centeio asked the Director whether these lands are owned by the

military and whether they are fee simple or lease land. For leased land he felt that it was wrong to identify it as military because the owner of the land would have no identity of actual zoning, possible zoning or future use of his land other than the fact that his land is used for military purposes.

The Director stated that most of the land identified as military is owned in fee by the military and used for military purposes. In few instances, land is leased by the military under a controlled agreement. Since the General Plan indicates use and not zoning, military use on lease land is shown as military; however, on the zoning map, a specific zoning classification will be made because there is no zoning classification as military.

The Director then made his report on letters of comments and suggestions received and read at the previous meeting of the Commission, as follows:

(1) The State Department of Land and Natural Resources, signed by Mr. Jim P. Ferry, chairman and member of the Board, requested that land in Waianae-Kai, makai of Farrington Highway, designated as military be changed to public use since this land was recently returned to the State by the Federal government.

The Director stated that the General Plan map was amended and the subject area was changed from military use (gray) to public facilities use (blue). When the General Plan was being developed, there was no indication as to how soon the land would be returned to the State, therefore, the area was left in military use. Now that the State has notified us that the land has been returned to the State and the State intends to use it for public facility purposes, the change is justified.

Mr. Yamabe asked whether the proposed increase in public facilities use is justified since the present plan already sets aside sufficient areas for this use. He felt that it was an arbitrary action to designate the subject area for public facilities use simply because the land became available. He felt that this increase may have a detrimental affect on the plan proposed for this area and may not be consistent with good planning. He suggested that the present military use be retained until such time studies are completed to determine the exact size of public facilities use required.

The Director indicated that the public facilities use designation does not necessarily mean that this area plus the present area designated as public facilities use will be used for this purpose only. The State has indicated that it has funds available for a branch library and is anxious to have a site designated so that it may proceed with development. With consultation with the Department of Education, the location of elementary and intermediate school sites and public parks may be shifted to provide a greater relationship with the existing high school. These preliminary plans by the State will require further study by the City and County and by coordinating the plans of both agencies, it is anticipated that definite uses will be determined for the area. He can foresee residential use for a portion of the area but until the State and the City can agree on a plan, he felt that it was premature to

designate any use except public facilities use, which is a good holding use. This is much better than to leave it in military use.

Mr. Lemmon remarked that he was in favor of the Director's recommendation. In this case, a detailed use of a small area is being discussed and for the present until studies are completed, he felt that public facilities use was the best holding action.

(2) The Outdoor Circle requested that Parcel C-5 in the Queen Emma Redevelopment area be changed in its entirety to park use.

The Director reported that at last Tuesday's meeting, the City Council by resolution voted unanimously to rescind a previous resolution of intent to designate half of Parcel C-5 for public use and the other half for semi-public use (school use). The new resolution also authorizes the Mayor to apply for an open space grant to the Federal government for purchase of Parcel C-5 as an addition to Foster Garden. Because of this action taken by the Council, he had amended the General Plan map to show Parcel C-5 in its entirety as park.

Noting that Mr. Robert A. Nui, Deputy Manager of the Honolulu Redevelopment Agency, in the audience, the Chairman asked whether he had any comments to make.

Mr. Nui stated that he was here merely as an observer and that the Planning Director had presented the matter adequately. He also stated that in order for the City to acquire Parcel C-5, an amendment to the Queen Emma Redevelopment Plan is necessary. It was his understanding that the Commission is to consider this amendment later in the meeting.

Mr. Centeio questioned the authority of the Director to amend the General Plan when there is no adopted General Plan to be amended. Furthermore, the stated resolution by the City Council has not been received by the Commission so that no action can be taken by the Commission.

The Chairman explained that no action is required by the Commission on this resolution referred to by the Director. The Director is merely notifying the Commission that he is amending his plan. As stated at previous meetings, until the public hearing is closed, the Planning Director has a perfect right to modify the textual portion of the General Plan as well as the map. Upon closing of the hearing, the Commission would then take action on a plan that is pending before it.

Asked for a legal opinion on this matter, Mr. Kimura stated that in this instance, the Planning Director is modifying his proposed General Plan now before the Commission by changing the designation he had originally made for the subject property from semi-public use to public use. This is the only matter before the Commission and he sees no legal problem here.

The Chairman thereupon ruled that the Director has the right to modify any proposal that is before the Commission while the public hearing is open.

(3) Belt, Collins & Associates, Ltd., requested that the Liliuokalani Trust lands in Waikiki, mauka of Kalakaua Avenue, be designated for resort-hotel use in lieu of apartment.

The Director stated that a land use study conducted for the Waikiki area showed that there are hotels in the area mauka of Kalakaua Avenue and ewa of Kapahulu Avenue and that the area is in close proximity to the beach. Therefore, resort-hotel use has been designated in the area mauka of the business use (red) on the mauka side of Kalakaua Avenue. The specific boundary of the hotel use can be shown on a detailed land use map.

(4) Blackfield Enterprises requested a clarification on the residential use designation for its land in Ewa when two parcels in the area are presently zoned and used for commercial purposes.

The Director stated that by letter he had informed Blackfield Enterprises that the present uses will be shown in detail on the land use map, that the General Plan is treated in a broad brush manner and will not show specific boundaries. Blackfield Enterprises is satisfied with the reply.

(5) Victoria Ward Ltd., had expressed concern over the General Plan proposal designating heavy industrial use for its lands along Ala Moana frontage in the Kewalo-Kakaako area.

The Director stated that by letter Victoria Ward Ltd., has been advised that commercial use and light manufacturing type of industrial uses are being encouraged in the area and that there is no intent to encourage heavy or noxious type of development in the area.

(6) Dr. Miyozo Kagawa had requested that the entire makai side of Kamehameha Highway between Kaneohe Bay Drive and Waikalua Road in Kaneohe be designated for commercial use in lieu of residential.

The Director reported the staff's findings as follows:

- a) The land use frontage along the highway is predominantly residential in character. Residential uses represent over 70% of the frontage. Commercial uses represent only 11% and 16% of the area is vacant.
- b) The existing amount of commercially zoned land fronting the highway is 297,496 \pm or 25% of the total area of the lots on Kamehameha Highway. Of this area only 136,060 \pm or 45.7% is used for commercial purposes, the rest is vacant.
- c) The proposed General Plan designates approximately 108 acres for commercial and 49 acres for light industrial uses in the Kaneohe-Heeia area. At the present time, the existing land uses indicate only 23 acres of commercial use and 1 acre of industrial use. This shows that ample commercial areas have been designated to provide for the future needs of this area.

The Director stated that the staff's findings indicate that there are ample areas designated for commercial use; therefore, the request of Mr. Kagawa is being denied. Furthermore, it is undesirable to encourage strip commercial development along major thoroughfares.

(7) Mr. Thomas A. Sofos has requested that his property containing 4.5 acres situated to the rear of the existing commercial area on the makai side of Kamehameha Highway in Kaneohe town be designated for apartment use.

The Director reported that the staff's finding shows that the present use of the subject property is primarily residential and a large portion is still vacant. Only a small portion of the land fronting on Kamehameha Highway is zoned and used for commercial purpose. He stated that there has been no significant change in this area to warrant a change in the land use pattern. The proposed General Plan for Kaneohe-Heeia designates a total of 234 acres for apartment development and of this number only 5 acres are being used for apartment purpose. This shows that there are adequate areas designated for apartment purpose. To designate additional areas for apartment use would be contrary to the General Plan. The intent of the General Plan is to encourage apartment developments in large areas and to discourage small, isolated apartment areas.

Mr. Centeio indicated that the subject area has always been looked upon with favor for apartment use by previous planning directors because it adjoins existing commercial uses along the entire frontage of Kamehameha Highway in Kaneohe town. Lands adjoining business uses are never considered as suitable for residential use. This subject area is also deteriorating and the only logical use is either business or apartment. He suggested that the Commission visit the area.

The Director announced the conclusion of his report and changes made to the General Plan map.

Mr. Centeio suggested to the Director that he restudy the last item and give due consideration to the request because the land adjoins an existing commercial area.

With no further comments or report on the General Plan from the public, the Director or members of the Commission, the Chairman declared the recess of this public hearing until Thursday, February 27, 1964, at 2:00 p.m., at which time the hearing will be reopened merely for purposes of fixing the time and date of the next hearing for consultation with the territorial planning director or receipt of his comments.

CAPITAL IMPROVE-
MENT PROGRAM
PROPOSED C.I.P.
FOR THE CITY &
COUNTY OF HONOLULU
FOR FISCAL YEARS
1964-1965 THROUGH
1969-1970

The Director reported that the sub-committee of the Planning Commission worked with the Planning Department staff in the preparation of the Capital Improvement Program for the City and County of Honolulu for the fiscal years 1964-1965 through 1969-1970. The proposed Program is submitted to the Commission for review, discussion and modification, if necessary, and is not presented for final adoption today. The sub-committee is ready to make a preliminary report to the Commission.

Prior to hearing the report from the sub-committee, the Chairman noted that the Charter requires the Commission to consult with the territorial planning director with respect to the capital improvement program. He asked whether this was done.

Mr. Ellis, member of the sub-committee, stated that to date no consultation was made with the territorial planning director or his successor to this office. However, arrangements will be made for the sub-committee and Mr. Lee, the City Planning Director, to meet with Mr. Shelley Mark, Director of the State Department of Planning and Economic Development, for consultation on the capital improvement program. A copy of the proposed C.I.P. will be transmitted to Mr. Mark for his perusal prior to this meeting. The sub-committee would then be in a position to report the results of this meeting at the next scheduled meeting of the Planning Commission.

Mr. Centeio questioned the authority of the territorial planning director to review, comment or suggest changes to the Capital Improvement Program of the City and County of Honolulu. He indicated that the Charter gives the Planning Commission the authority to prepare a capital improvement program and, therefore, the State has no authority to override any decision of the Planning Commission.

The Chairman assured him that the Planning Commission is the body that makes this decision on the C.I.P. and it may ignore any recommendation made by the territorial planning director. Consultation with the territorial planning director is merely a Charter requirement precedent to the adoption of the C.I.P.

In reply to Mr. Lemmon's query whether the Commission is within its right to act on the C.I.P. without an adopted general plan because some of the projects in the C.I.P. involve land uses in conformance with the general plan, the Chairman stated that the Commission is merely receiving a preliminary report from the sub-committee for discussion and consideration and is not being asked to approve the program today.

Mr. Yamabe had no objection to receiving the preliminary report; however, he recommended that the Commission adopt a policy that, hereafter, all consultations be made by the Planning Department staff.

The Chairman also had no objection to having the Planning Director act as the agent of the Commission in consulting with the territorial planning director but he stated that the records should clearly show that such consultation is with the Commission and not with the Planning Director.

Mr. Ellis reported that the sub-committee (Mr. Fred Kwock, Budget Director, is the other member) with the help of the Planning Department staff, especially Mr. Jacob Pyo, met with the department heads of the various city departments in discussing and preparing the C.I.P. At long extensive sessions, they reviewed each individual item throughout the entire program and made decisions based upon what he understands would be in accordance with the general plan and the orderly development of the community.

He felt it appropriate for the Commission to review a slight change made in the long-range financing arrangement. Mr. Kwock will make this presentation.

Mr. Centeio noted that for the past few years, the program of the Board of Water Supply has not been included in the City & County's Program. He asked whether a change has been made as a result of the Charter provision.

The Director reported that there has been no change. On Pages 250 to 252 of the proposed C.I.P. report, the entire program of the Board of Water Supply is listed.

Mr. Centeio felt that those few pages did not adequately state the program of the Board of Water Supply. He stated that prior year programs were more extensively listed. To verify this, he will bring copies of prior year programs.

Mr. Kwock made his report on the financing portion of the Capital Improvement Program. He stated that annually, the Planning Commission receives from the Finance Director, a statement of monies likely to be available during each of the ensuing six fiscal years and based on those projections, the Planning Commission prepares a C.I.P. As noted on Page xiii entitled "Projection of Capital Improvement Program and Financing, Fiscal 1964-1970", the amounts shown are based upon the tax rate projection, assessed valuation and all other income that we expect.

The amount of cash that will be available after financing of our operating budget will be \$6,062,000 for fiscal 1964-1965 and this can be found under the heading "Pay-as-you-go". This is the total amount of cash that will be used for C.I.P. for fiscal 1964-1965. For 1965-1966, it will be \$6.2 million. The amount of bonds that the Mayor feels might be proper for issuance is \$18.5 million for 1964-1965; \$13.3 million for 1965-1966; \$13.2 million for 1966-1967; and so on to \$14.5 million for 1969-1970. This would provide an available fund of \$24,562,000 for fiscal 1964-1965 and a level of about \$19.5 million to \$20 million in the next two years. This is the basis which we had to work with in balancing the six-year departmental requests and coming up with a six-year capital program. Projects that could not be financed within the six-year period, of course, were deferred beyond 1970.

Mr. Ellis had indicated a slight change in our financing program. Last year on the six-year C.I.P., we expected to finance the six-year program more on a cash basis than this plan shows. Last year we expected to put in \$53 million in cash; this program shows \$36 million in cash. We thought we would float \$48 million in bonds for last year's program but this year we reflected \$86.7 million bond program for the next six years. As far as the total capital program is concerned, it is at a level of \$19 million to \$20 million. Last year we projected a program of around \$16 million so there is an increase in the scope of the C.I.P. That very briefly is the financing program of the C.I.P.

The debts arising from a program such as this, as you can see under the heading "Debt Service Charges" for 1964-1965, is that we will be paying \$11,863,357 in debt service of which approximately \$6 million is the principal payment

and about \$5 million is interest. The following years are \$13 million, \$14 million, etc. The percent of debt service to our current operating revenue is shown in percentage figure on the line just below. In other words, \$11,863,357 represent 17.6% of the total revenue we expect to receive of \$67 million. So then 17.6¢ of every revenue dollar is used to pay for debt service. The administration limit on debt service charges to operating revenues is 20%. We expect to creep over that in 1967-1968 which indicates that we might need some revision in our tax program or revenue program in general.

In the discussion that followed, several questions were raised by the Commission members.

Mr. Kwock stated that the change from reduced cash financing of the program to bond financing was made for several reasons. First, for last year's plan, our operating expenditures were estimated at a lower rate than shown here, which is 4%. We think that this is realistic. Before, we had 2% so that the difference dictated the amount of cash available for the C.I.P. Another factor is that we have been getting favorable bond rates and it's been suggested to the City that we finance more of our program in bonds because we can get the lower bond rate. So that, instead of taxing the people now, we would be borrowing cheaper money now and repaying the loan over a longer period of time. Another reason was because our C.I.P. expanded by \$20 million. Last year we projected \$150 million program over a six-year period. This year this amounted to \$170 million so that we couldn't pick up the \$20 million readily in cash and so we showed it in bond financing. I would say that this is the major reason. Our program expanded and the fact that we are outstripping our available cash.

Mr. Yamabe asked whether there is a possibility of some control in the area of under-estimation of the C.I.P. costs or to avoid increase in the future so that the projected budget would not be thrown out of focus; that is, if there is a possibility of a closer projection.

Mr. Kwock indicated that the program is within the legal debt limit of 10% so the City is in good shape. For 1964-1965, we are at 5.3% of our legal debt limit so that we are not out of focus; we are also within our range of administration limit of 20%. He stated that it is difficult to make a closer projection because, for instance, in 1962-1963, a program of \$20 million had been projected but the actual expenditures made on this program was \$16.5 million. It was \$3.5 million lower simply because all of the program could not be completed because of certain delays. The excess of \$3.5 million was therefore carried over into 1963-1964. The 1963-1964 adjusted figure is \$27.6 million from the original projected program of \$23 million.

In terms of projected revenue, Mr. Ellis stated that the City is limited to figures given by the State Taxation Division on excise tax collections and assessed valuations of real property.

Asked by Mr. Himeno whether the Governor's proposed new tax rate schedule would have any effect on the C.I.P.,

Mr. Ellis replied that it would. The Governor proposes to take \$6 million from the City so that the City must either modify the program by cutting the operating and capital budget or raise the property tax rates.

Mr. Yamabe asked whether the administration is using the fact that the City is able to obtain a low interest bond rate as the only criterion for proposing to float more bonds.

Mr. Kwock replied that a need is shown first before money is borrowed.

Asked by the Commission for the deadline for submitting the C.I.P. to the Mayor, Mr. Kwock stated that the administration would like to submit both the C.I.P. and the operating budget to the City Council by the end of March so that the Council may act and approve the whole program by April 20th when it must set the real property tax rate.

The Commission noted that it cannot take action on the C.I.P. until it had consulted with the territorial planning director. The C.I.P. must also conform with the general plan which is in the process of being adopted. Since the Director is to report on the date that he can expect to receive comments on the general plan and the C.I.P. from the territorial planning director, the Commission decided to place this matter on the agenda of Thursday's meeting for discussion again.

URBAN REDEVELOP-
MENT
AMENDMENT TO THE
QUEEN EMMA
REDEVELOPMENT PLAN
(PARCEL C-5)

The Director informed the Commission of the receipt of a letter from Mr. Lee Maice, Manager of the Honolulu Redevelopment Agency, transmitting copies of a proposed amendment to the Urban Renewal Plan for the Queen Emma Project and requesting that the Planning Commission approve the proposed amendment. The proposed amendment is the change in land use designation of Parcel C-5 from semi-public use, alternate reuse multifamily-residential, to public use, with the same alternate reuse.

The Director recommended that the change be approved since this would be in conformity with the proposed general plan land use for the area. The City Council is also in accord with the change by action taken by resolution to rescind a previous resolution designating one-half of Parcel C-5 for school use and the other half for park use.

In reply to questions from the Commission, the Director stated that the proposal is not a modification to the general plan but a modification to the Queen Emma Redevelopment Plan. The request is for a change in use and not a rezoning. By opinion from the Corporation Counsel, the change may legally be made without being in conflict with the injunction which is pending before the City.

A motion to approve the amendment to the Urban Renewal Plan for the Queen Emma Project which changes the land use designation of Parcel C-5 from semi-public use to public use was made by Mr. Lemmon and seconded by Mr. Kanazawa.

Mr. Centeio questioned the validity of taking such an action because there is no adopted general plan to amend. He

felt that it was wrong to take action on only one particular item when the general plan for the entire island is still pending. He stated that the Commission should take no action on this matter then the resolution of the City Council becomes effective at the expiration of 10 days if there is no recommendation from the Commission.

The Director stated that there is no resolution pending before the Commission for consideration. The resolution of the Council was to withdraw a previous resolution which had proposed the use of one-half of Parcel C-5 for park and the other half for semi-public or school use.

The Chairman asked the Deputy Corporation Counsel whether or not there is any legal prohibition existing at the present time which would preclude the Commission from taking action on the motion pending before it.

Mr. Kimura replied that there is no legal prohibition. He stated that his office had prepared and submitted an opinion to the City Council stating that the proposed change may be made without being in conflict with Judge Jamieson's ruling. The matter before the Commission relates to a change in the Urban Renewal Plan as distinguished from a change in the proposed general plan.

The Chairman explained that the action of the Commission in no way amends the existing or the proposed general plan or changes the zoning of the subject property. The existing general plan use of the subject property is apartment in accordance with the old zoning map which is the old master plan and which master plan continued as the general plan in the absence of a newly adopted general plan. Under the present zoning, the parcel may be used for apartment or park without the necessity of a rezoning action. There is no such zoning as semi-public use; therefore, the zoning continues as apartment. The Urban Renewal Plan for the area designates semi-public use for the area and a change to public use is necessary in order that the area may be used for park purposes. He understands that there is an urgency to make this change.

Mr. Robert Nui from the Honolulu Redevelopment Agency informed the Commission that under the Urban Renewal Law under which the Agency functions, all urban renewal plan or modifications to such plan must have the prior approval of the Planning Commission. The City Council must then approve the plan or any modifications thereto. It is imperative that action be taken as soon as possible so that the City may be able to take advantage of an open space grant to obtain Federal participation of 30% of the purchase price of the property. Any extensive delay may cause the City to lose this opportunity.

Another urgent reason for expediting the purchase of the property or at least obtain a commitment for purchase is that the Agency is hopeful of closing the Queen Emma Project by June 30, 1964. Prior to that date and by April 14th, the Agency must notify the Federal government of its intention to re-finance the project. However, with the sale of Parcel C-5, the Agency probably would not have to re-finance the project.

He stated that the Agency had been advised by its attorney that the plan is in conformity with the existing general

plan, which is the old master plan, since no new general plan per se has been adopted.

Mr. Centeio stated his understanding that the 30% participation applied only to land having 10 acres or more. In this case, the land involved is only two acres.

The Director explained that the area to be acquired would qualify because the entire Foster Garden which is over 10 acres is being taken under consideration.

After further discussion, a vote was taken and the motion to approve the amendment to the Urban Renewal Plan for the Queen Emma Project which changes the land use designation of Parcel C-5 from semi-public use to public use carried. Mr. Centeio voted in the negative. Mr. Yee abstained from voting.

Mr. Yamabe remarked that he had voted for the motion upon advice from the legal counsel that such an action can legally be taken.

The meeting adjourned at 4:25 p.m.

Respectfully submitted,

Carole A. Kamishima
Carole A. Kamishima
Planning Reporter

Meeting of the Planning Commission
Minutes
February 27, 1964

The Planning Commission met in regular session on Thursday, February 27, 1964, at 2:15 p.m., in the Conference Room of the City Hall Annex with Chairman Frank W. Hustace, Jr., presiding:

PRESENT: Frank W. Hustace, Jr., Chairman
George F. Centeio
Stanley T. Himeno
Cyril W. Lemmon
Kinji Kanazawa (excused at 3:30 p.m.)
Thomas N. Yamabe II (present at 3:20 p.m.)
Robert F. Ellis, ex-officio (excused at 4:30 pm)

Frederick K. F. Lee, Planning Director
Wendell Kimura, Deputy Corporation Counsel

ABSENT: Alfred A. Yee
Fred K. Kwock, ex-officio

MINUTES: The minutes of the regular meeting of January 16, 1964, and the special meeting of February 3, 1964, as circulated, were approved by the Commission on motion of Mr. Lemmon and second of Mr. Kanazawa.

PUBLIC HEARING
GENERAL PLAN
OF OAHU

A public hearing, continued from February 25, 1964, was held to consider the proposed General Plan for the City and County of Honolulu. At its last meeting, the Commission took action to continue this public hearing today to receive a report from the Planning Director as to when the Commission could expect a reply from Mr. Shelley Mark, Director of the State Department of Planning and Economic Development, with respect to the General Plan and to establish the next public hearing date.

The Director reported that on behalf of the Commission he had met with Mr. Mark yesterday and Mr. Mark had indicated that he will submit his comments to the Commission by letter by Thursday, March 5th. Therefore, the public hearing could be continued on Friday, March 6th.

The Commission discussed the time and the date to which the hearing should be continued. The Commission members had no objection to continuing the hearing on Friday.

The Chairman stated that after receipt of the comments from Mr. Mark, should there be no further response from the public, he would suggest closing the public hearing.

Mr. Lemmon believed that there should be a review of Mr. Mark's comments prior to the public hearing and suggested a morning meeting for this review followed by a public hearing in the afternoon. Since it has been quite some time since publication of the public hearing notice on the general plan, he felt it advisable to place another hearing notice in the newspaper and advise the public that Friday may be the last hearing date or that an announcement be made on Friday of the Commission's intention to close the public hearing on a certain date.

The Chairman had no objection to the morning review followed by a public hearing in the afternoon, but he was concerned that the short duration of time from receipt of

the comments to report to the Commission may prevent the Director from properly reviewing the comments and making modifications that he may desire.

The Director stated that he would be in receipt of the comments on Thursday so that he has a whole day and night to prepare any material that might be presented to the Commission. He saw no problem here because, actually, the comments are being submitted to the Commission for consideration and review.

Mr. Lemmon's motion to hold a meeting on Friday morning at 11:00 a.m., March 6th, to receive the report from Mr. Mark followed by a public hearing at 2:00 p.m., at which time the public would again be given an opportunity to make comments or criticisms on the General Plan and that a notice to that effect be published in the newspaper as soon as possible was seconded by Mr. Himeno.

In the discussion that followed, Mr. Kanazawa requested a clarification on the provision of Charter Section 5-505(f) which requires Commission consultation with the territorial planning director on the General Plan. He asked whether the terminology "consultation" meant that any suggestion or changes offered by the territorial planning director must be adhered to by the Commission. He also asked whether receipt of the report on Thursday for Commission review on Friday is sufficient time for the staff to review and comment on the report.

The Chairman requested the Deputy Corporation Counsel to answer Mr. Kanazawa's first question.

Mr. Kimura stated that Charter Section 5-505(f) merely states that the Planning Commission shall consult with the territorial planning director with respect to the General Plan. There is no further expressed requirement that as a result of the consultation, his suggestion or changes must be adhered to by the Commission. In the absence of such expressed requirement, the Commission could merely receive the comments.

The Director stated that the Planning Department staff had worked very closely with Mr. Mark and his staff and also with the State Planning Coordinator Mr. Alfred Preis with respect to the planning activities; therefore, he did not anticipate any major conflict or opposition from Mr. Mark on the General Plan.

A vote was taken and the motion carried unanimously.
(Mr. Yamabe was not present at this time.)

Testimonies were then heard from people in the audience.

Mr. Thomas Sofos requested that his parcel of land containing an area of 4.5 acres situated in Kaneohe town to the rear of the existing business area on the makai side of Kamehameha Highway be designated for apartment use in lieu of residential use. He stated that the Planning Director had recommended denial of his application on the basis that adequate areas in Kaneohe had been set aside for apartment use. He pointed out that the area back of Kaneohe Theater zoned for apartment use is still in residential use. The area on the makai side of Kamehameha Highway owned by the Bishop Estate is designated

for apartment use but he understands that the Estate has no intention of building apartments there. Another area back of Haiku Valley designated for apartment use is owned by the Bishop Estate. The Estate is still awaiting a developer to come in and build apartments. He stated that his property is situated in the geographic and population center of Kaneohe and he was ready to develop his property for apartments.

He stated that upon checking with housing officials, in Kaneohe there are over 1,700 families looking for adequate housing; that is, adequate housing that servicemen could afford to rent at a price range of \$125 to \$135 a month. Because of this need for apartments in the area and the fact that the areas set aside for apartments will not be developed for a good number of years, he requested the Commission to give due consideration to his request.

Mr. Centeio, quite familiar with the property in question, stated that the property would be best-suited for an apartment development because it adjoins commercial uses. He indicated that the Commission on many occasions looked with favor and granted either extension of the business zone or apartment zone for situations such as this where a property adjoins a business zone. He believed that residential use was not a compatible use next to a business zone. He was in favor of granting this request.

The Chairman informed Mr. Sofos that his application will be given consideration by the Commission after closing of the public hearing.

The Chairman declared the recess of this public hearing until 11:00 a.m., Friday, March 6, 1964.

CAPITAL IMPROVE-
MENT PROGRAM
PROPOSED C.I.P.
FOR FISCAL YEARS
1964-65 THROUGH
1969-70

The Director informed the Commission that Mr. Shelley Mark will also be submitting his comments on the proposed Capital Improvement Program for the City and County of Honolulu for fiscal years 1964-1965 through 1969-1970 on Thursday, so that this matter will also be placed on the agenda of Friday's meeting.

MISC.
COMMISSION APPEAR-
ANCE BEFORE THE
CITY COUNCIL
RE: GENERAL PLAN

The Director informed the Commission that by communication dated February 26, 1964, from the City Clerk, the City Council has invited the Mayor, the Chairman and Members of the Planning Commission, the Planning Director and the Corporation Counsel to appear at next Tuesday's (March 3rd) Committee of the Whole meeting at approximately 3:00 p.m., to answer questions relating to the General Plan and to explain why this Plan has not been submitted to the Council as of this date.

The Commission acknowledged receipt of the communication.

The Chairman and several members of the Commission stated that they will attend the meeting on Tuesday.

LEGAL OPINION
GENERAL PLAN
OF OAHU

The Director submitted to the Commission members, copies of an opinion from the Corporation Counsel in response to the Commission's request for comments concerning certain allegations made by Attorney J. Russell Cades in his letter dated February 3, 1964, regarding the General Plan of Oahu.

PUBLIC HEARING
CONDITIONAL USE
PERMIT
KALIHI
END OF MONTE ST.
BROTHERHOOD OF
OUR LADY OF THE
MOUNT
(CLUBHOUSE USE)

Pursuant to the provisions of Ordinance Nos. 2357 and 2427, a public hearing was held at 3:00 pm., to consider an application by the Brotherhood of Our Lady of the Mount for conditional use approval to permit the construction and operation of clubhouse facilities of a religious institution and non-profit civic organization on a parcel of land containing approximately 21,000sq ft, in a Class B Residential District, situated at the waikiki end of Monte Street in Kalihi.

The public hearing notice published in the Honolulu Star Bulletin on February 15, 1964, was read by the Director who reported that copies of the hearing notice were sent to adjoining property owners, the Kalihi-Palama Community Council and the Kalihi Businessmen's Association.

He acknowledged receipt of a petition signed by 109 persons living in the surrounding area protesting the construction of the clubhouse for the following reasons:

- 1) The parcel in question had been turned down for residential purpose because there was no space available for a resident parking area or garage.
- 2) Parking for a clubhouse on this same parcel would be entirely inadequate.
- 3) The old clubhouse which had been located at Nihi and Monte Streets had parking areas for many cars in the back of the clubhouse, but even so, the adjacent streets were filled with cars when affairs at the Club were in progress.
- 4) By past records and performances, the affairs held at the Club were noisy, disturbing and a general nuisance to the neighborhood.
- 5) Burning of rubbish, debris and wet garbage was a constant health and fire hazard. There was constant disregard for the peril, discomfort and damage caused to the properties and residents in the area.
- 6) The term "religious institution" is questioned. We understand there is no connection between the Catholic Church Our Lady of the Mount and the Brotherhood of Our Lady of the Mount.
- 7) The Brotherhood of Our Lady of the Mount is no doubt a society or private club where its members pay dues, and they in turn derive benefits.
- 8) The Club gave up its former site more than a year ago, tore the Club down and leased the Club property and adjacent lots for residential use.
- 9) The parcel in question is very steep and hilly. Should a Clubhouse be erected on this site, the noise from it would spread out over a greater area than before, thus making a greater disturbance; and also without adequate parking facilities.

The Director pointed out on the map, the property in question situated in upper Kalihi Valley at the end of Monte Street. A development plan submitted shows the placement of the clubhouse building diagonally on the

front portion of the property with 10 parking spaces along the side boundary of the property.

He stated that clubhouse facilities of religious institutions and non-profit civic organizations are permissible uses under certain circumstances in a residential area. This permissible use was included in the Conditional Use Ordinance by the City Council and approved by Ordinance No. 2427 dated January 16, 1964. Ordinance 2427 which added Item "j" to the list of permissible conditional uses was read by the Director.

The Commission requested the Director to read each requirement contained in the Ordinance and to check whether the application can meet those requirements.

The Director read the requirements and commented as follows:

"(j) Clubhouse facilities of religious institutions and of non-profit civic organizations promoting social welfare; provided that such religious institutions and non-profit civic organizations, for a period of at least ten years prior to the application for a conditional use permit, had owned and had been utilizing a clubhouse on the particular premises in furtherance of their activities."

The Director stated that a clubhouse was situated on this particular premises but it was demolished about a year ago. He has no information as to how long the clubhouse was situated there or whether the new clubhouse is to be located in the same area.

"no accessory business use open to the general public shall be permitted on the premises;"

The applicant had been advised of this restriction.

"in addition to any other applicable parking requirement, one parking space shall be provided on the premises for each 300~~sq~~ of floor area of the clubhouse or one parking space for every four seats in the main assembly hall, whichever parking space requirement is greater."

The applicant has set aside 10 parking spaces.

"all buildings shall be set back from all property lines not less than one foot for each foot of building height."

The plot plan submitted shows compliance with this requirement.

"The term 'non-profit civic organization promoting social welfare' shall mean an organization which is:

- 1) Exempted from the general excise tax provisions of Chapter 117, R.L.H. 1955, as amended, as being operated exclusively for the benefit of the community and for the promotion of social welfare and from which no profit inures to the benefit of any private stockholder or individual;
- 2) Exempted from taxation under Section 501 of the Internal Revenue Code of 1954, as amended; and

- 3) Designed to advance science and education, to promote the erection and maintenance of public buildings, monuments and works, to lessen the burden of government by rendering financial aid or other services or to combat community deterioration."

This organization is exempted from the general excise tax provision and the Internal Revenue Code.

In the discussion that followed, Mr. Kanazawa asked whether the 10 year clubhouse use provision meant a continued use for 10 years prior to the application. He stated that the applicant should present evidence to meet this requirement.

Mr. Lemmon felt that 10 parking spaces were inadequate for the clubhouse use. In view of the letter of protest filed, he suggested that the Commission visit the site and review some of the questions raised.

(Mr. Yamabe was present from this point of the meeting.)

The Chairman called upon those persons wishing to speak in favor of the application.

Mrs. Barbara Perry, secretary-treasure of the Brotherhood of the Lady of the Mount, answered the complaint made by the property owners that the organization had no consideration for people in the neighborhood. She stated that at one time, the organization had a youth organization for children in the neighborhood who were permitted to use the premises and the club hall. Although they created a great disturbance, the members felt that this would be of great benefit to the children and the neighborhood by keeping them off the streets. However, because of insufficient help to supervise these children, they had to discontinue this organization.

She stated that the old clubhouse was torn down because it became a fire hazard. There was no caretaker on the premises and there was always danger of a fire to the building which of course may spread to other homes. Since this organization owns this large parcel of land extending from Nihi Street to the end of Monte Street, the members felt that no one would question their demolishing the old clubhouse on one end of the property and build a new clubhouse on the other end.

With reference to community activities, she stated that the organization has supported a number of community activities by active participation or by donation. A number of community organizations were permitted to use the clubhouse without charge. One of their greatest service to the community is the upkeep and maintenance of Kaiulani Cemetery which costs about \$600 to \$700 a year. The money that they derive from the lease of their property is spent solely on activities of the club and upkeep of the cemetery.

Mrs. Perry then asked whether she could have a count on the actual number of property owners in the area who had signed the petition of protest.

The Director replied that he could not give an exact count since he received this petition just prior to the public hearing and had no opportunity to check the names.

In reply to questions from the Commission, Mrs. Perry stated that the Club was established for the main purpose of celebrating the day of our Lady of the Mount, a saint, on the 15th day of August each year. The Club is not affiliated in any way with a church. People from the outside islands also join them in celebrating this day. The Club meets twice a year--the last Sunday in January and the Sunday following August 15th. Throughout the year several monthly meetings are held by the officers. The paid-up membership is 31 members with an enrollment of 100. They do not expect to go over the 100 members. She assured the Commission that the new clubhouse will not be rented. They have sufficient income from the leased properties that they do not need to rent it. They also have sufficient money in the treasury to build the new clubhouse without a mortgage.

She stated that the Club is an eleemosynary organization recognized by the Internal Revenue Service and exempted from the State general excise tax. She did not bring a certificate of proof but they do have a perpetual lifetime exemption. The organization was incorporated in 1901.

The Commission noted that Ordinance 2427 also mentioned that in order to qualify as a non-profit civic organization, the organization must have a specific purpose, such as, "designed to advance science and education, to promote the erection and maintenance of public buildings, monuments and works, etc." The Commission asked whether the organization can meet any of those requirements.

Mrs. Perry believed that maintenance of Kaiulani Cemetery could be considered as a service to lessen the burden of government. If the organization did not upkeep the cemetery, the responsibility would probably go to the City and County. She stated that maintenance involved a monthly cleaning by a yardman who is paid \$50 a month to cut the grass, fill in low areas and build a wall. The wall hasn't been completed and that is one of their main projects. They understand that children go up the hill and desecrate the statue on the hillside. They hope that by building their clubhouse at this location and having a caretaker on the premises at all times, they could eliminate such desecration and bring the hillside and the statue back to their original beauty.

(Mr. Kanazawa was excused from the meeting from this point of the discussion.)

The following persons spoke against the granting of a conditional use permit for construction of the clubhouse.

Mrs. Anna E. Harris, a resident in the area for about 20 years and living near the subject property, indicated that in all the years that she has lived there, she has never identified this Club as a civic organization or a religious institution. They have never had any affairs which would indicate that they were such an organization. They have rented out the old hall to different groups which created

disturbance without regard to the residents living in the area. Although the organization was contacted to quiet the disturbance, the request was ignored. With respect to parking for the new clubhouse, she felt that the requirement of one space for every four seats or members would not adequately meet the need. In the past, although there was a parking area in the back of the old clubhouse at the corner of Nihi and Monte Streets, cars were parked on the streets. She could not understand the organization's wanting to build a clubhouse at this location knowing that this area is strictly a residential area. They recognize this through their action of leasing their seven lots for residential homes.

Asked by the Commission whether she represented herself or a group, Mrs. Harris stated that she speaks for herself and her neighbors, some of whom are here to speak for themselves. She stated that her main concern was damage to her property. In the past there was constant danger of fire and a few of her neighbors did have their properties damaged by fire. There was also no supervision of children using the old clubhouse.

Mrs. Tsuyuko Kagawa living in the area for 33 years and right next to Mr. Kapololu who had received a copy of the hearing notice, stated that she had not received a copy of the notice and was shocked when she heard of the proposal to build a clubhouse in the area. She and her neighbors are very upset and afraid that once again, just as in the past, there would be disturbance through parties at the clubhouse and by cars coming in and out of the area. They had dreaded every Saturday night and was very happy when the clubhouse was finally demolished about a year ago. It is a very peaceful residential district now and she hoped that the conditional use permit would not be granted for building of another clubhouse. She was speaking for herself.

Mr. Masaru Isa, living on Lehua Street, stated that his property is directly in the back of the subject property where the clubhouse is to be built. In the past although the old clubhouse was located at the corner of Nihi and Monte Streets, quite a distance away from his house, he could hear noise coming from the clubhouse. The noise was especially loud at night and when the clubhouse was being rented to teen-agers because he could hear laughter by their playing games and also music until late at night. A clubhouse right next to his home would intensify this disturbance.

Mr. Isa also spoke for Mr. Taira who cannot speak English and who was present in the audience. He stated that Mr. Taira lives on Monte Street, two lots away from the site of the proposed clubhouse. On two occasions in the past, cars had backed into his carport and damaged his corner post. Mr. Taira is afraid that the same thing may occur if a clubhouse is built and additional cars are permitted in the area.

At the request of the Commission, Mrs. Perry pointed out on the map the location of the old clubhouse which is about five lots away or 300 feet from the new location. She stated that the noise did not occur while they held their meetings but was during the time the hall was rented. She assured the Commission that they have no intention of

renting the new clubhouse hall. In the past they had to rent the old hall because they had no other means of obtaining income for their organization and upkeep of the cemetery. Through lease of their property, they now have an annual income of \$2,100 which is sufficient for their operation.

She showed the Commission a drawing of the proposed clubhouse. She stated that there will be a hall with a kitchennette and bathroom facilities upstairs and a caretaker's quarters downstairs.

Asked by the Commission what is the anticipated number of people attending their functions at any one time and the maximum capacity of the hall, Mrs. Perry stated that the maximum capacity of the hall is 200 persons. They have a paid-up membership of 31 and an enrollment of 100. Because there may be guests invited to certain functions, she could not give an anticipated number attending any one function. She stated that use of the hall is mainly for the club members to get together and play cards or spend a quiet evening reading or sewing. Regarding parking for cars, she stated that most of the members live close by so these people would be walking rather than using their cars. Many are husband and wife or members of one family so that it does not mean that for every person attending, there will be a car for that person.

The Commission closed the public hearing and took the matter under advisement on motion of Mr. Lemmon and second of Mr. Himeno.

In discussing this matter later, Mr. Lemmon noted that the Director had listed five restrictions to the conditional use application. Since the Commission is prohibited from imposing restrictions as a condition to zoning, he asked whether this same prohibition applied in this case where the Commission proposes to add a further restriction of no rental of the clubhouse to an outside body.

The Chairman believed that the Commission could impose restrictions. In accordance with the Charter, the Planning Commission shall recommend approval in whole or in part and with or without modification, or recommend rejection of the application. In this instance, the Commission would be recommending approval subject to a modification to the Director's recommendation that restriction regarding rental of the property be included.

The Director stated that he had listed five restrictions as follows:

- 1) No accessory business use open to the general public shall be permitted on the premises;
- 2) Adequate off-street parking facilities shall be maintained as indicated upon the plan submitted with the application;
- 3) Proper building setback from all property lines shall be respected in accordance with Ordinance No. 2427;

- 4) The proposed use of the premises shall be conducted at all times with due regard for the residential character of the surrounding area; and
- 5) The clubhouse facility and premises shall be used exclusively by club members.

The Director stated that Restriction (5) would preclude the renting of the clubhouse to an outside body.

The Chairman asked for the Director's recommendation regarding this application, and from testimonies given today, to state his findings that the requested conditional use is desirable for the public convenience or welfare.

The Director stated that his recommendation is to reject the application. He had recommended against the inclusion of clubhouse facilities as a permissible use in the Conditional Use Ordinance but the City Council had made this inclusion and enacted the Ordinance making this inclusion into law.

Mr. Centeio stated that he knows the history of this organization because as a child, he had visited the area once a year for a special/celebration and he remembers a chapel and a clubhouse on the premises. This is an eleemosynary organization in existence since 1901, long before any of the residents moved into the area. As Mrs. Perry stated, the organization is engaged in different community projects. There is a graveyard there and they do maintain it. The statue of the Lady of the Mount is still there. The organization is sincere when it stated that the premises would not be rented and that it would accept the stipulations made as a condition to the permit. He was in favor of granting the permit.

The Director gave his reason for recommending against this use. He indicated that the Conditional Use Ordinance was specifically created to provide for the location of uses which are unusual because of certain characteristics, such as, drive-in theaters, drag strips, etc., in zones where the general regulations would not otherwise permit such uses but with certain controls. No matter what controls are applied, a clubhouse is inferred as a gathering place of people and whenever there is a gathering of people there is bound to be an increase in traffic, noise and other disturbances so that this use rightly belongs in an apartment or a business area and not in a residential district. For that reason he was against the AAUW going into a residential district and to accommodate this organization, the Apartment District C Ordinance was amended to permit clubhouse use in this zone. He stated that the points raised by Mr. Moore on the P.T.A. application for conditional use are very pertinent. As stated, there is danger of all types of special uses to gradually creep into an exclusive residential area.

Mr. Centeio repeated his contention that this organization is unusual. It has been in the area since 1901, prior to zoning. There was a chapel and a clubhouse on the premises and these may be construed as non-conforming uses. The organization may not be affiliated with any church but it does have a patron saint, the Lady of the Mount, to whom the members pay homage once a year. The new

clubhouse may be called a chapel since its use will be for a religious occasion and it is quite different from an ordinary clubhouse use.

Mr. Lemmon was of the opinion that this requested use is not unusual to meet the intent of the Conditional Use Ordinance. By testimonies given today, the organization was a nuisance to the community rather than an asset. In addition, the number of persons attending any one function varies from 30 to 100. He believed that 30 members may not cause much congestion but 100 would certainly create a traffic problem in the area.

Mr. Yamabe felt that the requested use may be accommodated if the clubhouse was made smaller and not called a clubhouse but a place of congregation by members only. He suggested that the Director consult with the applicant regarding such a proposal and made a motion to this effect. However, the motion died for lack of a second.

Mr. Lemmon's motion to recommend rejection of this application was seconded by Mr. Himeno.

Mr. Lemmon stated that his recommendation for denial is on the grounds of representation made by the neighbors and his belief that the use is not unusual to come within the intent of the Conditional Use Permit Ordinance. Furthermore, he felt that it would be very unwise for the Commission to set a precedent by establishing this type of club operation in a residential area.

The Chairman was also of the same opinion that the requested use does not conform to the provisions of Ordinance No. 2427. He stated that the location of the proposed clubhouse is not on the particular premises formerly occupied by the old clubhouse. Secondly, no evidence has been presented to the Commission that the applicant has as its purpose, as stated in the Ordinance, "Designed to advance science and education, to promote the erection and maintenance of public buildings, monuments and works, to lessen the burden of government by rendering financial aid or other services or to combat community deterioration."

A vote was then taken on the motion for denial. The motion failed to carry lacking four affirmative votes. Messrs. Centeio and Yamabe voted in the negative. (Mr. Kanazawa was not present at this time.)

A motion to defer this matter for consideration before a full Commission was made by Mr. Lemmon, seconded by Mr. Himeno and carried. Mr. Centeio voted in the negative.

A public hearing was held to consider an application by the Hawaii Congress of Parents and Teachers, Inc., for a conditional use permit to establish and operate a State P.T.A. headquarters from an existing dwelling on the premises of 2522 Alaula Way, situated on the north side of Alaula Way and approximately 150 feet easterly of Oahu Avenue in Manoa. The zoning of the area is Class A-1 Residential.

The public hearing notice published in the Honolulu Star Bulletin on February 15, 1964, was read by the Director who reported that copies of the hearing notice were sent

PUBLIC HEARING
CONDITIONAL USE
PERMIT
MANOA
2522 ALAULA WAY
HAWAII CONGRESS
OF PARENTS AND
TEACHERS

to adjoining property owners, the Manoa Community Association and the Manoa Valley Community Association.

He acknowledged receipt of two letters of protest; one signed by Mary May Moore of 2544 Alaula Way and the other signed by about 18 persons. These letters were received by the Commission and placed on file.

Speaking in favor of the application was Mr. Richard P. Nolan, President of the Hawaii Congress of Parents and Teachers, Inc.

Mr. Nolan expressed no knowledge, until this moment, of the residents' objection to their locating in the area. He summarized briefly the activities of the P.T.A. He stated that the P.T.A. has a membership of about 80,000 throughout the State of Hawaii and it has maintained a State office in various schools throughout the 38 years history of the organization. It is presently located on the Kaahumanu School grounds but it has been served an eviction notice and must move out by June 14th.

For many years, the P.T.A. had set aside funds for a new building and it now has adequate funds for the relocation. It deliberately sought to locate in a residential area because this organization has a home-related atmosphere. It preferred a home rather than a concrete building. After examining three possible sites, it felt that the Alaula Street property was the best buy, money-wise, and because it adequately met its purpose and need. There is no intention of changing or altering the home in any form but the residential character of the home will be maintained.

The organization has three women staff members who are the only paid staff of the organization. The rest, including himself, are volunteers. The only activities that will take place within the headquarters are small group conferences and planning groups, and organizational staff work such as, editing, preparation, and mailing of information and program materials to member units, their officers, and related community groups; receiving and processing membership data. The only regular meetings would be the four board meetings held in a year. There will be about 35 people attending these meetings, half of whom are from the outside islands and who do not drive cars. There will be no commercial venture or an atmosphere of a commercial venture of any kind. He stated that the property has been purchased for this specific purpose and they are ready to move into the home as soon as a conditional use permit is obtained.

Mr. Nolan was asked whether the organization intended to have other activities, such as, dancing or social gatherings.

Mr. Nolan replied in the negative. He stated that the members are concerned about good planning and intend to retain the residential character of the area. He would be the first to say that this is not the proper location for their headquarters if they intended to have gatherings other than the normal meetings. He indicated that from the history of the organization and of 50 other State organizations, many are located in residential areas, in homes. Most of its business is done by mail. There will be small group discussions with the district officers

but he pointed out that this type of activity is done in any home.

The Chairman asked the Director for the restrictions that he intends to put into the conditional use permit if the Council sees fit to grant it.

The Director replied that the restrictions to be imposed upon the P.T.A. are as stated in the letter submitted. They are as follows:

- 1) The structure shall not be used as a residence, in the term that a family would be living there. However, a University of Hawaii student would be permitted to live on the premises to give protection to the property;
- 2) Activities shall be limited to small conferences and planning groups.
- 3) The staff shall be limited to three paid staff.
- 4) No public gathering, such as regular P.T.A. meetings held in the various schools, shall be permitted on the premises.
- 5) The structure shall not be altered to change the residential character of the area. However, a wooden floor will be permitted to be added in the existing garage.

No one else spoke in favor of the application. The following persons spoke against the application:

Mrs. Duke Cho Choy objected to the P.T.A.'s use of the subject property for a business office. She stated that she is the mother of five children and is an active member of the P.T.A. She supported the purpose of the P.T.A., but she questioned the necessity of this organization coming into a Class A-1 residential area. Her home is located directly across the subject property and her family anticipated a new family and neighbor to come into the area and was shocked to learn of the proposed use as a P.T.A. headquarters. Even more disturbing was when she learned that the Commission had recommended an amendment to the Conditional Use Permit Ordinance to permit P.T.A. headquarters as a permissible use in a residential district. There is already a non-residential use, the Anthroposophical Society, right next door.

She indicated that the P.T.A. with 204 local units and a membership of 80,000 will have a constant flow of people and cars going in and out of the area. This type of activity certainly does not belong in a residential area. She asked the Commission to take a second look at this application and endeavor to retain the dignity of a residential district.

She then read and filed a letter of protest signed by Mrs. Julia H. Creevey of 2621 East Manoa Road and another letter of protest signed by Mr. Duke Cho Choy.

Mr. John W. Hoxie, resident of Manoa for 8 years, felt it strange that the P.T.A. representing so many people would choose to locate in a relatively remote residential area.

Its activity would require an office in an area with adequate access for people to come in. This type of activity is not compatible with a residential use. He hoped that the Commission would retain the residential character of this neighborhood.

Mrs. Beatrice Krauss living on Parker Place just off Alaula Way, agreed with all the arguments presented by other protestants. Her main concern was traffic. She indicated that by the conversion of the existing garage into a room, the only available parking space remaining would be in the driveway which can accommodate only three cars. Since the three staff members would occupy the parking spaces, others doing business at the headquarters must park their cars on the street. From information received from people who have been in PTA work, she learned that they often delivered material to the headquarters. This means that people from the 204 units would be using Alaula Way and parking their cars on this narrow two lane street causing a traffic congestion in the area. She must use Alaula Way to go to her home.

Mr. Kenneth Abe of 2611 E. Manoa Road, living directly behind the property in question, stated that he purchased his home last year knowing that he was moving into a Class A-1 residential area and knowing that there was an eleemosynary organization at the corner of the block near his home. He pointed out that by permitting the P.T.A. to locate in the area, there will be two eleemosynary organization in this block, which certainly would not blend into the concept of a proper residential district. He hoped that the Commission with its wise knowledge would recognize that two eleemosynary organization should not be in the same block and deny this application.

Mr. Kenichi Hayakawa, speaking for Mr. and Mrs. Yoshimi Higashida of 2532 Alaula Way who are presently on the mainland, also objected to the P.T.A.'s locating in the area. He is presently living in the Higashida's home which is right next to the subject property. He believed that the Planning Commission should help the P.T.A. locate in a business area rather than permit it to locate in a residential area.

Mrs. Howard Moore of 2544 Alaula Way, an active member of the P.T.A. had nothing but sympathy for the problem of the P.T.A. to relocate but she felt that non-profit organizations, including the P.T.A., do not belong in a residential district. She indicated that Ordinance No. 2226, under which this application is filed, states that under unusual circumstances it would be necessary to grant a conditional use permit. She asked what is the unusual circumstances in this case which would justify granting the P.T.A. to locate in this area. She asked whether it is the fact that it has difficulty locating a suitable site, that the staff is small, or that it conducts most of its business by mail. If these facts make it truly unusual, then the following organizations which also are non-profit organizations, having a small staff, doing most of its business by mail, and having occasional conferences could also be located in residential areas:

Honolulu Council of Social Agencies;
Honolulu Community Chest;
Honolulu Symphony Society;

Outdoor Circle;
Friends of Foster Garden;
Various health organizations;
Rotary; etc.

She indicated that they are all fine, worthwhile organizations and friends of the community, but the question is, would the people want these types of organizations in their neighborhood? She felt that granting this request would set a precedent and it would be difficult for the Commission to deny other similar applications.

Mr. Howard Moore, living two houses away from the subject property, indicated that the letter of objection filed adequately sets forth the feelings of the residents in the area. It was difficult for them to speak against the P.T.A., because most of them are members of the P.T.A. and fully recognize and support the aims and purpose of the organization, but they feel that there are moral problems involved as to how far this should go. As stated in the letter filed, there are many other non-profit organizations which could qualify for locating in a residential area.

He felt that the problem here is of economics. Organizations such as this usually cannot go into a business or apartment area because the price of land is above their means and they eventually want to go into a residential area. He felt that this was not the answer. Perhaps, some central area could be zoned for Class A Residential use but set aside exclusively for these types of organizations.

Another point to be kept in mind is the problem of improvement district. He stated that these organizations can vote for or against an improvement district proposal although they are a tax free organization and do not participate in the assessment. By their vote, they can take away the right and wish of the residents when a matter affects them as a resident in a residential area. They have this problem right in the neighborhood where the Anthroposophical Society is located at the corner.

He pointed out that the statutes allow certain organizations, such as schools and churches to locate in a residential area. These uses, he felt, are designed to serve the people and do belong in a residential area, but to say that the Boys Scout, Y.M.C.A., P.T.A., and the other non-profit civic organizations are also worthwhile and serve the people, does not mean that they belong in a residential district.

Mr. Paul Chopard, President of the Manoa Community Association, spoke for himself and not the views of the Association. He stated that a number of people have expressed to him their fear, based essentially on the feeling of uncertainty, that they would eventually lose control of their residential identity and lose the investment put into their homes. They fear that permitting one eleemosynary use would open the door for almost any type of eleemosynary use to come in. This fear, he pointed out, merits real consideration by the Commission.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Yamabe and second of Mr. Lemmon.

In considering this matter later, Mr. Lemmon expressed his opinion that the testimonies given today were very sound. He believed that the proposed use of the property as the headquarters of the P.T.A. is not an unusual condition which warrants consideration under the Conditional Use Ordinance. Permitting this use would start the opening wedge for other types of non-profit organizations to go into a residential area. A parking problem would be created. He could see no reason for permitting a P.T.A. headquarters to locate in a residential area and felt that it should be located in a business zone.

Mr. Lemmon's motion to recommend rejection of this application was seconded by Mr. Himeno and carried. Mr. Centeio refrained from voting.

Mr. Centeio gave his reason for not voting. He stated that for this particular application, the amendment to the Conditional Use Ordinance permitting State P.T.A. headquarters as a permissible conditional use came into effect on December 3, 1963. Due to the fact that the City is under an injunction by the Court, a conditional use amendment cannot be acted on and therefore this matter is "out of order".

The Chairman declared Mr. Centeio's abstention as a negative vote.

The meeting adjourned at 5:10 p.m.

Respectfully submitted,

Carole A. Kamishima
Carole A. Kamishima
Planning Reporter

Special Meeting of the Planning Commission
Minutes
March 6, 1964

The Planning Commission met in special session on Friday, March 6, 1964, at 11:00 a.m., in the Conference Room of the City Hall Annex with Chairman Frank W. Hustace, Jr., presiding:

PRESENT: Frank W. Hustace, Jr., Chairman
George F. Centeio
Stanley T. Himeno
Kinji Kanazawa
Cyril W. Lemmon
Thomas N. Yamabe II
Alfred A. Yee (present at 2:20 p.m.)
Robert F. Ellis, ex-officio
Fred K. Kwock, ex-officio

Frederick K. F. Lee, Planning Director
Wendell Kimura, Deputy Corporation Counsel

PUBLIC HEARING
GENERAL PLAN OF
OAHU

A public hearing, continued from February 27, 1964, was held to consider the proposed General Plan of Oahu.

