



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

November 18, 2015

Steve Hunter
2700 E. Foothill Blvd., Suite 200
Pasadena, CA 91107

**REGARDING: PROJECT NO. R2015-01506-(2)
CONDITIONAL USE PERMIT NO. 201500056
833 W. Torrance Blvd. West Carson (APN: 7350001016, -018, -027, -029)**

The Regional Planning Commission, by its action of **November 18, 2015**, has **APPROVED** the above-referenced project. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Regional Planning Commission's decision. The appeal period for this project will end at 5:00 p.m. on **December 2, 2015**. **Appeals must be delivered in person.**

Appeals:

To file an appeal, please contact:
Executive Office of the Board of Supervisors
Room 383, Kenneth Hahn Hall of Administration
500 West Temple Street, Los Angeles, CA 90012
(213) 974-1426

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. In addition, any applicable CEQA fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable, must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Travis Seawards of the Zoning Permits West Section at (213) 974-6462, or by email at TSeawards@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner


Mi Kim, Supervising Regional Planner
Zoning Permits West Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion),
c: Board of Supervisors; DPW (Building and Safety); Zoning Enforcement;

MKK:TSS

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2015-01506-(2)
CONDITIONAL USE PERMIT NO. 201500056**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on November 18, 2015, in the matter of Project No. R2015-01506-(2), consisting of Conditional Use Permit No. 201500056 ("CUP").
2. The permittee, Alpine Village Inc. ("permittee"), requests the CUP to authorize the on-site sale of beer, wine, and alcohol at various locations in the Alpine Village complex, and for the on-site sale of beer and wine during the annual Oktoberfest festival ("Project") on a property located at 833 W. Torrance Blvd. in the unincorporated community of West Carson ("Project Site") in the M 1.5 (Restricted Heavy Manufacturing Zone) pursuant to Los Angeles County Code ("County Code") Section 22.32.130.
3. The Project Site is 14.12 gross acres in size and consists of four legal lots. The Project Site is irregular in shape with flat topography and is developed with the Alpine Village shopping and entertainment complex.
4. The Project Site is located in the Carson Zoned District and is currently zoned M 1.5 (Restricted Heavy Manufacturing Zone).
5. The Project Site is located within the Light Industrial (LI) land use category of the Los Angeles County General Plan (2015) Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:
 - North: M 1.5, M-2 (Heavy Manufacturing), and the City of Los Angeles
 - South: C-2 (Neighborhood Business), R-1 (Single-Family Residence), and A-1 (Light Agricultural)
 - East: A-1 and the City of Carson
 - West: R-2 (Two-Family Residence) and R-3 (Unlimited Multiple Family Residence)
7. Surrounding land uses within a 500-foot radius include:
 - North: Los Angeles County Flood Channel, public storage, truck sales and leasing, and multi-family residences
 - South: Gas station, auto repair, and single-family residences
 - East: Interstate 110 (Harbor Freeway) and the City of Carson, developed primarily with industrial uses and supporting commercial services
 - West: Los Angeles County Flood Channel and multi-family residences

8. The relevant zoning history and permit approvals for the project site are as follows:

- September 8, 1966: Zoning Exception Case No. 8238-(2) approved the construction of a shopping center and sports stadium (soccer field) with appurtenant facilities.
 - October 19, 1966: Revised Exhibit "A" No. 8238-(2) approved a temporary tent facility in association with a soccer field for picnics with a capacity of 250 people.
- June 4, 1981: Plot Plan No. 12896 approved the Alpine Village Shopping Center, which included retail stores and restaurants. Further revisions to this plot plan include:
 - February 21, 1984: Approved additional retail/office space and a beer garden as an accessory to the restaurant.
 - April 27, 1984: Approved the operation of a swap meet on the subject property.
 - May 23, 1985 and July 25, 1985: Continued the operation of a swap meet on the subject property.
 - July 27, 1988: Approved the construction of a 2nd level to one of the existing structures on the site.
 - May 7, 1990: Approved the continuation of a swap meet on the subject property.
 - August 27, 1992: Approved the continuation of a swap meet on the subject property.
 - April 20, 1994: Allowed the operation of Bingo on the subject property.
 - July 1, 2002: Allowed the location of refrigerated units and dry storage containers for a restaurant on the subject property.
- October 26, 2005: Plot Plan No. 200501587 revised and approved the continuation of a swap meet operation on the subject property. This permit expires on December 31, 2020.
- June 3, 2008: Plot Plan No. 200800264 approved a temporary, prefabricated open covered patio structure public assembly beer garden of 32,350 square foot, to be used as an accessory to existing restaurants.
- July 26, 2010: Plot Plan No. 201000734 approved a temporary, prefabricated open covered patio structure public assembly beer garden of 32,350 square foot, to be used as an accessory to existing restaurants.
- August 11, 2011: Plot Plan No. 201100669 approved a temporary, prefabricated open covered patio structure public assembly beer garden of 32,350 square foot, to be used as an accessory to existing restaurants.
- August 11, 2012: Plot Plan No. 201200464 approved a temporary, prefabricated open covered patio structure public assembly beer garden of 32,350 square foot, to be used as an accessory to existing restaurants.
- August 28, 2013: CUP No. 201300090 approved the annual Oktoberfest event to be held in a temporary tent facility for a three-year grant term.
- September 4, 2014: Plot Plan No. 201400888 approved the plot plan for the annual Oktoberfest event in a temporary tent facility.
- September 2, 2015: Plot Plan No. 201500601 approved the plot plan for the annual Oktoberfest event in a temporary tent facility.

