

**Meeting Date:** 4/14/2016

**Report Type:** Public Hearing

**Report ID:** 2016-00355

**Title: Third Party Appeal: Valero Beer and Wine Sales (Noticed 04/01/2016)**

**Location:** 3211 Riverside Boulevard, District 4

**Recommendation:** Conduct a public hearing and upon conclusion pass 1) a Resolution approving the determination that the project is exempt from California Environmental Quality Act; and 2) a Resolution approving a Conditional Use Permit to allow the sale of beer and wine within an existing 1,440 square foot convenience store on a 13,320 square foot (0.31 acre) site in the General Commercial (C-2) zone.

**Contact:** Teresa Haenggi, Associate Planner, (916) 808-7554, Community Development Department

**Presenter:** Teresa Haenggi, Associate Planner, (916) 808-7554, Community Development Department

**Department:** Community Development Dept

**Division:**

**Dept ID:**

**Attachments:**

- 1-Description/Analysis
- 2-Background
- 3-Resolution (Exemption)
- 4-Resolution (CUP)
- 5-Exhibit 1 Plans
- 6-Appeal Form Filed
- 7-Planning and Design Commission Report

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### **City Attorney Review**

Approved as to Form  
Jeffrey Heeren  
4/5/2016 1:56:17 PM

### **Approvals/Acknowledgements**

Department Director or Designee: Ryan Devore - 3/23/2016 12:23:49 PM

## Description/Analysis

**Issue Detail:** The Valero Beer and Wine Sales project is a request for a Conditional Use Permit (CUP) to sell beer and wine for off-site consumption at an existing convenience store and gas station. This project was heard at the Planning and Design Commission on February 25, 2016 where the Commission approved the project (8 votes of approval, 0 votes against, 3 absent). The project is before the City Council on an appeal by a third party who is a resident and property owner located near the project site.

The applicant has presented his project to the Land Park Community Association and the president of the Upper Land Park Neighborhood Association met with the applicant at the project site. The Land Park Community Association supported the request. The Upper Land Park Neighborhood Association has not expressed opposition to the project.

On February 16, the applicant conducted a community outreach meeting at Vic's café, sending invitations to all property owners within 300 feet of the project site. Approximately 15 community members attended as did City Planning staff and a representative from the Police Department.

Several community members expressed concern about the proposed beer and wine sales. A copy of the comments received is provided in the attached staff report written for the Planning and Design Commission hearing.

### **Policy Considerations:**

The subject site is designated as Traditional Center in the General Plan Land Use and Urban Form Diagram. The Traditional Center designation provides for walkable traditional neighborhoods that provide essential daily services within walking distance of surrounding residents. The General Plan goal for Traditional Centers is to promote traditional centers where people can shop and socialize within walking distance of surrounding neighborhoods (LU 5.3).

The existing commercial area where the project is located is well established with uses that support the General Plan goal for traditional centers, including an ice cream parlor, a café, small retail stores, commercial services, a gymnastics school and the subject convenience market. While alcohol sales are not directly addressed in the General Plan, staff does not believe that the proposed sale of beer and wine for off-site consumption at the existing Valero convenience store is inconsistent with the General Plan.

The Public Health and Safety Policy Element of the General Plan contains the following policy that addresses development:

Policy PHS 1.1.7 – Development Review. The City shall continue to include the Police Department in the review of development projects to adequately address crime and safety, and promote the implementation of Crime Prevention through Environmental Design principles.

The Police Department reviewed the proposal and conducted a site visit to the proposed site. The Police Department does not oppose the project and placed conditions of approval on the project to address potential crime and safety issues.

**Economic Impacts:** None.

**Environmental Considerations:** The Environmental Services Manager has determined the project is exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. Section 15301 covers the permitting and operation of existing private structures involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The project consists of approval to allow beer and wine sales for off-site consumption in an existing private structure. Staff has reviewed the application and has concluded that no new significant effects would result. The trip generation source (Institute of Traffic Engineers) for the land use "Convenience Market With Gasoline Pumps" includes alcohol sales in the average rate for all convenience market sites, and no anticipated significant increase in trips would occur. No new significant effect would result from approval.

**Sustainability:** Not applicable.

**Commission/Committee Action:** The item was heard at the Planning and Design Commission on February 25, 2016. After taking public testimony and modifying the conditions to more fully address good neighbor policies, landscaping, lighting, and location of beer and wine products, the Planning and Design Commission approved the project (8 votes of approval, 0 votes against, 3 absent).

**Rationale for Recommendation:** Staff recommends approval of the project, because the project: a) is consistent with the General Plan designation of Traditional Center and the General Commercial (C-2) zone; b) has been conditioned to address any potential negative impacts on the surrounding community; and, c) has been reviewed by the Police Department and required to ensure proper security, lighting, and good neighbor policies for the site.

**Financial Considerations:** Not applicable.

**Local Business Enterprise (LBE):** Not applicable.

## **Background Summary**

The application requesting a Conditional Use Permit for the sale of beer and wine for off-site consumption at the existing Valero convenience store and fuel station was submitted on July 29, 2015. The convenience store has been in operation at 3211 Riverside Boulevard since 2004. That same year, an application was submitted for the sale of beer and wine for off-site consumption. The application was withdrawn prior to any action being taken on the request. In 2009, a Minor Modification to a deemed Special Permit was approved by the Zoning Administrator allowing the installation of a new clean air separator canister. There is no other recent entitlement history on this site.

## **Land Use**

To approve Conditional Use Permit proposals, the following findings must be made under Planning and Development Code section 17.808.200.C:

1. The proposed use and its operating characteristics are consistent with the general plan and any applicable specific plan or transit village plan; and
2. The proposed use and its operating characteristics are consistent with the applicable standards, requirements, and regulations of the zoning district in which it is located, and of all other provisions of this title and this code; and
3. The proposed use is situated on a parcel that is physically suitable in terms of location, size, topography, and access, and that is adequately served by public services and utilities; and
4. The proposed use and its operating characteristics are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance.

To approve a Conditional Use Permit for alcohol sales for off-premises consumption, additional findings under Planning and Development Code section 17.228.108.A.1 must be met:

1. The proposed alcoholic beverage sales will not adversely affect the peace or general welfare of the surrounding neighborhood;
2. The proposed alcoholic beverage sales will not result in undue concentration of establishments dispensing alcoholic beverages;
3. The proposed alcoholic beverage sales will not enlarge or encourage the development of a skid row or blighted area; and

4. The proposed alcoholic beverage sales will not be contrary to or adversely affect any program of redevelopment or neighborhood conservation.

The Planning and Development Code also requires the consideration of whether the proposed use will detrimentally affect nearby residentially zoned areas, and give consideration to the distance of the proposed use from residential buildings, churches (and faith congregations), schools, hospitals, parks and playgrounds, childcare centers, social services, and other similar uses (see section 17.228.108.A.2). There are no minimum distance requirements for the separation of alcohol sales and these sensitive uses.

The Valero convenience store and fuel station is located on the southeast corner of Riverside Blvd. and 8th Avenue. Vic's Ice Cream is located directly across 8th Avenue to the north of the project site. Other commercial uses, including Vic's Café, are also located north of the project. To the west, directly across Riverside Blvd., is a commercial center that includes retail stores, commercial services, and a gymnastics school. A retail use is located to the south of the project site. The commercial area is surrounded by residential uses, primarily single-unit dwellings, though a multi-unit dwelling is located adjacent to the east of the project site. A bus stop is located in front of the project site on Riverside Blvd. Figure 1 provides a map of the uses adjacent to the project site.

**Figure 1: Land Uses near Project Site**



The nearest park, William Land Park, and a synagogue are located approximately 1,000 feet to the south of the project. Crocker/ Riverside Elementary School is located approximately 1,000 feet to the north. As mentioned earlier, the area is primarily residential, except for the commercial area on Riverside where the project is located.

### Key Issues

Although a majority of the feedback received on the project has been in opposition to the sale of beer and wine, staff also received several e-

mails and spoke to individuals who expressed support for the project. The main reasons cited for supporting the project is to support local businesses and for the convenience of being able to walk to the store to purchase alcohol. Additionally, one individual stated that he originally had concerns about the project, but now felt that the alcohol sales would not be a problem as long as conditions are met.

The comments received in opposition to the proposed sale of beer and wine for off-premises consumption are summarized below:

- The proposed use is not compatible with the surrounding area, which is predominantly residential and family-oriented.
- There are several nearby retail establishments that already sell alcohol and additional alcohol sales are not needed.
- The sale of alcohol may attract nuisances, such as loitering and drinking at the bus stop.
- The sale of alcohol will contribute to an increasing vagrant presence in the area.
- The proposed use is in close proximity to uses that are frequented by children, e.g. schools, a religious assembly, an ice cream parlor, a public park and a gymnastics school.
- The area surrounding the site of the proposed use has a high level of pedestrian traffic and pedestrians' safety may be compromised by the proposed use.
- Alcohol sales will increase area crime such as car break-ins, car thefts, and burglary.

The project evaluation includes the consideration of sensitive uses near the project site such as parks and schools, because there is a concentration of a vulnerable population at these locations that may be negatively impacted by alcohol sales. The project site is approximately 1,000 feet or more from local schools and parks.

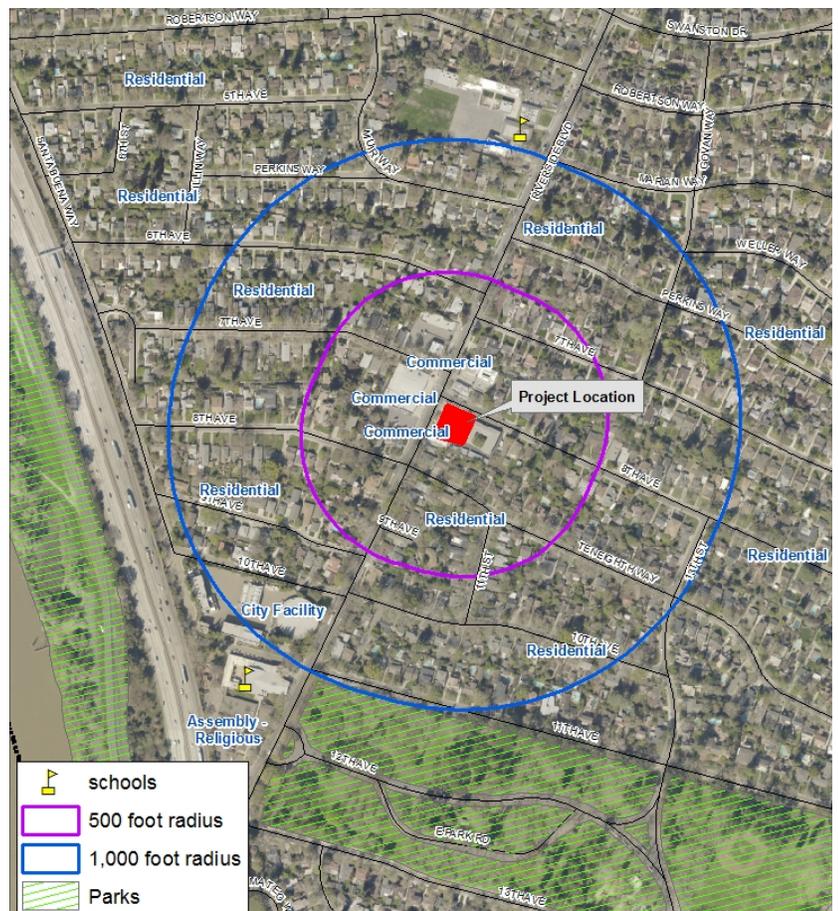


Figure 2: Area Land Use Map

Neighbors report that many of the children who live in the neighborhood where the project is located often walk to school or the park. Also, there are uses directly to the west (a gymnasium school) and the north (an ice cream shop) of the project site that are frequented by children.

