

**** Revised ****

**Regular Planning Commission Meeting
City Council Chambers
18747 Clarkdale Avenue
Artesia, CA 90701
(562) 865-6262**

**Tuesday, February 17, 2026
7:00 p.m.**

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. PUBLIC COMMENTS

This is the portion of the meeting set aside to invite public comments regarding any matter within the subject matter jurisdiction of the Planning Commission. Public comments may also be submitted by email at publiccomments@cityofartesia.us before 12:00 p.m. on the date of the meeting. Public comments are limited to no more than three minutes each. If comments relate to a specific agenda item, those comments will be taken following the staff report for that item and prior to the Planning Commission vote. Under the provisions of the Brown Act, the Planning Commission is prohibited from taking action on items that are not listed on the agenda, but may refer the matter to staff or to a subsequent meeting. Those wishing to speak are asked to add your information at the digital public kiosk located at the entrance of the Council Chamber.

4.A. Public Comments

5. CONSENT CALENDAR

5.A. Planning Commission Minutes

6. NEW BUSINESS - NON-PUBLIC HEARING

7. NEW BUSINESS - PUBLIC HEARING

7.A. Case No. 2025-12 - Arco AMPM Code Amendment

— Recommendation: Adopt Resolution No.2026-05P, Recommending City Council Denial of Zoning Text Amendment and Conditional Use Permit to upgrade an ABC Alcohol license for ARCO AMPM located at 16809 Pioneer Boulevard.

8. DISCUSSION / REPORT ITEMS FROM STAFF

9. COMMUNITY DEVELOPMENT DIRECTOR UPDATES

10. COMMISSIONER COMMENTS

11. ADJOURNMENT

The City of Artesia complies with the Americans with Disabilities Act of 1990. If you require special assistance to attend or participate in this meeting, please call the City Clerk's office at 562-865-6262 at least 72 hours prior to the meeting. Copies of Staff Reports are on file in the Office of the City Clerk and are available for inspection.

Date Posted: February 11, 2026



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: February 17, 2026

ITEM NO: 5A.

TO: Honorable Chairperson and Members of the Planning Commission

SUBJECT: Planning Commission Minutes

FROM: Steven Valdez, Planning Manager

REVIEWED AND APPROVED BY:

Paul Bollier, Community Development Director

RECOMMENDATION:

It is recommended that the Planning Commission approve minutes as presented for the following meeting(s):

January 20, 2026 - Regular Meeting

BACKGROUND:

The attached minutes serve as the official record of the City Council meetings, recording the legislative body's decisions, recorded in its motions, actions, and votes, as mandated by Government Code 36814 and 40801.

FISCAL IMPACT:

There is no fiscal impact associated with approval of this item.

Attachments

[PC MINUTES 1-20-26.pdf](#)

**Artesia Planning Commission Regular Meeting
Council Chambers, 18747 Clarkdale Avenue, Artesia, California
Tuesday, January 20, 2026, 7:00 p.m.**

1. CALL TO ORDER

Commissioner Barcelos called the meeting to order at 7:01 PM.

2. PLEDGE OF ALLEGIANCE

Commissioner Patel led the pledge of allegiance.

3. ROLL CALL

Present: Commissioner Barcelos, Commissioner Patel, Commissioner Pantoja

Absent: Chair Victor Manalo; Vice Chair Michelle Diaz

Staff Present: Community Development Director, Paul Bollier; Planning Manager, Steven Valdez, City Attorney, Nick Papajohn, Willdan Planning Consultant, Art Bashmakian, Planning Clerk, Stephanie Navarro.

4. PUBLIC COMMENTS:

Public Comments Public comments could be provided, in person or submitted by email to publiccomments@cityofartesia.us on the date of the meeting. No public comments were provided.

5. CONSENT CALENDAR –

5A. Planning Commission Minutes

— Recommendation: Approve Minutes as Presented for December 18, 2025 - Regular Meeting, and January 13, 2026 - Special Meeting.

Commissioner Patel moved, seconded by Commissioner Pantoja, to approve Agenda Item 5A, as recommended.

Motion Carried, 3-0-2-0 with Chair Manalo and Vice Chair Diaz absent.

6. NEW BUSINESS - NON-PUBLIC HEARING – NONE

7. NEW BUSINESS – PUBLIC HEARING

7A. 2021-2029 Housing Element Update

— Recommendation: Adopt Resolution 26-06P, recommending that the City Council Adopt the 2021-2029 Housing Element Update, and Make a Determination of Exemption from the California Environmental Quality Act (“CEQA”) Pursuant to Section 15061(b)(3) of the CEQA Guidelines.

Wildan Planning Consultant Art Bashmakian provided the staff report. The applicant responded to questions.

Commissioner Barcelos opened the public hearing. Commissioner Patel moved, seconded by Commissioner Pantoja, to approve the Agenda. Motion Carried, 3-0-2-0 with Chair Manalo and Vice Chair Diaz absent.

7B. Case No. 2025-25: Design Review Application for 18501 Pioneer Boulevard

— Recommendation: Adopt Resolution No. 2025-02P, approving a Design Review to remodel an Existing One-Story 4,767 square foot Commercial Building at 18501 Pioneer Boulevard Within the Artesia Downtown Specific Plan (ADSP) (Case No. 2025-25) and finding the Project exempt from CEQA Pursuant CEQA Guidelines Section 15301(a).

Assistant Planner Devan Wells provided the staff report. The applicant responded to questions. The project Architect, Jon Matson, spoke with the Commission. Commissioner Barcelos asked questions and/or provided comments. Commissioner Barcelos opened public comments. Commissioner Patel moved, seconded by Commissioner Pantoja, to approve the Agenda.

Motion Carried, 3-0-2-0 with Chair Manalo and Vice Chair Diaz absent.

7.C. Case No. 2025-32: Amend Title 9, Chapter 2 to Establish Temporary Outdoor Lighting Regulations (Section 9-2.1250)

— Recommendation: Adopt Resolution No. 2026-04P, Recommending the City Council Introduce and Adopt Ordinance No. 26-981 and Find the Ordinance Exempt from CEQA Pursuant to CEQA Guidelines Sections 15061(b)(3) and 15378(b)(5).

Planning Manager Valdez provided staff report

Commissioner Barcelos opened public comments. Commissioner Patel moved, seconded by Commissioner Pantoja, to approve the Agenda.

Motion Carried, 3-0-2-0 with Chair Manalo and Vice Chair Diaz absent.

7.D. Case No. 2025-12: Arco AMPM Code Amendment and Conditional Use Permit

— Recommendation: Continue to the February 17, 2026 Planning Commission Meeting

Commissioner Barcelos opened public comments. Commissioner Patel moved, seconded by Commissioner Pantoja, to approve the Agenda. Commissioner Pantoja asked questions and/or provided comments on the following topics:

The Commission expressed support for the proposed amendment, requested staff bring the item back to the commission on February 17, 2026.

Motion Carried, 3-0-2-0 with Chair Manalo and Vice Chair Diaz absent.

8. DISCUSSION / REPORT ITEMS FROM STAFF – NONE

- 9. COMMUNITY DEVELOPMENT DIRECTOR UPDATES**
Community Development Director Paul provided updates.
- 10. COMMISSIONER COMMENTS**
Commissioner Pantoja asked questions and/or provided comments.
- 11. ADJOURNMENT:**
Commissioner Barcelos adjourned the meeting at 7:53 pm.



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: February 17, 2026

ITEM NO: 7A.

TO: Honorable Chairperson and Members of the Planning Commission

SUBJECT: Case No. 2025-12 - Arco AMPM Code Amendment

FROM: Steven Valdez, Planning Manager

REVIEWED AND APPROVED BY:

Nick Papajohn, Deputy City Attorney

Paul Bollier, Community Development Director

RECOMMENDATION

Adopt Resolution No. 2026-05P recommending City Council denial of a Zoning Text Amendment to remove the prohibition on alcohol sales at gasoline stations within the Commercial General (CG) Zone, and denial a Conditional Use Permit for the off-site sale of beer, wine, and distilled spirits (ABC Type 21) at the ARCO AM/PM located at 16809 Pioneer Boulevard.

PLANNING COMMISSION ACTION

This project was continued from the January 20, 2026 Planning Commission meeting at the request of staff to allow additional time to review the project.

BACKGROUND

In September 2017, Johal Oil Corporation obtained approval of a Variance and Conditional Use Permit to construct a gasoline service station and to sell beer and wine. A Design Review application was also approved for site improvements and construction of the commercial building and related canopy structure.

At the time of the 2017 approvals, Artesia Municipal Code (AMC) Section §9-2.3203(l)(4) prohibited the sale of alcoholic beverages at gasoline stations. Because a variance cannot legalize a prohibited use under state law, staff has determined that the prior authorization for alcohol sales at this gasoline station was issued in error.

To upgrade the existing alcohol license to a Type 21 license and to correct the prior processing error, the applicant has applied for a Zoning Text Amendment to remove subsection (4) of AMC §9-2.3203(l), together with a new Conditional Use Permit.

Although the project may satisfy certain numerical separation standards contained in AMC §9-2.3203(l) based on prior approvals, compliance with mandatory standards does not infer approval of a Conditional Use Permit. Pursuant to Article 17 (§9-2.1704(a)) of the Artesia Municipal Code and as reflected in Resolution No.2026-05P, the Planning Commission shall make discretionary findings regarding General Plan consistency and the protection of public health, safety, and welfare.

Staff finds, and the Resolution concludes, that these discretionary findings cannot be made due to the project's contribution to alcohol over-concentration, intensification of use near residential neighborhoods, and conflict with adopted General Plan policies.

ANALYSIS

Site and Surrounding Uses

The subject property is located at the southwest corner of Pioneer Boulevard and 168th Street. Properties to the north, south, and east are zoned Commercial General (CG). Properties to the west are zoned Single-Family Residential. The site currently operates as a gasoline service station with eight fuel dispensers and an on-site convenience market.

Zoning Text Amendment – Regulatory Framework

To upgrade the existing alcohol license from a Type 20 (Off-Sale Beer and Wine) to a Type 21 (Off-Sale General), a Zoning Text Amendment is required to remove the prohibition on alcohol sales at gasoline stations. Removal of this prohibition would allow gasoline stations citywide to seek alcohol sales subject to approval of a Conditional Use Permit.

The proposed amendment would remove subsection (4) of AMC §9-2.3203(I), which is in bold below:

1. Such use shall not be located within one thousand (1,000) feet from any other use where off-premises alcoholic beverages are sold;
2. Such use shall not be located within six hundred (600) feet from a church, school, playground, or park;
3. Such use shall not be located within one hundred (100) feet of any residential zone; and
- 4. Such use shall not be located on the same lot or parcel, or in conjunction with any premises, which operates an automobile service station or sells gasoline or fuel to the public for the operation of motor vehicles.**

The proposed Zoning Text Amendment was reviewed to determine consistency with the City's General Plan. Staff evaluated General Plan policies, County public health studies, and the total number of off-sale alcohol licenses (Type 20 and Type 21) located at gasoline stations and throughout the City. That analysis demonstrates that Census Tract 5545.21, in which the project site is located, is over-concentrated with alcohol licenses and that removal of the prohibition would intensify alcohol availability both locally and citywide by eliminating a long-standing regulatory safeguard.

In addition to evaluating license concentration and land use compatibility, staff analyzed the proposed Zoning Text Amendment under the City's constitutional police power authority pursuant to Article XI, Section 7 of the California Constitution and Government Code Sections 65800 and 65860. Zoning regulations governing alcohol availability are a recognized land use control intended to mitigate secondary effects such as crime, impaired driving, nuisance activity, and reduced neighborhood safety.

The prohibition contained in AMC §9-2.3203(I)(4) functions as a policy-based safeguard rather than a discretionary limitation. Its removal would eliminate a citywide land use control that currently limits alcohol availability at gasoline stations that often have extended hours, high vehicle turnover, and immediate roadway access. As provided in Resolution No. 2026-05P, staff finds that removing this safeguard would conflict with General Plan Community Planning Principle SAF-5 and Land Use Policies LU 2.2.1 (Neighborhood Stability), LU 2.3 (Protection of Residential Neighborhoods), LU 2.3.2 (Review of Commercial Intensification), and LU 2.4 (Compatibility of Uses).

Alcohol License Review and Intensification of Use

Staff coordinated with the California Department of Alcoholic Beverage Control (ABC) to identify all businesses within Census Tract 5545.21 that sell alcoholic beverages for off-premises consumption. There are seven businesses within the Census Tract, three of which sell a full range of alcohol. Citywide, there are sixteen (16) businesses that sell alcohol for off-site consumption, seven (7) that sell a full range of alcohol, including three (3) gasoline service stations located in two Census Tracts (5545.21 and 5549.00) identified by ABC as over-concentrated.

Although the request is considered an “upgrade” in license type, staff finds that a Type 21 license constitutes an intensification of alcohol-related land use. Distilled spirits contain higher alcohol content than beer and wine and are associated with increased risks of abuse, impaired driving, and alcohol-related crime. Introduction of distilled spirits at this location would therefore increase the intensity of alcohol availability within Census Tract 5545.21 and expand the scope of potential secondary impacts.

As indicated in the attached Resolution findings, this intensification is incompatible with an area already classified by ABC as both a high-crime reporting district and over-concentrated with off-sale alcohol licenses.

ABC Undue Concentration Analysis and Public Convenience or Necessity

Under California Business and Professions Code §23958.4, ABC evaluates undue concentration using a two-prong test:

Prong 1 – High Crime Reporting District: Reporting District 1348, which includes the project site, exceeds the Citywide average for reported crimes by more than 20 percent.

Prong 2 – License-to-Population Ratio: The ratio of off-sale alcohol licenses to population in Census Tract 5545.21 exceeds the maximum number permitted under ABC guidelines.

Because one or more prongs of the undue concentration test are triggered, the applicant bears the burden of demonstrating Public Convenience or Necessity (PCN). Staff finds that the record does not support a PCN determination. While the proposed license upgrade may provide private economic benefit to the applicant, such benefit does not outweigh the documented risks to public safety, neighborhood compatibility, and community welfare.

As noted in Resolution No. 2026-05P, the Planning Commission finds that public convenience or necessity would not be served by granting Type 21 privileges at this location given the existing availability of alcohol within the Census Tract and City, proximity to residential uses, and elevated crime indicators.

CONDITIONAL USE PERMIT ANALYSIS

Planning staff reviewed the application pursuant to AMC §9-2.3203(l). With removal of subsection (4), the applicable standards require that the use not be located within specified distances of other alcohol outlets, sensitive uses, or residential zones.

These spacing standards were previously approved in 2017 through a Variance and Conditional Use Permit. Accordingly, the project meets the mandatory separation requirements of AMC §9-2.3203(l).

However, satisfaction of mandatory standards does not indicate approval. Pursuant to Article 17 (§9-2.1704(a) of the Artesia Municipal Code, approval also requires discretionary findings that the use is consistent with the General Plan and will not adversely affect public health, safety, or welfare. Based on the analysis above, staff finds that these findings cannot be made.

Staff therefore recommends denial, without prejudice, of the proposed Conditional Use Permit. Although the license upgrade could provide a potential revenue source for the property owner, the adverse effects of intensified alcohol availability near residential neighborhoods outweigh this benefit.

PUBLIC HEALTH AND SAFETY CONSIDERATIONS

Data from the California Department of Alcoholic Beverage Control and the Los Angeles County Department of Public Health demonstrate that alcohol-related harms, including impaired driving and alcohol-related deaths, remain a concern within the City of Artesia. Increased access to distilled spirits in an already impacted area presents foreseeable risks to public health and safety.

SHERIFF'S DEPARTMENT REVIEW

Planning staff forwarded the Zoning Text Amendment and Conditional Use Permit proposal to the Los Angeles County Sheriff's Department for review. While the Sheriff's Department did not identify specific operational objections, law enforcement neutrality does not supersede the City's independent land use authority or statutory over-concentration determinations made by ABC. Zoning conflicts and cumulative public safety impacts may justify denial regardless of the absence of immediate enforcement concerns.

ENVIRONMENTAL DETERMINATION

Denial of the Zoning Text Amendment and Conditional Use Permit is not a project under the California Environmental Quality Act (CEQA) and is therefore not subject to environmental review.