9. The site plan for the Project depicts the Project site, which is 14.12 acres and is developed with the Alpine Village shopping and entertainment complex. The Alpine Village complex consists of a market, restaurant, bar, and retail and professional services. These uses are accessed through an entrance on Torrance Boulevard and are clustered along south end of the project site. During the annual Oktoberfest festival, a 32,350-square-foot temporary tent is erected along the western portion of the project site. The rest of the site is developed with a parking lot that contains 1,258 parking spaces.
10. The Project Site is accessible via Torrance Boulevard to the north. Primary access to the Project Site will be via an entrance/exit on Torrance Boulevard.
11. The Project provides a total of 1,258 parking spaces, broken down as follows: 36 handicapped parking stalls, 732 standard parking stalls, and 490 compact parking stalls.
12. The project was sent out for consult to the County Departments of Public Health and Public Works, the Los Angeles County Fire Department, and the Los Angeles County Sheriff's Department, all of which cleared the project for approval with their attached conditions. The Department of Public Works required that the project driveway located along Torrance Boulevard shall be restricted to left-turn egress only via guidance provided by way-finding signage and parking attendants. In addition, if residents continue to express concerns that the project's on-site parking is spilling over onto the neighboring residential streets, the project shall be solely responsible for the costs to establish a preferential parking district to the satisfaction of Public Works and the residents. The Department of Public Health is requiring that Alpine Village install a gas detection alarm system inside the tent as required by the Solid Waste Program. Public Health also requires that the applicant comply with the County Noise Ordinance and will require the applicant to submit an annual Noise Mitigation Plan, as well as require the applicant to enter into an MOU, with terms and conditions for non-compliance. The Fire Department is requiring that Alpine Village submit an annual plot plan in order to review architectural plans of the temporary tent facility that will hold the Oktoberfest event. The Sheriff's Department is requiring that the applicant get an approved security plan from the Sheriff, which may include the hiring of off-duty sheriff's for security during the event.
13. Prior to the Commission's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 1, Existing Facilities categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the project is a request to allow the on-site sale of beer and wine (Type 41) in an existing temporary tent facility for an annual Oktoberfest festival that has occurred annually for over 30 years, and for the expanded sale of alcohol at an existing market café and restaurant, in an area with no sensitive habitat.

14. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
15. Prior to the Commission's public hearing, the Department of Regional Planning ("Regional Planning") staff received one phone call in opposition to the Project due to ongoing noise and traffic concerns. No other correspondence was received from the public regarding the Project.
16. A duly noticed public hearing was held on November 18, 2015 before the Commission. Commissioners Louie, Pedersen, Modugno and Smith were present. Commissioner Pincetl was absent.

The Commission heard a presentation from Regional Planning staff. Staff clarified that the Oktoberfest event occurs over eight (8) consecutive weekends, and that the Sheriff provided an updated and signed comment letter that was provided after the hearing packages were sent to the Commission. Staff stated that the Sheriff Department approves of the event as long as Alpine is required to continue to work with their department on security and safety issues, and hire extra Sheriff personnel as necessary.

The applicant, Otto Radtke, and the applicant's representatives, Chuck Moore and Steve Hunter, presented testimony in favor of the request. The applicants requested that the Oktoberfest grant be extended to ten (10) years instead of five (5) years, that there be no expiration date for the grant related to alcohol sales at the newly expanded sales areas, and that the applicant be allowed to come back to the Planning Department if they decide to make changes in the location of the temporary tent, without having to get a new CUP.

Commissioner Louie asked the applicants to clarify that parking was not occurring in the neighborhood, and how many Sheriff personnel are on site during the event (5-7). In addition, Commissioner Louie asked staff how the new conditions from Public Health would address noise, and staff explained that an MOU would allow Public Health to levy fines, curfews, and other strict measures and that it has been very successful with other entertainment venues.

Staff clarified that the Department was agreeable to extending the Oktoberfest grant to ten (10) years, and that the conditions of approval, specifically No. 18, allow for applicants to submit a Revised Exhibit "A" for future project changes that substantially conform to the CUP approval. Staff did state that they believe a 15 year grant term is appropriate for the sale of alcohol as this is consistent with all other alcohol grant terms.