The Chairman announced the receipt of two letters from Mr. Shelley Mark, Director of the State Department of Planning and Economic Development, in response to the Commission's request for comments on the proposed General Plan of Oahu as presented by the Planning Director. He stated that this consultation is in compliance with the provision of Charter Section 5-505(f) which requires the Planning Commission to consult with the territorial planning director with respect to the General Plan.

Noting that the letters were addressed to the Planning Director, the Chairman asked the Director whether the letters are for the personal attention of the Director or the Planning Commission.

The Director replied that the letters were inadvertently addressed to him rather than the Planning Commission. He stated that the comments are for the Commission's attention in response to the request made by the Commission for comment.

A motion to consider the two letters as a communication to the Planning Commission in response to the resolution adopted by the Commission was made by Mr. Lemmon, seconded by Mr. Himeno, and carried.

The Chairman then read the two letters from Mr. Mark. His first letter commented as follows:

(1) In the limited time available to us since the submittal of the proposed Oahu General Plan for our review, we have only been able to look quickly through it and can only comment on that basis. We would like to study your plan in greater detail in the weeks ahead.

(2) The State's views on a number of specific projects such as Magic Island have been previously made known to you in consultations and letters. It is our hope that efforts will be continued to resolve these differing points of view.

(3) Although we have reservations about some of the proposals shown on your General Plan map, it is our belief that the process of updating and revising the City and County's plan is of greater importance. This should be a part of your continuous planning program so that the latest available data and trends can be reflected on the plan. We are hopeful that the Commission will urge the Planning Director to refine the General Plan as soon as the initial adoption procedures have been completed.

(4) We have noted differences in population forecasts for Oahu between State and County reports. Now that the committee on population forecasts has been activated again and in view of the work underway for the Oahu Transportation Study, we are hopeful that these forecasts can be evaluated carefully so that the differences between the two can be reduced.

(5) There are many good features in your General Plan report. The explanation of standards and concepts for the different land use districts is very desirable because it sets forth the character of development which the Plan visualizes. These, too, will undergo changes over time and must be kept current.

(6) We have noted your references in several places to the preservation of prime agricultural lands. We agree this should be a policy guide, not only to preserve good agricultural land but also to prevent scattered urbanization.

(7) We commend you on the references to Waikiki and its character of development. If it is to remain a prime destination area for visitors, firm actions must be taken at the County level to guide its ultimate development so that it will not suffer the fate of other large, crowded urban resorts.

(8) The report's discussion of commercial and industrial areas does not appear to be as fully covered as that for residential areas. This appears to be an imbalance in the report and perhaps will need some further adjustment.

(9) It is our feeling that the economic analysis underlying the report is inadequate and appears to be based on data which are now obsolete. The forecasts of employment seem to reflect some of the weaknesses which we found at the State level. Jointly, we must work together to improve our forecasts.

(10) Somewhere in your report you may wish to include a brief review of State-County relationships as they apply to planning, capital improvements, zoning and State land use districts. This might help to clarify the reader's understanding of these important relationships.

(11) We are hoping that you will be able to prepare a summary of your detailed report so that copies will be available for general distribution to the public.

(12) There are other subject areas in your report which we also will want to discuss from time to time. Our planning coordination meetings provide an opportunity for such discussion and will point up areas which are in need of further specific study. We are engaged in revising

the State General Plan and this revision will give us both opportunity for closer coordination.

The second letter recommended that:

- (1) The proposed Manoa Branch Library site be reflected on the General Plan Map.
- (2) The existing library in Aina Haina and the proposed library site in McCully be also reflected on the map if the intention is to designate all libraries on the map in blue.
- (3) There may be other State buildings not shown in blue. Since it is not clear whether all public buildings are to be shown in blue, Dr. Mark requested an opportunity to discuss this with the Director in the near future.

A motion to receive the communications and to place them on file for further consideration and discussion was made by Mr. Lemmon and seconded by Mr. Kanazawa.

The Chairman requested that copies of the communications be given to each Commission member for more detailed examination and discussion later.

In the discussion that followed, some of the Commission members asked whether the correspondence from Dr. Mark can be construed as an official reply to the Commission's resolution for comment from the territorial planning director to meet the consultation provision of the Charter. Although action was taken to accept it as such, they asked whether legally this can be done.

The Chairman noted that there was a formal request by the Planning Commission for Dr. Mark to review and comment on the General Plan with the purpose in mind that it would serve as a consultation between the County and State bodies. Since there is no territorial planning director, Dr. Mark as the Director of the Department of Planning and Economic Development would be considered the successor in office. However, in order to avoid any legal complications that may arise later, he asked the Director whether it would be possible between now and the meeting this afternoon to obtain from Dr. Mark a letter of clarification, whether the two letters sent to the Planning Commission but addressed to the Planning Director are in response to the requirement of Paragraph (f) of Charter Section 5-505.

The Director replied that he will check with Dr. Mark.

The Chairman, with no objection from the Commission members, declared the letters received and placed on file for later consideration.

The Chairman then asked the Director whether he intended, during the course of this public hearing and while changes are still available to him, to make any modification or any recommended changes to either the textual portion of the General Plan or the General Plan Map as a result of this consultation and response from Dr. Mark.

The Director replied that with respect to the library site in Manoa, the existing school in Manoa is indicated in blue with an adjoining commercial area in red. The

library site adjoins the commercial area. Since, in using the broad brush treatment on the General Plan Map, the small library parcel could not be defined clearly, Dr. Mark will be advised that the library use is indicated in the general area and later upon the detailed land use map, the definite boundary of the library site will be outlined. For the McCully library site, the Deputy Director is presently working with the community association in selecting a site. There are three areas indicated in blue in the McCully area for school, community center and a parking area. The library site will fall within or near one of these three areas; therefore, on the detailed land use map the exact location of the library will be indicated. For other State buildings, he had tried to the best of his ability to indicate them in blue and felt that most of them have been covered.

The Director believed that the text of the General Plan as submitted is adequate at the present time and he has no intention of revising it to the extent proposed by Dr. Mark in his letter. If a summary were prepared as suggested, most of the studies which are necessary to support the standards and principles of the Plan would be lost. Dr. Mark's reference to the need for changing the plan as we progress is in complete harmony with our thinking. His reference to Magic Island and Sand Island are specific projects which are being discussed in the planning coordination meetings between the State and the County. The letter, in general, states the State's concurrence with the concept of the General Plan and for adopting it. The State also agrees with the County that the concept of a plan such as this is ever changing and as it changes the decisions which we make jointly after coming to an agreement will be reflected in the changing plan. On those bases, he saw no need at the present time to amend the General Plan Map or the textual material.

Mr. Centeio asked the Director whether Magic Island has been accepted as part of the island of Oahu and a tax key assigned to it.

The Director replied that Magic Island has not been defined or accepted by the Tax Map Office for assigning of a tax key number. His reference to Magic Island was to report that a meeting was held with the various State officials, such as Mr. Ferry of the State Department of Land and Natural Resources, and the Mayor to resolve the problem of land uses for Magic Island. The State now understands that the park designation for the area is a holding action until such time as a definite decision has been made on the type of uses the State intends to put in there. The State also realized that to designate specific land uses at this time on the General Plan Map would be premature.

Mr. Centeio commented that he was merely curious to know how a use could be placed on a man-made island not yet accepted by the State as part of the island of Oahu.

The Chairman announced the recess of this hearing until 2:00 p.m., this afternoon.

The meeting was adjourned at 11:35 a.m.

The Commission reconvened at 2:20 p.m., to continue the public hearing on the proposed General Plan

The Chairman asked the Director whether a communication has been received from Dr. Mark in response to the question raised by the Commission whether the two earlier letters were in reply to the request of the Commission for consultation pursuant to the provision of Section 5-505 (f) of the City Charter.

The Director acknowledged receipt of a letter from Dr. Mark, addressed to Mr. Frank W. Hustace, Chairman, Planning Commission, City and County of Honolulu, as follows:

"Dear Mr. Hustace: My letters to Mr. Frederick K. F. Lee dated March 6, 1964, containing comments on the proposed General Plan of Oahu were in response to his letter of February 24, 1964, to meet the requirements specified in Section 5-505(f) of the City Charter. The information and comments in these letters are intended for the use of your Commission as you continue your review of the proposed General Plan. Sincerely, Shelley M. Mark, Director."

Noting Mr. Alfred Preis, Coordinator between the State and the County, in the audience, the Chairman asked him to advise the Commission whether he is familiar with the two letters written by Dr. Mark dated March 6, 1964, and the subsequent letter.

Mr. Preis stated that he is familiar with those letters. As the Commission may know, there is no planning director of the territory since Hawaii is no longer a territory. There is, however, a State Department of Planning and Economic Development and Dr. Shelley Mark is the Director. Since Dr. Mark is occupied today with the Land Use Commission where he cannot be replaced by anyone by law unless he is absent from the island, he (Mr. Preis) was asked to represent him here before the Planning Commission.

Mr. Preis stated that consultation, as he understands the Charter to state, has been taking place since October 15th, after he was appointed on October 7, 1963, as the State Planning Coordinator, by regular meetings held between the State officials and the County officials with Mr. Lee or members of his staff present on many occasions. Mr. Lee and his staff were also present at other meetings held with the Department of Land and Natural Resources and at the regular meeting of the Waikiki Development Conference.

Before his appointment, knowing that he was doing it for the State but not in an official capacity, Mr. Preis stated that he had opportunities to work together with the Planning Department staff on the general aspects of the General Plan. Consultation, therefore, has been taking place as part of a continuing process. The State General Plan under which the County General Plan is integrated, is being revised as required by law and this revision is being made in regular consultation with the City Planning Department staff. This consultation will continue to take place even after adoption of the General Plan.

Mr. Yamabe's motion to receive and file the written communication from Dr. Mark and to receive the verbal

presentation of Mr. Preis as meeting the requirement of Section 5-505(f) of the Charter for later consideration by the Commission was seconded by Mr. Himeno and carried.

Prior to asking for any further response from the audience, the Chairman asked the Director again whether he had any further comments, suggestions, modifications, or amendments to make to the General Plan text or the map, or any further comments or observations to make.

The Director replied that he had no further comments to make. He stated that the General Plan has been presented to the Commission; the Commission had advised him for many months; the Plan has been before the public for these many months so there should be a thorough understanding of the General Plan by the public; therefore, he had no further comments to make.

Asked by the Chairman whether he is at this time submitting the General Plan, the written text and the map in modified form, for the Commission's consideration, the Director replied that he is.

The Chairman then called upon any one present in the audience who desired to comment either in favor or in opposition to the Plan or to make suggestions or observations in furtherance of the business of the Commission.

Mrs. Esther Ome, member of the Kuliouou Improvement Club, asked whether this is the official adoption of the General Plan. She also asked, in the event someone should later want consideration with respect to certain parcels of land, whether such request should be made to the Commission or to the Planning Director.

The Chairman informed her that the Commission will submit its recommendation to the City Council which will adopt the General Plan by ordinance after three readings. Whether or not the Council will call a public hearing or whether or not any communication addressed to the Council will receive sympathetic understanding, he has no such knowledge.

Mr. Lemmon asked whether a public hearing notice had been placed in the newspaper to indicate the continuation of this public hearing and that today may be the last opportunity for the public to comment on the General Plan.

The Director replied that such an advertisement had been placed in the Honolulu Advertiser on March 1, 1964, and he read the public hearing notice.

The Chairman asked the Director whether he had received any written communication which had not been called to the attention of the Commission for consideration.

The Director replied that two letters have been received. One letter is from Mrs. Fred A. Irwin of San Diego, California, a former resident of Hawaii, urging the Commission to make every effort to add the two-acre parcel next to the Foster Botanical Garden as an addition to the Garden. The second letter requested a rezoning of a certain parcel of land in the Kewalo district.

Since this is a rezoning matter which should be considered at the time of preparing the detailed land use map, he did not feel this to be a proper matter to bring before the Commission at this time.

However, at the request of the Chairman that the matter be presented to the Commission for consideration, the Director read the letter from Attorney J. L. Hughes requesting a change in zoning from existing Hotel and Apartment to Restricted Business use for three parcels of land identified as Tax Key 2-3-12 parcels 24, 25, and 26, containing a total area of 40,841 $\frac{1}{2}$, bounded by Piikci, Elm and Rycroft Streets, in Kewalo.

The Chairman acknowledged that the matter is a zoning matter. None of the Commission members had any questions to ask.

The Chairman declared the letter marked as received for consideration later.

The Chairman then made a last call for anyone in the audience desiring to make any comments on the proposed General Plan of Oahu presented by the Director.

There were no responses.

A motion to close the public hearing and to take the matter under advisement was made by Mr. Lemmon, seconded by Mr. Kanazawa, and carried.

The Chairman thanked the public for participating these many months, by their comments and recommendations, in advising the Commission and the Planning Director in the preparation of a General Plan for the City and County of Honolulu. He felt that full, complete, and adequate opportunities have been given for the public to participate in the planning process. As evidenced by certain amendments made by the Planning Director to the General Plan map and the text, the Director had accepted some of the comments and suggestions made by the public.

The Chairman also thanked the office of the Corporation Counsel for advising the Commission on the legal requirements of the General Plan as set forth in the City Charter.

The Chairman then asked whether any members of the Commission felt that he was incapable of expressing himself because of lack of information. If such is the case then due opportunity will be given for that Commissioner to be apprised of all facts.

There were no responses from the Commission members.

The Chairman circulated to the members, a proposed outline to follow for discussion of the General Plan. He suggested that this outline be followed and opened the floor for discussion.

The members felt that the outline was a good approach and started with "A", "Have all legal requirements under Charter sections been met. (1) Section 5-509, regarding definition of general plan; (2) Section 5-515, regarding public hearing; (3) Sections 5-511 and 5-505(f) regarding consultation with Board of Water Supply and territorial planning director."

Mr. Wendell Kimura, Deputy Corporation Counsel, was asked the following questions:

(1) Based upon your being present between the day following Thanksgiving and the present time, has this Commission complied with the provision of Section 5-515 of the Charter with respect to public hearing?

(2) In respect to Sections 5-511 and 5-505(f) respecting consultation with the Board of Water Supply and the successor and interest to the territorial planning director, has this Commission complied with the Charter requirement?

(3) In respect to Part I of the General Plan, in its amended form and as distinguished from Part II Supporting Data, does Part I set forth and contain the information required for containment by Section 5-509 of the Charter?

Mr. Kimura replied in the affirmative to all three questions.

The Commission then discussed Item B, "Analysis of merits of proposed General Plan of Director and of comments received at public hearing. (1) Preface."

The Chairman felt that certain portions of the Preface could be deleted. For instance, Paragraph 3 of the first page is not complete. It appears that this paragraph was taken out of context from some other situation and does not logically follow the paragraph preceding and following. This paragraph, he felt, should be deleted. On Page 2 of the Preface, only the last portion of the paragraph should be retained and Paragraphs 7, 8, 9, 10, and 11 should be deleted. The statement made that the Commission has been engaged in a planning process for a long period of time is a matter of public knowledge; otherwise, the Commission would not have met in the frequency that it has. There appears to be some overtone set forth in the statement that would cloud the purpose of the General Plan as a planning vehicle. He personally did not want to confuse the General Plan with any regulatory control that may subsequently follow. The Charter specified that that which is contained in the plan is the Council's policy for the long-range, comprehensive, physical development of the City and how the plan is to be implemented. The means of implementation are pretty much recognized as being the zoning tools, the adoption of capital improvements, the building requirements and various other features which are regulatory and have no part in the General Plan.

Mr. Ellis felt that it was all right to leave those statements in because they are rather descriptive; that is, unless the Chairman felt that those statements are really bad and redundant. He believed that the philosophy of those statements could be followed.

Mr. Yamabe asked the Chairman whether it was his observation that these statements might place the General Plan in jeopardy or is it just a case of unnecessary inclusion.

The Chairman expressed his belief that the statements do not add anything to the General Plan and they have a slight tendency of confusing and distorting the effect of the

Plan, its legal ramifications and how it would affect property owners; therefore, those statements should be deleted.

Mr. Kanazawa did not agree with the Chairman's belief that the language set forth in the Preface may have damaging effect. He felt that the language is of some benefit; that it expresses the philosophy that was the foundation in the preparation of the written data for the General Plan.

The Chairman referred specifically to Paragraph 7. He stated that the statement made that, "Certain of the proposals incorporated in the Plan may be put into action immediately, such as: the adoption of a zoning ordinance and plan; an ordinance regulating the subdividing of land; capital improvement program; etc...." has no part in the General Plan as such. Also, Paragraph 10 which states, "The need for long-range planning for the Island was recognized in 1939...." and of studies that are being conducted, followed by Paragraph 11 which is about financial assistance for planning received by the Federal government under an Urban Planning Grant, are statements which could be deleted.

He agreed that some background information is helpful but at the time the Commission started its deliberation, it was widely circulated to the community that the Planning Director had been splicing together a lot of piecemeal plans based upon old studies and had not indicated any further studies that might have been done to substantiate that plan. He stated that that was not the case and in order to avoid perpetrating something, he felt that that language should be deleted.

For the reason just stated, Mr. Kanazawa concurred with the Chairman that language which would tend to distort the effect of the General Plan should be deleted; however, he felt that there should be a statement in replacement to indicate that there has been a continuing course of study and that the involvement of this General Plan reflects the result of these studies.

Since the Commission may recommend approval in whole or in part and with or without modifications or recommend rejection of the Director's plan, Mr. Himeno asked the procedure for amending the Director's plan along areas of disagreement.

The Chairman indicated that the procedure would be to say that, "the Commission recommends approval subject to amendments as follows" and list those amendments for submission to the Council. He stated that he will make note of all areas of disagreement with the Director's plan and compose those in a form which would be appropriate for recommendation. Discussion by the Commissioners at this time should be informal. If there appears to be a definite clash on what would be a good alternative, then a formal vote could be taken.

Commissioners Yamabe and Lemmon stated that they had no objection based upon the philosophy discussed up to now.

The Commission then discussed No. B-2 of the outline-- "Part I, General Plan of Oahu. Development objectives,

standards and principles. Are they sufficiently broad and comprehensive."

The Chairman noted that Charter Section 5-509, General Plan, states that the General Plan shall include a map of the City (which would be discussed subsequently) and shall contain a statement of development objectives, standards and principles with respect to the most desirable use of land within the city for residential, recreational, agricultural, commercial, etc. He then read each item while the Commissioners checked the General Plan text, Part I, to verify that each requirement is contained in the text, as follows:

"The general plan shall contain a statement of development objectives, standards and principles with respect to the most desirable use of land within the city for residential,"--Pages 3 to 8 which include apartment and hotel uses under the residential classification; "recreational"--Pages 14 to 22 under the heading Parks and Recreation; "agricultural"--Page 13; "commercial"--Pages 8 to 11; "industrial"--Pages 11 to 12; "and other purposes"--to cover all other land uses; "the most desirable density of population in the several parts of the city;"--Pages 23 and 24; "a system of principal thoroughfares, highways, streets and other public open spaces;"--Pages 25 to 29; "the general location, relocation and improvement of public buildings;"--Pages 30 to 39 which include schools, administrative centers, regional centers, and community centers; "the general location and extent of public utilities and terminals, whether publicly or privately owned, for water, sewers, light, power, transit and other purposes;"--Pages 40 to 44; "the extent and location of public housing projects;"--Page 45; "adequate drainage facilities and control;"--Pages 46 and 47; "and such other matters as may, in the council's judgment, be beneficial to the city."--Page 14, under Preservation Areas.

The Director was asked whether he had other matters to include in the enumerated items just read.

The Director replied that he had none.

The Chairman asked for comments or questions from the Commissioners regarding the enumerated items. He was of the opinion that what is presented is reasonably adequate and is a reasonable start toward public understanding of the intent and purpose of the General Plan.

Mr. Himeno commented that at the public hearings, numerous statements were made that these are a good set of objectives.

Mr. Yee felt that the items were adequately covered and had no comment to make. Commissioners Kanazawa, Yamabe and Lemmon stated that they were satisfied with Part I and had no further comment to make.

Mr. Centeio asked whether the uses, as mentioned, are stated on the map.

The Chairman stated that the General Plan map and the text work together and he felt that it would not be absolutely necessary, in fact, it would be rather difficult

to translate objectives, principles and standards on the map.

Mr. Centeio indicated that he was not referring to the standards but the particular land uses.

The Chairman assumed that in order for the Commission to be consistent, that in the placement of land use classification or illustrations on the map, it must employ or make use of the standards and principles in the textual portion.

Mr. Lemmon interpreted the Charter requirement of a General Plan to mean that there be two documents--one, a map and two, a statement of development objectives, standards, and principles. The Commission is presently discussing the objectives, standards and principles, none of which can be interpreted by a line or coloring on the map.

Mr. Centeio was asked by the Chairman whether he was satisfied with the reply given. Mr. Centeio had no comment to make.

The Commission then discussed B-3 of the outline--"Treatment of Part II, Supporting Data and Effectuation of the Plan."

The Chairman stated his understanding that Part II purports to be a paraphrasing of some of the material contained in Part I of the documented report and is certainly not purporting to be a complete list of all the studies conducted and on file in the office of the Planning Department. He, therefore, questioned whether Part II can be considered as true supporting data.

Mr. Yamabe realized that it was impossible to include every study made into the General Plan report under Part II and asked whether it was necessary under the Charter requirement to incorporate all studies as an integral part of the General Plan.

The Corporation Counsel was asked for a legal opinion on this question.

Mr. Kimura stated that the Charter requirement states that the General Plan shall be based on studies but it does not require that the studies be contained in the General Plan.

On the basis of the opinion just rendered, Mr. Yamabe recommended that Part II not pertinent to the General Plan be deleted.

Mr. Kanazawa was also in favor of deleting Part II in its entirety and to limit the General Plan submission to the map and Part I of the text. He felt that the supporting data section provides a mass of information which is the result of many studies and which supports the various land use designations that the Charter require but if the Charter does not require that these detailed studies be incorporated in the General Plan then they should be deleted. The General Plan has been referred to as a broad brush plan so that to refer to specific supporting data for a particular section of a community, he felt, would be inconsistent with the broad brush theory of the General Plan.

Commissioners Lemmon and Yee were of the same opinion that Part II should be deleted from the General Plan. They stated that much of the data has or will become obsolete. They should not be made an integral part of the General Plan.

The Chairman was of the same opinion. He stated that the Plan, when adopted, will be widely circulated and would be of benefit to professional planners as well as laymen so that to burden the General Plan with a mass of detailed information would tend to bewilder the lay reader. For those who seek these specialized information, they will be available for inspection in the Planning Department.

The Commission discussed B-4 of the outline--"General Plan Map. a) Generalized character, the 'broad brush' treatment; b) Detailed land use plans; c) Relationship to zoning; d) Bearing on comprehensive proposed zoning ordinance."

Mr. Lemmon asked whether the Commission has guidance as to what is required to be indicated on the map.

The Chairman stated that as far as the General Plan is concerned, the Charter is silent as to what should be on the map. Before discussing the different categories placed on the map, he asked for any comments regarding a) Generalized character, the broad brush treatment. He stated that this is the broad brush approach as distinguished from the minuteness of the general plan map of specific usage. From comments received, the broad brush approach seems to be satisfactory to the public.

Mr. Ellis commented that this approach was generally accepted by the public with no adverse reaction from them. It was explained to them that the specific uses and boundaries would be shown in the development plans.

With respect to development plans, the Chairman stated that the Corporation Counsel had advised that a development plan is relegated to be rather a detailed scheme for the placement of public facilities. However, if the Commission sees fit to recommend and the Council sees fit to adopt as part of its policy, as reflected on the General Plan map, detailed land use maps it may do so. His understanding of a detailed land use map would be a large map of a small area so that definite boundaries of specific uses could be seen.

Mr. Yamabe felt that at this point of adopting the General Plan, the broad brush map should be sufficient. However, if further maps are needed, subsequent steps could be taken to adopt them at the time of need.

In the absence of any specific instruction as to what is required on the General Plan map, Mr. Lemmon felt that the broad brush map was very satisfactory.

Mr. Yee stated that the broad brush map in its relationship to zoning should be defined very clearly in the Preface so that the public would be informed that the broad brush itself is not zoning.

The Chairman indicated that many of the comments received during the course of the public hearing came about because

of the constant confusion on the minds of the public that the General Plan use designation was synonymous to zoning and that zoning legally took effect. This was understandable because the old master plan was basically a zoning map and because of this injection of the philosophy of a long-range approach as distinguished from the immediate legal usage that existed. Therefore, any indication of specifics at this time would tend to confuse rather than assist the public. What is attempted to be projected on the General Plan is basically the interrelationship of districts, the transaction of the various development objectives within the community, how they fit together, how the districts fit together, and the uses fit together.

Mr. Lemmon stated that the generalized character approach was very satisfactory and recommended that the Commission proceed on that basis.

Mr. Kanazawa stated that the misconception of zoning and land use started because of the excellent job done by the staff in preparing the General Plan map to a point where uses in certain areas have been delineated so specifically that the map cannot be called a broad brush treatment. Therefore, he recommended that in the Preface, a statement be made that the map is presented on the principle of a broad brush land use designation and is not zoning to eliminate the fear of those whose property may border on two colored areas and who may wonder on which side of the colored area his property falls. As brought out at the public hearings, this was the biggest concern of the public.

Mr. Yee stated that that definition should also extend to the comprehensive zoning ordinance which is now being prepared to relate it directly to the broad brush treatment.

The Chairman asked whether the Commissioners had any thoughts on adopting detailed land use maps for certain areas at this time. He believed that in some situations, without doing violence to the concept of interrelationship of uses and districts, the Commission could recommend the adoption of detailed land use maps contemporaneously with the single General Plan map. The effect of this would be that in those areas where detailed land use maps are adopted, the specifics would control the general. The specifics would be shown on an elaborate or blown-up map of a particular section for ease of viewing what is placed there. In planning, he felt that some public acceptance must be considered. If this method leads to public understanding, he saw no objection to the incorporation of detailed land use studies for certain areas.

As an example, the Chairman referred to the District of Waimanalo where the State had done extensive studies. The planning studies which resulted in the plan for Waimanalo were specifically geared to convey the comprehensive-whole approach of how this particular section would relate to the island as a whole. This would be a contemporaneous adoption of a specific or detailed land use plan for the Waimanalo area with the overall General Plan of Oahu.

Mr. Yamabe repeated his belief that adoption of the General Plan map in the form shown--the broad brush treatment--was sufficient at this time and the intermediary step referred

to by the Chairman which is the detailed land use map, could be considered and prepared immediately after adoption of the General Plan. He saw no reason for adopting detailed land use maps at this time. He indicated that the broad brush plan would not deter or hinder development because the Charter permits zoning or rezoning applications in accordance with the General Plan. He felt that more detailed plans could come later as a matter of procedure.

Mr. Lemmon referred back to the Charter requirement of the General Plan which states that the General Plan shall include a map of the city. He indicated that there is no specific requirement as to what the map should contain so that whether or not land uses are indicated on the map is immaterial. Therefore, a road map, as long as it is a map of Oahu, should suffice.

Mr. Kanazawa did not believe that a road map would be sufficient. He stated that the Charter requires designated land uses to bring the whole island to some semblance of coordinated uses and as long as that requirement is mentioned, there must be a map showing certain areas to be in residential, apartment, industrial and other uses.

Mr. Ellis noted that the specific statement of development objectives, standards and principles is explained in writing in the text but to go further into explaining what is in the General Plan, he felt that there must be a map showing the desired use of land, the density, system of principle thoroughfares, etc.

The Chairman noted that according to the Corporation Counsel's opinion, the Charter section requires a textual explanation of development objectives, standards and principles. Thereon, if the Commission feels that there should be illustrative material to better illustrate those objectives they could be placed on the map but this is not a requirement.

Mr. Lemmon felt that the conflict and misunderstanding by the public of zoning in relationship to the General Plan will be a constant problem if this particular map was made a part of the General Plan. On the basis of the Corporation Counsel's opinion, he suggested that the map be omitted and not be made a part of the General Plan but classified as supporting data to be available as reference material.

The Chairman did not believe that the map could be omitted and requested a legal opinion.

Mr. Kimura stated that the Charter requires that a map be included but as to whether the map should contain certain land use designations is primarily a decision to be made by the Commission and the City Council.

(Mr. Kanazawa was excused from the meeting at this point of the discussion--4:10 p.m. Mr. Yamabe announced that he must leave at 4:30 p.m.)

Mr. Lemmon explained that his suggestion was to mark this particular map as "supporting data" and in its place, a Coast and Geodetic survey map be submitted as part of the General Plan. His contention was that the uses contained on the map were just as vague as Part II of the text and

should not be kept in perpetuity and that it is reference material to be available to the public upon request.

The Corporation Counsel was asked whether the Commission could follow Mr. Lemmon's suggestion.

Mr. Kimura repeated that the Charter requires a map and a statement of development objectives, standards and principles so that presumably, the Commission and the Council could insert those standards, principles and objectives which could be projected onto the map but there is no requirement that the map itself contain land use designations.

Mr. Hustace felt that that was another realm in which the Charter could be amended; that, instead of a map connoting something definite that it be illustrative material which could be in the form of graphs or charts so that it would show the interrelationship of districts as distinguished from minute boundaries.

Mr. Ellis noted that during the course of the entire public hearing, this map was shown and purported to be part of the General Plan; therefore, the Commission would be subject to severe criticism from the public or be subject to legal action if it substituted something else in its place. At this stage, he did not believe that the Commission could make this substitution. He indicated that all testimonies at the hearings referred to this map so that if a substitution is made, those testimonies would no longer be relevant to the General Plan.

Mr. Himeno stated that the earlier suggestion made by Mr. Yee to note in the Preface that this map is not a zoning map was a better approach to this problem than to change the map. He felt that the Commission should attempt to strengthen this point in the Preface.

Mr. Lemmon indicated that on numerous occasions during the public hearing, the public had pointed to a specific area and wanted the use of that particular parcel changed. Certain areas on the map tend to be specific, therefore, if this map goes into the record as indicated, he felt that the Commission was documenting something permanent which could cause a great deal of fear. The detailed land use plans are the ones which should really show the Commission's intention and to be consistent with his thinking, he felt that they need not be a part of the General Plan at this time. The Preface is where the statement should be made to introduce the detail plans and the General Plan should be referred as an illustration.

The Chairman agreed that on the small-scale General Plan map there are areas which indicate relationships which are antagonistic to the thinking of the Commission; for instance, the park designation in the Nuuanu Pali area which the Commission is recommending that it be deleted. He, therefore, was inclined to agree with Commissioners Yee and Himeno that for public understanding, the Preface should very clearly indicate the relationship of the districts and that the uses shown are not specific boundaries and are not a zoning matter.

Mr. Yamabe felt that the Commissioners were all in concurrence with that thought.

If the map is to be made a part of the General Plan, Mr. Lemmon asked whether it is to be reproduced in a form which could be circulated by the hundreds.

The Chairman stated that he had checked the matter with members of the press and also with Bob Wenkam and was informed that the map could not be reproduced satisfactorily. It was his thought that after the General Plan map was adopted, that the Planning Director, in his reproduction, be instructed to carve the map into several plats, bearing in mind that this is the map and whatever he reproduces is supposed to be a reasonable facsimile of what is adopted.

Concluding the discussion on the General Plan map, the Chairman then referred to Item B-5 of the outline: "Treatment of Magic Island, Diamond Head, Makai Arterial."

He felt that these are such important areas, significant parts, that they are delineated to some extent on the General Plan map. He asked for the Commissioner's feeling with respect to these areas and how they should be treated. He felt that they could be treated in the form of a recommendation to the Council or as observation made during the course of the hearing as distinguished from certain specific amendments to the Plan. He believed that there will be specific amendments made and these could be listed, numbered and presented to the Council.

Mr. Centeio pointed out that according to the Charter, the Commission has the right to amend, modify, or change the General Plan without any recommendation to the Council. The Commission can change any coloring on the map and need not have any recommendation put into writing.

It was the Chairman's understanding that the Director was entitled to have whatever he feels best submitted to the Council accompanied by the Commission's recommendation. If the Commission believes that a certain coloring should be omitted, it would so recommend but the actual changing would be done by the Planning Director or the Council. Since this was a legal matter, he asked for a legal opinion.

Mr. Kimura read the specific provision of the Charter, as follows: "The Planning Commission shall review the general plan and development plans and modifications thereof developed by the director. The Commission shall transmit such plans with its recommendations thereon through the mayor to the council for its consideration and action. The Commission shall recommend approval in whole or in part and with or without modifications or recommend rejection of such plans." He construed this provision to mean that this general plan proposed by the Director goes through the Commission to the Council as presented, and in addition, any recommendation of the Commission would accompany this plan proposed by the Director.

Mr. Ellis asked whether the Mayor is precluded from further acting or commenting on the Commission's recommendation to the Council.

Mr. Kimura stated that the Charter does not indicate the role of the Mayor. It merely states that the Commission

shall transmit such plan through the Mayor to the Council. In reference to a previous point raised by Mr. Ellis regarding this map which was presented to the public at the public hearing, Mr. Kimura stated that any changes made to the map must be in the form of a recommendation. This map must be presented to the Council in its present form.

Mr. Centeio contended that the map can be changed by the Commission upon a vote of four, if a change is to be made; otherwise, the map becomes the Director's map instead of the Commission's. He stated that the Director merely recommends to the Commission a general use map and the Commission has the right to modify that map before it is sent to the Council.

In order to carry out the provision of the Charter, the Chairman felt that the Commission could instruct the Director to prepare two maps--the Director's map and the Commission's map--for submission to the Council; however, he did not feel that much would be accomplished when the same result can be obtained by merely saying that with respect to a particular area, the Commission's recommendation is to erase green and substitute blue or some other color.

Mr. Yamabe asked whether there are any great differences between the Commission's recommended changes and the Director's plan for any particular area. With reference to the Nuuanu Pali area, he asked whether the Director concurred with the Commission's recommendation.

The Chairman reported that the Director had indicated at the last session that he was unwilling to change the park designation for the Nuuanu Pali area. However, he had modified the size of the park area down to a narrow strip on both sides of the highway but was unwilling to change the entire area to a preservation classification.

Mr. Yamabe requested the Director's thought on this matter since his last expression.

The Director stated his feeling that it is highly desirable to retain the old Pali Road as part of the park system. If the Commission feels that strongly against it and wants to overrule his plan, it may do so. He does not feel so strongly about it that he would resist it. It was his feeling that if this designation were not made, the State might conceivably subdivide the area for housing, similar to the Diamond Head area.

Mr. Yamabe stated that he was not interested in overruling anyone. He felt that this matter can be resolved by establishing a better communication system between the Director and the Commission.

The Chairman appointed Mr. Yamabe, a committee of one, to study this matter with the Director during the interim of the next session and to advise the Commission of any decision made.

Mr. Yamabe accepted the appointment and requested some expressions from the rest of the Commissioners regarding their feelings on this particular area so that he could properly discuss the matter with the Director.

With reference to the statement made by the Director that the State might subdivide the area for housing, Mr. Lemmon asked if that were possible. He understood that the State owned the land and it is designated watershed which is tantamount to permanent land use. If there is any danger of a housing subdivision, he would rather see it in park. He asked for further information from the Director.

The Director stated that the State Board of Land and Natural Resources had defined within its regulations, the feeling expressed by its chairman that it is highly possible that in the Conservation Districts it would recommend placement of urban structures, such as restaurants, hotels, and other similar urban uses. This statement was made in relation to the Magic Island and the Sand Island development. Whether this is legally possible or that it would be in conflict with the Conservation District, he does not know. His reason for recommending a park use was to preserve and conserve the two scenic roads up to Nuuanu Pali. He felt that this was a most beautiful drive and did not believe that there was another similar drive in the City.

The Chairman commented that if park use is to be a holding action then it would appear that the entire drive through Nuuanu Pali and most of the other scenic spots could be put into the same park use. He did not wish to see all the mountaneous areas, most of which are beautiful, on Oahu marked in park use unless it is to be in general. But, to single out one particular area for construction of any proposed structure, he felt, would meet with resistance from the public.

Mr. Yamabe requested more specific expressions from the Commissioners.

Mr. Lemmon stated that he was willing to make a motion to recommend the deletion of the park designation in the Nuuanu Pali area consistent with the recommendation of the Board of Water Supply but he felt that an investigation should be made to consider the preservation of the scenic roads.

Asked by Mr. Ellis whether the map was to be changed in accordance with the recommendation of the Commission, the Chairman replied that the map is not to be changed but the change will be submitted to the Council in a form of a recommendation.

Mr. Centeio contended again that the Commission has the right to modify the map without opening the public hearing because this map becomes the Commission's map and not the Director's.

The Chairman suggested to Mr. Centeio that he, as a committee of one, meet with the Corporation Counsel to clarify the matter. It was his position that the Commission should take its legal advice from the legally constituted authority unless it is arbitrarily wrong and that there is personal repercussion.

The other members of the Commission felt that there was enough of an expression from the Commission members to

put the matter to a vote. It was agreed that the map was not to be changed but the change suggested by the Commission was to be submitted to the Council in the form of a recommendation to accompany the General Plan map.

A motion was made by Mr. Lemmon, seconded by Mr. Himeno, to recommend to the City Council that the park designation on the map, respecting the Nuuanu Pali area, be deleted in accordance with the recommendation made by the Board of Water Supply in its letter of February 20, 1964, addressed to the Planning Commission.

A vote was taken and the motion carried. Mr. Centeio abstained from voting.

(Mr. Yamabe was excused from the meeting.)

Since Mr. Yamabe and Mr. Kanazawa were absent, the Chairman asked whether the members were willing to continue the discussion or to adjourn.

Mr. Lemmon suggested that the Commission complete this discussion today since there are only a few items remaining for discussion and take action to recommend adoption of the General Plan.

With reference to No. 7 of the outline: "Flexibility of plan to accommodate future conditions.", Mr. Lemmon stated that there is and there must be a completely flexible plan--that is our outlook. He brought up the subject of citizen participation which was mentioned a number of times by the public and stated that the Commission should encourage it and not provide just the "lip service" to the words. He pointed out that it has taken five years to produce this plan with citizen participation. Should this plan be adopted today, it could still become obsolete tomorrow; therefore, citizen participation in the preparation of the General Plan for the island is just as effective, just as important, in the future as it was in the past. He felt that if the principle word "citizen participation" was adopted, much of the questions raised by the public would be answered.

Since two members were absent and in discussing the General Plan most of the members should be present, Mr. Himeno suggested that the Commission adjourn for today and meet perhaps on Sunday evening to discuss further No. 5 of the outline which appears to be rather controversial and to take final action on the General Plan.

After a brief discussion on the date to which this discussion should be continued, the Commission decided to meet in the Planning Department Conference Room on Monday evening at 6:00 p.m., leave for dinner together and return to the Conference Room at about 7:30 p.m., to discuss the General Plan further. The Commission stated that Deputy Corporation Counsel Wendell Kimura or one of the other deputies should be present at this meeting.

The Director informed the Commission that he concurs with the Commission's recommendation regarding the watershed area. He recognized that the Commission has put much time and thought in this matter and is proceeding in the right

direction; however, he urged the Commission members to consider all of their actions again and work over the weekend so that when they meet again on Monday evening, they would have a better opportunity to consider all the elements not yet considered.

The meeting adjourned at 5:00 p.m.

Respectfully submitted,

Carole A. Kamishima
Carole A. Kamishima
Planning Reporter

Special Meeting of the Planning Commission
Minutes
March 9, 1964

The Planning Commission met in special session on Monday, March 9, 1964, at 9:30 p.m., in the Conference Room of the City Hall Annex with Chairman Frank W. Hustace, Jr., presiding:

PRESENT: Frank W. Hustace, Jr., Chairman
George F. Centeio
Stanley T. Himeno
Kinji Kanazawa
Cyril W. Lemmon
Thomas N. Yamabe II
Alfred A. Yee
Fred K. Kwock, ex-officio

Frederick K. F. Lee, Planning Director
Wendell Kimura, Deputy Corporation Counsel

ABSENT: Robert F. Ellis, ex-officio

**GENERAL PLAN
OF OAHU**

The Commission continued its discussion of the proposed General Plan of Oahu presented by the Planning Director. The public hearing to consider the adoption of the General Plan of Oahu was held for several weeks beginning November 29, 1963, and finally closing on March 6, 1964. After closing the public hearing on March 6th, the Commission went into deliberation following an outline for discussion of the General Plan suggested by the Chairman.

At this meeting of March 9th, the Commission continued its discussion in connection with Magic Island, Diamond Head, and the Makai Arterial.

The Chairman reported that he had attended a meeting several weeks ago at which the Mayor, Mr. James Ferry of the Department of Land and Natural Resources, and the Corporation Counsel were present. He stated that the State was quite concerned with the treatment of Magic Island and had continued to make a strenuous protest against the park designation placed on the General Plan map. Mr. Ferry had indicated that the State's financial plan for the development of the next stage of the project was largely dependent upon the placement of hotel-apartment uses in the first unit already completed and unless that was permitted, the State's plan would be delayed. The Mayor and the Corporation Counsel had indicated that the City and County was not out to interfere with the State's development and that this was not a matter that could be quickly resolved in any particular meeting. At such time as the State is ready to develop the lands further and a decision must be made whether to go into hotel-apartment uses or park use, the City and County is willing to cooperate with the State in sitting down together and arriving at an optimum use for the area. So this General Plan indication of park use is merely a holding status pending a solution to the conflict between the City and County and the State. The appropriate action for this Commission to take at this time would be to accept this use with the recommendation that the General Plan be amended accordingly when the required change is ready to be made.

No questions were asked by the Commissioners and they generally accepted the Chairman's report.

The Chairman then referred to the Diamond Head area. It was his belief that the Diamond Head area can no longer be considered a single-family residential, owner-occupied use area but must be considered a multi-family commercial use area. The present difficulty appears to be the immediate solution of the Diamond Head area problems since there is a fairly-accepted feeling among most of the citizens of the island and the State that the monument of Diamond Head should receive a measure of protection. However, he did not believe that any group at the present has defined the area for which protection is required and what it is that should be protected, and then attempted to balance the freedom of use which the private property owners can be expected to have as owners and at the same time to meet the public's desire to keep this monument protected.

It was his understanding that there is an advisory group studying this area at the present time and that in a relatively short time this group is expected to submit definite recommendations for the development of the Waikiki-Diamond Head area. No matter what the proposed General Plan map shows, he felt that this area will require very early treatment and when those studies are completed to justify the development of the entire Diamond Head area which appears to be from Poni Moi Road, Paki Avenue, Monsarrat Avenue to the Fort Ruger Gate, that the Commission should again consider this area. Until that time, it was his belief that the land use designation in force and effect at the time of adoption of the Charter should prevail with the understanding that this is a dynamic area and the use will and should change as soon as the studies come into fruition.

Asked by Mr. Lemmon what is the use proposed on the General Plan for the area outlined, the Chairman stated that outside of the green park area, the remainder of the area is designated for apartment use. The General Plan is treated in a broad brush manner so that there is no definite indication of the apartment boundary. However, because of the great public interest shown for the adequate protection of Diamond Head, he felt that the Commission should proceed slowly and not place land use activities until there is assurance that whatever step taken is fully documented and supported by studies.

The Director was asked by Mr. Lemmon to explain what is meant by apartment use. He asked, is that the present apartment use or the proposed new definition of apartment use?

The Director indicated that the brown coloring (apartment use) shown on the map for the Diamond Head area merely signifies that within that area there are existing apartment uses. How much additional new apartment uses will be placed in the area will be indicated on the detailed land use maps. He stated that at the present time there is a Waikiki-Diamond Head committee studying the entire Waikiki area from Ala Wai to the Diamond Head Lighthouse, taking into consideration how this area is influenced by the surrounding environment, such as the Kapahulu, McCully

and Moiliili areas. Until that study is completed and a recommendation submitted on a development plan for the Waikiki-Diamond Head area, the brown merely signifies that there are apartment uses within the area.

Mr. Lemmon concurred with the Chairman that those areas zoned for single-family residential use prior to the adoption of the Charter be retained in such use except for those areas already rezoned for apartment use. He felt it unwise to designate apartment use for the entire area until the studies mentioned are completed. He then requested more information from the Director on the committee that is working on the Waikiki development plan.

The Director reported that the Committee was appointed by the Mayor as advisory to the Planning Director in the creation of a development plan for the Waikiki-Diamond Head area. There is also a consultant who has been working with the staff in preparing a development plan for the area and last year he completed a land use study of the area. He was asked to work with this committee in developing a plan for the area. This committee is composed of a cross-section of people in the City and County and includes the following persons: Mr. Aaron Levine of the Oahu Development Conference; Mr. Alfred Preis, State Planning Coordinator; Mr. George Walters; Mrs. Blackfield; Mr. Thomas Hitch; Mr. Gordon Frazier, assistant to Dr. Shoemaker; Alta Mae Goffin, representing the hotel association; and Mr. George Houghtailing, representing the Visitors Bureau.

Asked by the Commission whether any residents of the Waikiki-Diamond Head area are on the committee, the Director replied in the negative.

The Chairman and Mr. Lemmon voiced their opinion that people in the area affected should have representation on that committee.

Mr. Yamabe noted that the brown coloring on the General Plan map seems to follow certain property lines to give an impression that it is quite detailed. He asked whether this plan coincides with the 1959 zoning map.

The Chairman replied that it does not. He stated that the 1959 map confined apartment use to only the makai side of Kalakaua Avenue. However, there is a gap of residential use between the Dad Center's property right at Poni Moi Road and the Kainalu Hotel property at the end of Coconut Avenue and Kalakaua Avenue intersection because prior to the Charter, the Commission had adopted a policy of zoning individual properties upon presentation of site development plans. No apartment zoning was created on the mauka side of Kalakaua Avenue. The Kainalu Hotel property was legally zoned for apartment use prior to the Charter. There was one property which was recommended for apartment use by the Commission and was in the process of being legally adopted by the Council when the Charter came into effect. The Corporation Counsel had ruled that this was a rezoning matter in process so that the apartment zoning is legal. The only other property now affected is the Paul Koy property which was zoned subsequent to adoption of the Charter.

By reverting to the 1959 map, Mr. Kanazawa asked whether this is for the Waikiki-Diamond Head area only or for the entire City and County of Honolulu.

The Chairman stated that his recommendation was strictly for the Diamond Head area by reason of vested public interest in the protection of Diamond Head as a monument.

Mr. Kanazawa asked how other areas of the City are to be treated. He pointed out that there are areas still legally zoned for business use but the General Plan map now shows apartment use.

The Chairman indicated that adoption of the General Plan would not nullify any legally zoned use. The General Plan is a guide for a more liberal or restrictive use and would only have an efficacy of moving ahead if zoning action followed. The reason he believed that Diamond Head should be segregated from the rest of the City is that it is such a significant area that under no circumstances should the public be placed in a position or feeling that certain legal uses may ultimately be permitted prior to the Commission's receiving the benefit of a very detailed study. There will be some portions of the City where regulatory control should be applied immediately. For other areas, the boundaries are so fuzzy that a determination cannot be made on what to apply. For those areas, detailed land use studies and maps would be in order.

Assuming that the Commission accepts the Chairman's recommendation and point-of-view, Mr. Himeno asked what assurance is there that these interested and affected parties would have representation on this so-called advisory committee to the Director.

The Chairman stated that there is no assurance. But the Planning Commission, as advisory to the administrative and legislative branches of the City, could recommend to the Mayor that whatever committee exists be made to include these people who are directly affected and who have property rights and stand either to gain or lose monetary-wise.

Mr. Lemmon strongly recommended that the approach mentioned by the Chairman be followed, particularly in view of the criticisms from the public of the lack of citizen participation in the preparation of the General Plan. It was his opinion that there had been a lot of citizen participation particularly through the efforts of the Director who had gone out to explain the plan to the various community groups. However, for this most controversial area of the General Plan, he felt that there should be a better opportunity for citizen participation.

Mr. Centeio referred to the recommendation made by the Chairman to retain apartment zoning for only those properties zoned for apartment use prior to the Charter. He indicated that the policy of the Commission, at the time the 1959 master plan was still in effect, was to "look with favor" upon provision of proper street widening setback and adequate off-street parking, to apartment use for the entire makai area. This "look with favor" action had the same effect as what is now being done through a General Plan under the Charter. Therefore, he asked,

"What is to be done for those areas so designated for apartment use but still in residential zoning?" He felt that it was wrong to jeopardize or penalize these people from building apartments simply because they had failed to have their properties zoned for apartments prior to the Charter.

The Chairman repeated his feeling that the area under discussion should be left as it was in 1959 prior to adoption of the Charter. It seems apparent that when a plan is finally prepared that these areas between the Center's property and the Kainalu Hotel would have the same apartment use conferred upon them, but, he stated that at the time this was done, it should be part of a comprehensive plan adopted for the area rather than spotting this use in this one area.

Mr. Himeno asked whether it would be legally out of order to set a time for review; say, six months?

The Chairman suggested that as a plan of action following completion of the General Plan, the Commission, in its advisory capacity, establish some priority for areas which it believes should receive immediate study. These recommendations should be listed and forwarded to the Council, the Mayor and the Planning Director. The Diamond Head area requires a very early treatment and so does the Magic Island project.

Mr. Lemmon agreed that both the Magic Island and the Diamond Head area require special study. He believed that the need for multi-family development or business development is not dependent upon the value of the land, which could be greatly inflated, but is dependent upon the need for that type of development in a particular area. Therefore, he suggested that in this early study, the need and the time of the need be determined. As an example, he pointed out the Makiki district which is zoned for apartments. He stated that the percentage of land used for apartments is far less than the percentage of land still in single-family residential use. It would be many years before these apartment zoned areas are completely exhausted, yet, additional apartment areas were created up to the University area. This indicates that there is a tendency to General Plan and zone ahead of need.

Mr. Yamabe asked if there is sufficient justification to identify only the Diamond Head area in land uses as they existed on the 1959 map.

The Chairman informed him that with respect to this Diamond Head area, the Commission is presently faced with a plan presented by the Director that does violence to the 1959 map. Notwithstanding the suggestion made by many interested people, the Director has not seen fit to change his plan. The Commission at this time is powerless to do anything more than to recommend that the plan be modified. The justification for this change is that there is a study presently in progress. Diamond Head is a strategic monument that typifies Hawaii so that there is amply justification for saying, "let's keep this in the status quo until the studies are completed".

Mr. Kanazawa questioned the propriety of setting priorities of any sort. He indicated that if the Commission focus

attention by saying that it will give Diamond Head special treatment, what is to prevent people from other areas who are equally in opposition to what is placed on the General Plan for their properties from saying that their areas also require special treatment.

The Chairman indicated that a start must be made somewhere. Some priority system must be established to look over areas of disagreement. The basis of establishing priorities would be areas which, from the objective standpoint, would be the most dynamic, fast-moving areas which are faced with economic stress and strain as distinguished from areas in the rural areas, for example, which are just as important to individual owners but the effect upon the majority of the people would not be quite as great. He is not saying that this is the only basis for selecting priorities but it may be one of the bases. His suggestion would be for the Commissioners to debate among themselves in selecting the priority areas. He, personally, felt that the Kalihi area deserves an early look and should be high on the priority list.

Mr. Kanazawa stated that the expression of priority for study implies rather strongly the Commission's efforts to place uses on the map and he felt that this was not a good idea. The Commission should merely present a plan which it feels should be the General Plan of Oahu.

The Chairman stated that it was not his intention to submit a list of priorities to the Council at the same time of submission of the General Plan. This priority would be established by the Commission. However, in viewing the entire island comprehensively, the Commission should indicate its observations and if it sees areas that need immediate attention, then certainly, as an advisory body, it should make suggestions. Those suggestions may not be accepted by the Council or the Planning Director but they are deserving of some comments from the Commission.

Mr. Himeno agreed to take the course of action suggested by the Chairman. By waiting until the studies are completed, then taking definite action, people who have these valuable piece of beach-front property would not be unduly penalized by an indefinite holding zoning of residential use. Because the General Plan is a broad brush plan, it is difficult to say exactly which people are entitled to the apartment use.

Mr. Kanazawa requested the Director's observation on his decision to leave the brown coloring on the map as indicated.

The Director indicated that if the Commission wishes to, it may recommend taking off a portion of the brown coloring from the area. However, the General Plan is treated in a broad brush manner so that there is no exact boundary of apartment uses. If the Commission believes that this area is particularly sensitive, there is nothing to prevent the Commission from recommending the adoption of a more detailed map of the area. But, he did not feel that the Commission should involve itself in detailed maps at this time. The problem under discussion now should be brought up at the time of preparing the detailed land use maps. Being a broad brush plan, the General Plan is consistent with the 1959 master plan.

To clarify the matter, Deputy Corporation Counsel Wendell Kimura noted that the General Plan text states that the proposal for multi-family use is for the area makai of Diamond Head Road bounded by Poni Moi Road, Kalakaua Avenue, and Coconut Avenue so that in looking at the coloring on the map and having the text in mind, one would assume that multi-family use is for the area makai of Diamond Head Road to the seashore. The master plan of 1959 designated only the two ends or the two areas makai of Kalakaua Avenue for apartment use.

To clarify further the difference between the 1959 master plan and the presently proposed General Plan, the Chairman repeated his earlier explanation of the present zoning of the area makai of Kalakaua Avenue. He stated that between the two areas zoned for apartments, there are properties still in residential zone. The owners were unable to meet parking requirements and other features, such as water, sewer, street widening setback, etc., so that their properties were never zoned for apartment use.

Mr. Kanazawa asked whether there is something in the record to show that this area was designated as an area in flux so that if a person came in with a sufficiently detailed and acceptable plan, he was to be permitted to put up a multi-story building.

Mr. Lemmon stated that he was a member of the Commission when the zoning of this area was under consideration. He indicated that the area was never in a state of flux for the reason stated. One of the greatest drawbacks was the inability of some owners to meet the minimum lot size and established density and height controls. The Commission had urged the consolidation of lots in order to obtain a large enough piece to meet the height requirements but the property owners couldn't come to an agreement and that mainly was the reason they couldn't obtain zoning. It was not through lack of Commission action. He stated that the "look with favor" for apartment use applied only to the area makai of Kalakaua Avenue and did not go up to the mauka side to Diamond Head Road. The only exception to this was the Paul Koy property on the mauka side of Kalakaua Avenue which received apartment zoning but because the sewer requirement couldn't be met, no apartment building was constructed.

The Chairman confirmed Mr. Lemmon's statement. He stated that another reason for the delay was the problem of traffic. The residents spoke of the need for one-way traffic and of widening of streets but no one wanted to give up land on the makai side and the mauka side for this widening and they couldn't agree on consolidation so it was an absolute deadlock.

If that were the situation, where the Commission had looked with favor to apartment use, Mr. Kanazawa asked why can't the broad brush treatment of the Director's General Plan be retained and not make Diamond Head area an exception at this time? If this exception is made and the rest of the City is excluded, the public will ask, "why give only that area exception when areas on this side have many, many changes from the 1959 master plan? why can't those be changed to the 1959 master plan map also?" He felt that the Commission should be consistent in its action.