CONCLUSION AND RECOMMENDED ACTION

Based on all evidence in the record, staff finds that the proposed Zoning Text Amendment would weaken the City's ability to regulate alcohol availability and conflict with General Plan policies emphasizing neighborhood stability, compatibility, and crime prevention. Staff further finds that the proposed Conditional Use Permit would intensify alcohol availability within Census Tract 5545.21, an area identified by ABC as having an undue concentration of alcohol licenses and elevated crime indicators.

Therefore, staff recommends that the Planning Commission adopt Resolution No. 2026-05P recommending City Council deny the Zoning Text Amendment and deny the Conditional Use Permit to upgrade a Type 20 alcohol license to a Type 21 alcohol license at 16809 Pioneer Boulevard.

Attachments

[PC Resolution No 2026-05P.pdf](#)

[Exhibit A - Uses Permitted Subject to Conditional Use Permits C-G.pdf](#)

[Exhibit B - Off Sale Licenses.pdf](#)

[Exhibit C- AOD Report.pdf](#)

[ABC Analysis.pdf](#)

[Application.pdf](#)

[Letter of Intent.pdf](#)

**CITY OF ARTESIA
PLANNING COMMISSION**

RESOLUTION NO. 2026-05P

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF ARTESIA RECOMMENDING CITY COUNCIL
DENY A ZONING TEXT AMENDMENT TO ARTESIA
MUNICIPAL CODE SECTION 9-2.3203(L) AND
CONDITIONAL USE PERMIT TO UPGRADE AN
ALCOHOLIC BEVERAGE CONTROL (ABC) TYPE 20
LICENSE TO A TYPE 21 LICENSE FOR THE OFF-SALE OF
BEER AND WINE, AND DISTILLED SPIRITS AT 16809
PIONEER BOULEVARD**

WHEREAS, Zoning Text Amendment and Conditional Use Permit (Case No. 2025-12) has been requested by Johan Oil Corporation (“Applicant”), to remove a prohibition on alcohol sales at gasoline stations in General Commercial zones throughout the City, and allow the upgrade of a Type 20 (off-sale of beer and wine) license to a Type 21 (off-sale of beer, wine, and distilled spirits) Alcoholic Beverage Control (ABC) license at an existing Arco AM PM (Circle K) in the General Commercial (CG) zone at 16809 Pioneer Boulevard.

WHEREAS, Specifically, Applicant’s Zoning Text Amendment requests to remove AMC Section 9-2.3203(l)(4) which prohibits conditional use permits for the sale of alcoholic beverages for consumption off the premises on a lot or parcel which “operates an automobile service station or sells gasoline or fuel to the public for the operation of motor vehicles” in any General Commercial zone in the City.

WHEREAS, Pursuant to Government Code Section 65860, zoning ordinances and amendments must be consistent with the City’s adopted General Plan.

WHEREAS, Pursuant to Government Code Sections 65800 and 65860 and Article XI, Section 7 of the California Constitution, the City may regulate land uses and the intensity of land use through zoning ordinances in the exercise of its local police power.

WHEREAS, On February 17, 2026, the Planning Commission conducted a duly noticed public hearing to consider Applicant’s request for the Zoning Text Amendment and Conditional Use Permit.

WHEREAS, Staff has performed the necessary investigations, prepared a written report, and recommends denial of the requested Zoning Text Amendment (Exhibit “A”) and Conditional Use Permit Application.

THE PLANNING COMMISSION OF THE CITY OF ARTESIA DOES HEREBY FIND, ORDER AND RESOLVE AS FOLLOWS:

SECTION 1. Recitals. The above recitals are true, correct and incorporated herein by reference.

SECTION 2. Zoning Text Amendment.

A. Consistency with City's General Plan: The Planning Commission finds and recommends that the City Council find the proposed Zoning Text Amendment conflicts with the City's General Plan.

Specifically, the proposal conflicts with Community Planning Principle SAF-5, which emphasizes the creation and maintenance of safe neighborhoods and the reduction of crime to improve quality of life in Artesia. Alcohol-related land uses have been identified by the City and the State as having secondary effects that may include increased calls for service, impaired driving, nuisance activity, and reduced perceptions of safety. The increased availability of alcohol and distilled spirits in close proximity to sensitive land uses, including single-family residential neighborhoods, poses foreseeable risks to public safety and community well-being.

The proposed Zoning Text Amendment would remove a requirement in the Artesia Municipal Code Section 9-2.3203(l)(4), which prohibits off-sale alcohol uses at gasoline service stations. This provision functions as a policy-based land use control intended to prevent cumulative impacts associated with alcohol availability, particularly at locations oriented toward vehicle access and extended hours of operation. Removing this prohibition would allow alcohol sales at gasoline stations throughout the City, regardless of proximity to existing alcohol outlet concentrations.

The City currently has 3 gasoline service stations that operate mini-mart retail uses with alcohol. These service stations are located within multiple Census Tracts (Exhibit "B") that already contain varying concentrations of alcohol-licensed establishments. Eliminating the prohibition citywide would likely result in additional applications for alcohol sales at these locations, incrementally increasing alcohol availability and exacerbating existing concentration conditions in affected neighborhoods.

Accordingly, approval of the proposed Zoning Text Amendment would be inconsistent with General Plan policies LU 2.2.1 (Neighborhood Stability), LU 2.3 (Protection of Residential Neighborhoods), LU 2.3.2 (Review of Commercial Intensification), and LU 2.4 (Compatibility of Uses) and would violate Government Code Section 65860.

B. Effect on the Health, Safety and General Welfare: The Planning Commission finds and recommends that the City Council find the proposed Zoning Text Amendment would have an adverse effect on the health, safety, and general welfare of the community.

The City's zoning regulations are intended to proactively mitigate secondary impacts associated with alcohol-related uses, including increased crime risk, impaired driving, loitering, and nuisance activity. Artesia Municipal Code Section 9-2.3203(l) establishes separation requirements and use limitations that reflect this policy intent and are designed to prevent overconcentration and incompatible land-use patterns.

Removing the prohibition on alcohol sales at gasoline service stations would weaken the City's ability to regulate the intensity and location of alcohol access and would impair its capacity to address cumulative impacts on a citywide basis. Such an amendment would diminish existing safeguards intended to protect residential neighborhoods, preserve community character, and reduce public safety risks, thereby adversely affecting the general welfare of the City.

SECTION 3. Conditional Use Permit.

A. Consistency with City's General Plan: The proposed conditional use is not in substantial conflict with the City's General Plan.

This finding cannot be made.

The subject property is located within Census Tract 5545.21, encompassing 16809 Pioneer Boulevard, an area that demonstrates an undue concentration (Exhibit "B") of off-sale alcohol licenses relative to population and county norms, as documented in the Alcoholic Beverage Control ("ABC") concentration analysis (Exhibit "C"). ABC crime statistics further indicate that the area meets the criteria for a high-crime reporting district, evidencing existing public safety concerns associated with alcohol availability.

The requested upgrade from a Type 20 (Off-Sale Beer and Wine) license to a Type 21 (Off-Sale General) license would expand access to distilled spirits, which contain higher alcohol content and are associated with increased risks of abuse, impaired driving, and alcohol-related crime. This represents an intensification of alcohol-related uses in an area already experiencing impacts.

The proposal is inconsistent with the following General Plan policies:

- **LU 2.3** – Prohibits uses that may lead to deterioration of residential neighborhoods or adversely impact safety.
- **LU 2.3.2** – Requires careful review of requests to intensify commercial uses with potential secondary impacts.
- **LU 2.2.1** – Directs the City to maintain neighborhood stability and protect quality of life.
- **LU 2.4 and LU 2.4.1** – Require compatibility between commercial uses and adjacent residential neighborhoods.

As noted in Community Planning Principle SAF-5, maintaining safe neighborhoods and reducing crime are essential to quality of life in Artesia. The increased availability of

distilled spirits in a high-crime, overconcentrated area near residential uses is inconsistent with these objectives.

Accordingly, the proposed conditional use is in substantial conflict with the City's General Plan, and this finding cannot be made.

B. Effect on the Health, Safety and General Welfare: The proposed use will not have an adverse effect on the health, safety and general welfare of the community.

This finding cannot be made.

The proposed license upgrade would not reduce adverse effects on public health, safety, or general welfare. Alcohol sales establishments possess characteristics that can generate deleterious effects and public nuisances, particularly when located near sensitive uses such as single-family residential neighborhoods.

According to data published by the Los Angeles County Department of Public Health, Artesia experiences alcohol-related harms, including alcohol-involved vehicle crashes and alcohol-related deaths, that demonstrate the presence of alcohol-related risks at the community scale (Exhibit "C"). Increased alcohol availability, particularly of distilled spirits, has been shown to correlate with higher rates of alcohol misuse, impaired driving, and crime.

California law recognizes that municipalities may regulate or prohibit alcohol-related land uses where supported by substantial evidence of potential adverse impacts. Given the documented undue concentration of alcohol licenses, ABC high-crime designation, proximity to residential uses, and cumulative exposure to alcohol availability, approval of the proposed Type 21 license would be detrimental to the health, safety, and general welfare of the community and would not serve public convenience or necessity.

C. Site is Adequate in Size and Shape: The site for the proposed incidental use is adequate in size and shape to accommodate the proposed use.

The site for the proposed incidental use is adequate in size and shape to accommodate the proposed alcohol sales. The proposed incidental use will be part of the existing retail business.

D. Adequate Highways and Streets: The site for the proposed conditional use is served by highways adequate in width and improved as necessary to carry the kind and quantity of traffic such use will generate.

The subject site currently has an existing standalone retail business that will include retail products, including alcoholic beverages, as an incidental use only. The conditional use will not significantly increase traffic. The General Plan identifies Pioneer Boulevard as a Primary Arterial Highway. Major highways serve as accessible entries and

exits to the subject site. Therefore, the highways and streets surrounding the site are adequate.

SECTION 4. CEQA. The denial is exempt by statute from the requirements to prepare additional environmental documentation per California Environmental Quality Act (CEQA) Guidelines, Section 15270 (Projects Which Are Disapproved). This section specifies that CEQA does not apply to projects which a public agency disapproves. The recommended action is the denial of a zoning text amendment and conditional use permit.

SECTION 5. The Planning Commission further finds that public convenience or necessity would not be served by the requested Type 21 privileges at this location given the documented undue concentration of alcohol licenses and elevated crime conditions.

SECTION 6. Based on the findings contained in Sections 1 through 5 above, and all other evidence in the record, the Planning Commission hereby recommends the City Council (1) deny Applicant's proposed Zoning Text Amendment as shown in Exhibit A attached hereto, and (2) deny Applicant's request for a Conditional Use Permit.

SECTION 7. The Community Development Director shall certify to the adoption of this Resolution and shall forward a copy of it to the City Clerk and to the City Council.

PASSED, APPROVED AND ADOPTED this 17th day of February 2026.

Victor Manalo, Chairperson

ATTEST:

Paul Bollier, Community Development Director

ROLL CALL VOTE:

**AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSENT: COMMISSIONERS:
ABSTAIN: COMMISSIONERS:**

EXHIBIT "A"

**DRAFT ORDINANCE NO. 26-981 AMENDMENTS TO
ARTICLE 32 (Conditionally Permitted Used in CG Zone)
OF TITLE 9 (PLANNING AND ZONING) OF THE ARTESIA
MUNICIPAL CODE**

EXHIBIT "B"
List of alcohol license in the City of Artesia

EXHIBIT "C"
Alcohol Outlet Density and Alcohol-Related Consequences
County of Los Angeles Public Health Department

EXHIBIT A
Article 32
Uses Permitted Subject to Conditional Use Permits (CG)

Key:

Normal Text = Existing unmodified language in the Code

~~Strikethrough Text~~ = Existing language proposed to be removed from the Code

§ 9-2.3203. Uses Permitted Subject to Conditional Use Permits (C-G).

Premises in the General Commercial (C-G) Zone may be used for the following purposes provided a conditional use permit has first been obtained pursuant to the provisions of Article 17 of this chapter:

- (a) Automobile service stations pursuant to Section 9-2.3204 of this chapter. A self-service car wash may be allowed as an accessory use to an automobile service station if such accessory use is specifically authorized by the conditional use permit or a modification thereto.
- (b) Retail sales and installation of the following automobile accessories: automobile stereos, automobile speakers, automobile amplifiers, automobile audio processors, automobile subwoofer systems, automobile video systems, automobile security systems, automobile radar and laser detector systems, and automobile GPS navigation systems, provided that the installation of these items and systems are conducted within an enclosed building.
- (c) Retail sales of automobile tires, wheels and rims, and the incidental installation of these items, and front-end alignment and replacement or repair of brakes, provided the installation of these items are conducted within an enclosed building and the property lot size is at least 10,000 square feet.
- (d) Drive-in and drive-thru restaurants;
- (e) Bars and cocktail lounges;
- (f) Feed and grain sales;
- (g) Motels and hotels;
- (h) Automobile sales agencies, including incidental body and fender work, automobile repair and painting and upholstery services, providing all such incidental services are conducted in an enclosed building;
- (i) Mobile home sales;
- (j) Horticultural retail sales nurseries;
- (k) Pet shops;

- (l) Sales of alcoholic beverages for consumption of alcoholic beverages off the premises, provided that such use complies with the following criteria:
 - (1) Such use shall not be located within 1,000 feet from any other use where off-premises alcoholic beverages are sold;
 - (2) Such use shall not be located within 600 feet from a church, school, playground or park;
 - (3) Such use shall not be located within 100 feet of any residential zone;
 - (4) ~~Such use shall not be located on the same lot or parcel or, in conjunction with any premises, which operates an automobile service station or sells gasoline or fuel to the public for the operation of motor vehicles.~~
- (m) Bakery shops, including baking only when incidental to retail sales from the premises;
- (n) Parking lots and parking buildings pursuant to the provisions of Article 11 of this chapter;
- (o) (Reserved)
- (p) (Reserved)
- (q) Driving and traffic schools, passenger vehicle only;
- (r) Adult day health care (ADHC) facilities, excluding medical offices, non ambulatory, and overnight care.
- (s) Indoor swap meet, pursuant to a blanket conditional use permit for all individual vendors within the same building provided that such use complies with the following criteria:
 - (1) The indoor swap meet use shall be allowed only as an incidental use within the floor area of a major anchor tenant. The major anchor tenant, as defined in Section 9-2.414, shall be a retail store having at least twenty thousand (20,000) square feet.
 - (2) No more than 5% of the usable floor area of the major anchor tenant shall be occupied by an indoor swap meet.
 - (3) All retail sales shall be conducted solely within designated leasable vendor booth spaces. Vendor booth spaces shall be located exclusively indoors.
 - (4) No merchandise or obstruction related to the swap meet vendors shall be located outside permanent vendor spaces.
 - (5) Vendor booth spaces shall be maintained as delineated on a master floor plan which specifically identifies the location and square footage of each leasable

booth area.

- (6) Only one tenant per vendor booth space shall be allowed.
 - (7) Only retail uses are permitted.
 - (8) A City business license shall be obtained by each tenant operating a booth space which shall be displayed in a conspicuous place within the booth space.
- (t) Motion picture theaters provided that such uses comply with the following criteria:
- (1) The motion picture theater shall be located within a commercial development, where a minimum of 40% of the uses, exclusive of the motion picture theater, derive their revenues from retail sales.
 - (2) The minimum lot size of the commercial development, where such motion picture theater is located shall be not less than three acres.
 - (3) The premises shall not be operated as an adult-oriented motion picture theater as defined in Article 3 of Chapter 2 of Title 3 (Adult-Oriented Businesses) of the Artesia Municipal Code, unless the motion picture theater complies with the separation requirements from sensitive uses as specified in Section 3-2.303 and the applicant obtains a permit therefor in compliance with Article 3 of Chapter 2 of Title 3 (Adult-Oriented Businesses) of the Artesia Municipal Code.
 - (4) All other development standards of this article and Articles 6 through 15 of this chapter shall be met.
- (u) Other similar uses which the Planning Commission and City Council find to be substantially similar to the above enumerated uses and which, because of the special problems necessary to integrate the use with the surrounding neighborhood, require the issuance of a conditional use permit;
- (v) Wireless telecommunication facility sites, antennas and monopoles, in accordance with the development standards contained in Article 42 of this chapter.
- (w) Computer Internet access businesses, provided such uses shall satisfy and comply with the following minimum location and operational standards:
- (1) The business shall not be located within 500 feet of any public or private school or facility that provides educational or recreational services, or both such services, to children 18 years of age or younger. This separation requirement shall be construed to apply to, and restrict the location of, computer Internet access businesses within 500 feet of any nursery primary or secondary school, as well as any school or facility providing any youth-oriented programs or services such as day care, tutorial programs or athletic programs.
 - (2) The permitted hours of operation of the business are from 8:00 a.m. to

10:00 p.m., Sunday through Thursday, and 8:00 a.m. to 12:00 a.m. (midnight), Friday and Saturday; provided, however, that minors must be accompanied by a parent or legal guardian after 10:00 p.m.

