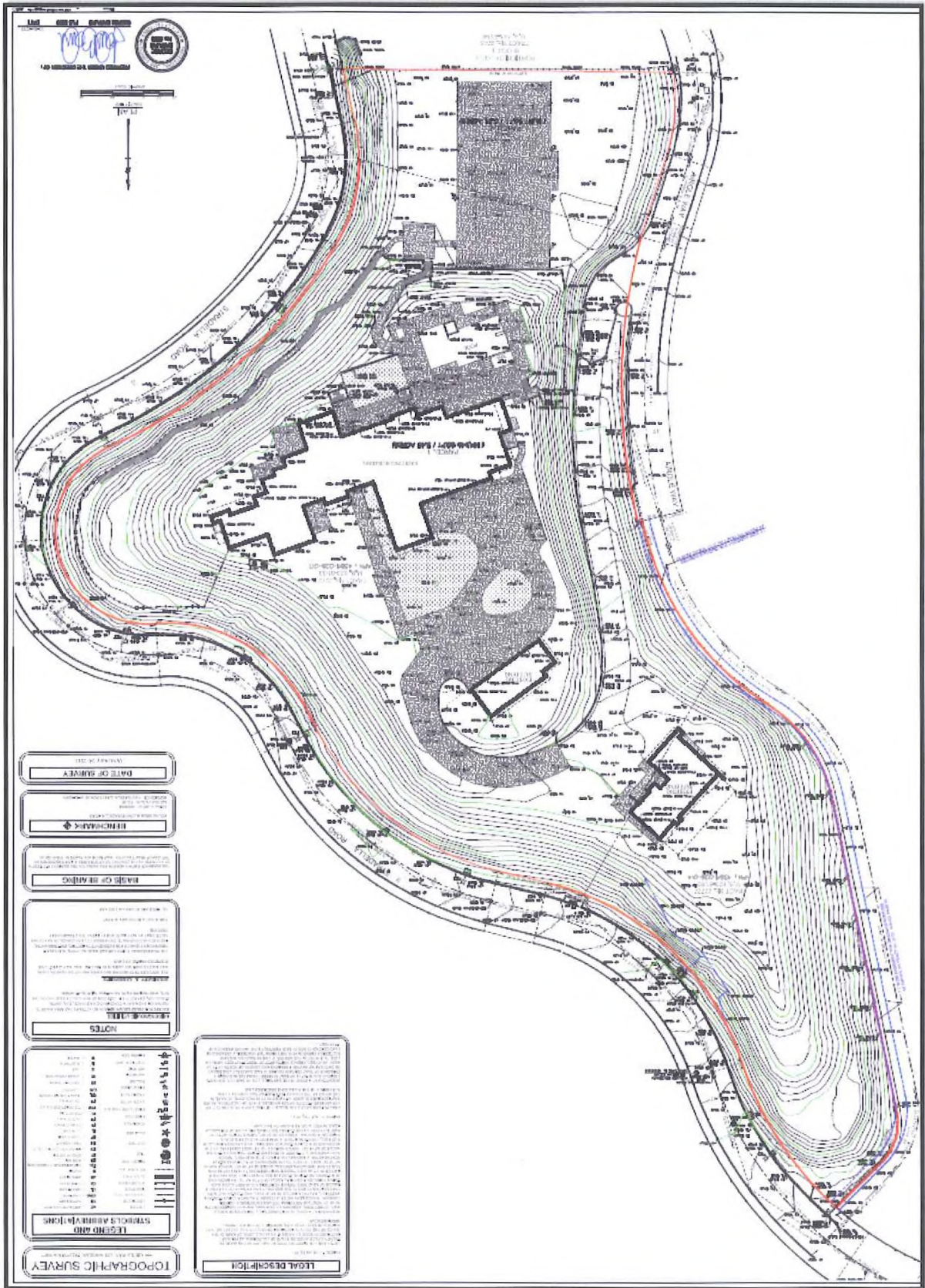
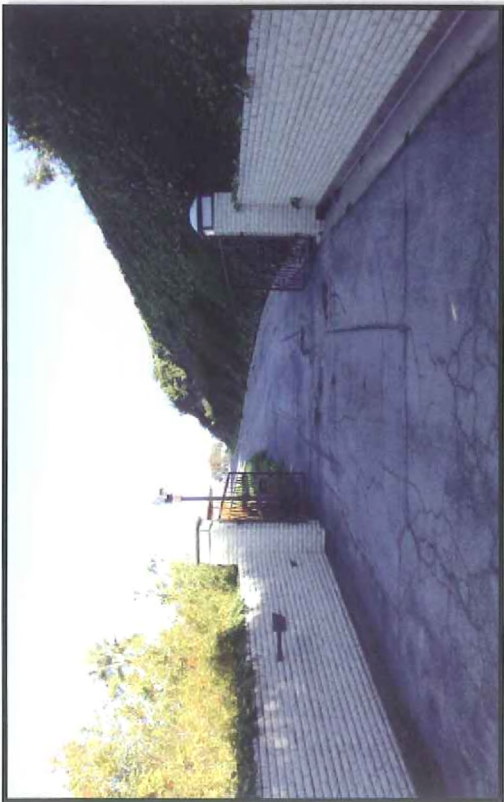


