

Report of the Activities of the City Planning Commission
For Year Ending December 31, 1936.

During the year 1936 the City Planning Commission has functioned under the following continuing personnel:

J. D. McInerny, President
A. R. Keller
John Mason Young
C. W. Dickey
Vincent Fernandes
M. B. Carson
C. J. Pietsch
James Gibb
L. P. Dickinson
A. A. Wilson
Robert Thompson
Grace M. Bartlett, Secretary

Two changes in personnel were made during the year when Mr. A. A. Wilson of Wahiawa was appointed by Mayor Wright as a substitute in place of Prof. A. R. Keller, who is absent from the Territory on a sabbatical leave; the second change was the temporary appointment of Mr. Robert Thompson, late in the year, to serve during the absence of Mr. M. B. Carson.

During the year Engineer H. L. Powell, Utility Engineer with the Bureau of Plans, was assigned to the Commission on a part time basis, by Engineer B. F. Rush, to assist in the engineering phases of the commission.

The Commission has held twenty four meetings during the year, and six public hearings. The major activities of the year are briefly outlined below:

ZONING:

This has been a year of renewed activity in zoning, - nine additions being made to the Business Districts, and three to the Hotel and Apartment Districts, as follows:

Business Districts:

1. Extension in depth of business district on Kalakaua Avenue, at Seaside Avenue, granted to the Union Oil Company, to provide parking space for cars of patrons of the new Waikiki Theater.
2. Extension of business district at Liliha and School streets, to provide depth sufficient to erect a community theater.
3. Extension of business district at Punahou and Young Streets, to provide parking space for patrons of the Pawa Theater.

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4. Extension of business district on Kalakaua Avenue at Kuhio Avenue, to provide expansion of the Lau Yee Chai Restaurant.
5. Creation of a new business district at Alohea and Edna streets near Fort Ruger Theater, for community store.
6. Creating business district on Wilder Street midway between Keeaumoku and Makiki streets, to legalize store in existence prior to zoning ordinance, and providing for enlargement of same.
7. Extension in depth of business district on King Street at Pulaa Lane, to conform with property line.
8. Extension of business district on Kalakaua Avenue between Seaside and Lewers, for combination business and apartment house uses.
9. Creation of Business District on Kapiolani Boulevard for construction of Hawaiian Village by Hawaiian Homes Hui.

Hotel and Apartment Districts:

1. Extension of hotel and apartment district on Makiki Street to provide for enlargement of Punahou Court apartments.
2. Creation of new hotel and apartment district at Spencer and Alapai streets.
3. Creation of new hotel and apartment district on Emerson Street between Spencer and Prospect.

The problem of adequate zoning regulation for the Kapiolani Boulevard is still a live issue. The compromise plan started some two years ago, attempting to control the architecture on that portion of the boulevard extending from Ward to Sheridan streets, under industrial classification, has been continued, but with only fair success.

A public hearing was called in the fall of 1936 to discuss the advisability of establishing a uniform classification for the entire boulevard frontage from King to Kalakaua in lieu of the present plan of irregular spot zoning; but since the larger portion of this frontage is controlled by the Hawaiian Dredging Company, who are not planning any immediate development of their property and who are therefore not interested in any advance zoning for the boulevard, the plan was temporarily dropped. In the meantime, however, the Commission believes that no further industrial zoning should be granted for the boulevard and that steps should be taken as soon as possible to definitely zone at least the town end of the boulevard between King and Ward streets as a Business District, in order to encourage a better class of construction than is possible under the Industrial classification.

RURAL ZONING:

One of the important problems under discussion during the year, and one that will demand immediate action this coming year, is that of providing control of business construction in the rural districts of Honolulu, which are now outside the jurisdiction of the Planning Commission. Under the provisions of the zoning ordinance, the City Planning Commission has control only over the political district of Honolulu, which extends from Maunaloa to Moanalua and from the crest of the Koolau range to the sea. To remedy this situation, the commission in November recommended an amendment to the code extending the jurisdiction of the commission to the entire city and county, and such amendment has been prepared. Further study of this amendment, however, has indicated that certain changes will have to be made in order to take care of the hardships and inequalities that would result under the blanket provisions of proposed amendment. As soon as a satisfactory law has been adopted, the commission plans to proceed with a study of zoning possibilities in certain of the rural towns, beginning probably with Wahiawa, where rapid population and business growth has created a definite need for some immediate plan of zoning control.