- (3) No minors shall be allowed in the business after 8:30 a.m. or before 3:00 p.m. on regular school days unless accompanied by a parent or legal guardian.
 - (4) The front windows shall not be tinted or otherwise covered during normal business hours so as to maintain an unobstructed view into the business suite from the outside.
 - (5) Adequate lighting shall be maintained inside the business and in the parking area.
 - (6) The front door shall remain open, unlocked and unobstructed during regular business hours.
 - (7) No rear access to the business shall be allowed except for emergencies.
 - (8) An adult manager, age 25 years or older, shall be on site during business hours and shall be responsible for maintaining order inside the establishment and on the property.
 - (9) Signs shall be posted prohibiting loitering and curfew violations. The signs shall refer to the applicable provisions of State and local law restricting such activity.
 - (10) No alcoholic beverages and no unlawful activity shall be allowed on site.
 - (11) Police quality video surveillance shall be established, operated and maintained on the site, which system shall be accessible to the Sheriff's Department upon request.
 - (12) The operator shall permit law enforcement to have access to the business during regular business hours.
 - (13) Other operational conditions may be imposed as part of the issuance of the conditional use permit, including conditions limiting the duration of the permit and permitting revocation under specified circumstances.
- (x) Ice skating and roller skating rinks with associated retail uses.
- (y) Car rental facilities.
- (z) Billiard halls.
- (aa) (Reserved)

(bb) Churches and other places of religious worship, provided such uses shall satisfy and comply with the development standards set forth in this Subsection (bb) and Article 41 of this chapter:

- (1) The building frontage of the building unit or tenant space for the use shall not exceed 10 feet;
- (2) The building unit or tenant space for the use shall not exceed 5,000 square feet of floor area;
- (3) The rear and side yard setbacks for the building unit or tenant space shall be at least 130 feet from any residentially zoned property, as measured from the rear and side property lines of the parcel on which the use is to be located;
- (4) The front yard setback for the building unit or tenant space shall be at least 150 feet, as measured from the front property line of the parcel on which the use is to be located to the building unit or tenant space; and
- (5) Notwithstanding Section 9-2.4101(a)(2) of Article 41, the use shall not be located closer than 1,000 feet from any other church or other place of religious worship. For purposes of this Subsection (bb)(5), the distance shall be measured from property line to property line.

(cc) Archery/sporting goods retail businesses, with incidental services, in addition to the standard criteria for the approval of a conditional use permit, shall satisfy the following criteria:

- (1) If incidental services include use of an archery range, the range shall be certified by the National Field Archery Association;
- (2) The use shall have an active certificated charter with the National Field Archery Association;
- (3) If incidental services include use of an archery range, the range shall only be indoors if adjacent to a residentially zoned property or residential uses;
- (4) No minors shall be allowed in the business after 8:30 a.m. or before 3:00 p.m. on regular school days, unless accompanied by a parent or legal guardian;
- (5) The front windows of the subject building shall not be tinted or otherwise covered during normal business hours so as to maintain an unobstructed view into the building from the outside;
- (6) Adequate lighting shall be maintained inside the subject building and in the subject parking area;
- (7) The front door of the subject building shall remain open, unlocked and unobstructed during regular business hours;

- (8) No rear access to the subject building is permitted, except for emergencies or as otherwise required by the City's Building Code;
 - (9) An adult manager, age 25 years or older, shall be on site during business hours and shall be responsible for maintaining order inside the use and on the subject property;
 - (10) Signs shall be posted prohibiting loitering and curfew violations, which signs shall refer to the applicable provisions of State and local law restricting such activity;
 - (11) No alcoholic beverages and no unlawful activity shall be allowed on the subject site;
 - (12) Police quality video surveillance shall be established, operated and maintained on the subject site, which system shall be accessible to the Sheriff's Department upon request;
 - (13) The business operator shall permit law enforcement to have access to the business during regular business hours; and
 - (14) Other operational conditions may be imposed as part of the issuance of the conditional use permit, including conditions limiting the duration of the permit and permitting revocation under specified circumstances, subject to notice and hearing.
- (dd) Restaurants, including on-site sales of alcoholic beverages, where outdoor dining facilities are provided.
- (ee) Markets, grocery stores and supermarket food stores, containing incidental cooking and preparation of baked goods, ready-to-eat food products, and hot foods, and/or restaurants, and/or banks, whether or not for sub-lease, provided that such use or uses and any related product display and seating area does not exceed 30% of the gross floor area of the market, grocery store or supermarket, subject to these restrictions:
- (1) The market, grocery store or supermarket food store has a gross floor area of at least 5,000 square feet.
 - (2) A bank provided the bank does not occupy more than 2% of the gross floor area. For purposes of this section, an automated teller machine (ATM) by itself and not in conjunction with other banking services, shall not constitute a bank. However, if other banking services are provided so as to qualify as a bank under this section, the floor area used in connection with the ATM shall be counted toward the total amount of floor area that may be devoted to the bank.
- (ff) Automobile EV Charging Stations. Electric Vehicles (EV) charging stations and other sustainable/green construction applications and a Drive-Thru Car Wash with

vacuum stations, may be allowed as primary uses subject to a conditional use permit when combined with existing or proposed retail and restaurant uses per Section 9-2.3202 of this Code subject to these following restrictions:

- (1) The minimum property lot size shall be 43,000 square feet.
- (2) The EV charging stations and drive-thru car wash will be fully automated with wash and rinse services with dedicated self-vacuum parking stations.
- (3) The required parking for the drive-thru car wash station will be in the form of vacuum stations at a rate of not less than one parking space per 250 square feet of gross floor area of drive-thru car wash and shall provide any and all required American Disability Act (ADA) parking. All required parking for the retail and restaurant shall be in accordance with Article 11 (Off-Street Parking and Loading) of Chapter 2 (Zoning) of Title 9 (Planning and Zoning).
- (4) The Drive-thru car wash must have the minimum vehicle queueing of five vehicles. If the queueing of vehicles results in negative impacts to the flow of vehicular or pedestrian traffic in the public right-of-way, or to the general health, safety, and welfare of the public, the City is authorized to require a vehicle queueing management plan, which shall address said negative impacts to the sole satisfaction of the City. The City shall be authorized to impose reasonable conditions of approval to eliminate or mitigate any negative impact of the vehicle queueing.
- (5) The drive-thru car wash must provide EV charging stations at a rate of not less than one EV parking space per 500 square feet of gross floor area of drive-thru car wash.
- (6) The drive-thru car wash must not exceed 75 percent of the total gross floor area proposed or existing principal uses.
- (7) The Drive-thru car wash must obtain all necessary licenses, approvals, and permits from all applicable local, County, State, and Federal public agencies.
- (8) In addition to the development standards as set forth in Section 9-2.3205, the Drive-thru car wash must meet the following development standards:
 - (i) The automated drive-through car wash structure/building shall comply with the following minimum setbacks:
 - (A) Front: 55 feet.
 - (B) Interior Side: 4 feet.
 - (C) Street Side: 100 feet.
 - (D) Rear: 110 feet.
- (9) The existing or proposed retail and restaurant uses shall be a minimum of 6,200

square foot.

(Ord. 159, § 43.03; Ord. 187, § 1; Ord. 226, § 3; Ord. 228, § 3; Ord. 291, § 1; Ord. 324, § 1; Ord. 385A, §§ 4, 5; Ord. 385, §§ 4, 5; Ord. 502, § 1; Ord. 503, § 2; Ord. 531, § 5; Ord. 560, § 6; Ord. 575, § 10; Ord. 576, § 3; Ord. 587, § 10; Ord. 591, § 4; Ord. 606, § 6; Ord. 626, § 12; Ord. 631, § 8; Ord. 650, Ord. 655, § 6; § 7; Ord. 662, §§ 6, 7; Ord. 07-701, § 6; Ord. 07-713, § 6; Ord. 08-727, § 6; Ord. 08-728, § 6; Ord. 08-736, § 11; Ord. 14-813, § 6; Ord. 15-825, § 6; Ord. 19-880, § 11; Ord. 19-882, § 11; Ord. 20-905, § 6; Ord. 21-918, § 5; Ord. 22-932, § 6; Ord. 22-934U, § 6; Ord. No. 24-952, 5/13/2024)

EXHIBIT B
OFF SALE ALCOHOL LICENSES (TYPE 20 & 21)
ALL ARTESIA CENSUS TRACTS

Approved Type 20 & 21 Alcohol Licenses in Artesia (3 alcohol licenses at gasoline stations)

License Number	Status	License Type	Orig. Iss. Date	Expir. Date	Primary Owner	Premises Addr.	Business Name
355519	ACTIVE	21	10/14/1999	9/30/2026	STATER BROS MARKETS	11815 ARTESIA BLVD,ARTESIA, CA 90701 Census Tract: 5545.21	STATER BROS MARKETS 161
384511	ACTIVE	21	7/16/2003	1/31/2027	TAWA SUPERMARKET INC	17713 PIONEER BLVD,ARTESIA, CA 90701 Census Tract: 5548.02	99 RANCH MARKET
444994	ACTIVE	20	12/29/2006	11/30/2026	AMERICAN RANCH & SEAFOOD MARKETS INC	19105 PIONEER BLVD,ARTESIA, CA 90701-6603 Census Tract: 5549.00	AMERICAN RANCH & SEAFOOD MARKET
453042	ACTIVE	20	6/6/2007	5/31/2026	COSTA, MARCO PAUL	11655 ARTESIA BLVD,ARTESIA, CA 90701-3849 Census Tract: 5545.21	PORTUGAL IMPORTS
479370	ACTIVE	21	9/2/2009	8/31/2026	GARFIELD BEACH CVS LLC	11851 ARTESIA BLVD,ARTESIA, CA 90701-4002 Census Tract: 5545.21	CVS PHARMACY 9488
483700	ACTIVE	20	12/24/2009	11/30/2026	KEVIN CORPORATION	16725 PIONEER BLVD,ARTESIA, CA 90701-1717 Census Tract: 5545.21	PIONEER CHEVRON
485321	ACTIVE	20	9/23/2010	6/30/2026	WALGREEN CO	11800 ARTESIA BLVD,ARTESIA, CA 90701-4003 Census Tract: 5548.02	WALGREENS 05773
543492	ACTIVE	20	5/14/2014	4/30/2026	POTENTIA FUEL INC	11756 SOUTH ST,ARTESIA, CA 90701-6616 Census Tract: 5549.00	POTENTIA FUEL
551345	ACTIVE	21	12/24/2014	11/30/2026	DIAB, YACOUB	12135 SOUTH ST,ARTESIA, CA 90701 Census Tract: 5549.00	TERRY'S LIQUOR
576039	ACTIVE	20	11/28/2016	11/30/2026	FRESH CATCH SEAFOOD MARKET INC	11618 SOUTH ST,ARTESIA, CA 90701 Census Tract: 5549.00	
579407	ACTIVE	20	6/6/2017	6/30/2026	7 ELEVEN INC	12202 SOUTH STREET,ARTESIA, CA 90701 Census Tract: 5549.00	7 ELEVEN INC STORE #37052 A
593110	ACTIVE	20	10/14/2020	9/30/2026	JOHAL OIL CORPORATION, INC.	16809 PIONEER BLVD,ARTESIA, CA 90701-1719 Census Tract: 5545.21	JOHAL OIL CORPORATION
612582	ACTIVE	20	12/12/2019	6/30/2026	7 ELEVEN INC	12200 ARTESIA BLVD,ARTESIA, CA 90701 Census Tract: 5548.02	7-ELEVEN STORE 24629B
618349	ACTIVE	21	2/18/2021	1/31/2026	MILANO LIQUOR INC	11756 166TH ST,ARTESIA, CA 90701-1723 Census Tract: 5545.21	FOOD MART LIQUOR
629621	ACTIVE	21	5/11/2022	4/30/2026	PRAJAPATI, RAJENDRAKUMAR MAFATLAL	18801 PIONEER BLVD,ARTESIA, CA 90701-5633 Census Tract: 5549.00	PIONEER LIQUOR
649608	ACTIVE	21	9/19/2023	8/31/2026	RAJ SRI TWO INC.	11402 ARTESIA BLVD,ARTESIA, CA 90701-3844 Census Tract: 5548.02	JERRYS LIQUOR MARKET

Alcohol Outlet Density and Alcohol-Related Consequences

by City and Community in Los Angeles County, 2022



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Objective

This report aims at to examine and identify the spatial pattern and relationships between alcohol outlet density and alcohol-related consequences or harms, specifically violent crimes, vehicle crashes, emergency department visits, hospitalizations, and deaths across LAC cities/community jurisdictions.

Introduction

Excessive alcohol consumption is one of the leading causes of premature death and disability in Los Angeles County (LAC), and is a serious public health concern with major health, economic, and social consequences or implications.¹ Each year, approximately 2,100 people die from alcohol-related causes, with approximately 41,000 years of potential life lost (YPLL),^{2*} costing LAC an estimated \$11.4 billion annually.³ A review of scientific literature found that alcohol outlet densities are positively associated with alcohol consumption⁴ and related harms, including violent crimes,⁵ vehicle crashes,⁶ emergency department (ED) visits,⁷ hospitalizations,⁸ and deaths⁹, among other adverse outcomes.

In this report, alcohol outlet densities and the rates of the five consequences were examined for 78 cities, 28 unincorporated areas or communities, 8 Service Planning Areas (SPA), and 5 Supervisorial Districts (SD) in LAC.

Study Methods

Defining Cities and Communities in Los Angeles County

A total of 88 cities and 121 unincorporated areas within the County of Los Angeles were identified using boundaries provided by the Los Angeles County Enterprise GIS (eGIS), based on updated cities, and Countywide Statistical Areas (CSAs) for the unincorporated areas in LAC.^{10, 11} Ten cities and 93 unincorporated CSAs with populations of less than 10,000 residents, produced unstable estimates and were excluded from this report. Data for the City of Los Angeles was further divided into its 15 city council districts to provide more local information.¹²

Determining Alcohol Outlet Densities

Information on alcohol outlets within LAC in 2022 was obtained from the California Department of Alcoholic Beverage Control (ABC).¹³ ABC categorizes alcohol outlets as follows:

- On-premises – outlets where alcohol is served to be consumed on site (bars and restaurants).

* Years of potential life lost (YPLL) is an estimate of the average time a person would have lived had he or she not died prematurely (before age 75 years). This measure is used to help quantify social and economic loss owing to premature death, and it has been promoted to emphasize specific causes of death affecting younger age groups. YPLL incorporates age at death, and its calculation mathematically weights the total deaths by applying values to death at each age, retrieved from <http://www.jstor.org/stable/25759821>.

- Off-premises – outlets where alcohol is sold in original, sealed containers to be consumed off site (liquor stores, convenience stores such as gas station stores, and grocery stores).

The 2022 population estimates for each city and community were used to calculate alcohol outlet densities.¹⁴ The density (number of outlets per 10,000 residents) of on-premises and off-premises alcohol outlets was calculated separately and categorized into three equal groups (tertiles): “low,” “medium,” or “high” density.

Measuring Alcohol-related Harms/Consequences

Five harms associated with alcohol consumption (violent crimes,¹⁵ vehicle crashes,¹⁶ ED visits,¹⁷ hospitalizations,¹⁷ and deaths¹⁸) were examined using 2022 data. Violent crimes included homicide/murder, sexual assault (rape and attempted rape), all other assaults (including domestic violence), and robbery. Alcohol-involved vehicle crashes included any motor vehicle crashes in which a driver, pedestrian, or bicyclist had been drinking, and excludes motor vehicle crashes with property damage only. Alcohol-related ED visits and hospitalizations included any mention of alcohol in a primary or secondary diagnosis. Alcohol related death include all deaths that listed an alcohol-related condition as the underlying or contributing cause of death on the death certificate.