The Chairman believed that the Commission at this time should not concern itself with actions taken in the past. That which is to be considered now is the comprehensive use of the area, looking at it as it exists today. It is true that we cannot completely close our eyes as to what happened in the past but insofar as projecting future land uses are concerned, it should be part of a coordinated overall picture. Merely taking two or three lots out of a complex and giving them a projected forward looking land use designation and leaving untouched the center portion of the block where Paul Koy is located and the rest of the slope of Diamond Head, he believed, was not really employing comprehensive planning. We are now dealing with something that is a little bit apart from, say, the Kalihi area and has nothing to do with the kind of people living in the area. The Kalihi area basically affects the property owners in the Kalihi area immediately and in a secondary sense the entire City; whereas, he felt, the Diamond Head area affects immediately the people of not only the entire island but the entire State and in a secondary sense the people in the Diamond Head area.

Mr. Yee felt that the Commission could not be considered inconsistent in this particular instance because the three items--Diamond Head, Magic Island and the Makai Arterial--are really big matters and belong in a different class. They are not matters that pertain to local neighborhoods or small local areas like the Kalihi-Palama area but are matters dealing with the whole future development of Honolulu. Diamond Head will be playing a big part in the tourist development.

Mr. Yamabe asked if it is possible for the Commission to present this map and indicate to the Council that this is a General Plan and that the uses shown do not follow any specific boundaries. He did not believe that the Commission at this time could say that the apartment boundary will be on this street or this boundary. However, it should be clearly indicated in the Preface that this is only a general plan and more so in the Waikiki area to say that there is no definite boundary of apartment use; that there is a study in progress; and that after completion of this study, there will be a blown-up map of the particular area with more detailed boundaries.

Mr. Lemmon commented that he had therefore mentioned at the last session that the Commission should follow the instruction of the Charter by publishing the text and submitting a gasoline map of the Island of Oahu because the map is being treated in a broad brush manner. The map in its present form shows enough details to create a lot of controversy.

Mr. Kanazawa concurred with Mr. Lemmon that the map appeared too precise. Much of the Commission's discussion and comments from the public could have been avoided if the Director had prepared a map with different colored blobs here and there rather than this precise-looking map with fine lines.

The rest of the Commissioners agreed that the map showed uses which were too precise in some areas. They believed that a new map should be prepared showing uses in different colored blobs with fuzzy boundaries or that the Director reduce the size of the map by photography so that it would be difficult to see precise land use boundaries.

However, as pointed out at the previous session, this map was the one shown to the public during the course of the public hearing and the Commission cannot legally change it. It may, however, recommend modifications to the map.

The Commission agreed that the best procedure would be to submit this map with a statement in the Preface explaining that the General Plan is couched in broad comprehensive language and the accompanying map of the City shows desirable land uses in a generalized manner and not specifically delineated graphically. One of the recommendations to the Council would be to say that in view of the strategic and historical significance and prominence that Diamond Head has as a landmark symbolizing the State of Hawaii, the Planning Commission feels that further studies are required before determining final (general plan) land uses for the area; that additional studies would be required prior to formulating final opinions; and that pending the conclusion of the studies now currently underway, the land use designation as set forth in the master plan of 1959 shall be continued in force and effect for this Diamond Head area.

Another recommendation is that the alignment of the Makai Arterial is presently under intense study. Therefore, a determination of its final alignment at this time is unwise and should await the culmination of these studies.

Mr. Lemmon made a motion to forward Part I of the General Plan text together with the map to the City Council through the Mayor with a recommendation for their adoption as the General Plan of Oahu with the Commission's observations in the form of a letter from the Chairman.

The Chairman stated that at the last session when the Preface was being discussed, he was asked to draft some appropriate language on the various topics discussed. He indicated that he had prepared a statement along the lines of expressions made by the Commission as substitution for some of the material in the Preface. These would be submitted in a form of a recommendation to the Council.

Mr. Kanazawa read the draft prepared by the Chairman. He suggested that the motion be re-phrased to include and list these recommendations.

After a brief discussion on the phrasing of the motion, Mr. Lemmon made the motion, seconded by Mr. Yamabe, as follows:

That the proposed General Plan as submitted by the Director be adopted subject to modifications and amendments as follows:

- 1) That the Preface be amended by deleting Paragraphs 3, 7, 8, 9, 10 and 11.
- 2) That immediately preceding the 12th paragraph of the Preface the following be added:

"To accomplish this, the language of the textual portion of the General Plan has been couched in broad, comprehensive language and the accompanying map of the city shows desirable land use

relationships and interrelationships within generalized locations rather than specific legal uses within defined legal boundaries. Generalized locations are sufficiently specific, however, to permit in most instances the immediate adoption of regulatory controls which will conform to and implement the General Plan. To the extent that further guidance may be required in any particular area, however, provision has been made for the subsequent adoption, where needed, of detailed land use maps. Such maps, if adopted, will in all probability be large-scale maps of given areas and will delineate boundaries with the particularity required of a given occasion. Upon adoption such maps are to be considered as parts of the General Plan, and any inconsistencies existing between the general plan map and such detailed land use maps will be resolved in favor of the detailed maps.

It is to be emphasized that the General Plan is not a zoning plan, nor is it intended to be a substitute for one. The accompanying map of the city is, therefore, not a graphic delineation of existing legal uses nor does it purport to confer upon property owners any rights respecting the use of their land that they do not presently enjoy. Such zoning regulations as are currently in force and effect will continue in force and effect until such time as they are superseded by appropriate legislative action consonant with the guides established by the General Plan."

- 3) That Part II of the proposed plan entitled "Supporting Data and Effectuation of the Plan" be deleted.
- 4) That the General Plan Map be modified to incorporate the recommendation of the Board of Water Supply as set forth in its letter of February 20, 1964 to the Planning Commission.
- 5) That the General Plan Map with respect to the Diamond Head area be modified to show land use designations as the same existed on July 1, 1959.
- 6) That the Council be advised further of observations made by the Commission which are to be outlined in detail in the letter of transmittal.

A vote was taken and the motion carried. Mr. Centeio voted in the negative. Mr. Centeio stated that he reaffirms his previous position taken on the General Plan and which is so recorded in the minutes.

The Director informed the Commission that he concurs with the Commission with, however, one recommendation that the effectuation chapter be added to the Preface in order to explain to the public how the plan is to be effectuated; that is, the tools to effectuate the plan.

The Commission agreed that there should be a very short statement in the Preface or at the end of Part I indicating the various methods by which the General Plan should be implemented. This should also be submitted in the form of a recommendation to the Council.

After a brief discussion, the following motion was made by Mr. Lemmon and seconded by Mr. Kanazawa:

The Commission recommends that to the end of Part I, the following be added:

"EFFECTUATION OF THE GENERAL PLAN

The accomplishment of the Council's policy as expressed in the General Plan for the long-range comprehensive physical development of the city shall be through:

1. Zoning Ordinances
2. Subdivision Rules and Regulations
3. Urban Renewal
4. Capital Program and Budget Control
5. Fire Districts and Building Ordinances
6. Public Understanding and Participation."

A vote was taken and the motion carried. Mr. Centeio voted in the negative.

The meeting adjourned at 12:25 a.m.

Respectfully submitted,

Carole A. Kamishima
Carole A. Kamishima
Planning Reporter

Meeting of the Planning Commission
Minutes
March 12, 1964

The Planning Commission met in regular session on Thursday, March 12, 1964, at 2:15 p.m., in the Conference Room of the City Hall Annex with Chairman Frank W. Hustace, Jr., presiding:

PRESENT: Frank W. Hustace, Jr., Chairman
George F. Centeio
Stanley T. Himeno
Kinji Kanazawa (present at 2:40 p.m.)
Cyril W. Lemmon
Thomas N. Yamabe II
Robert F. Ellis, ex-officio
Fred K. Kwock, ex-officio

Frederick K. F. Lee, Planning Director
Henry Kitamura, Deputy Corporation Counsel

ABSENT: Alfred A. Yee

MINUTES: The minutes of the special meeting of February 10, 1964, as circulated, were approved on motion of Mr. Lemmon and second of Mr. Yamabe.

CONDITIONAL USE
PERMIT
KALIHI
END OF MONTE ST.
BROTHERHOOD OF
OUR LADY OF THE
MOUNT
(CLUBHOUSE USE)

The Commission again considered an application for conditional use approval to permit the construction and operation of clubhouse facilities of a religious institution and non-profit civic organization on a parcel of land containing approximately 21,000 \pm situated in a Class B Residential District, at the Waikiki end of Monte Street in Kalihi.

The Director reported that a public hearing was held and closed on February 27, 1964. Because of a vote of 3 to 2, the Commission failed to make a recommendation either for approval or denial of this application. Action had been deferred for consideration before a full Commission.

Noting that only five voting members were present at this time, Commissioner Yamabe suggested that this matter be deferred.

Mr. John Parks requested that he be permitted to speak on behalf of the applicant, the Brotherhood of Our Lady of the Mount.

The Commission held a brief discussion on whether or not to reopen the public hearing to receive testimonies from Mr. Park and any other persons wishing to testify. Since the problem of the possible necessity of re-publication of the public hearing notice was brought out, the Commission decided to receive testimonies from the public on an informal basis; however, such testimonies will be given due consideration by the Commission.

Attorney Parks stated that he is not a member of the organization nor is he familiar with the religious background of this organization, but he knows many of the members of this organization who are doing a worthwhile job for the community. This organization has been in existence for 50 years and he was recently retained to guide them on the second half century of existence. His only regret was that he was not retained earlier before the old clubhouse was torn down so that he could have

properly advised the organization of the zoning requirements and met with the neighbors to explain the proposed plan for the clubhouse.

He indicated that the proposed clubhouse will be very small in comparison with the old clubhouse. The entire building will measure only 23' x 30' which size is sufficient for the members to gather occasionally. It is true that there were noise and disturbance when the old social hall was being rented out but the new operation will be entirely different. The building will not be available to other organizations or groups. There will be a caretaker on the premises. The proposed building will be up on the hillside away from the residential neighborhood. He stated that the organization requires revenue from its members in order to maintain a cemetery and as an incentive to remain in the organization, the members must be offered a place to gather and the proposed clubhouse will adequately serve this purpose.

He requested the Commission to permit this organization which is an eleemosynary, charitable, non-profit organization in operation for many years and which has proven its worthiness to construct its clubhouse on the hillside.

Mr. Parks then submitted a petition signed by approximately 620 persons requesting the Commission to approve the application by the Brotherhood of Our Lady of the Mount to erect a clubhouse on the subject property. Mr. Parks acknowledged that there are protestants and to show that some of the protestants do have certain personal interest in this matter, he submitted to the Commission a letter sent to the organization by one of the protestants.

The Chairman acknowledged receipt of the petition and the letter dated June 8, 1962 addressed to the organization by Ernest Alu and wife.

Mr. Parks was asked by the Commission whether he had examined the language of Ordinance 2427 and is prepared to say that this application meets every one of the specific requirements set forth in said ordinance.

Mr. Parks stated that he had not examined the specific requirements contained in Ordinance 2427 but the organization is prepared to meet the requirements set forth by the Planning Director in his letter of February 13, 1964.

A copy of Ordinance 2427 was given to Mr. Parks for examination and receipt of further testimony from him was deferred until later.

Mr. Raymond Yamamoto, residing at 1577 Monte Street, read and filed a letter of protest against the erection of a clubhouse on the subject property. The letter was signed by seven lessees of properties owned by the Brotherhood of Our Lady of the Mount and they gave the following reasons for their protest:

"1. We, who have built our homes on aforementioned properties (leased from the above-mentioned organization) have done so in the belief that this was to be a residential area and that no property in this vicinity would be used for anything other than residential purposes.

2. Through past experience, we know that social halls used for meetings and other large gatherings tend to create annoying disturbances.

3. On a previous occasion, the owners of this parcel of land were refused permission to build a residence because of the lack of parking space. The building of a clubhouse-social hall problem would only intensify this problem.

4. Monte Street is a dead-end street with a very narrow end where this parcel of land is located. Such a building being situated especially on a dead-end street will create a serious traffic hazard and endanger the safety of the residents."

The Director informed the Commission that just before the meeting he received another letter of protest signed by property owners in the surrounding area accompanied by a map showing the properties of the protestants.

Asked by Mr. Centeio whether the clubhouse was there before the houses of the protestants were built, the Director replied that he could not answer the question without a check of the construction dates of each one of the houses.

Mr. Yamabe asked Mr. Yamamoto, "with reference to the statement made that the people built their homes with the belief that this area will remain a residential area, was there any indication made legally in writing or by an oral representation by the organization that this area was to remain strictly for residential use when you leased the land from the organization?"

Mr. Yamamoto stated that there was no such written agreement but a statement was made that the property was to be used for a home. He had leased the land expecting to live in a quiet residential area.

Mr. Yamamoto was asked by Mr. Yamabe to also clarify the third statement made that the organization was previously denied a building permit to build a residence on the subject property.

Mr. Yamamoto stated that he is a new resident in the area but a long-time resident had made the comment that the organization was denied the building permit because it couldn't provide a parking space on the property which is now proposed for erection of the clubhouse.

He stated that there is a serious traffic problem in the area. Because the street is so narrow, any cars parked on the street prevent other cars from passing each other. It is also difficult to make a turn at the deadend of Monte Street so that motorists have been turning into his neighbor's garage and on two occasions had broken the garage post.

(Mr. Kanazawa was present from this point of the meeting.)

Mr. Ernest Alu of 1558 Monte Street stated that he represents the protestants reflected on the map filed. It was his understanding that the law recognizes comments from only people living within a 700-foot radius from the property in question. Since the names filed by him

represent the majority of the residents in the area, he questioned the acceptability of the 680 signatures filed by Mr. Parks.

The Chairman advised him that there is no requirement in the zoning ordinance or the conditional use ordinance which restricts filing of comments from property owners within a fixed radius. Anyone can speak and the Commission will carefully weigh the arguments presented by the proponents as well as the opponents and make a determination in favor or against the application.

Mr. Alu felt that the Commission should give due consideration to the problems expressed by people living in the immediate neighborhood than those who live elsewhere. He then asked Commissioner Centeio whether or not he is a member of this organization.

Mr. Centeio replied that at one time he was a member but he is not a member now.

Mr. Alu felt that Commissioner Centeio should disqualify himself from participating or voting on this application.

Mr. Centeio stated that if he could not give an unbiased or unprejudiced decision on this application, he would certainly disqualify himself, but he felt that he is well qualified to vote on this application. He is not a member of this organization nor does he have a personal interest in the organization. He supports the application because the organization is an eleemosynary institution in existence for many, many years and it had a clubhouse on the property. Because the clubhouse was destroyed, it is now requesting a conditional use permit to replace the old clubhouse under the new amendment made to the Conditional Use Ordinance which permits clubhouse use of religious institutions and non-profit civic organizations to locate in a residential area.

The Chairman informed Mr. Alu that the Commission will decide on any disqualification of its members.

Mr. Alu then asked whether a communication has been received by the Commission with reference to him. If such a communication were received, he requested that it be read since he is prepared to reply to that communication.

The Director stated that a letter signed by Mr. and Mrs. Ernest Alu addressed to the Chairman, Directors, and Members of the Irmandade De Nossa De Monte is on file. This letter was filed by Mr. Parks. He stated that he had read the letter and the content seems to be of a personal nature between Mr. Alu and the society. He did not believe that it was relevant to the application before the Commission.

Since the letter was accepted by the Commission as evidence from Mr. Parks, a discussion followed whether to read or return the letter to Mr. Parks. The Commission requested that the letter be read in order that it may determine whether or not the letter was relevant to the application.

The Chairman read aloud the letter signed by Mr. and Mrs. Alu addressed to the organization and a reply from the organization to Mr. and Mrs. Alu. The subject matter involved road, water and sewer easements through the organization's property to Mr. Alu's property.

With no objection from the Commission members, the Chairman ruled the letters of no relevance to the application and instructed the Director to return both communications to Mr. Parks.

Mrs. Margorie Menor, living right next door to the site where the new clubhouse is to be built, objected to the granting of the conditional use permit for construction of the clubhouse because of fire hazard and traffic problem that would be created. She stated that there was a fire at the old clubhouse. No members were present and the neighbors had to call the fire department. She had asked Mrs. Perry, secretary of the organization, why had not the organization build the social hall when the four new residential homes were being built and received a reply that the City and County had denied the organization a building permit because it couldn't meet the parking requirement. She indicated that she lives at the deadend of the road and there is no place to park. A clubhouse at this site will definitely create a parking problem.

Mrs. Anna Harris reported that this organization failed to file for two six-year periods, one from 1947 to 1953 and the other from 1957 to 1962, any exhibit with the registrar as being a corporate entity. The organization then filed the exhibits all at once. She questioned the religious status of this organization because it celebrates a religious event only once a year.

The Commission then inquired of Mr. Parks whether or not the organization is exempted from the State general excise tax and from taxation under the Federal Internal Revenue Code and whether or not the organization is designed to advance science and education, to promote the erection and maintenance of public buildings, monuments and works, to lessen the burden of government by rendering financial aid or other services or to combat community deterioration.

Mr. Parks stated that he is not too familiar with the affairs of the organization but do know that it is considered as an eleemosynary organization. A new extension of its Charter was granted last year by the regulatory agency. He stated that the organization is lessening the burden of government by maintaining the cemetery; otherwise, this burden would fall upon the City and County.

He admitted that there was noise and fire in the past but the members hope to avoid these problems by having a caretaker live on the premises. Regarding parking, he pointed out that the Commission must realize that there is always a parking problem whenever a church is in session. There is a Catholic Church in the immediate area at the corner of Kilohana and Nihi Streets. There is a relationship between the church and the organization but the organization is a distinct corporate entity separate from the church.

Asked by the Commission to explain the relationship between the church and the organization, Mr. Parks stated that the organization was founded mainly to celebrate a certain religious event. Since the Catholic church has no social hall on its premises, it has held its social events at the old clubhouse for the past 50 years. All religious functions, however, are held at the church. The new clubhouse will be small and will not be available to other groups or people.

Mr. Lemmon stated his understanding that from testimony given by Mrs. Perry previously, there was no connection between this organization and a church.

Mr. Hustace stated that that was his understanding also.

The Commission took this matter under advisement on motion of Mr. Kanazawa and second of Mr. Lemmon.

(The Deputy Corporation Counsel was excused from the meeting and was not present during the remainder of the session.)

In discussing this matter later, Mr. Yamabe made a motion to defer action on this matter for check by the Corporation Counsel's office of the eligibility of this organization; that is, whether or not it meets the specific requirements contained in Ordinance 2427. His motion was seconded by Mr. Centeio.

Mr. Centeio proposed an amendment to the motion to include that the Corporation Counsel's office also check on the authority of the Commission to act on this application prior to adoption of a general plan since the amendment to the Conditional Use Ordinance including clubhouse facilities of religious institutions and non-profit civic organizations as permissible uses was made in December, 1963, while the injunction was still in effect.

Mr. Ellis questioned whether the function of the Corporation Counsel is to determine eligibility.

Mr. Himeno suggested that if majority of the members are ready to vote either for approval or denial of this application, such a vote be taken with the proviso that the legality question raised by Mr. Centeio be checked.

Mr. Yamabe stated that he had no objection to taking definite action if the Commission is ready to vote; however, his reason for deferral was to obtain more information on the conditions to be placed for compliance by the applicant, such as parking. He believed that the number of parking spaces shown on the development plan submitted was not adequate for the clubhouse operation. He would also like to visit the site because references were made several times by the residents that the land was too steep for this operation.

Mr. Lemmon believed that the Commission should examine this application from the planning standpoint rather than the legal standpoint. He supported Mr. Himeno's suggestion to take action on this application.

Mr. Centeio repeated his contention that the Commission cannot vote on this application until the legality of

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whether or not it can act on this application in the absence of an adopted general plan is settled.

The Chairman reported that there is a written opinion on file from the Corporation Counsel's office stating that the Commission does have the legal authority to consider conditional use permits at the present time.

A vote was taken on the motion for deferral for check by the Corporation Counsel of the eligibility of this organization. This motion failed to carry lacking four affirmative votes. Messrs. Himeno, Lemmon and Hustace voted in the negative.

A new motion made by Mr. Lemmon, seconded by Mr. Himeno, for deferral for visit of the site carried.

Since the next regular meeting date of the Commission is a legal holiday, the Commission decided to meet on Tuesday, March 24th, at 2:00 pm., preceded by a field trip to the site of this particular application at 11:00 a.m.

LAND USE COMMISSION
PETITION
KALIHI VALLEY
KAMANAIKI VALLEY
PHILIP P. MINN
(URBAN USE)

The Commission considered again a petition filed with the Land Use Commission requesting an amendment of the Temporary District Boundary by changing the district designation of approximately 106 acres of land situated in Kamanaiki Valley, Kalihi Valley, from a Conservation District to an Urban District. Since the land is situated within the forest reserve watershed area, the Commission had deferred action for comments from the Board of Water Supply.

The Director reported that a reply has been received from the Board of Water Supply and read the letter advising the Commission, as follows:

"Sometime ago, the owners of Kamanaiki Valley secured tentative approval for the subdivision of all land lying below the 500-foot contour, which is the limit of water service in that area. Furthermore, the terrain above the 500-foot contour is such that it is not suitable for urban development.

"All lands of Kamanaiki Valley above that elevation were recommended to remain in the Forest Reserve or Conservation area by the then Board of Agriculture and Forestry continuously since 1950 to date. This Board so concurs.

"It is our understanding that the applicant's intention is (1) to subdivide that portion of Kamanaiki Valley below the 500-foot contour, and (2) to move his nursery from Palolo Valley to the area in 'Conservation' above the 500-foot contour.

"This planned use would conform to the present interim zoning of Kamanaiki Valley. Insofar as the nursery is concerned, there would be no need to remove the area from the Kamanaiki Valley Conservation District as such use could be permitted under paragraph D-(10)-(j) of the proposed 'Interim Regulations for the Conservation District' of the Department of Land and Natural Resources.

"In view of the foregoing, it appears that the petition should be withdrawn."

Asked for the staff's recommendation, the Director stated that the staff recommended that the area to be subdivided, as indicated on the map submitted, be placed in the urban district and the area above the 500-foot contour be placed in conservation. This recommendation is the same as the Board of Water Supply's understanding that the area below the 500-foot contour would be urban while the area above would be conservation at the time of setting of the temporary district boundary. The area outlined in orange on the map below the 500-foot contour line has already been subdivided and developed. Therefore, he believed that this petition was not necessary and should be withdrawn.

Mr. Centeio asked whether land in the conservation district has been declared as unsuitable for development by the Chief Engineer. He believed that if the land can be developed, the applicant should be given an opportunity to develop the land.

Mr. Himeno requested the Director to elaborate on the comment made by the Board of Water Supply that there was some understanding reached between the two parties.

The Chairman recommended to the Director that he obtain additional information from the Board of Water Supply regarding this understanding and suggested that a visitation of the site be made by the Commission members.

The Director suggested that a representative of the Chief Engineer accompany the Commission on this visitation since the engineer would be more qualified to say whether or not the land is suitable for development.

With no objection from the Commission members, the Chairman declared this matter deferred pending visitation of the site.

CONDITIONAL USE
PERMIT
MANOA
STATE P.T.A.

The Commission acknowledged receipt and filed a communication signed by 15 property owners in the Manoa area expressing their appreciation to the Commission for its ruling upon the recent request of the Hawaii Congress of Parents and Teachers Association for conditional use of residential premises at 2522 Alaula Way in Manoa.

MISC.
BUILDING PERMIT
APPLICATION
CIVIC CENTER
JOSEPH S. MISHIMA

The Director informed the Commission that by communication, Mr. and Mrs. Joseph S. Mishima had requested definite assurance from the City that their proposed development of a multi-story office-clinic building on land at the corner of Hotel Street and Kapiolani Boulevard within the Civic Center area would be approved.

The staff had advised Mr. and Mrs. Mishima that the City has no authority to give any such assurance and that they may apply for a building permit. If the City is unable to purchase the property, the building permit will be issued.

No action was taken by the Commission on this matter.

LAND USE COMMISSION
PETITION
MAKAHA VALLEY,
WAIANAE
CAPITAL INVEST.
(URBAN USE)

The Commission considered a petition for amendment of the Land Use Commission's Temporary District Boundary from the present classification of Agricultural-Conservation District to Urban District for 5,210 acres of land situated in Makaha Valley in Waianae. This petition was

referred by the Land Use Commission to the Planning Commission for its comments and recommendation.

The Director reported that the staff recommends denial for the following reasons:

- (1) The anticipated population for this area in the next 20 years would not generate enough of a demand for more urban use than what is designated on the general plan.
- (2) The predominant use of the area at present is agriculture.
- (3) There are ample vacant residential lands within the urban district in Waianae and Makaha Valley to accommodate the anticipated growth in the next 5 years.
- (4) Studies conducted show that conditions and trends in this area have not changed since the adoption of the present district boundaries to warrant such a tremendous withdrawal of agricultural land for urban use.
- (5) The general plan designation for the area is agriculture.

Asked by the Commission whether the boundary of the subject land follows closely the proposed general plan boundary of agricultural use, the Director replied that it does.

Mr. Yamabe's motion to accept the Director's recommendation and to recommend to the Land Use Commission that the petition be denied was seconded by Mr. Himeno.

In the discussion that followed, Mr. Centeio asked whether the petitioner had submitted any proposed development plan for its land.

The Director replied that no development plan has been received. The only correspondence received is a letter of transmittal from the Executive Officer of the Land Use Commission and a copy of the petition for amendment of the Temporary District Boundary. However, the petition states that for petitioner's reasons for requesting the boundary change to please refer to a letter dated April 16, 1963 to the Land Use Commission from its attorney Morio Omori. The Director stated that this letter was not included with the petition.

The Chairman believed that to approve this request without further study of the area would be inconsistent with good planning, especially since the recently proposed general plan pending before the City Council designates the subject area for agriculture. He felt that the only appropriate action that could be taken at this time would be denial of the petition.

Since the petitioner refers to a letter from its attorney explaining its reason for wanting urban use of the land, Mr. Centeio felt that the Commission should defer action on this matter until this letter is received for further consideration by the Commission.

The other members felt that from information provided by the staff, there seems to be no basis for recommending

approval at the present time and called for the vote.

A vote was taken and the motion to recommend denial of the petition carried. Messrs. Centeio and Kanazawa voted in the negative. Mr. Centeio stated that he had voted in the negative because of insufficient information provided to the Commission.

The Chairman stated that should additional information be provided by the applicant to justify his request, the Commission could reconsider this application.

LAND USE COMMISSION
PETITION
KANEHOE
LIKELIKE HIGHWAY
FATHERS OF THE
SACRED HEARTS
BY: REV. BRENDAN
L. FURTADO

The Commission considered a petition for amendment of the Land Use Commission's Temporary District Boundary by changing the present classification of land in Kaneohe, mauka of Likelike Highway, from Agricultural District to Urban District.

The Director reported that the Fathers of the Sacred Hearts had completed a land exchange with H.K.L. Castle so that its lands are now one contiguous piece. (A map showing the land exchange was exhibited on the wall.) The petitioner requests urban designation for its land up to the 600-foot contour. It plans to develop the lower portion of the land for residential use and the upper portion for location of its monastery. The land is presently vacant and idle except for a 2-acre banana patch in a gulch along Likelike Highway. The banana grove will be retained as a buffer between the proposed institutional site and the residential development.

The Director indicated that lands on the makai side of this property is presently being developed for residential purposes. These are the Keapuka and Kapunahala residential subdivision development. The proposed general plan of this area designates the subject land up to the forest reserve line for urban use and the remaining upper portion for conservation. The staff, therefore, recommends approval of urban use for lands below the forest reserve line which is at elevation 350 or 400 feet, for the following reasons:

- (1) The land in question is surrounded on two sides by residential development and the remaining two sides by a steep pali.
- (2) The present area in agricultural use is only 3.2 acres or less than 5% of the total area.
- (3) The slope of the land is suitable for residential development up to the water reserve line at about elevation 350 or 400 feet. The religious use will be in the upper section at about the 600-foot contour.
- (4) The urban use complies with the proposed General Plan of Oahu.

The Director stated that there is a 90-day deadline within which the Commission must act on this petition and since this 90-day period will expire in a few days, he recommended that the Commission take action today.

Mr. Yamabe objected to the staff's recommendation for approval. He pointed out that there are considerable acreage in banana growth in the area and he felt that urban use should not be permitted to encroach into the

agricultural area. Once this urban growth is permitted, it would gradually extend all the way to the upper area. Furthermore, he questioned the validity of the staff's recommendation which specifies a definite boundary when the general plan is treated in a broad brush manner so that there is no definite boundary of uses. It is only upon the detailed land use map that definite boundaries are to be established and he felt that this matter should be deferred until the General Plan is adopted and detailed land use maps are prepared.

The Director explained that the general plan boundary of urban use is vague but the forest reserve line is definitely established so that the staff's recommendation follows a definite line.

Mr. Centeio also felt that the Commission should defer action on this matter until the General Plan is adopted; otherwise, the question of legality of any action taken may arise.

The Chairman requested the Director to obtain a legal opinion from the Corporation Counsel whether or not the Commission may legally consider and act on petitions of the Land Use Commission.

Mr. Lemmon indicated that he had no objection to deferring this matter until the General Plan is adopted or a decision made as to the legality of any action taken, but it was his understanding that in order to meet the 90 day deadline, action by the Commission was being requested at this time.

The Chairman saw no objection to taking action at this time since the recommendation would be consistent with the General Plan.

Mr. Kanazawa felt that it was proper to recommend approval consistent with the General Plan; however, with the condition that the exact boundary of urban use would be determined by a subsequent land use map to be submitted.

Mr. Kanazawa's motion to recommend approval of this petition for urban use limited to the area consistent with the General Plan with the exact boundary of urban use to be determined upon subsequent submission of a detailed land use map by the applicant was seconded by Mr. Lemmon and carried. Messrs. Centeio and Yamabe voted in the negative.

The Chairman recommended to the Director that upon submission of the Commission's recommendation to the Land Use Commission that the map with the overlay showing the result of the land exchange between H.K.L. Castle and the petitioner be accompanied with the letter.

C.I.P.
IMPROVEMENT
REVOLVING FUND
KAPALAMA IMPROVE-
MENT DISTRICT
NO. 158

By Committee Report No. 369, the City Council had referred to the Planning Commission for its consideration and recommendation, a proposal to utilize \$1,430 from the Improvement Revolving Fund to conclude negotiations for the acquisition of certain improvements within Kapalama Unit II, Improvement District No. 158 Project.

The Director reported that the acquisition involves the cost of two frame garages which extend into the proposed widening of Hau and Colburn Streets. There is sufficient

fund in the Improvement Revolving Fund for this utilization. The Fund will be reimbursed after the sale of Improvement District Bonds.

The Commission voted to recommend approval to utilize \$1,430 from the Improvement Revolving Fund for the stated acquisition with the understanding that the Fund will be reimbursed after the sale of Improvement District Bonds, on motion of Mr. Lemmon and second of Mr. Centeio.

C.I.P.
IMPROVEMENT RE-
VOLVING FUND
KAPALAMA IMPROVE-
MENT DISTRICT
NO. 167

The Commission also considered Committee Report No. 370 from the City Council, referring to the Planning Commission for its consideration and recommendation, a proposal to utilize \$17,748 from the Improvement Revolving Fund for the acquisition of Parcels 50 through 59 having a total area of 4,437 $\frac{1}{2}$ for the widening of Kahanu Street. Kahanu Street is being widened under the Kapalama Improvement District No. 167, Unit III, Project.

The Commission, on motion of Mr. Kanazawa and second of Mr. Yamabe, recommended approval to utilize \$17,748 from the Improvement Revolving Fund for the stated acquisition with the understanding that the Fund will be reimbursed after the sale of Improvement District Bonds.

CAPITAL IMPROVE-
MENT PROGRAM
SIX-YEAR C.I.P.
FOR THE C & C OF
HONOLULU FOR
FISCAL YEARS 1964-
1965 THROUGH
1969-70

The Commission again reviewed the proposed Capital Improvement Program for the City and County of Honolulu for fiscal years 1964-1965 through 1969-1970 as prepared by the sub-committee of the Planning Commission with the aid of the Planning Department staff. A preliminary review of the proposed program was made by the Commission at its last meeting.

In compliance with the provisions of the City Charter Section 5-505(f), requiring consultation with the territorial planning director with respect to the Capital Improvement Program, a copy of the Program was transmitted to Mr. Shelley Mark, Director of the Department of Planning and Economic Development for his comments.

The Director reported that a reply has been received from Mr. Mark but the letter has been inadvertently addressed to him as the Planning Director rather than to the Commission. He believed that the intent of this communication is to meet the consultation provision with the Planning Commission.

The Commission stated that a confirmation letter should be requested of Mr. Mark.

A motion to accept this letter and to request Mr. Mark to confirm that the letter addressed to the Planning Director is intended for the Planning Commission's attention pursuant to the provision of Charter Section 5-505(f) was made by Mr. Lemmon, seconded by Mr. Kanazawa, and carried.

The Director reported that the confirmation letter is in transit from Mr. Mark's office but it has not been received as yet by this office.

After a brief discussion and clarification made of certain projects contained in the Program, Mr. Lemmon made a motion to approve the proposed Capital Improvement Program for the next six fiscal years and to transmit it to the Mayor together with the letter from Mr. Mark (upon receipt

of a confirmation letter from Mr. Mark) with a recommendation that the Program be adopted. The motion was seconded by Mr. Kanazawa and carried.

Mr. Ellis felt it appropriate at this time to thank the Planning Department staff for its assistance in preparing and producing the Capital Improvement Program.

Later in the meeting, the Chairman acknowledged receipt of a letter addressed to the Chairman of the Planning Commission from Mr. Mark commenting on the proposed Capital Improvement Program to meet the consultation provision of the City Charter.

**STREET NAMES
HAWAII-KAI
HAAIONE SUBDI-
VISION UNIT 1-E**

The Commission, on motion of Mr. Kanazawa and second of Mr. Himeno, recommended approval of the following street names:

(1) Roadways within Hahaione Subdivision Unit 1-E at Hawaii-Kai:

HAAIONE STREET - Roadway off Hawaii-Kai Drive running mauka into Hahaione Valley, Waimanalo of Kumukahi Place.
Meaning: District name

PEPEEKEO STREET - Extension of existing roadway to Hahaione Street.

**STREET NAMES
MANOA VALLEY
PINAQ SUBDIVISION**

(2) Roadway within the Pinao Subdivision in Manoa Valley:

PAWALE PLACE - Deadend roadway off Pinao Street mauka of Pawaina Street.
Meaning: A native dock, a coarse vine-like plant belonging to the buckwheat family.

**STREET NAMES
MANOA
MANOA GARDENS
UNIT IV SUBDVN.**

(3) Roadway within the Manoa Gardens Unit IV Subdivision:

NIPO STREET - Roadway off Manoa Road running in a mauka direction and being mauka of Pawaina Street.
Meaning: To be in love with; to yearn for

**STREET NAMES
MAILI**

(4) Roadways within the Maili area:

KULAAUPUNI STREET- Roadway from St. Johns Road running in a Kaena Point direction to terminate at Hila Street extension and being mauka and parallel to Farrington Highway. Maile Elementary School fronts this roadway.
Meaning: Public school; government school

MALIONA STREET - Extension of an existing roadway from Kulaaupuni Street mauka to its intersection with a dirt unnamed right-of-way. Existing portion off Farrington Highway running mauka to a deadend.

STREET NAMES
KAPALAMA
KONDO-WAIKAMILO
SUBDIVISION

(5) Roadway within the Kondo-Waiakamilo Subdivision

MOONUI STREET - Roadway from Waiakamilo Road to
Moowaa Street and between Mookaula
Street and Kaumualii Street.

Meaning: A dragon

STREET NAMES
DELETION
WITHIN QUEEN EMMA
REDEVELOPMENT
PROJECT

The Commission, on motion of Mr. Kanazawa and second of
Mr. Centeio, recommended deletion of the following street
names for former roadways within the Queen Emma Redevelop-
ment Project:

LUNA
KILOHANA
GANDALL
CHRISTLEY
KAULUA
AYLETT
PAWALE
NEW ERA
KAHELA
NINIPU
KAUKANE
HOLT
KAULANA

The meeting adjourned at 5:00 p.m.

Respectfully submitted,


Carole A. Kamishima
Planning Reporter

Meeting of the Planning Commission
Minutes
March 24, 1964

The Planning Commission met in regular session on Tuesday, March 24, 1964, at 2:50 p.m., in the Conference Room of the City Hall Annex with Chairman Frank W. Hustace, Jr., presiding:

PRESENT: Frank W. Hustace, Jr., Chairman
George F. Centeio
Cyril W. Lemmon
Thomas N. Yamabe II

Wallace Kim, Deputy Planning Director
Wendell Kimura, Deputy Corporation Counsel

ABSENT: Stanley T. Himeno
Kinji Kanazawa
Alfred A. Yee
Fred K. Kwock, ex-officio
Robert F. Ellis, ex-officio

MINUTES: The minutes of February 25, 1964, as circulated, were approved on motion of Mr. Lemmon and second of Mr. Yamabe.

**CAPITAL IMPROVE-
MENT PROGRAM
AMENDMENT TO THE
C.I.P. FOR THE
FISCAL YEAR
JULY 1, 1963 TO
JUNE 30, 1964**

The Commission considered Bill No. 15 entitled: "Capital Improvement Supplementary No. 4. An Ordinance amending Ordinance No. 2366 relating to Capital Improvements for the City and County of Honolulu for the Fiscal Year July 1, 1963 to June 30, 1964", which was referred by the City Council to the Planning Commission for its consideration and recommendation, as follows:

"SECTION 1. Ordinance No. 2366 as amended, relating to Capital Improvements of the City and County of Honolulu for the fiscal year July 1, 1963 to June 30, 1964 is hereby further amended as follows:

- 1a) Reducing the appropriations in the following amounts for the projects financed out of current revenues and general obligation bonds as authorized by Ordinance No. 2366, hereinafter enumerated:

GENERAL FUND

DEPARTMENT OF BUILDINGS

School Improvements:

Fern Elem. School	\$ 27,433	
Kaahumanu Elem. School	38,556	
Waipahu Elem. School	<u>27,282</u>	\$ 93,271

PUBLIC IMPROVEMENT BOND FUND

DEPARTMENT OF BUILDINGS

School Improvements:

Honouliuli Elem. School	648,798	
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Other Building Improvements:

Maluhia Hospital, New Laundry Building	<u>90,000</u>	738,798
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DEPARTMENT OF PUBLIC WORKS

Sewer Improvements:

Citron Street Relief Sewer		28,000
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DEPARTMENT OF PARKS & RECREATION

Park Improvements:

Pearl Harbor Park 150,000

Total Reduction \$1,010,069

- 1b) and appropriating the following amounts of surpluses and proceeds to be realized from sale of general obligation bonds which are in addition to the amount of moneys estimated from current revenues and proceeds to be realized from the sale of general obligation bonds appropriated by Ordinance Nos. 2366, 2382, 2417 and 2426:

GENERAL FUND

Unappropriated Surplus 64,305

PUBLIC IMPROVEMENT BOND FUND

General Obligation Bonds 370,000
Unappropriated Surplus 40,000 410,000

PUBLIC IMPROVEMENT FUND

Unappropriated Surplus 99,900

TOTAL \$1,584,274

are hereby appropriated for the purposes as set forth in Item 2) hereof for the fiscal year July 1, 1963 to June 30, 1964.

- 2) The moneys as reduced and appropriated in Items 1a) and 1b) hereinabove shall be and are hereby appropriated for the following purposes.

	<u>General Fund</u>	<u>Public Improvement Bond Fund</u>	<u>Public Improvement Fund</u>	<u>Total</u>
DEPARTMENT OF PUBLIC WORKS				
Drainage & Flood Control:				
Kamehameha Highway-- Haleiwa Drain	\$ ---	\$ ---	\$ 2,000	\$ 2,000
Kawainui Swamp Flood Control	---	<u>630,000</u>	<u>70,000</u>	<u>700,000</u>
Total Drainage and Flood Control	---	<u>630,000</u>	<u>72,000</u>	<u>702,000</u>
Sewer Improvements:				
East Loch Interceptor Sewer Section 3.....	<u>5,100</u>	---	<u>24,900</u>	<u>30,000</u>
TOTAL DEPARTMENT OF PUBLIC WORKS	<u>5,100</u>	<u>630,000</u>	<u>96,900</u>	<u>732,000</u>
DEPARTMENT OF BUILDINGS				
School Improvements:				
Aiea Elem. School	85,000	---	---	85,000
Ewa Beach Second Elementary School	55,705	626,798	---	682,503
McKinley High School	<u>8,271</u>	---	---	<u>8,271</u>

	<u>General Fund</u>	<u>Public Improvement Bond Fund</u>	<u>Public Improvement Fund</u>	<u>Total</u>
<u>Other Building Improvements:</u>				
Renovation of Corporation Counsel's Office	---	70,000	---	70,000
TOTAL DEPARTMENT OF BUILDINGS	<u>148,976</u>	<u>696,798</u>	<u>---</u>	<u>845,774</u>
<u>DEPARTMENT OF TRAFFIC</u>				
<u>Street Lights:</u>				
Halawa Heights Road Street Lights	---	---	3,000	3,000
<u>DEPARTMENT OF PARKS AND RECREATION</u>				
<u>Park Improvements:</u>				
Moanalua Gardens Playground	3,500	---	---	3,500
TOTAL CAPITAL IMPROVEMENTS	<u>\$157,576</u>	<u>\$1,326,798</u>	<u>\$99,900</u>	<u>\$1,584,274</u>

SECTION 2. This Ordinance shall take effect upon its approval."

"CAPITAL IMPROVEMENT SUPPLEMENTARY NO. 4

NEW CAPITAL IMPROVEMENT PROJECTS
FOR 1963-1964 FISCAL YEAR

Drainage and Flood Control:

Kamehameha Highway--Haleiwa
Drain (Engineering studies)..... \$ 2,000

Sewer Improvements:

East Loch Interceptor Sewer, Sec. 3 (Plans)..... 30,000

School Improvements:

Aiea Elementary School (Supplement State funds
for construction of 8 classrooms, administra-
tion and library)..... 85,000
Ewa Beach Second Elementary School (Plans and
construction of 30 classrooms)..... 682,503

Street Lights:

Halawa Heights Road Street Lights..... 3,000 \$ 802,503

ADDITIONAL REQUIREMENTS FOR 1963-1964
FISCAL YEAR PROJECTS

Drainage and Flood Control:

Kawainui Swamp Flood Control (Land acquisition).. 700,000

School Improvements:

McKinley High School (Fencing, demolition work
and construction of storage area)..... 8,271

Other Building Improvements:

Renovation of Corporation Counsel's Office
(Construction)..... 70,000

Park Improvements:

Moanalua Playground (Playground apparatus)..... 3,500 781,771

TOTAL \$1,584,274

METHOD OF FINANCING
TRANSFER FROM CURRENT PROJECTS

GENERAL FUND

School Improvements:

Fern Elementary School.....	27,433	
Kaahumanu Elementary School.....	38,556	
Waipahu Elementary School.....	27,282	93,271

PUBLIC IMPROVEMENT BOND FUND

School Improvements:

Honouliuli Elementary School	648,798	
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Other Building Improvements:

Maluhia Hospital, New Laundry Building.....	90,000	
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Sewer Improvements:

Citron Street Relief Sewer.....	28,000	
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Park Improvements:

Pearl Harbor Park.....	150,000	916,798
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BONDS

General Obligation Bonds.....		370,000
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UNAPPROPRIATED SURPLUS

General Fund.....	64,305	
Public Improvement Bond Fund.....	40,000	
Public Improvement Fund.....	99,900	204,205

TOTAL..... \$1,584,274"

The Deputy Director explained the amendments as follows:

Kamehameha Highway--Haleiwa Drain, \$2,000

This amount is for drainage engineering studies for the Haleiwa area proper. Monies have been appropriated for this project and the expenditure of \$2,000 is to proceed immediately with the engineering studies.

Kawainui Swamp Flood Control -- \$700,000

This amount is required for land acquisition. The Federal government had advised the City that in order not to lose Federal aid construction funds for this project, the City must purchase lands for the Kawainui Swamp Flood Control project by May 1, 1964.

East Loch Interceptor Sewer -- \$30,000

This amount is being requested now to allow advance preparation, planning and specifications for 1964-65 construction.

Aiea Elementary School -- \$85,000

This amount is to supplement State funds for construction of 8 classrooms, administration and library. These are replacements of facilities lost by fire.

Ewa Beach Elementary School -- \$682,503

This amount is for planning and construction of 30 classrooms. It was allocated for the Honouliuli

Elementary School but since the site of this school is in the sound path of Barber's Point Airfield and construction in the surrounding area has lagged, the school is not likely to be constructed in the near future. The money is being transferred to Ewa Beach Elementary School which will serve the same neighborhood.

McKinley High School -- \$8,271

This amount is needed for fencing, demolition of old buildings and construction of a storage room in the vicinity of the auditorium.

Renovation of Corporation Counsel's Office -- \$70,000

This amount was advanced from 1965 to carry out the early completion of renovating the Corporation Counsel's offices. Since the office formerly occupied by the Auditor is now vacant, the office of the Corporation Counsel will be temporarily moved downstairs while its offices are being renovated.

Halawa Heights Road Street Lights -- \$3,000

Street lights has been a long standing request of the community. Since funds are now available, this project has been advanced.

Moanalua Gardens Playground -- \$3,500

This amount is for purchase of playground equipment.

Funds for the projects listed above will be made possible by transfer of savings from other projects (\$1,010,069); proceeds from sale of general obligation bonds (\$370,000); and unappropriated surplus derived from savings of completed contracts from prior years (\$204,205) for a total of \$1,584,274.

After a brief discussion on the proposed amendments to the Capital Improvement Program of the City and County of Honolulu for the fiscal year July 1, 1963 to June 30, 1964 and the Capital Budget Ordinance, a motion was made by Mr. Lemmon, seconded by Mr. Yamabe, to recommend approval of Bill No. 15. The motion carried.

CONDITIONAL USE
PERMIT
KALIHI
END OF MONTE ST.
BROTHERHOOD OF
OUR LADY OF THE
MOUNT

Pending a visit of the site, the Commission deferred action on the request from the Brotherhood of Our Lady of the Mount for a conditional use permit to construct a clubhouse on land situated at the end of Monte Street in Kalihi within a Class B Residential area.

LAND USE COMMISSION
PETITION
KALIHI VALLEY
KAMANAIKI VALLEY
PHILIP MINN
(URBAN USE)

Also pending a visit of the site, the Commission deferred action on a request from Philip Minn for an amendment of the Temporary District Boundary of the Land Use Commission by changing the land use classification from Conservation to Urban for land in Kamaikai Valley, Kalihi, containing 106 acres.

GENERAL PLAN
OF OAHU

The Commission acknowledged receipt of a communication from the City Clerk advising the Planning Commission that the City Council had referred the Commission's communication transmitting the proposed General Plan prepared by the Planning Director for the City and County of Honolulu, together with the Commission's recommendations thereon, to the Committee of the Whole for consideration; and scheduled a public hearing on April 7, 1964, at approximately 3:00 p.m., to consider the adoption of the Plan.

The meeting adjourned at 3:15 p.m.

Respectfully submitted,

Carole A. Kamishima
Carole A. Kamishima
Planning Reporter

Meeting of the Planning Commission
Minutes
April 9, 1964

The Planning Commission met in regular session on Thursday, April 9, 1964, at 2:00 p.m., in the Conference Room of the City Hall Annex with Vice Chairman George F. Centeio presiding:

PRESENT: George F. Centeio, Vice Chairman presiding
Stanley T. Himeno
Kinji Kanazawa
Cyril W. Lemmon
Thomas N. Yamabe II
Fred K. Kwock, ex-officio

Wallace S. W. Kim, Deputy Planning Director
Wendell Kimura, Deputy Corporation Counsel

ABSENT: Frank W. Hustace, Jr.
Alfred A. Yee
Robert F. Ellis, ex-officio

MINUTES: The minutes of February 27, 1964, as circulated, were approved on motion of Mr. Lemmon and second of Mr. Yamabe.

CONDITIONAL USE
PERMIT
KALIHI
END OF MONTE ST.
BROTHERHOOD OF
OUR LADY OF THE
MOUNT
(CLUBHOUSE USE)

The Board again considered an application for Conditional Use Permit to construct and operate clubhouse facilities of a religious institution and non-profit civic organization on a parcel of land containing 21,000 \pm situated at the end of Monte Street in Kalihi within a Class B Residential zone.

A public hearing was held and closed on February 27, 1964. Surrounding property owners had appeared to protest the granting of the Conditional Use Permit for the clubhouse.

At its meeting on March 12th, the Commission also heard testimonies from Attorney John Parks, representing the applicant, and from other protestants. The Commission had deferred action for visit of site.

The Deputy Director noted that the Commissioners had visited the area to check the topographic and traffic conditions of the property. He also noted that copies of the Corporation Counsel's opinion stating that the application does not meet the requirements of the ordinance for a conditional use permit to erect a clubhouse facility on the subject property have been circulated to the Commissioners.

Mr. Yamabe suggested that the Commission consider and take action on this application on the planning aspects and not the legal aspects.

Mr. Lemmon stated that as one of the members who visited the site, he agreed with much of the testimony given by the protestants.

Mr. Lemmon's motion to recommend denial of the application for Conditional Use Permit was seconded by Mr. Kanazawa and carried. Mr. Centeio voted in the negative and stated that his reasons were given at previous meetings and they are the same.

Mr. Yamabe's motion that the communication received from the Corporation Counsel be filed with the minutes so that it would be part of the action taken on this particular subject matter was seconded by Mr. Kanazawa and carried. Mr. Centeio voted in the negative.

* * * * *

The communication dated March 31, 1964, from the Corporation Counsel is as follows:

"Mr. Frederick Lee
Planning Director
City and County of Honolulu
Honolulu, Hawaii

Re: Application for conditional use permit
for construction and operation of a
clubhouse on Lot 10, Block 12, Kaiulani
Tract (Kalihi) Tax Map Key 1-3-36: 18.
Applicant: Brotherhood of Our Lady of
the Mount

Dear Sir:

This is in response to your request for our advice as to whether the above-named applicant meets the requirement of Ordinance No. 2427 which states that for a period of at least ten years prior to the application for a conditional use permit for clubhouse purposes, the applicant must have owned and utilized said clubhouse on the 'particular premises' in furtherance of its activities.*

We answer your question in the negative.

We understand that the applicant owns Lots 10 to 17 inclusive (Block 12, Kaiulani Tract, TMK 1-3-36:18) on Monte Street in Kalihi and that for a period of more than ten years, it had owned and had utilized a clubhouse on Lots 15, 16, and 17 thereof. However, recently, the clubhouse was demolished because it constituted a fire hazard. The applicant now proposes to construct and operate a new clubhouse on Lot 10, which is at the end of Monte Street. Lot 10, the proposed new site, is separated from Lots 15, 16, and 17, the old site, by four lots (11, 12, 13 and 14) which are presently leased to private individuals and used for residential purposes. The whole area is within a Class B Residential zone, which does not permit clubhouses. Section 21-2.8, R.O. 1961; see Op. No. 63-131 of this office.

Section 21-9.1(a), R.O. 1961, as amended by Ordinance No. 2427, provides in pertinent part:

'(1) Types of Uses. The following conditional uses may be permitted in districts in which they are otherwise prohibited pursuant to the procedure and requirements set forth in this section. Such uses are declared to possess such unique and special characteristics that each specific case shall be considered individually.

* * *

* We have taken the liberty of rephrasing the question.

'(j) Clubhouse facilities of religious institutions and of non-profit civic organizations promoting social welfare; provided that such religious institutions and non-profit civic organizations, for a period of at least ten years prior to the application for a conditional use permit, had owned and had been utilizing a clubhouse on the particular premises in furtherance of their activities . . . (Emphasis added)

Thereunder, a non-profit civic organization promoting social welfare may apply for a conditional use permit to construct a clubhouse if the organization, for a period of at least ten years prior to the application for the permit, had owned and had been utilizing a clubhouse on the particular premises.

The term 'particular premises,' we believe, as applied to the instant case, refers to Lot 10, the site of the proposed new clubhouse, and does not refer to Lots 15, 16, and 17, the site of the old clubhouse. Hence, we think that the applicant, not having owned or utilized a clubhouse on Lot 10, does not qualify for a conditional use permit under the terms of the ordinance.

The word 'premises,' depending on the context in which it is used, has a variety of meanings. 72 C.J.S. Premises, p. 484. The word has no fixed legal significance, and no fixed definition that is applicable to every situation. Ibid. It has been stated that the word 'premises,' when denoting the location on the earth's surface, refers to lands or buildings that are 'separate units' or 'separate entities' with different characteristics and distinct boundaries. Also, such 'units' or 'entities' are usually occupied separately and are distinguishable from other lands or buildings. Doherty's Case, 2 N. E. 2d 186, (mass. 1936).

In the instant case, Lot 10, the site of the proposed new clubhouse, is separate and distinct from the other Lots in the surrounding area, including Lots 11 through 17, Lot 10 is proposed to be occupied as a separate unit and by different occupants from those who occupy the other lots within the area. It is also proposed for a use different from that of the other lots. Hence, we believe that Lot 10 may reasonably be considered as the 'premises' referred to in the cited ordinance. Since the applicant has never utilized the 'premises' for clubhouse purpose before, we are of the opinion that the applicant does not meet the requirements of the ordinance for a conditional use permit to erect a clubhouse facility on Lot 10.

Very truly yours,

/s/
WENDELL K. KIMURA
Deputy Corporation Counsel

APPROVED:

/s/
STANLEY LING
Corporation Counsel "

LAND USE COMMISSION
PETITION
KALIHI VALLEY
KAMANAIKI VALLEY
PHILIP MINN
(URBAN USE)

The Commission visited the property situated at the end of Nihi Street in upper Kamaikai Valley in Kalihi containing an area of 106 acres. A petition was filed with the Land Use Commission requesting an amendment of the Temporary District Boundary Map by changing the classification of this land from Conservation to Urban use. The Land Use Commission has requested comments and recommendation from the Planning Commission.

The Deputy Director informed the Commission that the staff's recommendation originally was for denial of the application because of the adverse topographic condition of the land. However, since receipt of a communication from the Board of Water Supply, dated March 4, 1964, indicating the Board's opinion that urban use up to the 500-foot elevation, which is the existing limit of water service, would not adversely affect its operation, but that lands beyond the 500-foot contour be retained for Conservation use, the staff now concurs with the Board of Water Supply's recommendations.

In reply to questions from the Commissioners, the Deputy Director stated that the proposed General Plan of Oahu designates the subject area, below the forest reserve line for urban use so that the proposed change in designation would not be in conflict with the General Plan. The 500-foot contour line is reflected on the map submitted by the applicant which shows a proposed subdivision layout. Approximately 15 acres within this area have already been subdivided and developed.

Mr. Yamabe made a motion to recommend to the Land Use Commission that in accordance with the recommendation of the Planning Department's staff, land below the 500-foot contour be changed from a Conservation District to an Urban District but land above the 500-foot contour be retained in the Conservation District.

Mr. Lemmon seconded Mr. Yamabe's motion and asked Mr. Yamabe whether or not this land is suitable for agricultural use.

Mr. Yamabe replied that he has not had an opportunity to check the land but he felt that concessions could be made.

A vote was taken and the motion carried unanimously.

LAND USE COMM.
PETITION
MAKAHA VALLEY,
WAIANAE
CAPITAL INVEST-
MENT CO., LTD.,
ET AL
(URBAN USE)

The Deputy Director informed the Commission of the receipt of a petition filed by Capital Investment Co., Ltd., et al, to the Land Use Commission requesting an amendment to the Temporary District Boundary Map by changing the district classification from an agricultural district to an urban district for approximately 5,210 acres of land in Makaha Valley, Waianae. This petition was referred by the Land Use Commission to the Planning Commission for its comment and recommendation.