The sale of alcohol is highly regulated because of the potential negative effect that alcohol can have. In the case of alcohol sales for off-site consumption in a small retail store, a conditional use permit is required so that staff can impose conditions on the proposed project to address nuisance behavior and to prevent it from escalating into criminal behavior. Planning staff works closely with the Police Department in developing conditions for projects proposing alcohol sales. The conditions serve as crime-prevention measures and are summarized below:

- Hours of alcohol sales are restricted to Monday through Friday, 6:00 a.m. to 10:00 p.m.; and Saturday and Sunday, 6:30 a.m. to 9:30 p.m.
- Beer can only be sold in six-packs or more (no singles), wine in containers no less than 750 ml, and wine coolers in no less than packs of 4.
- The sale of beer and wine is limited to the area adjacent to the cashier so that it can be easily supervised by Valero employees.
- A video surveillance system is required for both internal and external areas of the site.
- The videos must be recorded and stored in order to assist in monitoring the site as well as assisting the Police Department in deterring criminal activity both on site and in the surrounding area.
- Lighting is required to ensure the site is well lit and all activities on the site are visible.
- The applicant is to immediately address nuisance activities or law enforcement related issues.
- Graffiti is to be quickly immediately and trash to be picked up on a regular bases.
- The windows of the store are not to be overly cluttered so that employees can watch the site and the immediate neighborhood, and so law enforcement can see into the store.

The intent of these conditions is to ensure that the Valero convenience store continues to be positive contributor to the community and that the activities at the project site do not compromise the safety or quality of life of the neighborhood, particularly the children. It should be noted here that conditions are in place as long as alcohol is sold at

that site, regardless of who the owner is. In doing this, staff ensures that the operators will continue to be vigilant and valuable neighbors.

Staff does not anticipate pedestrian safety would be degraded with the proposed sale of beer and wine because such sales would not increase traffic to any significant degree. Additionally, the site has planters that separate the parking lot from the sidewalks, thus protecting the pedestrians and only allowing ingress/egress to the site at the appropriate designated areas.

The Police Department also addressed concerns of over-concentration of alcohol sales in the area by visiting the site and conducting research on area crime and reviewing comments received from the community. Based on this analysis, the Police Department issued a Letter of Public Convenience or Necessity which indicates the proposed use would likely not impact crime in the area.

As conditioned, staff does not believe the proposed sale of beer and wine would have detrimental effects on the peace and welfare of the surrounding neighborhood. Furthermore, the Police Department does not oppose the project and believes the conditions of approval for this project would reduce the potential for nuisance activities or law enforcement related issues that could be associated with alcohol sales.

### **Alcohol Beverage Control (ABC) License**

The applicant is applying for a Type 20 license, which allows for sale of beer and wine for off-site consumption. The Police Department provided a letter to the Alcohol Beverage Control Agency stating that they completed an investigation for Valero convenience store and feel that Public Convenience or Necessity would be served.

### **Building Design and Signage**

No exterior modifications or site improvements are proposed as a part of this project. Any future modifications to the exterior of the building will have to be reviewed and approved by Planning and Design Staff. No signage has been proposed at this time and any future signage will require a sign permit.

## **RESOLUTION NO.**

Adopted by the Sacramento City Council

### **DETERMINING THE SALE OF BEER AND WINE AT AN EXISTING CONVENIENCE STORE IN THE GENERAL COMMERCIAL (C-2) ZONE (P15-042) IS EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

#### **BACKGROUND**

- A. On February 25, 2016, the Planning and Design Commission conducted a public hearing on and approved a conditional use permit for the sale of beer and wine in the General Commercial (C-2) zone.
- B. On March 7, 2016, a third party appeal on the decision of the Planning and Design Commission to approve a conditional use permit for the sale of beer and wine in the General Commercial (C-2) zone project was filed with the City.
- C. On April 14, 2016, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.812.030(B)(2) and (B)(3) (posting and mail), and received and considered evidence concerning the request for a conditional use permit for the sale of beer and wine in the General Commercial (C-2) zone.

#### **BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

Section 1. Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the City Council finds that the Project is exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines, as follows:

- a. Section 15301 covers the permitting and operation of existing private structures involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The project consists of approval to allow beer and wine sales for off-site consumption in an existing private structure and does not propose to expand the square footage of the commercial space or the retail use. The project would not result in any new significant effects and no anticipated significant increase in trips would occur. No new significant effect would result from approval.

## RESOLUTION NO. 2016-

Adopted by the Sacramento City Council

### ADOPTING THE FINDINGS OF FACT AND APPROVING A CONDITIONAL USE PERMIT FOR THE SALE OF BEER AND WINE AT 3211 RIVERSIDE BLVD. (APN 012-0341-044) (P15-042)

#### BACKGROUND

- A. On February 25, 2016, after conducting a public hearing, the City Planning and Design Commission approved a Conditional Use Permit for the sale of beer and wine (P15-042) at 3211 Riverside Blvd.
- B. On March 7, 2016, a third party, Mr. Barry Scarff, appealed the decision of the City Planning and Design Commission.
- C. On April 14, 2016, after giving notice as required by the Sacramento City Code section 17.812.030, the City Council conducted a public hearing on the Project, receiving and considering evidence concerning it.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. Based on the verbal and documentary evidence received at the hearing on the Valero Beer and Wine Sales project, the City Council approves the Project entitlements based on the findings of fact and subject to the conditions of approval as set forth below.

Section 2: The City Council approves the Project entitlements based on the following findings of fact:

- A. The **Conditional Use Permit** to allow the sale of beer and wine in an existing building on a 13,320 square foot (.31 acre) parcel in the General Commercial (C-2) zone **is approved** subject to the following Findings of Fact:
  - 1. The proposed use and its operating characteristics are consistent with the general plan designation of Traditional Center; and
  - 2. The proposed use and its operating characteristics are consistent with the applicable standards, requirements, and regulations of the General Commercial (C-2) zone in which it is located, and of all other provisions of the city code; and
  - 3. The proposed use is situated on a parcel that is physically suitable in terms of location, size, topography, and access, and that is adequately served by public services and utilities; and

4. The proposed use and its operating characteristics are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance in that it is compatible with the variety of uses that are in the surrounding area, and is conditioned to ensure that the business will contribute positively to the surrounding area; and
5. The proposed use will not adversely affect the peace or general welfare of the surrounding neighborhood in that the proposed use is consistent with the Traditional Center designation's vision for neighborhood serving commercial uses; and
6. The proposed use will not result in undue concentration of establishments dispensing alcoholic beverages, as determined by the Police Department based on its review of the project and site visit; and
7. The proposed use will not enlarge or encourage the development of a skid row or blighted area in that the sale of alcohol will be supervised, the Police Department conditioned the project to include crime deterring mechanisms such as a surveillance system, and the commercial space will have limited hours of operation; and
8. The proposed use will not be contrary to the General Plan, which designates the site as the Traditional Center designation, which allows retail uses.

### **Conditions Of Approval**

- A.** The **Conditional Use Permit** to allow the sale of beer and wine in the General Commercial (C-2) zone **is approved** based on the following conditions of approval:

#### **Planning**

- A1. A sign that complies with the city code and displays a 24-hour emergency phone number and contact person shall be kept current and posted on the building storefront as a Good Neighbor Policy measure.
- A2. The applicant shall provide the Land Park Neighborhood Association and the Upper Land Park Neighbors a current 24-hour emergency phone number and contact person as a Good Neighbor Policy measure.
- A3. The hours of alcohol sales shall be limited to Monday through Friday, 6:00 a.m. to 10:00 p.m.; and Saturday and Sunday, 6:30 a.m. to 9:30 p.m. Any requests to modify these hours shall require additional planning review and approval.
- A4. The location of the beer and wine shall be located behind the counter and located in the area shown on the approved plans shown as Exhibit A, attached and incorporated by this reference.

- A5. The shelf space allowed for the sale of beer and wine shall be limited to the area labeled on the approved plans as a “wine cooler” and “beer cooler”.
- A6. Any modification to the attached plans shall be subject to review and approval by Planning Department staff prior to the issuance of building permits.
- A7. Any future exterior modifications to the building shall be reviewed and approved by Planning and Design Staff.