Geographic information for alcohol-related vehicle crashes and violent crimes were based on the location of the incident, and were based on residence for ED visits, hospitalizations, and deaths. If decedent residence data was missing, death location was used.

Rates per 10,000 residents for each of the five alcohol-related consequences were calculated using 2022 population estimates for each city/community, SPA, and SD, and were categorized into three equal groups: “low,” “medium,” or “high” rate.

Determining the Relationship between Alcohol Outlet Density and Alcohol-related Consequences.

Logistic regression modeling was performed to examine the associations between on- and off-premises alcohol outlet densities (high – values above the County median; low – values below the County median) and alcohol-related harms (high – values above the County; low – values below the County median) adjusting for Social Vulnerability Index(SVI)¹⁹ to account for neighborhood socioeconomic conditions, household composition and disability, minority status and language, and housing type and transportation. Statistical significance was determined using $p < 0.1$.

Findings

Alcohol Outlets

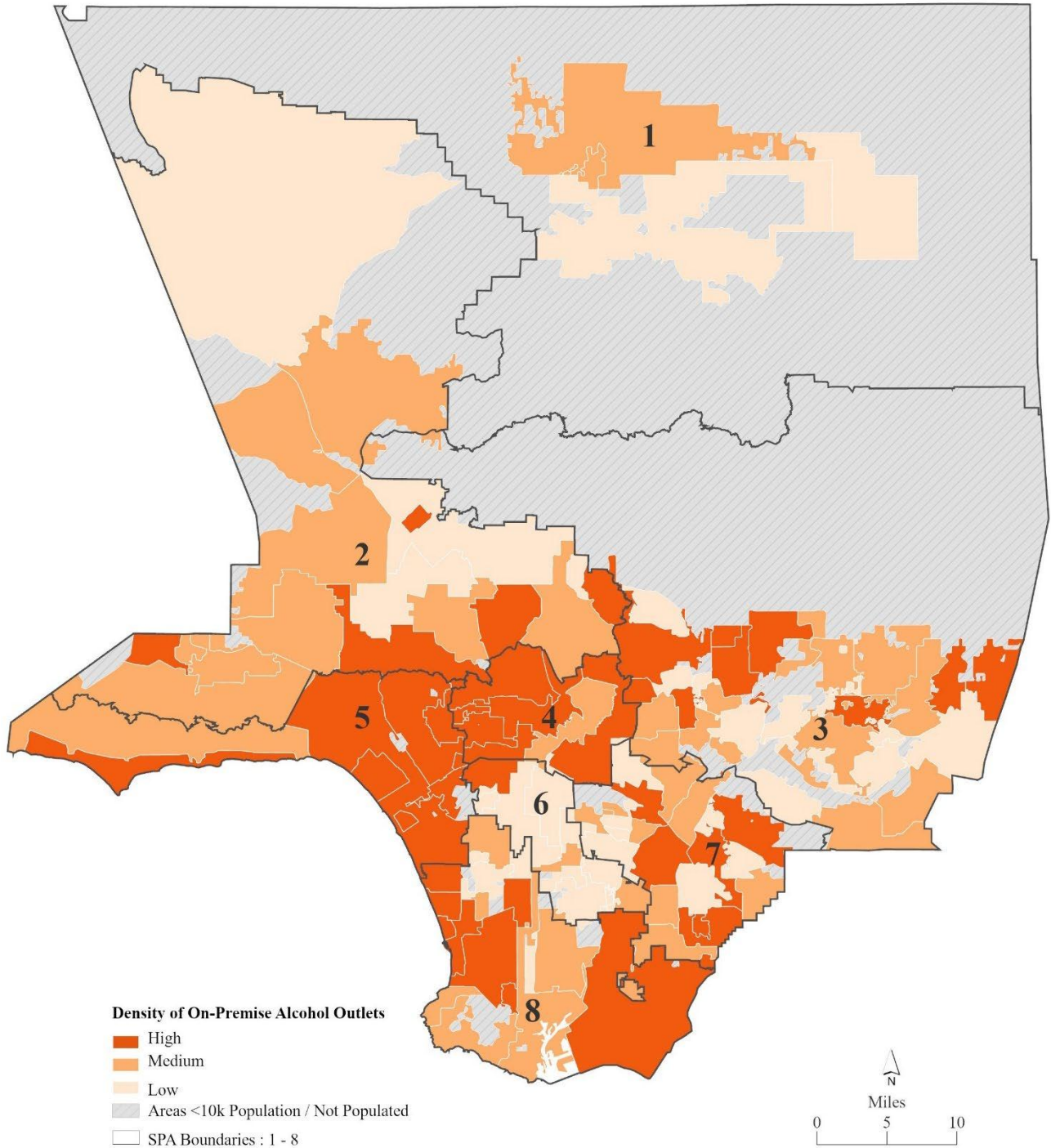
A total of 16,589 active alcohol outlet licenses were identified in LAC, of which on-premises outlets accounted for 10,188 (61%) and off-premises accounted for 6,401 (39%). In 2022, the average density of on-and off-premises alcohol outlets in LAC was 10.4 and 6.5 outlets per 10,000 population, respectively. Compared to the 2020 data²⁰, the overall number of

alcohol outlets increased by 173 (1.1%). The number of on-premises alcohol outlets decreased by 389 (-3.7%), while off-premises alcohol outlets increased by 562 (9.6%). Consequently, in LAC the overall density of on-premises alcohol outlets remained at 10.4 per 10,000 residents, while that of off-premises alcohol outlets rose from 5.7 in 2020 to 6.5 in 2022 per 10,000 residents.

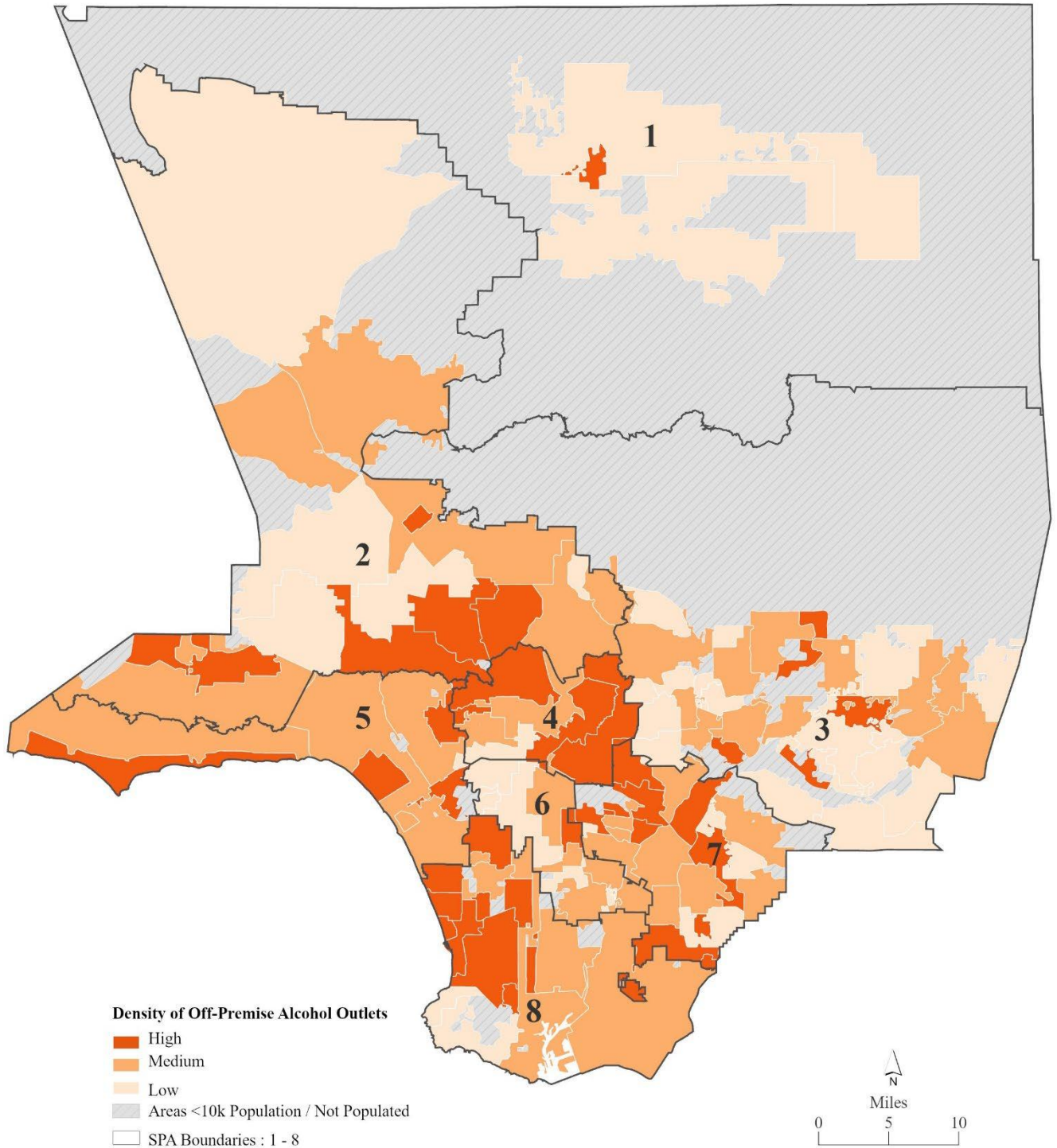
The density of on-premises alcohol outlets varied widely among cities and communities across the County, ranging from zero (Bassett) to 60 (West Hollywood), with 48 (40%) cities/communities above the countywide density of 10.4 per 10,000 residents. Off-premises alcohol outlet densities ranged from zero (San Marino, and Bassett) to 15.5 (Culver City), with 56 (46.7%) cities/communities above the countywide density of 6.5 per 10,000 residents. Tables 1A, 1B, and 1C present the densities of on-premises and off-premises alcohol outlets by cities and communities, SPAs, and SDs, respectively. Among on-premises alcohol outlets, 6,665 (65.4 %) were in cities and communities of high on-premises outlet density (Map 1, and Table 1A). Among off-premises outlets, 2,094 (32.7 %) were in the cities and communities with high outlet density (Map 2, and Table 1A).

The geographical distribution of on- and off-premises alcohol outlets varied across LAC (Maps 1 and 2). A higher density of on-premises alcohol outlets was associated with lower SVI or more affluent communities, such as West Hollywood, El Segundo, Beverly Hills, Malibu, Marina del Rey, Santa Monica, and Culver City (Map 1, $p < 0.1$). Conversely, no significant association was found between the density of off-premises alcohol outlets and SVI overall.

Map 1. On-Premises Alcohol Outlet Density (per 10,000 population) among Cities, Communities, and Service Planning Areas (SPA), Los Angeles County, 2022



Map 2. Off-Premises Alcohol Outlet Density (per 10,000 population) among Cities, Communities, and Service Planning Areas (SPA), Los Angeles County, 2022



Association Between Alcohol Outlet Density and Alcohol-related Consequences

The rates of alcohol-related consequences (violent crimes, vehicle crashes, ED visits, hospitalizations, and death) are presented by each city and community (Table 2A, Maps 3 to 7), SPA (Table 2B), and SD (Table 2C). The associations between on/off-premises alcohol outlet density and various alcohol-related consequences (e.g., violent crimes, vehicle crashes) were tested after accounting for the Social Vulnerability Index.

Violent Crimes

The violent crime rate within Los Angeles County cities/communities ranged from 0.3 (San Gabriel) to 172.8 (Council District 8), with 29 (24.2%) cities/communities above the overall County rate of 59.6 per 10,000 population (Table 2A, Map 3).

Cities and communities with a high density of **on-premises** alcohol outlets were 3.1 times more likely to have high *violent crime* rates than cities and communities with a low density of on-premises alcohol outlets, even after accounting for the Social Vulnerability Index ($p < 0.1$).

Cities and communities with a high density of **off-premises** alcohol outlets were 5.2 times more likely to have high *violent crime* rates than cities and communities with a low density of off-premises alcohol outlets, even after accounting for the Social Vulnerability Index ($p < 0.1$).

Alcohol-involved Vehicle Crashes

The alcohol-involved vehicle crash rate within Los Angeles County cities/communities ranged from zero (Lomita, Rancho Palos Verdes, Sierra Madre, Bassett, and Palos Verdes Estates) to 25 (City of Commerce), with 44 (36.7%) cities/communities above the overall County rate of 4.4 per 10,000 population (Table 2A, Map 4).

The associations between **on/off-premises** alcohol outlet density and alcohol-involved vehicle crashes were not statistically significant.

Alcohol-related ED Visits

The alcohol-related ED visit rate within Los Angeles County cities/communities ranged from 14.5 (Cerritos) to 321.8 (La Mirada), with 45 (37.5%) cities/communities above the County overall rate of 52.4, per 10,000 population (Table 2A, Map 5).

The associations between **on/off-premises** alcohol outlet density and alcohol-involved ED visits were not statistically significant.

Alcohol-related Hospitalizations

The alcohol-related hospitalization rate within Los Angeles County cities/communities ranged from 15.7 (Diamond Bar) to 112.5 (Stevenson Ranch), with 49 (40.8%) cities/communities above the overall County rate of 49.4 per 10,000 population (Table 2A, Map 6).

Cities and communities with a high density of **off-premises** alcohol outlets were 3.5 times more likely to have high alcohol-related hospitalization rates than cities and communities with a low density of off-premises alcohol outlets, even after accounting for the Social Vulnerability Index ($p < 0.1$).

The association between **on-premises** alcohol outlets and alcohol-related hospitalizations was not statistically significant.

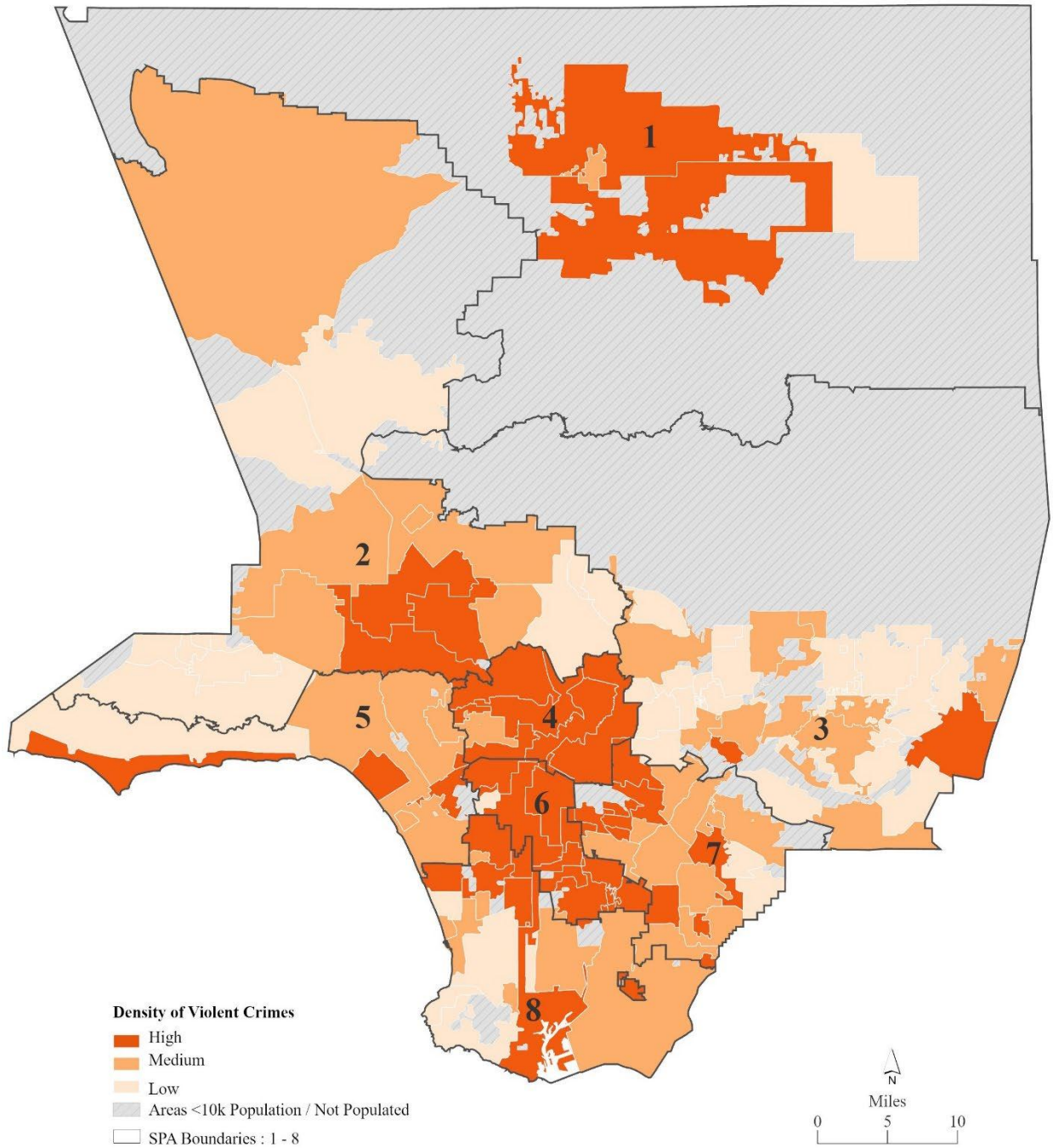
Alcohol-related Deaths

The alcohol-related death rate within Los Angeles County cities/communities ranged from zero (Santa Monica Mountains, San Marino, Signal Hill, La Canada Flintridge, and Castaic) to 6.4 (Council District 1), with 44 (36.7%) above the overall County rate of 2.9 per 10,000 population (Table 2A, Map 7).