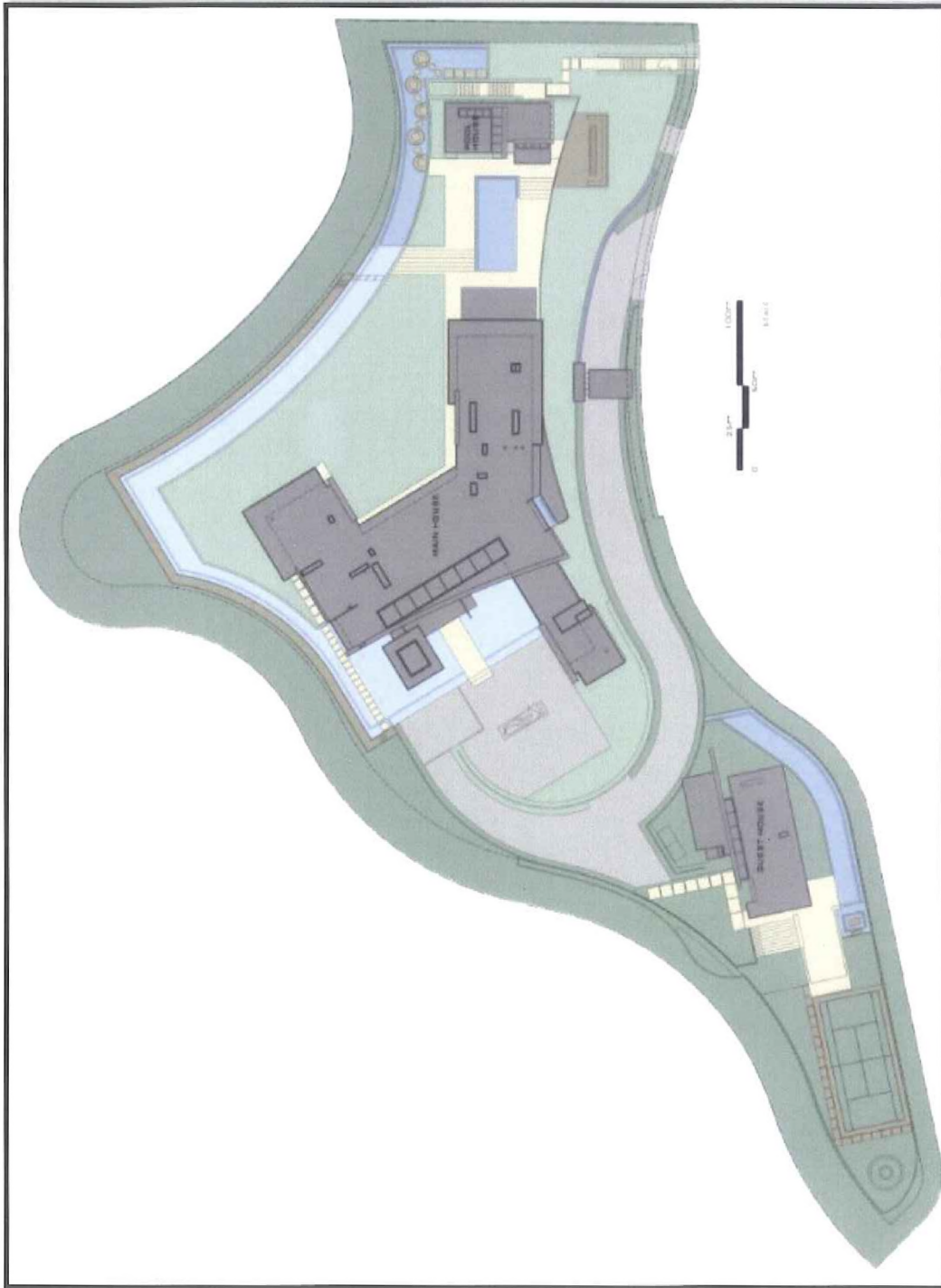
#5

944 AIROLE WAY, BEL AIR, CA



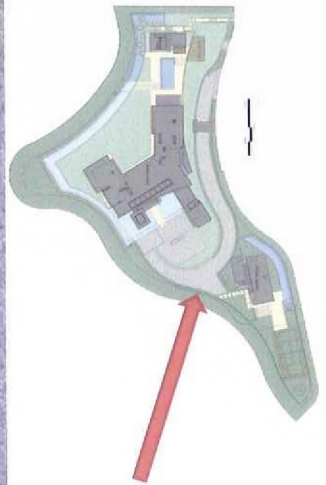


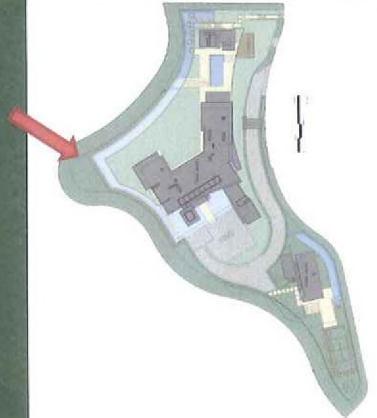




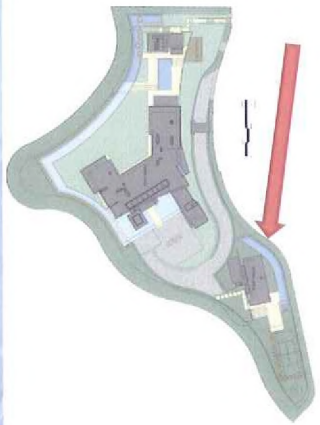
















January 14, 2014

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



January 13, 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: 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 feet 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.

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.

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

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,



Shelley Litvack
1211 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 Niemi

Dear Chairman Huizar and Members of the Committee,

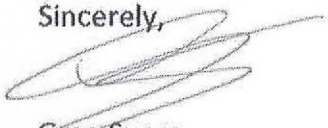
I am a Bel Air resident who lives along the proposed haul route near the **944 N. Airole Way** project. I would like to express my support of the project and the chosen haul route. The current condition of the site and the surrounding property is an eyesore and a fire hazard. The residence proposed to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

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.

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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

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 Niemi

Dear Chairman Huizar and Members of the Committee,

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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,



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 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.

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.

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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,



Michael Lambert
1201 Stradella Road
Bel Air, CA 90077

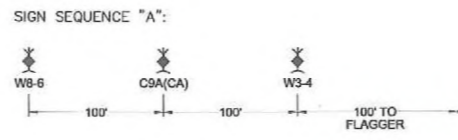
WORKSITE TRAFFIC CONTROL PLAN NOTES:

1. THIS STAGE OF WORK IS FOR CONSTRUCTION AT 944 AIROLE WAY, LOS ANGELES.
2. EXPECTED START DATE IS DECEMBER 2013. ANTICIPATED WORK DURATION IS ONE HUNDRED (100) WORKING DAYS.
3. CONTACT JASON SOMERS (310)344-8474 FOR WTCP IMPLEMENTATION AND/OR MAINTENANCE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LABOR AND MATERIAL INVOLVED IN THE REMOVAL, INSTALLATION, AND MAINTENANCE OF ALL STRIPING, PAVEMENT MARKINGS, SIGNING, BARRICADES, DELINEATORS, ETC. SHOWN ON THESE TRAFFIC CONTROL/DETOUR PLANS AND AS CONSTRUCTION STAGING NECESSITIES. LINES AND MARKINGS SHALL BE REMOVED BY HOT SANDBLASTING/GRINDING IN ACCORDANCE WITH THE CITY OF LOS ANGELES DEPARTMENT OF TRANSPORTATION (LADOT) SPECIFICATION NO. 78-016-10. PAINTING THE EXISTING STRIPING OVER WITH BLACK PAINT IS NOT PERMITTED. TEMPORARY REFLECTIVE PAVEMENT MARKERS (SEE LADOT STANDARD PLAN S-453.0) SHALL BE MAINTAINED BY THE CONTRACTOR ADJACENT TO THE SCAR OF THE SANDBLASTED CENTERLINE OR LINED-OVER CENTERLINE.
5. THE LADOT ENGINEER, P.E. (213)972-4990, FAX(213) 485-8929, SHALL BE NOTIFIED IN WRITING AT LEAST 5 WORKING DAYS PRIOR TO THE INSTALLATION OF THE DETOUR STAGE. THE DEPARTMENT OF TRANSPORTATION RESERVES THE RIGHT TO OBSERVE THESE TRAFFIC CONTROL PLANS IN USE AND TO MAKE ANY NECESSARY CHANGES AS FIELD CONDITIONS WARRANT. ANY SUCH CHANGES SHALL SUPERSEDE THESE PLANS AND THE CONTRACTOR SHALL IMMEDIATELY SEND IN WRITING A DETAILED DESCRIPTION OR DRAWING OF SUCH CHANGES TO RIGHT OF WAY, INC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLACEMENT OF ANY ADDITIONAL TRAFFIC CONTROL DEVICES NECESSARY TO ASSURE PUBLIC SAFETY AT ALL TIMES DURING CONSTRUCTION.
6. ALL CONSTRUCTION RELATED WARNING SIGNS SHALL BE IN BLACK LEGEND WITH ORANGE BACKGROUND AND IN CONFORMANCE WITH THE CALIFORNIA MUTCD (2010 EDITION).
7. THE STRIPING AND SIGNING SHOWN FOR REMOVAL ON THESE PLANS MAY BE DIFFERENT THAN WHAT EXISTS AT TIME OF INSTALLATION OF A CONSTRUCTION STAGE. THE CONTRACTOR SHALL REMOVE ALL CONFLICTING SIGNING AND STRIPING, WHETHER OR NOT IT IS DEPICTED ACCURATELY ON THESE PLANS.
8. THE CONTRACTOR SHALL NOTIFY METRO AT (213)922-4632, OR ANY OTHER AFFECTED TRANSIT SERVICES AT LEAST FIVE (5) WORKING DAYS PRIOR TO CONSTRUCTION.
9. ALL TRAFFIC CONTROL DEVICES SHALL BE KEPT IN THEIR PROPER POSITION AT ALL TIMES, AND SHALL BE REPAIRED, REPLACED OR CLEANED AS NECESSARY TO PRESERVE THEIR APPEARANCE AND CONTINUITY.
10. THE CONTRACTOR SHALL PROVIDE FLAGGERS AS DEEMED NECESSARY BY THE CITY. A FLAGGER SHALL USE THE APPROVED OCTAGONAL STOP/SLOW PADDLE, SHALL WEAR A YELLOW SAFETY VEST (PADDLE AND VEST MUST BE REFLECTORIZED FOR NIGHT WORK) AND HARD HAT, AS REQUIRED BY THE WATCH MANUAL, AND MUST BE PROPERLY TRAINED BY THE CONTRACTOR PERFORMING THE WORK SAFELY. APPROPRIATE ADVANCED WARNING SIGNS MUST ALSO BE INSTALLED PER THE WATCH MANUAL.
