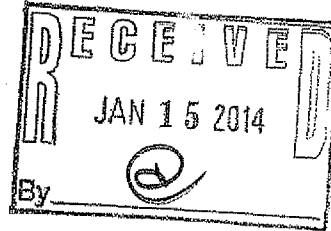


#5



January 9, 2014

Honorable Jose Huizar
Chair, Planning and Land Use Management Committee
Councilmember, Fourteenth District
City Hall, Room 465
200 North Spring Street
Los Angeles, California 90012

RE: CF #13-1716
Project Site: 944 N. Airole Way
Applicant: Nile Miami

Dear Chairman Huizar and Members of the Committee,

I am a Bel Air resident who lives along the proposed haul route near the 944 N. Airole Way project. I would like to express my support of the project and the chosen haul route. The current condition of the site and the surrounding property is an eyesore and a fire hazard. The residence proposed to be built is beautiful and is in compliance with Baseline Hillside Ordinance.

The property owner has done an excellent job in reaching out to the neighbors, hosting several meetings to work through issues and concerns. Through these conversations for example, the applicant has agreed to reduce the days and hours of hauling, they are providing 8 flagmen along the residential haul route to ensure safety for residents and the applicant reduced the size of their hauling trucks to allow for more mobility up our narrow streets.

As far as the complaints about trucks hauling, construction and noise, the reality is that any improvement in our community will incur temporary negative nuisances. We all have had one neighbor or another over the past several years doing home renovations, which are always noisy, dusty, pose problems in the neighborhood. This does not mean we forgo improvements because of temporary inconvenience.

We respectfully ask that you deny the appeal and support the Building & Safety Commissions action to approve the haul route.

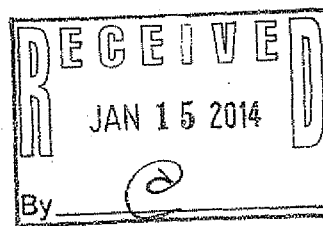
Sincerely,

A handwritten signature in black ink, appearing to read "Michael Lambert", written over a horizontal line.

Michael Lambert
1201 Stradella Road
Bel Air, CA 90077

January 9, 2014

Honorable Jose Huizar
Chair, Planning and Land Use Management Committee
Councilmember, Fourteenth District
City Hall, Room 465
200 North Spring Street
Los Angeles, California 90012



#5

RE: CF #13-1716

Project Site: 944 N. Airole Way

Applicant: Nile Niemi

Dear Chairman Huizar and Members of the Committee,

I am a Bel Air resident who lives along the proposed haul route near the **944 N. Airole Way** project. I would like to express my support of the project and the chosen haul route. The current condition of the site and the surrounding property is an eyesore and a fire hazard. The residence proposed to be built is beautiful and is in compliance with Baseline Hillside Ordinance.

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We respectfully ask that you deny the appeal and support the Building & Safety Commissions action to approve the haul route.

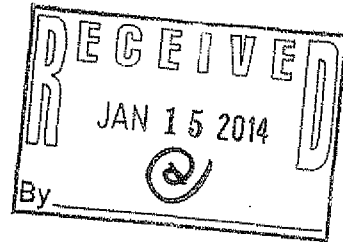
Sincerely,

A handwritten signature in black ink, appearing to read "Gordon Paddison".

Gordon Paddison
1110 Stradella Road
Bel Air, CA 90077

January 9, 2014

Honorable Jose Huizar
Chair, Planning and Land Use Management Committee
Councilmember, Fourteenth District
City Hall, Room 465
200 North Spring Street
Los Angeles, California 90012



RE: CF #13-1716
Project Site: 944 N. Airole Way
Applicant: Nile Miami

Dear Chairman Huizar and Members of the Committee,


I am a Bel Air resident who lives along the proposed haul route near the **944 N. Airole Way** project. I would like to express my support of the project and the chosen haul route. The current condition of the site and the surrounding property is an eyesore and a fire hazard. The residence proposed to be built is beautiful and is in compliance with Baseline Hillside Ordinance.

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We respectfully ask that you deny the appeal and support the Building & Safety Commissions action to approve the haul route.

Sincerely,

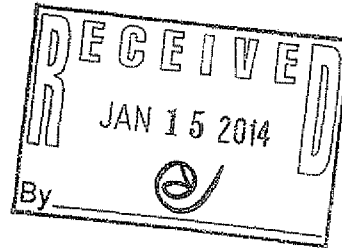


Greg Suess
1126 Stradella Road
Bel Air, CA 90077

#5

January 9, 2014

Honorable Jose Huizar
Chair, Planning and Land Use Management Committee
Councilmember, Fourteenth District
City Hall, Room 465
200 North Spring Street
Los Angeles, California 90012



RE: CF #13-1716
Project Site: 944 N. Airole Way
Applicant: Nile Niami

Dear Chairman Huizar and Members of the Committee,

I am a Bel Air resident who lives along the proposed haul route near the 944 N. Airole Way project. I would like to express my support of the project and the chosen haul route. The current condition of the site and the surrounding property is an eyesore and a fire hazard. The residence proposed to be built is beautiful and is in compliance with Baseline Hillside Ordinance.

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We respectfully ask that you deny the appeal and support the Building & Safety Commissions action to approve the haul route.

Sincerely,

A handwritten signature in cursive script that reads "Shelley Litvack".

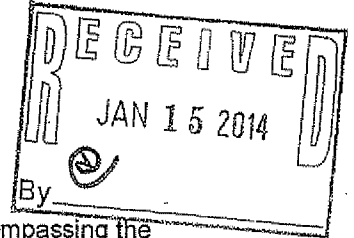
Shelley Litvack
1211 Stradella Road
Bel Air, CA 90077



#5

January 14, 2014

Attention: Los Angeles Planning and Land Use Committee



Please be advised that the Bel-Air Association which represents the community encompassing the property at **944 N. Airole Way** has recently reviewed the proposed haul route and overall construction project. The Association is well versed in the Baseline Hillside Ordinance and understands the necessary conditions for this project.