#### Police Department

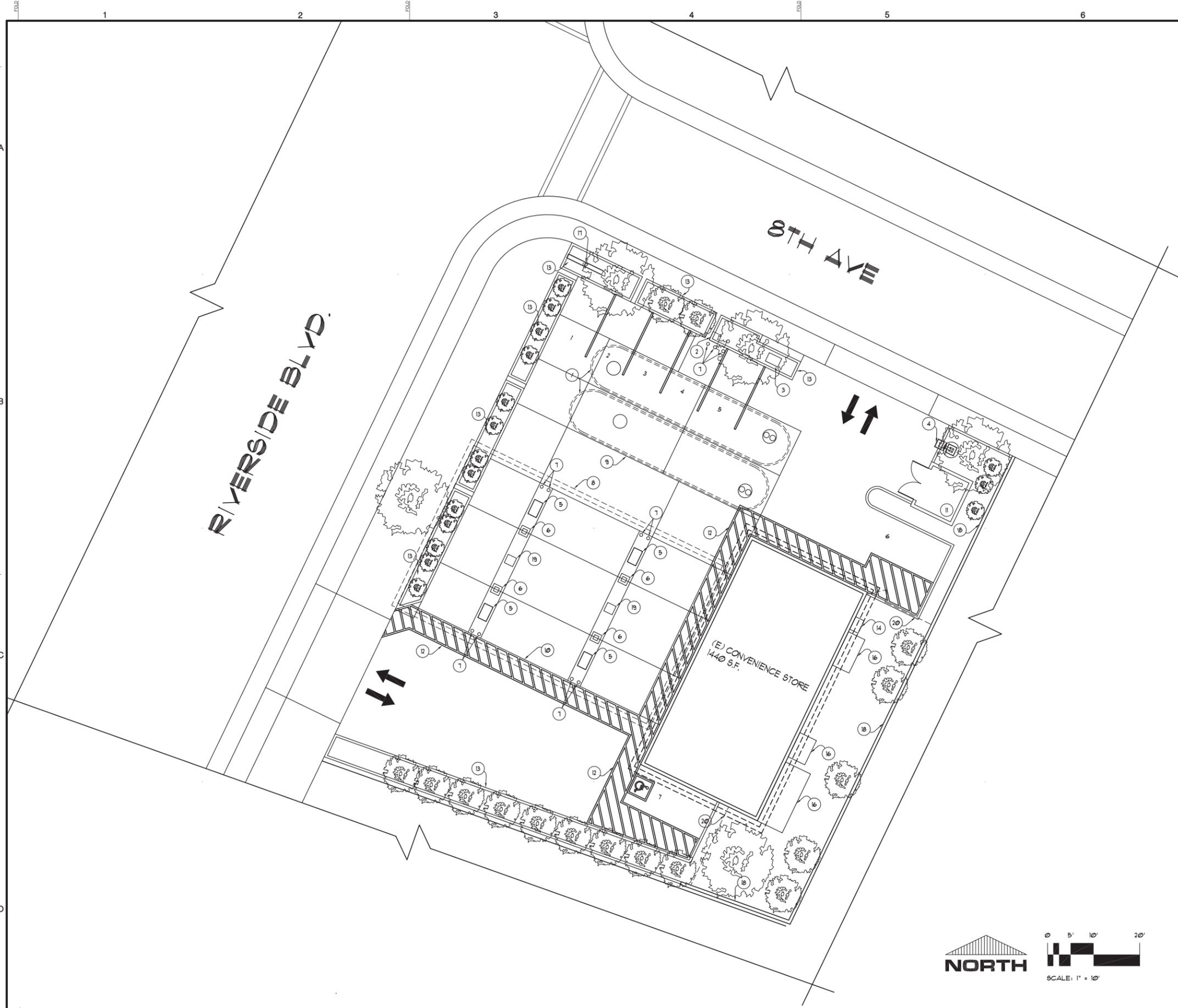
- A8. Exterior lighting shall be white light (e.g. metal halide, LED, fluorescent, or induction) using cutoff or full cutoff fixtures to limit glare and light trespass. Exterior lighting shall be maintained and operational and shall meet IESNA standards. A lighting plan shall be provided to the Sacramento Police Department CPTED Sergeant (or designee) prior to selling beer and wine.
- A9. All mature landscaping shall follow the two foot six foot rule. All landscaping shall be ground cover, two feet or less and lower tree canopies of mature trees shall be above six feet. This increases natural surveillance and eliminates hiding areas within the landscape. Tree canopies shall not interfere with or block lighting. This creates shadows and areas of concealment.
- A10. UL listed central station silent robbery alarm system shall be employed at all points of sale, the manager’s office, and near the safe(s). Cellular back-up is recommended.
- A11. All solid core exterior doors shall be equipped with a 180 degree viewing device to screen persons before allowing entry, and shall remain locked at all times except for emergencies and deliveries.
- A12. Height markers are required on the interior doorway.
- A13. If replaced, fences shall be of decorative tubular steel, no climb type.
- A14. Recorded Video Assessment and Surveillance System (VASS) shall be employed.
- A15. Cameras and VASS storage shall be digital high definition or better.
- A16. VASS storage shall be kept off-site or in a secured area accessible only to management.
- A17. VASS shall support standard MPEG formats.
- A18. VASS shall be capable of storing no less than 30 days worth of activity.
- A19. Manager with access to VASS storage shall be able to respond within 30 minutes during business hours.
- A20. Manager shall have the ability to transfer recorded data to another medium (e.g. DVD, thumb drive, etc.).
- A21. Cameras shall be equipped with low light capability, auto iris and auto focus.

- A22. Television style monitors shall be mounted in a visible location near the entrance so that patrons can clearly see that their activities are being monitored.
- A23. VASS shall provide comprehensive coverage of:
- all points of sale
  - safe
  - manager's office
  - areas of ingress and egress (doors, driveways)
  - alcohol placement areas
  - parking lot and pumps
  - areas not clearly visible from public streets
  - coverage of all four (4) exterior sides of the property
  - adjacent public rights of way (Riverside Blvd and 8<sup>th</sup> Ave)
  - at least one camera shall be positioned to get a front face shot (e.g. height strip camera)
- A24. Sales of beer and malt beverages shall be in quantities of not less than a six-pack.
- A25. Sales of wine shall be in containers of at least 750 ml.
- A26. Wine coolers, whether made for wine or malt products, shall not be sold in quantities of less than factory packs of four.
- A27. No distilled spirits shall be sold.
- A28. Electronic "point of sale" age verification system is required, including:
- scans and authenticates ID
  - identifies fake IDs
  - detects "double use" or ID passing
  - records dates and times of entry
  - has the ability to create a "banned patron" list
- A29. No more than 33 percent of the square footage of the windows and clear doors shall be blocked by advertising, signs, shelves or anything else. All advertising, signs, and shelving shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the premises, including the area in which the cash registers are maintained, from the exterior public sidewalk or entrance to the premises.
- A30. The name of the store shall be printed on all receipts.
- A31. No public pay phones/telephones shall be allowed on the premises.
- A32. No coin operated games or video machines shall be allowed on the premises.
- A33. The applicant shall post a No Trespassing and No Loitering sign on the property.

- A34. The applicant is responsible for reasonably controlling the conduct of persons on the site and shall immediately disperse loiterers.
- A35. Applicant must comply with all laws and regulations related to the distribution of alcoholic beverages, including not selling, furnishing, giving or causing to be sold, furnished or given away, any alcoholic beverages to any habitual drunkard, or to any obviously intoxicated person.
- A36. All dumpsters shall be kept locked.
- A37. Trash receptacles shall be of a design to prevent unauthorized removal of articles from the trash bin.
- A38. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the applicant shall be removed or painted over within 72 hours of being applied.
- A39. The applicant shall be responsible for the daily removal of all litter from the site and adjacent sidewalks.

Exhibits

- A. Project Plans is a part of this resolution.



- ① EXISTING TANKS
- ② EXISTING WATER 4 AIR
- ③ SHUD BOX
- ④ EXISTING SITE LIGHTING
- ⑤ (E) UPS DISPENSER
- ⑥ (E) CANOPY COLUMN
- ⑦ (E) BOLLARDS
- ⑧ EXISTING CANOPY
- ⑨ EDGE OF TANK SLAB,
- ⑩ EDGE OF DRIVE SLAB,
- ⑪ CMU BLOCK TRASH ENCLOSURE
- ⑫ EXISTING PATH OF TRAVEL
- ⑬ EXISTING PLANTER
- ⑭ NATURAL GAS SERVICE
- ⑮ ELECTRICAL SERVICE
- ⑯ MECHANICAL SLABS
- ⑰ (E) SIGNAGE
- ⑱ (E) CMU BLOCK WALL
- ⑲ (E) TRASH RECEPTACLE 4 WINDOW WASHER
- ⑳ (E) CHAIN LINK FENCE

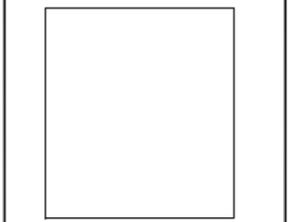


**DI SITE PLAN**  
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**D1 KEY NOTES**  
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**SUTTON & ASSOCIATES, INC.**  
ENVIRONMENTAL DESIGN PLANNING

1441 LAS SALINAS WAY  
 SACRAMENTO, CA 95864  
 TELE (916) 993-6075  
 FAX (916) 993-6074



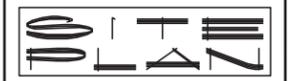
TYPE OF PROJECT: LICENSING

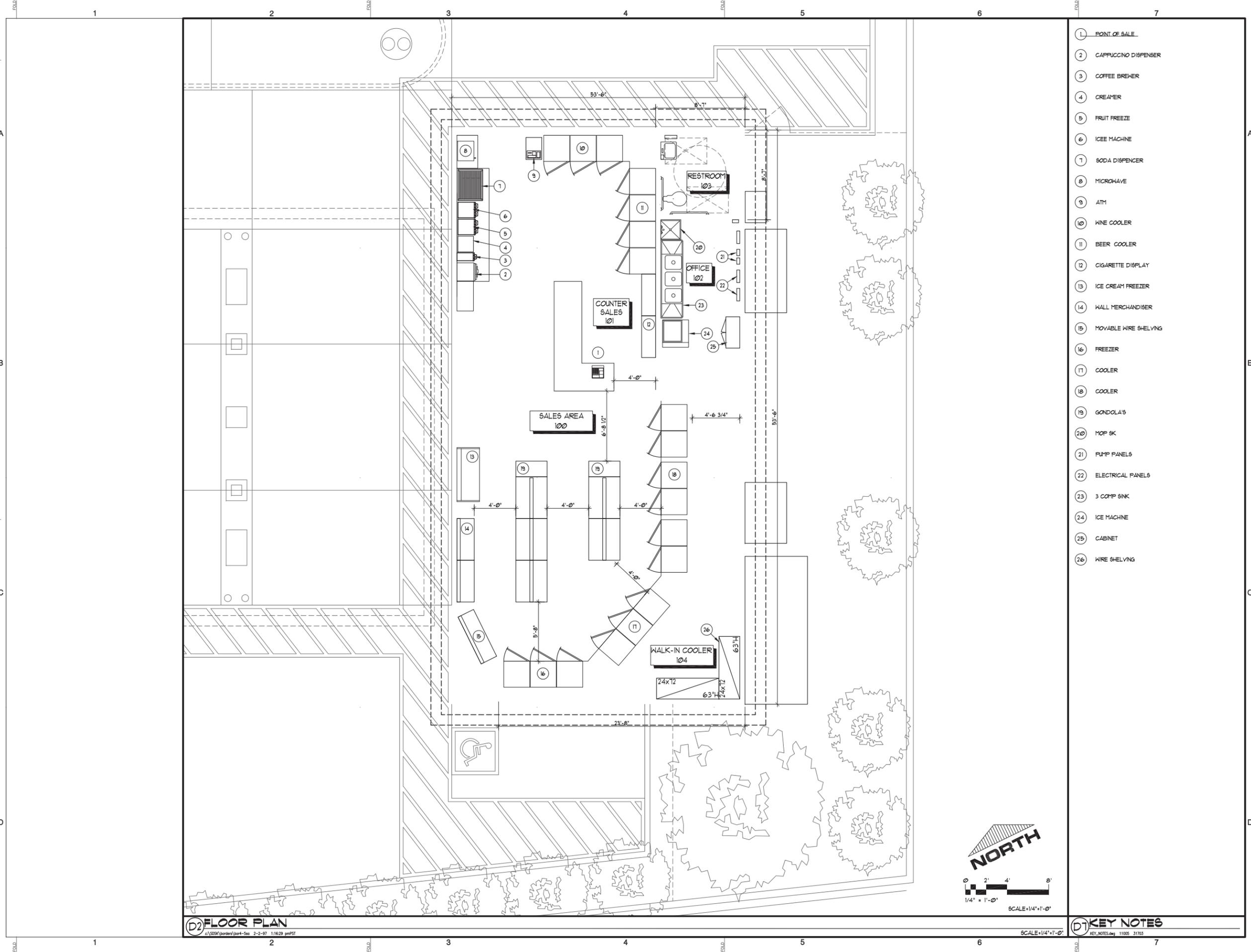
**RIVERSIDE VALERO**  
**3211 RIVERSIDE BLVD,**  
**SACRAMENTO, CA 95818**  
**RIVERSIDE VALERO**  
3211 RIVERSIDE BLVD  
 SACRAMENTO, CA 95818  
 PHONE: (950) 454-6521 FAX: (XXX) XXX-XXX  
 CONTACT: RAJAT SABANEKH