11. ALL TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE REMOVED FOLLOWING COMPLETION OF EACH CONSTRUCTION STAGE AND THE PERMANENT TRAFFIC CONTROL DEVICES SHALL BE RESTORED BY THE CONTRACTOR IMMEDIATELY UPON REMOVAL OF THE DETOUR STRIPING AND/OR COMPLETION OF THE PROJECT.
12. ALL SIGNS, DELINEATORS, BARRICADES, ETC. SHALL CONFORM TO THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS LATEST EDITION, 2010 CALIFORNIA MUTCD, 2009 WATCH MANUAL, AND NOTICE TO CONTRACTORS - COMPREHENSIVE, STANDARD PLAN S-810 (LATEST EDITION).
13. CONTRACTOR SHALL NOTIFY LADOT'S SIGNAL MAINTENANCE SUPERVISOR AT (213)485-7721 FIVE (5) WORKING DAYS PRIOR TO ANY EXCAVATION OR CONSTRUCTION WITHIN 10 FEET OF EXISTING TRAFFIC SIGNAL, DETECTOR LOOP, CONDUIT, INTERCONNECTS, OR ATSC FIBER OPTIC CABLE.
14. ANY DAMAGE TO TRAFFIC SIGNAL DETECTOR LOOPS, CONDUITS, INTERCONNECTS, OR FIBER OPTIC CABLE SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR AT THEIR OWN EXPENSE. LADOT HAS THE OPTION TO DO THE REPAIR AND BILL. THE CONTRACTOR, DELAYS IN REPAIR OF INTERCONNECT OR ATSC FIBER OPTIC CABLE WILL REQUIRE THE PAYMENT OF LIQUIDATION DAMAGES TO THE CITY OF LOS ANGELES DEPARTMENT OF TRANSPORTATION IMMEDIATELY NOTIFY LADOT SIGNAL REPAIR PERSONNEL AT (213)485-7721 OF ANY DAMAGES.
15. FOR WTCP IMPLEMENTATION DURATION OF LESS THAN ONE (1) MONTH, THE CONTRACTOR SHALL CONTACT THE LADOT SPECIAL TRAFFIC CONTROLS OFFICE AT (213)485-2288 AT LEAST FIVE (5) WORKING DAYS IN ADVANCE OF EACH NEW CONSTRUCTION STAGE FOR THE INSTALLATION OF TEMPORARY "TOW AWAY NO STOPPING ANY TIME" (TANSAT) SIGNS. INSTALLATION OF THE TEMPORARY "TOW AWAY NO STOPPING ANY TIME" SIGNS AT PARKING METER ZONES SHALL ALSO INCLUDE COVERING METER HEADS AND THE ASSOCIATED PARKING RESTRICTIONS. FOR WTCP IMPLEMENTATION DURATION OF MORE THAN ONE (1) MONTH, THE CONTRACTOR SHALL FURNISH AND INSTALL "TOW AWAY NO STOPPING ANY TIME" SIGNS PER CITY SPECIFICATION (METAL AND REFLECTORIZED). CONTACT LADOT MAJOR CONSTRUCTION ENGINEER FOR SAMPLES.
16. THERE SHALL BE NO STORAGE OF CONSTRUCTION MATERIALS OR EQUIPMENT OUTSIDE THE DESIGNATED WORK AREA AS INDICATED IN THE WTCP. STORAGE OF CONSTRUCTION MATERIALS OR EQUIPMENT WITHIN THE DESIGNATED AREA SHALL BE DONE IN A MANNER NOT TO CREATE VISIBILITY OBSTRUCTIONS TO THE MOTORING PUBLIC.
17. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL DRIVEWAYS AT ALL TIMES AND SHALL COORDINATE WITH RESIDENTS/BUSINESSES ANY CLOSURE/LIMITED ACCESS TO THEIR DRIVEWAYS.