For clarification, Commissioner Modugno asked that the first sentence of Condition No. 17 be used, the rest of No. 17 removed, and Condition No. 18 combined with No. 17. Staff and agreed to this change. There being no further testimony, the Commission closed the public hearing and adopted the recommended changes by staff and agreed to by the applicant.

17. The Commission finds that the Project is consistent with the Los Angeles County General Plan. Alpine Village was approved and constructed in the late 1960's and has grown into a regional destination for shopping and entertainment uses. Under the 1980 General Plan, non-industrial uses were allowed in industrial areas that had limited potential for industrial development. Since Alpine Village was first constructed in the late 1960's, the development trend in the surrounding area has been toward commercial and residential uses. Alpine Village is adjacent to a single-family neighborhood to the south, and dense multi-family residential development to the west. The presence of residential uses limits the amount and type of industrial development that can occur in the area, and therefore Alpine Village was deemed consistent with the 1980 General Plan Industrial land use designation. Similarly, the newly adopted General Plan states that "land uses are not limited to the general intended uses listed under each designation; other uses that are allowed through zoning may be deemed compatible with the general intended uses". The project site is zoned M 1.5 (Restricted Heavy Manufacturing), and alcoholic beverages sales is a permitted use with a CUP in the M 1.5 Zone. Therefore, the Alpine Village complex and the sale of alcohol at designated venues within the complex is deemed consistent with the 2015 General Plan.
18. The Commission finds that the Project is consistent with the development standards for the M 1.5 Zone. The Department of Regional Planning has approved multiple conditional use permit and plot plan approvals for Alpine Village and the Oktoberfest event. The project site and the Oktoberfest event have been deemed consistent with all of the development standards for the M 1.5 Zone. There is also no new construction proposed with this application, which is a request to allow the continued on-site sale of beer and wine (Type 41) in a temporary tent facility for the annual Oktoberfest festival, and for the continued sale of alcohol at various locations in the Alpine Village complex.
19. The Commission finds that the Project, with an extensive set of conditions to mitigate safety, traffic, parking, and noise impacts, will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. The sale of alcohol at the Oktoberfest event has been the source of public complaints including noise, public rowdiness, traffic, and parking spillover into adjacent residential neighborhoods. In 2013, several site-specific Conditions of Approval were added to the CUP approval to mitigate the adverse effects the sale of alcohol at the Oktoberfest event has had on the surrounding area. At the request of the Sheriff's Department, a security plan and additional security personnel are required to be on site during the event. Parking and traffic management personnel are required to prevent traffic jams, unwanted parking, and rowdiness in adjacent residential neighborhoods. The duration of the event was scaled back to eight weeks, and the hours for alcohol sales were also scaled back so that sales end at 11:30 pm. The number of violent incidents and public complaints pertaining to Oktoberfest has significantly lessened since the 2013 CUP approval, except for noise. All of the previous conditions of approval for alcohol sales at the event, security, and parking

management are being carried over to this CUP. In addition, to address noise issues, the Department of Public Health will require that Alpine Village submit a Noise Mitigation Monitoring Plan at least three months prior to the commencement of the Oktoberfest festival. In addition, the applicant will be required to enter into a Memorandum of Understanding (MOU) with Public Health that will outline the terms and conditions for non-compliance with the County Noise Ordinance.

20. The Commission finds that the Project does not involve new construction and will not result in any significant intensification of the existing uses at the Alpine Village complex with the sale of alcohol, and therefore the Project is adequately served by existing public infrastructure and services.
21. The Commission finds that there is one sensitive use, a church, within 600 feet of the project site, but that the use is sufficiently buffered from the Project as it is located across the 110 Harbor Freeway.
22. The Commission finds that the Project at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area. There are residences to the south and west of the project site, and the Oktoberfest event in particular has impacted these neighborhoods. Overflow parking for the event has resulted in parking on adjacent residential streets with subsequent complaints of loitering, drunken rowdiness and vandalism. In addition, the event has caused neighbors to complain about the noise levels from music at the event. However, with the 2013 CUP approval, many strict conditions were placed on the event, and the results over the past three years have been mostly positive. The hours for the sale of alcohol were cut back, and additional security and parking personnel assisted in keeping the event safe. In addition, Regional Planning enforcement staff and the County Sheriff's Department have put in significant hours to ensure compliance and safety at the event, and all previous conditions of approval are being carried over to this project.
23. The Commission finds that there is an overconcentration of establishments that sell alcohol within 500 feet of the Project site, and that the sale of alcohol at the Alpine Village complex provides a public convenience and necessity. ABC data illustrates that the site is within an area that does not have an undue concentration of the on-site sale of alcohol. The subject site is within Census Tract 5435.02. Four ABC licenses are allowed within this census tract, and only three ABC licenses currently exist. However, there is an overconcentration of establishments that sell alcohol in the area. Currently, there are three establishments within 500-feet of the project site that have a license to sell alcohol. Two establishments are gas stations with a Type 20 for the off-site sale of beer and wine, and the other is a liquor store with a Type 21 for the off-site general sale of alcohol. Alpine has an existing license to sell alcohol at the market and restaurant. This application is a request to legalize the expansion of the sale of alcohol into the market patio area, banquet hall, and restaurant mezzanine areas. The Oktoberfest event at Alpine Village is a festival based on the German Oktoberfest festival that is an annual celebration of beer. Alpine Village is a regional destination due to the culturally-specific dining, shopping

and entertainment events at the site, and therefore the sale of alcohol at these locations provides a public convenience and necessity.