REVISION	BY

DATE: 7/23/05  
 DRAWN BY: MGF  
 JOB NO: **1522**

SHEET  
**A1**  
 1 OF 3 SHEETS

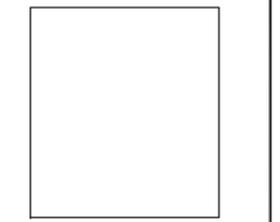




- 1 POINT OF SALE
- 2 CAPPUCCINO DISPENSER
- 3 COFFEE BREWER
- 4 CREAMER
- 5 FRUIT FREEZE
- 6 ICEE MACHINE
- 7 SODA DISPENSER
- 8 MICROWAVE
- 9 ATM
- 10 WINE COOLER
- 11 BEER COOLER
- 12 CIGARETTE DISPLAY
- 13 ICE CREAM FREEZER
- 14 WALL MERCHANDISER
- 15 MOVABLE WIRE SHELVING
- 16 FREEZER
- 17 COOLER
- 18 COOLER
- 19 GONDOLA'S
- 20 MOP SK
- 21 PUMP PANELS
- 22 ELECTRICAL PANELS
- 23 3 COMP SINK
- 24 ICE MACHINE
- 25 CABINET
- 26 WIRE SHELVING

**SUTTON & ASSOCIATES, INC.**  
ENVIRONMENTAL DESIGN PLANNING

1441 LAS SALINAS WAY  
SACRAMENTO, CA 95864  
TELE (916) 993-6075  
FAX (916) 993-6074



TYPE OF PROJECT: LICENSING

**RIVERSIDE VALERO**  
3211 RIVERSIDE BLVD,  
SACRAMENTO, CA 95818

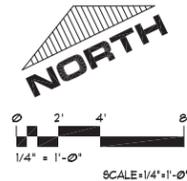
**RIVERSIDE VALERO**  
3211 RIVERSIDE BLVD,  
SACRAMENTO, CA 95818  
PHONE: (950) 454-6571 FAX: (XXX) XXX-XXX  
CONTACT: RAMI SABANECH

REVISION	BY

DATE: 7/23/05  
DRAWN BY: MGF  
JOB NO: 1522

SHEET  
**A2**  
2 OF 3 SHEETS

**FLOOR PLAN**



**D2 FLOOR PLAN**  
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**D1 KEY NOTES**  
KEY\_NOTES.dwg 1106 31703

**Appeal Decision**  
**City of Sacramento Planning and Design Commission**

Date: 3/7/2016

To the Planning Director:

I do hereby make application to appeal the decision of the City Planning and Design Commission on 2/25/16, for project number P 15-042.  
(hearing date)

Granted by the City Planning Commission  
 Denied by the City Planning Commission

Property Location: 3211 Riverside Boulevard

Grounds For Appeal: (explain in detail, you may attach additional pages)

*The Planning Commission did not fairly or adequately address the will of many neighborhood residents to deny this beer + wine permit and may not have been adequately noticed. Attached is part of a petition + the text of my comments.*

Appellant: Barry Scarff (please print) Daytime Phone: (916) 553 4348

Address: 920 9th Avenue Sacramento CA 95818

Appellant's Signature: *[Signature]*

Please note that once this application is submitted to the City of Sacramento, your information may be subject to public record. However, please note that the City will not sell your data or information for any purposes.

**THIS BOX FOR OFFICE USE ONLY**

Filing Fee Received: Applicant (\$4,000) \_\_\_\_\_ Or Third Party (\$298)                       
Received By: Row Bess Date: March 7, 2016  
Distribute Copies to: Planning Director (Stacia Cosgrove)  
Principal Planner Antonio Ablog Project Planner (original) Teresa Hoenge

Submit the Appeal Form to 300 Richards Blvd, 3<sup>rd</sup> Floor, Community Development Department Public Counter, between 9AM to 4 PM on weekdays.

**RECEIVED**

MAR 7 2016

BY: *[Signature]*  
Row Bess

# No New Permits to Sell Alcohol.



## Concerned About New Alcohol Sales



## Concerned About New Alcohol Sales

21 Supporters

Valero Gas Station (8th and Riverside) wants a permit to sell alcohol in the heart of Land Park: close to Crocker-Riverside elementary school, family-friendly businesses, the largest regional park in the city, and the oldest Jewish congregation in Sacramento.

Public Hearing is scheduled for Feb 25th. Please sign this petition to let our city Planning Commissioners know that we oppose the permit.

As residents, parents, and active members of this community, we urge the Commissioners to DENY the application for a conditional use permit to sell alcohol at the Valero gas station in the heart of a residential neighborhood. It is important that the neighborhood remain safe and family-friendly.

- Letter to
- Sacramento City Planning and Design Commission -- Chair Alan LoFaso
  - Sacramento City Council -- District 4 Councilmember Hansen
  - Sacramento City Planning and Design Commission -- Vice-Chair Jose Bodipo-Memba and 14 others
  - Sacramento City Planning and Design Commissioner Kiyomi Burchill
  - Sacramento City Planning and Design Commissioner Cornelious Burke
  - Sacramento City Planning and Design Commissioner Edmonds Chandler
  - Sacramento City Planning and Design Commissioner Douglas Covill
  - Sacramento City Planning and Design Commissioner Darryl Lucien
  - Sacramento City Planning and Design Commissioner Todd Kaufman
  - Sacramento City Planning and Design Commissioner Kim Mack

Help Us Keep Land Park a Family-Friendly Neighborhood: No New Permits to Sell Alcohol.

### Share this petition

Thanks for signing. Now help this campaign succeed by getting your friends to sign! 21 supporters 79 needed to reach 100

- Share on Facebook

We were unable to post to Facebook. If you still want to share this petition, please try again.

Add a personal message (optional)

Help Us Keep Land Park a Family-Friendly Neighborhood:...

Post to Facebook

Send a Facebook message

- [Send an email to friends](#)
- [Tweet to your followers](#)

<https://www.change.org/p/help-us-keep-land-park-a-family-friendly-neighborhood-no-new-permits-to-sell-alcohol>

Copy link or a

My name is Barry Scarff, and I've lived about a 2 minute walk from this location for over 15 years and I urge you to deny this request.

I'm very concerned about the increase in crime that follows the sale of alcohol. We should not be adding additional alcohol retailers at this time, considering the huge rise in crime in Sacramento, the highest of any major city, and Land Park's increase in property crime, the highest rise in the city. City Police data also shows a significant increase in police calls within William Land Park in 2015.

I believe it's improper that a planning commission could be considering a Staff Report which ignores key elements of the General Plan, including that the City **shall** protect the pattern and character of unique traditional neighborhoods and that the City **shall** promote the development of **family-friendly** neighborhoods.

The applicant is within a Traditional Center where all existing businesses are family friendly, including Vic's Ice Cream (a neighborhood gathering place for kids after school lets out) and Planet Gymnastics.

It's also about 1,000 feet from a number of sensitive uses including William Land Park, Crocker Riverside elementary school, and Congregation B'Nai Israel.

It is significant that the city uses a 1,000 feet radius as a measurement of review for its letter of public convenience, considering that a school, a child care center and a regional park are all *within* 1,000 feet and B'nai Israel is approximately 1,000 feet away from the applicant.

In evaluating Permits, the Commission is required by law to make a finding that the proposed use is consistent with the general plan and any specific plan and also requires the Commission to give consideration to the distance of the proposed use from residential buildings, churches, schools, parks and childcare centers.

As the report notes, several neighbors, including those who live in the immediate vicinity, have already expressed their opinion that the sale of beer and wine is inappropriate, unwanted, and will lead to increased crime.

I again urge you to deny this permit.

Thank you.



REPORT TO  
PLANNING AND DESIGN  
COMMISSION  
City of Sacramento

915 I Street, Sacramento, CA 95814-2671  
www. CityofSacramento.org

PUBLIC HEARING  
February 25, 2016

To: Members of the Planning and Design Commission

**Subject: Valero Beer and Wine Sales (P15-042)**

A request to sell beer and wine at an existing convenience store and fuel station in the General Commercial (C-2) zone.

- A. Environmental Exemption (Per CEQA Guidelines Section 15301, Existing Facilities); and
- B. Conditional Use Permit to allow the sale of beer and wine within an existing 1,440 square foot convenience store on a 13,320 square foot (.31 acre) in the General Commercial (C-2) zone.

**Location/Council District:**

3211 Riverside Blvd.

Assessor’s Parcel Number 012-0341-044

Council District 4

**Recommendation:** Staff recommends the Commission approve the request based on the findings and subject to the conditions listed in Attachment 1. The Commission has final approval authority over items A and B above, and its decision is appealable to City Council.

**Contact:** Teresa Haenggi, Associate Planner, (916) 808-7554  
Antonio Ablog, Senior Planner, (916) 808-7702

**Applicant:** Rami Sabanegh, 3211 Riverside Blvd., Sacramento CA 95818

**Owner:** Same as Owner

Figure 1: Vicinity Map



**Summary:** The site is currently developed with 1,440 square foot convenience store and fueling pumps. The applicant/owner is requesting to sell beer and wine. This requires a Conditional Use Permit for alcohol sales. Staff has received several comments on the project, both in support and in opposition to the proposed beer and wine sales (See Attachment 5).

<b>Table 1: Project Information</b>
<b>General Plan designation:</b> Traditional Center
<b>Site Zoning:</b> General Commercial (C-2) Zone
<b>Existing use:</b> Convenience store and fuel station
<b>Property area:</b> 13,320 square feet (.31 acres)

**Background and Entitlement History:** An application requesting a Conditional Use Permit for the sale of beer and wine for off-site consumption at the existing Valero convenience store and fuel station was submitted on July 29, 2015. The convenience store has been in operation at 3211 Riverside Blvd. since 2004. That same year, an application was submitted for the sale of beer and wine for off-site consumption. The application was withdrawn prior to any action being taken on the request. In 2009, a Minor Modification to a deemed Special Permit was approved by the Zoning Administrator allowing the installation of a new clean air separator canister. There is no other recent entitlement history on this site.