18. NOTIFY FILM LA (JOSH MINCO) AT (213)977-8500 AT LEAST FIVE (5) WORKING DAYS PRIOR TO CONSTRUCTION TO COORDINATE WITH FILMING ACTIVITIES.
19. THE CONTRACTOR SHALL PERFORM WORK IN ONLY ONE STAGE AT ANY TIME. THE CONTRACTOR SHALL ONLY UTILIZE THAT PORTION OF THE DESIGNATED "WORK AREA" WHICH IS NEEDED FOR CONSTRUCTION AT ANY GIVEN TIME.
20. THE CROSSWALKS ACROSS A MINIMUM OF THREE LEGS OF ANY SIGNALIZED INTERSECTION SHALL BE MAINTAINED AT ALL TIMES. "NO PED CROSSING" (R9-3A) SIGNS SHALL BE INSTALLED WITH A PAINTED CROSSWALK IS UNAVAILABLE FOR USE DUE TO CONSTRUCTION. PEDESTRIAN SIGNAL INDICATORS FOR THE CLOSED CROSSWALK SHALL BE COVERED PER WATCH MANUAL SECTION 6-2.
21. THE CONTRACTOR SHALL INSTALL R3-1B (NO LEFT TURN AND NO U-TURN) SIGNS AT INTERSECTIONS WHERE THE LEFT TURN LANE HAS BEEN CLOSED FOR CONSTRUCTION. SIGNS SHOULD BE INSTALLED ON MAIN ARMS AND FAR LEFT OF THE INTERSECTION OR AT A LOCATION WHERE THEY WILL BE CLEARLY VISIBLE BY THE THROUGH TRAFFIC.
22. FOR OTHER REQUIREMENTS RELATED TO DETOUR PLANS AND WORK AREA MAINTENANCE, THE CONTRACTOR SHALL FOLLOW THE CALIFORNIA "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) 2010 EDITION, "WORK AREA TRAFFIC CONTROL HANDBOOK" (WATCH MANUAL) LATEST EDITION, AND ALL RELATED SECTIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, INCLUDING SECTION 7-10 "PUBLIC CONVENIENCE AND SAFETY", AND 302-4.4 "PUBLIC CONVENIENCE AND TRAFFIC CONTROL".
23. CONTRACTOR SHALL PROVIDE CHANGEABLE MESSAGE SIGNS AS FIELD CONDITIONS/DETOURS WARRANT AND AS DEEMED NECESSARY BY LADOT, EVEN IF THEY ARE NOT SHOWN ON THESE PLANS.
24. ALL TEMPORARY SIGNAGE INSTALLED ADJACENT TO PEDESTRIAN TRAVEL WAY MUST ALLOW FOR ADA-COMPLIANT PASSAGEWAYS.
25. CONCRETE ROAD SECTIONS TO BE CONTINUOUSLY CONNECTED, IN AREAS WITH LESS THAN 2 FEET OF EXCAVATION, SECURE RRAL TO PAVEMENT PER CALTRANS SPECIFICATIONS.
26. ANY CHANGES TO WORK AREA, WORK HOURS, AND/OR APPROVED PLANS SHALL BE SUBMITTED TO LADOT FOR REVIEW AND APPROVAL.
27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR STRIPING (PROPOSED AND EXISTING) SHOWN ON THIS WTCP TO BE IN GOOD CONDITION AND VISIBLE. THE CONTRACTOR SHALL REPAINT ANY FADED EXISTING STRIPING AS DIRECTED BY THE LADOT ENGINEER.
28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY MISSING OR DAMAGED SIGNS (DUE TO CONSTRUCTION) ACCORDING TO THE LATEST LADOT SPECIFICATIONS.
29. THE CITY OF LOS ANGELES (LADOT) HAS JURISDICTION FOR STRIPING/TRAFFIC CONTROL DEVICES WITHIN CITY RIGHT OF WAY. CONTRACTOR SHALL OBTAIN APPROVAL FROM CALTRANS FOR STRIPING/TRAFFIC CONTROL DEVICES WITHIN STATE RIGHT OF WAY.
30. NEED BOARD OF PUBLIC WORKS APPROVAL FOR ANY LAE OR SIDEWALK CLOSURES.