24. The Commission finds that the requested use at the proposed location will not adversely affect the economic welfare of the nearby community, and that the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood. The Alpine Village complex is a regional destination due to the culturally-specific dining, shopping and entertainment events at the site. Alpine has been located at this site since the late 1960's and provides important local services to the larger surrounding community and the Project site is relatively well-maintained in relation to surrounding properties.
25. The Commission finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the Conditional Use Permit as follows:
- Five (5) year grant term for the annual Oktoberfest event.
 - Fifteen (15) year grant term for the sale of alcohol at Alpine Village locations outside of the temporary tent facility for Oktoberfest.
26. The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of the West Carson community. On October 5, 2015, a total of 380 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as two (2) notices to those on the courtesy mailing list for the Carson Zoned District and to any additional interested parties.
27. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits West Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

"Regarding the Conditional Use Permit (CUP)"

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be

materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

“Regarding the Conditional Use Permit for the Sale of Alcohol”

- E. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground or any similar use within a 600-foot radius.
- F. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area
- G. The requested use at the proposed location will not result in an undue concentration of similar premises; a separation of not less than 500 feet shall not be construed as undue concentration; provided, however, that the planning agency may find that the public convenience or necessity for an additional facility selling alcoholic beverages for off-site consumption, outweighs the fact that it is located within a 500-foot radius of any other facility selling alcoholic beverages for either on-site or off-site consumption, in which case the shelf space devoted to alcoholic beverages shall be limited to not more than five percent of the total shelf space in the establishment.
- H. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.
- I. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to Section 15301 of the State CEQA Guidelines (Class 1, Existing Facilities categorical exemption); and

2. Approves Conditional Use Permit No. 201500056, subject to the attached conditions.

ACTION DATE: November 18, 2015

VOTE: 4:0:0:1

Concurring: Louie, Pedersen, Modugno, Smith

Dissenting: 0

Abstaining: 0

Absent: Pincetl

MKK:TSS

10/28/15

c: Each Commissioner, Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2015-01506-(2)
CONDITIONAL USE PERMIT NO. 201500056**

PROJECT DESCRIPTION

The project is a request for a conditional use permit (CUP) to authorize the continued on-site sale of beer and wine in a temporary tent facility for the annual Oktoberfest festival, and for the continued and expanded sale of alcohol at the following locations at Alpine Village, subject to the following conditions of approval:

- Market (Café)
- Market Patio Area (Café)
- Banquet Hall
- Restaurant and Mezzanine Area.

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **The CUP grant for the Oktoberfest festival shall terminate on November 18, 2025. The CUP grant for the sale of alcoholic beverages at the Alpine Village complex shall terminate on November 18, 2030.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For

the purposes of this provision, continued operation of the sale of alcohol and the annual Oktoberfest events and satisfaction of Condition No. 2 shall be considered use of this grant.

10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file.

The permittee shall deposit with the County the sum of **\$11,000.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval.

The fund provides for:

- **Fifteen (15) annual** inspections for the CUP for the sale of alcoholic beverages at the Alpine Village complex.
- **Forty (40) inspections**, four per each Oktoberfest festival for ten years.

Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.

14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT (SALE OF ALCOHOLIC BEVERAGES)

18. The conditions of this grant shall be retained on the premises at all times and shall be immediately produced upon request of any County Sheriff, Zoning Inspector or Department of Alcoholic Beverage Control agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein.
19. The permittee shall not advertise the sale of alcoholic beverages on the exterior of any structure on the subject property including windows, walls, fences or similar structures in which the advertisement is visible from outside the property site.
20. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.
21. All servers of alcoholic beverages must be at least 21 years of age.

- 22. No sale of alcoholic beverages shall be made from a drive-in window.
- 23. No display of alcoholic beverages shall be made from an ice tub.
- 24. All parking lot and other exterior lighting shall be hooded and directed away from neighboring residences to prevent direct illumination, glare, and light trespass, and shall be turned off within thirty minutes after conclusion of activities, with the exception of sensor-activated security lights and/or low level lighting along all pedestrian walkways leading to and from the parking lot. The permittee shall provide adequate lighting above all entrances and exits to the premises and shall provide adequate lighting in all parking areas and walkways under the control of the permittee.