Due to the size of the project and scope of work, the Bel-Air Association has worked with the applicant and has conducted several meetings and outreach to address our communities concerns.

The applicant has proposed the following conditions in an effort to alleviate the stress and fatigue on the narrow streets along the designated haul route.

•It is our understanding that a traffic plan has been developed to include eight flagman that will be stationed along the entire haul route from Sunset to Airole.

•There is a reduction in the size of trucks now using "Super 10" trucks to remove and excavate the dirt.

•The hours have been reduced in regard to hauling to 9am to 4pm and no hauling on Saturdays or holidays.

Our Executive Committee and Land Use team have met to review these proposed conditions and concluded that the Bel-Air Association will not be taking a position at this time. We ask that the applicant continue to work directly with the Bel-Air Association and the immediate neighborhood affected by the project in efforts to mitigate measures and address on-going concerns and possible issues moving forward.

Sincerely,

Cynthia Arnold
President, The Bel-Air Association

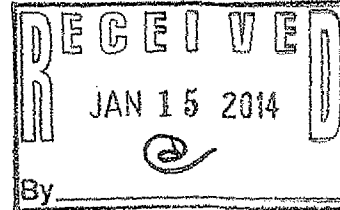
Cc: Noah Muhlstein, Council District #5
Tanner Blackman, City of Los Angeles
Gerald Gubatan, City of Los Angeles
Hannah Lee, City of Los Angeles



#5

January 13, 2014

Honorable Jose Huizar
Chair, Planning and Land Use Management Committee
Councilmember, Fourteenth District
City Hall, Room 465
100 North Spring Street
Los Angeles, California 90012



RE: CF #13-1716: Item#5
Project Site: 944 N. Airole Way
Bel Air, CA 90077
Project Applicant: Nile Miami

Dear Chairman Huizar and Members of the Committee:

We represent the owner of the proposed project located at 944 N. Airole Way in connection with the haul route approval which was approved by the Board of Building and Safety Commissioners, but which was appealed to City Council by a nearby resident. The underlying project which fully complies with the Baseline Hillside ordinance involves the construction of a new 70,187 square foot two-story single family dwelling with basement and ancillary structures on a site of approximately 3.9 acres. The total onsite floor area including ancillary structures will be approximately 85,154 square feet. The project is by-right, in full compliance with the Baseline Hillside Ordinance and seeks no variances from the Zoning Code.

We applied for a haul route permit in August 2013 and on December 2013 the Building and Safety Commission approved the haul route with conditions. Prior to the haul route hearing, we proactively invited over sixty neighbors to meet with us to discuss the project and proposed haul route and to mitigate any issues. After several meetings with the community, the homeowner association and the Council Office, we agreed to the following conditions.

1. The haul route shall be: exit site from Airole Way traveling southbound, south on Stradella Road, south on Sarbonne Road, westbound on Bellagio Road and continue to Sunset Boulevard.
2. Hauling operations are restricted to the hours between 9:00 a.m. and 4:00 p.m. on Mondays through Fridays. No Saturday hauling will be allowed.
3. Haul trucks shall be Super10 trucks.
4. During hauling 8 flag persons shall be stationed along the haul route to coordinate and assist the trucks in and out of the neighborhood. Radio controlled communication is required between flag persons.
5. A total of 39,805 cubic yards of material will be moved from project site.

[Handwritten notes and signatures at the bottom of the page, including "outreach" and "175"]

6. Owner shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times shall provide reasonable control of dust caused by wind at the sole discretion of the grading inspector.
7. Loads shall be secured by trimming or watering or maybe covered to prevent spilling or blowing of the earth material.
8. Trucks and loads shall be watered at the export site to prevent blowing dirt and are to be cleaned of loose earth at the export site to prevent spilling.
9. Streets shall be cleaned of all spilled materials during grading and hauling, and at the termination of each workday.
10. Hauling and grading equipment shall be keep on-site.
11. Construction crews and their vehicles shall be parked onsite.
12. A 24 hour contact number shall be provided to the Bel Air Association in the event issues arise during hauling and grading activities.
13. Project site shall be fenced and secured during hauling, grading and construction activities.
14. Contractor shall video tape project site and street conditions along the haul route to ensure that conditions along the route remain the same.
15. Applicant shall be responsible for posting a bond with the Department of Street Services for any repairs to the public streets caused by construction vehicles.

J We have taken the concerns of the community very seriously and have attempted to mitigate those concerns in every feasible way. We would respectfully ask that you deny the appeal and support the Building and Safety Commission approval of the haul route subject to the conditions referenced above.

Sincerely,



Jason H. Somers | President



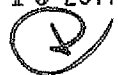
10960 Wilshire Blvd, #1510
Los Angeles, CA 90024
(310) 344-8474

Jason@CrestRealEstate.com

"Trusted through our Knowledge, Hard Work & Dedication"

Cc: Councilman Paul Koretz
Noah Muhlstein, Office of Councilman Paul Koretz
Gerald Gubatan, Office of Councilman Gil Cedillo
Tanner Blackman, Office of Councilman Jose Huizar
Kevin Ocubillo, Office of Councilman Jose Huizar
Hanna Lee, Office of Councilman Mitch Englander
Paulette DuBey, Bel Air Association

#5

RECEIVED
JAN 15 2014
By 

944 AIRDOLE WAY, BEL AIR, GA