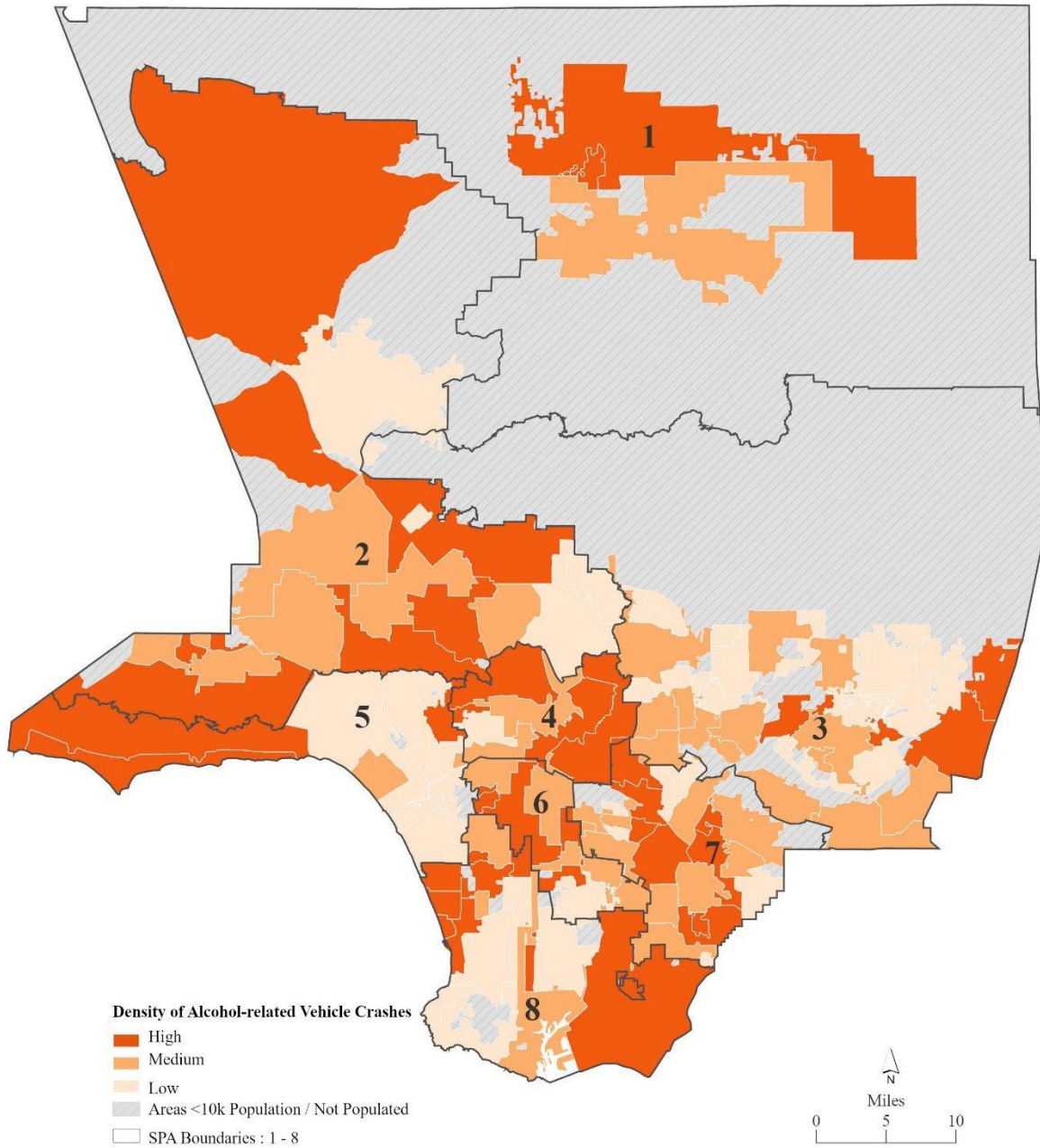
Cities and communities with a high density of **off-premises** alcohol outlets were 4.2 times more likely to have high alcohol-related death rates than cities and communities with a low density of off-premises alcohol outlets, even after accounting for the Social Vulnerability Index ($p < 0.1$).

The association between **on-premises** alcohol outlets density and alcohol-related deaths was not statistically significant.

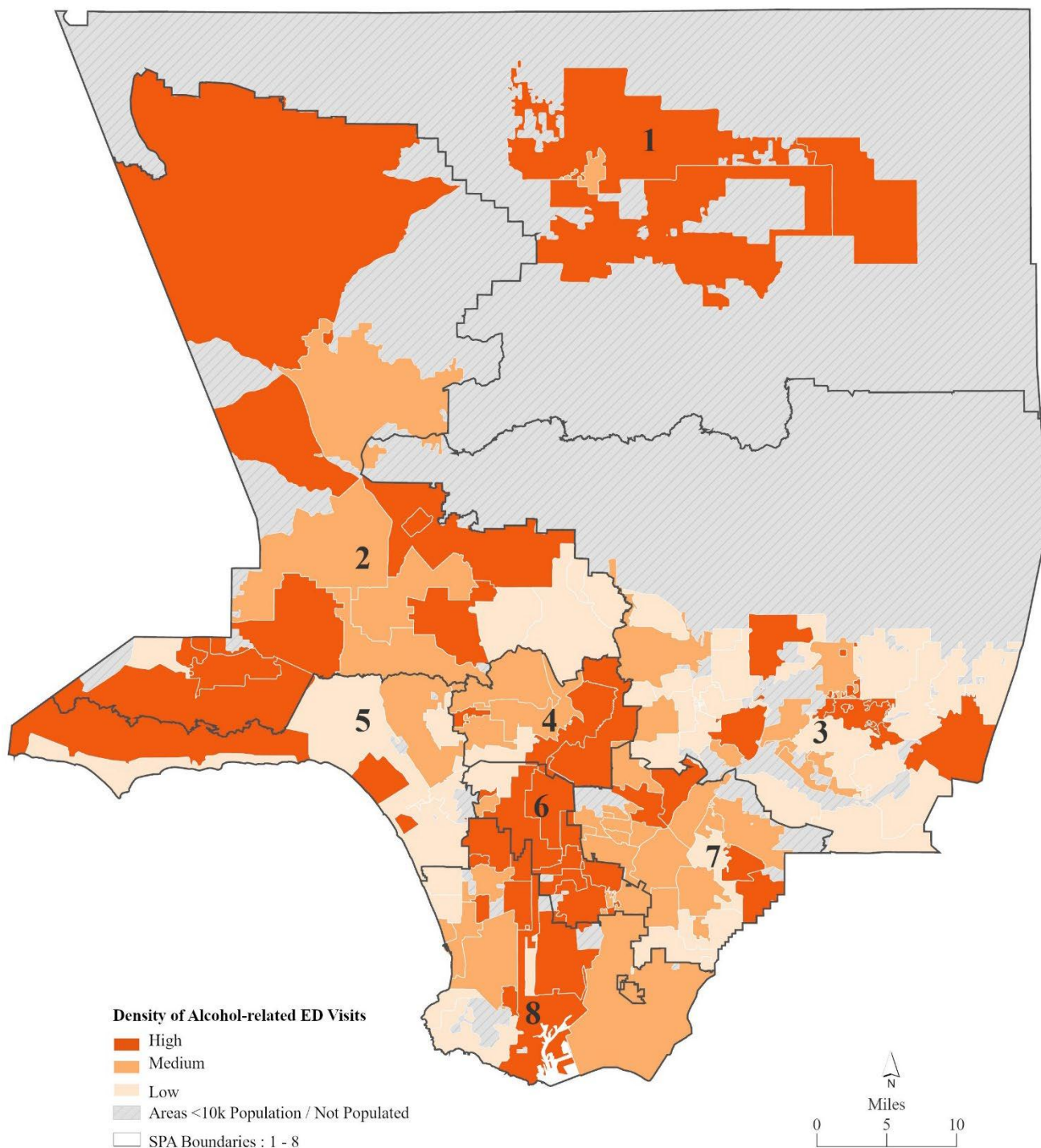
Map 3. Violent Crime Rates (per 10,000 population) among Cities, Communities, and Service Planning Areas (SPAs), Los Angeles County, 2022



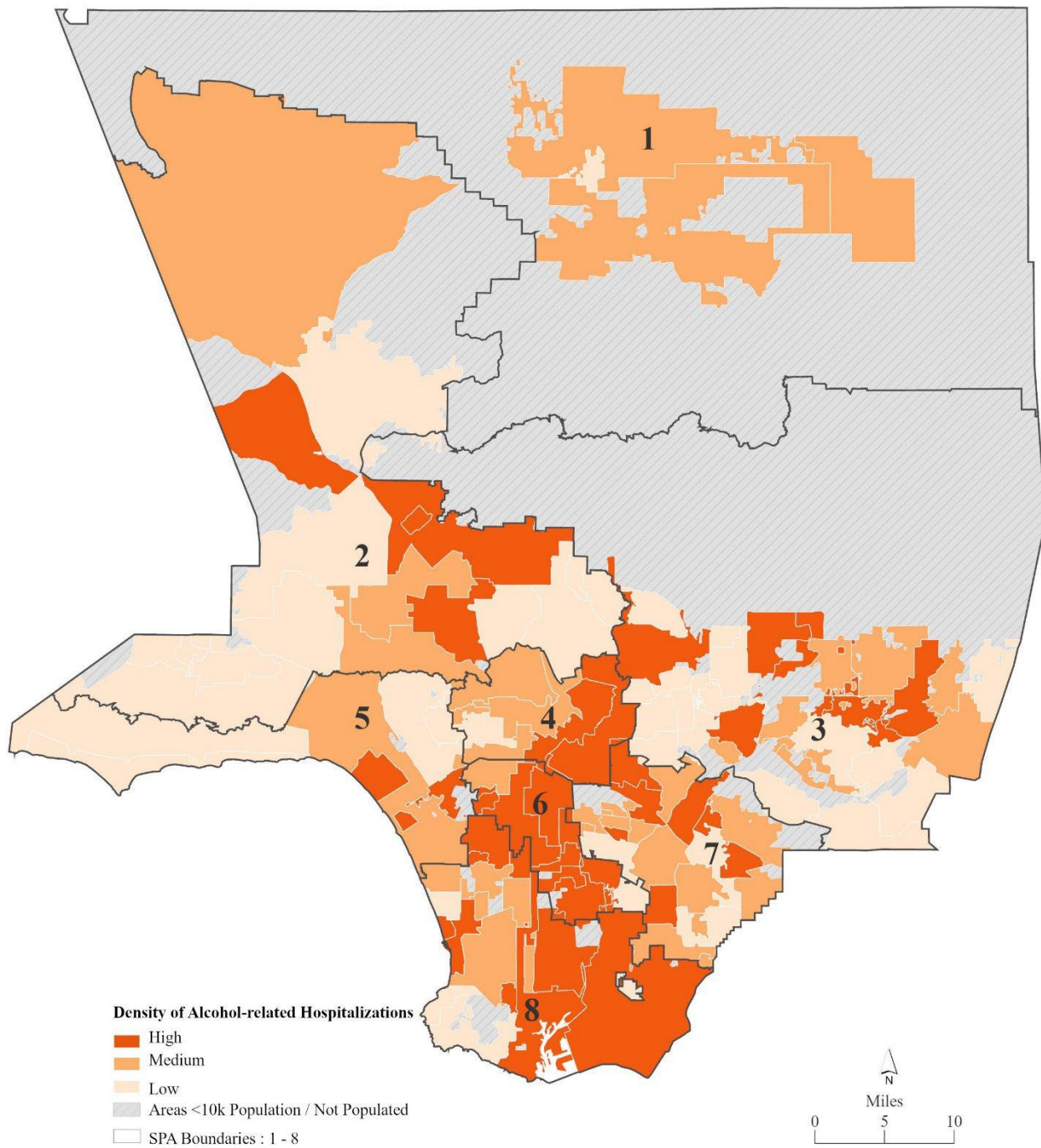
Map 4. Alcohol-related Vehicle Crash Rates (per 10,000 population) among Cities, Communities, and Service Planning Areas (SPAs), Los Angeles County, 2022



Map 5. Alcohol-related Emergency Department Visit Rates (per 10,000 population) among Cities, Communities, and Service Planning Areas (SPAs), Los Angeles County, 2022



Map 6. Alcohol-related Hospitalization Rate (per 10,000 population) among Cities, Communities, and Service Planning Areas (SPAs), Los Angeles County, 2022



Map 7. Alcohol-related Deaths Rate (per 10,000 population) Among Cities, Communities, and Service Planning Areas (SPAs), Los Angeles County, 2022

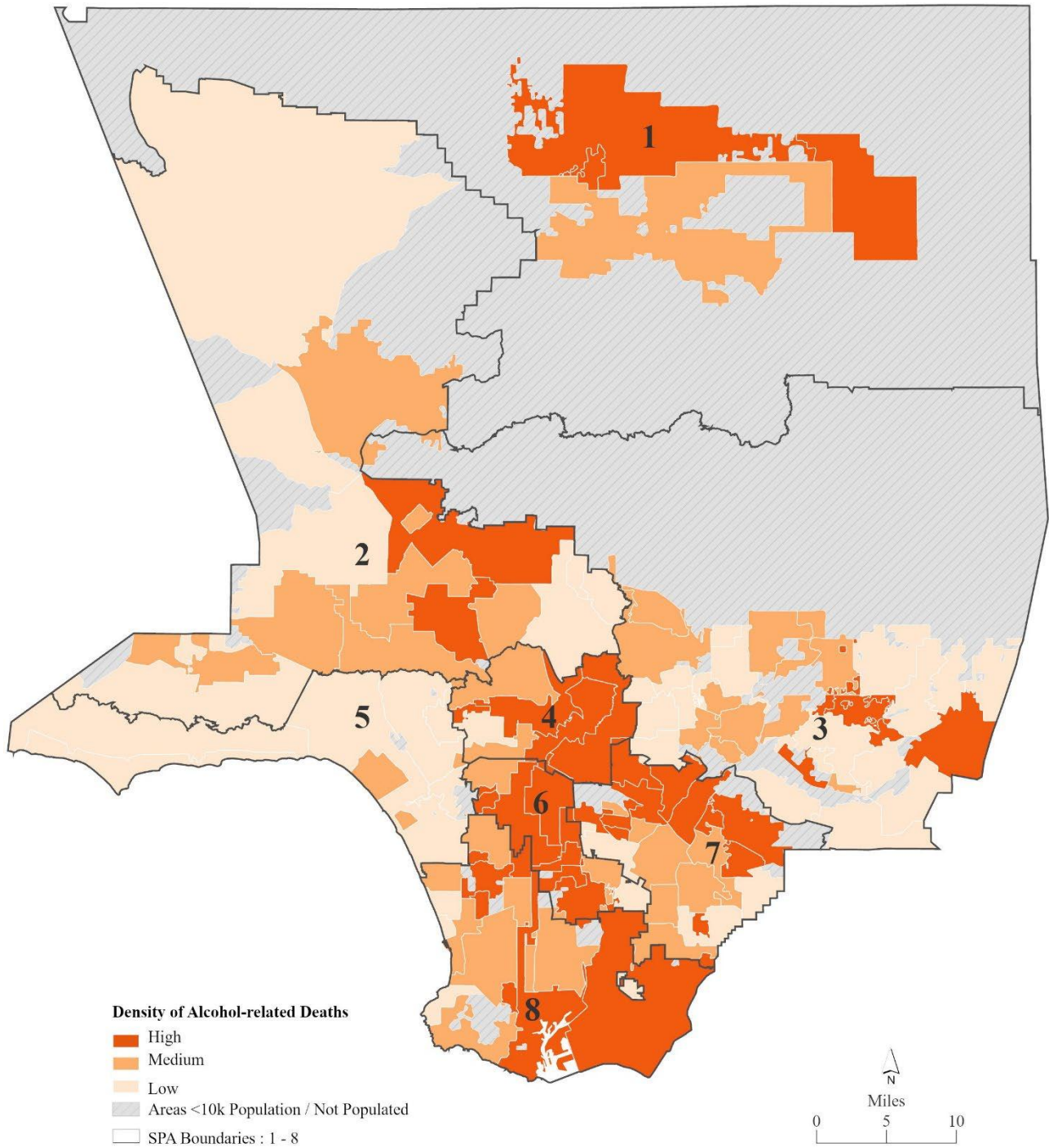


Table 1A. On-Premises and Off-Premises Alcohol Outlet Density (AOD) by City and Community, Los Angeles County, 2022*