PROJECT SITE SPECIFIC CONDITIONS

- 25. This grant authorizes the sale of alcoholic beverages during the Oktoberfest event, which is held annually on the site. The sale of alcoholic beverages authorized by this grant is limited to one consecutive eight-week period commencing in September and ending in October, and is further limited during that eight-week period to the hours of 5:00 p.m. to 11:30 p.m. Friday and Saturday, and 1:00 p.m. to 6:00 p.m. on Sunday. On Friday and Saturday evening, the sale of alcohol shall end at 11:30 p.m. and the event shall be closed by 12:00 a.m. (midnight). The sale of alcoholic beverages pursuant to this grant must take place during the Oktoberfest event.
- 26. This grant authorizes the sale of alcoholic beverages at the following locations in the Alpine Village complex, with the following operating hours:

Sale Area	ABC Type	Alcohol Sales
Market (Café)	Type 41 (On-Site, Beer & Wine)	Daily, 9:00 am – 10:00 pm
Market Patio Area (Café)	Type 41 (On-Site, Beer & Wine)	Daily, 9:00 am – 10:00 pm
Banquet Hall	Type 47 (On-Site, General)	Daily, 9:00 am – 2:00 am
Restaurant and Mezzanine Area	Type 47 (On-Site, General)	Daily, 9:00 am – 2:00 am

- 27. The permittee shall submit an annual site plan for the Oktoberfest temporary tent for Regional Planning approval.
- 28. There shall be no sale or consumption of alcoholic beverages outside the designated areas of the tent facility during Oktoberfest. The permittee shall be responsible for enforcing this restriction, and shall instruct all designated employees, who are serving or selling alcoholic beverages regarding this restriction. The permittee shall instruct all such employees to enforce such

restrictions, monitor all exits from the facility, and call the County Sheriff's Department (Sheriff) as necessary to enforce the restriction.

29. The permittee shall not advertise or hold any "happy hour" drink specials, "two for one" drink specials, or any other promotions that offer discounted alcoholic beverages at the Oktoberfest festival.
30. The permittee shall post or otherwise provide telephone numbers of local law enforcement agencies and taxicab companies at or near the cashier, and near the entry and exit areas of the permanent tent facility. Such telephone numbers shall be visible by and available to the general public.
31. The permittee shall ensure that noise levels from the Oktoberfest event shall not exceed acceptable noise levels for surrounding properties as determined by the County Department of Public Health (Public Health). All noise mitigation must be completed to the satisfaction of the Department of Public Health. The permittee shall enter into a appropriate Memorandum of Understanding (MOU) to the satisfaction of Public Health that will provide terms and conditions for the adherence to County noise standards. Any changes to the approved Exhibit "A" for noise attenuation will require the permittee to apply for the appropriate permits.
32. The permittee must provide complimentary food items, such as pretzels or other similar snacks, for patrons consuming alcohol during the Oktoberfest event. Such complimentary food items must be easily accessible to patrons and continuously available while alcoholic beverages are being sold or consumed.
33. Food service shall be continuously provided during operating hours of the Oktoberfest event, which are 5:00 p.m. to 12:00 a.m. (midnight) on Fridays and Saturdays, and from 1:00 p.m. to 6:00 p.m. on Sundays
34. The permittee shall develop and implement a Designated Driver program, which shall include, at a minimum, complimentary soft drinks and coffee for designated drivers. The permittee shall submit the program to the Director of Planning for approval prior to the approval of the Exhibit "A". A printed two-sided card describing the program must be available in areas in which alcoholic beverages are being sold or consumed.
35. The permittee shall provide continuous security during all times the Oktoberfest event is open to the public and/or patrons of the Oktoberfest event are on site. The permittee shall be responsible for requiring all security personnel to prevent violations of the law, enforce compliance by patrons with the requirements of this grant, and notify the Sheriff of any violations of law observed. Security personnel must be uniformed in such a manner so as to be readily identifiable as security as required by applicable provisions of State or local law. Prior to each Oktoberfest event, the permittee must obtain approval from the Sheriff of a security plan, which shall describe at a minimum the number and type of security personnel to be

employed on site, to the satisfaction of the Sheriff's Department. The permittee shall provide a copy of the Sheriff approved security plan to Regional Planning.