The applicant continued the January 15<sup>th</sup> hearing in order to provide community outreach.

**Public/Neighborhood Outreach and Comments:** An early notice was sent to the Land Park Neighborhood Association, Upper Land Park Neighborhood Association, and property owners within 300 feet of the project site. Staff received three e-mails in support of the project and over 15 e-mails and phone calls in opposition to the project. The e-mail correspondence is provided in Attachment 5.

The applicant presented his project at the Land Park Community Association's meeting in November, and the president of the Upper Land Park Neighborhood Association met with the applicant at the project site. Neither community group has expressed opposition or support for the project.

On February 16, the applicant also conducted a community outreach meeting, sending an invitation to all property owners within 300 feet of the project site. The meeting was held at Vic's café and approximately 15 community members attended as did City Planning staff and a representative from the Police Department.

The neighborhood associations and property owners within 300 feet of the proposed site were mailed a hearing notice. The site was also posted 10 days in advance of the public hearing.

**Environmental Considerations:** The Environmental Services Manager has determined the project is exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. Section 15301 covers the permitting and operation of existing private structures involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The project consists of approval to allow beer and wine sales for off-site consumption in an existing private structure. Staff has reviewed the application and has concluded that no new significant effects would result. The trip generation source (Institute of Traffic Engineers) for the land use "Convenience Market With Gasoline Pumps" includes alcohol sales in the average rate for all convenience market sites, and no anticipated significant increase in trips would occur. No new significant effect would result from approval.

**Policy Considerations:** The subject site is designated as Traditional Center in the General Plan Land Use and Urban Form Diagram. The Traditional Center designation provides for walkable traditional neighborhoods that provide essential daily services within walking distance of surrounding residents. The General Plan goal for Traditional Centers is to promote traditional centers where people can shop and socialize within walking distance of surrounding neighborhoods (LU 5.3).

The existing commercial area where the project is located is well established with uses that support the General Plan goal for traditional centers, including an ice cream parlor, a café, small retail stores, commercial services, a gymnastics school and the subject convenience market. While alcohol sales are not directly addressed in the General Plan, staff does not believe that the proposed sale of beer and wine for off-site consumption at the existing Valero convenience store is inconsistent with the General Plan.

The Public Health and Safety Policy Element of the General Plan contains the following policy that addresses development:

*Policy PHS 1.1.7 – Development Review.* The City shall continue to include the Police Department in the review of development projects to adequately address crime and safety, and promote the implementation of Crime Prevention through Environmental Design principles.

The Police Department reviewed the proposal and conducted a site visit to the proposed site. The Police Department does not oppose the project and placed conditions of approval on the project to address potential crime and safety issues.

## Land Use

In evaluating Conditional Use Permit proposals, the Planning and Design Commission is required to make the following findings under City Code section 17.808.200(C):

1. The proposed use and its operating characteristics are consistent with the general plan and any applicable specific plan or transit village plan; and

2. The proposed use and its operating characteristics are consistent with the applicable standards, requirements, and regulations of the zoning district in which it is located, and of all other provisions of this title and this code; and
3. The proposed use is situated on a parcel that is physically suitable in terms of location, size, topography, and access, and that is adequately served by public services and utilities; and
4. The proposed use and its operating characteristics are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance.

For uses that include alcohol sales, additional findings under City Code section 17.228.108(A)(1) must be met:

1. The proposed alcoholic beverage sales will not adversely affect the peace or general welfare of the surrounding neighborhood;
2. The proposed alcoholic beverage sales will not result in undue concentration of establishments dispensing alcoholic beverages;
3. The proposed alcoholic beverage sales will not enlarge or encourage the development of a skid row or blighted area; and
4. The proposed alcoholic beverage sales will not be contrary to or adversely affect any program of redevelopment or neighborhood conservation.

The Planning and Development Code also requires the Planning and Design Commission to consider whether the proposed use will detrimentally affect nearby residentially zoned areas, and give consideration to the distance of the proposed use from residential buildings, churches (and faith congregations), schools, hospitals, parks and playgrounds, childcare centers, social services, and other similar uses (see City Code section 17.228.108(A)(2)).

The Valero convenience store and fuel station is located on the southeast corner of Riverside Blvd. and 8<sup>th</sup> Avenue. Vic's Ice Cream is located directly across 8<sup>th</sup> Avenue to the north of the project site. Other commercial uses, including Vic's Café, are also located north of the project. To the west, directly across Riverside Blvd., is a commercial center that includes retail stores, commercial services, and a gymnastics school. A retail use is located to the south of the project site. The commercial area is surrounded by residential uses, primarily single-unit dwellings, though a multi-unit dwelling is located adjacent to the east of the project site. A bus stop is located in front of the project site on Riverside Blvd. Figure 2 provides a map of the uses adjacent to the project site.

**Figure 2: Land Uses near Project Site**

The nearest park, William Land Park, and a synagogue are located approximately 1,000 feet to the south of the project. Crocker/ Riverside Elementary School is located approximately 1,000 feet to the north. As mentioned earlier, the area is primarily residential, except for the commercial area on Riverside where the project is located.

### Key Issues

Although a majority of the feedback on the project has been in opposition to the sale of beer and wine, staff also received several e-mails and spoke to individuals who expressed support for the project. The main reasons cited for supporting the project is to support local

businesses and for the convenience of being able to walk to the store to purchase alcohol. Additionally, one individual stated that he originally had concerns about the project, but now felt that the alcohol sales would not be a problem as long as conditions are met.

The comments received in opposition to the proposed sale of beer and wine are summarized below:

- The proposed use is not compatible with the surrounding area, which is predominantly residential and family-oriented.
- There are several nearby retail establishments that already sell alcohol and additional alcohol sales are not needed.
- The sale of alcohol may attract nuisances, such as loitering and drinking at the bus stop.
- The sale of alcohol will contribute to an increasing vagrant presence in the area.
- The proposed use is in close proximity to uses that are frequented by children, e.g. schools, a religious assembly, an ice cream parlor, a public park and a gymnastics school.
- The area surrounding the site of the proposed use has a high level of pedestrian traffic and pedestrians' safety may be compromised by the proposed use.
- Alcohol sales will increase area crime such as car break-ins, car thefts, and burglary.

The project evaluation includes the consideration of sensitive uses near the project site such as parks and schools, because there is a concentration of a vulnerable population at these locations that may be negatively impacted by alcohol sales. The project site is approximately 1,000 feet or more from local schools and parks. Neighbors report that many of the children who live in the neighborhood where the project is located often walk to school or the park. Also, there are uses directly to the west (a gymnasium school) and the north (an ice cream shop) of the project site that are frequented by children.

The sale of alcohol is highly regulated because of the potential negative effect that alcohol can have. In the case of alcohol sales for off-site consumption in a small retail store, a conditional use permit is required so that staff can impose

conditions on the proposed project to address nuisance behavior, or if such behavior does occur, to prevent it from escalating into criminal behavior. Planning staff works closely with the Police Department in developing conditions for projects proposing alcohol sales. The conditions serve as crime-prevention measures and are summarized below:

- Hours of alcohol sales are restricted to Monday through Friday, 6:00 a.m. to 10:00 p.m.; and Saturday and Sunday, 6:30 a.m. to 9:30 p.m.
- Beer can only be sold in six-packs or more (no singles), wine in containers no less than 750 ml, and wine coolers in no less than packs of 4.
- The sale of beer and wine is limited to the area adjacent to the cashier so that it can be easily supervised by Valero employees.
- A video surveillance system is required for both internal and external areas of the site.
- The videos must be recorded and stored in order to assist in monitoring the site as well as assisting the Police Department in deterring criminal activity both on site and in the surrounding area.

**Figure 3: Area Land Use Map**



- Lighting is required to ensure the site is well lit and all activities on the site are visible.
- The applicant is to immediately address nuisance activities or law enforcement related issues.
- Graffiti is to be immediately removed and trash to be picked up on a regular bases.
- The windows of the store are not to be overly cluttered so that employees can watch the site and the immediate neighborhood, and so law enforcement can see into the store.

The intent of these conditions is to ensure that the Valero convenience store continues to be positive contributor to the community and that the activities at the project site do not compromise the safety or quality of life of the neighborhood, particularly the children. It should be noted here that conditions are in place as long as alcohol is sold at that site, regardless of who the owner is. In doing this, staff ensures that the operators will continue to be vigilant and valuable neighbors.

Staff does not anticipate pedestrian safety would be degraded with the proposed sale of beer and wine because such sales would not increase traffic to any significant degree. Additionally, the site has planters that separate the parking lot from the sidewalks, thus protecting the pedestrians and only allowing ingress/egress to the site at the appropriate designated areas.

The Police Department also addressed concerns of over-concentration of alcohol sales in the area by visiting the site and conducting research on area crime and reviewing comments received from the community. Based on this analysis, the Police Department issued a Letter of Public Convenience or Necessity which indicates the proposed use would likely not impact crime in the area.

As conditioned, staff does not believe the proposed sale of beer and wine would have detrimental effects on the peace and welfare of the surrounding neighborhood. Furthermore, the Police Department does not oppose the project and believes the conditions of approval for this project would reduce the potential for nuisance activities or law enforcement related issues that could be associated with alcohol sales.

### **Alcohol Beverage Control (ABC) License**

The applicant is applying for a Type 20 license, which allows for sale of beer and wine for off-site consumption. The Police Department provided a letter to the Alcohol Beverage Control Agency stating that they completed an investigation for Valero convenience store and feel that Public Convenience or Necessity would be served (See Attachment 4).

### **Building Design and Signage**

No exterior modifications or site improvements are proposed as a part of this project. Any future modifications to the exterior of the building will have to be reviewed and approved by Planning and Design Staff. No signage has been proposed at this time and any future signage will require a sign permit.

**Conclusion:** Staff recommends approval of the project, because all of the findings can be made, and in particular, the project: a) is consistent with the General Plan designation of Traditional Center and the General Commercial (C-2) zone; b) does not appear to have any negative impacts on the surrounding community; and c) has been reviewed by the Police Department and is conditioned to ensure proper security, lighting, and good neighbor policies for the site.

