

1420 Killarney Development – NOTES from Mt Washington Homeowners Alliance

1. **The building is over the height limit of 45 feet.** The Zoning Administrator questioned this during the hearing. The Building Department specifically counts a patio supported by columns as part of the building. You measure overall building height by starting at 5ft out from the building wall at the lowest grade; in this case 5 feet out from the patio. Based on this measurement, the structure is at least 47 feet tall per two consultants that reviewed the plans.
2. **Builder seeks waiver of street improvements.** The street measures only 15 to 17 feet wide. This is an accident-prone area with a blind curve on a severely substandard street. When there was a house fire next door to this lot, the fire trucks had to park at the intersection of Randall Ct and Killarney and walk in to fight the fire. As the Zoning Administrator said, the City has determined that the only way that streets will be improved in hillside areas is to do so incrementally and require builders to improve the road to at least 20 feet wide. Note that 24 feet is the DOT fire safety minimum. This street needs to be improved for the short and long term safety of the community.
3. **Builder seeks to reduce the side yard setback from 8 feet to only 6 feet.** This is unnecessary and adversely affects firefighters' access to the building should there be a brush or house fire.
4. **Construction traffic (trucks and personnel) cannot use private Randall Court.** The owners have not granted permission to the site to use their road. The road is in disrepair due to heavy traffic by other construction sites in the past and is not engineered to accommodate trucks. At least once a month a truck gets "stuck" in the transition area from private Randall Ct onto Killarney, blocking the roads for hours as tow trucks try to extricate the trucks. This blocks all access for emergency vehicles and resident evacuation as well as access to the elementary school.
5. **The construction traffic management plan does not consider the 7 other building sites on this portion of the Killarney corridor or the cumulative effect of other sites in the area.** The Specific Plan area has 300 building sites in a 2.7 square mile area resulting in adverse cumulative impacts on the neighborhood and requiring consideration by builders. This builder has not provided an off-site parking and staging area where personnel can park and carpool to the site in order to minimize road safety issues and congestion. This is a "no parking any time area" because of the dangerous road conditions. Also, flagpersons need to control deliveries to ensure safe access.
6. **Killarney corridor has a construction email communication group whereby the builder communicates with the lead people and they disseminate information to the neighbors.** This includes notification of deliveries 24 hours in advance so that neighbors can avoid the area and facilitate safer deliveries. We ask that the builder agree to notify mtwneighbors@gmail.com 24 hours in advance of all deliveries and any activities which may affect the roadway or neighbors.
7. **We ask that the builder provide information on how he will prevent damage to the downslope properties (which are also in development) and the protected trees on the lot.** This is a very steep lot and debris flow is an issue.