36. Prior to each Oktoberfest event, the permittee shall enter into an agreement with the Sheriff to provide supplemental law enforcement services for each Oktoberfest event. The permittee shall agree to that number of law enforcement personnel which the Sheriff may require, in the Sheriff's reasonable discretion. The permittee may be required, at the option of the Sheriff, to deposit all monies due under the agreement prior to each Oktoberfest event.
37. Traffic and parking spillover into adjacent neighborhoods is prohibited. The permittee is responsible for ensuring that there is no parking spillover from the Oktoberfest event. The permittee shall employ the use of parking attendants as necessary to supervise traffic and parking, and will obtain any necessary permit approvals from the appropriate agencies for any street closures or any other street/traffic flow arrangements.
38. The project site is required to provide parking as shown on the approved Exhibit "A". Uses on the site shall close during the Oktoberfest event so that the required parking for all concurrent uses on the site does not exceed the parking provided on-site. To meet parking requirements for the 2013 Oktoberfest event, the following uses will be closed during the Oktoberfest event: For Friday and Saturday, all retail stores, the chapel, the office, the café and dining area, and the café kitchen; for Sunday, the chapel and office.
39. Loitering in adjacent neighborhoods and in the parking lot area is prohibited. Security personnel as employed by the permittee may enforce the prohibition of loitering on the project site. The permittee shall report off-site loitering activities must be brought to the attention of the Sheriff's Department.
40. No later than three months from the issuance of this grant, the permittee shall submit an Exhibit "A" to Regional Planning demonstrating compliance with Title 22 sign development standards.
41. The permittee shall maintain only eight (8) storage containers on the site for the Oktoberfest event as shown on the approved Exhibit "A". No later than three months from the issuance of this grant, the permittee shall submit an Exhibit "A" to Regional Planning demonstrating adequate compliance with Title 22 outside storage and display standards.
42. The permittee, and all managers and designated employees of the establishment, who directly serve or are in the practice of selling alcoholic beverages, shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program (or any other appropriate State mandated program) provided by the State of California Department of Alcoholic Beverage Control. All new designated employees shall be required to attend. The licensee shall display a certificate or plaque in a publicly accessible area of the establishment, indicating they have participated in this

program. Proof of completion of the facilities' training program by employees, the licensee and all managers shall be made available to Zoning Enforcement prior to the Oktoberfest festival on annual basis.

43. The permittee shall convene two community meetings during each annual Oktoberfest event. The first meeting shall occur during the first week of the event, and the second meeting shall occur during the fourth week of the event. Regional Planning staff shall be invited to attend these community meetings.
44. The permittee shall post signage that is visible by the public on the public right-of-way with the contact information for the Department of Regional Planning Zoning Enforcement Section. The signage shall reference the Project and CUP permit number.
45. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated September 24, 2015 to the satisfaction of said Department.
46. The permittee shall comply with all conditions set forth in the attached County Fire Department letter dated July 14, 2015 to the satisfaction of said Department.
47. The permittee shall comply with all conditions set forth in the attached County Public Health Department letter dated August 21, 2015, and the Addendum letter, dated November 3, 2015, to the satisfaction of said Department, so that compliance with these conditions is also to the Department of Public Health's satisfaction:
 - a) Public Health will require the implementation of an annual Noise Mitigation Plan, which should include the services of a certified noise engineer during each event, in order to control amplified music noise levels inside the temporary structure. The mitigation plan shall be implemented in consultation with a Certified Acoustical Engineer or other competent professional consultant.
 - b) The applicant shall enter into an MOU, with terms and conditions for non-compliance with the County Noise Control Ordinance.
 - c) The Best Available Technologies for noise mitigation shall be considered and these should include, but not limited to:
 - Directional speaker output inside the temporary structure.
 - Higher STC rating material for the noise curtains.
 - Application of sound absorbing and muffling materials to the ceiling surfaces of the temporary structure.
 - Additional internal noise reduction wall coverings should be considered.
48. The permittee shall comply with all conditions set forth in the attached County Sheriff's Department letter dated October 29, 2015, to the satisfaction of said Department.

49. The permittee shall comply with all conditions as provided by the Department of Alcoholic Beverage Control, to the satisfaction of said Department, so that compliance with these conditions is also to ABC's satisfaction:

Conditions general to the normal operation of an on-sale establishment with beer & wine:

- a) Entertainment provided shall not be audible beyond the area under the control of the licensee(s).
- b) No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of the licensee(s).

Conditions specific to Oktoberfest:

- c) The licensee(s) shall provide uniformed security guard(s) from ½ hour before opening, to ½ hour after closing.
- d) No more than two (2) alcoholic beverages may be purchased by any one (1) person at any one (1) time.
- e) All persons serving alcoholic beverages cannot consume any alcoholic beverages.
- f) Cup size for beer shall not exceed 16 ounces. Cup size for wine shall not exceed 8 ounces.
- g) The petitioner shall not sell alcoholic beverages in glass or metal containers.
- h) The licensee(s) shall cease sales and service of alcoholic beverages one half-an-hour prior to the close of business.