NOTE: IF THIS PLAN HAS NOT BEEN IMPLEMENTED WITHIN TWO (2) YEARS OF THE APPROVAL DATE, IT MUST BE RESUBMITTED TO LADOT FOR REVIEW AND APPROVAL.



- LEGEND:**
- PROPOSED HAUL ROUTE
 - EXISTING T.A.N.S.A.T.
 - PROPOSED T.A.N.S.A.T.
 - PROPOSED OFF-SITE STAGING
 - FLAGGER
 - SIGN SEQUENCE "A"
 - HIGH LEVEL WARNING DEVICE



CONTRACTORS INFO:
 CREST REAL ESTATE
 10960 WILSHIRE BLVD, STE. 1510
 LOS ANGELES, CA 90024
 PHONE: (310)994-6657



DATE: 12-11-13
 SCALE: N.T.S.
 DRAWN BY: BEN COLES
 CHECKED BY: MATT COUMANS
 SHEET 1 OF 1
 R.O.W. DRAWING NO.: 1093-1
 R.O.W. PROJECT NO.: 1093

ACCEPTED _____ 20____	ACCEPTED _____ 20____
Transportation Engineer	Senior Transportation Engineer
AS BUILT MARKOUT INSTALLED BY _____ DATE _____	
CITY OF LOS ANGELES DEPARTMENT OF TRANSPORTATION JAIME DE LA VEGA, GENERAL MANAGER	
WORKSITE TRAFFIC CONTROL PLAN 944 AIROLE WAY TRAFFIC CONTROL AND HAUL ROUTE DETAILS FOR TRUCKING OPERATION	
References:	
Thomas Guide	District
PROJECT NO.	DRAWING NO.
	1