He stated that the Planning Commission at its last meeting took action to recommend denial of the petition; however, Mr. Morio Omori, attorney for the petitioner, has indicated that the request does not cover 5,210 acres but is limited to 575 acres. The land requested for urban designation lies opposite Makaha Beach. As indicated on the proposed development plan map submitted by the petitioner, 73.6 acres is proposed for resort use, 219 acres for residential use, 213 acres for golf course use, 32.9

acres for a neighborhood park, 19.4 acres for a beach park, and 17.2 acres for drainage. Farrington Highway is to be realigned slightly mauka for expansion of existing Makaha Beach Park.

Sometime ago, Capital Investment had submitted to this office, a proposal for a resort development together with a golf course for land opposite Makaha Surfing Beach. The staff concurred with this use and subsequently indicated on the proposed General Plan, resort use for the area immediately mauka of the surfing beach and residential use up to the proposed new alignment of a proposed State highway. The development proposed by the petitioner covers land mauka of the proposed alignment of the State highway which is shown in blue zippertone on the development plan. The Temporary District Boundary Line of the Land Use Commission is shown in black zippertone and the proposed Permanent Boundary line is shown in red zippertone. He indicated that Mr. Omori is present and requests that he be given an opportunity to describe the proposal in detail.

The Commission permitted Mr. Omori to make his presentation.

Mr. Omori thanked the Commission for the opportunity to present the plan. He admitted that the petition to the Land Use Commission described the total premises of Capital Investment Company's land as 5,210 acres but as indicated in the petition filed on April 16, 1963, to the Land Use Commission with an exhibit attached, which is the proposed plan shown on the wall, the request for urbanization covered 575 acres and not 5,210 acres.

He indicated that this proposed plan is not one made at the "spur of the moment". As owner of a major portion of land in Makaha Valley, Capital Investment has been engaged in a long-range development program for its lands since 1947. It planned the development of the valley in four phases, which are: (1) Makaha Beach Subdivisions, (2) Makaha Residential Subdivisions, (3) Makaha Farm Subdivisions, and (4) Makaha Resort Subdivisions.

Unit I of Makaha Beach Subdivisions was opened in April of 1947 and development of the area continued until 1954. Unit II was opened in April of 1947 and a portion of it was set aside and purchased by the City and County of Honolulu for a surfing beach and park. Unit III was opened in September of 1947; Unit IV in February of 1948. A portion of Unit IV was set aside for business use and another portion was purchased by the City and County of Honolulu in 1959 for the Waianae High School site. Another portion of Unit IV, makai of the highway and bordering on the beach was sold to a group and the General Plan designates the area as a resort-hotel district and public park site.

Unit I of the Makaha Residential Subdivisions was opened in September of 1947; Unit II in February of 1948; and Unit III in March of 1948.

Unit I of the Makaha Farm Subdivisions was opened in September of 1950; Unit II in February of 1951; Unit III in May of 1951; and Unit IV in January of 1962.

He stated that Capital Investment is now at the 4th stage of development which is the Makaha Resort Subdivisions. In 1957, the first phase of development of the resort subdivision was planned by Harland Bartholomew and Associates. In view of certain problems that arose regarding availability of water and the Land Use Commission act, the original plan for the resort development was revised to cover a less extensive area. Originally, the project went up to the 400-foot elevation line but the present plan goes up to the 100-foot elevation line.

Since the major undertaking of Capital Investment--the Ilikai project--is about to be completed, it is now ready to develop the resort subdivisions. A petition to amend the Temporary District Boundary map was submitted in 1963 but only recently had the Land Use Commission considered this petition. It is anticipated that if the urban designation is allowed, Capital Investment will start the resort project within the next two or three years.

Mr. Omori expressed his belief that to green belt the subject area for agricultural and conservation purposes is minimizing the importance of the beach area. He stated that no intelligent planner would prevent the full utilization of one of the best natural resources and assets on this part of the island by keeping adjoining lands for agricultural and conservation purposes. Because of the Makaha Surfing Beach, he felt that a resort development on adjoining lands would play an important part in helping the economy of the area and the State of Hawaii.

He indicated that the applicant hopes to realign and elevate a portion of Farrington Highway so that foot traffic could go below the elevated highway to gain access to the beach. This plan, of course, is dependent upon approval from the State and the Federal agencies.

Mr. Omori pointed out that although the plan shows the specific areas set aside for resort use, golf course, residential use, etc., this is merely a proposal and is subject to revision upon application before the Planning Commission for a zoning change. This plan presented is not binding except for the outer limits of the urban area. He urged the Commission to recommend approval of the urbanization of 575 acres requested.

In the discussion that followed, Mr. Omori, in reply to questions from the Commissioners, stated that the golf course is to be retained in the plan and will be a part of the resort development. It will not be a private course but will be available for use by the public also. He noted that this will be the only golf course in this section of Leeward Oahu. With reference to Projects 1, 2, and 3, he stated that most of the lots have been sold and there has been some resale.

In view of this amended request for 575 acres and not 5,210 acres, Mr. Himeno asked the Deputy Director whether reason one given by the staff for denial still applied.

(Reason one: Comprehensive studies on economics, population, and land use potentials conducted for Oahu indicate that only a small portion in the makai area of Makaha Valley will be needed for urban development during the next 20 years. The proposed general plan designates most of the area for agricultural use and only 171 acres are proposed for urban use.)

The Deputy Director replied that this reason would partly apply. As indicated by the General Plan boundary line, half of the proposed development is within the urban district while the upper half is in the agricultural district. In terms of future development and need, the staff is of the opinion that there are ample areas designated on the General Plan for residential use to take care of any normal population growth in the area.

With the development of the golf course and Capital Investment's willingness to invest in the area, Mr. Himeno asked whether the size of the residential use proposed by the applicant would be considered abnormal or would it be within the realm of possibility.

The Deputy Director replied that it would be within the realm of possibility economically because the golf course would be a tremendous asset for lots situated along its periphery.

The Deputy Director noted that the General Plan has projected a highway alignment in the mauka section cutting through the center of the proposed development by the applicant. Although this alignment is not firmly established by the State, he asked Mr. Omori whether the plan of the developer is so firm that no adjustment can be made in the future to have an alignment designated in the general area.

Mr. Omori indicated that the actual division into various types of zoned uses would not necessarily be what is shown here. Although the residential use is shown above the proposed highway alignment, this use could be put below the highway and the golf course above so that in essence there would be no increase in residential use as proposed by the staff but it would be the same.

Mr. Centeio noted that the request before the Commission today is a district boundary change from agricultural to urban use and is not the zoning of the uses shown. He believed that the change should be allowed because many years ago, this land was used for agricultural purposes by a plantation which had seen that the land could not be used for agricultural purposes any more and therefore had sold the land. Since acquisition of the land by Capital Investment, a city in itself has grown in the area.

At the request of Mr. Lemmon, Mr. Omori pointed out the areas of Projects 1, 2, and 3 as being on the makai and town sides of the proposed resort development.

Mr. Lemmon asked whether those areas have been completely developed. He was attempting to determine whether there is a need for more residential areas now.

Mr. Omori stated that he does not have the count on the number of people who have developed their lands. The lots are not being sold by Capital Investment presently although it had at the first opening in 1947.

The Deputy Director pointed out that the areas immediately makai and mauka of the highway are in residential use and most of them have been developed. Lands on the mauka side was subdivided into one-acre agricultural lots for agricultural pursuits but most of the lots are not being

used for this purpose. People who have bought the lots are not using the land for agricultural purposes and very recently this office has received a petition from about 50% of the landowners requesting that the city go into an improvement district for the purpose of urbanizing the area.

Mr. Yamabe asked Mr. Omori for the purpose of setting aside two separate areas for residential use.

Mr. Omori indicated that the plan shown is merely to show the proposed use of the area and this plan is not firm. It is at the time of rezoning that more definite boundaries and size of uses will be shown. He noted that they are not increasing the urban area any more than what is proposed on the General Plan because the residential area may be moved to follow the General Plan boundary. They are merely asking that the urban line be changed to follow the boundary shown. Approval by the Commission at this time is not placing a "stamp of approval" on the plan submitted.

Mr. Yamabe commented that any time the boundary is moved, the land is changed to urban use and it is no longer in agricultural designation. He asked for the future development plans for lands in the mauka portion above the boundary of the proposed urban use.

Mr. Omori stated that adjoining areas are contemplated for agricultural use and lands farther mauka in conservation. The developer has not reached the stage for actual development of the land for agricultural pursuits.

Mr. Lemmon requested a report on the soil condition of the land in question.

The Deputy Director reported that the soil is indicated as Class A if there is adequate water for irrigation. This area does not have water at this time.

Mr. Lemmon asked for the staff's recommendation based upon the amended request of 575 acres for urban use. He asked whether the reasons for denial given by the staff previously still applied.

The Deputy Director stated that for the entire Waianae area, the staff is of the opinion that sufficient lands have been set aside on the General Plan for residential use to take care of any foreseeable growth within the district. It was for this reason that he had asked Mr. Omori whether the plan could be adjusted because it shows about 100 acres in residential use which is in excess of what is projected on the General Plan. Because a future highway alignment is shown on the General Plan, he felt that there was room for adjustment to confine the urban boundary makai of the road alignment.

Mr. Omori indicated that the alignment of the highway is so indefinite that he questioned the advisability of following the plan recommended by the Director. As stated previously, the various uses could be changed from one area to the other. He stated that they cannot wait, say 10 years, for the State and the Federal government to consolidate their thinking and determine the final alignment of the highway.

Mr. Centeio requested the Deputy Director to point out on the map, areas of 50 acres or more set aside for residential use on the General Plan but not utilized for this purpose.

The Deputy Director pointed out on the map areas owned by Capital Investment indicated for residential use but not utilized for this purpose. He also pointed out the one-acre agricultural lots which can be put to residential use. Instead of one family, there would be four or five families on the one-acre lots so that there are more than adequate areas set aside for residential use.

Mr. Centeio indicated that the minimum size of agricultural lots is 5 acres according to the Land Use Commission law, therefore, these one-acre lots can no longer be considered as agricultural lots but must be considered as urban.

The Deputy Director reported that in accordance with the opinion rendered by the Attorney General, the minimum size of agricultural lots of 5 acres established by the Land Use Commission would not apply since this requirement is the function of the County government. Therefore, in this instance, the county zoning regulation of one acre minimum for agricultural lots would apply.

Although the Commission should be concerned with the change in district boundary request only, Mr. Lemmon felt that to know the proposed use of the area was just as important. He was in favor of the proposed urban development if the golf course and the resort development were part of it. He questioned the use and need for the additional residential area although for flexibility of scheme, he felt that this use may be in order. He asked Mr. Omori how firm is the golf course use. He felt that the whole scheme depended upon whether or not there is a golf course.

Mr. Omori believed that any owner who does not follow the plan for the golf course as recommended by two very good planners is foolish and he would be devaluing his land. He stated that this area at Makaha adjoining the beach would make a very good resort area. The lack of a golf course in the Leeward area makes it more desirable that there be a golf course. He believed that any first class development would need a golf course and cited as an example, the Kahala-Hilton Hotel where the attraction is the adjoining golf course.

Assuming that the owner did receive approval from the Planning Commission and the Land Use Commission for the urban development, Mr. Omori pointed out that the developer cannot utilize any of the 575 acres unless zoning for the proposed uses is granted by the Planning Commission. At that time, should the plan be changed; that is, there is no golf course or a resort area, and the developer requests for residential zoning, the Planning Commission could throw that plan out and deny the zoning request.

Mr. Lemmon stated that he is satisfied with the reply.

Mr. Lemmon's motion to recommend to the Land Use Commission that the request be approved for change in the Temporary District Boundary map from agricultural-conservation to urban district for the 575 acres was seconded by Mr. Kanazawa and carried. Mr. Yamabe voted in the negative.

CONDITIONAL USE
PERMIT
MANOA
2522 ALAULA WAY
HAWAII CONGRESS
OF PARENTS AND
TEACHERS

The Commission acknowledged receipt and filed a communication from the City Council informing the Commission that the Council had approved the recommendation of the Planning Commission to reject the application of the Hawaii Congress of Parents and Teachers for a conditional use permit to operate a State PTA headquarters at 2522 Alaula Way in Manoa and that the Corporation Counsel was requested to draft the proper amendments to the Conditional Use Ordinance.

The meeting adjourned at 3:25 p.m.

Respectfully submitted,

Carole A. Kamishima
Carole A. Kamishima
Planning Reporter

Meeting of the Planning Commission
Minutes
April 23, 1964

The Planning Commission met in regular session on Thursday, April 23, 1964, at 2:00 p.m., in the Conference Room of the City Hall Annex with Vice-Chairman George F. Centeio presiding:

PRESENT: George F. Centeio, Vice-Chairman presiding
Stanley T. Himeno
Kinji Kanazawa
Cyril W. Lemmon
Thomas N. Yamabe, II
Fred K. Kwock, ex-officio

Frederick K. F. Lee, Planning Director
Wallace S. W. Kim, Deputy Planning Director
Wendell Kimura, Deputy Corporation Counsel

ABSENT: Frank W. Hustace, Jr.
Alfred A. Yee
Robert F. Ellis, ex-officio

**LAND USE
COMMISSION
PERMANENT DISTRICT
BOUNDARIES**

The Deputy Planning Director presented to the Commission the maps received from the State Land Use Commission indicating their recommendations for the permanent district boundaries. On these maps, the Planning Department staff indicated in yellow those areas in which there were differences of opinion between what was developed by the State and what is indicated on the general plan proposals.

The land use designation is divided into three separate areas--"C" for Conservation districts, "A" for Agricultural, and "U" for Urban areas. The Land Use Commission has indicated with heavy lines the limits of each of these three types of uses.

The Deputy Director proceeded with his presentation:

(1) The first map covers the Kaena Point area. The primary difference between the general plan proposals and the Land Use Commission's recommendation, in many cases, is due to the fact that the Planning Department is providing for expansion up to a 20-year period, whereas, the Land Use Commission's permanent boundary recommendation is for 10 years.

(2) The second map shows the Waianae area from Kaena Point to Lualualei Homesteads.

In Maili the yellow indicates a definite difference between the Land Use Commission's proposal and our general plan proposal. Here again the main reason for the difference is the greater increase in population over a 20-year period as compared to a 10-year period. The same is true in the Lualualei Homestead area.

(3) On the third map, covering the Waimea area adjoining Waialua, it is noted that the urban boundaries pretty well follow one another, particularly in the Kawaihoa Beach area. In the Sunset Beach area, the staff used the realignment of the highway which ran in back of Kamehameha Highway as the line of demarcation between Urban and

Agricultural uses. The Land Use Commission's designation merely designates these areas which are presently being used for urban purposes. This is the primary difference between what the State recommends and what our general plan indicates.

In the Waialua Bay-Haleiwa section, the difference in the urban area between the Land Use Commission's and our proposals is based on the fact that the Planning Department feels that there is a great potential in Haleiwa because of the possibility of resort development. Based on this reasoning, a sizeable area has been indicated for future expansion.

The Planning staff feels that the area in Waialua which is presently in cane is the logical area for urban type of development because Waialua Plantation is phasing out its "camp" sites and relocating its people to the north of the mill away from the smoke and dust created by the mill.

It is recommended that the areas shown in green be maintained for agricultural purposes contrary to the Land Use Commission's recommendation for urban use because of the continuance of cane planting and because the Planning staff felt that expansion around existing urban use is sufficient to take care of future expansion and should be concentrated rather than spread out.

Mr. Raymond Yamashita, Executive Officer of the Land Use Commission, who was present at the meeting was asked by the Acting Chairman whether the boundaries have been set or are subject to change. Mr. Yamashita replied that it might be termed a "rough draft". He stressed, however, that the boundaries should be finalized not later than July 1, 1964, and that comments will be solicited from the Planning Commission.

Mr. Yamabe requested that Mr. Yamashita enlighten the Commission on the reasons for the difference in land uses, more particularly those areas where the difference is due to reasons other than that of long-range planning.

Mr. Lemmon felt that Mr. Yamashita should make his presentation to justify the Land Use Commission's recommendations.

Mr. Yamashita stated that they have not as yet studied the differences between the general plan and that which the Land Use Commission has proposed. Therefore, he felt that the Planning staff could more readily discuss the differences.

Mr. Yamabe suggested that both the Planning Department and the Land Use Commission go over the differences, particularly in those areas where the Planning staff shows a lower use than that recommended by the Land Use Commission and report back to the Planning Commission with reasons for such differences.

The Deputy Director stated that a series of meetings have been arranged to discuss this matter.

It was moved by Mr. Lemmon that this matter be deferred until such time as the staffs of the two departments can

present a digested summary of the differences and comparisons. The motion was seconded by Mr. Himeno and carried.

An amendment to the motion was made by Mr. Yamabe, seconded and carried, that particular attention be given to those areas where a lower use is shown under the general plan than that recommended by the Land Use Commission, with no relationship to projected number of years.

CONDITIONAL USE
PERMIT
KALIHI
1335 KALIHI ST.
YOUNG MEN'S
CHRISTIAN
ASSOCIATION

The Director presented the request by the Young Men's Christian Association (Kalihi Branch) for a Conditional Use for YMCA purposes on property situated at 1335 Kalihi Street, adjoining the Kalihi-Palama Library and the Bishop Museum.

The YMCA site will be affected by the taking of approximately 8,900 square feet of land area by the State for the purpose of enlarging the parking area of the Library. The acquisition of the land will affect a major portion of the YMCA's program facilities, a multi-purpose room and kitchen. They are, therefore, requesting that they be permitted to construct a similar addition to replace the portion taken away. The YMCA has been in operation at this location for the past 12 years. The area is presently zoned Class A Residential. When the ordinance relating to types of conditional uses was adopted, the YMCA operations became a non-conforming use.

The representative of the YMCA, present in the audience, informed the Commission that the land is leased from the Bishop Estate on a 50-year lease with 38 years to go. He also assured the Commission that the premises will not be leased to any other organizations.

Mr. Lemmon moved, seconded by Mr. Himeno, that a public hearing be authorized to consider the request for conditional use approval for the YMCA premises situated at 1335 Kalihi Street. The motion carried.

CAPITAL IMPROVE-
MENT PROGRAM
AMENDMENT TO THE
C.I.P. FOR THE
FISCAL YEAR
JULY 1, 1963 TO
JUNE 30, 1964

The City Council by letter dated April 22, 1964, requested the Commission's recommendation on Bill No. 26 entitled: "Capital Improvement Supplementary No. 5. An Ordinance amending Ordinance No. 2366 relating to Capital Improvements of the City and County of Honolulu for the fiscal year July 1, 1963 to June 30, 1964."

The Director informed the Commission of the lapse of funds in excess of departmental needs in such areas as sewers, streets and improvement districts, fire stations, and which will be put to new uses.

On motion of Mr. Lemmon and second of Mr. Kanazawa, the Commission recommended approval of Capital Improvement Supplementary No. 5 as submitted by the City Council.

STREET NAMES
PUUNUI
"BACHELOT STREET"

On motion of Mr. Kanazawa and second of Mr. Himeno, the Commission recommended adoption of the following street names:

(1) Extension of roadway within Improvement District No. 157 in Puunui:

BACHELOT STREET - Extension of existing roadway makai to its terminus with its intersection at Kuakini Street.

STREET NAMES
KANEHOE
KEAPUKA UNITS 3
& 4 SUBDIVISION

(2) Roadways within Keapuka Units 3 and 4 Subdivision
at Kaneohe:

- LULUKU ROAD - Extension of existing roadway
mauka past Loihi Street.
- LOIHI STREET - Roadway crossing Luluku Road mauka
of Anoi Road and running in a
mauka direction.
Meaning: Long
- LOIHI PLACE - Deadend roadway off Loihi Street.
- LIULA STREET - Roadway off Loihi Street being
on the Pali side of Luluku Road.
Meaning: Twilight
- LIULA PLACE - Deadend roadway off Liula Street.
- LOHIEHU STREET - Roadway off Luluku Road on the
Kaneohe side of and mauka of
Loihi Street.
Meaning: Beautiful; attractive
- LOHIEHU PLACE - Deadend roadway off Lohiehu Street.
- LUPALUPA PLACE - Deadend roadway off Lohiehu Street
and mauka of Lohiehu Place.
Meaning: Flourishing, of luxuriant growth

STREET NAMES
KANEHOE
MAHINUI
SUBDIVISION

(3) Roadways within the Mahinui Subdivision at Kaneohe:

- ALOKAHI STREET - Continuation of the proposed
extension of the existing Alokahi
Street across Halekou Road and
then terminating at Kanaka Street.
- KANAKA STREET - Roadway off Mahinui Road running
in a pali direction and to termi-
nate presently past Alokahi Street
between Kamehameha Highway and
Halekou Road.
Meaning: Man; human beings
- KANAKA PLACE - Deadend roadway off Kanaka Street
between Mahinui Road and Alokahi St.
- KEIKIKANE LOOP - Loop roadway off Kanaka Street.
Meaning: Son; boy
- KEIKIKANE PLACE - Deadend roadway off Keikikane Loop.

STREET NAMES
KANEHOE
PIKOILOA
SUBDIVISION
UNIT 10

(4) Roadways within the Pikoiloa Subdivision, Unit 10,
at Kaneohe:

- MOKULELE DRIVE - Extension of existing roadway in
a mauka direction to its terminus
past Nakuluai Street.
- NAKULUAI STREET - Extension of existing roadway
parallel to Mokulele Drive thence
crossing Mokulele Drive to its
beginning.
- LEHUUIA STREET - Extension of existing street to
its intersection with Namoku Street.

- LEHUUILA PLACE - Deadend roadway off Lehuuila St.
- LIPALU STREET - Roadway off Namoku Street running in a mauka direction and between Lehuuila Street and Nakuluai St.
 Meaning: An edible green seaweed
- LIPALU PLACE - Deadend roadway off Lipalu Street.
- OHAHA STREET - Roadway extending from Lipalu Street to Nakuluai Street.
 Meaning: Flourishing; fully developed
- OHAHA PLACE - Deadend roadway off Ohaha Street.

Due to the foregoing subdivision street pattern, General Plan, Subdivision Rules and Regulations regarding extensions and naming of streets, and presently designated house numbers, the following changes were made:

- KEANA ROAD - Existing roadway extending from Kaneohe Bay Drive in a mauka direction thence terminating at Namoku Street. (A portion approximately 250 feet from the bend at TMK 4-5-64: 22 is being redesignated as Namoku Street.)
- NAMOKU STREET - Existing roadway from Koa Kahiko Street extending mauka through the Pikoiloa Subdivision and then terminating at Keana Road.

MISCELLANEOUS
 COMMUNITY PLANNING
 WORKSHOP
 URBAN RENEWAL
 COORDINATOR

The Director informed the Commission of a workshop on Community Planning being sponsored by the Office of the Urban Renewal Coordinator to be held at the Longhouse, Hilton Hawaiian Village, on May 15, 1964. Registration fee is \$2.50 which includes luncheon.

It was moved by Mr. Kanazawa and seconded by Mr. Lemmon that the registration fee be absorbed by the City. Motion was carried.

The secretary was instructed to contact each member as to whether or not he will attend the workshop.

MISCELLANEOUS
 COMMUNICATION
 FROM THE PUNCH-
 BOWL COMMUNITY
 ASSOCIATION
 RE: GENERAL PLAN

The Director read the letter from the Punchbowl Community Association registering its support of the General Planning for the island of Oahu as has been submitted by the City Planning Department, and commending the Planning Department for a tremendous job in the study and preparation of the General Plan.

The letter was received and placed on file.

The meeting adjourned at 3:30 p.m.

Respectfully submitted,

Doris C. Arii

 Doris C. Arii
 Hearings Reporter

Meeting of the Planning Commission
Minutes
May 7, 1964

The Planning Commission met in regular session on Thursday, May 7, 1964, at 2:10 pm., in the Conference Room of the City Hall Annex with Chairman Frank W. Hustace, Jr., presiding:

PRESENT: Frank W. Hustace, Jr., Chairman
George F. Centeio
Stanley T. Himeno
Kinji Kanazawa (present at 3:25 p.m.)
Cyril W. Lemmon
Alfred A. Yee

Frederick K. F. Lee, Planning Director
Wallace S. W. Kim, Deputy Planning Director
Wendell Kimura, Deputy Corporation Counsel

ABSENT: Thomas N. Yamabe II
Robert F. Ellis, ex-officio
Fred K. Kwock, ex-officio

MINUTES: The minutes of the special meetings of March 6 and 9, 1964, as circulated, were approved on motion of Mr. Lemmon and second of Mr. Centeio.

**PUBLIC HEARING
CONDITIONAL USE
PERMIT
KALIHI
1335 KALIHI STREET
THE YOUNG MEN'S
CHRISTIAN ASSOC.
(Y.M.C.A. USE)**

A public hearing was held at 3:00 p.m., to consider an application by the Kalihi Branch Y.M.C.A. for Conditional Use permit to use the property situated at 1335 Kalihi Street in Kalihi, adjoining the Kalihi-Palama Library and the Bishop Museum, for Y.M.C.A. purpose.

The public hearing notice published in the Sunday Advertiser-Star Bulletin on April 26, 1964, was read by the Director who reported that no protest in writing or by telephone had been received.

The Director pointed out on the map the subject site situated near Farrington High School fronting on Kalihi Street and bounded by Bishop Museum on two sides and the Kalihi-Palama Branch Library on the other side and presently used for Y.M.C.A. purpose. He stated that due to acquisition by the State of a portion of the Y.M.C.A. property for the purpose of providing a parking lot for the library, the existing Y.M.C.A. structures are to be demolished. The applicant proposes to replace the demolished facilities. The buildings will be utilized for Y.M.C.A. purpose and the applicant requests a conditional use permit in order to obtain a building permit to proceed with the construction.

At the request of the Chairman, the Director read the particular sections of the Conditional Use Ordinance, and subsequent amendments thereto, pertaining to certain requirements that must be met in order to obtain conditional use approval.

Under Procedure, "A property owner or lessee (holding under a recorded lease the unexpired term of which is more than five years from the date of filing of his application) desiring a 'conditional use' may file an application with the Planning Director, setting forth therein the description of the property, the regulations affecting it, the proposed use, the justification for the

'conditional use' and such data and information as may be prescribed for the purpose by the Planning Director."

The Director stated that the Y.M.C.A. has a recorded lease of more than 5 years on the subject property and has filed an application setting forth the description of the property, the regulations affecting it, the proposed use and the justification for the conditional use.

"The application shall also be accompanied by a deposit of \$100 to cover the cost of publication of notice of public hearing. The Director shall study the request to determine whether the proposed development conforms to the purpose and intent of this section, and shall refer said request and his findings thereon in writing to the Planning Commission for public hearing. Notice of the time and place of hearing shall be published at least ten days prior to the hearing in a daily newspaper of general circulation in the city."

The Director stated that the \$100 was filed and the public hearing notice was published in the Honolulu Advertiser-Honolulu Star Bulletin on April 26, 1964.

"After such a hearing, the Planning Director shall forward each application together with his recommendations and the Planning Commission's recommendations to the Council through the Mayor. The Planning Commission shall recommend approval in whole or in part and with or without modification, or recommend rejection of such application."

The Commission is now at this point of the proceeding where it is reviewing the application to decide what recommendation to make.

The Chairman asked the Director whether the development plan submitted and exhibited on the board is part of the submittal and incorporated in the application. He also asked whether the applicant is restricted to the uses and the location of the buildings as indicated on the plan submitted, should approval be granted.

The Director stated that the development plan is made a part of the application and the applicant must strictly adhere to the plan submitted.

Further replying to questions from the Chairman, the Director stated that the only restriction that will be placed on this application is that the use of the premises must be for Y.M.C.A. purposes. All other uses would be restricted. As shown on the plan submitted, construction will be limited to an addition to the existing structure for a multi-purpose room and kitchen and Building B which is to be used as a meeting room (information on use of Building B was provided by Mr. Hisao Nakamura, Executive Secretary of the Kalihi Branch Y.M.C.A.); therefore, should the Y.M.C.A. decide later to construct a gymnasium or a pavilion for dancing purposes, it must submit another application for conditional use permit of these new uses. The meeting room may be available for use by the general public since the Y.M.C.A. does allow other community groups to use its facilities.

Asked by the Chairman whether the applicant has complied with the off-street parking requirement, the Director

stated that the Y.M.C.A. will be utilizing a portion of the adjacent library's parking lot. He stated that the law permits parking facilities within a radius of 400 feet from the subject property.

The Commission did not believe that governmental parking facilities are normally available for use by private enterprises. It believed that the applicant should provide its own parking facilities within the premises.

The Deputy Director informed the Commission that the proposed development by the Y.M.C.A. must meet the off-street parking requirement as spelled out in the ordinance which is one space for every 10 seats in the assembly hall. These spaces may be provided anywhere within a radius of 400 feet from the property. The peculiarity of this problem is that the State in condemning the Y.M.C.A. property had indicated its willingness to provide parking for use of the Y.M.C.A. also. He, however, has no specific information on this arrangement.

Mr. Nakamura stated that the present problem was forced upon them by the State's taking of a portion of the Y.M.C.A.'s property which necessitated the demolishing of the multi-purpose room, the kitchen and an old frame cottage. The Y.M.C.A. is requesting permission to replace these facilities being torn down and in order to accomplish this, the Y.M.C.A. Board had committed itself to spending thousands of dollars and he, frankly, does not know how and where the money is to come from.

With reference to parking, he stated that a portion of the premises is now being used for parking purposes. The problem is whether or not the parking area must be paved because there are no funds available for paving of the parking area.

With reference to use of the library parking area, he stated that the State could not legally commit itself to an agreement to permit the Y.M.C.A. to utilize the parking area but the State officials have submitted a letter granting this permission to the Y.M.C.A. These parking facilities are in addition to what is provided on the Y.M.C.A. property.

Mr. Lemmon felt that the parking requirement should be confined within the premises of the particular application and not to the adjoining governmental parking facility. He was afraid that the moment the Commission accepts public parking facilities for use by a private enterprise, it will be setting a dangerous precedent for others to submit a similar request. He saw no problem in this instance if the applicant would delineate on the plan the parking area and paved the area.

In reply to questions from the Commission, the Director stated that the off-street parking ordinance requires the paving of off-street parking space or areas other than for residential use with asphaltic or concrete surface or equivalent. In order to determine the number of parking spaces required, he must have more information on the capacity and square footage of the building.

The Commission informed Mr. Nakamura that the Commission is reluctant to accept the development plan submitted

which does not delineate an off-street parking area which is a requirement by law. Should the Commission accept this plan without an off-street parking area delineated, it would mean that the applicant may develop in accordance with that plan without providing a parking area which is not the intent of the Commission.

The Commission asked Mr. Nakamura whether he is willing to amend his submittal to include a parking area on the development plan.

Mr. Nakamura stated that if that is the requirement of the law, the Y.M.C.A. has no alternative but to comply with it.

To expedite this matter, the Chairman felt that the Commission could take action with the understanding that the applicant will submit a revised plan delineating a parking area in compliance with the off-street parking ordinance.

Some of the members felt that such an action may be construed as placing a condition to approval and believed that this matter should be deferred until the revised plan is received.

After a brief discussion on whether or not to defer this matter, a motion was made by Mr. Lemmon to keep the public hearing open and to defer this matter for two weeks with the advice to the applicant that he consult with the Planning Director to prepare a plan which would be satisfactory to the Y.M.C.A. and will meet the requirements of the Conditional Use and the Off-Street Parking Ordinances. The motion was seconded by Mr. Centeio and carried.

LAND USE COMMISSION
PROPOSED PERMANENT
DISTRICT BOUNDARY

The Director informed the Commission that the Planning Department staff met with the staff of the State Land Use Commission to discuss the proposed permanent district boundary of the Land Use Commission. He stated that there is not much difference, except for one or two areas, between the Land Use Commission's plan and the City and County's General Plan. Since the Deputy Director met with the Land Use Commission's staff, he will make the presentation and point out the areas of discrepancy.

Mr. Wallace Kim stated that a communication has been received from the Land Use Commission requesting comments from the Planning Commission on the proposal for adoption of the permanent Land Use Commission's district boundary designation of areas for agriculture, conservation, rural and urban. By law, the Commission is required to submit its comments and recommendations within 15 days, which will terminate tomorrow. The office has written to the Commission requesting an extension of this deadline.

The Chairman commented that a period of 15 days was not much time for the Commission to study thoroughly the proposed boundaries of the Land Use Commission for the entire island of Oahu.

Mr. Centeio felt that in consideration of those people who may have applications on file, prior to the moratorium on the General Plan, asking for changes in the district boundary from agriculture to urban, the Commission should act either in favor or against those requested changes

before making its recommendation on this subject matter before it now. He believed that those areas that do not comply with the General Plan, since they are few, be brought up for discussion at this time and the Commission should recommend to the Land Use Commission that it comply with the General Plan boundary of urban uses.

The Chairman asked whether it is possible for the Commission to receive an extension of time to submit its comments in order to have an opportunity to further study the proposed boundaries to ascertain whether there are areas of discrepancy between the Land Use Commission's plan and the General Plan. Because of the adopted General Plan, he felt that the Commission would be taking an inconsistent position without adequate basis to justify its action should it accept the Land Use Commission's plan which may be in variance with the General Plan.

Mr. Lemmon recalled that this same problem was presented to the Commission at its last session and there definitely were differences between the General Plan and the Land Use Commission's plan. He had requested that the staffs of both Commissions meet to resolve the problem. His question at that time was whether the two plans were miles apart or was it through lack of coordination that the same outline was not followed by both Commissions. He asked whether anything further was done by the staff.

Mr. Kim replied that the staff met with the staff of the Land Use Commission. He pointed out the following major differences involved between the two plans:

(1) There is a difference in study period. The City and County is projecting its need for a 20-year period while the Land Use Commission's is for a 10-year period.

(2) In trying to set the permanent boundaries as closely as it could, the staff of the Land Use Commission attempted to follow existing boundaries so that a problem would not be created for the tax office which basis its assessment on the different classification of land uses.

The General Plan, because of its broad brush treatment, follows a smooth line with no definite boundaries except for certain areas which, for different reasons, follow a jagged line.

(3) There are a few areas which are definitely in conflict with the General Plan. For instance, land shown in agriculture on the General Plan is designated urban on the Land Use Commission's map and vice versa.

Mr. Kim stated that in discussing this matter with other members of the staff, the consensus of opinion was that as far as the differences in boundaries in Case 2 are concerned, this could be rectified when the detailed land use plans are prepared.

Mr. Lemmon commented on the report made by Mr. Kim. Regarding reason one, he felt it obvious that because of the difference in study period, land uses would not be the same. This study period should be the same--either 10 years or 20 years. Regarding the second reason on boundaries, the General Plan is a broad brush plan while the Land Use Commission's plan is more detailed. He felt

that the same approach should be taken and the staffs should get together and settle this.

Regarding the third reason which is the difference in uses, he felt that the Commission could not give an opinion without supporting data. He felt that the Commission was not prepared to analyze and consider this matter today.

Mr. Centeio felt that the Commission should seriously consider the effect the permanent land use boundaries would have on individual property owners whose lands are designated for agriculture because it is now in agricultural use. These persons would be jeopardized from using their lands for urban use or other higher use because they must wait 10 years before they can go before the legislature to have the use changed. Although the General Plan is treated in a broad brush manner, he pointed out that the land use designations were made through the process of a public hearing to obtain expressions from the public. The General Plan was accepted by the public; therefore, if the Commission accepts the Land Use Commission's plan although it does not correspond with the General Plan, it would be misleading the public into believing that they are entitled to a specific use shown on the General Plan when in reality they cannot because the Land Use Commission's plan shows another use.

Mr. Lemmon concurred with Mr. Centeio. He asked whether the Commission is mandated to reply to the Land Use Commission within 15 days.

The Director stated that the Land Use Commission requests an early reply because it has a legislative mandate to adopt the final boundaries by July 1st.

Mr. Lemmon also felt that the Commission should have an extension of time to consider this matter. He agreed with Mr. Centeio that the two plans should be the same. If the General Plan land use boundaries can be determined quite clearly when the detailed land use maps are being prepared and there can be a close working relationship with the Land Use Commission, even to having a member of the Commission attend the Planning Commission meeting, he felt that a comprehensive coordinated set of plans can be prepared.

Mr. Centeio suggested that the Commission go on record as recommending to the Land Use Commission that it respect the General Plan which was prepared through a public hearing by complying with the uses designated on the General Plan.

The Chairman noted that all of the Commission's activities on the General Plan up to the present time has been the logical interrelationship of one use to the other with respect to any given portion of the island and at no time had the Commission set down definitely where one use would terminate and another begin. The Commission is now faced with the problem of adopting detailed land uses without any justification or supporting data and without the benefit of a public hearing. The Commission would be placed in a very embarrassing position if it adopted the Land Use Commission's plan without any evidence.

For the island of Oahu, he felt that the Land Use Commission should adopt boundaries using the same broad brush

treatment as the General Plan until such time the Planning Commission can get together with the Land Use Commission and definitively define the boundary of uses on the detailed land use maps. Since the Commission is not prepared at this time to act on detailed land use plans, the only recommendation that can be made, as suggested by Mr. Centeio, would be to recommend to the Land Use Commission that for the island of Oahu, land uses should coincide with the land uses adopted on the General Plan. The explanation would be that the Commission has not had an opportunity to study this matter thoroughly nor is it presently prepared to define the boundaries in precision. Since the General Plan is defined in broad brush terminology, the Land Use Commission should consider it in that respect and at such time as specific detailed land use plans are adopted for various sections of the island, that the staff of the Planning Commission work closely with the staff of the Land Use Commission so as to have as few discrepancy areas as possible.

Mr. Lemmon asked whether that would be a satisfactory answer to the Land Use Commission in view of the fact that it has a deadline of July 1st to comply with the legislative mandate to adopt the permanent boundaries. He felt that there could be a joint study session of both Commissions to prepare a coordinated General Plan for the entire island.

The Chairman felt that a joint session would be satisfactory. He does not know the statute requirement as to details of the Land Use Commission's plan but he felt that if the Land Use Commission adopted similar language contained in the letter transmitted by the Planning Commission to the City Council, there would be no difficulty. The General Plan is basically interrelationship of uses without precise boundaries and if this approach can be taken by the Land Use Commission in setting its boundaries, there would be no inconsistency.

Mr. Lemmon remarked that the letter to the Land Use Commission should state that the Planning Commission is not opposing its plan but feels that there must be an understanding between the two Commissions.

A motion was made by Mr. Lemmon to request the Planning Director to converse with the Land Use Commission and convey the sentiments of the Planning Commission as stated and should there be apparent misunderstanding or recommendation of definitives, that a joint Commission meeting be held where each others' views can be employed. The motion was seconded by Mr. Centeio and carried.

The Chairman suggested that a copy of the letter of recommendation sent by the Planning Commission to the City Council with respect to the General Plan which spells out to some extent the generality of which the Commission had been discussing be enclosed with the letter to be sent to the Land Use Commission.

The Commission acknowledged receipt of a communication from the Kauai Planning and Traffic Commission advising that the conference dates of the 1964 Conference of Planning Commissioners and Directors have been changed from August 27-29 to September 10, 11, and 12 and requesting a tentative attendance list.

MISC.
1964 CONFERENCE
OF PLANNING
COMMISSIONERS
AND DIRECTORS

C.I.P.
IMPROVEMENT
REVOLVING FUND
KAWAINUI CANAL
WIDENING

With no objection from the Commissioners, the Chairman instructed the Planning Director to appropriately acknowledge the letter. The Chairman also requested that a copy of the communication be circulated to the Commissioners so that the members could report back whether or not the conference dates are acceptable and whether they will be able to attend the conference.

The Commission considered Committee Report No. 868 from the City Council requesting the Planning Commission's review and recommendation on a proposal to utilize \$47,642 from the Improvement Revolving Fund for the purpose of acquiring various parcels of land within the Kawainui Canal widening in connection with the Kawainui Swamp Flood Control Project.

The Director reported that the City recently purchased Kawainui Swamp and the entrance to the Kawainui Canal must be widened in accordance with the requirement of the Corps of Engineers. In order to accomplish this, additional money is required to conclude negotiations with the property owners for purchase of the lands involved. The Improvement Revolving Fund contains \$118,000 which is adequate to take care of this item.

On motion of Mr. Yee and second of Mr. Himeno, the Commission recommended approval to utilize \$47,642 from the Improvement Revolving Fund for the purpose of acquiring various parcels of land needed for the widening of Kawainui Canal.

GENERAL PLAN
AMENDMENT
KAILUA
TASCO REALTY,
LTD.
APARTMENT USE

The Chairman acknowledged receipt of a communication

addressed to the City Planning Commission, attention of its Chairman, from Mr. Thomas A. Sofos, President of the Tasco Realty, Ltd., urgently requesting consideration of his application for amendment to the General Plan designation of Parcel 1 of Tax Map Key 4-5-15 from residential to apartment use now that the City Council had adopted the General Plan for Oahu.

The letter was read by the Director.

Commissioner Lemmon commented that there has been no official communication to the Commission, other than what was published in the newspapers, that the General Plan has been adopted.

The Director reported that on Tuesday of this week, the City Council passed on third reading the ordinance adopting the General Plan of Oahu. The ordinance will become a legal document as soon as the Mayor signs it.

In view of this latest information, the Chairman felt that the only appropriate action the Commission could take at this time would be to refer this letter to the Planning Director for appropriate action as soon as information is received that the General Plan is in force and effect.

Mr. Centeio felt that there should be a firmer recommendation to the Director then merely to refer this matter to him for action. He felt that the applicant's request has merit and he should be granted the change requested.

The Chairman explained that in accordance with the Charter provision, all amendments to the General Plan are initiated either through the City Council or the Planning Director; therefore, this letter although addressed to the Planning Commission should be referred to the Director or to the City Council for action. The Commission may indicate that this is the area discussed during the course of the public hearing and recommend to the Director that he place this matter high on his agenda and present his recommendation to the Commission at the earliest practicable date.

Mr. Lemmon made a motion to refer the letter from Mr. Sofos to the Planning Director for his early attention for report back to the Commission an appropriate recommendation to the request made. This motion was seconded by Mr. Centeio and carried.

MISC.
ELECTION OF
OFFICERS

In view of the anticipated absence of two Commission members during the latter part of June, the Commission instructed the Director to place on the agenda of the Commission's meeting of May 21st, the subject matter, "election of officers for the next fiscal year".

The meeting adjourned at 3:45 p.m.

Respectfully submitted,

Carole A. Kamishima
Carole A. Kamishima
Planning Reporter

Special Meeting of the Planning Commission
Minutes
May 15, 1964

The Planning Commission met in special session on Friday, May 15, 1964, at 8:30 a.m., in the Conference Room of the City Hall Annex with Vice Chairman George F. Centeio presiding:

PRESENT: George F. Centeio, Vice-Chairman presiding
Stanley T. Himeno
Kinji Kanazawa
Cyril W. Lemmon
Thomas N. Yamabe II
Robert F. Ellis, ex-officio

Frederick K. F. Lee, Planning Director
Jacob Pyo, Principal Planner

ABSENT: Frank W. Hustace, Jr.
Alfred A. Yee
Fred K. Kwock, ex-officio

**CAPITAL IMPROVE-
MENT PROGRAM
BILL NO. 20
CAPITAL BUDGET
ORDINANCE FOR
FISCAL YEAR
JULY 1, 1964 TO
JUNE 30, 1965
& BUDGET REVIEW
C. R. NO. 4**

The Commission reviewed Bill No. 20 entitled: "Capital Budget Ordinance for the fiscal year July 1, 1964 to June 30, 1965. An Ordinance relating to capital improvements and the financing thereof, making appropriations for capital improvements related thereto out of the current revenues and authorizing expenditures from general obligation bonds for the fiscal period ending June 30, 1965" together with Budget Review Committee Report No. 4, which was submitted to the Planning Commission by the City Council for review, comment and recommendation.

As background information, the Director informed the Commission that the City Council had amended the Mayor's financing program by increasing the pay-as-you-go cash by \$3,376,948 and decreasing the general obligation bonds requirement by the same amount to \$15.5 million from the original \$18.8 million.

The sum of \$3,376,948 was derived from the following sources:

The sum of \$2,166,553 resulted from the retention of the real property tax rate of \$14.66 per thousand assessed valuation. The Mayor had proposed a \$1 decrease in the real property tax rate but the City Council had voted against the proposal.

The sum of \$1,210,395 resulted from a 2-1/2% cut to the Mayor's operating budget.

At the request of the Chairman, staff member Jacob Pyo continued the presentation on the proposed amendment to the Mayor's capital program.

Mr. Pyo reported that the Capital Improvement Program submitted by the Planning Commission was amended by the Mayor to include the following projects:

1. Alaneo Street Extension, School to Kuakini--\$10,000.
2. Kapalama Improvement District, Section III--\$141,000.

3. Keolu Hills Improvement District--\$25,000.
4. Kipapa Street, Wainihi to Kipapa School--\$10,000.
5. Waianae Intermediate School--\$1,026,000.
6. Municipal Arena--\$200,000.
7. Demolition of Vacant Building Fronting Nimitz and Nuuanu Avenue--\$25,000.
8. Kaneohe Civic Center Park--\$10,000.

The City Council accepted these amendments and further amended the Program as follows:

1. Deleted the Kailua Road Improvement District Project (\$25,000) and the Waiialae Avenue, Kapahulu to 9th Avenue, Project (\$50,000) because the property owners had voted against the improvement districts.
2. Reduced the Kailua-Mokapu Intermediate School Project from \$1,728,000 to \$404,000 for land acquisition and planning only and applied the difference to the school replacement program for the following projects:
 - a. Aiea Elementary School (8 classrooms)--\$176,000.
 - b. Wheeler Elementary School (10 classrooms)-\$209,000.
 - c. Hickam Elementary School (10 classrooms)--\$209,000.
 - d. Hauula Elementary School (10 classrooms)--\$209,000.
 - e. Lunalilo Elementary School (10 classrooms)-\$209,000.
 - f. Waianae Elementary School (12 classrooms)--\$238,000.
 - g. Benjamin Parker Elementary School (10 classrooms, planning only)--\$20,000.
3. Reduced the appropriation for the Municipal Arena from \$200,000 to \$90,000.

Recently, by Supplementary No. 5, the City Council had appropriated \$100,000 for equipment.

4. Clearly identified Project No. 20.021 "Relocation of City Facilities" to read "Relocation of City Facilities to Ala Moana".

This project is the eventual relocation of the City's Corporation Yard from Ala Moana.

5. Under Park Improvements, deleted Punahou Square project (\$25,000) because of the proposed widening of Punahou Street.
6. Also under Park Improvements, reduced the appropriation for Queen's Surf from \$150,000 to \$50,000 for planning and renovation.

In the discussion that followed, Mr. Lemmon requested an explanation for the purpose of the \$3.3 million in the Program.

Mr. Ellis explained that the total Program of \$25 million was not being changed. The method of financing was changed by the increase in the pay-as-you-go cash and the decrease in the General Obligation Bonds by \$3.3 million which sum was obtained through the means described previously.

Mr. Pyo reported that the Council felt that borrowing money at the rate of \$18.8 million may place the City in a very critical financial position some years hence because of increase in debt service charge and had, therefore, decreased the bonds and increased the pay-as-you-go.

Mr. Lemmon's motion to recommend approval of Bill No. 20 and the proposed amendments to the capital program as submitted was seconded by Mr. Himeno and carried unanimously.

The meeting adjourned at 8:45 a.m.

Respectfully submitted,

Carole A. Kamishima
Carole A. Kamishima
Planning Reporter

Meeting of the Planning Commission
Minutes
May 21, 1964

The Planning Commission met in regular session on Thursday, May 21, 1964, at 3:05 p.m., in the Conference Room of the City Hall Annex with Vice Chairman George F. Centeio presiding:

PRESENT: George F. Centeio, Vice Chairman presiding
Stanley T. Himeno
Kinji Kanazawa (present at 4:10 p.m.)
Cyril W. Lemmon
Thomas N. Yamabe II
Alfred A Yee (excused at 4:20 p.m.)
Robert F. Ellis, ex-officio
Fred K. Kwock, ex-officio

Frederick K. F. Lee, Planning Director
Wendell Kimura, Deputy Corporation Counsel

ABSENT: Frank W. Hustace, Jr. (ill)

MINUTES: The minutes of the regular meetings of March 12, and 24, 1964, April 9, 1964, and May 7, 1964, as circulated, were approved on motion of Mr. Lemmon and second of Mr. Yee.

PUBLIC HEARING
CONDITIONAL USE
PERMIT
KALIHI
1335 KALIHI ST.
THE YOUNG MEN'S
CHRISTIAN ASSOC.
(YMCA USE)

A public hearing, continued from May 7, 1964, was held to consider an application by the Kalihi Branch Y.M.C.A. for Conditional Use Permit to use the property situated at 1335 Kalihi Street in Kalihi, adjoining the Kalihi-Palama Library and the Bishop Museum for Y.M.C.A. purposes. The zoning of the area is Class A Residential.

The Director presented again the facts of the case. The Y.M.C.A. desires to replace facilities which must be demolished due to acquisition by the State of a portion of the Y.M.C.A. property which is to be used as a parking lot for the adjoining library. The facilities to be installed are an addition to an existing structure for a multi-purpose room and kitchen and construction of a new building to be used for meeting purposes. At the previous hearing, a representative of the Y.M.C.A. had stated that the organization will utilize the off-street parking area of the adjoining library. The Commission felt that to allow a private enterprise to utilize government parking facilities was setting a dangerous precedent and had, therefore, continued the public hearing and requested the applicant to consult with the Planning Director in preparing a plan delineating a parking area on the subject premises.

After consultation with the Deputy Planning Director, the applicant has submitted a new plan, as displayed on the board, delineating an off-street parking area of 8 stalls with a future volley ball court section, existing structures, and the proposed construction.

The Director then acknowledged receipt and read a letter from the State Department of Accounting and General Service, signed by Mr. H. Iwamoto, State Public Works Engineer, reporting that the library facility will have approximately 33 parking stalls, 8 of which will be surplus to the needs of the library and therefore can be used by the Y.M.C.A. Attached to this letter were prints

of the proposed parking layout of the library, copies of a letter from Mr. Dye regarding the normal occupancy at Kalihi Y.M.C.A., and copies of a letter from Mr. Yarberry to Mr. Clarke agreeing to allow patrons of Kalihi Y.M.C.A. to use the new parking lot.

In reply to questions from the Commission, the Director stated that the 8 parking stalls shown on the premises are adequate to meet the off-street parking requirement. The 8 stalls on the library property will be in excess of the requirement. Use of the premises will be restricted to YMCA use as specified on the plan submitted.

The Chairman called for the presentation of new facts in this proceeding. No one responded, although Mr. Iwamoto from the State and Mr. Hisao Nakamura, Executive Secretary of the Kalihi Branch YMCA were in the audience. No one spoke against this application.

The Commission closed the public hearing and took the matter under advisement on motion of Mr. Lemmon and second of Mr. Himeno.

A motion to recommend approval of the request for a Conditional use Permit by the Kalihi Branch YMCA for the purpose indicated was made by Mr. Lemmon, seconded by Mr. Himeno, and carried.

CAPITAL IMPROVE-
MENT PROGRAM
AMENDMENT TO THE
C.I.P. FOR THE
FISCAL YEAR
JULY 1, 1963 TO
JUNE 30, 1964

The Commission considered Bill No. 33 entitled: "Capital Improvement Supplementary No. 6. An Ordinance amending Ordinance No. 2366 relating to Capital Improvements of the City and County of Honolulu for the Fiscal Year July 1, 1963 to June 30, 1964" as submitted by the City Council to the Planning Commission for its comment and recommendation, as follows:

"CAPITAL IMPROVEMENT SUPPLEMENTARY NO. 6

AN ORDINANCE AMENDING ORDINANCE NO. 2366 RELATING TO CAPITAL IMPROVEMENTS OF THE CITY AND COUNTY OF HONOLULU FOR THE FISCAL YEAR JULY 1, 1963 TO JUNE 30, 1964.

BE IT ORDAINED by the People of the City and County of Honolulu:

SECTION 1. Ordinance No. 2366, as amended, relating to Capital Improvements of the City and County of Honolulu for the fiscal year July 1, 1963 to June 30, 1964 is hereby further amended as follows:

- 1a) Reducing the appropriations in the following amount for the projects financed out of current revenues and general obligation bonds as authorized by Ordinance No. 2366, hereinafter enumerated:

GENERAL FUND

DEPARTMENT OF PUBLIC WORKS

Sewer Improvement:

Sewer Extension and Oversizing,
City's Share..... \$ 17,000

Public Works Misc. Project:

Civic Center, Land 25,000

DEPARTMENT OF BUILDINGS

School Improvements:

Hahaione Elementary School.....	\$ 7,919	
Jarrett Intermediate School....	2,062	
Kalakaua Intermediate School...	5,773	
Kalani High School.....	1,423	
Kalihi-Waena Elem. School.....	16,813	
Kuhio Elementary School.....	1,505	
Likelike Elementary School.....	36,671	
Makaha Elementary School.....	3,250	
Radford High School.....	<u>2,000</u>	77,416

DEPARTMENT OF PARKS & RECREATION

Park Improvement:

Waipahu Playground	10,000
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HIGHWAY FUND

DEPARTMENT OF PUBLIC WORKS

Flood Control:

Stream and Channel Improvements in Subdivision for Highway Protection, City's Share.....	35,000
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PUBLIC IMPROVEMENT BOND FUND

DEPARTMENT OF BUILDINGS

Health:

Maluhia Hospital New Laundry Bldg.....	60,000
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DEPARTMENT OF PARKS & RECREATION

Park Improvement:

Waikiki Bowl Building Site.....	10,000
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PUBLIC IMPROVEMENT FUND

DEPARTMENT OF BUILDINGS

School Improvements:

Waipahu High School.....	<u>5,584</u>
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Total Reduction	240,000
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- 1b) and appropriating the following amount of money estimated from current revenues which is in addition to the amounts of moneys estimated from current revenues, surplus, and proceeds to be realized from the sale of general obligation bonds appropriated by Ordinance Nos. 2366, 2382, 2417, 2426 and 2438:

General Fund	<u>60,000</u>
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TOTAL	<u>\$ 300,000</u>
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are hereby appropriated for the purposes as set forth in Item 2) hereof for the fiscal year July 1, 1963 to June 30, 1964.

- 2) The moneys as reduced and appropriated in Items 1a) and 1b) hereinabove shall be and are hereby appropriated for the following purposes.