Respectfully submitted by:   
TERESA HAENGGI  
Associate Planner

Approved by:  
  
ANTONIO ABLOG  
Senior Planner

Recommendation Approved:

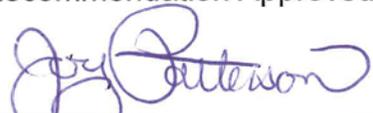
  
JOY PATTERSON  
Principal Planner

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Attachment 5 Community Comments  
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**Attachment 1**

**Proposed Findings of Fact and Conditions of Approval  
Valero Convenience Store and Fuel Station  
3211 Riverside Blvd.**

**Findings Of Fact**

- A. Environmental Determination:** Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the Planning and Design Commission finds that the Project is exempt from review under **Section 15301 (Existing Facilities)** of the California Environmental Quality Act, because the approval of the sale of beer and wine in an existing private structure would involve no substantial increase in use beyond that existing at the time of the lead agency determination.
- B. The Conditional Use Permit** to allow the sale of beer and wine in an existing building on a 13,320 square foot (.31 acre) parcel in the General Commercial (C-2) zone **is approved** subject to the following Findings of Fact:
1. The proposed use and its operating characteristics are consistent with the general plan designation of Traditional Center; and
  2. The proposed use and its operating characteristics are consistent with the applicable standards, requirements, and regulations of the General Commercial (C-2) zone in which it is located, and of all other provisions of the city code; and
  3. The proposed use is situated on a parcel that is physically suitable in terms of location, size, topography, and access, and that is adequately served by public services and utilities; and
  4. The proposed use and its operating characteristics are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance in that it is compatible with the variety of uses that are in the surrounding area, and is conditioned to ensure that the business will contribute positively to the surrounding area; and
  5. The proposed use will not adversely affect the peace or general welfare of the surrounding neighborhood in that the proposed use is consistent with the Traditional Center designation's vision for neighborhood serving commercial uses; and
  6. The proposed use will not result in undue concentration of establishments dispensing alcoholic beverages, as determined by the Police Department based on its review of the project and site visit; and

7. The proposed use will not enlarge or encourage the development of a skid row or blighted area in that the sale of alcohol will be supervised, the Police Department conditioned the project to include crime deterring mechanisms such as a surveillance system, and the commercial space will have limited hours of operation; and
8. The proposed use will not be contrary to the General Plan, which designates the site as the Traditional Center designation, which allows retail uses.

### **Conditions Of Approval**

- B. The Conditional Use Permit** to allow the sale of beer and wine in the General Commercial (C-2) zone **is approved** subject to the following conditions of approval:

#### **Planning**

- B1. A sign that complies with the city code and displays a 24-hour emergency phone number and contact person shall be kept current and posted on the building storefront as a Good Neighbor Policy measure.
- B2. The hours of alcohol sales shall be limited to Monday through Friday, 6:00 a.m. to 10:00 p.m.; and Saturday and Sunday, 6:30 a.m. to 9:30 p.m. Any requests to modify these hours shall require additional planning review and approval.
- B3. The location of the beer and wine shall be located near the point of sale as indicated on the approved plans shown as exhibit A.
- B4. The shelf space allowed for the sale of beer and wine shall be limited to the area labeled on the approved plans as a “wine cooler” and “beer cooler”.
- B5. Any modification to the attached plans shall be subject to review and approval by Planning Department staff prior to the issuance of building permits.
- B6. Any future exterior modifications to the building shall be reviewed and approved by Planning and Design Staff.

#### **Police Department**

- B7. Exterior lighting shall be white light (e.g. metal halide, LED, fluorescent, or induction) using cutoff or full cutoff fixtures to limit glare and light trespass. Exterior lighting shall be maintained and operational and shall meet IESNA standards.
- B8. All landscaping shall follow the two foot six foot rule. All landscaping shall be ground cover, two feet or less and lower tree canopies shall be above six feet. This increases natural surveillance and eliminates hiding

areas within the landscape. Tree canopies shall not interfere with or block lighting. This creates shadows and areas of concealment.

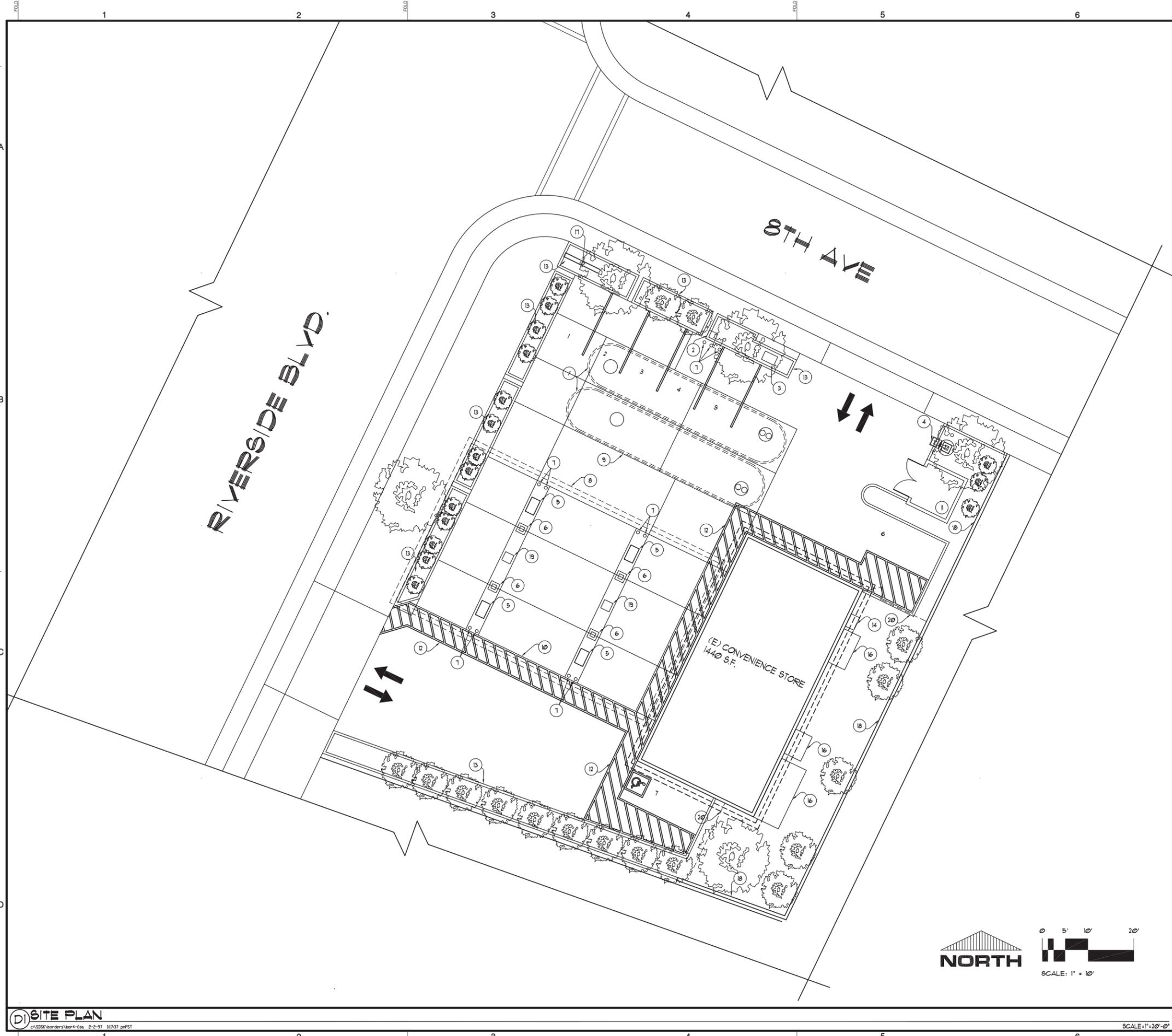
- B9. UL listed central station silent robbery alarm system shall be employed at all points of sale, the manager's office, and near the safe(s). Cellular back-up is recommended.
- B10. All solid core exterior doors shall be equipped with a 180 degree viewing device to screen persons before allowing entry, and shall remain locked at all times except for emergencies and deliveries.
- B11. Height markers are required on the interior doorway.
- B12. If replaced, fences shall be of decorative tubular steel, no climb type.
- B13. Recorded Video Assessment and Surveillance System (VASS) shall be employed.
- B14. Cameras and VASS storage shall be digital high definition or better.
- B15. VASS storage shall be kept off-site or in a secured area accessible only to management.
- B16. VASS shall support standard MPEG formats.
- B17. VASS shall be capable of storing no less than 30 days worth of activity.
- B18. Manager with access to VASS storage shall be able to respond within 30 minutes during business hours.
- B19. Manager shall have the ability to transfer recorded data to another medium (e.g. DVD, thumb drive, etc.).
- B20. Cameras shall be equipped with low light capability, auto iris and auto focus.
- B21. Television style monitors shall be mounted in a visible location near the entrance so that patrons can clearly see that their activities are being monitored.
- B22. VASS shall provide comprehensive coverage of:
- all points of sale
  - safe
  - manager's office
  - areas of ingress and egress (doors, driveways)
  - alcohol placement areas
  - parking lot and pumps
  - areas not clearly visible from public streets
  - coverage of all four (4) exterior sides of the property
  - adjacent public rights of way (Riverside Blvd and 8<sup>th</sup> Ave)
  - at least one camera shall be positioned to get a front face shot (e.g. height strip camera)

- B23. Sales of beer and malt beverages shall be in quantities of not less than a six-pack.
- B24. Sales of wine shall be in containers of at least 750 ml.
- B25. Wine coolers, whether made for wine or malt products, shall not be sold in quantities of less than factory packs of four.
- B26. No distilled spirits shall be sold.
- B27. Electronic “point of sale” age verification system is required, including:
- scans and authenticates ID
  - identifies fake IDs
  - detects “double use” or ID passing
  - records dates and times of entry
  - has the ability to create a “banned patron” list
- B28. No more than 33 percent of the square footage of the windows and clear doors shall be blocked by advertising, signs, shelves or anything else. All advertising, signs, and shelving shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the premises, including the area in which the cash registers are maintained, from the exterior public sidewalk or entrance to the premises.
- B29. The name of the store shall be printed on all receipts.
- B30. No public pay phones/telephones shall be allowed on the premises.
- B31. No coin operated games or video machines shall be allowed on the premises.
- B32. The applicant shall post a No Trespassing and No Loitering sign on the property.
- B33. The applicant is responsible for reasonably controlling the conduct of persons on the site and shall immediately disperse loiterers.
- B34. Applicant must comply with all laws and regulations related to the distribution of alcoholic beverages, including not selling, furnishing, giving or causing to be sold, furnished or given away, any alcoholic beverages to any habitual drunkard, or to any obviously intoxicated person.
- B35. All dumpsters shall be kept locked.
- B36. Trash receptacles shall be of a design to prevent unauthorized removal of articles from the trash bin.
- B37. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the applicant shall be removed or painted over within 72 hours of being applied.

B38. The applicant shall be responsible for the daily removal of all litter from the site and adjacent sidewalks.