STREET NAMES:

The following changes and additions in street names have been made on recommendation of the commission during the year:

1. Pahulu Place, Kaimuki, - absorbed by Claudine Street.
2. Thirteenth Avenue, Kaimuki - changed to Pokole Street.
Change affects only that portion of the avenue extending from Kilauea and Aloha streets, and separated by the Kaimuki Crater area.
3. Hamohamo Street, Waikiki - merged with Kuhio Street.
4. Nahua Place, Waikiki - new name for short dead end street off Ala Wai Boulevard.
5. Portlock Road - new name for street in new subdivision at Maunaloa Bay.
6. Grote Road - new road at Heeia.
7. Fifteen street names for Wahiawa district.
8. Changes and adjustments in street names for Punchbowl Crater district following construction of new roads.
9. Kamaka Street, makai of Kapiolani Boulevard, between Ward and Sheridan. Making official a name already in general use.
10. Maha Street - new name for street off 18th Avenue, makai of Diamond Head cemetery.
11. College Walk - changed to College Street.
12. Iwi Road - koko head side of Wilhelmina Rise. Making official a name in current use.
13. Maunaihi Place - to replace Prospect Place in the Punchbowl District.
14. Ainakea Way - name for new street immediately ewa of Thomas Jefferson School in Waikiki.

BUILDING:

Various amendments to the Building Code, recommended by the Building Department, were studied by the Commission and approved after receiving the endorsement of the Joint Building Code Committee. These changes involved certain adjustments in height, spacing and area restrictions, made necessary to meet changing conditions.

SCHOOL SITE SURVEY:

At eight of its meetings the Planning Commission discussed the problem of future school sites, referred to it by the Board of Supervisors, with special reference to location for proposed new high school in the Kalihi District.

Four sites were chosen for study, all located in the immediate population center of this district: The first site was the present temporary location in the Kamehameha Girls' School property on King Street, where the area was found to be too small to permit the development of agricultural projects, which Mr. Vance, Principal of the Farrington High School, wishes to feature. The second site was the old Asylum location on School Street, which presented the same restrictions. The third site was on Dillingham Boulevard near the vocational school, where the land was considered unsanitary for so large and important a school plant. The fourth site considered was the portion of the Kamehameha Boys' School property fronting on King Street, and opposite the present temporary location of the school. This location was found to meet all the physical requirements, and was very much favored by the School Department.

The Commission was unanimous in declaring the old Kamehameha Boys' School site the best location of the four under consideration. However, the problem of financing the purchase of this valuable property proved to be a serious factor in delaying any definite final action.

STREET PLAN:

Very few important changes have been made in the street plan of the city during the year, although a study is now under way of a comprehensive plan for the entire Waikiki District, involving not only adjustment of streets in the area makai of the Ala Wai, but also a new street payout for the undeveloped area mauka of the Ala Wai.

MISCELLANEOUS:

Early in the year 1936 there was referred to the Commission by Mayor Wright, for study and recommendation, a group of city planning problems relating to the congested section of the city, and including slum clearance and low cost housing. While certain of these problems have been under discussion by the commission, no definite recommendations have been made, due to the fact that they involve a more intensive study than was possible for the commission under the present set-up. ~~afxthex~~

While many important projects have been carried on during the period of economic depression under the various federal aid agencies, with no apparent tie up with the planning commission, it is interesting to note that practically all of the important projects were based on plans prepared by the Planning Commission during the period when it was functioning with a full time engineering staff. And it is due to this advance planning that so few serious mistakes have been made in a period when work was often hastily undertaken to provide immediate relief for the unemployed. However, with this unprecedented speeding up of work on our city plan during this time, more work has been accomplished and more progress made than would have been possible under normal conditions, with the result that the city now finds itself at a point where further advance planning is essential in order to protect the city from the blight of unplanned expansion.

The Planning Commission believes that it has demonstrated the place of a planning commission in the set up of the city government, and recommends that the commission be returned to its former status during the year 1937, with a full time engineer and staff of workers, in order that it may carry on its task of advance planning from the point where it was dropped four years ago.

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