	<u>GENERAL FUND</u>	<u>HIGHWAY FUND</u>	<u>PUBLIC IMPROVE. BOND FUND</u>	<u>PUBLIC IMPROVE. FUND</u>	<u>TOTAL</u>
DEPARTMENT OF PUBLIC WORKS					
Drainage and Flood Control:					
Waianae Flood Control, Bridge	\$ ---	\$15,000	\$ ---	\$ ---	\$ 15,000
Kawainui Swamp Flood Control (Waterline Relocation and Land).	<u>25,000</u>	<u>20,000</u>	<u>---</u>	<u>---</u>	<u>45,000</u>
Total Drainage and Flood Control....	<u>25,000</u>	<u>35,000</u>	<u>---</u>	<u>---</u>	<u>60,000</u>
Sewer Improvement:					
Halawa Sewage Pumping Station (Land).....	<u>17,000</u>	<u>---</u>	<u>---</u>	<u>---</u>	<u>17,000</u>
TOTAL DEPARTMENT OF PUBLIC WORKS....	<u><u>42,000</u></u>	<u><u>35,000</u></u>	<u><u>---</u></u>	<u><u>---</u></u>	<u><u>77,000</u></u>
DEPARTMENT OF BUILDINGS					
School Improvement:					
Kaala Elementary School (Administration-Library Building).....	<u>77,416</u>	<u>---</u>	<u>---</u>	<u>5,584</u>	<u>83,000</u>
Other Building Improve:					
Maluhia Hospital New Wing, First Incre- ment (Planning).....	<u>---</u>	<u>---</u>	<u>60,000</u>	<u>---</u>	<u>60,000</u>
Renovation of Ewa Basement, City Hall..	<u>25,000</u>	<u>---</u>	<u>---</u>	<u>---</u>	<u>25,000</u>
Total Other Building Improvements.....	<u>25,000</u>	<u>---</u>	<u>60,000</u>	<u>---</u>	<u>85,000</u>
TOTAL DEPARTMENT OF BUILDINGS.....	<u><u>102,416</u></u>	<u><u>---</u></u>	<u><u>60,000</u></u>	<u><u>5,584</u></u>	<u><u>168,000</u></u>
DEPT. OF PARKS & RECREATION					
Park Improvements:					
Pokai Bay Beach Park (Construction of New Water Main).....	<u>10,000</u>	<u>---</u>	<u>---</u>	<u>---</u>	<u>10,000</u>
Sunset Beach Community Facilities.....	<u>35,000</u>	<u>---</u>	<u>---</u>	<u>---</u>	<u>35,000</u>
Wilson Playground (Ground Improve).....	<u>---</u>	<u>---</u>	<u>10,000</u>	<u>---</u>	<u>10,000</u>
TOTAL DEPT. OF PARKS & RECREATION	<u><u>45,000</u></u>	<u><u>---</u></u>	<u><u>10,000</u></u>	<u><u>---</u></u>	<u><u>55,000</u></u>
TOTAL CAPITAL IMPROVEMENTS.....	<u><u>\$189,416</u></u>	<u><u>\$35,000</u></u>	<u><u>\$70,000</u></u>	<u><u>\$5,584</u></u>	<u><u>\$300,000</u></u>

PROPOSED AMENDMENT TO THE CAPITAL PROGRAM
FOR THE FISCAL YEAR JULY 1, 1963 TO JUNE 30, 1964

CAPITAL IMPROVEMENT SUPPLEMENTARY NO. 6

NEW CAPITAL IMPROVEMENT PROJECTS
FOR 1963-1964 FISCAL YEAR

<u>Sewer Improvement:</u>		
Halawa Sewage Pumping Station (Land acquisition) ..	\$ 17,000	
 <u>Other Building Improvements:</u>		
Maluhia Hospital New Wing, First Increment (Planning)	60,000	
Renovation of Ewa Basement City Hall (Construction)	25,000	
 <u>Park Improvements:</u>		
Pokai Bay Beach Park (Water System and landscaping)	10,000	
Sunset Beach Community Facilities (Planning and construction)	<u>35,000</u>	\$147,000

ADDITIONAL REQUIREMENTS FOR
1963-1964 FISCAL YEAR PROJECTS

<u>Drainage and Flood Control:</u>		
Kawainui Swamp Flood Control (24" waterline relocation and land acquisition)	45,000	
Waianae Flood Control (Bridge)	15,000	
 <u>School Improvement:</u>		
Kaala Elementary School (Supplement State funds for administration-library building)	83,000	
 <u>Park Improvement:</u>		
Wilson Playground (Ground improvement)	<u>10,000</u>	<u>153,000</u>
TOTAL		<u>\$300,000</u>

METHOD OF FINANCING

TRANSFER FROM CURRENT PROJECTS
GENERAL FUND

<u>School Improvements:</u>	
Hahaione Elementary School	7,919
Jarrett Intermediate School	2,062
Kalakaua Intermediate School	5,773
Kalani High School	1,423
Kalihi-Waena Elementary School	16,813
Kuhio Elementary School	1,505
Likelike Elementary School	36,671
Makaha Elementary School	3,250
Radford High School	2,000
 <u>Sewer Improvement:</u>	
Sewer Extension and Oversizing, City's Share	17,000
 <u>Public Works Miscellaneous Projects:</u>	
Civic Center, Land	25,000
 <u>Park Improvement:</u>	
Waipahu Playground	10,000

HIGHWAY FUND

<u>Drainage and Flood Control:</u>	
Stream and Channel Improvements in Subdivision for Highway Protection, Cty's Share	35,000

PUBLIC IMPROVEMENT BOND FUND

<u>Other Building Improvement:</u>	
Maluhia Hospital New Laundry Building.....	60,000
<u>Park Improvement:</u>	
Waikiki Bowl Building Site.....	10,000

PUBLIC IMPROVEMENT FUND

<u>School Improvement:</u>		
Waipahu High School	5,584	240,000

CURRENT REVENUES

General Fund.....		<u>60,000</u>
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TOTAL \$300,000 "

The Director explained that the amendments involve the transfer of funds from savings resulting from projects which are not required for the remainder of the fiscal year and from current revenue to projects that require additional funds to expedite planning, complete construction and miscellaneous work as well as acquisition of land. These projects are as follows:

Waianae Flood Control, Bridge--\$15,000

This project is under construction at the present time as a Federal aid flood control project. The appropriation of \$15,000 is required as the City's share for engineering of bridges in connection with the Waianae Flood Control project.

Kawainui Swamp Flood Control--\$45,000

Of the \$45,000 requested, \$20,000 will be needed to relocate a 24-inch waterline and \$25,000 is for appraisal services and for acquisition of the Mackay radio station property as related to the flood control.

Halawa Sewage Pumping Station--\$17,000

Although this pump station is not scheduled for construction until the fiscal year 1968, the appropriation of \$17,000 is requested to provide the necessary funds to acquire the site during this early stage of subdivision development.

Kaala Elementary School (Administration-Library)--\$83,000

In view of the Council's policy that wherever possible only multi-story structures be constructed in our school sites, the amount of \$83,000 is provided as the City's appropriation to supplement \$76,000 in State funds for construction of the library. The additional funds will make available a total of \$159,000 for the construction of a two-story administration-library building.

Maluhia Hospital New Wing, First Increment (Planning)--\$60,000

This appropriation is required to provide planning funds for the complete new wing complex (laundry facilities, administration floor and additional second and third floors).

This new wing is the first phase in bringing Maluhia Hospital up to approved Department of Health standards.

Renovation of Ewa Basement, City Hall--\$25,000

The renovation will make space for the centralized operations of the Public Works Special Services Section, which is housed partly on the seventh floor and partly on the second floor. Space will also be provided for the Building Department's Urban Renewal Investigation Section.

Pokai Bay Beach Park--\$10,000

Funds for the planning of an improved water supply system (new main) for Pokai Bay Beach Park was provided for in the 1963-1964 Capital Improvement Program, which plans have been completed. The sum of \$10,000 is necessary for construction of this new water main in order to complete this much-needed water improvement at Pokai Bay Beach Park.

Sunset Beach Community Facilities--\$35,000

The Sunset Beach area is without any public facilities for a community meeting and recreation center. Moneys are included for construction of a double portable classroom building with approximately 1,700 square feet of floor space plus comfort station facilities to serve as a community recreation center. This will be built on the City's Pupukea Park and Sunset Beach Fire Station site.

Wilson Playground (Ground Improvements)--\$10,000

This need is the result of an exceedingly rocky soil condition encountered in the development of this new recreation area. The sum of \$10,000 is required to provide funds for additional layer of top soil over the 3.67-acre park, thereby completing this phase of the Wilson Playground Improvement.

After a review of the amendments, the Commission voted to recommend approval of Bill No. 33 on motion of Mr. Yamabe and second of Mr. Lemmon.

MISC.
COMMUNICATION
FROM THE NATIONAL
AIRCRAFT NOISE
ABATEMENT COUNCIL

The Director read a letter addressed to the Chairman and members of the Planning Commission from the National Aircraft Noise Abatement Council stating that the NANAC is a national organization sponsored by the Air Transport Association, the Aerospace Industries Association, Air Line Pilots Association, Airport Operators Council and the American Association of Airport Executives. During the early years of its operation, it had concentrated in the areas of engine noise research, community relations and noise abatement flight procedures. It is now directing its efforts toward zoning and compatible land uses in airport areas and in connection with this phase of operation, it is currently working on a manual to be entitled "Noise and the Use of Land Around Airports" which is expected to be completed this summer.

This manual is designed to assist airport planners and others concerned with airport development and will contain information, suggestions and examples pertaining to land uses compatible with aircraft noise. In order that this

guide can be as valuable to the planner as possible, it requested comments or suggestions from the Commission on the following proposed table of contents. It also requested examples of successful airport planning:

1. The Noise Problem
2. The National Aircraft Noise Abatement Program
3. Federal Aviation Agency Noise Program
4. Noise and Land Uses
5. Identifying Critical Noise Areas
6. Land Controls
7. Compatible land uses
8. Insulation and Air Conditioning
9. Heliports and helistops
10. Supersonic airports
11. Appendixes

In the discussion that followed, Mr. Centeio stated his understanding that the regulations of the Federal Aviation Administration applied to uses of land within a 5 mile radius of an airport.

The Director stated that the regulations of the FAA applied to flight pattern and uses within the airport zoned areas and do not apply to zoning of lands surrounding the airport or control on noise abatement policy. In the past, the propeller plane did not create much problem but with the use of Jets the problem of noise became acute with the result that surrounding property owners have begun to file suit against the airlines. The NANAC was created to take care of this type of problem.

The Commission stated that the manual to be published would be most helpful to planners and felt that the letter should be referred to the Planning Director for appropriate action and response accompanied by examples of local problems.

Mr. Lemmon's motion to refer the letter to the Planning Director with the instruction that he compile as much information as he can, as requested by the letter, for forwarding to the NANAC and to have the Director present the manual when it is received to the Commission was seconded by Mr. Yee and carried.

The Director informed the Commission that Ordinance No. 2443, an Ordinance Adopting the General Plan for the City and County of Honolulu, was adopted by the City Council and approved by the Mayor on May 7, 1964.

Copies of Ordinance No. 2443 were circulated to each Commission member.

Copies of Opinion No. 64-64 from the Office of the Corporation Counsel were circulated to each Commission member.

The Director read the opinion which is in response to the request for advice on the proper disposition of several zoning matters which are now pending before the different City agencies. These matters were classified into three groups:

- (1) Zoning applications which are pending before the Planning Director and have not been presented to the Planning Commission for its review.

GENERAL PLAN
FORMAL ADOPTION
BY CITY COUNCIL

LEGAL OPINION
PROCEDURE FOR
RESUMPTION OF
ZONING ACTIONS

- (2) Proposed zoning ordinances which are pending before the Planning Commission for its review and have not yet been transmitted to the Council for its consideration and action.
- (3) Proposed zoning ordinances (bills) which are pending before the City Council. These bills have already passed first or second reading and are awaiting final enactment into law.

The Corporation Counsel has advised that with reference to (1), the Planning Director may complete the processing of zoning applications presently pending before him and may prepare the proposed zoning ordinances therefor and present them to the Planning Commission for its review; (2) the Planning Director should re-submit to the Planning Commission the proposed zoning ordinances which are presently pending before that body; and (3) the proposed zoning ordinances which are presently pending before the City Council need to be re-introduced in the Council as bills for proposed zoning ordinances by the Council. However, the Council may, in its discretion, seek the recommendations of the Planning Director and the Planning Commission or may determine that such bills be re-initiated by the Planning Director.

(DEVELOPMENT
PLANS)

The Director stated that while these zoning applications are being compiled and put into sequence, development plans which establish the width of streets and setback lines and the detailed land use plans must be adopted.

The development plans must be adopted first and they will be presented to the Commission at its next meeting. The detailed land use plans will be presented at a later date after the development plans are adopted.

Mr. Centeio asked whether this meant that no zoning applications can be processed until the development plans and the detailed land use plans are adopted.

The Director stated that rezoning may be initiated immediately; however, it is also necessary that development plans and detailed land use plans be adopted.

Mr. Centeio inquired how zoning can be initiated when the General Plan is treated in a broad brush manner with no specific boundaries. Before zoning can be considered, there must be a public hearing and for that public hearing there must be metes and bounds description of the particular property under consideration for rezoning, and, therefore, requires detailed land use plans.

The Director explained that if the request for zoning complies with the use designated on the General Plan and there are adequate facilities to serve the area, more than likely zoning would be recommended, but, if the request falls at the edge of different uses and it is questionable whether or not there are adequate facilities to serve the area, the applicant would be requested to wait until the detailed land use plans are adopted.

Mr. Centeio then asked what happens to uses that were legally designated prior to adoption of the new General Plan through recommendation by the Planning Commission and adoption by ordinance by the City Council with approval by the Mayor.

The Director stated that all previous land use designations were completely abolished upon adoption of the new General Plan. However, the zoning ordinances, or the permissible uses of lands, are still in effect. No one is being deprived the use of his land as presently zoned.

The Director explained further that adoption of the new General Plan nullified all existing master plans of the City of Honolulu. These master plans were divided into approximately 30 sections of the City and showed the street widths and street widening setback areas. Since street widths and setbacks are an integral part of the General Plan, all previous street widths and setbacks must be readopted into the General Plan and this will be done through the development plans. By the next meeting of the Commission, the staff will have the ordinance for the development plans prepared with the maps to accompany it.

As an example, the Director displayed on the wall an obsolete master plan sectional map which showed no land uses or zoning but only the street widths, setbacks, and certain public facilities uses, such as parks, schools and churches. To show the distinction between a development plan and a detailed land use plan, he stated that these two types of maps will be displayed for the Commission's review at the next meeting.

The Commission received this presentation as information and took no action.

ELECTION OF OFFICERS

At its previous meeting, the Commission had decided to hold today the election of officers for the next ensuing fiscal year due to the anticipated absence of two Commissioners during the month of June.

Since two Commissioners, Messrs. Hustace and Kanazawa, were absent, the Commission discussed whether or not to hold the election today.

Messrs. Lemmon and Yee felt that the election should be deferred until a full Commission was present.

Mr. Yee's motion to defer this matter until a full Commission was present was seconded by Mr. Lemmon.

Mr. Himeno felt that the election should be held today since he will not be present at the next meeting and Commissioner Yee had also stated that he would not be present. He noted that it was for this reason that the Commission had decided to hold the election today.

The Commission was informed by the Director that Mr. Kanazawa will be present some time after 4:00 p.m., while Commissioner Yee must leave at 4:15 p.m. Chairman Hustace is ill and had requested that the election be deferred. However, this is merely a request and he would not object to any decision by the Commission to proceed with the election.

Commissioner Kanazawa arrived at 4:10 p.m., and was recorded as present.

After a brief explanation to Mr. Kanazawa of the pending matter, the Chairman called for a vote on the motion to defer the election until a full Commission was present.

This motion failed to carry lacking four affirmative votes. Messrs. Himeno, Kanazawa, Yamabe and Centeio voted in the negative.

Mr. Ellis raised a legal point for consideration by the Chairman. He acknowledged that he as the Managing Director and Mr. Kwock, the Budget Director, have no vote on issues before the Commission, but certainly as members of the Commission he felt that they have the right to be heard and vote on matters having to do with the internal operation of the Commission, such as election of officers. Otherwise, they merely come here to sit and listen with no valid purpose for being a member of the Commission which he felt was not consistent with good governmental practice. Before proceeding further on this matter, he requested that an opinion be requested from the Corporation Counsel as to whether or not the Managing Director and the Budget Director, as ex-officio members of the Commission, have the right to participate and vote on internal matters having to do with the day to day operation and procedures of the Commission. He requested that nothing further be done until the question is answered.

The Chairman informed Mr. Ellis that the people took away the voting right from the Managing Director and the Budget Director and, therefore, they are not members of the Commission although they sit on the Commission. If there is any misconduct by any member of the Commission and this is reported to the administration, that is when the administration participates, but any request to stop any proceedings of the Commission, he felt, was out of order.

Mr. Ellis contended that he is a bona fide member of the Commission and does not consider himself a "spy" of the administration as inferred by the remarks of the Chairman. He repeated his belief that the two ex-officio members have some voice on internal matters; otherwise, there is no purpose of their sitting on the Commission when they could obtain information on the Commission's activities by reading the minutes. He implored the Chairman and the rest of the Commissioners to grant him the courtesy of requesting the stated opinion from the Corporation Counsel.

The Chairman maintained that the two ex-officio members have no voting right on any matters before the Commission and denied the request. He opened the floor for nomination of officers.

(Mr. Yee excused himself from the meeting at 4:20 p.m.)

Mr. Kanazawa nominated Mr. Centeio for chairman. His nomination was seconded by Mr. Yamabe. Upon the closing of the nomination on motion of Mr. Kanazawa and second of Mr. Yamabe, Mr. Centeio became the new chairman of the Commission for the next ensuing fiscal year.

Nominations were then open for vice chairman.

Mr. Yamabe nominated Mr. Himeno for vice chairman.

Mr. Himeno informed the Commission that his commission will expire on June 30, 1965, and therefore, felt it advisable to nominate someone else.

However, at the close of the nomination on motion of Mr. Kanazawa and second of Mr. Yamabe, Mr. Himeno was elected vice-chairman.

The Chairman brought out for consideration by the Commission, Mr. Ellis's request for a legal opinion from the Corporation Counsel.

Mr. Lemmon's motion to request a written opinion from the Corporation Counsel as to whether or not the two ex-officio members of the Commission have a voting right on organizational and internal matters of the Commission was seconded by Mr. Kanazawa.

Asked by the Chairman whether he cared to make any comment at this time, Deputy Corporation Counsel Kimura stated that he would prefer not answering the question at this time.

A vote was taken and the motion to request a written opinion from the Corporation Counsel carried.

The meeting adjourned at 4:30 p.m.

Respectfully submitted,

Carole A. Kamishima
Carole A. Kamishima
Planning Reporter

Meeting of the Planning Commission
Minutes
June 4, 1964

The Planning Commission met in regular session on Thursday, June 4, 1964, at 2:20 p.m., in the Conference Room of the City Hall Annex with Chairman Frank W. Hustace, Jr., presiding:

PRESENT: Frank W. Hustace, Jr., Chairman
George F. Centeio
Kinji Kanazawa
Alfred A. Yee
Robert F. Ellis, ex-officio
Fred K. Kwock, ex-officio

Frederick K. F. Lee, Planning Director
Wendell Kimura, Deputy Corporation Counsel

ABSENT: Stanley T. Himeno
Cyril W. Lemmon
Thomas N. Yamabe II

MINUTES: There being no objection, the Chairman declared as approved the minutes of the regular meetings of April 23, 1964, and May 21, 1964, and the special meeting of May 15, 1964.

MISC.
**REPORT OF AUDIT
OF THE PLANNING
DEPARTMENT**
The Chairman acknowledged receipt of a copy of the Report of Audit of the Planning Department, City and County of Honolulu, covering the period beginning April 1, 1962 to and including March 31, 1964, from the City Council's Auditor. An examination of the accounts of the Planning Department was made in accordance with the requirement of the City Charter, accompanied by supporting explanatory Financial Statements, and attested to by a certificate of audit.

With no objection from the Commission, the Chairman ordered the Report filed.

**ZONING BUSINESS
AINA HAINA
JOHN PESTANA**

The Chairman also acknowledged receipt of a copy of a communication from Mr. John Pestana addressed to the Director of Planning requesting a rezoning of his property at Aina Haina from residential to business.

With no objection from the Commission, the Chairman referred this matter to the Planning Director for a determination whether this matter is properly before the Commission.

**LEGAL OPINION
PLANNING COMMISSION
EX-OFFICIO
MEMBERS**

The Chairman acknowledged receipt of a legal opinion from the Corporation Counsel in response to the question raised by the Commission whether or not the Managing Director and the Budget Director, ex-officio members of the Planning Commission, are entitled to vote on matters which are organizational or internal in nature, such as the selection of a chairman.

The Chairman called upon Deputy Corporation Counsel Wendell Kimura to give the gist of the opinion.

Mr. Kimura stated that the two ex-officio members do not have the right to vote on matters before the Planning Commission including matters of an organizational or internal nature. The body of the opinion merely relates the Charter provision and other argumentation regarding the opinion.

**GENERAL PLAN
ADOPTION OF
DEVELOPMENT
PLANS**

The Chairman concluded that the function of the ex-officio members, therefore, is strictly advisory. With no objection from the Commission, the Chairman declared the communication received and placed on file. He requested that copies of the opinion be circulated to each Commission members.

The Director informed the Commission that when the new General Plan was adopted on May 7, 1964, the old master plan or the general plan became nonexistent. Since the old master plan delineated the specific street widths and street widening setback areas, it is necessary at this time that they be reestablished on the General Plan through the adoption of development plans and requested that the Commission consider the calling of a public hearing to consider the adoption of development plans.

He noted that the Commission had discussed this matter at its previous meeting. He displayed on the wall, the development plan for the Bingham-Moiliili section of the City showing the existing street widths in yellow and the proposed widenings in orange.

The Chairman asked the Director whether it is his intention to present street patterns for adoption, section by section, for the entire island. He also asked whether these street patterns were created by resolution or ordinance of the Board of Supervisors that now they must be reaffirmed or reidentified on the General Plan.

The Director stated that the City of Honolulu is separated into 30 sections. The street widths and the setback areas on the old master plan for these 30 sections and also for the Kailua and the Kaneohe areas must be reestablished on the General Plan since the new General Plan superseded the old master plan. These street pattern and setback areas were established by resolution by the former Board of Supervisors.

Mr. Kanazawa stated his understanding that when the General Plan was approved, that with respect to street pattern and their widths, this matter was to be considered when the detailed land use plans were to be adopted. He asked whether this is an intermediary step that must be taken.

The Director stated that this matter can be settled at the detailed land use plan stage but because adoption of detailed land use plans will entail time, development plans showing these street pattern and setback areas must be adopted immediately; otherwise, people cannot be stopped from building within the setback areas.

The Chairman felt that what is being suggested has a very far-reaching legal consequence. He asked whether the Director had consulted with the Corporation Counsel and discussed the entire modus operandi of what must be done within the framework of the Charter and the General Plan which was adopted and the implication that flow from both. It was not his intention to delay or hinder action. If action is required to adopt the street patterns section by section, he is willing to meet in as many special meetings as required to adopt the plans but he felt that the Commission should have proper guidance from the Corporation Counsel before proceeding any further.

A discussion followed and the Director was requested to clarify certain points. The Director stated that the street patterns for the 30 sections that must be adopted are consistent with the old master plan street pattern except for five areas. These are: one, the urban redevelopment projects; two, the Kapahulu general neighborhood plan; three, Kalihi Uka; four, the Waikiki Improvement District; and five, an area where the streets were widened through a subdivision that was created.

He stated that the Charter authorizes the adoption of development plans to implement the General Plan. Development plan means "a relatively detailed scheme for the placement or use of specific facilities within a defined area so as to insure the most beneficial use of such area in conjunction with the use of surrounding areas. A development plan is within the framework of and implements the general plan." What is being proposed now is to show in detail the width of streets and the setback widening areas on the development plan since the General Plan is very general in nature.

Mr. Centeio felt that the Director and the rest of the Commissioners were using the wrong terminology when it called the plan adopted by the Commission and approved by the Council as the "General Plan". He stated that the plan adopted by the Commission was not a General Plan but a broad brush plan showing no specific boundary of different uses and the streets but only the different uses in a general manner. For that reason, the street patterns must be put on the plan and a public hearing must be called.

The Chairman stated his desire to meet in executive session with the Deputy Corporation Counsel to discuss what appropriate action is required on this matter.

The Commission recessed the meeting and went into executive session to discuss the matter further with the Deputy Corporation Counsel.

The Commission reconvened at 3:25 p.m.

The Chairman stated that Items two and three on the agenda (development plans and detailed land use plans) will be deferred until the Commission has had further opportunity of consulting with the Corporation Counsel.

A motion to defer action on Items two and three on the agenda was made by Mr. Centeio, seconded by Mr. Kanazawa, and carried.

The Director informed the Commission that the Urban Land Institute has sent a questionnaire to the Planning Commission and requested that it be filled. The questionnaire requests information on studies completed during the past year and of research projects in progress. Since the staff has received a similar questionnaire, it will answer for the Commission if there is no objection.

The Chairman, with no objection from the members, instructed the Director to answer the questionnaire from the Urban Land Institute.

MISC.
QUESTIONNAIRE
FROM THE URBAN
LAND INSTITUTE

**STREET NAMES
HEEIA
CROWN TERRACE
SUBDIVISION**

The Commission, on motion of Mr. Kanazawa and second of Mr. Yee, recommended adoption of the following street names:

(1) Roadways within the Crown Terrace Subdivision at Heeia:

- AUNA STREET** - Roadway off Heeia Street running in a mauka direction between Hoana Street and Punawai Street.
Meaning: A large group, such as a flock
- HOAUNA PLACE** - Deadend roadway off Heeia Street running in a mauka direction between Haiku Road and Auna St.
Meaning: To flock together

**STREET NAMES
EWA
MAKAKILO CITY,
UNITS 5, 7, & 8,
SUBDIVISIONS**

(2) Roadways within the Makakilo City Units 5, 7, and 8 Subdivisions:

- PALAILAI STREET** - Extension of existing roadway to its terminus past Helena Street.
- AKAULA STREET** - Extension of existing roadway.
- UHIUALA STREET** - Roadway from Palailai Street then crossing Akaula Street to its terminus.
Meaning: A variety of yam
- AAHUALII STREET** - Roadway off Akaula Street thence running parallel thereto.
Meaning: Regal attire; royal robes
- AAHUALII PLACE** - Deadend roadway off Aahualii St.
- HELENA STREET** - Roadway extending from Palailai Street to Akaula Street and mauka of Anipeahi Street.
Meaning: Going
- ANIPEAHI STREET** - Roadway extending from Makakilo Drive to Palailai Street.
Meaning: To wave or beckon as with the hand.
- ANIPEAHI PLACE** - Deadend roadway off Anipeahi Street between Auwaea Street and Akaula Street.
- UALEHEI STREET** - Extension of existing roadway to terminate at Anipeahi Street.
- PILIPONO STREET** - Extension of existing roadway to terminate at Anipeahi Street.
- AWAWA STREET** - Extension of existing roadway to terminate at Anipeahi Street.
- MEHANI STREET** - Roadway off Akaula Street then to run parallel to Makakilo Drive.
Meaning: Hot
- MEHANI PLACE** - Deadend roadway off Mehani Street.

- AUWAEA STREET - Roadway extending mauka off Anipeahi Street between Anipeahi Place and Aoloko Street.
 Meaning: Distant; remote
- AOLOKO STREET - Roadway off Anipeahi Street extending mauka.
- MAKAKILO DRIVE - Extension of existing roadway in a mauka direction.

STREET NAMES
 PACIFIC PALISADES
 UNIT II-EAST
 SUBDIVISION

(3) Roadways within Pacific Palisades Unit II-East
 Subdivision:

- AUMAKUA STREET - Extension of existing roadway in a Honolulu direction thence mauka to its terminus past Amokemoke St.
- ANAPANAPA STREET - Roadway extending from the intersection of Amokemoke Street and Aumakua Street mauka to its terminus past Amokemoke St.
 Meaning: The Hawaiian Soap Plant
- AKEUKEU STREET - Roadway off Anapanapa Street going mauka and terminating past Amokemoke Street.
 Meaning: Pleasant; sociable
- AMOKEMOKE STREET - Roadway extending makai from the intersection of Anapanapa Street and Aumakua Street then in a general mauka direction to terminate at Anapanapa Street.
 Meaning: Irregular
- AMOKEMOKE PLACE - Deadend roadway off Amokemoke St.
- ALAU LAU STREET - Roadway extending from Aumakua Street to Amokemoke Street.
 Meaning: Clothes
- AMIKUKU PLACE - Deadend roadway off Amokemoke Street between Aumakua Street and Aimama Place.
 Meaning: A hula step
- AIMAMA PLACE - Deadend roadway off Amokemoke Street between Amikuku Place and Amokemoke Place.
 Meaning: A light meal; a snack
- AILOLO PLACE - Deadend roadway off Amokemoke Street between Amokemoke Place and Alaulau Street.
 Meaning: A ceremony marking the end of training.

STREET NAMES
 WAIPAHU
 WAIPAHU BUSINESS
 SECTION

(4) Roadways within the Waipahu Business Section:

- MOKUOLA STREET - Extension of an existing roadway so that it will terminate at Farrington Highway.

MOLOALO STREET - Roadway adjacent and parallel to
Farrington Highway crossing
Mokuola Street then going mauka
and parallel to the Waipahu
drainage canal.
Meaning: A main stream into which branches
run.

STREET NAMES
HALAWA
HALAWA VALLEY
ESTATES, UNIT 1-A
SUBDIVISION

(5) Roadways within the Halawa Valley Estates, Unit 1-A
Subdivision:

KALALOA STREET - Roadway off Salt Lake Boulevard
extending makai through this
subdivision.
Meaning: A variety of alaihi (squirreelfish)

OHENANA LOOP - Loop roadway off Kalaloa Street
being on the Aiea side of.
Meaning: A spyglass; telescope

OHENANA PLACE - Deadend roadway off Ohenana Loop.

OHEKANI LOOP - Loop roadway off Kalaloa Street
being on the Aliamanu side of.
Meaning: A flute

OHIALOMI PLACE - Deadend roadway off Ohekani Loop.
Meaning: A tomato

The meeting adjourned at 3:30 p.m.

Respectfully submitted,

Carole A. Kamishima
Carole A. Kamishima
Planning Reporter

Special Meeting of the Planning Commission
Minutes
June 8, 1964

The Planning Commission met in special session on Monday, June 8, 1964, at 8:30 a.m., in the Conference Room of the City Hall Annex with Chairman Frank W. Hustace, Jr., presiding:

PRESENT: Frank W. Hustace, Jr., Chairman (excused at 9:15 a.m.)
George F. Centeio, Vice Chairman
Kinji Kanazawa
Cyril W. Lemmon (present at 9:00 a.m.)
Thomas N. Yamabe II
Robert F. Ellis, ex-officio

Frederick K. F. Lee, Planning Director

ABSENT: Stanley T. Himeno
Alfred A. Yee
Fred K. Kwock, ex-officio

The Commission met in special session to authorize the calling of a public hearing to consider the adoption of detailed land use maps as submitted by the Planning Director to the Planning Commission:

**GENERAL PLAN
ADOPTION OF
DETAILED LAND
USE MAPS**

The Director informed the Commission that in compliance with the provision of Section 5-509 of the City Charter (General Plan), the City Council has adopted a General Plan of Oahu, per se, on May 7, 1964. This General Plan is treated in a broad brush manner in which land uses are merged and fused together and not sharply defined by any boundaries. The Council, in consonance with the General Plan it passed, felt it necessary and appropriate that these areas be more well defined and, as such, has asked the Planning Director to develop detailed land use plans in order to more readily define some of these land use boundaries.

The specific provision with reference to detailed land use maps is contained in Page 3, Paragraph 5 of the General Plan document as follows:

"Whenever deemed necessary or appropriate by the Council, however, these isolated areas and the specific boundaries thereof, as well as the specific boundaries of the various land use activities shown on the general plan map, may later be indicated on detailed land use plans (being elaborations of the land use patterns indicated on the general plan map for a particular area). Such detailed land use plans upon adoption by ordinance shall be a part of the general plan. Zoning shall conform to the land use patterns indicated on the general plan map; provided that after the adoption of any detailed land use plan for a particular area, zoning shall be in conformity therewith."

The Director stated that in accordance with the provision of the Charter section and the General Plan ordinance, the staff was asked to prepare detailed land use maps. The staff made detailed studies investigating the population, economic studies, and all of the other studies necessary to prepare a comprehensive plan and to relate

these studies to the overall general plan studies. The result was the development of a series of maps and these maps are called detailed land use maps which refer particularly to several areas around the perimeter of the island of Oahu. In the development of these studies, the staff has found striking similarity of its conclusions with that of the previous work done by the staff. In going to the community areas and developing the plans with them, the community areas have expressed their opinion that since the similarity is so striking, they would have little to no objection to the present plans which have been developed by the staff.

The Director is, therefore, presenting to the Planning Commission this morning, the detailed land use maps as developed by the staff of the Planning Department and requesting the Commission to call a public hearing on these detailed land use maps so that they can be made a part of the General Plan with the concept that these detailed land use maps are merely expansions upon specific areas of the General Plan and are utilized to indicate more definite boundaries of land uses as indicated on the broad brush General Plan.

The Chairman read into the records, the language contained in the Preface of the General Plan document with reference to detailed land use maps, as follows:

"...To the extent that further guidance may be required in any particular area, however, provision has been made for the subsequent adoption, where needed, of detailed land use maps. Such maps, if adopted, will in all probability be large-scale maps of given areas and will delineate boundaries with the particularity required of a given occasion. Upon adoption, such maps are to be considered as parts of the General Plan and any inconsistencies existing between the general plan map and such detailed land use maps will be resolved in favor of the detailed maps."

Mr. Yamabe inquired of the areas for which detailed land use maps have been prepared.

The Director replied that the maps have been prepared for the entire island of Oahu and they have been broken down into four major areas, as follows: Windward, Leeward, Central, and Honolulu. The maps are ready for the Commission's review and discussion.

(Mr. Lemmon was present at the meeting from this point of the discussion--9:00 a.m.)

After a brief discussion on the detailed land use maps, a motion to authorize the calling of a public hearing consistent with the recommendation of the Planning Director was made by Mr. Kanazawa, seconded by Mr. Lemmon, and carried.

(Chairman Hustace excused himself from the meeting at 9:15 a.m. Hereafter, Vice Chairman Centeio presided over the meeting.)

The Commission then discussed the time and the date of the public hearing.

Mr. Lemmon made a motion to schedule the public hearing on Friday, June 19th, starting at 9:00 a.m., through the entire day, in the City Council's Assembly Room, to consider the detailed land use maps for all districts concerned, subject to review and approval of the public hearing notice by the Corporation Counsel. The motion was seconded by Mr. Kanazawa and carried.

Mr. Lemmon commented that this matter is of such great importance that there should be assurance of a quorum to hold the public hearing on the scheduled date. Because of the high percentage of absenteeism, he suggested the appointment of a substitute for a regular member who may be absent.

Mr. Lemmon made a motion that in the event that a regular member of the Commission is not available on the date of the public hearing that Mr. Ellis (ex-officio member) be designated as a substitute for the absentee member.

Mr. Lemmon felt that Mr. Ellis would make a good substitute because of his experience and knowledge than a new member who has no knowledge of planning. His motion, however, died for lack of a second.

Mr. Yamabe requested the staff to check with the Council for those areas where changes were made by the Council and to comment on those changes so that he would have an idea of what the staff intends to do with those changes and the proper handling of the situation. This check may be made later after the public hearing is held.

The meeting was adjourned at 9:30 a.m.

Respectfully submitted,

Carole A. Kamishima
Carole A. Kamishima
Planning Reporter

Meeting of the Planning Commission
Minutes
June 19, 1964

The Planning Commission met in regular session on Friday, June 19, 1964, at 9:25 a.m., in the Conference Chambers of the City Council, third floor, Honolulu Hale, with Chairman Frank W. Hustace, Jr., presiding:

PRESENT:

Frank W. Hustace, Jr., Chairman
George F. Centeio
Kinji Kanazawa
Cyril W. Lemmon
Thomas N. Yamabe II (excused at 11:00 a.m.)
Robert F. Ellis, ex-officio (excused at 10:30 a.m.)
Fred K. Kwock, ex-officio (excused at 11:00 a.m.)

Frederick K. F. Lee, Planning Director
Wendell Kimura, Deputy Corporation Counsel

ABSENT:

Stanley T. Himeno (on trip)
Alfred A. Yee

**PUBLIC HEARING
GENERAL PLAN
DETAILED LAND
USE PLANS**

A public hearing was held to consider recommendations for the adoption of General Plan Detailed Land Use Maps for the following areas:

Windward Oahu

1. Kailua, Lanikai, Maunawili and Waimanalo;
2. Waihee, Kaalaea, Hakipu and Kualoa;
3. Laie, Kaipapau, Hauula, Makao, Kapaka, Kaluanui, Punaluu, Kalauao and Kaaawa;

North and Central Oahu

4. Mokuleia, Waialua, Haleiwa and Kawaiiloa;
5. Waipio;

Leeward Oahu

6. Waipahu;
7. Ewa Beach;
8. Nanakuli, Lualualei, Maili, Waianae and Makaha;

Honolulu

9. Waiakamilo area--between King Street to Kalani Street and Waiakamilo Street to Mokauea Street;
10. Lower Pauoa and the West slope of Punchbowl Hill;
11. Sheridan Tract area--between King to Kamaile Streets and Pensacola to Cedar Streets;
12. Moiliili Triangle area--bounded by University Avenue, King Street and Kapiolani Boulevard;
13. Hawaii Kai area.

Prior to reading of the public hearing notice, the Chairman made the following statement:

"We are here to consider a series of detailed land use plans which have been requested of the Planning Director by the City Council. The General Plan of the City which was adopted recently, pursuant to Section 5-505 of the Charter, makes specific provisions for detailed land use plans and so that those of you who are in the audience would fully understand the purpose or significance of the detailed land use plans, the Chair would like to quote from several paragraphs in the General Plan and which is the law of the City and County of Honolulu.

"In speaking of the General Plan, the Preface of the General Plan reads in part as follows:

'To accomplish this, the language of the textual portion of the General Plan has been couched in broad, comprehensive language and the accompanying map of the city shows desirable land use relationships and interrelationships within generalized locations rather than specific legal uses within defined legal boundaries. Generalized locations are sufficiently specific, however, to permit in most instances the immediate adoption of regulatory controls which will conform to and implement the General Plan. To the extent that further guidance may be required in any particular area, however, provision has been made for the subsequent adoption, where needed, of detailed land use maps. Such maps, if adopted, will in all probability be large-scale maps of given areas and will delineate boundaries with the particularity required of a given occasion. Upon adoption, such maps are to be considered as parts of the General Plan, and any inconsistencies existing between the general plan map and such detailed land use maps will be resolved in favor of the detailed maps.'

"On Page 3 of the General Plan, reference again is made to the purpose of detailed land use maps and in the introduction there is stated as follows:

'The general plan map shows the future land use pattern for the City and County of Honolulu. The land use activities shown on the general plan map are designed to accommodate a population of 820,000. These activities are residential uses, apartment uses, resort hotel uses, commercial uses, industrial uses, agricultural uses, open space or preservation areas, parks and recreational uses, public and semi-public uses, military lands, and public housing areas. The general plan map also shows a major street system to provide for the easy movement of people and goods between the various land uses and communities.

'The requirement of the City Charter is that the general plan be "comprehensive", taking into account the relationship between the various communities--treating the entire island as a unified whole with each of the neighborhoods, communities and districts tied together into a rational pattern of development.

'The general plan map within this concept can only indicate the general location of various land use activities in relation to each other, with no attempt to show exact sizes, locations or boundaries. Moreover, certain isolated land use activities, though desirable, cannot be shown on the general plan map because such land use activities encompass only limited acreage and because of the impracticability of indicating such small

areas as part of the overall pattern of land uses on a map of limited dimensions.

'Whenever deemed necessary or appropriate by the Council, however, these isolated areas and the specific boundaries thereof, as well as the specific boundaries of the various land use activities shown on the general plan map, may later be indicated on detailed land use plans (being elaborations of the land use patterns indicated on the general plan map for a particular area). Such detailed land use plans upon adoption by ordinance shall be a part of the general plan. Zoning shall conform to the land use patterns indicated on the general plan map; provided that after the adoption of any detailed land use plan for a particular area, zoning shall be in conformity therewith.'

"The City Council has requested of the Planning Director, the preparation and submission to the City Council of detailed land use maps basically referring to the rural areas and certain parts of the City and County of Honolulu. The function of the Planning Commission is not to create nor to initiate any plan for submission to the Council. The function of the City Planning Commission is to advise the Mayor, the Council, and the Planning Director in matters concerning the planning programs, and in respect of any detailed land use maps which may be prepared or initiated by the Planning Director, to make appropriate recommendation respecting them. Because the scope of the detailed land use maps and the formation of them has major significance insofar as boundaries are concerned, this Commission has seen fit to proceed and adopt the identical procedure that would be required for the amendment to the General Plan, or for that matter, for its initial adoption.

"We are calling a formal public hearing and we intend to give proponents for the several plans an opportunity to speak following which all opponents to all the several plans may have an opportunity to speak. After everyone interested had an opportunity to express themselves either verbally or in the course of the public hearing or in writing, this Commission will take the matter under advisement and will make appropriate recommendations to the City Council, transmitting over its signature, the various submittals of the Planning Director.

"Again, this Commission does not initiate. We strictly act upon that which is presented to us by the Planning Director and we make appropriate recommendation as we see fit upon that which has been submitted. The Planning Director has indicated a substantially long agenda of the several land use plans as prepared. The Chair has indicated basically with reference to the rural areas.

"Before the Planning Director is called upon to make his presentation the Chair wishes to note the fact that prior to legal procedures being instituted last year, that this Commission, as well as the City Council, was of the opinion that the General Plan within the meaning of the Charter existed and that opinion has not changed. But, in conformity with the legal procedures, the City Council and the various sectors of the Planning Department adopted a General Plan in consonance with the terms of that injunction. Prior to the time of the initiation of the legal proceeding, this Commission over a period of many months considered detailed land use maps for the several rural areas which are generally segmented by natural topographic features. This island is unique in the sense that it is composed of a series of communities which are separated by topographic features in the form of mountain ranges or valleys which adapt themselves to some respect to planning a series of general plans--one general plan for each valley community. It is our job

to make certain and it is our duty in making recommendations to the City Council to be sure that that plan which is adopted for any given valley or community is related to the General Plan itself. The General Plan being an overall policy expression on the part of the City Council and an overall attempt to make a coordinated whole out of several segmented communities.

"The format for operation today will be this: The Planning Director will be given the floor and will follow in the order in which the several detailed land use plans are set forth in the agenda, an explanation of the detailed plan. Immediately following the presentation of the detailed plan, the Chair will call upon all those who desire to speak in favor of the subject plan followed by all those who desire to speak in opposition to such plan. There being no further comments, the Chair will then call upon the Planning Director to present the next detailed land use plan and we will continue until all of the items on the agenda has been completed, following which a recess will be declared. We will take the matter under advisement and then prepare recommendations to the Council. If need exists, this hearing will be recessed from time to time and if there are sufficient number of people who desire to be heard that would require this Commission to sit beyond the day scheduled, namely today, we will recess this hearing till the first part of next week and we will continue on until all of the several plans are taken up.

"With that, by way of general background, the Chair call upon the Planning Director to read the formal notice of public hearing which appeared in the daily press and to take up the first of the detailed land use plan prepared by him since the adoption of the General Plan, indicating how such plan fit in with the General Plan which has been adopted, mixedtogether with the General Plan a comprehensive whole, and ask the consideration of this Commission upon his submission."

The Planning Director read the notice of public hearing to consider the adoption of General Plan Detailed Land Use Maps for areas identified previously. The hearing notice was published in the Honolulu Star Bulletin on June 9, 1964.

The Director reported that the staff had gone out to the Waianae, Waialua and Wahiawa communities to present and explain the detailed land use plans for their respective areas. Letters were also sent to other community associations extending this service but no response has been received from them.

(1) Kailua, Lanikai, Maunawili and Waimanalo

The Director presented to the Planning Commission for its consideration the detailed land use plan for the first section which is the Kailua, Lanikai, Maunawili and Waimanalo areas as represented on the map displayed on the wall. Prior to making his presentation, he read a letter from Mr. Edward Lau, who also represented property owners Mrs. Sarah Lui Tyau and Mr. and Mrs. Harold Chun, requesting that the area right across from the Kailua Beach Park be changed from low density apartment use to medium density apartment use for the following reasons:

- "(1) The entire neighborhood is for this classification;
- (2) It is sponsored and approved by the Kailua Chamber of Commerce;
- (3) No protests to the medium density apartment classification from previous Commission hearings;

- (4) Economic feasibility is assured the land owners;
- (5) Tremendous public demand for living accommodations in this area;
- (6) Open areas surround this area: Kawaihoa Stream, Kailua Beach Park, small mountain range, school and golf course;
- (7) More property and income taxes for government."

The Commission received the communication and took it under advisement for review later.

The Director gave the figures of the existing population and the projected population by 1980 for these areas as follows:

	<u>1960 Census</u>	<u>1980</u>
Kailua	12,485	16,000
Maunawili-Kawainui	863	11,000
Pohakupu-Kaelepulu	6,860	24,000
Kalama-Lanikai	<u>6,456</u>	<u>8,000</u>
Sub-Total:	26,664	59,000
Mokapu (military area)	6,397	7,000
Waimanalo (State plan)	<u>5,661</u>	<u>12,000</u>
Total:	38,722	78,000

The Director referred to the map of the General Plan of Oahu also displayed on the wall to point out the area under discussion. He noted that the detailed land use plan as proposed shows little deviation from the General Plan map except for more definite delineation of land use boundaries.

Starting from the Waimanalo area and going through the entire Kailua area, the Director pointed out on the map the areas set aside for residential, apartment, commercial, resort, industrial, agriculture, park, open space, and public facilities uses, such as schools, sewer treatment plant, etc. He stated that the plan for Waimanalo was prepared in cooperation with the State Department of Land and Natural Resources because lands in Waimanalo are owned primarily by the State of Hawaii. Street alignments and widening of streets in this area are also delineated more precisely than the General Plan map.

For the Kailua area which also includes Lanikai and Maunawili, the Director stated that the detailed land use plan follows more or less the same pattern of development which was adopted in 1961. New studies conducted show that this plan is valid. Land uses are also shown with more precise boundaries.

The Director then explained the color code as depicted on the map, as follows:

- White - Preservation or Open Space
- Chartreuse - Agriculture

Yellow	- Residential
Orange	- Low density apartment
Light brown	- Medium density apartment
Brown	- High density apartment
Brown with cross hatch	- Public housing
Pink	- Resort
Red	- Commercial
Purple	- Industrial
Green	- Park and Recreation
Gray	- Military
Blue	- Public facilities uses, such as: schools institution sewer treatment plant civic center, etc.
Dark blue lines	- Major streets and highways
Dark blue dash lines	- Proposed widening of major streets and highways

The Director reported that he was directed by the City Council to prepare detailed land use maps for specific areas in order that land use boundaries would be defined more precisely to enable the City Council and the Planning staff to conduct studies to support zoning in consonance with such plans. This detailed plan, as well as for other sections of the island, was based upon population, social and economic studies to show the relationship of one area to another and of the entire island. Therefore, this plan merely expands upon the uses which appear on the General Plan map and does not confer legal zoning upon any land. For instance, within the area designated for residential use, no definite size of lots or the type of zoning is indicated. Zoning will follow upon application and studies to justify the change in consonance with the General Plan and the Detailed Land Use Plan.

The Chairman then called upon those persons wishing to speak in favor of the detailed land use plan as presented for the Kailua, Lanikai, Maunawili and Waimanalo areas.

No one spoke in support of the plan.

The Chairman then called upon those persons wishing to speak in opposition to the plan.

Mr. Edward Lau noted that his letter was read by the Director. He reiterated his request for medium density apartment use in lieu of low density apartment use for the area across Kailua Beach Park containing an area of approximately 12 acres. He pointed out that the area is such a desirable residential area, being right across from the beach and adjacent to open areas, that it should be put to a higher use. The residents do not want any high rises but feel that a medium density apartment classification would be most desirable. With this one exception, he stated that the plan is acceptable.

At the request of the Commission, the Director explained the difference between a low density and a medium density apartment designation. He stated that a low density apartment use permits a floor area ratio of 1/3 or 33-1/3% of the land area while the medium density designation permits a floor area ratio of 100%. Low density apartment zoning permits on a 6,000^{sq} lot, 4 dwelling units. He explained further that densities determine the number of people per acre. The plan was based on a set population distribution within this area so that requests such as this which would increase the density established for the particular area must be reevaluated and reexamined to determine whether or not there is any justification to grant the request.

No one else spoke against the plan.

The Chairman then asked for questions from the Commissioners.

Commissioner Centeio stated that he will reserve his comments until after the matter is taken under advisement.

Asked by Commissioner Yamabe whether the detailed land use plan is based on computations which are most current, the Director replied that it is. He stated that in this instance, the medium density classification will increase the population projection for the area, requiring a reexamination of other areas to see whether densities could be lowered to keep within the projected figure for the area. Other studies, such as whether or not the new use would be compatible with surrounding uses and whether or not it would promote the general welfare of the community must also be taken into consideration.

The Chairman noted that Charter Section 5-509, in mentioning the Council's policy for the development of the city, states that the General Plan shall contain the most desirable density of population in the several parts of the city.

(2) Waihee, Kaalaea, Hakipu and Kualoa

The Director then presented the detailed land use plan for the Waihee, Kaalaea, Hakipu and Kualoa areas as represented on the map displayed on the wall. He stated that the population for this entire section was 4,990 persons in 1960. The anticipated population by 1980 is 20,000 persons. He pointed out on the map the various land uses designated for the area.

No one in the audience spoke in favor or against the detailed land use plan for this section of the island.

(3) Laie, Kaipapau, Hauula, Makao, Kapaka, Kaluanui, Punaluu, Kalauao and Kaaawa

The Director presented the detailed land use plan for the Laie, Kaipapau, Hauula, Makao, Kapaka, Kaluanui, Punaluu, Kalauao and Kaaawa areas and pointed out on the map the various land use designations for each community. He stated that the population for this entire section in 1960 was 8,043 persons and the anticipated population by 1980 is 11,000 persons.

Mr. Anston Robinson, President of the Punaluu Community Association, stated that the Association accepts the plan as presented with one comment that it favors the new alignment of a highway in the mauka direction in the Punaluu area rather than the widening of existing Kamehameha Highway. He asked the Director for information on the exact widening of Kamehameha Highway.

The Director replied that although the plan shows the proposed widening of Kamehameha Highway, the exact size of the widening has not been determined. This determination will be made at the time of consideration to adopt development plans.

No one else spoke in favor or in opposition to the plan.

(Mr. Ellis was excused from the meeting at 10:30 a.m.)

(4) Mokuleia, Waialua, Haleiwa and Kawaihoa

The Director presented the detailed land use plan for the Mokuleia, Waialua, Haleiwa and Kawaihoa areas and pointed out on the map the various land use designations for each community. He gave the population figures as follows:

	<u>1960 Census</u>	<u>1980</u>
Waialua	6,408	9,000
Haleiwa-Halekoa	<u>1,813</u>	<u>5,000</u>
Total:	8,221	14,000

The Director read the communication from the Bishop Estate which commented on several areas as follows:

"Punaluu-Kaluanui Area: The Land Use Map includes hotel-resort spot zoning areas which are not in accordance with use plans now under consideration by the Trustees. It is suggested that these hotel-resort uses indicated on the plan as lying mauka of Kamehameha Highway be eliminated and that the area across from Punaluu Park be designated for commercial use.

"Waialua-Haleiwa Area: It is noted that the Land Use Map indicates the former Palama Settlement area for park purposes. The development plan approved by the Trustees proposes hotel-resort usage for this area. It is requested that the park use be deleted and hotel-resort use substituted therefor.

"Heeia Area: It is our understanding that the Land Use Map indicates a park site in the proposed Haiku Plantations development which lies mauka of the new Kahaluu Cut-Off Road. In view of the nature of this proposed subdivision, one-acre lots under agricultural zoning, it is requested that the park site be deleted or relocated to some other more appropriate area."

The Commission received the communication and took it under advisement.

No one spoke in favor of the plan.

Mr. George Yim, agent for the Waialua Agricultural Company, stated that he is not speaking in opposition to the plan but is suggesting to the Commission that it consider amending the plan as it affects the Waialua Agricultural Company's land. He stated that the Agricultural Company since 1952 has started a residential housing project to make fee simple land and home available to its employees. There is a great demand for home sites and a study conducted showed that the projected growth of the area would require more home sites. The Company therefore is requesting that additional land be

designated for residential use. The area requested for residential use contains approximately 17 acres and is surrounded by residential use, a school-park site, and the mill. No agricultural land is being taken for residential use. What is being done is the relocation of urban use into this one concentrated area and placement of the old home sites into agricultural use. He hoped that the Commission would recognize the merit of this project and recommend to the City Council that the subject area be designated for residential use.

No one else spoke in favor or in opposition to the plan.

(5) Waipio

The Director presented the detailed land use plan for the Waipio area and pointed out on the map the various land use designations for the Waipio proposed town area and the surrounding communities. He stated that the population of this area in 1960 was 3,600 persons. The anticipated population by 1980 is 7,000 persons.

Commissioner Lemmon counted eleven school sites in the Waipio town area and asked for the reason for designating so many school sites in this community.

The Director stated that the school sites represent elementary and intermediate schools and one high school. Most of the schools are elementary schools to serve the people within a radius of half a mile. One intermediate school would serve half of the development while the other would serve the other half. The high school would serve the entire development.

No one spoke in favor or in opposition to the plan.

Before proceeding with the next presentation, the Chairman asked the Deputy Corporation Counsel whether this hearing may be continued this afternoon in the Planning Commission's meeting room upon proper notification of this change on the door of this meeting room.

Mr. Kimura replied that it is proper as long as there is notification.

The Chairman announced that this hearing will be recessed at 11:45 a.m. and continued at 2:00 p.m., in the regular meeting room of the Planning Commission, City Hall Annex.

(Commissioners Yamabe and Kwock were excused from the meeting at 11:00 a.m.)

(6) Waipahu

The Director presented the detailed land use plan for the Waipahu area and pointed out on the map the various land use designations for the area. He stated that the study area for Waipahu was divided into two sections--the mauka side and the makai side of Farrington Highway. The population for the makai side was 5,071 persons in 1960 and the anticipated increase is 10,000 persons in 1980. The mauka side was 3,882 persons in 1960 and the anticipated increase is 7,000 persons in 1980. A small portion of Waipahu falls within the Waipahu district and the population for this area in 1960 was 1,291 persons and the anticipated population in 1980 is 6,000 persons. The total population for the Waipahu area in 1960 was 10,244 persons and the 1980 population is anticipated at 23,000 persons.

*It was also
that in 1970*

The Director read a letter submitted by Mr. Oliver Kinney, et al requesting that the Kinney Tract area of 1.35 acres situated on the mauka side of Farrington Highway at 94-602 Farrington Highway be changed from residential to apartment designation.

The Commission received the communication and took it under advisement.

No one spoke in favor of the detailed land use plan for the Waipahu area.

Mr. Oliver Kinney spoke in opposition to the plan as it affects two areas. He felt that the Kinney Tract area containing 1.35 acres situated on the mauka side of Farrington Highway and between a commercial zone and an apartment zone should be classified as apartment instead of residential. He also felt that the Ota Camp area, containing approximately 12 acres, situated about 200 feet makai of Farrington Highway to the old railroad track should be classified as apartment in lieu of residential.

He stated that there are approximately 60 to 70 homes in the Ota Camp area which are beyond repair and which should be removed. Mr. Ota, owner of the land, had plans to develop a low cost housing project but with the prospect of the Maryland Ground Law coming into effect, he was discouraged from proceeding with this plan and as a result is now thinking of an apartment development. The apartment development should be able to provide for approximately 300 families instead of the 60 to 70 families now residing there.