Exhibit A: Site Plan

Exhibit B: Floor Plan

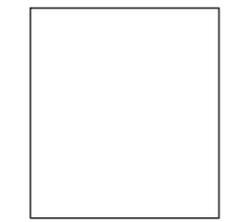


- ① EXISTING TANKS
- ② EXISTING WATER 4 AIR
- ③ SHUD BOX
- ④ EXISTING SITE LIGHTING
- ⑤ (E) UPS DISPENSER
- ⑥ (E) CANOPY COLUMN
- ⑦ (E) BOLLARDS
- ⑧ EXISTING CANOPY
- ⑨ EDGE OF TANK SLAB,
- ⑩ EDGE OF DRIVE SLAB,
- ⑪ CMU BLOCK TRASH ENCLOSURE
- ⑫ EXISTING PATH OF TRAVEL
- ⑬ EXISTING PLANTER
- ⑭ NATURAL GAS SERVICE
- ⑮ ELECTRICAL SERVICE
- ⑯ MECHANICAL SLABS
- ⑰ (E) SIGNAGE
- ⑱ (E) CMU BLOCK WALL
- ⑲ (E) TRASH RECEPTACLE 4 WINDOW WASHER
- ⑳ (E) CHAIN LINK FENCE



**SUTTON & ASSOCIATES, INC.**  
ENVIRONMENTAL DESIGN PLANNING

1441 LAS SALINAS WAY  
SACRAMENTO, CA 95864  
TELE (916) 993-6075  
FAX (916) 993-6074



TYPE OF PROJECT: LICENSING

**RIVERSIDE VALERO**  
3211 RIVERSIDE BLVD,  
SACRAMENTO, CA 95818

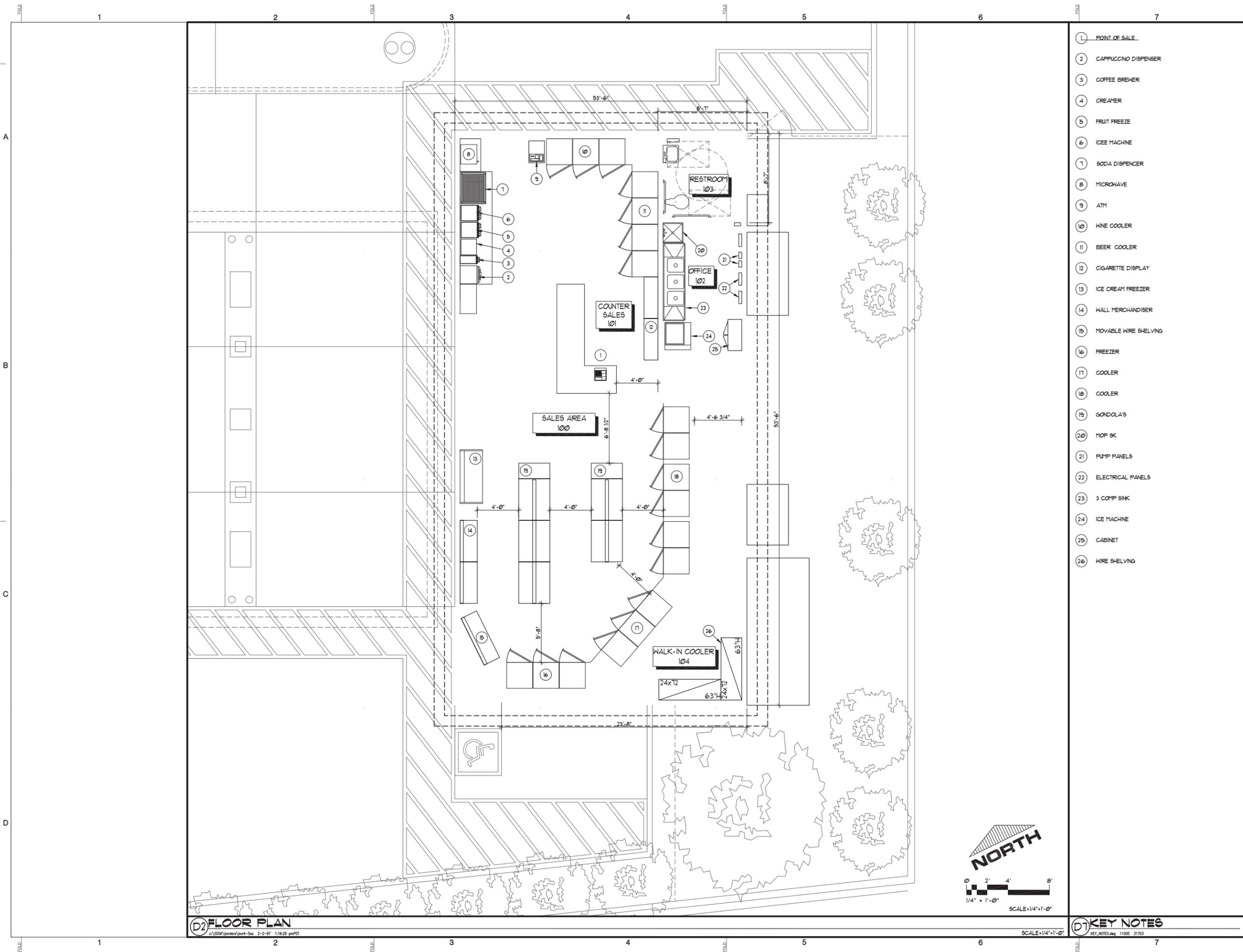
**RIVERSIDE VALERO**  
3211 RIVERSIDE BLVD  
SACRAMENTO, CA 95818  
PHONE: (950) 454-6521 FAX: (XXX) XXX-XXX  
CONTACT: RAMI SABANEH

REVISION	BY

DATE: 7/23/05  
DRAWN BY: MGF  
JOB NO: 1522

SHEET  
**A1**  
1 OF 3 SHEETS

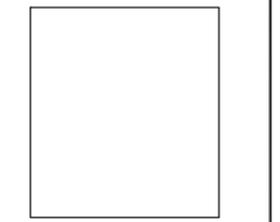




- 1 POINT OF SALE
- 2 CAPPUCCINO DISPENSER
- 3 COFFEE BREWER
- 4 CREAMER
- 5 FRUIT FREEZE
- 6 ICEE MACHINE
- 7 SODA DISPENSER
- 8 MICROWAVE
- 9 ATM
- 10 WINE COOLER
- 11 BEER COOLER
- 12 CIGARETTE DISPLAY
- 13 ICE CREAM FREEZER
- 14 WALL MERCHANDISER
- 15 MOVABLE WIRE SHELVING
- 16 FREEZER
- 17 COOLER
- 18 COOLER
- 19 GONDOLA'S
- 20 MOP SK
- 21 PUMP PANELS
- 22 ELECTRICAL PANELS
- 23 3 COMP SINK
- 24 ICE MACHINE
- 25 CABINET
- 26 WIRE SHELVING

**SUTTON & ASSOCIATES, INC.**  
ENVIRONMENTAL DESIGN PLANNING

1441 LAS SALINAS WAY  
SACRAMENTO, CA 95864  
TELE (916) 993-6075  
FAX (916) 993-6074



**RIVERSIDE VALERO**  
3211 RIVERSIDE BLVD,  
SACRAMENTO, CA 95818  
**RIVERSIDE VALERO**  
3211 RIVERSIDE BLVD,  
SACRAMENTO, CA 95818  
PHONE: (950) 454-6571 FAX: (XXX) XXX-XXX  
CONTACT: RAMI SABANECH

REVISION	BY

DATE: 7/23/05  
DRAWN BY: MGF  
JOB NO: 1522

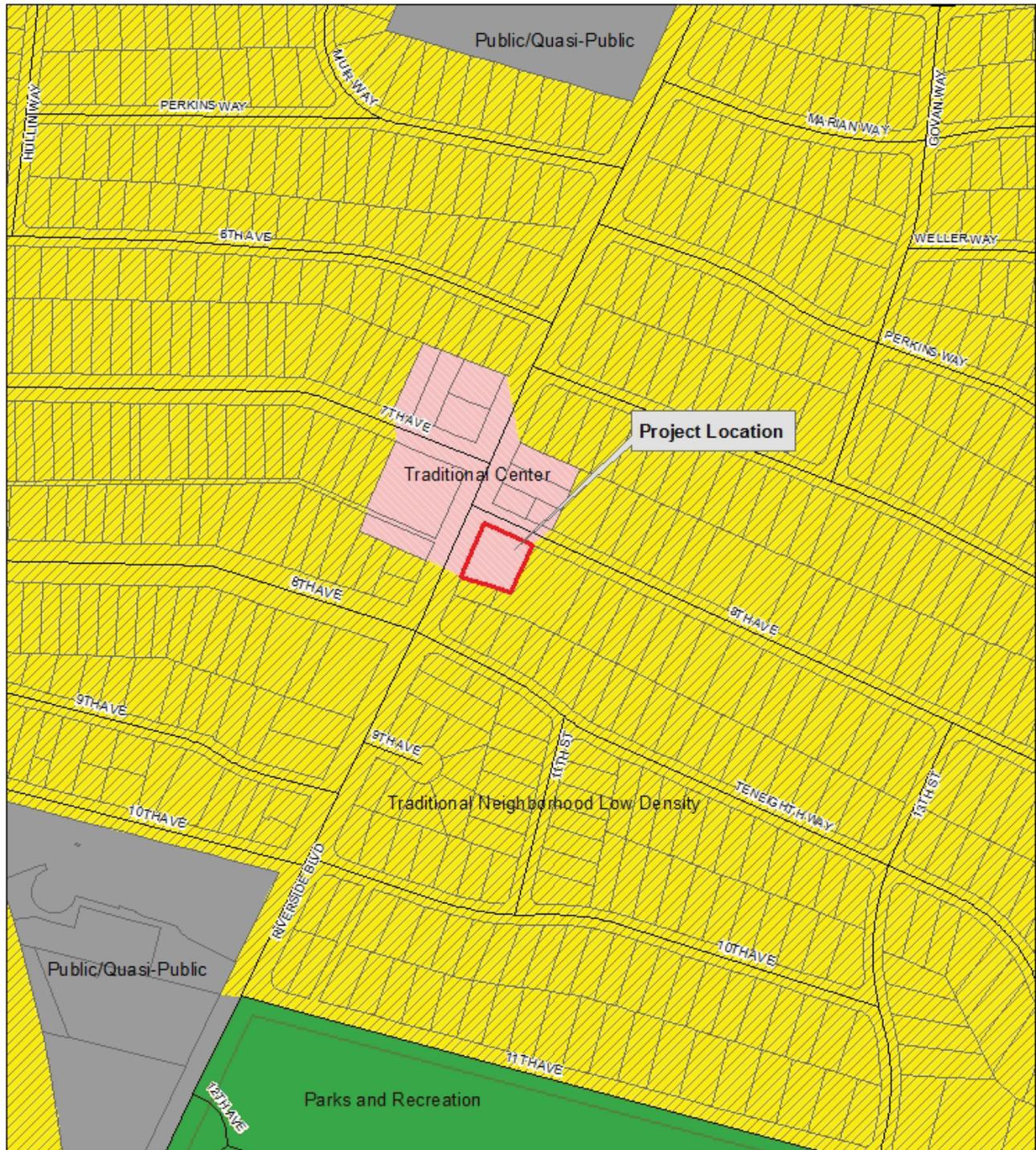
SHEET  
**A2**  
2 OF 3 SHEETS

**FLOOR PLAN**

**D2 FLOOR PLAN**  
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**D1 KEY NOTES**  
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Attachment 2: General Plan Map



**General Plan  
P15-042  
Valero Beer and Wine Sales  
3211 Riverside Blvd.**

T.Haenggi 12/22/15

Attachment 3: Zoning Map



**Zoning  
P15-042  
Valero Beer and Wine Sales  
3211 Riverside Blvd.**

T.Haenggi 12/22/15

City of  
**SACRAMENTO**  
Police Department

SAMUEL D. SOMERS JR.  
Chief of Police

5770 Freeport Blvd., Suite 100  
Sacramento, CA 95822-3516

(916) 808-0800  
Fax: (916) 808-0818  
www.sacpd.org

August 24, 2015  
Ref. NO:8-03

Matt Seck  
District Administrator  
Alcohol Beverage Control  
2400 Del Paso Road, Suite 155  
Sacramento, California 95834

Dear Mr. Seck:

The Sacramento Police Department has completed the investigation for Riverside Valero, located at 3211 Riverside Blvd. The Police Department feels that Public Convenience or Necessity will be served.