Attachments:

Public Works Department Letter dated September 24, 2015

Fire Department's Letter dated July 14, 2015

Public Health's Department Letter dated August 21, 2015, and addendum, dated November 3, 2015

Sheriff's Department Letter dated October 29, 2015



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

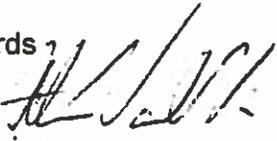
ADDRESS ALL CORRESPONDENCE TO
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

September 24, 2015

IN REPLY PLEASE
REFER TO FILE LD-2

TO: Mi Kim
Zoning Permits West Section
Department of Regional Planning

Attention Travis Seawards

FROM: Art Vander Vis 
Land Development Division
Department of Public Works

CONDITIONAL USE PERMIT (CUP) NO. 201500056
PROJECT NO. R2015-01506
833 TORRANCE BOULEVARD, ALPINE VILLAGE
ASSESSOR'S MAP BOOK NO. 7350, PAGE 1, PARCEL NOS. 16, 18, AND 27
UNINCORPORATED COUNTY AREA OF WEST LOS ANGELES

Thank you for the opportunity to review the site plan and the zoning permit application for the project located at 833 Torrance Boulevard in the unincorporated County area of West Los Angeles. The applicant requests authority for alcohol sales within three existing areas of Alpine Village, including the market patio, the restaurant balcony, and the banquet hall, where permits do not currently exist. The applicant also requests a five-year extension (until year 2021) of CUP No. 201300090, which when approved in August 2013 authorized an annual Oktoberfest festival in a temporary tent for a period of three years. CUP No. 201300090 is attached for reference.

-
- Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.
- Public Works has comments on the submitted documents and, therefore, a Public Hearing shall **NOT** be scheduled until the following comments have been addressed.

CONDITIONS

1. The project driveway located along Torrance Boulevard shall restrict left-turn egress movements by using way-finding signage and parking attendants during each annual Oktoberfest festival.

If residents of the community express concerns that the project's on-site parking is spilling over onto the neighboring residential streets and the concerns are substantiated by Public Works, the project shall be solely responsible for the costs to establish a preferential parking district to the satisfaction of Public Works and the residents. The project shall be responsible for the costs to initially establish the parking district including signs, permits, and administration. The boundaries of the parking district shall be determined by Public Works with input from residents and the project developer.

If you have any questions regarding condition No. 1, please contact Jeff Pletyak of Public Works' Traffic and Lighting Division at (626) 300-4721 or jpetyak@dpw.lacounty.gov.

2. The applicant shall submit building plans associated with the temporary Oktoberfest tent annually to Building and Safety Division's Southwest District office for review and permit issuance.

If you have any questions regarding condition No. 2, please contact Roy Itani of Public Works' Building and Safety Division, Southwest District office, at (323) 820-6501 or ritani@dpw.lacounty.gov.

3. This project is exempt from frontage requirements (street improvements and right-of-way dedications) per Section 22.48.280 of the Los Angeles County Code.

~~If you have any questions regarding condition No. 3 or need additional information, please contact Matthew Dubiel of Public Works' Land Development Division at (626) 458-4921 or mdubiel@dpw.lacounty.gov.~~

MD:tb



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: CUP R2015-01506

THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PERMIT, *FOR THE REQUEST FOR THE ON-SITE SALE OF BEER AND WINE ONLY*, WITH THE FOLLOWING CONDITIONS OF APPROVAL.

CONDITIONS OF APPROVAL

1. Submit architectural plans for review and approval of the Temporary Tent to the Fire Department's Regional Fire Prevention Office in the City of Carson on an annual basis for the Oktoberfest festival. The office is located at 701 E. Carson St., Room B-24, Carson, 90745. The contact phone number for this office is (310) 830-9596.

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or Juan.Padilla@fire.lacounty.gov.



CYNTHIA A. HARDING, M.P.H.
Interim Director

JEFFREY D. GUNZENHAUSER, M.D., M.P.H.
Interim Health Officer

ANGELO J. BELLOMO, REHS, QEP
Director of Environmental Health

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91708
TEL (626) 430-5100 • FAX (626) 813-3000

www.publichealth.lacounty.gov

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August 21, 2015

TO: Travis Seawards
Regional Planning Assistant II
Department of Regional Planning

FROM: Michelle Tsiebos, REHS, DPA (M.T)
Environmental Health Division
Department of Public Health

SUBJECT: CUP CONSULTATION
PROJECT NO. R2015-01506/ RCUP201500056
Alpine Village Oktoberfest
833 W. Torrance Blvd., West Carson

- Public Health recommends approval of this CUP.
- Public Health does NOT recommend approval of this CUP.

The Department of Public Health has reviewed the information provided for the project identified above. The CUP renewal request is for the sale of alcohol at the Oktoberfest festival in a temporary tent. The Department recommends approval of this CUP with the following conditions:

1. The applicant shall install gas detection alarm systems inside the tent as required by the Solid Waste Program. The location of the detectors shall remain the same as the previous year. The applicant shall submit a plot plan if the tent dimensions will differ from the previous year.

For questions regarding the above requirements please contact Pete Oda of the Solid Waste Management program at (626) 430-5540.

2. The Toxic Epidemiology Program is submitting the following comments:
 - A. The applicant shall adhere to the Los Angeles County Noise Control Ordinance, as contained in Chapter 12.08 of the Los Angeles County Code.