He indicated that there is a tremendous demand for apartments in the Waipahu area. The demand is so great that people are even building apartments to the rear of the slaughter house which is on the opposite side of the stream and across Depot Road and having no problem renting these units. He stated that it is the convenience to the shopping center, schools and churches that make this demand for apartment units so heavy in this area. The armed forces families moving here from Japan will also be requiring apartment units. It is for these reasons stated that he requested that the Kinney Tract area and the Ota Camp area be designated for apartment use on the General Plan.

No one else spoke in opposition to the plan for Waipahu.

(7) Ewa Beach

The Director presented the detailed land use plan for the Ewa Beach area and pointed out on the map the various land use designations for the area extending from Pearl Harbor to the Barber's Point Naval Air Station. He acknowledged receipt of a letter from Mr. Hiroshi Oshiro, attorney for Mr. Keijiro Matsuo, owner of land situated at the corner of Ewa Beach Road and Fort Weaver Road, stating that his client has no objection to the proposed rezoning of his client's property from business to low density apartment use.

The Director explained that Mr. Matsuo's property was zoned business with an existing store on the premises but the store has now been removed and a low density apartment building has been constructed on the premises. The staff felt that the apartment designation was better than to retain a spot commercial area.

No questions were asked by the Commissioners.

No one in the audience spoke in favor or in opposition to the detailed land use plan for the Ewa Beach area.

(8) Nanakuli, Lualualei, Maili, Waianae and Makaha

The Director presented the detailed land use plan for the Nanakuli, Lualualei, Maili, Waianae and Makaha areas and pointed out on the map the various land use designations for each community. He reported the existing and anticipated population of this area as follows:

	<u>1960 Census</u>	<u>1980</u>
Nanakuli-Lualualei	9,288	13,000
Waianae	4,109	7,000
Makaha-Makua	<u>3,055</u>	<u>6,000</u>
Total:	16,452	26,000

The Director acknowledged receipt and read the following letters of comments:

(1) Mokuleia Ranch and Land Co., Ltd., objected to the park designation of its land in Maili situated on the makai side of Farrington Highway and along the waterfront, containing approximately 43 acres. It requested that the area be designated as resort use in conformance with the zoning of the area which is Rural Hotel and Apartment.

(2) The Waianae Junior Chamber of Commerce went on record as supporting the plan for the Waianae area.

(3) The Waianae District Council also supported the plan for the Waianae area as presented.

The Commission received the communications and took them under advisement.

No one spoke in favor of the detailed land use plan for the Waianae district.

Speaking in opposition to the plan, Mr. Harold Henderson, Secretary of the Mokuleia Ranch and Land Co., Ltd., elaborated on the letter filed by the Company. He stated that the Mokuleia Ranch and Land Company has no objection to the City's desire to set aside future park areas but it believed that the designation of the 43 acres of the Company's land in Maili as a park site was far in excess of the needs for beach and waterfront park areas in the Leeward area. At the present time there are over 131 acres of beach parks in the Leeward area. These parks are in addition to the waterfront areas owned by the State of Hawaii which have been set aside for future park and recreational use.

He indicated that in 1959, after lengthy deliberation by the Planning Commission and the City Council, an ordinance was passed by the Council to adopt a portion of the General Plan of the City and County of Honolulu covering a portion of the Maili area by designating this 43 acres for resort use. On April 28, 1960, the same area was zoned Rural Hotel and Apartment District No. 28 by Ordinance No. 1843.

Mr. Henderson then displayed on the board a map indicating a proposed subdivision of the Maili beach land into a park site and motel, hotel and co-op apartment sites and a beach reserve area. This subdivision was granted tentative approval by the Planning

Director on August 30, 1960. He pointed out that the Company has set aside approximately 1.48 acres for a park site adjacent to the existing City and County's .83 acre park at Mailiili Stream. He felt that this combined area will provide an adequate park area for the Maili area. In addition to this park site, he stated that the City and County of Honolulu has approximately 11 acres of additional park area in Maili just ewa of St. John's Road. The Mokuleia Ranch and Land Company has granted to the City and County of Honolulu three perpetual easements across its Maili property from Farrington Highway to the beach reserve by documents dated August 22, 1960 and August 2, 1961. This beach reserve contains an area of approximately 11 acres and it is intended to be used by both the future resort community and the general public.

He felt that the Company's plan sets aside adequate areas for park and recreational type uses and requested that the Company's Maili beach property be designated for Rural Hotel and Apartment use.

Mr. Jay Landis, President of the Waianae District Council, thanked the Director for coming down to the Waianae area to explain the detailed land use plan for the Waianae district. He stated that a short time ago, the State Land Use Commission held a public hearing in the Waianae district and it was specifically pointed out that the plan was in agreement with the 1961 General Plan for the Waianae area and therefore the community association supported the plan. However, in this new proposed plan, there is a difference which is of great concern to the people. This is the change in designation of the Maili beach land from resort to park use. Another concern of the people was the land use designation of the former military land in Waianae-Kai which is now under the State jurisdiction. The State has drawn up a preliminary master plan for the area and has set aside an area for an intermediate school and another area for an elementary school. Because of chicken farms and a dairy farm in the area back of the school sites, he stated that the people in the community are concerned about the health of children attending the schools.

No one else spoke in opposition to the plan.

The Commission recessed the hearing at 11:50 a.m., and reconvened at 2:10 p.m., in the Conference Room of the Planning Department, City Hall Annex. Chairman Frank W. Hustace, Jr., presided:

PRESENT: Frank W. Hustace, Jr., Chairman
George F. Centeio
Cyril W. Lemmon
Kinji Kanazawa

Frederick K. F. Lee, Planning Director
Wendell Kimura, Deputy Corporation Counsel

ABSENT: Stanley T. Himeno
Thomas N. Yamabe II
Alfred A. Yee
Robert F. Ellis, ex-officio
Fred K. Kwock, ex-officio

Prior to hearing the next presentation by the Planning Director, the Commission granted Mr. Joe Mattson from the Bishop Estate who was unable to attend the hearing this morning to comment on the detailed land use plan for the Mokuleia, Waialua, Haleiwa, and Kawaihoa district.

Mr. Mattson informed the Commission that the former golf course area in Haleiwa at Waialua Bay was designated as a resort area by the Planning Department staff and this use was supported by the Planning Commission but the City Council upon adoption of the General Plan of Oahu had changed the use to park use. He requested the Commission to recommend to the City Council that it reconsider this matter and redesignate the area to resort use.

Mr. Mattson stated that the Estate for about a year and a half has been negotiating with a developer for the development of the land as a resort area with cabanas, restaurant and recreational facilities. He displayed a schematic drawing of the proposed development. He felt that this area was best suited for resort use because it adjoins Waialua Bay and is near the new boat harbor.

The Director stated that the subject area was designated as resort use on the General Plan map forwarded by the Planning Commission to the City Council but the City Council decided that the area was better suited for park purposes and had directed him to change the General Plan map to indicate park use in lieu of resort use.

The Commission took Mr. Mattson's statement under advisement for consideration later.

(9) Waiakamilo area--between King Street to Kalani Street and Waiakamilo Street to Mokauea Street

The Director presented the detailed land use plan for the Waiakamilo area bounded by King Street, Waiakamilo Street, Kalani Street and Mokauea Street. He stated that the major land use of this area is industrial in consonance with adjoining industrial uses and pointed out on the map the areas set aside for other uses, such as commercial, apartment, public housing, schools, etc.

He stated that the area makai of Dillingham Boulevard is the industrial complex while the area mauka of Dillingham Boulevard has been planned for a medium density apartment area with an adequate commercial area as compatible uses adjacent to the existing public housing projects and schools. A proposed school and park expansion is in consonance with the anticipated population projection for this area.

No questions were asked by the Commissioners.

No one in the audience spoke in favor or in opposition to the plan.

(10) Lower Pauoa and the West slope of Punchbowl Hill

The Director presented the detailed land use plan for the lower Pauoa area and the West slope of Punchbowl Hill. The subject area is bounded by Nuuanu Avenue, School Street, the slope of Punchbowl, the new road alignment connecting Auwaiolimu Road with Pauoa Road and Pali Highway.

He stated that a restudy of the land uses and traffic pattern of the area became necessary because of the increase in value of lands adjoining the central business district. People in the area no longer cared to live in single family homes and have converted their homes into rooming houses and became absentee land owners. This has resulted in a gradual deterioration of the area into a slum condition. The staff worked with the Punchbowl Community Association in the restudy of the area and both groups have agreed that a medium density apartment designation of the area would be ideal.

Although this area is within walking distance to the center of town, the belief was that the medium density designation would not be so high as to create artificial land value of residential lots in the area mauka of Pauoa Road but would encourage the improvement of the area and not destroy the image of Punchbowl. He felt that the Punchbowl community should be commended for taking this approach rather than requesting high density apartment use which might mar the profile of Punchbowl.

The Director then proceeded to point out on the map the areas set aside for medium density apartment use, commercial use, school and park sites, etc.

Mrs. Amy Nuttall felt that the medium density designation would prevent the construction of high rises and at the same time improve the district from its present borderline slum condition to a better community. She commended the Commission and the staff for preparing this most comprehensive plan for this community.

No one else spoke in favor or in opposition to the plan for the Pauoa-Punchbowl area.

(11) Sheridan Tract area--between King Street to Kamaile Street and Cedar Street to Pensacola Street

The Director presented the detailed land use plan for the Sheridan Tract area bounded by King Street (100 feet makai of King Street) Pensacola Street, Kamaile Street and Cedar Street. This area adjoins McKinley High School on the ewa side and a limited industrial complex on the waikiki side. It also adjoins the Ala Moana Shopping Center business complex and is in close proximity to the central business district.

The Director stated that the major problem of this area has been the improvement of the streets and the determination of the street widths. This problem, however, can be resolved by creating an improvement district to widen and improve the streets according to city standards. The entire area, except for an existing institutional use, has been designated for medium density apartment which is compatible with the overall land use pattern of the surrounding area. The institutional use is the detention home for juveniles.

Mr. Lemmon inquired whether there is a proposal to relocate the institutional use sometime in the future or is that a permanent use.

The Director hoped to be able to relocate the detention home sometime in the future to a facility where the juveniles could be screened. He stated that, presently, delinquent juveniles are held at the home pending disposition of their case and there is no screening or separation of incorrigibles from the others.

Mr. Lemmon noted that some of the streets appear to be very narrow for an apartment area.

The Director stated that the detailed land use map indicates the use of land only. The width of streets will be indicated on the development plan.

No one spoke in favor or in opposition to the plan for the Sheridan Tract area.

(12) Moiliili Triangle area--bounded by University Avenue, King Street, Date Street and Kapiolani Boulevard

The Director presented the detailed land use plan for the Moiliili Triangle area bounded by King Street, University Avenue, Date Street and Kapiolani Boulevard.

He acknowledged receipt and read a communication from the Moiliili Community Center expressing its views on the detailed land use plan for the Moiliili Triangle area. It believed that a valid and logical consideration of the land use in the Triangle section is not feasible without similar, detailed plans for the adjacent areas and requested that final decision on the Moiliili Triangle plan be deferred until land use patterns in the overall Moiliili district are more clearly delineated.

The Director also acknowledged receipt and read a petition signed by 43 persons objecting to the proposed 50 feet roadway width for Kaaha Street and the 60 feet roadway width for Kahoaloha Lane between Kuilei Extension and Kaaha Street.

The Commission received the communications and took them under advisement.

The Director pointed out on the map the land uses proposed for the area. He stated that the strip of business uses along King Street frontage was integrated as a shopping center complex to serve the neighborhood. Adjacent to the commercial center is existing Mother Rice Park, then adjacent is Kuhio School with its proposed expansion area. The remainder of the land was designated for medium density apartment use. Because of its close proximity to the central business district, this area is highly desirable for a medium density development. Major highways surrounding this area provide for easy access to the area.

No one spoke in support of the plan.

Speaking in Opposition to the plan, Mrs. Mary Koyusheff residing at the corner of Kapiolani Boulevard and Waiaka Road, stated that Mayor Blaisdell had promised that no improvement district would be created in the area, yet she must pay an assessment of \$1.30 on her property. She did not know the purpose of this assessment. She stated that there was talk of constructing a municipal parking lot somewhere in the neighborhood and yesterday morning a sign was placed in front of her gate stating, "no parking". She wondered where she could park her car.

In reply to the Chairman's question, the Director stated that there is an improvement district proposed for the area but the public hearing on it has not been held as yet.

The Chairman suggested to Mrs. Koyusheff that at the time of the public hearing to consider the improvement district assessment that she appear before the City Council and give her testimony. He stated that the Planning Commission has no jurisdiction over improvement district assessment.

Mrs. Taka Miyashiro objected to the taking of her property situated off Kahoaloha Lane for off-street parking purposes. She wanted to know whether the City was ready to take her property.

The Chairman advised her that the City is not ready to take her property now, that this is a matter for the City Council to decide.

Mrs. Eureka Forbes, speaking as an individual and interested in the well-being of the people of the State of Hawaii, requested the Commission to give serious consideration to the letter from the Moiliili Community Center requesting that no final action be taken on the plan for the Moiliili Triangle area until a larger area is studied. She felt that the master plan for the University of Hawaii should be taken into consideration because it would have a bearing on the plan for the Triangle area, for instance, the size of the school and the roadways that run through the area. She also felt that more consideration should be given to the boundary of where people live because some of them have been there for over 40 years and it is difficult for them to understand why their entire home must be taken. She felt that more educational program to explain the plan to the people was needed.

Asked by Commissioner Kanazawa for her recommendation of a larger study area, Mrs. Forbes felt that the study area should extend to the Stadium or Isenberg Street because of the road system in the area, the mauka side of King Street because of the road system in the area, the mauka side of King Street which has a definite bearing on the plan for the makai side, and up to the stream on the Kaimuki side. She noted that the General Plan shows commercial use on the mauka side of King Street yet apartments are being developed in the area. She felt that an off-street parking area could be created on the mauka side of King Street rather than the makai side as proposed.

In reply to Mr. Lemmon's question, the Director stated that the community association was notified of the proposed detailed land use plan for the Triangle area and the offer to explain the plan to the community but no response was received. This same plan, however, was previously discussed with the community about a year and a half ago. A public hearing was held and the objections made were from people affected by the street widening proposals. They did not object to the land use plan for the area. This plan was recommended approval by the Planning Commission and submitted to the City Council which approved it.

Asked by Mr. Lemmon whether she had any comment to make on the offer by the staff to explain the plan to the community, Mrs. Forbes stated that the notice was received too late for the association members to meet, therefore, the officials, after talking to the people affected by the plan, had prepared the letter submitted to the Commission.

Noting the President and the Executive Secretary of the Moiliili Community Center in the audience, the Commission asked whether or not they had any comment to make.

Mr. Shungo Okubo, Executive Secretary, stated that the road pattern for the area was laid out about 5 years ago. At that time there was a street extending from Isenberg Street to this triangle area to take the heavy traffic from the Stadium area. Since that time, however, the residents noticed that the path of the road and the width have changed and those people who are affected by this roadway are not happy about it. They feel that a 56-foot roadway is not necessary, that it should be reduced to 40 feet. Another strong objection by the people is the proposed school expansion. About two years ago the Department of Education had a hearing on the proposed expansion of Kuhio School and it had given a projected school population for the area as a result of increased apartment development. Since that time, however, plans for the arterial and other roads on the mauka side of King Street have raised the question whether this school would serve the area above Waiālae Avenue. They felt that the children may be redistricted to other schools in the area, such as Ala Wai School. Some of these questions have not been answered to the satisfaction of the residents.

Asked by the Chairman whether the views just expressed are the views of the community association, Mr. Okubo stated that they are not. These expressions were made by the residents who objected to the plan. The letter submitted is the views of the association.

Mr. Okubo stated further that the concern of the businessmen is that apartments are being constructed in the area 100 feet mauka of King Street. It was their understanding that this entire area and the area along Beretania Street frontage to Isenberg Street were to be set aside for business use but these apartments have encroached into the area. On the makai side, next to the park, this area was also to be set aside for business use, yet apartments are being constructed. The businessmen fear that there would be insufficient areas left for business development. He felt that if the Planning Department and the Planning Commission could give some time to the residents in the area, taking their problems block by block, the entire plan may be more acceptable to the people involved.

Mr. Kanazawa asked Mr. Okubo whether the community center could lead the citizens group in Moiliili and meet with the Planning Director and his staff to contribute their thoughts in the formulation of a broader plan for the area.

Mr. Okubo replied that the association could. He stated that in the past the Planning Department staff met with the association but the discussion always covered the entire Moiliili area. They could never agree on a plan because the objectors all had different interests and discussion was difficult. He believed that if the discussion groups were separated, that is, the school expansion proposal as one group, the road widening proposal as another and the businessmen as another group, they may be able to prepare a plan for the area.

Mr. Kanazawa felt that the residents apparently have a misconception on the purpose of the land use plan and the improvement district.

The Chairman asked the Director whether the proposed improvement district is to carry out the street pattern as set forth on the plan or for the off-street parking area. Is it to implement what exists in this detailed land use plan?

The Director replied that the improvement district for this area was necessitated by the existing inadequate streets in the area. The improvement district statutes state that the improvement district must be in consonance with the General Plan. The General Plan as prepared indicates vaguely the uses in the area. The detailed land use plan shows more in detail the land uses in the area; therefore, if the improvement district is created, it must conform to the detailed land use plan as adopted.

The Chairman commented that the improvement district then is premature in the absence of a detailed land use plan.

The Director replied that the improvement district was started many years ago but the public hearing on it was never held.

Mr. Okubo remarked that the residents feel that by opposing this plan, they could have the improvement district changed.

Mr. Makato Kunimura, President of the Community Center, requested that the Commission defer this matter.

Mrs. Forbes felt that the Commission should consider Mrs. Miyashiro's objection to the taking of her property for an off-street parking area

at this time and not at the time the improvement district is created. She then pointed out to the Commission the proposal to make Kuilei Street a through street between University Avenue and Kapiolani Boulevard and adjoining Kuhio School. She believed that a speedway next to the school was dangerous and stated that the Commission should reconsider this proposal. She also pointed out that the taking of properties for the street widening will make the properties too small for any type of improvement.

No one else spoke in opposition to the plan.

(13) Hawaii-Kai

The Director presented the detailed land use plan for the Hawaii Kai area extending from Kuliouou Valley to Makapuu Point and the seashore to the top of Koolau Range. He stated that this area is under one ownership and one developer, therefore, the plan of the developer was taken and adopted on the General Plan map. The detailed land use plan is merely an expansion of what appears on the broad brush General Plan. He then pointed out on the map the various land use designations made for each valley community for residential, apartment, commercial, public facilities use, and other purposes. He stated that development has started in the Kaalakei Valley apartment and residential areas and the Hahaione Valley area. The Portlock and the Maunaloa Triangle areas are completely built up.

In reply to questions from the Commission, the Director stated that the industrial area designated is for light industrial use and comprises about 125 acres. Presently, the developer is using the area as a batching plant to mix his concrete aggregates for forming into bricks and tiles for his development. Eventually the area will be used for light industrial uses, such as warehousing. There is a buffer area of agricultural uses to separate the industrial use from the residential districts.

No one spoke in favor or in opposition to the plan for the Hawaii Kai area.

The Commission closed the public hearing and took the matter under advisement on motion of Mr. Kanazawa and second of Mr. Lemmon.

A motion to adjourn the meeting and reconvene at 9:00 a.m., Monday, June 22, 1964, in the City Council Assembly Room to hold the public hearing to consider the detailed land use plan for the Kaneohe-Heeia-Kahaluu area was made by Mr. Centeio, seconded by Mr. Lemmon, and carried.

The meeting adjourned at 3:30 p.m.

Respectfully submitted,

Carole A. Kamishima
Carole A. Kamishima
Planning Reporter

Special Meeting of the Planning Commission
Minutes
June 22, 1964

The Planning Commission held a public hearing at a special session held on Monday, June 22, 1964, at 9:10 a.m., in the City Council's Chambers, third floor, City Hall, to consider adoption of a detailed land use plan for the Kaneohe, Heeia and Kahaluu areas. Chairman Frank W. Hustace, Jr., presided:

PRESENT: Frank W. Hustace, Jr., Chairman
George F. Centeio
Kinji Kanazawa
Cyril W. Lemmon
Fred K. Kwock, ex-officio
Robert F. Ellis, ex-officio

Wallace S. W. Kim, Deputy Planning Director
Wendell Kimura, Deputy Corporation Counsel

ABSENT: Stanley T. Himeno (on trip)
Thomas N. Yamabe II
Alfred A. Yee

PUBLIC HEARING A public hearing was held to consider the adoption of
GENERAL PLAN a General Plan Detailed Land Use Plan for the Kaneohe,
DETAILED LAND Heeia and Kahaluu areas as presented by the Planning
USE PLAN Director.
KANEOHE-HEEIA-
KAHALUU

Prior to reading of the public hearing notice, the Chairman explained to the public the purpose for adopting detailed land use plans for the several sections of the island of Oahu and read the sections of the Charter and the General Plan document relating to adoption of detailed land use plans which delineates with particularity the land use designations on the generalized General Plan map. He also pointed out that the detailed land use plans do not confer any legal zoning upon any of the parcels of land involved.

The public hearing notice published in the Honolulu Star Bulletin on June 11, 1964, was read by the Deputy Director. He acknowledged receipt and read two letters submitted subsequent to the closing of the public hearing held on Friday, June 19, 1964, to consider detailed land use plans for other sections of the island. One letter was from the Wahiawa Community Association stating its approval of the detailed land use plan for the Waipio section. The other letter was from the Waipahu Community Association stating its approval of the detailed land use plan for the Waipahu area.

The Commission acknowledged receipt of the communications and placed them on file for consideration later.

The Deputy Director then presented the detailed land use plan for the Kaneohe, Heeia and Kahaluu areas and pointed out on the map the various land use designations made for residential, apartment, commercial, and other uses within each community. He stated that the existing population for the Kaneohe-Heeia section according to the 1960 Census was 16,500 persons and the anticipated population in 1980 is 40,000 persons. For the Kahaluu area, the 1960 Census indicated 3,500 persons and the anticipated population in 1980 is 15,000 persons for a

total population in Kaneohe, Heeia and Kahaluu of 20,000 persons in 1960 and 55,000 persons in 1980.

Referring to the area across from the Pali Golf Course indicated as a community college site surrounded by agricultural designation, Commissioner Centeio asked the Deputy Director whether the area is now used for agricultural purposes. Since the college is to be located there, he felt that a further study was warranted to place the lands surrounding the college in residential use. He felt that agricultural use was not a compatible use next to a college.

The Deputy Director reported that there are a few banana groves in the area but most of the land is vacant. In allocating land uses in the Kaneohe area to provide for the anticipated growth up to 1980, the staff felt that because of the topography of the land which is below 20% grade and the various factors which provided for adequate urban pattern in other areas to take care of the population growth, the land should be kept for agricultural purposes. However, the land could be developed for residential use. He stated that the proposals shown on the detailed land use plan is in conformity with the General Plan adopted by the City Council.

The Chairman called upon those persons wishing to speak in favor or in opposition to the plan, either in whole or in part, for the Kaneohe, Heeia, and Kahaluu areas.

No one spoke in favor of the plan.

Mr. George Houghtailing spoke in opposition to the plan. He spoke on behalf of Mr. Thomas Sofos, owner of a parcel of land situated on the makai side of Kamehameha Highway in Kaneohe town opposite a stream. He pointed out that in reviewing the land use pattern for the Kaneohe area, land to the rear and adjacent to the commercial frontage on both sides of Kamehameha Highway has been designated for medium density apartment use except for the area where Mr. Sofos' property is situated. In considering compatible land uses adjoining business areas, apartment use seems to be the most compatible and this designation is considered to be good planning. He pointed out that Mr. Sofos' property also adjoins the business area and in following this theory of good planning, it seems logical that his property should also be designated for apartment use.

Mr. Houghtailing reported that Mr. Sofos had a feasibility study made to determine the need for apartments in the Kailua-Kaneohe area. This study showed that there is an acute shortage of apartments in the two and three bedroom category in the Kaneohe-Kailua area. There is also a shortage of apartment zoned land to meet the immediate and expected need of the area and developers have found it necessary to acquire business zoned land for apartment development. For the reasons stated, he felt that the detailed land use plan should be modified to include apartment designation for Mr. Sofos' property.

Mr. Seiichi Kimura of 45-269 Mokulele Place, Kaneohe, informed the Commission of a rumor that a tea house was to be constructed within the three-par golf course off Kaneohe Bay Drive. He stated that he lives across the street from the golf course which presently has a clubhouse and a pro shop. He accepts the noise from the clubhouse but he felt that a tea house operation in an area designated for park and recreation and within a Class A-1 residential district was not a desirable use for the area. He, therefore, protested any plan which would permit a tea house in the area.

The Deputy Director informed Mr. Kimura that he has no knowledge of a proposal to construct a tea house in the golf course area. He stated that any such use would require a commercial zone of the area and an amendment to the General Plan.

A woman requested information on the proposal to widen Kamehameha Highway. She wanted to know the areas to be widened.

The Deputy Director informed her that the particular details for the widening of roads will be considered at the time of adoption of development plans. The road pattern and proposed widening were shown on the detailed land use plan to show the relationship of roads to the land uses and the road patterns and widenings are not to be adopted at this time.

Mr. Ralph Schrader of 47-105 Kamehameha Highway referred to a portion of the Kaneohe Hospital land which would be separated from the main parcel by the Kahaluu Cut-Off Road. He noted that a previous plan showed school and park use for the area but this new plan now shows it in public housing use. In light of a shortage of park areas in Kaneohe and the need also for an intermediate school site, he asked why the change was made to public housing use.

The Deputy Director stated that the area was recommended for an intermediate school site but due to vigorous objection from the community association that the site was too close to the Kaneohe Hospital, the intermediate school site was relocated. There will now be two intermediate school sites in Kaneohe, one in the Keapuka subdivision and the other in Heeia. He stated that the Hawaii Housing Authority had indicated a need to develop low cost housing in the Kaneohe area as well as in other areas. The staff felt that in looking at the land use pattern for the area, the subject land would be most suitable for a public housing site because it adjoins a proposed multi-family area and a park.

Mr. Schrader asked how permanent is the public housing designation. He stated that the feeling of the community association members is that there is a need for a school site in the immediate future and this subject area might be available. They were trying to learn who had opposed the school designation since the present members are in favor of it.

The Chairman informed Mr. Schrader that the land use pattern will be fixed upon adoption of the detailed land use plans by the City Council. The land use designations may be amended following the normal procedure for amendment established in the City Charter.

Mr. Miller stated that he owns a parcel of land off Okana Road zoned for agricultural use. He asked whether ^{the} new alignment of the Kahaluu Cut-Off Road would affect his property.

The Director stated his belief that the alignment would not affect his property. He suggested to Mr. Miller that he confer with him after the meeting.

Mr. Seiichi Kimura referred to the area surrounding the proposed community college set aside for agricultural use. He felt that the area should be set aside for government type uses, such as a fire station or a police station. Looking at the land use pattern for the Kaneohe area, there seems to be insufficient areas set aside for this type of use. He also felt that there should be another fire station site in Kahaluu within the area shown as apartment.

The Chairman advised Mr. Kimura that recommendations for sites of city facilities of the nature mentioned generally emanate from the respective departments. For instance, locations of fire stations are very carefully studied by the Fire Department in coordination with the Fire Underwriters. After considering the number of people living in a particular area, the distance to be covered, and other factors, a request is made to the Planning Department to set aside a certain

area for that type of use. The Planning Department then processes the request making its own recommendation and then submitting it to the City Council for final action.

No one else spoke in support or in opposition to the plan for the Kaneohe, Heeia and Kahaluu areas.

The Commission closed the public hearing and took the matter under advisement on motion of Mr. Kanazawa and second of Mr. Lemmon.

The Deputy Director informed the Commission of the receipt of three communications. He read the letter from Mr. John H. Magoon, President of Kualoa Land Corporation, requesting that an area of land containing 14.218 acres situated about 800 feet mauka of Kamehameha Highway in Kaalaea be changed to business use and the area to the rear be designated for apartments and duplexes.

The second letter from Mr. John H. Magoon, President of the Halekou Land Corporation, requested that land in Kaalaea having a frontage on Pulama Road and containing 21.12 acres be designated as one acre farm lots.

The Waialua Community Association accepted the General Plan as it affects the Waialua-Haleiwa area with one reservation. It was concerned that the Plan showed a future marina facility in Kaiaka Bay when construction is scheduled for this summer for such a facility at Waialua Bay.

The Commission received the communications and placed them on file for consideration later.

The Chairman recommended to the staff that communications such as this and the comments made at the public hearings be delineated on the specific detailed land use maps for consideration by the Commission during its deliberation session for adoption of the plans.

The meeting adjourned at 10:10 a.m.

Respectfully submitted,

Carole A. Kamishima
Carole A. Kamishima
Planning Reporter

Special Meeting of the Planning Commission
Minutes
June 23, 1964

The Planning Commission met in special session on Tuesday, June 23, 1964, at 4:20 p.m., in the Conference Room of the City Hall Annex with Chairman Frank W. Hustace, Jr., presiding:

PRESENT: Frank W. Hustace, Jr., Chairman
George F. Centeio
Kinji Kanazawa
Alfred A. Yee
Robert F. Ellis, ex-officio (present at 4:45 p.m.)

Frederick K. F. Lee, Planning Director
Wallace Kim, Deputy Planning Director
Ramon Duran, Principal Planner
Wendell Kimura, Deputy Corporation Counsel

ABSENT: Stanley T. Himeno (on trip)
Cyril W. Lemmon
Thomas N. Yamabe II
Fred K. Kwock, ex-officio

**GENERAL PLAN
DETAILED LAND
USE PLANS**

The Commission met in special session to review the General Plan Detailed Land Use Plans as presented by the Planning Director for the following areas:

Windward Oahu

1. Kailua, Lanikai, Maunawili and Waimanalo;
2. Kaneohe, Heeia, Kahaluu, Waihee, Kaalaea, Hakipu and Kualoa;
3. Laie, Kaipapau, Hauula, Makao, Kapaka, Kaluanui, Punaluu, Kalauao and Kaaawa;

North and Central Oahu

4. Mokuleia, Waialua, Haleiwa and Kawaiiloa;
5. Waipio;

Leeward Oahu

6. Waipahu;
7. Ewa Beach;
8. Nanakuli, Lualualei, Maili, Waianae and Makaha;

Honolulu

9. Waiakamilo area--between King Street to Kalani Street and Waiakamilo Street to Mokauea Street;
10. Lower Pauoa and the West slope of Punchbowl Hill;
11. Sheridan Tract area--between King to Kamaile Streets and Cedar Street to Pensacola Street;

12. Moiliili Triangle area--bounded by University Avenue, King Street and Kapiolani Blvd.;
13. Hawaii-Kai area.

The Commission had requested the Director to prepare overlays on the detailed land use maps showing the deviations from the sectional general plan maps that were adopted prior to the injunction and subsequent to July, 1959, and to give the reasons for those changes.

Kailua, Lanikai, Maunawili and Waimanalo

Displayed on the wall was the detailed land use plan for the Kailua, Lanikai, Maunawili and Waimanalo areas and an overlay showing the deviations from the sectional general plan map adopted.

Deputy Director Kim stated that the sectional general plan for this area was adopted after 1959 by ordinance by the City Council but this plan was subsequently revised and a detailed land use plan developed for the same area. Starting from the Waimanalo area he pointed out the deviations as follows:

(1) Waimanalo. As noted on the overlay, the various uses of industrial, apartment, residential, commercial, agricultural, etc., for the Waimanalo area was adopted after 1959 but prior to the injunction. Since adoption of this plan, the State in developing the core plan, which is now being executed, had realigned existing Kamehameha Highway in the mauka direction in lieu of following the present alignment, necessitating the shifting of land uses within the area. In addition, the State was informed that land within Bellow's Field will not be returned to the State; therefore, the plan for resort, park, residential, industrial and medium density apartment uses for the Bellow's Field area was changed and the entire area was redesignated for military use.

In the discussion that followed, Mr. Duran, in reply to questions from Mr. Hustace, stated that the planning staff had worked with Mr. Ted Damron and the State Department of Land and Natural Resources' staff in preparing this plan for the Waimanalo area. The planning staff also took into consideration the State's General Plan for development of the Waimanalo area. The State department staffs have not seen this plan prepared by the City.

Since the changes involve State land, Mr. Hustace felt that the State representatives should have an opportunity to see the map and comment on it. However, in order not to delay adoption of the plan, he suggested that action to approve be taken today subject to the staff's showing of the plan to the State representatives and reporting back by Thursday when the Commission is expected to meet again.

Mr. Kanazawa asked whether the State is to dictate to the City what should be placed on the map simply because the land is owned by the government?

Mr. Hustace stated that the difficulty of this situation is that the land is basically owned by the State and the previously planned development was approved by the legislature and the City and County by ordinance adopted the same plan. Now, because of the realignment of Kamehameha Highway, land uses are being shifted. His belief was that people who own large parcels of land should be given a wide latitude in the development of their lands unless the plan violates good planning principles.

Mr. Centeio felt that the plan shown on the overlay should be approved at this time by the Commission because that is the plan adopted by ordinance. Any changes or modifications to the plan could be made later. He saw no reason for delaying adoption of the plan simply because the State has changes to make.

Mr. Kim noted that the overlay plan does not conform with the recently adopted broad brush General Plan of Oahu. The detailed land use plan presented for adoption generally conforms to the General Plan. He stated that the Corporation Counsel has advised that the detailed land use plans must generally conform to the adopted General Plan of Oahu.

Mr. Centeio contended that the difference between the overlay plan and the adopted General Plan has no bearing in this instance because the General Plan is a broad brush plan with no definite boundaries. In the consideration of the detailed land use plans, the Commission has the right to approve the overlay plan at this time and if there are any modifications to be made, they can be made at a later date because the Commission merely recommends approval, disapproval or amendment of the plan. He asserted that the Corporation Counsel has no right to tell the Commission to do something a certain way or how it should vote. If the Commission feels that something should be done a certain way, that is their recommendation and their prerogative.

Mr. Hustace asked Mr. Centeio whether he was ready to vote for or against the plan today because if he should vote against the plan, it would be useless to continue with the discussion as four affirmative votes are required to pass the plan. (Only four voting members were present.)

Mr. Centeio stated that the problem is not whether or not he concurs with the plan. He did not agree with the statement made that the Commission must follow the advice of the Corporation Counsel.

Deputy Director Kim continued his presentation.

(2) Kailua

a) On the sectional plan the staff had indicated two sites for an elementary school within the Enchanted Lakes Subdivision area because at that time the staff had no idea which site would most adequately serve the neighborhood. Subsequently, the City has acquired the site off Keolu Drive so the school site off Wanaao Road and adjoining the drainage channel was deleted and designated for residential use.

b) On the sectional plan the present dairy site off Kailua Road was indicated as agriculture because the remaining lease on the land will extend beyond the 20-year period of the General Plan. This use was changed to residential which will still permit the dairy to operate in the area as a non-conforming use. The residential use is recommended because of its compatibility to the surrounding uses.

(Mr. Ellis and Planning Director Lee were present from here/on.)

Members of the Commission recalled that the area adjoining the dairy was the subject of a rezoning request to apartment and there was the problem of whether or not the dairy should be relocated. This problem was to be resolved between the owner of the land and the lessee.

Mr. Hustace felt that as soon as the dairy operation is relocated, this area should receive immediate attention for amendment to the

General Plan. Since the lease will extend beyond the 20-year period, he felt that the agriculture designation should remain, although, when considering this on a long-range planning basis, the area could be designated for a different use more compatible with the surrounding area.

Mr. Yee questioned whether it is sound planning to designate the subject area as agriculture simply because the dairy has a 20-year lease. He did not believe that an agricultural designation should be made for an area adjoining residential uses and a school. He pointed out that this area is practically in the heart of downtown Kailua.

The Director indicated that on the broad brush General Plan, the subject area is designated for residential use. It is the feeling of the staff that the dairy will eventually move from the area. The area should be designated for residential rather than agricultural use.

Mr. Centeio disagreed with Mr. Kim's statement that the dairy is operating under a non-conforming use category. He contended that the area is presented zoned agriculture, if not for the entire area, at least for 30 acres because about 5 years ago Campos Dairy expanded its operation and came before the Planning Commission for a zoning change of the 30 acres for agriculture which was granted. He believed that it was wrong from the start to grant apartment zoning for the area adjoining the dairy. The dairy has been in that location for over 40 years and the apartment zoning granted by the Commission has jeopardized the dairy operation. He was against the granting of the apartment zoning.

Mr. Kim pointed out the other deviations:

c) The blue coloring shown on the overlay indicated a part of the Wailee Boys Training School. Since adoption of the sectional plan, the City has acquired the area for park purposes as part of the playfield for the adjoining high school; therefore, the new plan reflects the present use (park).

d) The staff had indicated park use for the Kawainui Swamp area but the City Council had changed this to Preservation on the broad brush General Plan. The detailed land use plan, therefore, reflects this new designation.

e) The school site shown on the adopted sectional plan in Maunawili was relocated to another location within the same area because an on-site inspection revealed that the land is not suitable for school purposes.

f) Also in the same Maunawili area, the area indicated as agriculture on the sectional plan was changed to residential use. The owner of the land has been granted urban designation for his holdings by the State Land Use Commission and the area is presently being subdivided into house lots in conformity with the existing Rural Protective zoning. Street improvements are now under construction.

Mr. Kim reported that at the public hearing Mr. Edward Lau had requested that the area off Kawaihoa Road directly across from Kailua Beach Park be designated for medium density apartment use in lieu of low density apartment use. The staff in its restudy finds that there is no justification to change the use to medium density apartment.

Director Lee pointed out that medium density apartment development may partially block the view of residents living up on Country Club Knoll which overlooks Kailua Beach so that these people may object to such a designation.

Mr. Hustace suggested to the staff that it prepare a uniform terminology, other than zoning classifications such as Apartment B or C, to describe low density and medium density apartment uses. Whether it is done by floor area ratio or by some other means, he stated that there should be some understanding as to what the different densities mean.

The Chairman then called for a motion to recommend approval, disapproval or modification of the detailed land use plan for the Kailua, Lanikai, Maunawili and Waimanalo areas. He felt that the plan could be approved subject to clarification of the meaning of densities and a check with the State Department between now and Thursday.

Mr. Centeio questioned why the Commission cannot make modifications to the General Plan. He stated that the staff has made modifications. The City Council has also made modifications without first referring such modifications to the Planning Commission for its recommendation. He did not understand how this can be done when the Charter specifies that such modifications must be referred to the Planning Commission for its recommendation.

Mr. Hustace stated that he had also raised that question but the opinion of the Corporation Counsel is that in the initial adoption of the General Plan, the City Council is free to make amendments to the General Plan without referring those amendments to the Planning Commission for its recommendation. In other words, the initial adoption of the General Plan need not follow the same pattern of procedure as an amendment to the General Plan or zoning. In using the broad brush treatment, he felt that minor refinements on the detailed land use plan can be made without doing violence to the General Plan as adopted. The Commission is here today to have those changes read.

Mr. Centeio stated that the Commission should not function by opinions because it is merely a recommending body.

Mr. Kanazawa made a motion to defer this matter until Thursday pending a check by the staff with the State Department for comments on the Waimanalo plan and a uniform terminology prepared by the staff of low and medium density apartment uses. The motion was seconded by Mr. Yee and carried.

Kaneohe, Heeia, Kahaluu, Waihee, Kaalaea, Hakipu and Kualoa

On Map 2 which is the area extending from Kaneohe to Kualoa, Deputy Director Kim pointed out on the detailed land use map, the following deviations from the adopted sectional general plan map. An overlay showing the deviations was also displayed:

(1) Kaneohe

a) The area on the Kahuku side of Likelike Highway near the entrance to Wilson Tunnel was changed from residential to agriculture. The Council had questioned the wisdom for designating steep land in the proximity of the tunnel for residential use and had changed the use to agriculture on the adopted General Plan of Oahu.

b) All church sites designated on the sectional plan in blue were changed to residential use because the existing zoning ordinances permit churches in any zoned area. The staff felt that it would be misleading to indicate churches as a specialized

use and therefore had indicated a use to conform to the land use pattern surrounding them.

c) A small triangular piece at the corner of Kamehameha Highway and Old Pali Road indicated on the sectional plan as part of the Pali Golf Course will become separated from the main golf course upon the construction of a proposed 60-foot highway through the area. Therefore, for future use it was deemed more logical to designate the area for residential purpose and residential use has been indicated on the detailed land use map.

In reply to questions from the Commission, Mr. Kim stated that the land is of rugged terrain. The alignment of the highway is not firm and is subject to change.

d) The area across Pali Golf Course was indicated entirely for residential use. Since adoption of the sectional plan, a 100-acre parcel was donated by Kaneohe Ranch Company to a church group for construction of a community college. Therefore the area has been colored in blue to indicate school use. The remainder of the land was designated for agriculture; that is, on both sides of the proposed college, and the steep uplands in Preservation conforming to the changes made by the City Council on the General Plan of Oahu. The Council felt that the area should not be developed for residential purposes at the present time.

e) A proposed playground site was designated within the Pikoiloa Subdivision area but since the City was unable to purchase the land for park purposes, the developer was permitted to subdivide the area into residential lots. The detailed map reflects the present use, which is residential.

Mr. Hustace commented that the plan seems to be guided by what is happening. He asked the Deputy Director whether it would not be good planning to designate areas for open space or park purposes notwithstanding the fact that the area is being put to residential use.

The Director replied that the policy of the Planning Department is to designate parks in strategic areas but whenever the Council deletes these park sites, the staff deletes them from the map. Since the map reflects the Council's thinking, the staff has no alternative but to follow that thinking.

Mr. Centeio stated that this problem of the City being unable to purchase park sites and the developer being permitted to subdivide the area has been going on for over 10 years. He felt that this problem can be remedied if the Commission would draft an ordinance which would require that a subdivider set aside a certain percentage of his land for park purposes.

The Director indicated that there is an existing ordinance which requires a developer to set aside a certain amount of land for park purposes but if the City is unable to purchase the site, the developer is permitted to subdivide and sell those lots. For many years legislation had been proposed to require that a percentage of land within a residential subdivision be set aside for park purpose and such land be dedicated to the City or an amount of money equivalent to the value of the land be set aside by the developer for park purposes but this has failed legislative passage.

Mr. Centeio indicated that his proposal was not for the subdivider to give park land to the City but to make it a part of the Subdivision Rules and Regulations that an area for park purposes be set aside, similar to requirements for roadways within a subdivision.

f) An alternate elementary school site was designated in the area off Kaneohe Bay Drive but since the City had purchased a site nearby this use was eliminated and placed in residential use. A nearby church and YWCA designated on the sectional plan in blue were also deleted and placed in residential use. YWCA use falls under the same category as churches and may be located in any residential district.

g) Part of Kaneohe Hospital's land will be separated by the construction of Kahaluu Cut-off Road. Originally the area had been designated for residential purpose but the new plan designates the area for park and public housing development. The Hawaii Housing Authority has stated that there is a need for low income housing in the Kaneohe area and had requested that an area be set aside for this use. The staff felt that the subject area would be most suitable since it adjoins an area designated for apartment use. An adjoining park will serve the community and the proposed housing project.

h) The Commission zoned an area on the makai side of Kamehameha Highway a few lots away from the Kaneohe Bay Drive intersection as commercial. Subsequently, the City Council zoned a lot on the Kahuku side for commercial purposes leaving a parcel between the two commercial areas in residential use. Rather than have residential use hemmed between two commercial areas, the new proposal is to close this gap and designate the entire strip for commercial.

i) The Council had zoned the area at the mauka-Kailua corner of Paleka Road and Kamehameha Highway for commercial use. Therefore, this use is reflected on the detailed plan.

j) On the sectional plan, Kanohuluiwi fish pond fronting on Kaneohe Bay on the Kailua side of Kahanahou Circle was indicated as commercial. A variance was granted many years ago to Mr. Dowsett to operate a small boat marina for the sale of gasoline, docking, and boat repairs. Since a variance can be applied in any zoning category, the staff felt that from the land use standpoint it was more reasonable to indicate the overlying land use rather than the specially permitted use and therefore designated the area for residential use.

In reply to questions from the Commission, Mr. Kim stated that the owner of the land has not been apprised of the change. He also explained that the Planning Commission had granted the variance for this use about 10 years ago, with no time limitation, because of the evident need for this type of facility.

k) On the sectional plan, a marina site was designated for the area fronting Kaneohe Bay off Kikiwelawela Street within the McCormick subdivision. The area has been designated for residential use. At the time this marina site was considered, the staff felt that there should be some shoreline area for recreational purposes for the public, but since adoption of the sectional plan, the State has proposed an off-shore island development for recreational purposes which will resolve this problem. The developer of the land is in the process of subdividing the land into house lots and therefore the area has been designated for residential use.

(2) Heeia

a) On the sectional plan the park site indicated in the former Heeia Radio Station site represented a school-park complex of the proposed high school. Subsequent studies indicate that the size of the school site is minimal and the Department of Education has requested that the entire area be designated for school purposes. A playfield will be developed within the area for high school activities only. The entire area, therefore, has been designated for school purposes.

b) On the sectional plan, the area across from Heeia Pier was indicated for future residential use but since then, the Fire Department based on studies conducted by the Fire Underwriters has indicated need for a fire station in this vicinity to serve the surrounding area and the small boat marina operation. Consequently, an area has been designated for a future fire station.

c) Adjoining the proposed fire station site, a small commercial activity was indicated on the sectional plan. This use is no longer necessary and the area is being designated for residential use since a neighborhood shopping center has been designated a short distance away which will adequately serve the general area. The land owner has no objection to this change.

d) The sectional plan designates residential use for the hillside area in Heeia but study indicates the grade is over 20% and should be designated as a preservation area.

(3) Waihee

a) The sectional plan designates a small industrial area in Waihee to identify a proposed temporary sewer treatment plant site but since this use is permitted in a residential area as part of a development proposed, it is not necessary to designate the area for industrial purposes. The area has been placed in residential use.

This concluded the presentation.

Mr. Kim then presented the comments and suggestions made by the public at the public hearing, as follows:

(1) Thomas Sofos had requested that his property containing 4.5 acres situated on the makai side of Kamehameha Highway within Kaneohe town, in the rear of the commercial area, be designated for apartment use in lieu of residential.

Mr. Hustace recalled that the argument presented by Mr. Sofos was that on the opposite side of Kamehameha Highway apartment uses had been designated as a buffer between the commercial and the residential uses; therefore, this same type of argument could be made on the makai side. He asked whether this argument is valid since Mr. Sofos' property is situated in the heart of Kaneohe town and behind the commercial area in close proximity to urban activities. He felt that the area may be desirable for additional apartment uses. With the anticipated number of people moving into the Kaneohe area, it may be conceivable to designate apartment use for the area up to the first parallel road from Kamehameha Highway between the existing school and a proposed apartment area next to Lilipuna Road.

The Director indicated that the mauka section behind the commercial area and between a park and an industrial area was recognized as a

desirable area for apartment development and therefore was so designated. The area is presently zoned for apartment and there are existing apartment developments. The makai side is predominantly residential in character and there is a topographic separation between the commercial area fronting Kamehameha Highway and the properties in the back. Mr. Sofos' property drops sharply to a stream and the majority of his land is lower than the street. There is also a problem of proper access because of the difference in topography. This area was therefore left in residential use.

Mr. Centeio felt that apartment use for the area was a logical one since it adjoins the commercial area. He felt that a small land owner who has plans to develop his land should be given the opportunity to proceed. He felt that there is no basis for the argument presented by the staff that because of the topography of the land it is unsuitable for apartment use. He stated that if the man can obtain approval from the Chief Engineer and meet other apartment regulations, he can proceed with such a development.

The Director indicated that if additional apartment areas are created, since there are approximately 15 acres in this new area proposed, a reduction in apartment designation for other areas must be made to meet the population projection for the area.

Noting an apartment area behind the commercial area on the makai side of Kamehameha Highway and off Lilipuna Road, Mr. Hustace asked whether this apartment designated area, since it is presently vacant, could be deleted and the subject area under discussion designated for apartment in its place.

Mr. Centeio felt that since this is a 20-year projection plan, instead of deleting the existing apartment designated area or even creating an additional large apartment area, that the Commission merely recommend that Mr. Sofos's request be granted and look with favor to extending the apartment area for the remainder of the area surrounding Mr. Sofos's property.

The Director reported that a shopping center complex is being planned by developer Tom McCormick for the area makai of Kamehameha Highway. To compliment this use, an apartment area was designated to the rear. Plans for the apartment area have already been drawn by Bob Law for a condominium apartment development. He stated that the problem with Mr. Sofos's request is that an amendment to the General Plan of Oahu must also be made to indicate apartment use for the area.

Mr. Hustace believed that the detailed land use plan would control the use for such a minor amendment. His only dissatisfaction with Mr. Sofos's request was that apartment use was being proposed for an area which is presently zoned for commercial use and which would be logical for a commercial development. He stated that this is inconsistent with the desires of the Commission to discourage employment of uses in areas other than for which it is zoned.

Mr. Kim continued his presentation on other comments made at the public hearing:

(2) Mr. Seichi Kimura registered an objection because he thought that a tea house was to be built within the golf course area off Kaneohe Bay Drive. The staff had advised him that a tea house cannot be constructed within the area without the proper zoning.

(3) Mr. Kimura also felt that the area across the Pali Golf Course should be set aside for public facilities use, such as a fire station or a police station rather than for agriculture. The staff had advised him that sites for police or fire stations are

carefully studied and that appropriate sites have been designated for these uses.

(4) Mr. Ralph Schrader felt that the area across Kaneohe Hospital should be considered for an intermediate school site. An explanation was given to him that the community association had opposed a school site in that location because of its close proximity to Kaneohe Hospital. Since then two other intermediate school sites--one in Keapuka and the other in Heeia--have been designated on the plan.

(5) Mr. Miller had requested information about his property on Okano Road in Kahaluu. The staff had advised him that construction of the Kahaluu Cut-off Road would not affect his property.

(6) Mr. John H. Magoon requested commercial and apartment designation for land situated in Kaalaea, mauka side of Kamehameha Highway. The staff recommended residential use since a sizeable commercial area has been designated in the vicinity.

(7) Mr. Magoon requested that an area in Kaalaea fronting on Pulama Road be permitted for one-acre farm lots. Since the area is designated for agricultural purposes, the staff sees no problem here.

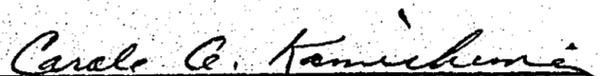
(8) Bishop Estate had requested that a proposed park site in Heeia, mauka of Kahaluu Cut-off Road be deleted because this entire area is being developed into one-acre farm lots. In spite of the low density development, the staff felt that an elementary school and a park site would be required and therefore had designated a school-park complex for the area. This conforms to the policy of the City Council that separate park sites will not be acquired unless it is combined with a school use.

A motion to recommend adoption of the detailed land use map for the Kaneohe, Heeia, Kahaluu, Waihee, Kaalaea, Hakipu and Kualoa areas was made by Mr. Yee. This motion died for lack of a second.

Mr. Centeio suggested that no action be taken today since only four voting members were present.

The meeting was adjourned at 6:00 p.m.

Respectfully submitted,


Carole A. Kamishima
Planning Reporter

Special Meeting of the Planning Commission
Minutes
June 25, 1964

The Planning Commission met in special session on Thursday, June 25, 1964, at 2:05 p.m., in the Conference Room of the City Hall Annex with Chairman Frank W. Hustace, Jr., presiding:

PRESENT: Frank W. Hustace, Jr., Chairman
George F. Centeio
Stanley T. Himeno
Cyril W. Lemmon
Thomas N. Yamabe II
Alfred A. Yee
Robert F. Ellis, ex-officio

Frederick K. F. Lee, Planning Director
Wallace S. W. Kim, Deputy Planning Director
Wendell Kimura, Deputy Corporation Counsel

ABSENT: Kinji Kanazawa (on trip)
Fred K. Kwock, ex-officio

GENERAL PLAN
DETAILED LAND
USE PLANS

The Commission met in special session to review further the General Plan Detailed Land Use Plans as presented by the Planning Director for the following areas:

Windward Oahu

1. Kailua, Lanikai, Maunawili and Waimanalo;
2. Kaneohe, Heeia, Kahaluu, Waihee, Kaalaea, Hakipu and Kualoa;
3. Laie, Kaipapau, Hauula, Makao, Kapaka, Kaluanui, Punaluu, Kalauao and Kaaawa;

North and Central Oahu

4. Mokuleia, Waialua, Haleiwa and Kawaiiloa;
5. Waipio;

Leeward Oahu

6. Waipahu;
7. Ewa Beach;
8. Nanakuli, Lualualei, Maili, Waianae and Makaha;

Honolulu

9. Waiakamilo area--between King Street to Kalani Street and Waiakamilo Street to Mokauea Street;
10. Lower Pauoa and the West slope of Punchbowl Hill;
11. Sheridan Tract area--between King to Kamaile Streets and Cedar to Pensacola Streets;
12. Moiliili Triangle area--bounded by University Avenue, King Street and Kapiolani Blvd.;
13. Hawaii-Kai area.

The public hearings to consider the adoption of these plans were held on Friday, June 19, 1964, and Monday, June 22, 1964.

At the special meeting held on Tuesday, the Deputy Director by using an overlay pointed out to the Commission those areas of deviation between the detailed land use maps and the sectional general plan maps adopted previously for the first two sections which are (1) Kailua, Lanikai, Maunawili and Waimanalo; and (2) Kaneohe, Heeia, Kahaluu, Waihee, Kaalaea, Hakipu and Kualoa. However, no action was taken to adopt or reject the plans. The Commission had requested the staff to have a representative of the State Department check the plans for the Waimanalo area and comment on it.

The Chairman informed the Commission that the Mayor had expressed to him the desires of the administration to cooperate with the legislative branch of the government. The Mayor is not in anyway directing the course of the Commission's action or commenting on the conduct of the meetings but feels that detailed land use plans as requested by the City Council should be acted upon as soon as possible and that delays be kept at a minimum.

The Chairman noted that at the request of the Commission, the Director had prepared overlays to point out the deviations between the detailed land use maps and the sectional general plan maps adopted prior to the injunction. A thorough presentation on the first two maps were made but no action was taken. It is now within the province of the Commission to recommend to the City Council either approval in whole or in part, disapproval in whole or in part, or modification of the detailed land use plans as submitted by the Planning Director. It was his recommendation that the Commission review the plans individually in the order given on the agenda and to take action on that particular plan while the subject matter is still fresh in our minds rather than wait until the entire 13 maps are presented.

Mr. Centeio expressed his opinion that the Commission should request for a legal opinion from the Corporation Counsel as to the position of the Commission and whether or not it should proceed in the manner it is now taking.

The Chairman felt that no legal opinion was required at this time unless Mr. Centeio cared to put the matter to a vote.

No motion was made by Mr. Centeio.

(1) Kailua, Lanikai, Maunawili and Waimanalo

Deputy Director Kim presented again the detailed land use map for the areas extending from Waimanalo to Kailua including Lanikai and Maunawili and an overlay showing the deviations from the sectional general plan map adopted prior to the injunction. He pointed out again the areas of deviation between the two plans as previously presented at Tuesday's meeting and recorded in the minutes. He stated that the plan for Waimanalo, of which the State owns the bulk of the land, was discussed with Mr. Paul Tajima of the State Department of Land and Natural Resources but Mr. Tajima is presently away from the island. Just prior to today's meeting, Mr. George Luther of the Land Department examined the plan and stated that since it conforms very closely with the State's General Plan, he had no comment or protest to make.