City/Communities	On-Premises AOD		Off-Premises AOD	
Los Angeles County	10.4	-	6.5	-
Agoura Hills	22.0	High	8.7	High
Alhambra	9.3	High	4.0	Low
Altadena	3.8	Low	3.9	Low
Arcadia	16.6	High	6.6	High
Artesia	31.1	High	12.4	High
Athens-Westmont	0.7	Low	5.8	High
Azusa	6.0	High	7.2	High
Azusa (Unincorporated)	1.4	Low	3.5	Low
Baldwin Park	3.2	Low	7.1	High
Bassett	0.0	Low	0.0	Low
Bell	5.4	Low	6.2	High
Bell Gardens	6.6	High	9.6	High
Bellflower	6.1	High	6.8	High
Beverly Hills	45.0	High	10.8	High
Burbank	16.7	High	7.9	High
Calabasas	11.2	High	7.6	High
Carson	6.8	High	5.6	High
Castaic	3.2	Low	5.0	Low
Cerritos	17.5	High	5.1	Low
Charter Oak	7.6	High	6.6	High
Claremont	15.6	High	3.5	Low
Commerce	12.5	High	15.0	High
Compton	1.6	Low	6.4	High
Covina	12.5	High	8.2	High
Covina (Unincorporated)	0.6	Low	1.9	Low
Cudahy	1.4	Low	5.9	High
Culver City	32.6	High	15.5	High
Diamond Bar	6.9	High	4.8	Low
Downey	11.6	High	6.2	High
Duarte	7.5	High	8.2	High
East Los Angeles	3.8	Low	8.0	High
East Rancho Dominguez	0.7	Low	4.0	Low
El Monte	4.1	Low	6.3	High
El Segundo	50.2	High	11.8	High
Florence-Firestone	3.4	Low	9.0	High
Gardena	16.2	High	9.1	High

City/Communities	On-Premises AOD		Off-Premises AOD	
Glendale	10.9	High	7.3	High
Glendora	10.5	High	4.8	Low
Hacienda Heights	5.3	Low	4.6	Low
Hawaiian Gardens	14.8	High	8.9	High
Hawthorne	5.3	Low	6.1	High
Hermosa Beach	37.8	High	12.6	High
Huntington Park	6.3	High	8.9	High
Inglewood	6.1	High	8.7	High
La Canada Flintridge	13.1	High	7.6	High
La Crescenta-Montrose	1.5	Low	4.1	Low
La Mirada	8.1	High	5.8	High
La Puente	5.9	High	8.7	High
La Verne	16.2	High	6.8	High
Lake Los Angeles	1.5	Low	4.5	Low
Lakewood	7.5	High	8.0	High
Lancaster	6.0	High	4.7	Low
Lawndale	5.5	High	8.1	High
Lennox	2.0	Low	6.5	High
Lomita	15.0	High	8.0	High
Long Beach	13.4	High	7.1	High
Los Angeles	10.5	-	6.4	-
Council District 1	10.7	High	8.4	High
Council District 2	7.6	High	7.8	High
Council District 3	7.5	High	4.9	Low
Council District 4	19.0	High	8.4	High
Council District 5	19.2	High	6.5	High
Council District 6	3.7	Low	5.3	Low
Council District 7	2.9	Low	5.8	High
Council District 8	1.6	Low	4.8	Low
Council District 9	3.3	Low	5.7	High
Council District 10	11.5	High	5.1	Low
Council District 11	18.5	High	6.3	High
Council District 12	6.1	High	5.3	Low
Council District 13	19.6	High	6.4	High
Council District 14	20.7	High	8.2	High
Council District 15	6.2	High	6.7	High

Low (0-33%) Low-Medium (34-66%) High (67-100%) High

* Cities/communities with residents less than 10,000 are excluded

† For the City of Los Angeles, both on-premises and off-premises Alcohol Outlet Densities were medium (61st and 51st percentile, respectively)

**Table 1A. On-Premises and Off-Premises Alcohol Outlet Density (AOD)
by City and Community, Los Angeles County, 2022* (continued)**

City/Communities	On-Premises AOD	Off-Premises AOD
Lynwood	4.6	6.1
Malibu	39.0	13.3
Manhattan Beach	28.5	9.4
Marina del Rey	33.9	5.9
Maywood	6.9	11.5
Monrovia	17.3	6.1
Montebello	8.6	7.4
Monterey Park	10.1	5.1
Northeast San Gabriel	1.0	3.9
Norwalk	4.1	6.1
Palmdale	4.5	4.1
Palos Verdes Estates	5.4	1.6
Paramount	6.7	6.7
Pasadena	19.4	5.8
Pico Rivera	8.0	8.0
Pomona	4.9	5.9
Quartz Hill	5.4	7.8
Rancho Palos Verdes	5.9	4.5
Redondo Beach	21.4	8.6
Rosemead	7.2	5.9
Rowland Heights	11.0	3.9
San Dimas	11.2	7.3
San Fernando	12.7	9.8
San Gabriel	18.2	6.2
San Jose Hills	1.0	2.0

City/Communities	On-Premises AOD	Off-Premises AOD
San Marino	4.9	0.0
Santa Clarita	9.8	6.0
Santa Fe Springs	13.2	13.8
Santa Monica	32.6	8.5
Santa Monica Mountains	9.0	6.2
Sierra Madre	13.0	3.7
Signal Hill	11.2	9.5
South El Monte	11.2	12.7
South Gate	5.4	7.0
South Pasadena	13.3	4.5
South Whittier	1.9	5.5
Stevenson Ranch	9.5	6.6
Temple City	8.5	4.2
Torrance	13.9	7.6
Valinda	1.0	4.9
View Park/Windsor Hills	1.8	5.5
Walnut	3.8	4.7
Walnut Park	3.3	2.7
West Carson	3.3	7.8
West Covina	7.1	4.7
West Hollywood	59.6	12.3
West Whittier/Los Nietos	2.9	4.6
Whittier	11.8	7.0
Willowbrook	1.5	4.6

Low (0-33%) Medium (34-66%) High (67-100%)

* Cities/communities with residents less than 10,000; are excluded

Table 1B. On-Premises and Off-Premises Alcohol Outlet Density (per 10,000 population) by Service Planning Area (SPA), Los Angeles County, 2022

SPA	On-premises AOD		Off-premises AOD	
Los Angeles county	10.4	-	6.5	-
Antelope Valley (SPA 1)	5.1	Low	4.8	Low
San Fernando (SPA 2)	8.5	Medium	6.3	Medium
San Gabriel (SPA 3)	9.1	Medium	5.8	Low
Metro (SPA 4)	20.6	High	7.6	High
West (SPA 5)	20.9	High	7.2	Medium
South (SPA 6)	2.5	Low	5.4	Low
East (SPA 7)	7.5	Medium	7.2	Medium
South Bay (SPA 8)	11.8	Medium	7.3	High

Table 1C. On-Premises and Off-Premises Alcohol Outlet Density (per 10,000 population) by Supervisorial District (SD), Los Angeles County, 2022

SD	On-premises AOD		Off-premises AOD	
Los Angeles county	10.4	-	6.5	-
District 1	10.1	Medium	6.8	High
District 2	8.9	Low	6.5	Medium
District 3	12.7	High	6.2	Medium
District 4	9.7	Medium	7.1	High
District 5	10.5	High	6.0	Low

Low (0-33%) Low Medium (34-66%) Medium High (67-100%) High

Table 2A. Alcohol-related Consequences (rates per 10,000 population) by City and Community, Los Angeles County, 2022*

City/Communities	Violent Crimes		Vehicle Crashes		ED Visits		Hospitalizations		Deaths**	
Los Angeles County	59.6	-	4.4	-	52.4	-	49.4	-	2.9	-
Agoura Hills	16.4	Medium	4.1	High	36.3	Medium	29.7	Medium	2.0	High
Alhambra	19.6	Medium	4.0	High	44.2	High	34.6	Medium	1.7	Medium
Altadena	20.5	Medium	1.9	Medium	28.9	Medium	39.0	Medium	2.9	High
Arcadia	25.4	Medium	2.7	Medium	25.4	Medium	31.5	Medium	0.9	Medium
Artesia	54.6	High	5.0	High	43.5	High	45.3	High	5.0	High
Athens-Westmont	111.9	High	7.2	High	83.9	High	81.8	High	5.1	High
Azusa	26.2	Medium	4.4	High	47.8	High	48.3	High	2.5	High
Azusa (Unincorporated)	18.7	Medium	2.1	Medium	56.0	High	53.2	High	6.2	High
Baldwin Park	45.2	High	6.1	High	49.1	High	51.0	High	2.8	High
Bassett	14.8	Medium	0.0	Medium	50.3	High	48.8	High	1.5	Medium
Bell	60.8	High	4.2	High	46.6	High	52.1	High	4.8	High
Bell Gardens	38.1	High	7.3	High	46.7	High	52.1	High	2.6	High
Bellflower	58.0	High	4.0	High	49.0	High	54.7	High	2.7	High
Beverly Hills	48.1	High	6.2	High	22.2	Medium	28.7	Medium	0.6	Medium
Burbank	30.6	High	4.1	High	39.1	Medium	31.7	Medium	2.5	High
Calabasas	14.5	Medium	3.1	High	65.6	High	31.3	Medium	2.6	High
Carson	47.6	High	2.7	Medium	55.8	High	54.1	High	2.2	High
Castaic	47.5	High	5.0	High	64.0	High	42.5	High	0.0	Medium
Cerritos	28.7	High	8.3	High	14.5	Medium	19.4	Medium	1.0	Medium
Charter Oak	24.1	Medium	2.4	Medium	56.2	High	48.2	High	4.8	High
Claremont	28.6	High	5.2	High	27.8	Medium	26.7	Medium	1.4	Medium
Commerce	151.4	High	25.0	High	69.9	High	84.9	High	5.8	High
Compton	111.8	High	2.2	Medium	61.8	High	61.4	High	3.1	High
Covina	32.5	High	2.8	Medium	68.7	High	61.6	High	3.2	High
Covina (Unincorporated)	15.2	Medium	8.9	High	73.4	High	56.9	High	3.8	High
Cudahy	71.0	High	1.4	Medium	47.5	High	52.9	High	5.0	High
Culver City	72.3	High	2.5	Medium	36.5	Medium	99.6	High	1.8	Medium
Diamond Bar	17.1	Medium	4.8	High	17.1	Medium	15.6	Medium	1.1	Medium
Downey	45.1	High	5.9	High	41.6	High	46.2	High	2.5	High
Duarte	31.8	High	2.4	Medium	36.1	Medium	52.7	High	2.8	High
East Los Angeles	55.8	High	6.5	High	51.6	High	55.4	High	3.8	High
East Rancho Dominguez	62.3	High	4.0	High	51.6	High	55.6	High	2.0	High
El Monte	37.7	High	3.9	High	57.5	High	52.6	High	2.8	High
El Segundo	69.2	High	7.7	High	31.9	Medium	42.6	High	2.4	High
Florence-Firestone	106.2	High	5.4	High	66.5	High	62.0	High	5.2	High

Low (0-33%) Medium (34-66%) High (67-100%)

*Cities/communities with a population of less than 10,000 are excluded.

** Death rates by cities/communities were based on residential addresses of decedents. If residential address was missing, death location or event address was used.

Table 2A. Alcohol-related Consequences (rates per 10,000 population) by City and Community, Los Angeles County, 2022* (continued)

City/Communities	Violent Crimes	Vehicle Crashes	ED Visits	Hospitalizations	Deaths**
Gardena	63.0	0.7	58.8	46.6	2.7
Glendale	14.7	2.2	30.9	33.5	1.0
Glendora	26.8	2.5	39.4	52.1	1.6
Hacienda Heights	16.8	3.8	36.5	35.2	1.3
Hawaiian Gardens	58.6	0.7	37.9	43.8	3.7
Hawthorne	73.0	5.2	53.1	49.9	3.2
Hermosa Beach	28.9	6.3	44.1	58.3	1.1
Huntington Park	77.9	3.2	50.6	42.3	3.2
Inglewood	64.4	3.6	78.3	66.1	2.3
La Canada Flintridge	12.1	2.5	16.1	21.1	0.0
La Crescenta-Montrose	4.1	2.6	34.0	35.5	1.5
La Mirada	16.7	2.1	321.8	42.0	1.0
La Puente	31.0	0.5	49.2	45.7	4.8
La Verne	17.5	2.2	35.6	45.0	1.9
Lake Los Angeles	25.7	6.0	76.3	45.3	5.3
Lakewood	46.0	2.9	37.4	42.6	2.7
Lancaster	83.6	5.8	85.9	44.0	4.4
Lawndale	43.0	3.2	58.9	47.6	3.2
Lennox	52.6	6.5	103.3	70.2	3.5
Lomita	45.5	0.0	59.2	61.7	4.9
Long Beach	52.9	6.2	48.5	58.7	3.2
Los Angeles	85.0	4.3	56.2	53.9	3.3
Council District 1	140.7	5.8	69.5	78.3	6.4
Council District 2	64.5	4.9	67.0	59.1	3.5
Council District 3	50.4	3.5	55.2	40.2	2.5
Council District 4	58.5	6.5	53.6	47.5	2.3
Council District 5	47.6	2.2	43.8	36.5	1.4
Council District 6	58.9	3.6	52.6	44.8	2.8
Council District 7	43.8	5.3	59.1	59.4	4.6
Council District 8	172.8	5.7	74.1	75.5	4.9
Council District 9	142.4	4.6	58.5	62.7	4.1
Council District 10	78.3	3.1	40.1	46.1	2.8
Council District 11	43.2	2.8	36.0	42.1	1.8
Council District 12	33.2	3.2	45.8	34.0	1.5
Council District 13	94.0	3.4	41.4	45.0	3.3
Council District 14	148.4	5.8	62.1	67.1	3.6
Council District 15	97.8	3.9	84.1	69.8	4.3

Low (0-33%) Medium (34-66%) High (67-100%)

*Cities/communities with a population of less than 10,000 are excluded.

** Death rates by cities/communities were based on residential addresses of decedents. If residential address was missing, death location or event address was used.

† For the City of Los Angeles, most alcohol-related consequences measures ranked high (violent crimes, ED visits, hospitalizations, and deaths were at 90th, 71st, 72nd, and 76th percentile, respectively), and vehicle crashes, ranked medium (61st percentile).