- B. The applicant shall hire the services of a third party environmental noise engineer or consultant in order to verify compliance with the noise ordinance during the event.
- C. If needed the Program can review the proposed noise monitoring plan prior to the event.
- D. During monitoring the Program could meet with the consultant to establish QA/QC issues regarding the placement of equipment, calibration, and curfew.

For questions regarding the above requirements please contact Evenor Masis at (213) 738-6126 or Robert Vasquez at (213) 738-4596

- 3. The applicant is advised to contact the South Bay DSE office at (310) 519-6050 prior to applying for a Public Health temporary event permit.

For any other questions regarding this report, please contact me at (626) 430-5382 or at mtsiebos@ph.lacounty.gov.



CYNTHIA A. HARDING, M.P.H.
Interim Director

JEFFREY D. GUNZENHAUSER, M.D., M.P.H.
Interim Health Officer

ANGELO J. BELLOMO, REHS, QEP
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TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5100 • FAX (626) 813-3000

www.publichealth.lacounty.gov

November 3, 2015

Travis Seawards, AICP
Regional Planner
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

**RE: ADDENDUM TO COMMENTS CUP CONSULTATION
PROJECT NO. R2015-01506/RCUP201500056
Alpine Village Oktoberfest
833 West Torrance Blvd., West Carson**

Mr. Travis:

The Department of Public Health has determined that Alpine Village inc. has not been able to comply with the Los Angeles County Noise Control Ordinance, as contained in Chapter 12.08 of the Los Angeles County Code. Noise standards continued to be exceeded during the Oktoberfest events from 2013-2015, despite the implementation of mitigation measures (i.e.: inclusion of a noise curtain along the south boundary line adjacent to the County flood channel and relocation of the music stage inside the temporary tent).

Residents from the adjacent residential communities have expressed that the staff from the above venue have corrected numerous issues such as traffic jams, safety, parking circulation, and controlled access to the venue. However, noise continues to be an issue to some of the residents. We have only received two public complaints over the current year.

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November 3, 2015

Page 2

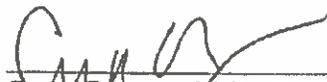
In order to address these reoccurring exceedances we are presenting the following recommendations to be included in the conditions for the above CUP

Recommendations

1. Public Health will require the implementation of an annual Noise Mitigation Plan, which should include the services of a certified noise engineer during each event, in order to control amplified music noise levels inside the temporary structure. The mitigation plan shall be implemented in consultation with a Certified Acoustical Engineer or other competent professional consultant.
2. The applicant shall enter into an MOU, with terms and conditions for non-compliance with the County Noise Control Ordinance.
3. The Best Available Technologies for noise mitigation shall be considered and these should include, but not limited to:
 - Directional speaker output inside the temporary structure.
 - Higher STC rating material for the noise curtains.
 - Application of sound absorbing and muffling materials to the ceiling surfaces of the temporary structure.
 - Additional internal noise reduction wall coverings should be considered.

If you have any further questions, please call Evenor Masis (213)738-3220.

Sincerely,



Cyrus Rangan, M.D., F.A.A.P., A.C.M.T

Director, Bureau of Toxicology and Environmental Assessment



OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

JIM McDONNELL, SHERIFF

(310) 830-1123



October 29, 2015



Mr. Travis Seawards
Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, California 90012

Dear Mr. Seawards:

**CONDITIONAL USE PERMIT 201300090
PROJECT NUMBER R2013-01777-(2)
833 WEST TORRANCE BOULEVARD, TORRANCE**

Since our last correspondence in March, Alpine Village has hosted its annual Oktoberfest celebration. As of this date, we have had only one arrest for battery to one of the security guards at the venue. The event has been relatively quiet.

An issue that arose at the beginning of the celebration in September, was that Alpine Village hired a new security company to monitor the festivities. The first couple of nights the Sheriff's Department worked the event, the security company wanted us to enforce minor issues (standing on tables, etc.). In the past, the security company addressed these types of issues, leaving the Sheriff's Department to handle intoxicated, unruly guests and incidents of a more serious nature. After discussing this with Alpine Village management, this issue was corrected and we resumed the previous method of policing the event.

Another issue was the security officers working for the security company are youthful in appearance and do not project an authoritative, professional presence. This leads patrons to dismiss them when confronted and leads to an escalation in the situation requiring the Sheriff's Department to intercede.

Overall, Alpine Village continues to improve its compliance with our requests made through the Conditional Use Permit.

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

A Tradition of Service
— Since 1850 —

As with the previous Conditional Use Permit, prior to each Oktoberfest event, Alpine Village shall submit and receive approval from the Sheriff's Department on a security plan for the event, including any necessary supplemental law enforcement services to the satisfaction of the Sheriff's Department.

Thank you for the opportunity to provide input. Please do not hesitate to contact me or my staff at (310) 847-8379 if you need any additional information.

Sincerely,

JIM McDONNELL, SHERIFF

A handwritten signature in blue ink, appearing to read "C. Marks", is written over the name of the sender.

Chris E. Marks, Captain
Commander, Carson Station