A discussion on the first plan followed.

Mr. Yamabe asked, with respect to the residential subdivision in Maunawili formerly designated as agriculture on the sectional general plan, whether residential use is automatically given if the owner decides to develop the land for residential use.

Mr. Kim stated that the area was subdivided in accordance with the Rural Protective zoning of the area. The State Land Use Commission recognized the subdivision as a legal use and placed this use under a non-conforming category since the subdivision was granted tentative approval prior to the act establishing the State Land Use Commission was adopted.

With respect to the Campos Dairy area now designated for residential use, Mr. Yamabe noted that the dairy has about 20 years remaining on its lease. He asked for the staff's reason for this designation.

Mr. Kim replied that the staff is looking at it strictly from the planning standpoint. It believed that residential use was more desirable since it conforms to the surrounding urban use. Land use relationship should be considered. The residential designation would not preclude the dairy from operating in the area. It may continue to operate as a non-conforming use as long as it wishes.

Mr. Centeio requested information on the number of acres designated in the Waimanalo area for apartments and commercial uses and the number of acres owned by private individuals.

The Director reported that approximately 60 acres has been designated for low density apartment use, approximately 25 acres for commercial and slightly less than 24 acres for medium density apartment use in the Waimanalo area. The entire Waimanalo area comprises about 3,000 acres of which the Waimanalo Beach Lots and a small section of land mauka of Kamehameha Highway are under private ownership and the remainder is owned by the State of Hawaii and the Hawaii Homes Commission.

Mr. Centeio declared that it is unfair to private individuals who are tax payers and who form the government, and without visiting the site by the Commission, to create values for the State by designating so many acres for apartment and commercial uses without considering individual private owners. He pointed out that the private individuals are being jeopardized from improving their properties or requesting apartment zoning for the areas along the beach because the staff's answer would be that because sufficient areas have been indicated on the General Plan for apartments, their requests would be denied. Since this is a 20-year plan, he felt that the private individuals should be given consideration. He was opposed to the Waimanalo plan on general principles.

Asked by the Chairman whether or not there were any objections from the property owners in the Waimanalo area, the Deputy Director replied that there were none.

Mr. Centeio further contended that the agricultural zoning granted to Campos Dairy by ordinance cannot be changed to residential use without an amendment to that ordinance. With reference to the quarry area designated as industrial on the plan, it was his understanding that this operation was being conducted under a variance permit. He asked whether it is good planning to put a noxious industrial use next to a park (Kawainui Swamp area).

Mr. Lemmon stated that at the previous presentation by the staff, the staff had given the present population figure and the anticipated population projection to justify the plan for the 20 year period. He, therefore, moved to recommend the adoption of the detailed land use plan for the Kailua, Lanikai, Maunawili and Waimanalo areas as presented by the Planning Director. The motion was seconded by Mr. Yee.

In the discussion that followed, the Director was asked to reply to the comments made by Mr. Centeio.

Mr. Kim indicated that this plan was prepared after careful analysis of the economic situation, population growth for the island as a whole and the distribution of population into its communities. Comparison was made with the existing population and the expected population in 1980 and a land use pattern was established accordingly to take care of future population growth and various land use classification needs.

The Director pointed out that the present quarry site is situated in a pocket surrounded on three sides by high ridges and on one side by Kawainui Swamp. Because of natural topographic barriers, the incinerator was also located here. It is much better to confine this industrial use in this area away from the heavy traffic and the residential areas than in the former quarry area next to Campos Dairy which is right in the heart of the residential district.

Mr. Yamabe proposed an amendment to the motion to recommend a change in the land use designation for the Campos Dairy area from residential to agriculture. He felt that there is no urgency to designate the area for residential use at this time. Further studies of the area could be made after the detailed plan is adopted.

Mr. Yamabe's motion died for lack of a second.

A vote was taken on the motion to recommend approval of the detailed land use plan for the Kailua, Lanikai, Maunawili and Waimanalo areas. This motion failed to carry lacking four affirmative votes. Messrs. Yamabe, Himeno and Centeio voted in the negative.

Later in the meeting, the Commission discussed this matter again.

Mr. Yamabe made a motion to recommend adoption of the detailed land use plan for the Kailua, Lanikai, Maunawili and Waimanalo areas with a modification to the plan that the Campos Dairy area be changed from residential to agricultural designation with the understanding that there shall be a restudy of this area after the plan is approved. His motion was seconded by Mr. Yee.

Mr. Lemmon commented that for planning purposes, to have one isolated area in agriculture surrounded by residential use may not be proper but he was willing to accept the modification.

The Chairman stated that he was of the same opinion with Mr. Lemmon.

A vote was taken and the motion to recommend adoption with the modification as stated carried. Messrs. Centeio and Himeno voted in the negative.

(2) Kaneohe, Heeia, Kahaluu, Waihee, Kaalaea, Hakipu and Kualoa

Deputy Director Kim presented the detailed land use plan for the Kaneohe, Heeia, Kahaluu, Waihee, Kaalaea, Hakipu and Kualoa areas and pointed out the deviations from the sectional plan adopted for the area. He also pointed out the areas where comments were made by the public at the public hearing. This presentation was the same given at Tuesday's meeting and recorded in the minutes.

The Commission discussed the request made by Mr. Thomas Sofos for apartment designation in lieu of residential use for his property situated on the makai side of Kamehameha Highway in the rear of the commercial district of Kaneohe town.

The Director explained again his reasons for not recommending apartment use for the area. First of all, the land use distributions were made through population projection and trend of growth. This trend has been concentrated in the new residential subdivisions of Alii Shores and Crown Terrace developments which are off Haiku Road. The other growth area is the Keapuka and Kapunahala areas. The shopping center complex is on the mauka side of Kamehameha Highway with adjoining apartment and industrial uses. The other shopping center complex is on the makai side of Kamehameha Highway adjoining Lilipuna Road with an apartment area in the back. The staff foresaw no need for more apartment areas on the makai side, including Mr. Sofos' property, which is the older section of Kaneohe and predominantly residential in character. Another reason was that there is a topographic difference that separates the commercial zoned areas from Mr. Sofos' property. Should Mr. Sofos' property and the area surrounding it be designated for apartment use, there must be a redistribution of population and land uses through a decrease in apartment designations from other areas.

Asked by the Chairman what would be the increase in population for the area in question should apartment use be designated, the Director replied that the medium density use would permit approximately 50 units per acre or approximately 200 persons per acre; therefore, should this area of approximately 12 acres be designated for medium density apartment use, there will be approximately 2,400 persons in the area. An equivalent amount must be taken away from some other apartment designated area. He felt that the present population projection would not justify an increased area for apartment use.

Mr. Centeio repeated his belief that the subject area is most suited for apartment or commercial use since it is situated to the rear of the business district. He stated that the area has many old houses, some over 40 years old, and it is gradually deteriorating. The apartment designation would improve the area. He felt that the Commission should visit the site and make a physical check of the area.

Mr. Lemmon's motion to recommend adoption of the detailed land use plan for the Kaneohe, Heeia, Kahaluu, Waihee, Kaalaea, Hakipu and Kualoa areas as presented by the Planning Director was seconded by Mr. Himeno.

In the discussion that followed, Mr. Centeio pointed out that Mr. Dowsett's property fronting on Kaneohe Bay was granted a variance for a marina operation many years ago after a public hearing. He questioned how a use granted by resolution for an indefinite period can be changed from marina use to residential use at this time.

Mr. Kim replied that a variance is similar to a conditional use permit and may be granted in any zoning classification. In this instance, the generalized land use pattern for the area is residential; therefore, residential use was indicated rather than the permitted use. The variance permit still applies and the owner may continue his marina operation without necessarily having the area indicated for marina use.

A vote was taken and the motion to recommend adoption of the detailed land use plan for the area extending from Kaneohe to Kualoa carried. Mr. Centeio voted in the negative.

Mr. Centeio stated that this plan is not in accordance with his belief. It is illegal. He believed that before any use adopted by resolution or ordinance can be changed that change must first be made by resolution or ordinance.

(3) Laie, Kaipapau, Hauula, Makao, Kapaka, Kaluanui, Punaluu, Kalauao and Kaaawa

The Deputy Director then presented the detailed land use plan for the Laie, Kaipapau, Hauula, Makao, Kapaka, Kaluanui, Punaluu, Kalauao and Kaaawa areas and pointed out the deviations from the sectional general plan map as follows:

(a) In Kaaawa, the area across from Swanzy Park was formerly designated for residential purpose. Subsequently, in working together with the Fire Department in selecting a fire station site in this locality, the Fire Department expressed its desire to have a fire station situated in this particular area. Accordingly, an area has been designated for a fire station site.

(b) In Laie, the area formerly designated for business use was changed to residential and the area near the Polynesian Village was changed from residential to commercial. Zions Securities, owner of the land, had requested this change. The staff felt that the request was reasonable because the old site would require moving of families, demolishing their homes and clearing the land; whereas, the new site is vacant and served by improved streets and utilities.

(c) In Laie, the area immediately mauka of a park was designated for medium density apartment use. However, in the restudy of the area, the staff felt that a lower density use would be more suitable; therefore, the use has been changed from medium density to low density apartment purposes.

(d) In Laie, a small section of land between the resort area and a park where the Zions Securities holds its "hukilau" was designated in residential use. From the standpoint of land use, the staff felt that the park use should be extended to the boundary of the resort use and had therefore made this change.

In reply to questions from the Commission, Mr. Kim stated that no comments had been received from Zions Securities on the changes made for its lands. The park area, the commercial center, and the low density apartment area are all owned by Zions Securities.

Mr. Kim stated that the only comments received at the public hearing were from Mr. Robinson, President of the Punaluu Community Association, and from the Bishop Estate. Mr. Robinson stated that he favored the road alignment mauka of Kamehameha Highway rather than the widening of Kamehameha Highway. He was referring to the formerly adopted general plan. Since land uses are being considered at this time, the matter of road alignment will be determined when the development plan is presented.

Bishop Estate requested that the resort designation for the area mauka of Kamehameha Highway be eliminated and that the area across Punaluu Park be designated for commercial use. The latter land is owned by the Bishop Estate but the resort designated area is owned by two individuals. On the resort designated area, cottages are being rented to people who are on vacation. The recommendations are in conformity with the action taken by the City Council when it adopted the former sectional general plan for the area.

A motion to recommend adoption of the detailed land use plan for the areas extending from Laie to Kaaawa as presented by the Director was made by Mr. Lemmon, seconded by Mr. Himeno, and carried. Mr. Centeio disqualified himself from voting on the plan for the areas extending from the Kahuku side of Kahana Bay to Kahuku and voted in the negative for the remaining sections from Kahana Bay to Kaaawa.

(4) Mokuleia, Waialua, Haleiwa and Kawaiiloa

The Deputy Director presented the detailed land use plan for the Mokuleia, Waialua, Haleiwa and Kawaiiloa areas and pointed out on the map the deviations from the sectional general plan map as follows:

(a) In Kawaiiloa in the vicinity of Waimea Bay, the sectional plan designated the area for agricultural purpose. The staff felt that with residential uses on the makai side and the future possibility of the realignment of Farrington Highway in the mauka direction, there should be a consolidation of land uses between the proposed highway and the beach and had so designated a small portion of the area for residential use.

(b) In Haleiwa on the former Palama Settlement site in Waialua Bay, the sectional plan had indicated an area for resort use; however, at the time of adoption of the General Plan of Oahu, the City Council changed the use from resort to park. The Planning Commission had originally recommended this area for resort use. The detailed land use plan follows the General Plan and reflects the Council's thinking.

(c) Within a residential area a lot owned by the City and County of Honolulu is now being used as a fire station; therefore, the area has now been designated for public facility use.

(d) In Waialua, in the vicinity of Waialua Sugar Mill, there is an existing park which is owned by the City and County of Honolulu. The City is in the process of acquiring an adjoining area for an elementary school. The map has been corrected to indicate a school-park complex in the area.

(e) On the sectional plan, the area adjoining an existing residential subdivision which was developed by the Waialua Agricultural Company for its employees was designated in agriculture. The Company is desirous of extending the residential subdivision for construction of more homes for its employees. The existing families living on the leeward side of the Mill will have the opportunity to relocate to a more desirable residential community. The staff felt that the request was reasonable and made the change from agriculture to residential.

(f) Also in Waialua, a sliver of land was indicated for agriculture use. However, an on-site inspection revealed that the Agricultural Company had developed the area as an open "green" area. The map is being corrected to indicate park use for this sliver.

(g) An area off Farrington Highway in the old Waialua Town section had been indicated for commercial use on the sectional plan. The Waialua Agricultural Company has requested that the commercial designation be eliminated since it intends to develop the area for residential purposes. The change was made to reflect this request.

The Deputy Director reported on the comments made at the public hearing as follows:

(1) Area adjoining Waialua Bay--a representative of the Bishop Estate requested the Commission to consider changing the land use designation of the area from park to resort use. The area was formerly designated for resort use but the Council had made the change to park use during the General Plan deliberation.

(2) Waialua Community Association questioned the reason for indicating a marina at Kaiaka Bay when the engineers are constructing a boat marina at Waialua Bay.

The staff felt that as long as a park is maintained in the area, Kaiaka Bay would be conducive for boating purposes and therefore felt it reasonable to place the marina designation.

(3) Mr. Yim representing Waialua Agricultural Company requested that approximately 17 acres of land adjoining the Mill and also adjoining the existing residential area and the school-park site be changed from agriculture to residential. This is to be a part of the residential subdivision for its employees.

The Director gave the background information on the proposed development of the land requested for residential use. He stated that in the preparation of the General Plan of Oahu, the staff worked together with the Agricultural Company officials in laying out the proposed residential community and had recommended residential use for the area requested; however, the City Council in adopting the General Plan had deleted the residential designation for the area and placed it in agricultural use.

Presently the area back of the Mill is being developed by the Agricultural Company as homesites for its workers and will in the near future expand to the subject area. The staff feels that the request is reasonable and wishes to redesignate the area for residential use as a reaffirmation of its belief that the area will be developed for residential homes in the near future.

He pointed out that the Agricultural Company had no problem selling the homesites to its employees. The staff feels that the Company's plan to phase out the old camp sites and move the employees to this new area is excellent because the old camp sites, being on the down wind side from the Mill, had soot and noise from the Mill blown into the area. No agricultural land will be lost since the former camp sites will be put into agricultural use.

Mr. Yamabe asked for the present use of the area in Kawaihoa near Waimea Bay designated for residential use instead of agriculture which was the designation on the former sectional plan.

The Director stated that most of the land is vacant although there are a few truck farmers in the area. The residential use was placed because there is an existing residential subdivision there and in addition there are several homes scattered throughout the area. The staff had consolidated the land uses and placed the entire area in residential designation.

Mr. Yamabe suggested that additional studies be conducted for the area especially since farming is still being conducted in the area. He felt that there is no immediate need to change the area for residential use which change can always be made later after a restudy. He then asked the Director whether the individual farmers were notified of the change.

The Director replied that the farmers personally were not contacted by the staff to notify them of the change. However, there was ample notice to the public and at the public hearing no one appeared to protest the residential designation.

Mr. Yamabe felt that in a situation of this nature, the individuals affected should have been notified despite the fact that a public hearing was held. Since the original plan showed agriculture, he felt that the City should take the responsibility of notifying the individuals of the change.

Mr. Hustace asked the Director whether in the allocation of the number of people in the overall area, the staff had contemplated the placement of a portion of the projected population in this subject area.

The Director replied that the increase in population in this small area is not critical, that the land use designation could go either way.

Mr. Yamabe made a motion to recommend the adoption of the detailed land use plan of the Director for the Mokuleia, Waialua, Haleiwa and Kawaihoa areas with the recommendation to the Council that the small area in Kawaihoa designated as residential be changed to agriculture. His motion was seconded by Mr. Himeno.

Mr. Yee remarked that the change proposed by Mr. Yamabe could be made without jeopardizing anyone. The alignment of the proposed highway also is not firmly fixed so that the existing agricultural use may be continued for quite some time.

A vote was taken and the motion carried. Mr. Centeio voted in the negative.

Mr. Centeio stated that he cannot see any justification for approving a plan without knowing the reasons for the changes made or visiting the site.

(5) Waipio

The Deputy Director presented the detailed land use plan for the Waipio area extending from Waipahu Junction to the Wahiawa end of Waikakalua Gulch containing approximately 2,000 acres. He pointed out that the only change made from the formerly adopted sectional map was the change in designation for two areas from high density apartment use to medium density apartment use. A re-examination of the area showed that there is no need for a high density development in an area which is predominantly open at the present time. The developer of the land has registered no objection to the change in density.

A motion to recommend adoption of the detailed land use plan for the Waipio area as presented by the Director was made by Mr. Lemmon, seconded by Mr. Yee, and carried. Mr. Centeio voted in the negative for the same reasons given previously.

(6) Waipahu

The Deputy Director presented the detailed land use plan for the Waipahu area extending from Waipahu Junction to Kunia Road. He pointed out one deviation from the formerly adopted sectional general plan map. He stated that the cemetery designation for land on the mauka side of Farrington Highway across from Waipahu High School was changed to apartment use. The cemetery was relocated and the area was zoned for apartment use by the City Council.

The only testimony given at the public hearing was from Mr. Oliver Kinney who requested apartment designation in lieu of residential for two areas--one, on the Ewa side of Farrington Highway adjoining the flood control channel, and two, the Ota Camp area containing 12 acres situated on the makai side of Farrington Highway adjoining a light industrial area. The staff felt that since the surrounding areas are in residential use and more than adequate areas for apartment development have been provided for on the General Plan, these two areas should be retained in residential use.

A motion to recommend adoption of the detailed land use plan for the Waipahu area as presented by the Director was made by Mr. Lemmon, seconded by Mr. Himeno, and carried. Mr. Centeio voted in the negative by reason that this is a repetition and it should have been settled nine months ago.

(7) Ewa Beach

The Deputy Director presented the detailed land use plan for the Ewa Beach area extending from Pearl Harbor to Barber's Point Naval Air Station and pointed out on the map the deviations from the sectional general plan map as follows:

(a) An area within the agricultural designated area and bordering a residential subdivision was changed from school use to a school-park complex.

(b) Three areas adjoining the shopping center complex was changed from medium density apartment use to low density apartment use. After a re-examination of the population distribution for the area, the staff felt that there is no need for a medium density designation for this area and that a low density designation was more reasonable.

(c) A commercial area off Fort Weaver Road and Ewa Beach Road was changed to low density apartment use. This area was zoned for commercial use for many years but the owner has now constructed an apartment building. The owner has stated that he had no objection to the change in designation from commercial to apartment use.

The Deputy Director reported that no one objected or commented on this plan at the public hearing.

A motion to recommend adoption of the detailed land use plan for the Ewa Beach area as presented by the Director was made by Mr. Lemmon, seconded by Mr. Yee, and carried. Mr. Centeio voted in the negative for the same reasons given that there was no visitation of the site and no knowledge of why the plan was changed.

(8) Nanakuli, Lualualei, Maili, Waianae and Makaha

The Deputy Director presented the detailed land use map for the Nanakuli, Lualualei, Maili, Waianae and Makaha areas and pointed out on the map the deviations from the former sectional map adopted, as follows:

(a) In Nanakuli, a 30-acre parcel was recently turned over to the State by the military. The City proposes to construct a high school and an elementary school in this area. A parcel in this vicinity was changed from low density apartment use to public facility use for the construction of a fire station. This is Hawaiian Homes Commission land and arrangements have been completed to utilize the property for this purpose.

(b) The owner of a strip of land on the Honolulu side of the Kaiser Cement Plant in Lualualei applied to the Commission and the City Council for residential designation of his area about two years ago. This change was subsequently granted and the detailed land use map reflects this action.

(c) In Lualualei, the residential areas between two commercial operations fronting on the mauka side of Farrington Highway were placed in commercial use to close the gap and provide a more reasonable land use pattern.

(d) In Maili, the former plan designated two areas for school purposes only. They now have been changed to show school-park complexes.

(e) In Maili, the site of the Kaiser Clinic was designated in commercial use but in re-examining the future land use and necessary facilities to serve the public, the staff feels that it would be highly desirable to expand the clinic to a hospital in the future; therefore, the use has been changed from commercial to public facility and the area has been expanded.

(f) The Maili shoreline was designated as resort use and zoned for hotel and apartment purposes but the City Council in adopting the General Plan of Oahu changed the use from resort to park use; therefore, the detailed land use plan reflects the Council's action.

(g) In Waianae town, off Lualualei Homestead Road, opposite the former Gaspro Plant, an area designated for civic center purposes has been changed to residential use. Former military land on the Makaha side of Waianae Town comprising approximately 150 acres was returned to the State. This area is more suitable for development into a civic center and is now being designated for public facilities use to include a school-park complex.

(h) In the mauka section back of Waianae town and back of the 150 acres returned to the State by the military, an area designated for agricultural purpose was changed to public facility use to permit sanitary fill operations. The City recently acquired 30 acres in this location for this purpose.

The Deputy Director then reported on the comments made at the public hearing as follows:

(1) Mokuleia Ranch and Land Co., Ltd., requested that approximately 43 acres of land in Maili along the shoreline presently designated for park purpose be changed to resort use. It noted that the area is presently zoned hotel and apartment.

(2) The Waianae Junior Chamber of Commerce has submitted a letter supporting the plan for the Waianae area as presented.

(3) The Waianae District Council has also submitted a letter supporting the plan for the Waianae area.

(4) Mr. Jay Landis brought out two points for consideration; that (a) In Maili, an area designated for resort use is now designated for park use; and (b) In Waianae-kai, the former military land is now designated for public facilities use. Because lands immediately mauka are in farm use, he was concerned that these uses may create a health hazard for children attending school.

The Deputy Director reported that the staff's plan for this area is to provide for a combination elementary-intermediate school in the central portion of the area. The State has plans to subdivide the remainder areas in excess to public facility needs to residential use, thereby creating a residential buffer zone.

(5) The Hawaiian Homes Commission requested that lands in Nanakuli designated for low density apartment use be changed to residential use because the Hawaiian Homes Commission Act of 1920 which governs the use of its lands does not allow development other than for single family residential use. The Hawaiian Homes Commission also felt that the development of low density apartment use would necessitate wider roads and it is concerned that this would increase the expense for future development of the area.

The Director reported that the subject area was designated for low density apartment use as a desirable use because of its close proximity to the school, commercial area, and the beach. Because the State agency requests the change to residential use and because it is restricted by law from developing apartments, the staff feels that the change to residential can be made without affecting the population distribution figure for the area. The low density apartment use is very near the density for residential use so that other residential districts could easily absorb the slight difference in population distribution. The staff will recommend to the Council that this modification be made on the map.

Mr. Yee requested the staff's reason for designating relatively small areas for resort use on the waterfront as compared to the large park areas.

The Director indicated that areas desirable for resort use are limited. Most of the park strips along the waterfront are sandy beaches. The Pokai Bay area is most desirable for resort use but unfortunately half of the land is utilized for military purpose. The Lahilahi Point area is another desirable area for resort use where the "shelf" around the hill can be developed. The surfing beach at Makaha was put into park use to preserve it for public use and the area immediately mauka was put into resort use. Another area on the Kaena Point side of the surfing beach was put into resort use but a re-examination must be made because of a deed restriction which may preclude resort development in the area. The shoreline from this area to Kaena Point was put into park use rather than resort since the upper sections are used by the military as its firing range.

Asked by Mr. Yee why the Maili beach area was taken out of resort use, the Director replied that the change was made inadvertently by the City Council who believed that this thin strip of land comprised about 13 acres instead of 43 acres. The Council wished to add about 13 acres to the adjoining park site of 1.2 acres.

Mr. Centeio commented that the subject area was zoned hotel and apartment by ordinance, therefore, the change to park use cannot be made without an amendment to that ordinance.

The Chairman asked the Deputy Corporation Counsel, with respect to the Maili beach area, whether the Commission has sufficient latitude to make a recommendation to the City Council that this area be redesignated for resort use or is the General Plan sufficiently fixed that the Commission is precluded from making any recommendation.

Deputy Corporation Counsel Kimura believed that a recommendation from the Commission to modify the detailed land use map would be in order since there is a statement made in the General Plan text that any deviation between the detailed land use map and the General Plan map, the detailed land use plan shall supersede the large map.

The Deputy Director informed the Commission that the City Council through its Finance Committee took action to acquire about 13 acres of the subject area for park purpose as an expansion to the existing park site; therefore, the Commission's recommendation would involve the remainder of the land.

Mr. Lemmon made a motion to recommend adoption of the detailed land use plan for the Nanakuli, Lualualei, Maili, Waianae and Makaha areas as presented by the Director with the following modifications: (a) that land in Nanakuli under the jurisdiction of the Hawaiian Homes Commission be changed from low density apartment use to residential; and (b) that the beach area at Maili containing approximately 43 acres be changed from park use to resort use except for 13 acres which is to

be acquired through action taken by the Finance Committee of the City Council. The motion was seconded by Mr. Yee and carried. Mr. Centeio voted in the negative.

Mr. Centeio stated his belief that the resort use created by ordinance cannot be changed to another use unless that ordinance is also changed. He also could not vote for the motion since he had not visited the site of some of the changes made.

(9) Waiakamilo area--between King Street to Kalani Street and Waiakamilo Street to Mokauea Street

The Deputy Director presented the detailed land use plan for the Waiakamilo area bounded by King Street, Waiakamilo Street, Kalani Street and Mokauea Street. He also displayed on the wall a map showing the land uses of the adjoining areas and the adopted General Plan map of Oahu to show the interrelationship of the Waiakamilo area to the surrounding neighborhood. He pointed out on the map the industrial complex for the area makai of Dillingham Boulevard and medium density apartments, commercial, public housing, and school-park uses for the area mauka of Dillingham Boulevard. The uses shown are a magnification of a small section of the General Plan map. He stated that no comments or objections for this area were made at the public hearing. There are no deviations from the former sectional plan adopted.

A motion to recommend adoption of the detailed land use plan for the Waiakamilo area as presented by the Director was made by Mr. Lemmon, seconded by Mr. Yee, and carried. Mr. Centeio voted in the negative.

The Commission adjourned the meeting at 4:15 p.m., and decided to meet on Monday, June 29, 1964, at 2:00 p.m., to consider the remaining detailed land use plans.

Respectfully submitted,

Carole A. Kamishima
Carole A. Kamishima
Planning Reporter

Special Meeting of the Planning Commission
Minutes
June 29, 1964

The Planning Commission met in special session on Monday, June 29, 1964, at 2:05 p.m., in the Conference Room of the City Hall Annex with Chairman Frank W. Hustace, Jr., presiding:

PRESENT:

Frank W. Hustace, Jr., Chairman
George F. Centeio
Stanley T. Himeno
Cyril W. Lemmon
Thomas N. Yamabe II
Alfred A. Yee
Fred K. Kwock, ex-officio

Frederick K. F. Lee, Planning Director
Wendell Kimura, Deputy Corporation Counsel

ABSENT:

Kinji Kanazawa (on trip)
Robert F. Ellis, ex-officio (on trip)

**GENERAL PLAN
DETAILED LAND
USE PLAN**

The Commission on Thursday, June 25th, had taken action to recommend adoption of the first nine out of a series of thirteen detailed land use plans of the Director after an explanation and discussion of the plans with the Director. The Commission continued its review of the remaining detailed land use plans as follows:

(10) Lower Pauoa and the West Slope of Punchbowl Hill

The Director presented the detailed land use plan for the Pauoa area bounded by Nuuanu Avenue, School Street, the slopes of Punchbowl, the proposed connection of Pauoa Road with Auwaiolimu Road and the Pali Highway. He also displayed the General Plan map to show the interrelationship of this area with the surrounding communities. He noted that the land use designation of this area is predominantly medium density apartment use with the necessary service facilities of commercial, school, park, and existing cemeteries. The proposed expansion of Pauoa School mauka of Pauoa Road is shown but the remaining areas predominantly in residential use are not shown. The plan for this area will subsequently be prepared after further study and consultation with the Pauoa Community Association. The present plan under consideration was shown to the Association and it indicated no objection to it.

The Director indicated that the only deviation between the sectional general plan previously adopted and the detailed land use plan is the residential designation placed for the area mauka of Pauoa Road, between Nuuanu Avenue and Pali Highway. The recommendation for this area has been and still is medium density apartment use.

The staff inadvertently colored the area yellow for residential. The staff, therefore, recommends at this time that the change from residential to medium density apartment use be made on the detailed land use map and the General Plan map. He stated that the only comment made at the public hearing was from the secretary of the Punchbowl Community Association approving the plan proposed for the area.

After a brief discussion, a motion was made by Mr. Centeio to recommend adoption of the detailed land use plan for the Pauoa area as described with a modification that the area mauka of Pauoa Road between Nuuanu Avenue and Pali Highway be changed from residential use to medium density apartment use. The motion was seconded by Mr. Lemmon and carried unanimously.

(11) Sheridan Tract area--between King Street and Kamaile Street and between Pensacola Street and Cedar Street.

The Director presented the detailed land use plan for the Sheridan Tract area bounded by Pensacola Street, Kamaile Street, Cedar Street and 100 feet makai of King Street. This area adjoins McKinley High School on the ewa side and a light industrial district on the waikiki side. He reported that the Commission for many years had looked upon this area as desirable for medium density apartment development and had zoned several properties in the area for this use. The staff therefore has indicated the entire area for medium density apartment use with the exception of one area shown in public facility use which is the existing Detention Home for juveniles.

The Chairman requested information on the present use of the area mauka of the medium density apartment area, makai of King Street. Upon being informed by the Director that this strip is in business zone with existing stores, such as a bakery, drug store, photography studio, flower shop, etc., the Chairman asked whether it would not be better to show this business area on the detailed land use map as a logical delineation of land uses by existing major streets.

The Director replied that the staff at this time is uncertain whether or not to leave that strip in business use. A restudy is to be made of the industrial complex in the adjacent area with the possibility of recommending a commercial-industrial type of activity for the area. The staff, therefore, was reluctant to commit itself on the use for the King Street frontage. However, for the present, the staff can see no reason, as far as the foreseeable future is concerned, for changing the business use for the strip fronting on King Street. A restudy of this business strip in relationship with other business areas in the vicinity is to be made at a later date.

A motion made by Mr. Lemmon to recommend adoption of the detailed land use plan for the Sheridan Tract area as presented by the Director was seconded by Mr. Yee.

The Chairman recommended that an amendment be made to the motion to include the present business use of the 100-foot strip fronting on King Street on the detailed land use plan for the Sheridan Tract area. He felt it logical to include this business strip in the planning area since the current use of the area is business and the Planning Director has indicated that he foresees the continuation of this business use for the foreseeable future. Unless this business strip is included it seems that an incomplete package is being submitted.

The maker of the motion and the second thereto accepted the amendment.

In the discussion that followed, Mr. Centeio believed that the areas immediately surrounding the Detention Home should be placed in business use instead of apartment. He believed that apartment use was not a compatible use next to an institutional use.

The Chairman recalled the statement made by the Director at the public hearing that as long as the Detention Home is there, there is no good reason for changing this use but as soon as the Detention Home is moved from the area then the area would be subject to a new study which may place it into commercial or apartment use.

Mr. Centeio indicated that substantial improvements costing thousands of dollars were made to the Home so that there seems to be no intention of moving the Home in the near future.

Asked by the Chairman whether the function of the Detention Home is more in the nature of a residential use or a business use, the Director stated that it is more in the nature of a residential use since juveniles are quartered there pending interrogation and disposition of their case in court.

In reply to questions from Mr. Yamabe, the Director stated that it may be about 1-1/2 years to 2 years before the staff can study and prepare detailed land use plans for areas adjoining the Sheridan Tract area. The staff is presently committed to preparing detailed plans for the Aiea district, the Manoa Valley area and the Wahiawa area before it can proceed with studies for other areas.

With reference to the restudy of the industrial area, he stated that this study will also involve the adjacent Kapiolani business district, the business frontage on Kapiolani Boulevard, the restricted business area fronting McKinley High School and other business areas on the mauka side of King Street. Until this study is completed, he cannot say whether or not the commercial uses along the frontage of King Street should be retained. If the industrial area is put into commercial-industrial use the business frontage may be retained but if it is put into commercial use, a further re-examination of the area may be necessary. He felt the possibility remote that these business uses would be eliminated because they have been in the area for quite some time.

A vote was taken and the motion to recommend adoption of the detailed land use plan for the Sheridan Tract area with the amendment that the business frontage of King Street to a depth of 100 feet be included in the planning area carried. Mr. Centeio voted in the negative.

(12) Moiliili Triangle area--bounded by University Avenue, King Street, Date Street and Kapiolani Boulevard

The Director presented the detailed land use plan for the Moiliili Triangle area bounded by University Avenue, King Street, Kapiolani Boulevard and Date Street. The only change made to the plan was to designate the sewage pumping station site to medium density apartment use since this use can be located in an apartment area.

He noted that several comments were made at the public hearing as follows:

(a) The Moiliili Community Center requested that final decision on the plan for the area be deferred until a detailed study and plans for adjacent areas are made and included with the Moiliili Triangle area plan.

(b) A petition signed by 43 persons protested the proposed 50-foot width for Kaaha Street and the 60-foot width for Kahoaloha Lane between Kuilei Extension and Kaaha Street.

(c) Mrs. Mary Koyusheff objected to the payment of assessment for a proposed improvement district in the area.

(d) Mrs. Taka Miyashiro objected to the taking of her property for an off-street parking area.

(e) Mrs. Eureka Forbes requested the Commission to give due consideration to the request of the Community Association for deferral. She also felt that a much larger planning area should be considered.

(f) Mr. Shungo Okubo, Secretary of the Moiliili Community Center, felt that a restudy of the road widths in the area should be made. He pointed out that the businessmen are concerned that the business complex on the makai and mauka sides of King Street are being encroached upon by apartment development, leaving insufficient areas for business development.

Mr. Lemmon made a motion to recommend to the City Council that the detailed land use plan for the Moiliili Triangle area be deferred and that the matter be recommitted to the staff for restudy by tying in the uses and street pattern of surrounding areas. The motion was seconded by Mr. Yee.

Mr. Centeio noted that the Moiliili Triangle plan was passed by ordinance sometime ago and he had objected to certain portions of the plan relating to an off-street parking area and road widening proposals. Since he had voted against the plan before, he did not wish to vote in favor of this plan at this time.

Asked by Mr. Yamabe for the staff's comment on the proposal for restudy, the Director stated that he concurs with the Commission's recommendation to study a larger area.

A vote was taken and the motion carried unanimously.

(13) Hawaii Kai area

The Director presented the detailed land use plan for the Hawaii Kai area extending from Kuliouou to Makapuu Point and from the top of Koolau Ridge to the ocean. This area is under one ownership and one developer. To date, no comments have been received on the detailed land use plan for the area. He pointed out on the detailed land use map the deviations from the sectional general plan map adopted previously as follows:

(a) The top of the ridges formerly designated as residential is now designated as open space. The land is over 20% slope which is much too adverse for proper residential development. Upon discussion, the Kaiser Hawaii-Kai developers have agreed to the open space designation.

(b) The base of Kaluanui Ridge, along Hawaii Kai Drive, was formerly designated as park, medium density apartment and residential uses but it is now shown in resort use. This change to resort use was recommended by the Commission prior to filing of the injunction.

(c) The existing Par 3 Golf Course, mauka of the State Highway alignment and mauka of the proposed Championship Golf Course, was indicated for commercial use and a school-park complex but it has now been shown in golf course use to reflect the present use of the area.

(d) Within the proposed Championship Golf Course, a residential area was designated on the sectional plan but this has now been shown in golf course use.

(e) A thin strip of land at the base of Koko Head was designated in green or park use because it is a beach right-of-way but this has now been changed to residential use with an identification on the map that this is a beach right-of-way. The land is a steep cliff and cannot be developed for residential purpose. The public may use this beach right-of-way.

A discussion followed. In reply to questions from Mr. Centeio, the Director stated that the area in Kamilonui Valley colored in purple is for light industrial use and the area comprises 125 acres. Presently, the land is in industrial use which is the operation of a quarry and a concrete batching plant for mixing and forming concrete into hollow tile blocks for the Hawaii-Kai development.

Mr. Centeio stated that he is not against the industrial use or against any improvements or requests made by the developer of the land. The developer is entitled to some industrial use for his project but he believed that this use should be granted as a variance or a special permit and not zoning so that there would be control. He indicated that designation of adjoining lands as open space means that the land is not fit for residential use; therefore, this is an incentive to further increase the industrial zone. He believed that it was wrong to designate such a large area for industrial use in a neighborhood surrounded by residential designation. He was concerned for the people who would be purchasing homes in the area.

Mr. Centeio further stated his belief that fee simple land owners should also be considered in the detailed planning of an area. He declared that abutting land owners with waterfront properties and living in the area for 30 to 40 years are being deprived from putting their land into a higher use because many lands in Hawaii Kai are being designated for apartment use. He pointed out that in Wailupe, for instance, there are many lands on the waterfront which are entitled to an apartment zoning. For the same reason stated, he was against the plan for Waimanalo which considered only the State's land with no consideration for the private land owners.

The Commission discussed the industrial area and asked the Director to clarify certain points.

The Director stated that the industrial activity is presently operating under a special permit granted yearly. Since this activity will be continued for quite some time, rather than granting an annual permit, the developer would be allowed light industrial zoning of the area. He would then be restricted to the quarry and concrete batching plant operation under a non-conforming use category and prevented from expanding his operation or changing the use to another heavy industrial use. Adjoining land in open space designation has a land slope of 40% or more which makes it difficult to develop the area for industrial use. The long-range projection for the area is light industrial since there will be a need for warehousing use, automobile repair plant and other similar light industrial operation to service the development.

Mr. Lemmon made a motion to recommend the adoption of the detailed land use plan for the Hawaii-Kai area as presented by the Director. The motion was seconded by Mr. Yee.

Mr. Centeio asserted that one cannot call a concrete batching plant and a quarry a light industrial operation--they are general industrial. These operations cannot be continued unless the area is zoned as general industrial and he felt that this zoning was wrong for the area.

The Director repeated that the operation would be a non-conforming use. He then gave the definition of a light industrial use as being warehousing use, automobile repairs, wholesaling and similar types of use and general industrial as being manufacturing plants.

Asked by Mr. Yee in what classification manufacturing of electrical components would fall, the Director stated that it could go into a light industrial area without any problem because in the new designation of industrial, performance standards are used as far as assembling of parts is concerned.

Mr. Lemmon commented that it is not unusual for a special permit to be granted in this instance. Any building construction becomes an industrial complex until the construction is completed. The Ala Moana Shopping Center, for instance, was under a heavy industrial complex while it was under construction.

Mr. Hustace also felt it appropriate for the present activity of manufacturing concrete blocks to continue until the development is completed.

The Commission then discussed the allocation of apartments in the Hawaii Kai area.

Mr. Yamabe recalled that in the past there were quite a number of requests submitted for apartments in other areas, for instance, in Aina Haina. All these requests made for areas outside of Hawaii Kai have been denied and the reason given was that sufficient apartment areas have been designated in the Hawaii Kai area therefore there is no justification to increase this use. This seems like a holding

action while no one else can develop. He did not believe that the Hawaii Kai area was developing that fast that others should be prevented from developing their properties for apartment. Since it has been quite some time since the General Plan of Hawaii Kai was presented to the Commission, he felt it appropriate at this time to have the area restudied by the staff and if there are other areas conducive to apartment or resort use and are ready for development then the owners should be given an opportunity to develop the land. He felt that the planning area should encompass a larger area and not restricted to the Hawaii Kai area. Because the General Plan is a projection for 20 years, he stated that consideration should be given to abutting land owners and the population distributed accordingly to permit apartment uses in areas outside of Hawaii Kai.

The Director pointed out that the development of Hawaii Kai is proceeding to a point where the low density apartment area at Kaalakei Valley is 80% completed and sold and an adjoining residential subdivision has also been completed. Development is now proceeding in the next single family residential complex and the area fronting the water where a townhouse complex is to be developed on both sides of the "fingers" extending into the water.

He reminded the Commission that at one time it had discussed apartment development along the shoreline and the Commission had stated that the shoreline extending from Diamond Head to Koko Head should be kept free of commercialized development such as the Kahala-Hilton Hotel. He pointed out that this shoreline is the last remaining open beach under private ownership adjoining the core of the population center and the Commission felt that it should be kept open. The moment one apartment use is permitted, the entire shoreline would be committed and there would be nothing to prevent the rush of apartment development along the entire shoreline.

Mr. Yee noted that a large area in Waialae-Kahala, the Tropicana Village, is being developed for apartment purpose. The Director stated that this development is on the mauka side of the highway and only recently has this development started. It was left vacant for a long time.

Assuming that an apartment request is made for land on the mauka side, Mr. Himeno asked the Director whether he would use the same argument that Hawaii-Kai has sufficient areas zoned for apartment.

The Director stated that he has used that argument whether the request is on the makai side or the mauka side of the highway. The open shoreline was brought in as another basis for argument. The staff has stood firm against apartment zoning for Niu Valley, Aina-Haina and Kuliouou because the population projection made is for the Hawaii-Kai area where the major growth is taking place. Any apartment development should be on the mauka side in the Hawaii-Kai area but nothing along the shoreline because this would be for mere speculation.

Mr. Himeno felt that the projected growth in the Hawaii Kai area has not taken place. He pointed out that the Niu Valley subdivision is selling because of the shopping center and because it is closer to town.

The Director admitted that the shopping center has influenced the growth of the area but he pointed out that this area is relatively built up compared to the raw land in Hawaii-Kai so that the rate of growth is more rapid in this area than in Niu.

Mr. Himeno asked the Director, "Suppose that a request was submitted for a change in zoning from residential to apartment for an area of land immediately surrounding the Niu Shopping Center to act as a buffer between the commercial activity and the residential use, would you favorably consider such a request?"

The Director replied that at this time he would not because the Niu Valley population has not grown at such a rate that a demand for increased density use would be warranted. The land was subdivided and homes constructed and sold as single family residential lots; therefore, any higher zoning would be mere speculation and not due to demand.

Mr. Centeio indicated that in zoning, the argument is always presented that because there is an area zoned and not utilized for apartment use, another area requested for apartment zoning cannot be granted. This same argument has been presented for the Wailupe area adjoining Hawaii-Kai, the Waimanalo area for privately owned land because State lands have been designated for apartment use, and Mr. Sofos' request in Kaneohe because an adjoining area has been zoned and not utilized for apartment use.

He noted that there was a ruling before that after one year if an area is not developed as zoned then it would be de-zoned. He has been on the Commission for over 10 years and he noticed that the big land owners could have an area zoned and not develop it for 15 years but no action is ever taken to de-zone the area. He felt that the individual fee simple land owners should be given consideration to develop their land for a higher use also rather than giving this privilege to the big land owners only.

The Chairman asked the Director, paraphrasing Mr. Yamabe's question, whether in his allocation of desirable land uses between Diamond Head and the Hawaii Kai area, has he arbitrarily relegated desirable sites for apartment use to residential use in order to preserve for the Hawaii-Kai area a larger area for apartment designation. If, for example, there are other areas in Niu, Wailupe, and Kuliouou that land-use wise are desirable in a 20-year projection for apartment use, isn't that not appropriate to so indicate on the map and take from the Hawaii Kai area the necessary excess?

The Director pointed out to the Commission that in looking at the topography of the land extending from Waialae to Kuliouou, development is confined to each valley or little pocket so that he could not see how a pocket of residential use could be changed to apartment. He felt that a residential neighborhood should not be marred by any apartment use or high density use. It should be kept purely as a residential area served by neighborhood facilities to provide the day to day necessities. The other major necessity to be provided by the City would be the shoreline amenities--your beach frontage. Mountains to the rear should be kept purely for residential use. However, in the Hawaii Kai area where the concept is of a big overall

development within which there are resort and large commercial areas, apartment use is justified. The pattern of land use would permit this use.

Mr. Himeno noted that in Aina Haina there is a large shopping center and immediately back of it there are lands containing 10,000~~sq~~ in area and owned in fee. Homes there were built about 10 to 15 years ago. Aina Haina proved to be a very successful subdivision due to the fact that it is in the outer area yet close to town. In the projection for the next 20 years, he asked the Director whether he would still use the same argument for denying apartment zoning request from the individual land owners or a group who may want to develop the area, say 5 or 7 years from now, because there are ample lands in Hawaii Kai zoned for apartment use. Assuming that Hawaii-Kai is still not developed, would he still use the same argument.

The Director replied that he would use the same argument plus the fact that Aina Haina Shopping Center is not considered a major shopping center. It is considered a neighborhood shopping center since it is limited in size and goods which normally can be obtained in a major shopping center and in town cannot be obtained here. The success of Aina Haina is due to its location and the fact that it was a planned neighborhood with amenities such as the shopping center, adequate schools, etc. If apartments were placed around the shopping center, the subdivision would not have been successful because land value would have been inflated. The moment one or two requests are granted, the value of adjoining lands increase thus creating a type of development where houses are elevated and converted into apartment units. Rather than creating that type of condition, the success of the residential development should be preserved by retaining the area in single family residential use.

The Chairman felt that the answer to the problem would be that in the field of planning for optimum use, planning is a changing concept and the detailed land use plan which modifies and implementizes the General Plan can be amended and should be amended. The Commission, after a period of time, using hindsight as a basis for making appropriate changes, could say that the Hawaii Kai area is too far removed from the center of industrial employment and by the same token an area such as Aina Haina is stimulating a demand for multiple use that there can be appropriate changes made, making an allocation to Aina Haina and subtracting from the Hawaii Kai area. He did not believe that the Commission was freezing everything for all times. Certainly there would be no mass zoning on the General Plan as presented. Planning is flexible and is a continuing process. It's hard to predict but the change could happen even 10 years from now. It may be that existing dwellings in the back of the shopping center might deteriorate to the point where the question comes up, should those dwellings be reconstructed or the area considered for apartments because there has been an increase in population and there is a demand for apartments because the area is closer to town, there being no industrial employment in Hawaii Kai.

After listening to the explanation given, Mr. Yamabe stated that he still feels that the explanation is inadequate and that there should be a restudy of the area. The Hawaii Kai plan is jeopardizing the development of all other areas. He stated that there is a definite

relationship of land uses with abutting areas and felt that the detailed land use plan should extend all the way to the golf course area at Waiialae-Kahala rather than confined to the Hawaii Kai area.

Mr. Yee noted that the Commission has been approving detailed land use plans for other sections in town, for instance a small portion like the Sheridan Tract area, and as far as he can see none of those areas can meet the size of the Hawaii Kai area. He felt it impractical to have a detailed land use plan for such a huge portion of the island. He indicated that the relationship of land uses one to the other was done last year during consideration of the General Plan. He believed that each valley, each portion of the plan should be considered under its own merit. Niu Valley, for instance, has a shopping center and everything around it has been built up so he did not believe apartments should be placed there.

Mr. Yamabe pointed out that much of the Hawaii Kai area containing approximately 6,000 acres is not zoned. The plan there is for future use while these other areas although completely developed have areas which can possibly be put into apartment or some other use. He felt that the situation here is different compared with the downtown area.

A vote was taken and the motion to recommend adoption of the detailed plan as presented for the Hawaii Kai area failed to carry lacking four affirmative votes. Messrs. Yamabe, Himeno and Centeio voted against the motion.

A motion was made by Mr. Yamabe to defer action on this plan and to recommit it to the staff for consideration of a detailed land use plan encompassing the area from Hawaii Kai to Waikiki. The motion was seconded by Mr. Himeno.

After a brief discussion, a vote was taken and the motion carried. Messrs. Lemmon and Yee voted in the negative.

The Chairman remarked that he had voted for the motion in order to resolve the issue and because the staff is to make a restudy of the area.

(Mr. Lemmon was excused from the meeting at 3:35 p.m.)

The Commission granted Mr. Thomas Sofos permission to testify in support of his request for apartment designation of his property situated on the makai side of Kamehameha Highway within Kaneohe town between a stream and William Henry Road.

Mr. Sofos pointed out that the boundary of his property between the stream and William Henry Road are natural boundaries and requested the Commission to modify the plan presented by the Director by designating the area for hotel-apartment use. With reference to the statement made by the Director that there are sufficient areas in Kaneohe designated for apartment use and therefore his area should not be so designated, he stated that he had an extensive survey made of apartment developments in the Kailua-Kaneohe area. This survey indicated that in the Kailua-Kaneohe area there are 352.2 acres set aside for apartment use out of which only 8.3 acres, which is the

Bishop Estate land, is available for immediate apartment use. The Bishop Estate land is the only area which has utilities and other facilities. On the mauka side of the highway behind the commercial area, an area designated for apartment use has a few apartment developments. But a check of the area revealed that the apartment units are within a quonset hut and houses which were elevated with hollow-tile basements and with inadequate off-street parking area. A further check showed that in the last two years 15 apartment projects were started in the Kailua-Kaneohe area and out of the 15, 8 have been built on land zoned for uses other than apartment, and only 7 have been built on hotel-apartment zoned land. He pointed out that another large area off Kahaluu Cut Off Road owned by the Bishop Estate is designated for apartment use. There are very few apartment designations on lots owned by individuals. The study also showed that the vacancy ratio of apartments is between 2-1/2% to 3% indicating that there is a tremendous demand for apartments in the Kailua-Kaneohe area.

He noted that another reason of the Director for not granting apartment use for his property was due to the terrain. He stated that his land is flat with an elevation difference of 10 feet from the street. His development will be three story apartments with a ramp going down from the street to the apartment area. He felt that this development was a logical use for the area. It would act as a buffer between the commercial area and the residential areas. It is also separated by a road and a stream. He requested that besides his property, adjoining lands within the stream and the street boundary be designated for apartment use also. He noted that there are some rental units within those areas.

The Director was asked by the Commission to comment on the statement made by Mr. Sofos and whether or not granting his request for apartment use would destroy the allocation of uses and population distribution in the Kaneohe area to the extent that considerable deviation in the plan for other areas must be made.

The Director pointed out on the map the gaps of residential uses that would be created if Mr. Sofos' request for apartment use of the area described is granted. Rather than seeing an isolation of uses, he felt that the Commission should consider a larger area for apartment use by extending the apartment boundary to the school boundary on one end and Lilipuna Road on the other. Grote Road extension would be the other boundary.

He stated that the vacancy ratio is an indication that there is a demand for apartment units. This is due to the lack of sufficient apartments in the area. The unfortunate situation of apartments being constructed in areas zoned for industrial or business is that apartments are permitted in these zoned areas and those areas are most desirable for apartment development. Also, as pointed out by him previously, the rapid growth area on one side of Kaneohe town is within the Pikoiloa Tract, the Keapuka and the Kapunahala subdivisions and on the other side, the Crown Terrace and the Alii Shores development so that the commercial and apartment areas were allocated within those growth areas. Within Kaneohe town, the area is comparatively built up so that no allocation of higher uses was placed. It was

felt that development would not be as great as the other growth areas mentioned. He pointed out that the apartment designated area on the makai side of Kamehameha Highway at Lilipuna Road is ready to be developed in the immediate future and he felt that adequate apartment areas have been designated on the land use plan to meet the demand.

Mr. Centeio stated that in planning for compatible uses next to a commercial area, apartment or another commercial use is the most logical use. The fact that Mr. Sofos' property is in the heart of Kaneohe town, near the civic center and school, and the fact that it abuts a commercial area, place his land in a category of a higher use which is either business or apartment but certainly not residential. He felt that a man who is ready to build and who is located in an area logical for apartment development should be given every consideration. Zoning is not permanent, it is ever changing, so that later on if the gap of residential uses must be changed to apartment, this can be done. He was ready to take action to modify the plan by changing the land use designation for the subject area from residential to apartment.

A motion to reconsider the previous action taken on the detailed land use plan for the Kaneohe, Heeia, Kahaluu, Waihee, Kaalaea, Hakipu and Kualoa areas was made by Mr. Himeno, seconded by Mr. Yee, and carried.

The Commission then discussed the boundary of the apartment areas it proposed to recommend. It felt that the area bounded by William Henry Road, proposed extension of Grote Road, a stream and the business boundary should be designated for apartment use.

Mr. Yamabe recalled the Director's mentioning the need to delete apartment designation from other areas should this area under consideration be changed to apartment. He asked the Director to point out the areas to be so deleted.

The Director replied that he is not prepared at this time to say what areas in apartment designation are to be deleted. A reexamination of the area must be made. His advice to the Commission was that if it is to recommend apartment designation for the subject area that it select a better boundary; otherwise, that action would be tantamount to spot planning. In the consideration of land uses, he stated that the staff did not consider land ownership but land boundary and topographic features. The topographic separation in this instance was the 10-foot drop of Mr. Sofos' property from the 100-foot depth commercial area.

Mr. Centeio felt that the gap of residential uses should not be considered at this time. However, in the future should a similar request come before the Commission it can always reconsider its action and use its discretion whether or not to close the gap.

Mr. Yamabe stated that his question was not answered satisfactorily. He asked whether the Director is proposing no change in the plan for areas already designated for apartment use.

In order to adequately reply to Mr. Yamabe's question, the Chairman asked the Director for the approximate acreage of additional apartment use created for the area described and the number of people induced by the medium density apartment designation.

The Director indicated that the area contains approximately 6 acres. Taking 50 units per acre or 200 persons per acre, there would be about 1,200 additional people in the area.

The Chairman asked whether the increase of 1200 people in the Kaneohe area would dislocate the General Plan developed for the area.

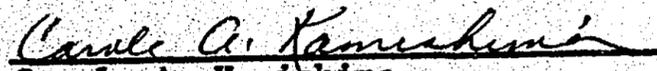
The Director stated that it is not the additional increase that would cause the dislocation but it is the pattern of land use established by the Commission's proposal that would be the major dislocation. By merely carving out a small area and putting it into apartment use, to him, was a greater problem than the 1200 additional people. However, if the apartment designation took in a much larger area, then the additional number of people would become the greater problem. In other words, designating just this one small area for apartment is an arbitrary decision.

The Commission felt that the boundary recommended was a good one because it is physically separated by natural topographic features from the adjacent residential areas.

Mr. Himeno made a motion to recommend the adoption of the detailed land use plan for the Kaneohe, Heeia, Kahaluu, Waihee, Kaalaea, Hakipu and Kualoa areas with one modification that, the land use designation for the area bounded by a stream, proposed extension of Grote Road, William Henry Road and the existing commercial boundary be changed from residential to medium density apartment use. His motion was seconded by Mr. Centeio and carried. Mr. Yamabe voted in the negative on the basis that he had not received a reply to his question.

The meeting was adjourned at 4:05 p.m.

Respectfully submitted,


Carole A. Kamishima
Planning Reporter

Meeting of the Planning Commission
Minutes
July 2, 1964

The Planning Commission met in regular session on Thursday, July 2, 1964, at 2:00 p.m., in the Conference Room of the City Hall Annex with Chairman George F. Centeio presiding:

PRESENT: George F. Centeio, Chairman
Frank W. Hustace, Jr.
Cyril W. Lemmon
Thomas N. Yamabe, II
Fred K. Kwock, ex-officio

Frederick K. F. Lee, Planning Director
Wendell Kimura, Deputy Corporation Counsel

ABSENT: Stanley T. Himeno (on trip)
Kinji Kanazawa (on trip)
Alfred A. Yee (on trip)
Robert F. Ellis, ex-officio (on trip)

MINUTES: The minutes of the regular meeting of June 4, 1964 and the special meeting of June 8, 1964, as circulated, were approved on motion of Mr. Lemmon and second of Mr. Hustace.