Table 2A. Alcohol-related Consequences (rates per 10,000 population) by City and Community, Los Angeles County, 2022* (continued)

City/Communities	Violent Crimes	Vehicle Crashes	ED Visits	Hospitalizations	Deaths**
Lynwood	77.7	3.6	68.4	65.4	2.7
Malibu	55.2	12.4	35.2	33.3	1.9
Manhattan Beach	18.8	4.9	26.9	34.1	1.7
Marina del Rey	32.2	2.5	86.5	91.6	2.5
Maywood	54.7	1.2	42.4	42.4	2.0
Monrovia	28.6	4.6	56.0	62.1	2.9
Montebello	53.5	2.8	56.4	48.1	4.7
Monterey Park	26.4	4.7	26.1	32.1	1.5
Northeast San Gabriel	11.3	0.5	28.5	29.4	0.9
Norwalk	37.5	4.3	41.4	50.2	2.5
Palmdale	54.4	3.9	59.4	42.7	3.0
Palos Verdes Estates	3.1	0.0	26.4	27.2	0.8
Paramount	59.3	2.9	41.3	40.7	1.9
Pasadena	37.1	4.4	47.2	54.6	2.4
Pico Rivera	48.0	3.1	46.7	54.9	3.8
Pomona	57.6	5.2	54.0	49.7	3.1
Quartz Hill	27.9	8.5	52.8	27.9	3.9
Rancho Palos Verdes	12.6	0.0	25.8	37.9	1.9
Redondo Beach	41.1	7.5	49.0	54.2	2.3
Rosemead	43.6	4.2	22.6	31.4	2.6
Rowland Heights	30.7	3.2	30.7	25.6	1.3
San Dimas	27.0	2.6	36.3	53.6	1.8
San Fernando	39.9	2.1	59.2	57.5	2.6
San Gabriel	0.3	4.2	22.3	17.9	1.3
San Jose Hills	19.8	2.0	46.8	43.3	2.5
San Marino	3.3	0.8	14.8	17.3	0.0
Santa Clarita	15.3	2.5	50.3	38.9	2.2
Santa Fe Springs	66.1	21.7	29.6	24.3	2.1
Santa Monica	83.2	3.3	66.8	53.6	2.2
Santa Monica Mountains	15.1	14.5	54.3	24.1	0.0
Sierra Madre	9.3	0.0	14.9	27.0	1.9
Signal Hill	71.6	12.9	44.0	41.4	0.0
South El Monte	64.1	3.6	40.7	46.8	3.1
South Gate	53.0	4.3	41.8	39.2	1.8
South Pasadena	17.9	2.3	25.5	31.2	1.9
South Whittier	25.1	4.0	64.2	59.7	3.1
Stevenson Ranch	14.1	6.1	136.4	112.4	1.9
Temple City	19.4	1.1	23.0	32.2	1.9

Low (0-33%) Medium (34-66%) High (67-100%)

*Cities/communities with a population of less than 10,000 are excluded.

**Death rates by cities/communities were based on residential addresses of decedents. If residential address was missing, death location or event address was used.

Table 2A. Alcohol-related Consequences (rates per 10,000 population) by City and Community, Los Angeles County, 2022* (continued)

City/Communities	Violent Crimes	Vehicle Crashes	ED Visits	Hospitalizations	Deaths**
Torrance	26.0	2.7	46.3	50.6	2.6
Valinda	20.9	4.1	48.5	44.9	1.8
View Park/Windsor Hills	25.6	11.9	49.3	65.8	3.7
Walnut	12.6	1.1	16.9	15.8	1.4
Walnut Park	56.1	3.3	50.1	42.1	0.7
West Carson	25.3	11.7	39.3	47.4	2.3
West Covina	39.4	3.9	28.0	31.8	1.7
West Hollywood	92.0	8.0	58.5	49.1	4.0
West Whittier/Los Nietos	28.0	8.2	45.1	52.4	3.1
Whittier	28.4	3.3	47.7	47.8	4.2
Willowbrook	106.8	5.1	74.7	64.5	3.1

Table 2B. Alcohol-related Consequences (rates per 10,000 population) by Service Planning Area (SPA), Los Angeles County, 2022

SPA	Violent Crime	Vehicle Crash	ED Visits	Hospitalizations	Death
Antelope Valley (SPA 1)	63.7	6.9	73.8	45.5	4.2
San Fernando (SPA 2)	41.5	4.0	51.5	43.4	2.5
San Gabriel (SPA 3)	31.7	4.1	40.2	41.8	2.3
Metro (SPA 4)	87.9	4.6	53.2	55.1	3.6
West (SPA 5)	55.4	3.1	40.9	45.0	1.7
South (SPA 6)	126.5	4.2	60.3	61.6	3.6
East (SPA 7)	47.2	5.0	56.2	47.6	3.0
South Bay (SPA 8)	60.7	4.8	57.8	58.4	3.2

Table 2C. Alcohol-related Consequences (rates per 10,000 population) by Supervisorial District (SD), Los Angeles County, 2022

SD	Violent Crimes	Vehicle Crash	ED Visits	Hospitalizations	Deaths**
District 1	74.0	4.8	48.2	48.7	3.1
District 2	83.4	4.3	58.2	59.8	3.3
District 3	50.8	4.0	51.0	43.7	2.5
District 4	53.8	4.6	54.4	50.8	2.9
District 5	35.0	4.3	50.1	43.5	2.6

Low (0-33%) Medium (34-66%) High (67-100%)

*Cities/communities with a population of less than 10,000 are excluded. ** Death rates by cities/communities were based on residential addresses of decedents. If residential address was missing, death location or event address was used.

Discussion

Excessive alcohol consumption continues to be a serious public health concern with substantial implications for disease, violent crimes, traffic collisions, work loss, and social relationships.² During 2022 in Los Angeles County, alcohol was involved in an estimated 4,324 motor vehicle crashes, 6,131 motor vehicle injuries, 141 motor vehicle fatalities, 51,325 ED visits, 48,346 hospitalizations,³ and 2,816 alcohol-attributable deaths.¹⁸

Drinking among youth and adults is strongly influenced by environmental or structural factors, such as alcohol control policies, retailer marketing strategies²¹, as well as alcohol access and availability. The findings of this report are consistent with the research literature on the positive relationship between alcohol availability, measured by alcohol outlet density, and alcohol-related adverse public health consequences. LAC communities and cities with higher alcohol outlet density were more likely to have higher rates violent crimes, alcohol-involved hospitalizations, and deaths even after accounting for the social vulnerability index (SVI). Although the literature as well as in the 2020 report²⁰ indicated a positive association between alcohol outlet density and vehicle crashes, these associations were not statistically significant in this report.

This report has a couple of limitations. Some data on alcohol outlets and alcohol-related harms were aggregated to city, community, and/or other geographical boundaries based on zip codes due to data availability, which may have lost some precision in assigning incidents when zip codes are shared with other areas. Binary logistic regression may have reduced power to detect statistically significant associations and potential unknown or unmeasured confounders were not controlled for in this study. In addition, this type of ecological analysis cannot be used to infer causality and thus findings should be interpreted with caution. Nevertheless, the findings in the report suggest there are potential harms associated with higher alcohol outlet density. A high alcohol outlet density can increase alcohol consumption and its consequences by increasing local availability of alcohol, reducing alcohol prices due to retailer competition, and establishing and reinforcing drinking behavior norms.²²

Alcohol misuse and abuse is highly preventable and treatable. The findings in this report underscore the need to take targeted preventive actions to reduce alcohol outlet density and adverse alcohol-related consequences among adults and youth, especially among those cities/communities that had particularly high alcohol outlet densities and rates of alcohol-related social and health consequences.

Recommendations

Policymakers, schools, businesses, health care providers, and other community stakeholders can collaborate and implement a more comprehensive array of the following strategies to reduce the burden of excessive alcohol consumption in our cities and communities.

1. Limit Alcohol Outlet Density

Limiting alcohol outlet density has been found to be effective in limiting the availability of alcohol and reducing harms in communities. For example, eliminating one bar per zip code was estimated to lead to 290 fewer serious assaults per year in California.⁴

Although the California Alcoholic Beverage Control (ABC) has sole authority over the issuing and renewal of alcohol retail licenses in California, local jurisdictions, law enforcement, and community advocates can play an important role in the ABC decision-making process, including commenting on or protesting an application, and encouraging revocation of an existing ABC license for continued violations.^{23,24} Further, local jurisdictions can apply land use powers to influence the process by limiting the number of new alcohol outlets allowed by the city or County general plans or by imposing operating restrictions on new or existing outlets.⁴

New Alcohol Outlets: Local jurisdictions can require applicants to obtain a Conditional Use Permit (CUP) or implement zoning ordinances prior to new ABC license approval, which place legal conditions on the operation of alcohol outlets, such as restrictions on locations/density, hours of sale, training of staff, types of beverages sold, alcohol ads on public property, and business operations (e.g., no drinking allowed outside of the premises).²⁵

Existing Alcohol Outlets: Local jurisdictions can implement “deemed approved” ordinances that require off-premises outlets to comply with business performance standards (e.g. properly maintained premises that do not adversely affect the surrounding community), require owner/employees not to permit or facilitate unlawful behavior (e.g. alcohol sales to minors, public consumption in property or surrounding sidewalk, or conducting other illegal activities),²⁶ and recommend replacement of strong alcohol beverages with products of lower alcohol content and healthy alternative drinks.

2. Enforce Restrictions on Alcohol Availability and Accessibility to Minors

Early initiation and use of alcohol by youth increase the risk of alcohol-related problems in adulthood.²⁷ Restricting the ability of minors to obtain alcohol at home or in the community can change perceived norms regarding the permissibility of underage drinking and may delay early initiation of alcohol use.²⁸ Parents and guardians should closely monitor alcoholic beverages in the home and ensure underage drinking does not occur at family events. Cities can implement and enforce social host ordinances that increase consequences for parents, guardians, or adults who knowingly permit underage drinking in private settings, such as parties. Cities can also influence the availability and accessibility of alcohol to minors by enforcing regulations focused on commercial availability (e.g., restricting alcohol sales at community events),²⁹ social/public accessibility (e.g., implementing teen party ordinances, highly visible enforcement of youth access sales laws), and possession (e.g., banning false identification). Further, enforcing geographic buffer zones (e.g., 600 feet³⁰) between alcohol outlets and schools or other youth facilities may also reduce the accessibility of alcohol for minors.³¹

3. Enforce Restrictions on Alcohol Marketing to Minors

A substantial body of scientific research establishes a positive link between youth exposure to marketing and early initiation and consumption.³² Restrictions on marketing ads in public places (e.g., billboards, sporting events, street-front stores) or enforcing signage restrictions at liquor and convenience stores (e.g. no more than 33% of square footage of window ads, specific area for alcohol product placement) can help reduce youth exposure to alcohol marketing.^{33,34,35} In addition, restrictions for alcohol ads on social media may also be important in limiting alcohol exposure among youth.

4. Expanding Available Community and Social -Support Programs for Alcohol Consumers and Their Families

Community-wide efforts have been shown to effectively reduce alcohol consumption and its consequences³⁶ by developing and expanding community programs and social groups to provide emotional support for alcohol drinkers and their families and decreasing stigmatization or discrimination against affected groups or individuals who are struggling with addiction. Through these awareness and educational programs, communities can also help to change social norms about drinking, raise awareness and recognition of alcohol-related harms, and promote alcohol use disorder treatment programs.

Workplaces can play an important role in reducing alcohol-related harms among employees through prevention and intervention programs, such as implementing policies restricting alcohol use in workplaces, creating health and wellness programs, and providing support for screening and brief interventions.³⁷ These programs may benefit workers and reduce productivity loss.

5. Provide Educational Services for Minors Regarding the Risks of Substance Abuse

Educating the public on recognizing substance misuse and abuse, skills in dealing with alcohol issues and concerns, along with educating on the short-term effects and long-term dangers of alcohol, is a key tool to reduce alcohol use and alcohol-related harms. Schools can provide education-based curricula (e.g., Building Skills, Creating Lasting Family Connections) to help youth develop personal and social skills, to help students identify internal stressors (e.g., fears, anxiety) and external pressures (e.g., peer pressure, advertising) to use alcohol, and to give students the skills to resist these pressures while maintaining relationships.³⁸ School-based educational programs that have parental or community involvement (e.g., communities Mobilizing for change on Alcohol) can play an important role in reducing alcohol use among youth.^{39,40}

6. Increase Screening, Brief Intervention, and Referral to Treatment.

Early screening and intervention are a cost-effective in helping individuals with or at risk of developing alcohol use disorders recognize and avoid problem alcohol use. A substantial body of evidence supports that universal Screening, Brief Intervention, and Referral to Treatment (SBIRT) reduces alcohol consumption and heavy drinking, particularly in the primary care setting. SBIRT for alcohol is recommended by the U.S. Preventive Services Task Force,^{41,42} and ranks among the best in return on investment of preventive services.

Although SBIRT can easily be incorporated into clinical workflows, it is currently not commonly practiced in primary care.⁴³ Health care providers who are unable to directly provide alcohol use disorder treatment should refer patients that screen positive to further assessment and treatment services and follow up with patients to ensure that necessary services were received.

7. Increase Access to Substance Use Disorder Treatment Services.

Alcohol use disorder treatment can be provided in a variety of health settings, including substance use disorder treatment clinics, primary care, or mental health clinics. As such, it is important for health care providers and the community to be aware of where they can receive treatment services for alcohol and other drugs. Importantly, alcohol use disorder treatment is effective and can reduce alcohol-related hospitalizations⁴⁴, ED visits, homelessness⁴⁵, and motor vehicle accidents⁴⁶, and improve productivity and quality of life.⁴⁷ Ensuring access to necessary substance use disorder treatment can help to prevent alcohol-related individual and societal impacts.

In LAC, individuals with alcohol problems, including persons eligible for Medi-Cal or without insurance, can call the Substance Abuse Service Helpline at (844) 804-7500 to find the nearest appropriate treatment centers.

In summary, alcohol outlet densities were significantly associated with a variety of alcohol-related consequences. However, by working together, policymakers, health care providers, schools, and community stakeholders can reduce the burden of these human, economic, and societal repercussions by focusing on strategies to limit alcohol outlet densities, reducing access/availability/marketing to minors, ensuring access to educational services and community/social support programs, and increasing access to necessary substance abuse screening and treatment.

Notes

This is an ongoing report on alcohol density, alcohol-related consequences, and their association in Los Angeles County. Some results from this report may not be comparable to the results from previous reports due to the use of different data sources or measurement methods. This report is subject to limitations due to data availability (e.g., aggregated city level of data based on zip codes, use of de-identified data precludes data verification, potential unknown or unmeasured confounders not controlled for), and thus results should be interpreted with caution. It is also important to note that the impact of COVID-19 on alcohol outlet figures and related consequences in 2020 may differ from the results and figures presented in the 2022 report.

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13. 2022 Active License data by State of California Alcoholic Beverage Control (ABC) were retrieved from <http://www.abc.ca.gov/datport/DataExport.html>. Records of active licensed retail businesses authorized by the State of California to sell alcoholic beverages for either on- or off-premises retail consumption in Los Angeles County (LAC) were included in this report. Please note the ABC license dataset represented all active ABC licensed businesses in LAC as of June 30th, 2022.

14. 2022 Population Estimates by Hedderson Demographic Services and Los Angeles County Internal Services Department Social Services Division and retrieved from <https://egis-lacounty.hub.arcgis.com/datasets/lacounty::2022-population-and-poverty-at-split-tract/about>. Population estimates are based on 2020 U.S. Census population counts and adjusted for projected annual demographic changes in LAC.

15. 2022 Violent Crime data for Los Angeles County were retrieved from three different sources - (1) Los Angeles Police Department (LAPD) Data for City of Los Angeles where the LAPD is the law enforcement agency; (2) Los Angeles County Sheriff's Department (LASD) data for unincorporated areas and 42 cities where the LASD is the law enforcement agency; and (3) Data on all other cities with independent police departments ($n = 45$) were obtained from the California Department of Justice in aggregate count format at the city-level. Violent crimes include homicide/murder, sexual assault (rape and attempted rape), all other assaults (including domestic violence), and robbery.

16. 2022 Statewide Integrated Traffic Records System (SWITRS) by University of California Berkeley Transportation and Injury Mapping System were retrieved from <http://tims.berkeley.edu/>. SWITRS records about persons involved in alcohol-related vehicle crashes for 2022 from Los Angeles County include time and date of accident, whether alcohol was involved, number of injuries and fatalities, and the latitude (Y) and longitude (X) points for each reported vehicle accident.

17. 2022 Emergency Department Visits and Patient Discharge (Hospitalization) data were obtained from California Office of Statewide Health Planning and Development (OSHPD). International Classification of Diseases, 9th Revisions (ICD-9). Diagnostic codes were used to identify alcohol-related emergency visits or hospitalizations.