**ZONING APARTMENT
DISTRICT C
PAUOA
217 PROSPECT ST.
E. VON GELDERN**

The Planning Director initiated a change in zoning from existing Class B Residential to Apartment District C for a parcel of land containing a total area of 82,341 $\frac{1}{2}$ situated at 217 Prospect Street in Pauoa and recommended that a public hearing be authorized. The change is in compliance with the General Plan land use designation of the area which is medium density apartment use.

The Director reported that the owner of the land has submitted a tentative layout plan of a proposed apartment development. This matter was considered by the Commission previously and a public hearing was scheduled to consider the rezoning but it was held in abeyance pending the lifting of an injunction filed by Judge Jamieson of the Circuit Court. Since a General Plan of Oahu was recently adopted by the City Council and approved by the Mayor on May 7, 1964, this matter is being re-presented to the Commission for calling of a public hearing.

The Commission authorized the calling of a public hearing to consider the change in zoning initiated by the Director on motion of Mr. Lemmon and second of Mr. Yamabe.

ZONING BUSINESS
KAIMUKI
3565 HARDING AVE.
A. TEPEDINO

The Director initiated a change in zoning from existing Class A Residential to Business for a parcel of land containing 9,750 $\frac{1}{2}$ situated at 3565 Harding Avenue in Kaimuki and recommended that a public hearing be authorized to consider the change.

He stated that the change is in compliance with the General Plan land use designation of the area. Presently, the front half of this property is zoned business while the back half is zoned residential. This entire block between 11th and 12th Avenues and between Harding Avenue and the arterial, within which the subject property is situated, has been designated for commercial use on the General Plan as an integral part of the Kaimuki business section with its off-street parking lot. This change in zoning was also scheduled for public hearing but was deferred by the injunction.

The Commission authorized the calling of a public hearing to consider the change in zoning initiated by the Director on motion of Mr. Lemmon and second of Mr. Yamabe.

ZONING APARTMENT
DISTRICT C
MAKIKI
1661 MOTT-SMITH DR.
M. S. WONG

The Director initiated a change in zoning from existing Class A Residential to Apartment District C for a parcel of land containing 15,718 $\frac{1}{2}$ situated at 1661 Mott-Smith Drive in Makiki and recommended that a public hearing be authorized to consider the change. The change is in compliance with the General Plan land use designation of the area which is medium density apartment use.

He stated that a public hearing was held to consider this change in zoning but the hearing was kept open and no action was taken by the Commission. The subject property is situated within the midst of the medium density apartment designation in the Makiki area. He is reinitiating this change in compliance with advice from the Corporation Counsel that all pending zoning matters before the Commission must be reinitiated by the Director.

The Commission authorized the calling of a public hearing to consider this change in zoning initiated by the Director on motion of Mr. Yamabe and second of Mr. Hustace.

ZONING BUSINESS
KAIMUKI
3367 WAIALAE AVE.
S. TANOUYE

The Director initiated a change in zoning from existing Class A Residential to Business for a parcel of land containing 10,269 $\frac{1}{2}$ situated at 3367 Waialae Avenue in Kaimuki and recommended that a public hearing be authorized to consider the change. The change is in compliance with the General Plan land use designation of the area which is commercial.

He stated that presently the front 100 feet of the property makai side of Waialae Avenue is zoned business while the back 63 feet is zoned Class A Residential. There is an existing commercial structure on the business zoned area and the owner of the property wishes to extend the commercial structure to the rear of the property. In accordance with the policy of the Commission to extend the business line to the back boundary of a lot which has split zoning, the Commission had recommended a General Plan amendment to extend the commercial use to the back boundary of this property and this amendment was approved by the City Council. However, before a public hearing could be authorized to process the zoning change, the injunction came into effect.

The Chairman suggested that on the day of the Commission's meeting, about 11:00 a.m., a visitation of the site be made by members who are able to go.

A motion to authorize the calling of a public hearing to consider the change in zoning initiated by the Director was made by Mr. Lemmon and seconded by Mr. Hustace.

Mr. Hustace commented that the subject property seems to be on the fringe of uses. He was not certain whether the broad brush General Plan clearly designates the use of the property but if the Director at the time of the public hearing could satisfy the Commission that it is definitely within the commercially designated area, then the Commission certainly could take action.

Asked by the Commission whether the staff has prepared a detailed land use plan for the Kaimuki area, the Director replied in the negative.

Mr. Yamabe suggested that the public hearing be contingent upon the adoption of a detailed land use plan of the area. He felt that the owner of the property should not be subjected to unnecessary expenses when there is doubt on what is to be the exact land use of the subject property. He stated that a use other than that requested for may require another public hearing to change the land use designation on the General Plan.

The Chairman noted that the Commission had gone on record favoring the business extension by amending the General Plan prior to the injunction. The zoning change now under consideration involves the same property. The Commission may certainly change its mind about granting the zoning but he felt that a public hearing should be held. Authorizing the hearing does not necessarily mean that the Commission is in favor of the rezoning.

Mr. Hustace also felt that the hearing should be held. He suggested to the Director that in preparing the detailed land use plan for the area, a larger area be studied, possibly from Koko Head Avenue to where the arterial highway would cross Waialae Avenue and between Waialae Avenue and the arterial highway. In this particular instance, he felt that a precedent was being set by taking one parcel out of a row of split zoned lots fronting on Waialae Avenue and he suggested that an expression be obtained from the Corporation Counsel on the proper treatment to take care of these areas.

The Chairman stated that an opinion from the Corporation Counsel was not necessary in this instance. By ordinance, the amendment to the General Plan was made for the subject property and the Commission is merely calling a public hearing to consider the approval or disapproval of the zoning change.

A vote was taken and the motion to authorize the calling of a public hearing carried.

Mr. Hustace made a motion under the provision of Section 5-505 of the Charter which authorizes the Commission to advise the Director in matters concerning the planning program, that the Planning Director proceed forthwith in making a detailed land use plan for the Kaimuki area stretching from Koko Head Avenue along the alignment of Waialae Avenue to its junction with the arterial highway and along this arterial highway back to Koko Head Avenue. This motion was seconded by Mr. Lemmon.

Asked by the Chairman for his comment on the motion, the Director stated that he had met with the Kaimuki businessmen about two months ago and they have indicated a desire to prepare a plan for their area. The staff could prepare a detailed land use plan for the area but he felt that the plan should be prepared not only with the businessmen but also with the community association and the people living in the surrounding area.

Since the Director is working with the Kaimuki businessmen and the community association in preparing a plan for the area, the Chairman stated that he will not vote for the motion because it may jeopardize and delay applications for rezoning submitted until the detailed land use plan is adopted.

Mr. Lemmon remarked that the motion did not infer that rezoning was to be held in abeyance pending adoption of a detailed land use plan.

A vote was taken and the motion failed to carry lacking four affirmative votes. Mr. Centeio voted in the negative.

Mr. Yamabe made a request to the Director that for the area stated, to check into areas such as this where the use had been changed by ordinance after the Charter and it is in the fringe area where it has not been definitely determined as to the use and to bring this information to the Commission. Before any determination of use is made by the staff on the detailed land use map, he felt that this information should be provided so that he could carefully study the matter.

**MISC.
NATIONAL AIRCRAFT
NOISE ABATEMENT
COUNCIL**

The Director informed the Commission of a communication addressed to the Planning Commission from the National Aircraft Noise Abatement Council requesting information on land uses presently employed or have at the Honolulu Airport. Since the staff has received a similar communication, it will reply for the Commission.

The Commission acknowledged receipt of the communication and took no action.

The meeting adjourned at 2:30 p.m.

Respectfully submitted,



Carole A. Kamishima
Planning Reporter

Meeting of the Planning Commission
Minutes
July 16, 1964

The Commission met in regular session on Thursday, July 16, 1964, at 2:15 p.m., in the Conference Room of the City Hall Annex with Chairman George F. Centeio presiding:

PRESENT: George F. Centeio, Chairman
Stanley T. Himeno
Frank W. Hustace, Jr.
Alfred A. Yee
Robert F. Ellis, ex-officio

Frederick K. F. Lee, Planning Director
Herbert Tom, Deputy Corporation Counsel

ABSENT: Kinji Kanazawa (on trip)
Cyril W. Lemmon (on trip)
Thomas N. Yamabe II (vacation)
Frederick K. Kwock, ex-officio

**PUBLIC HEARING
ZONING APARTMENT
DISTRICT C
PAUOA
217 PROSPECT ST.
& 1643-1637
KAMAMALU AVE.
ETHEL D.
VON GELDERN**

A public hearing was held at 3:00 p.m., to consider a change in zoning, initiated by the Planning Director, from existing Class B Residential and Hotel and Apartment to Apartment District C for three parcels of land totalling 96,746 $\frac{1}{2}$ situated at 217 Prospect Street and 1637-1643 Kamamalu Avenue at Pauoa-Punchbowl in conformity with the General Plan.

The public hearing notice published in the Sunday Advertiser and Star Bulletin on July 5, 1964, was read by the Director who reported that no written protests had been received.

He stated that the subject parcels are situated at the base of Punchbowl below Prospect Street elevation. Two properties are zoned Class B Residential while the third is zoned Hotel and Apartment. The applicant proposes to develop one large apartment complex on the consolidated parcels. The development plan submitted shows the construction of three apartment structures, 8 stories high, within the base of a knoll and a parking structure and play area at the top of the knoll. The land is rather steep with an elevation difference of about 80 feet between Prospect Street at the top and Kamamalu Street at the bottom so that the apartment structure will not extend more than three or four stories above the elevation of Prospect Street. Development will be in accordance with the Apartment District C Ordinance which permits a floor area ratio of 100% of the land area. He stated that the applicant had originally proposed much taller structures but after consultation with the staff, had decided on this plan now submitted.

This plan is acceptable to the staff since it would be compatible with land uses in the neighborhood.

The Director stated that the proposed apartment development would enhance the area by gradually eliminating many residential structures in poor condition. He stated that the applicant also proposes to develop the entire frontage of Prospect Street in accordance with City standards upon purchase of the abandoned portion of Prospect Street from the City. The applicant will also improve Kamamalu Street in accordance with City standards.

The Chairman stated that he had visited the site this morning and he concurs with the recommendation of the Director.

In reply to questions from Mr. Hustace, the Director stated that an amendment made to the Apartment District C Ordinance eliminated the three story limitation and permits structures having a total floor area of 100% of the total net area of the lot. Although meeting the floor area ratio requirement, he stated that he would not permit one tall structure which may obstruct the profile of Punchbowl. In fact, he had rejected a previous plan which would have obstructed the view of Punchbowl.

Mr. Hustace then asked if it is true that the City would have no control whatsoever over the type of structure that may be placed on the property once the area is zoned. The Director replied in the affirmative.

That being the case, Mr. Hustace asked the Director whether he is providing adequate basis for protecting whatever amenities there is of Punchbowl. He noted that from time to time, the Outdoor Circle and other civic organizations have declared the preservation of the profile of Punchbowl. He had no doubt that the applicant would construct in accordance with the plan submitted but he pointed out that the applicant legally may alter that plan after zoning is granted. He asked whether the Director's recommendation is based merely upon the representation that the applicant will develop in accordance with the plan submitted and that this will be adequate for protecting Punchbowl.

The Director stated that the staff had checked with the applicant, Mrs. Von Geldern, and learned that she had also presented her plan to the Federal Housing Administration and obtained approval of this plan. He did not believe that she would change a plan which was worked out with the Planning Department and the F.H.A. He indicated her cognizance that this would be the optimum use of her land, that it would be compatible with surrounding uses and would not obstruct the view of Punchbowl.

Mr. Centeio noted that a visitation of the site would show that she cannot develop economically one tall structure on her property. He stated that the top of the knoll is too small an area for one structure. The only way she can utilize her property to the fullest is by placing the structures at the base of the knoll which is the lowest portion of her property off Kamamalu Avenue. By constructing in this manner, only the upper three or four stories will extend beyond the elevation of Prospect Street.

Mr. Hustace stated that he has no objection to the proposed development as indicated but his concern was that the Commission was establishing a precedent for Apartment C zoning throughout the Punchbowl area. It is quite possible that adjacent owners may consolidate their properties and insist on building a tower in accordance with the Apartment C regulations when they do not have the same topographic feature as Mrs. Von Geldern's property. He was doubtful whether or not this zoning should be granted on the mere basis that the topography of the land permits this type of development, when establishing a precedent by granting this request would make it difficult to deny other requests in the area which do not have this same topographic feature. He felt that a planned development type of concept should be planned for the area.

The Chairman noted that the Resort-Hotel District 2 Ordinance requires that a site plan be submitted and that this site plan becomes part of the zoning approval so that there is control over development. He asked the Director whether in this application, such a condition could be placed as part of the zoning approval.

The Director replied that the only way this could be accomplished is by amending the Apartment District C Ordinance to require that development plans submitted shall become a part of the zoning approval.

The Chairman felt that the Commission should consider each application on its own merit. For this application, the Commission would be granting approval because of the topography of the land which would prevent high rise structures from obstructing Punchbowl. The reason for its action would be on record in the minutes and all other applications not coming under the same type of condition could be rejected by the Commission.

The Chairman then called for testimonies either in favor or in opposition to the proposed rezoning.

Mr. Hugh Tennent, adjoining property owner, spoke in favor of the rezoning proposal. He stated that he operates a public art gallery next door. He felt that the proposed development on Mrs. Von Geldern's property will not interfere with the profile of Punchbowl and

therefore he is in favor of the plan. He is also interested in purchasing any abandoned portion of Prospect Street fronting his property when it is offered for sale. He intends to beautify the area and make it one of the most beautiful spots in town.

No one spoke in opposition to the plan. The public hearing was closed and the matter was taken under advisement on motion of Mr. Hustace and second of Mr. Himeno.

The Commission considered this matter later. A motion made by Mr. Yee to recommend approval to change the zoning from existing Class B Residential and Hotel-Apartment to Apartment District C for the subject property based upon the development plan layout plan as submitted was seconded by Mr. Centeio.

A discussion followed. Mr. Hustace stated that he personally knows Mrs. Von Geldern and he has no doubt that she fully intends to develop in accordance with the plan presented. The plan seems to be well thought out and architecturally designed so it no doubt would be a credit to the City. However, it is with great reluctance that he must vote against the rezoning unless there is either a modification of the Apartment District C Ordinance which would allow the attachment of a development to such zoning or that the City Council makes an expression of opinion that it is not interested in the preservation of the configuration or the shape of Punchbowl. He felt that in the absence of a law which would tie the plan as submitted for the property to be zoned, it would be most difficult for the Commission to deny abutting owners equal treatment where the owner may not present a plan as well thought out and architecturally planned as this application.

He stated that Punchbowl is too strategic an area for the Commission to zone without an expression from the City Council as to what protection it feels, from the policy standpoint, is most desirable for the area. To what extent and degree should it be protected? Should exceptions be made to the Apartment District C Ordinance to prevent the construction of buildings within a certain contour line? This is somewhat similar to the Diamond Head area. He was thinking of equal treatment and fairness to other applicants. He saw no basis for validly turning down other requests for Apartment C, the effect of which may destroy the amenities that some people feel are in the Punchbowl area. It is with great reluctance that he took this position against this rezoning, not by reason of what is presented but what would follow as a result of granting this rezoning.

Mr. Centeio repeated his belief that the Commission should consider each application on its own merit. He agreed that the Commission should be consistent in its thinking but in a situation of this nature where the

topography of the land would control the type of development and which development would be an asset to the community, he felt that every consideration should be given. A visitation of the site would show that this is the only way the property can be developed. This application has been before the Commission for three years and he sincerely believed that the Commission has enough justification to grant this request, that this application can stand on its own merit.

Mr. Himeno asked whether the delay of three years was due to the basic reason given by Mr. Hustace or for some other reasons. He felt that three years was ample time in which to have obtained the feeling of the Council.

The Director reported that the original submission was for hotel-apartment zoning instead of Apartment District C, and the plan submitted was for structures towering 13 to 16 stories which would definitely block Punchbowl and for this reason, he had denied the request. Several revised plans were then submitted. Another delay was caused by the injunction.

Mr. Hustace noted that the very statement made by the Director of a plan originally for 13 to 16 story structures, not necessarily the Von Geldern property but adjacent ones, indicates that because there is no legal obligation nor moral obligation that development must be in accordance with a plan submitted, an owner, after obtaining zoning, could tear a plan submitted and construct a structure which would conceivably be more economical to develop.

If it is agreeable to the Commission, the Director suggested that this matter be deferred and in the meantime he would prepare a revision to the Apartment District C Ordinance to require that all zoning applications must be accompanied by a development plan and that such development plan shall become a part of the zoning approval.

Mr. Centeio pointed out that processing an amendment to the zoning ordinance would take too long. Since only four voting members were present and the Commission is not in agreement, he suggested that the Commission defer action on this matter for a fuller commission or that it take a vote on the motion and submit whatever result to the Council.

Mr. Yee Withdrew his motion.

Mr. Hustace made a motion that this matter be deferred and a request be made of the Planning Director that during the period of deferment that he study the entire Punchbowl area with the end in mind of determining appropriate Council policy for the protection of

Punchbowl and the method by which it can be accomplished. The motion was seconded by Mr. Yee.

A vote was taken and the motion failed to carry lacking four affirmative votes. Mr. Centeio voted in the negative. He felt that the Commission should first attempt to resolve this matter in the presence of a fuller Commission and if that should fail then it could take the course proposed by Mr. Hustace.

The Chairman announced that this matter is being deferred for placement on the agenda of the next Commission meeting when a fuller Commission is present.

**PUBLIC HEARING
ZONING APARTMENT
DISTRICT C
MAKIKI
1661 MOTT SMITH DR.
M. S. WONG**

A public hearing was held to consider a change in zoning, initiated by the Director, from existing Class A Residential to Apartment District C for a parcel of land containing 15,718 $\frac{1}{2}$ situated at 1661 Mott-Smith Drive in Makiki, in conformity with the General Plan adopted for the area.

The public hearing notice published in the Sunday Star Bulletin and Advertiser of July 5, 1964, was read by the Director who reported that no written protests had been received. He noted that the development plan submitted shows the construction of a proposed 3 story, 12 unit apartment building and a 2-story residence with 13 off-street parking spaces. The General Plan land use designation for the area is apartment.

Mr. Centeio stated that he had visited the subject property and the surrounding area and noted that the apartment zoning is a compatible use. He, therefore, concurs with the Director's recommendation.

No one spoke in favor or against the change in zoning. The public hearing was closed and the matter taken under advisement on motion of Mr. Himeno and second of Mr. Yee.

In considering this matter later, a motion to recommend approval of the change in zoning as initiated by the Director from Class A Residential to Apartment District C for the subject property was made by Mr. Himeno, seconded by Mr. Yee, and carried.

**PUBLIC HEARING
ZONING BUSINESS
KAIMUKI
3565 HARDING AVE.
A. TEPEDINO**

A public hearing was held to consider a change in zoning initiated by the Director from existing Class A Residential to Business for the back portion of a parcel of land containing 9,750 $\frac{1}{2}$ situated at 3565 Harding Avenue in Kaimuki in conformity with the General Plan land use designation which is commercial for this property.

The public hearing notice published in the Sunday Star Bulletin and Advertiser of July 5, 1964, was read by the Director who reported that no written protests had been received. He pointed out on the map the subject

property situated in Kaimuki town on the makai side of Harding Avenue across the street from the municipal off-street parking area. He stated that the first tier of lots fronting on Harding Avenue were assessed for the parking lot. The subject property is zoned business for the front portion while zoned residential for the back 5,000 \pm . The change in zoning to business for the remaining half of the property is a logical one. An adjoining property was zoned entirely for business and the office of the KAIM radio station is situated there. In the future, it is envisioned that this entire area from Harding Avenue to the Freeway would all be zoned and developed for business purposes. Presently, this section is a depressed area.

Mr. Centeio stated that he had also visited this site and he concurs with the Director's recommendation for business zoning of the property.

Mr. Hei Wai Wong, representing Mr. Tepedino, owner of the property, requested favorable consideration of this rezoning request. He stated that two parcels were consolidated into one for the proposed development. No one spoke against the change in zoning. The public hearing was closed and the matter taken under advisement on motion of Mr. Yee and second of Mr. Himeno.

In considering this matter later, a motion was made by Mr. Yee and seconded by Mr. Himeno to recommend approval of the change in zoning as initiated by the Director from Class A Residential to Business for the subject property. The motion carried.

Mr. Hustace commented that in an area such as this where there is a definite demarcation of the commercial boundary, that the Director should take a larger and logical planning area rather than confining his proposal to the back half of individual lots. He made a recommendation to the Planning Director that he initiate forthwith commercial zoning for the entire area bounded by Harding Avenue, 11th Avenue, the Freeway and Koko Head Avenue as delineated on the General Plan.

The Director agreed with Mr. Hustace that rezoning should have taken a larger area but he indicated his attempt to process all pending rezoning applications as fast as possible before reviewing and zoning larger and logical planning areas.

The Chairman stated that Mr. Hustace's suggestion has advantages and disadvantages. One disadvantage is the fact that owners of properties to be rezoned may not approve of the rezoning because they are not ready to develop and they do not wish to have their property taxes increased. A good example is the Punahou Street area where an attempt was made to zone an entire block for commercial but majority of the land owners objected

to the zoning. Therefore, he felt that for certain areas the Commission should proceed cautiously until the zoning ordinance is passed restricting apartments from being constructed in a business zoned area or businesses in an industrial zoned area. He indicated that many zoned commercial areas are being put to apartment uses. He felt that the individual application approach was good.

Mr. Hustace stated that the Commission is in the field of planning where it is incumbent upon it to look upon areas with the end in mind of putting them to the optimum and highest and best land use. Therefore, it disturbed him that zoning was being accomplished in a piece meal fashion. It was his understanding that the powers of the Director are such that he need not wait for a particular application in order to initiate zoning. If the Director finds that within an area such as this where the commercial zoning is a logical one, that from the standpoint of realistic, appropriate planning, that he take in a logical planning area and not confine his initiation to an individual application. He agreed that in the absence of some type of control written in the zoning ordinance, a business zoned property could be put into apartment use. The Commission is in a state where either all rezoning applications must be suspended until a comprehensive zoning ordinance is enacted or that it rely upon the good faith of the applicant that he will develop as represented. He was not speaking in terms of this particular application but in terms of good planning principles.

ZONING BUSINESS
AND APARTMENT
DISTRICT C
MOKULEIA BEACH
MAKAI SIDE OF
WAIALUA BEACH RD.
MOKULEIA DEVELOP-
MENT CO.
BY: COMMUNITY
PLANNING, INC.

The Director initiated a change in zoning from existing Class A-1 Residential to Business for approximately 53,000 \pm of land and Apartment District C for approximately 826,096 \pm of land situated on the makai side of Waialua Beach Road, adjacent to the Waialua Beach Park, and recommended that a public hearing be authorized to consider the change. He stated that the proposed changes are in conformity with the General Plan and the Detailed Land Use Plan adopted for the area.

The Director pointed out on the two maps displayed the subject property situated at Mokuleia Beach. Also displayed was a proposed subdivision plan showing the layout of the Class A-1 Residential lots and the Apartment District C lots with the commercial area and two park sites. He stated that this area is designated as urban use by the State Land Use Commission.

The Commission authorized the calling of a public hearing to consider the changes in zoning initiated by the Director on motion of Mr. Hustace and second of Mr. Himeno.

ZONING RESTRICTED
BUSINESS
KEWALO
VICTORIA STREET
BETWEEN KING AND
YOUNG STREETS
MEDICAL ARTS
BUILDING, LTD.
& HAWAIIAN ASSOC.
OF SEVENTH DAY
ADVENTISTS

The Director initiated a change in zoning from existing Hotel and Apartment to Restricted Business for two parcels of land containing a total area of 81,708 \pm situated on the waikiki side of Victoria Street between King and Young Streets and recommended that a public hearing be authorized. This change is in conformity with the General Plan land use designation of the area.

He stated that an adjoining property on the waikiki side of the subject property is zoned for restricted business and this proposed change in zoning will close the gap between two restricted business areas. Portions of the

Medical Arts premises is zoned for restricted business use and it proposes to extend its medical building in the waikiki direction.

The Commission authorized the calling of a public hearing to consider the change in zoning initiated by the Director on motion of Mr. Yee and second of Mr. Hustace.

ZONING CLASS A-2
RESIDENTIAL
MOANALUA
SOUTH SIDE OF
ALA MAHAMOE
AND WESTERLY OF
MAHIOLE STREET
S. HORITA &
I. KISHIMOTO
BY: PARK ENGR.
INC.

The Director initiated a change in zoning from existing Class A-1 Residential to Class A-2 Residential for approximately 25.317 acres of land situated on the south side of Ala Mahamoe and westerly of Mahiole Street in Moanalua and recommended that a public hearing be authorized. The change is in conformity with the General Plan.

He stated that adjoining areas on the waikiki, ewa and makai sides are zoned Class A-2 Residential while the area on the mauka side is zoned Class A-1 Residential. The change to Class A-2 Residential is a logical one and the boundary of this zone is as outlined in cross-hatch on the zoning map displayed which separates this area from the Class A-1 areas by a steep bank and a street.

The Commission authorized the calling of a public hearing to consider the change in zoning initiated by the Director on motion of Mr. Hustace and second of Mr. Himeno.

ZONING ORDINANCE
PROPOSED AMENDMENT
TO THE CLASS A-1
AND A-2 RESIDEN-
TIAL DISTRICTS

The Commission reviewed Bill No. 57 entitled: "An Ordinance to amend Article 2, Chapter 21, R. O. 1961, by amending Section 21-2.5, relating to Class A-1 Residential Districts, and Section 21-2.6, relating to Class A-2 Residential Districts", as submitted by the City Council to the Planning Commission for its comments and recommendation.

The Director explained that the purpose of this ordinance is to permit duplex family dwellings on every 10,000^{sq} of area within a Class A-1 Residential District (7,500^{sq} minimum lot size) and within a Class A-2 Residential District (6,000^{sq} minimum lot size). This means that within these two residential districts, the density of housing units would be increased. In lieu of one house for every 7,500^{sq} or 6,000^{sq} of area, there would be one house for every 5,000^{sq} of area which is the density for a Class A Residential District.

Rather than permitting a duplex type of development in a residential area and increasing the density which would probably mean increased size of utilities, the staff's recommendation is that a townhouse type of ordinance be substituted. This type of ordinance would permit up to a maximum of 8 units within one structure but the land area must be the equivalent for 8 homes in the zoned district. This would preserve the integrity of the community and maintain the same density by providing the people freedom of movement and creating wide open areas. However, there is one item in the townhouse ordinance which the Commission may wish to discuss and that is the minimum lot area requirement for such use to be 5 acres. Should the Commission feel that this is too restrictive, it may recommend a lower figure.

The Commission discussed the proposed ordinance as submitted by the Council, the proposal of the Director and the existing ordinance on residential districts.

The Director stated that the present ordinances do not permit duplexes in a residential district. The townhouse ordinance would permit this type of development.

Mr. Hustace noted that there are many areas which are currently zoned Class A-2 and A-1 Residential. He asked what effect would an ordinance of this sort have on the General Plan and the population projection and distribution made on the General Plan.

The Director stated that the ordinance would not have a major effect on the General Plan but it might have a critical effect on the Capital Improvement Program. For instance, for an acre of 7,500~~0~~ lots, the density would be increased from 4 to 6 or 25% of the normal density which is not too great but this increase will have a tremendous effect on existing utilities or cause the re-computation of utilities for an area, thus disorganizing the Capital Improvement Program.

Mr. Hustace asked whether the staff is currently undertaking a study to determine by facts and figures the effect of this ordinance upon existing utilities and services should it be adopted.

The Director replied that the proposed ordinance was submitted to the Commission and the Director for consideration and study of possibly permitting duplex type developments in residential districts. The staff's belief is that rather than increasing density by the means proposed that a change in zoning would be more in order.

Mr. Hustace stated that any recommendation to the Council should be accompanied by facts and figures to show the effect of the proposed ordinance upon the City should it be adopted. The recommendation should also be accompanied by a substitute ordinance of the type proposed by the Director. He suggested that a copy of the Director's proposed ordinance be submitted to the Commission for study.

The other members of the Commission agreed with Mr. Hustace.

Mr. Hustace's motion to defer action on this matter until it is again placed on the agenda by the Planning Director when he is ready with facts and figures indicating the effect of the ordinance upon the City and he is ready with substitute language with proposed amendments was seconded by Mr. Himeno and carried unanimously.

On motion of Mr. Yee and second of Mr. Himeno, the Commission adopted the following street names and deleted certain street names, as follows:

(1) Roadways within I. D. No. 164 at Kalihi:

ULANA STREET

- Extension of an existing roadway so that it extends mauka and terminates at Owawa Street. This includes a portion of the roadway formerly known as Leilani Street.

ULANA PLACE

- Deadend roadway off Ulana Street, makai of Owawa Street. This roadway was formerly known as Leilani Place.

STREET NAMES
KALIHI
IMPROVEMENT
DISTRICT NO. 164

Deleted the following street names:

LEILANI STREET - That portion of the roadway which is makai of Owawa Street to the proposed extension of Ulana Street.

LEILANI PLACE - This roadway is being redesignated as Ulana Place.

STREET NAME
KANEHOHE
MAHINUI SUBDVN.

(2) Corrected Resolution No. 168 by deleting the street name "Aloka Street" and replacing the name "APUAKEA STREET" for a roadway extending across Halekou Road and then terminating at Kanaka Street within the Mahinui Subdivision at Kaneohe.

STREET NAMES
NUUANU
NUUANU PARK PLACE
SUBDIVISION

(3) Roadways within the Nuuanu Park Place Subdivision:

FUIWA ROAD - Extension of existing roadway.

POLOHI PLACE - Deadend roadway off Puiwa Road and between Park Street and Polohilani Place.

Meaning: Smooth

POLOHILANI PLACE - Deadend roadway off Puiwa Road and between Polohi Place and Polohinano Place.

Meaning: A star

POLOHINANO PLACE - Deadend roadway off Puiwa Road and between Polohilani Place and Polohiwa Place.

Meaning: White pandanus bloom with its stem

POLOHIWA PLACE - Deadend roadway off Puiwa Road and between Polohinano Place and Henry Street.

Meaning: Dark, glistening black

HENRY STREET - Extension of existing roadway.

MISC.
1964 CONFERENCE
OF PLANNING
COMMISSIONERS
AND DIRECTORS

The Commission acknowledged receipt of a communication from the Kauai Planning and Traffic Commission forwarding a copy of the Program for the 1964 Conference of Planning Commissioners and Directors to be held on the island of Kauai and requesting a list of those persons planning to attend the conference.

The Chairman advised the Commissioners to contact the Secretary and indicate their attendance or non-attendance at the conference. He recommended that the Secretary of the Commission, the Deputy Corporation Counsel and Robert Tsunoda accompany the Commission to the conference. None of the members objected to this recommendation.

The meeting adjourned at 4:05 p.m.

Respectfully submitted,

Carole A. Kamishima
Carole A. Kamishima
Planning Reporter

Meeting of the Planning Commission
Minutes
July 30, 1964

The Planning Commission met in regular session on Thursday, July 30, 1964, at 2:30 p.m., in the Conference Room of the City Hall Annex with Chairman George F. Centeio presiding:

PRESENT:

George F. Centeio, Chairman
Stanley T. Himeno
Kinji Kanazawa
Alfred A. Yee
Frank W. Hustace, Jr. (present between 3:15 p.m. & 3:23 p.m.)

Frederick K. F. Lee, Planning Director
Wallace S. W. Kim, Deputy Planning Director
Wendell Kimura, Deputy Corporation Counsel

ABSENT:

Cyril W. Lemmon
Thomas N. Yamabe II
Robert F. Ellis, ex-officio
Fred K. Kwock, ex-officio

MINUTES:

The minutes of the meetings of June 19 and 22, 1964, as circulated, were approved on motion of Mr. Kanazawa and second of Mr. Himeno.

PUBLIC HEARING
ZONING CLASS A-2
RESIDENTIAL
MOANALUA
SOUTH SIDE OF
ALA MAHAMOE
S. HORITA AND
I. KISHIMOTO

A public hearing was held at about 3:00 p.m., to consider a change in zoning from existing Class A-1 Residential to Class A-2 Residential, as initiated by the Planning Director, for an area of land comprising 25.317 acres situated on the south side of Ala Mahamoe and westerly of Mahiole Street in Moanalua, same being the former Mary Damon's property.

The public hearing notice published in the Sunday Star Bulletin and Advertiser of July 19, 1964, was read by the Director who reported that no written protests had been filed. He pointed out on the map the property situated on the mauka side of Moanalua Highway and adjoining areas zoned Class A-2 Residential. He pointed out that the proposed area to be rezoned follows the contour of a steep bluff that separates the Class A-2 areas from the Class A-1 areas.

The Chairman remarked that he had visited the site this morning and believes that the request is reasonable.

Mr. Kanazawa disqualified himself from participating or voting on this matter because of possible conflict of interest.

In reply to questions from Mr. Hustace, the Director stated that this entire Moanalua area was previously zoned Class A-1 Residential until recently when some portions were zoned Class A-2. The subject property was left in the Class A-1 zoning because the original owner retained title to the parcel. The property has now been sold and the new owner is proposing a subdivision of the area.

No one spoke in favor or against the proposed change in zoning from Class A-1 Residential to Class A-2 Residential for the subject property.

The Commission closed the public hearing and recommended approval of the proposed change in zoning as initiated by the Planning Director on motion of Mr. Hustace and second of Mr. Yee. Mr. Kanazawa did not vote.

(Mr. Hustace was excused from the meeting at 3:23 p.m., and was not present during the consideration of all other items on the agenda.)

PUBLIC HEARING
ZONING RESTRICTED
BUSINESS
KEWALO
1010 & 1026
S. KING STREET
MEDICAL ARTS BLDG.
LTD., & HAWAIIAN
ASSOCIATION OF
SEVENTH DAY
ADVENTISTS

A public hearing was held to consider a change in zoning from existing Hotel and Apartment to Restricted Business and termination of Variance Permit No. 294 for off-street parking purposes, as initiated by the Planning Director, for parcels of land at 1010 and 1026 South King Street, situated on the mauka-Waikiki side of S. King Street and Victoria Street in Kewalo.

The public hearing notice published in the Sunday Star Bulletin and Advertiser of July 19, 1964, was read by the Director who reported that no written protests had been filed. He indicated that the present Medical Arts building is to be expanded in the Waikiki direction. A development plan submitted shows this addition with double deck parking facilities to the rear of the building. The proposed change in zoning is in conformity with the General Plan of Oahu.

Attorney Robert Murakami, representing the owner of the property, stated that the proposed development of the property is as presented by the Director.

No one spoke against this proposed change in zoning.

The public hearing was closed and the matter taken under advisement on motion of Mr. Himeno and second of Mr. Kanazawa.

In considering this matter later, the Commission recommended approval of the change in zoning from Hotel and Apartment to Restricted Business for the subject property on motion of Mr. Yee and second of Mr. Himeno.

PUBLIC HEARING
ZONING BUSINESS
& APARTMENT
DISTRICT C
MOKULEIA BEACH
MAKAI SIDE OF
WAIALUA BEACH
ROAD
MOKULEIA DEVELOP-
MENT CO.

A public hearing was held to consider changes in zoning from existing Class A-1 Residential to Business and Apartment District C, as initiated by the Planning Director, for area of land situated on the makai side of Waialua Beach Road adjoining the Waialua Plantation Beach Park on the Kaena Point side at Mokuleia.

The public hearing notice published in the Sunday Star Bulletin and Advertiser on July 19, 1964, was read by the Director who reported that no written protests had been filed. He pointed out on the map the property in question situated at Mokuleia Beach. A proposed subdivision of the area showing 65 apartment lots, a commercial area of approximately 53,000 \pm and two park areas was shown. Also shown on the same map was a proposed residential subdivision of adjacent lands. He stated that the proposed changes in zoning are in conformity with the General Plan of Oahu and the recently adopted Detailed Land Use Plan for Mokuleia.

No one spoke in favor of this proposed changes in zoning.

Mr. Frederick Gross spoke against this proposal. He stated that he resides near this property and he is a civil

engineer with the Waialua Plantation. He brought out two points for consideration by the Commission. First, he felt that this was rather a large area for apartment use when it is surrounded basically by agricultural uses. He pointed out that land on the mauka side is zoned agriculture and is planted in cane and will continue to be in cane. The present population of the area is 8,000 people and the projected population in 10 years is about 12,000 people. He wondered who would be living in such a large apartment area.

He pointed out that sometime ago an area nearby developed by Eugene Kennedy was sold as one acre lots on which duplexes were permitted. All lots have not been built on but the general type of development on the lots cannot be called substandard but the area is gradually deteriorating into a slum area. He indicated that an apartment area in Wahiawa was developed with fine looking apartment buildings but now because of lack of maintenance and lack of general policing of the area by the owners to require that the tenants maintain the area, this area has become run down. He, as well as his neighbors, was concerned that this new apartment area may also start as a fine development but due to lack of maintenance, might become a future slum area.

He pointed out also that the area near the sugar mill was developed by the Plantation as residential homes for its employees. The intent was to have single family residential dwellings on each lot but because the law permits it, many have built maid's quarters but without the kitchen facilities and are renting them out. This was called to the attention of the City authorities but apparently nothing was done since these uses are still being continued. He stated that an adjoining park is properly maintained by the Plantation. The residents in the area would be most reluctant to see a development which would turn the area into a substandard area.

In reply to questions from the Commission, Mr. Gross stated that the area in question is presently vacant. There is quite a history about this land where ownership has changed several times. At one time, H. C. & D. quarried sand from the area. He is not speaking on behalf of the Plantation or for the community association. As a resident of the area he felt compelled to speak up against a development which may result in a similar run-down condition as the apartment development in Wahiawa due to lack of maintenance and increase in density.

The Commission noted that no protest has been received from the community association or from other members of the community on this proposal.

Mr. Gross stated that the community association did make an objection when the apartment and commercial proposals were first presented. However, at another time when the plan was presented to the community association, the subject area was shown entirely in residential with an overlay colored in brown. This was very confusing to the residents and subsequently the designation of the area was approved for apartment.

The Chairman stated that he was a member of the Commission when the General Plan designation of the subject area for apartment was first considered. The community association

did protest but he noted that there is no protest now. There is no letter from the community association or from the Waialua Plantation.

The Director stated that the Eugene Kennedy subdivision area mentioned by Mr. Gross is zoned unrestricted residential where duplexes are permitted on each 7,500^{sq} of area. All roads and improvements have been constructed in the area. He indicated that under the Apartment District C zoning, there would be better control of development than under the unrestricted residential zone. With reference to the rental of servant's quarters, he stated that complaints received were referred to the Public Prosecutor's Office for investigation and many of the violations have been corrected. If there are other violations, he requested that Mr. Gross notify this office and action will be taken to have those violations cleared.

The Commission closed the public hearing and took the matter under advisement on motion of Mr. Kanazawa and second of Mr. Yee.

The Commission discussed this matter later. The Chairman stated that he is very familiar with the history of this area. Ownership changed several times and the present owners have attempted for over three years to obtain apartment zoning of the area so that they could proceed with the development. He has also visited the site several times and believes that it is a most suitable area for an apartment development. The commercial area will service the entire community which is without such facilities at the present time.

The Director stated that the concept of the developer was to establish multi-family units as a second home where one could go on weekends and on vacations.

The Commission, on motion of Mr. Himeno and second of Mr. Kanazawa, recommended approval of the change in zoning from Class A-1 Residential to Business and Apartment District C for the subject property.

The Commission again considered a proposed change in zoning from existing Class B Residential and Hotel and Apartment to Apartment District C, as initiated by the Planning Director, for three parcels of land totaling 96,746^{sq} situated at 217 Prospect Street and 1637-1643 Kamamalu Drive at Pauoa.

A public hearing was held and closed on July 16, 1964, to consider this proposed change in zoning. Action was deferred for consideration before a fuller Commission.

The Deputy Director noted that the applicant has submitted a model of the proposed development showing three main structures with a parking deck and a recreational area. Because of the topography of the land which slopes down from Prospect Street to Kamamalu Street, two of the structures of about 8 stories high will start from the base of a knoll so that the top of the structures will be about level with Prospect Street elevation. The third structure of about 8 stories will extend from the top of the knoll so that about 7 stories will be above the level of Prospect Street. He indicated that some members of the Commission were concerned about the height of the structure which may obstruct the view of Punchbowl.

ZONING APARTMENT
DISTRICT C
PAUOA
217 PROSPECT ST.
& 1637-1643
KAMAMALU DRIVE
E. VON GELDERN

Commissioner Himeno recalled that at the previous meeting Commissioner Hustace had requested the Planning Director to prepare some sort of policy recommendation for the protection of Punchbowl. Commissioner Hustace was also concerned that because there is no control over development, once zoning is granted, the developer may change his plan for a much higher apartment development.

The Chairman stated that the motion requesting a policy recommendation failed to carry.

Mr. Kanazawa who was not present at the previous meeting, asked why this matter was deferred for consideration before a fuller Commission. He also asked whether there is danger that once zoning is granted, the developer can change his entire plan.

The Chairman explained that at the previous meeting, only four voting members were present and since one objected to the granting of the rezoning, the matter was deferred.

Replying to Mr. Kanazawa's second question, the Deputy Director stated his belief that the developer will not change his plan. He stated that the Apartment District C ordinance is restrictive enough to control development. Should the developer construct a higher building, he would then need greater spacing between buildings. Should he develop lower buildings, then there would be less spacing between buildings, so that one would balance the other.

Asked by the Chairman whether the staff is in approval of the proposed development, the Deputy Director replied that the staff had checked the plans and is in compliance with it.

A motion to recommend approval of the change in zoning from existing Class B Residential and Hotel and Apartment to Apartment District C for the three parcels of land was made by Mr. Himeno, seconded by Mr. Kanazawa, and carried.

Mr. Lawrence McNeil, representing the owner of the land, thanked the Commission for its favorable action. He noted that he had submitted a letter addressed to the Planning Commission and the Planning Director indicating that up to this time approximately \$50,000 was expended for architectural fee and design of the proposed development; therefore, should zoning be granted, the owner certainly does not plan to abandon the plan for which such a large amount was expended. The intention is to proceed with the development as presented. The owner has also subscribed to the participation in any improvement district for the roadways should it ever be initiated.

Commissioner Hustace who was present at the meeting later, commented that for this rezoning proposal he still takes the same position taken at the previous meeting that no zoning should be granted for properties along the slopes of Punchbowl until a policy determination is made by the City Council for the protection of Punchbowl and the method by which it can be accomplished.

ZONING ORDINANCE
PROPOSED AMENDMENT
TO THE CLASS A-1
& A-2 RES. DIST.

The Commission again reviewed Bill No. 57 entitled: "An Ordinance to amend Article 2, Chapter 21, R. O. 1961, by amending Section 21-2.5, relating to Class A-1 Residential Districts, and Section 21-2.6, relating to Class A-2

Residential Districts", as submitted by the City Council to the Planning Commission for its comments and recommendation.

The Director explained that the purpose of this ordinance is to permit duplex family dwellings on every 10,000^{sq} of area within a Class A-1 and a Class A-2 Residential District. In lieu of increasing density in residential districts in this manner, he had recommended to the Commission a townhouse ordinance as a substitute. The townhouse ordinance would permit up to a maximum of 8 units within one structure but the land area must be the equivalent for 8 homes within that zoned district. The ordinance as proposed by the Council would not only increase density but increase the need for additional public facilities and services for an area.

In compliance with the Commission's instruction to present sound examples of the effect of this proposed ordinance upon present facilities, the Director gave the following example for the Wahiawa area:

Net area zoned Class A-1 Res.	389.6 acres
Maximum density of one unit per 7,500 ^{sq} of area	1,753 units
Maximum density under the proposed Ordinance of one unit per 5,000 ^{sq} of area	2,649 units
Increase in density	896 units
Net area zoned Class A-2 Res.	57.6 acres
Maximum density of one unit per 6,000 ^{sq} of area	328 units
Maximum density under the proposed Ordinance of one unit per 5,000 ^{sq} of area	392 units
Increase in density	63 units

The effect upon the elementary schools by the increase in density would result in 575 additional pupils or a minimum of 19 additional classrooms and teachers. The effect upon the high school would be 384 additional pupils or a minimum of 12 additional classrooms and teachers.

At the present time, out of the 5 elementary schools in Wahiawa, 3 exceed the maximum desirable enrollment of 1,000 pupils.

The effect upon sewers would be as follows: The treatment plant is designed for a population of 16,000. The 1960 Census indicated a population of 15,512. The estimated population for 1964 is 17,610 showing that the sewer capacity has been exceeded. Proposed expansion of the sewer system is not scheduled until the 1966-67 fiscal year. The proposed increase will have no effect on water.

The Director pointed out that this study definitely shows that there would be an impact on school and utility facilities by the proposed increase in density. He would

prefer adoption of the townhouse ordinance which would permit grouping of houses with wide open spaces but the land area must be sufficient to meet the minimum lot area requirement per single family dwelling required under the existing zoning regulation within which the development is located. This type of development would retain the residential character of an area rather than permit apartment-type development in a residential area.

In the discussion that followed, the Commission concurred with the Director's recommendation. They felt that fine residential areas, such as Manoa which is zoned Class A-1 Residential, should not be marred by duplexes on each 10,000^{sq} of area.

The Chairman felt that the Director should proceed very cautiously on his proposal since this type of proposal may be all right for certain areas but unsuitable for other areas. Even the cluster housing ordinance which was adopted may be all right for certain areas but not good for others.

The Chairman suggested that the Commissioners think over this matter very carefully for discussion at the next meeting.

ZONING OFF STREET
AUTOMOBILE PARKING
DISTRICT
KALIA-WAIKIKI
MAUKA SIDE OF
HOBRON LANE
ED KLEIN &
ASSOCIATES

The Director initiated a change in zoning from existing Hotel and Apartment to Off-Street Automobile Parking District for area of land situated on the mauka side of Hobron Lane, between Ena Road and Ala Wai Boulevard in Kalia, Waikiki, containing approximately 60,000^{sq}, and recommended that a public hearing be authorized to consider the change.

The Deputy Director reported that the developer of the Federal Aviation Agency building which is situated at the corner of Ala Wai Boulevard and Kalakaua Avenue desires to construct this off-street parking area for use by the tenants of the F.A.A. building as well as for rental to apartment dwellers in the vicinity. As shown on the map submitted, the requested area is colored in orange and in black. The developer will construct regular street improvements within the area and pave the remaining areas set aside for parking. This roadway will be private. Access to the parking lot will be from Ala Wai Boulevard and from Hobron Lane. The staff feels that this proposal will tend to relieve some of the parking problems in the area.

In the discussion that followed, the Deputy Director indicated that the indented areas shown around the lot boundary are the areas to be landscaped. He showed the parking and profile plan submitted by the developer. The roads surrounding this property have been improved to City standards. For the time being, the interior roadway area will also be zoned for off-street parking purposes.

The Commission authorized the calling of a public hearing to consider this proposed change in zoning on motion of Mr. Kanazawa and second of Mr. Yee.

ZONING CLASS A-2
RESIDENTIAL AND
APARTMENT DIST.
B & C
MAUNALUA
HAWAII KAI DEV.
HAWAII KAI
DEVELOPMENT CO.

The Director initiated changes in zoning within the Hawaii-Kai Development in Maunaloa as follows:

1. Apartment District B to Class A-2 Residential for land situated off Awini Place, Awini Way and Hakalau Place within the Kala-Kai Marina Subdivision comprising approximately 23 acres;
2. Apartment District B to Apartment District C for land situated on the mauka-ewa corner of May Way and Kawaihae Street, comprising approximately 2 acres;
3. Unrestricted Residential to Apartment District B for land situated on the ewa side of Hawaii Kai Drive, about 750 feet mauka of Kalaniana'ole Highway, comprising approximately 236,597^{sq} ft.

The Deputy Director pointed out on the map the areas to be rezoned. He indicated that the changes are in conformity with the General Plan and the Detailed Land Use Plan recently adopted by the City Council.

A motion to authorize the calling of a public hearing to consider the changes in zoning as initiated by the Director was made by Mr. Kanazawa, seconded by Mr. Yee, and carried.

STREET NAMES
PEARL CITY
PACIFIC PALISADES
SUBDIVISION,
UNIT III

The Commission, on motion of Mr. Kanazawa and second of Mr. Yee, recommended adoption of the following street names:

(1) Roadways within the Pacific Palisades Subdivision Unit III:

- | | | |
|-----------------|----------|---|
| KOMO MAI DRIVE | - | Extension of existing roadway mauka past Aupaka Street. |
| AUHUUH STREET | - | Extension of existing roadway in a Honolulu direction past Awikiwiki Street. |
| AUPAKA STREET | - | Extension of existing roadway in a Honolulu direction to terminate at Apoepoe Street. |
| APAAKUMA STREET | - | Extension of existing roadway to terminate at Aupaka Street. |
| APAAKUMA PLACE | - | Deadend roadway off the existing Apaakuma Street. |
| AAMANU STREET | - | Extension of existing roadway mauka past Aupaka Street. |
| APOEPOE STREET | - | Roadway extending off Aamanu St., thence mauka past Aupaka Street. |
| | Meaning: | To assemble |

STREET NAMES
WAIPIO HEIGHTS
IMPROVEMENT DIST.
UNIT I

(2) Roadways within the Waipio Heights Improvement District, Unit I:

- | | | |
|-------------|----------|---|
| LUMI STREET | - | Roadway off Lumihoahu Street thence going east in a Pearl City direction to terminate at Lumikula Street. |
| | Meaning: | Room |

- LUMIAINA STREET - Roadway off Kamehameha Highway going in a Pearl City direction to terminate at Lumikula Street.
Meaning: Dining Room
- LUMIAUAU STREET - Roadway off Lumi Street going makai past Lumiaina Street.
Meaning: Bathroom
- LUMIHOAHU STREET - Roadway off Lumi Street running makai past Lumiaina Street between Kamehameha Highway and Lumiholo Street.
Meaning: Storeroom
- LUMIHOLOI STREET - Roadway from Lumi Street to Lumiaina Street between Lumihoahu Street and Lumiki Street.
Meaning: Laundry room
- LUMIIKI STREET - Roadway from Lumi Street to Lumiaina Street and between Lumiholo Street and Lumiauu St.
Meaning: Small room
- LUMIKULA STREET - Roadway running parallel to Kamehameha Highway through this subdivision between Lumiauu Street and Lumikuke Street.
Meaning: School Room
- LUMIKUKE LOOP - Loop roadway off Lumikula Street being on the Pearl City side of.
Meaning: Kitchen
- LUMIKUKE PLACE - Deadend roadway off Lumikuke Loop.

STREET NAMES
HALAWA
HALAWA VALLEY
ESTATE, UNITS 1-B
& 1-C SUBDIVISION

- (3) Roadways within the Halawa Valley Estate, Units 1-B and 1-C Subdivisions:
- KALALOA STREET - Extension of existing roadway.
- OHEKANI LOOP - Extension of existing roadway so that it loops and joins again to Kalaloa Street.
- OHEKANI PLACE - Deadend roadway off existing Ohekani Loop.
Meaning: A flute
- OPUKEA STREET - Roadway extending from Ohekani Loop to Kalaloa Street.
Meaning: A large, strong, superior variety of sugar cane, the stalks yellow, sometimes rose flushed, and the pith white
- OHAIUOLA PLACE - Deadend roadway off Ohekani Loop and makai of Opukea Street.
Meaning: The royal poinciana which has a bright red canopy of flowers
- OHIAKU LOOP - Looped roadway off Ohekani Loop at the makai end of this subdivision.
Meaning: A native filmy fern with narrow

subdivided fronds, to a foot long,
grows on trees in damp forests.

OHIAKU PLACE - Deadend roadway off Ohiaku Loop.

STREET NAMES
MAUNAWILI PARK
SUBDIVISION,
UNITS I, II & III

(4) Roadways within the Maunawili Park Subdivision,
Units I, II, and III:

LUNAAI STREET - Roadway extending mauka off
Auloa Road and terminate past
Lunaanela Street.
Meaning: Food inspector

LUNAAI PLACE - Deadend roadway off Lunaai Street
between Lunaanela Street and
Auloa Street.

LUNAANELA STREET - Roadway off Lunaai Street thence
running mauka to its terminus.
Meaning: Archangel

LUNAANELA PLACE - Deadend roadway off Lunaanela
Street between Lunaai Street
and Lunahelu Street.

LUNAAPONO PLACE - Deadend roadway off Lunaai Street
between Lunahelu Street and
Lunaanela Street.
Meaning: Censor

LUNAAWA PLACE - Deadend roadway off Lunaanela
Street between Lunahelu Street
and Lunahai Place.
Meaning: Harbor master

LUNAHAI PLACE - Deadend roadway off Lunaanela
Street between Lunaawa Place
and Lunaai Street.
Meaning: Confessor

LUNAHANA PLACE - Deadend roadway off Lunaanela
Street between Lunahelu Street
and Lunaai Street.
Meaning: Overseer

LUNAHANELI PLACE - Deadend roadway off Lunaanela
Street mauka of Lunaai Street.
Meaning: Centurion

LUNAHELU STREET - Roadway extending from Maunawili
Road in a Kaneohe direction to
its terminus past Lunaai Street.
Meaning: Census taker

LUNAHOOIA PLACE - Deadend roadway off Lunahooko
Street mauka of Lunahooko Place.
Meaning: Auditor

LUNAHOOKO LOOP - Loop roadway off Maunawili Road
between Auloa Road and Lunahelu
Street.
Meaning: Executive officer

LUNAHOOKO PLACE - Deadend roadway off Lunahooko
Loop between Maunawili Road and
Lunahooia Place.

STREET NAMES
MOANALUA
USE OF PREFIX
"ALA"

The Director requested that the Commission authorize the staff to use the prefix "Ala" to name roadways within the Moanalua, Lakeshore Subdivision. He stated that roadways within the Moanalua Ridge section were named with the prefix "Ala" and to date there has been no complaint or confusion resulting from this designation. This use would identify an area and also permit the staff to reuse Hawaiian names selectively within one area.

On motion of Mr. Kanazawa and second of Mr. Yee, the Commission authorized the staff to use the prefix "Ala" to name roadways within the Moanalua Subdivision.

The meeting adjourned at 3:45 p.m.

Respectfully submitted,

Carole A. Kamishima
Carole A. Kamishima
Planning Reporter

CITY AND COUNTY OF HONOLULU
 PLANNING DEPARTMENT
 MICROFILM CERTIFICATION

REEL NUMBER: 28

Number of
 Images: 908

FLASH	TITLE
START	PLANNING COMMISSION MINUTES
1	Book #115 August 2, 1962 to March 14, 1963
2	Book #116 March 28, 1963 to November 29, 1963
3	Book #117 December 5, 1963 to August 30, 1964
4	
5	
6	
END	

CERTIFICATION

I HEREBY CERTIFY THAT THE MICROPHOTOGRAPHS APPEARING IN THIS REEL OF
 FILM ARE TRUE COPIES OF THE ORIGINAL DOCUMENTS.

Nov. 26, 1973

 Date

Charles R. Wahinehokae

 Signature of Operator

END