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This report can be downloaded from: <http://publichealth.lacounty.gov/sapc/MDU/mdr.htm>.
For more information about this report, please contact Dr. Tina Kim at tkim@ph.lacounty.gov.

INFORMATION AND INSTRUCTIONS -

SECTION 23958.4 B&P

- Instructions
- This form is to be used for all applications for original issuance or premises to premises transfer of licenses.
 - Part 1 is to be completed by an ABC employee, given to applicant with pre-application package, with copy retained in holding file or applicant's district file.
 - Part 2 is to be completed by the applicant, and returned to ABC.
 - Part 3 is to be completed by the local governing body or its designated subordinate officer or body, and returned to ABC.

PART 1 - TO BE COMPLETED BY ABC

1. APPLICANT'S NAME

2. PREMISES ADDRESS (Street number and name, city, zip code) **16009 PIONEER BLVD, ARTESIA, CA 90701**

3. LICENSE TYPE **OFF-SALE**

4. TYPE OF BUSINESS
- | | | | |
|-------------------------------------------------------|--------------------------------------------|----------------------------------------------|--------------------------------------------|
| <input type="checkbox"/> Full Service Restaurant | <input type="checkbox"/> Hofbrau/Cafeteria | <input type="checkbox"/> Cocktail Lounge | <input type="checkbox"/> Private Club |
| <input type="checkbox"/> Deli or Specialty Restaurant | <input type="checkbox"/> Comedy Club | <input type="checkbox"/> Night Club | <input type="checkbox"/> Veterans Club |
| <input type="checkbox"/> Cafe/Coffee Shop | <input type="checkbox"/> Brew Pub | <input type="checkbox"/> Tavern: Beer | <input type="checkbox"/> Fraternal Club |
| <input type="checkbox"/> Bed & Breakfast: | <input type="checkbox"/> Theater | <input type="checkbox"/> Tavern: Beer & Wine | <input type="checkbox"/> Wine Tasting Room |
| <input type="checkbox"/> Wine only | <input type="checkbox"/> All | | |

- | | | | |
|---------------------------------------------|--------------------------------------------|--------------------------------------------------------|------------------------------------------------|
| <input type="checkbox"/> Supermarket | <input type="checkbox"/> Membership Store | <input type="checkbox"/> Service Station | <input type="checkbox"/> Swap Meet/Flea Market |
| <input type="checkbox"/> Liquor Store | <input type="checkbox"/> Department Store | <input type="checkbox"/> Convenience Market | <input type="checkbox"/> Drive-in Dairy |
| <input type="checkbox"/> Drug/Variety Store | <input type="checkbox"/> Florist/Gift Shop | <input type="checkbox"/> Convenience Market w/Gasoline | |
| <input type="checkbox"/> Other - describe: | | | |

5. COUNTY POPULATION

6. TOTAL NUMBER OF LICENSES IN COUNTY On-Sale Off-Sale

7. RATIO OF LICENSES TO POPULATION IN COUNTY On-Sale Off-Sale

8. CENSUS TRACT NUMBER **5545.21**

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT On-Sale Off-Sale **3**

10. NO. OF LICENSES EXISTING IN CENSUS TRACT On-Sale Off-Sale **7**

11. IS THE ABOVE CENSUS TRACT OVERCONCENTRATED WITH LICENSES? (i.e., does the ratio of licenses to population in the census tract exceed the ratio of licenses to population for the entire county?)

Yes, the number of existing licenses exceeds the number allowed

No, the number of existing licenses is lower than the number allowed

12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

Yes (Go to Item #13) No (Go to Item #20)

13. CRIME REPORTING DISTRICT NUMBER **1348**

14. TOTAL NUMBER OF REPORTING DISTRICTS **3**

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS **662**

16. AVERAGE NO. OF OFFENSES PER DISTRICT **220.7**

17. 120% OF AVERAGE NUMBER OF OFFENSES **264.8**

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT **406**

19. IS THE PREMISES LOCATED IN A HIGH CRIME REPORTING DISTRICT? (i.e., has a 20% greater number of reported crimes than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency)

Yes, the total number of offenses in the reporting district equals or exceeds the total number in item #17

No, the total number of offenses in the reporting district is lower than the total number in item #17

20. CHECK THE BOX THAT APPLIES (check only one box)
- a. If "No" is checked in both item #11 and item #19, Section 23958.4 B&P does not apply to this application, and no additional information will be needed on this issue. Advise the applicant to bring this completed form to ABC when filing the application.
- b. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for a non-retail license, a retail bona fide public eating place license, a retail license issued for a hotel, motel or other lodging establishment as defined in Section 25503.16(b) B&P, or a retail license issued in conjunction with a beer manufacturer's license, or winegrower's license, advise the applicant to complete Section 2 and bring the completed form to ABC when filing the application or as soon as possible thereafter.
- c. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for an off-sale beer and wine license, an off-sale general license, an on-sale beer license, an on-sale beer and wine (public premises) license, an on-sale general (public premises) license, or an on-sale general music venue license, advise the applicant to take this form to the local governing body, or its designated subordinate officer or body to have them complete Section 3. The completed form will need to be provided to ABC in order to process the application.

Governing Body/Designated Subordinate Name: _____

FOR DEPARTMENT USE ONLY

PREPARED BY (Name of Department Employee) _____



18747 Clarkdale Avenue
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CITY OF ARTESIA
 COMMUNITY DEVELOPMENT DEPARTMENT
 PLANNING DIVISION

APPLICATION FOR:

(check one of the following)

Design Review Conditional Use Permit Determination of Unlisted Use Variance

CODE Amendment

(For Departmental Use Only)

Case No: _____ Resolution No. _____ Hearing Date: _____
 Fee \$: _____ Date Received 8/13 Receipt No: _____
 Received By: Steven

(Please Print or Type Legibly)

Name of Applicant: Sohal Oil Corporation, Inc Phone: (562) 547-3779

Mailing Address: 16809 Pioneer Bl, Artesia CA 90701
(Street) (City) (State & zip code)

Legal (Property) Owner: _____ Phone: _____

Mailing Address: _____

Email Address: Satt PJSingh@yahoo.com (City) (State & zip code)

Purpose of Request: _____
(A letter of Intent may be attached)

Project Address: 16809 Pioneer Blvd Artesia CA 90701 Zoning: _____

Existing Land Use: _____
(Describe Current Use of Subject Site)

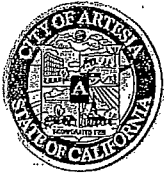
Legal Description: ARCO Gas Station with Mini mart
(Give exact legal description as recorded in the office of the County Recorder, may be attached separately)

Assessor's Parcel Number(s): 7014-004-005

CONDITIONAL USE PERMIT:

This Conditional Use Permit is requested for the following reasons (findings):

- 1) The proposed conditional use is not in substantial conflict with the General Plan as follows:



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2) The proposed conditional use will not adversely affect the health, safety and general welfare as follows:

3) The site for the proposed conditional use is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features set forth in this chapter or as required as a condition in order to integrate such use with the uses in the neighborhood as follows:

4) The site for the proposed conditional use is served by highways and streets adequate in width and improved as necessary to carry the kind and quantity of traffic such use will generate:

Does the proposed use require a Determination of Unlisted Use?

NO YES _____ (If YES, explain the proposed use below)

VARIANCE:

This Variance is requested for the following reasons (findings):

1) There are exceptional or extraordinary circumstances or conditions applicable to the property that do not apply generally to other properties in the same vicinity and zone as follows:

2) The variance is necessary for the preservation and enjoyment of substantial property rights possessed by owners of other properties in the same vicinity and zone but which is denied the owner of the subject property. These circumstances are:



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3) The granting of this Variance will not be materially detrimental to the public welfare or injurious to properties or improvements in the vicinity as follows:

4) The granting of this Variance does not constitute a special privilege to the applicant:

Are there any deed restrictions on the subject property that would prohibit any use permitted by said variance?

NO _____ YES _____ (If YES, attach data)

(Please check all that apply)

DESIGN REVIEW:

- Site Plan
- Façade Improvements
- Signs
- Landscape Plan

This Design Review is requested for the following reasons (findings):

1) The design and layout of the proposed development or structures is consistent with the City's General Plan, any applicable specific plan, any applicable design guidelines, and the development standards set forth in this chapter as follows:

2) The design of the structures, including the layout, size, shape, mass, height, architectural elements and other design factors are appropriate to the size and shape of the lot and are compatible and harmonious with the uses and structures on adjacent properties as follows:



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- 3) The design of the project will provide a desirable environment for its occupants, the visiting public and its neighbors through good aesthetic use of high-quality building materials, design elements, colors, textures, and landscape features as follows:

- 4) The building materials and design features are of a quality and type that will remain aesthetically appealing over time without necessitating frequent and unrealistic maintenance or replacement

IMPORTANT

Any false or misleading information shall be grounds for denying this application.

Signature of Applicant: _____ Date: _____

Signature of Property Owner: _____ Date: _____
(Written authorization may be attached)



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 COMMUNITY DEVELOPMENT DEPARTMENT
 PLANNING DIVISION

INSTRUCTIONS FOR APPLICATION SUBMITTAL:

It is essential that all of the following materials be submitted so that we may process your application:

- 1) **Completed Application** (signed by the applicant and the property owner, if different)
- 2) **Applicable Fees** (plus environmental documentation filing fees):
- 3) **Environmental Assessment Form:** To be completed by the applicant;
- 4) **Letter of Intent:** Prepare a written narrative that describes your request for approval;

X Conditional Use Permit/Design Review:
 Describe the type of business (in detail) to be conducted at the subject site including: types of items or services to be sold, hours of operation, number of employees, parking accommodations, and any other pertinent information. If you are proposing architectural and/or landscape improvements, please include a description of them.

Variance:
 Describe the unique circumstances that apply to your property (i.e. size, shape, location, or topography), why the strict application of the zoning code would deprive you of the privileges enjoyed by other property owners in the vicinity and the same zone district, and why the granting of this variance will not constitute a special privilege. See **Variance findings on page 2-3.**

- 5) ~~15~~ Copies of the following plans, as deemed applicable by staff: *2 hard copies*
 - a) Plot plan drawn to scale and fully dimensioned, and including the following information: Scale of plot plan (**Minimum 1/8" = 1'-0" or 1" = 10'-0"**), north arrow, dimensions of site, square footage of site, square footage of structure(s), setbacks, parking, trash storage, signage, landscaped areas, loading and storage areas, etc.;
 - b) Floor plan, drawn to scale (**Minimum 1/4" = 1'-0"**) and fully dimensioned;
 - c) Elevations, drawn to scale (**Minimum 1/4" = 1'-0"**), and fully dimensioned;
 - d) One (1) COLORED set of the elevations and material board.

6) One (1) set of all plans reduced in size to 8 1/2" x 11" and a digital file.

X 7) **300' Radius Map:** Clearly indicate all property owners within a 300-foot radius around the project site. Please number each parcel of land within the 300-foot radius so that it corresponds with the property owners' mailing list, which is described below (Item #8). Depending upon the type of use proposed, the Planning Department may also require the applicant to prepare a land use map that labels the use of each property within a 700-foot radius around the subject site (a field survey will be necessary to complete this map). A list of radius map services is attached for your convenience; *need*

X 8) **Property Owners (Mailing Labels):** Mailing address labels shall be submitted along with the 300' Radius Map as described above (Item 7). The labels need to have the following information: property owner's name, street number, city, state, zip code, and Assessors Parcel Number. The mailing address labels shall include all property owners within a 300-foot radius of the project site and it must also correspond with the radius map as described above (Item #8). In addition, please attach one (1) Xerox copy of the mailing address labels. The source of reference for the property *need*



18747 Clarkdale Avenue
Artesia, CA 90701
Ph: (562) 865-6262 | Fx: (562) 865-6240

CITY OF ARTESIA
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

owner list shall be from the latest available assessment roll of Los Angeles County.

- 9) **Notarized Affidavit:** the person who draws the 300' radius map (Item #7) and prepares the property owners mailing labels (Item 9) must also sign an affidavit, which must be notarized. This affidavit certifies the property owners list. The document is attached to this application packet;
- 10) **Any other requirements deemed necessary by staff.**
- 11) Full application shall be submitted to planning staff at city hall, prior to formal electronic submittal at the **ACCESS ARTESIA PLANNING PORTAL:**

<https://clients.comcate.com/newrequest.php?id=308>



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 COMMUNITY DEVELOPMENT DEPARTMENT
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CERTIFIED PROPERTY OWNERS' LIST AFFIDAVIT

City of Artesia)
 County of Los Angeles) ss
 State of California)

I, _____, hereby certify that the attached list contains the names and addresses as they appear on the latest available assessment roll of the County of Los Angeles within the area described and for a distance of three hundred (300) feet from the exterior boundaries of the property legally described as:

Signature _____ of _____ Applicant:
 Date: _____

Subscribed and sworn before me this _____ day of _____, 20 _____

Notary Public: _____



**City of Artesia
Community Development Department**

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300' RADIUS MAP & MAILING LIST SERVICES:

If a project requires a public hearing (i.e. Planning Commission and/or City Council), the applicant needs to submit a 300' radius map and address mailing labels of all the property owners within a 300' radius around the project site. Companies that provide the required radius map and mailing labels service are listed below for your convenience.

**Land Development Database
Services**

Telephone: (888) 272-3487
Fee: No set fee; determined on
case-by-case basis
Contact: Gary Perkins

Ownership Listing Service

Telephone: (951) 699-8064
Contact: Cathy McDermott
Fee for First List: \$125.00
Fee for update to prior list: \$35.00

L.A. Mapping Service Inc.

Telephone: (626) 280-8382
Contact: Robert Castro
7081 Pinefalls Ave. Walnut 91766
Robert@lamapping.com

Susan W. Case Inc.

917 Glenneyre St. # 7
Laguna Beach, CA 92651
www.susancaseinc.com
orders@susancaseinc.com
(949) 494-6105

Radius Maps 4 Less

11808 Letini Dr.
Rancho Cucamonga, CA 91701
(909) 997-9357
www.radiusmaps4less.com
orders@radiusmaps4less.com

AM Mapping Service

Telephone: (626) 403-1803
Fax: (626) 403-2972
Email: Ammappingsserv@aol.com

NotificationMaps.com

Telephone: (866) 752-6266
668 N coast Hwy. Laguna Beach
94612
Website: www.notificationmaps.com
Email: Sales@notificationmaps.com

Szeto & Associates

Telephone: (626) 512-5050
Fax: (323) 246-4007
Contact: Stan Szeto *
879 W Ashiya Road
Montebello, California 90640
C.U.P., Variance, ABC License
Mapping Service

GC Mapping

3055 W. Valley Blvd
Alhambra, CA 91803
626-441-1080
gcmapping@radiusmaps.com

Donna's Radius Maps

684 S. Gentry Lane
Anaheim, CA 92807
ddradiusmaps@sbcglobal.net
(714) 921-2921
(714) 458-4798

JOHAL OIL CORPORATION, INC.
16809 PIONEER BLVD.
ARTESIA, CA 90701
(562) 547-3779

July 29, 2025

To: City of Artesia

From: Johal Oil Corporation, Inc.

RE: Application for Conditional Use Permit
Business: Arco Gasoline Station
Property: 16809 Pioneer Blvd., Artesia Ca 90701

Letter of Intent

As you are aware, we have owned the subject property since 2015 and have completely rebuilt the current Arco Gasoline Station-Mini Mart. We have developed a quality property in the City of Artesia and look forward to many years of operation. Currently, our mini-mart operation allows for the sale of beer and wine. We are looking to expand our operation by adding full liquor sales within our mini-mart operation.

By adding the additional liquor sales to our operation, this will allow us to offer additional items for our customers to purchase and will also add additional sales revenue for the city. There will be no consumption of any alcoholic beverages on the premises. Currently, in or near our location, we believe only Stater Bros is selling beer, wine and liquor.

If approved, we will be adding the proper shelving within the mini-mart area and such will be behind our service counters.

We thank you in advance for your consideration and approval. Should you have any questions or concerns, please feel free to contact us.

Sincerely,

Paramjit (PJ) Singh
Johal Oil Corporation, Inc.

JOHAL OIL CORPORATION, INC.
16809 PIONEER BLVD.
ARTESIA, CA 90701
(562) 547-3779

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