Sincerely,



Sherri Scruggs  
Analyst, Sacramento Police Department

**Teresa Haenggi**

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**From:** Joseph Yee <jyeepdc@gmail.com>  
**Sent:** Thursday, January 14, 2016 10:28 AM  
**To:** Teresa Haenggi  
**Subject:** Fwd: GAS STATION 8th and Riverside requesting permit to sell alcohol: Public Hearing 1/14

----- Forwarded message -----

From: **Marcus Yee** <[mr.mlyee@gmail.com](mailto:mr.mlyee@gmail.com)>  
 Date: Tuesday, January 12, 2016  
 Subject: GAS STATION 8th and Riverside requesting permit to sell alcohol: Public Hearing 1/14  
 To: [jyeepdc@gmail.com](mailto:jyeepdc@gmail.com)  
 Cc: [quongp@gmail.com](mailto:quongp@gmail.com)

Commissioner Yee,

My dear friend and I, Paul Quong, your neighbors in this wonderful family-centered community of Land Park, request your review of the gas station's (on 8th and Riverside) request for a permit to sell beer and wine. We believe that the hearing should be cancelled or at the very least postponed until such time as remaining issues can be resolved. Some that concern us a local residents include the following:

- The public elementary school (Crocker Riverside) is located on the cusp of the significance threshold. It is at 1000' feet from the conditional permit; therefore, it is likely that the school and none of the many families associated with the school have had a chance to review or comment on this request to sell alcohol in proximity to their school-aged children. I'm sure many would be concerned with this lapse in local government transparency. Further, the threshold should not be used to justify no impact, rather it should indicate opportunities for further investigation, particularly since many of the students make their way to children's toys store, Vic's ice cream, Planet Gymnastics, and the gas station on hot summer days.
- There is a bus stop, including bench, directly outside the gas station. The business owner will **not** have the authority to remove individuals congregating on this property. This bus runs **only** once per hour. A similar problem exists outside the midtown Safeway.
- The Report ignores, and **does not address, a key element of the General Plan**. Goal LU 4.3 states that the City **shall** protect the pattern and character of Sacramento's unique traditional neighborhoods. The Report only addresses the elements of a Traditional Center, ignoring that it is surrounded by a traditional neighborhood. <http://portal.cityofsacramento.org/Community-Development/Planning/Online-Library/General%20Plan>
- Planet Gymnastics provides educational activities for children, including toddlers. There is also a music training facility for children located across the street.
- The report states that "The Traditional Center designation provides for walkable traditional neighborhoods that provide **essential** daily services within walking distance of surrounding residents". The sale of beer and wine is not an essential service. To me, just the fact that a *Conditional Use Permit* is being requested, shows that these sales are not essential.

- The report does not address this part of the city's general plan (especially considering that Planet Gymnastics, Vic's Ice Cream, the baby clothing store, etc. are all family friendly): LU 4.1.10 Family-Friendly Neighborhoods. The City shall promote the development of **family-friendly neighborhoods** throughout the city that provide housing that accommodates families of all sizes and provides safe and convenient access to schools, parks, and other family oriented amenities and services.

Thank you for your consideration,

-Marcus Yee  
924 9th Ave  
Sacramento, CA 95818

-- ----- Forwarded message -----

From: **Teresa Haenggi** <[THaenggi@cityofsacramento.org](mailto:THaenggi@cityofsacramento.org)>

Date: Thu, Jan 7, 2016 at 10:37 AM

Subject: RE: Requesting history of alcohol license application for Valero on 8th and Riverside

To: Marcus Yee <[mr.mlyee@gmail.com](mailto:mr.mlyee@gmail.com)>

Cc: Antonio Ablog <[AAblog@cityofsacramento.org](mailto:AAblog@cityofsacramento.org)>

Mr. Yee,

I have researched our archives and could not locate the file on the 2004 project that was withdrawn. Nor could I find any documentation or public comments on the project. The planner who worked on that project does not have any electronic files on the project either.

For the current proposal, I will attach all of the comments that I received since the file was opened in September, 2015, to the staff report that is submitted to the Planning and Design Commission.

Please contact me if you would like to discuss this further.

Teresa

Teresa Haenggi

Associate Planner

## Teresa Haenggi

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**From:** Alan LoFaso <alofaso@sbcglobal.net>  
**Sent:** Thursday, January 14, 2016 8:54 AM  
**To:** Barry Scarff  
**Cc:** Stacia Cosgrove; Antonio Ablog; Teresa Haenggi  
**Subject:** Re: Valero Beer and Wine Sales (P15-042)

Mr. Scarff -

Thank you for contacting us regarding your views on this project. I am sure all of the commissioners will keep your views in mind as we decide this matter.

Thank you again.

Alan.

Sent from my iPhone

On Jan 14, 2016, at 12:31 AM, Barry Scarff <[barry\\_scarff@yahoo.com](mailto:barry_scarff@yahoo.com)> wrote:

Commissioner LoFaso -

Please vote to deny the request for a Conditional Use Permit to sell beer and wine at 3211 Riverside Blvd. This is the Valero gas station located across the street from Vic's Ice Cream and within a short walk from William Land Park, Crocker Riverside elementary school, and Congregation B'Nai Israel.

It would be terrible if the Commission took the irrevocable action to establish the sale of beer and wine for off-site consumption. As the report notes, several neighbors, including those who live in the immediate vicinity, have already expressed their opinion that the sale of beer and wine is inappropriate, unwanted, and will lead to increased crime.

There are also problems with the Staff Report that should convince you and the other Commissioners to vote no.

Page 6 states "Furthermore, sensitive uses such as schools, parks and religious facilities are more than 1,000 feet from the project site, and would not be adversely impacted by the proposed sale of beer and wine for off-site consumption." However, the map on that same page clearly shows that Crocker Riverside Elementary School, the 4<sup>th</sup> R child care center, and William Land Park are all *within* 1,000 feet. The Report itself acknowledges this by stating that these sensitive uses (the school and the park) are "approximately" 1,000 feet away from the project site. This shows that the Report is inconsistent and contradicts itself.

This also shows that a 1,000 foot **minimum** distance is considered a criterion for approval; however, since there are sensitive uses located **within** 1,000 feet, this indicates that the Permit request should be denied. A permit cannot fairly and objectively be approved if you create a criterion and the applicant doesn't meet the criterion.

The Staff Report ignores, and does not address, key elements of the General Plan. The staff report does not address the city's general plan Goal LU 4.3 which states that the City **shall** protect the pattern and character of Sacramento's unique traditional neighborhoods.

The staff report also does not address LU 4.1.10 which states that the City shall promote the development of **family-friendly** neighborhoods. The Report correctly states that this location is within a Traditional Center. It is important to note that the existing businesses are family friendly, including Vic's (a neighborhood gathering place for kids after school lets out), Planet Gymnastics, the Blue Fox Studio, and the Mother Goose Store.

The Report states that "The Traditional Center designation provides for walkable traditional neighborhoods that provide **essential** daily services within walking distance of surrounding residents". The sale of beer and wine is not an essential service. The fact that a *Conditional Use* Permit is being requested shows that these sales are not essential.

Thank you.

Barry Scarff  
920 9th Avenue

Letter Example  
Mail to:

Teresa Haenggi  
City Planner II  
300 Richards Blvd  
3rd Floor  
SAC 95811

**Teresa Haenggi**

**From:** Dorothy Cox <saxmind@hotmail.com>  
**Sent:** Thursday, September 24, 2015 1:59 PM  
**To:** Teresa Haenggi  
**Subject:** Project: Valero Beer and Wine Sales, 3211 Riverside Blvd

Reference on  
envelope -  
P15-042 Valero  
Gas Station

Dear Ms. Haenggi:

We take this opportunity to comment on the subject project proposal. This business is surrounded by RESIDENTIAL dwellings that would surely be negatively impacted by alcohol sales at this location. It is too close to the park: such sales would surely bring customers to the area that do not live in the Land Park area. It is our understanding that other businesses located near the park (on the other side, near the zoo) do not sell alcohol - these businesses are also located close to residential dwellings. Such prohibitions keep a certain element from buying and consuming alcohol in the area.

The subject business is unusual as it is located very close to houses with families - families with the understanding that this Valero DOES NOT sell alcohol, as it is inconsistent with the area's predominantly residential use. Additionally, there is a grammar school nearby. An ice cream and soda fountain: yes! Alcohol: no!

Our property is located at 1017 8th Avenue; we have a direct view of this business. We do not want our children to see alcohol related activity there, and we do not want to bring that element to our upstanding, respectable neighborhood. Since this notice only went out to property owners located with a 300 foot radius of the site: please consider this opinion to be a probable representation of the majority of residents who live beyond said perimeter.

It is critically important that our neighborhood maintain its residential character with strong family values: this convenience store, as it is, is already somewhat inconsistent with the general area - alcohol sales would be completely out of place.

Thank you for your consideration.

Sincerely,  
Dorothy and Donald Cox

Charlotte N. Ruppel  
1162 Seventh Avenue  
Sacramento  
95818

Call 916-447-3892

## Teresa Haenggi

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**From:** Marily Schmucki <mschmucki11@yahoo.com>  
**Sent:** Wednesday, September 30, 2015 11:58 PM  
**To:** Teresa Haenggi  
**Subject:** Comments on Valero Beer and Wine Sales Application

Hello Teresa,

I'm writing regarding Application Number P15-042 for APN 012-0341-044-0000 at 3211 Riverside Blvd. As the owner of a duplex within 300 feet of the site, I feel responsible for two residences, and I hope this application is not approved. Valero is located in a charming block of commercial stores, including Vic's Ice Cream, in the middle of Land Park. This is a residential area, with many families walking and bicycling to Vic's and the few neighborhood shops, just across the street from Valero. This is not a good location to be selling beer and wine.

Beer and wine can already be purchased at Target to the north and Sprouts to the south, as well as other locations along four lane roads. This is just a two lane, residential area. Please do not approve the license for beer and wine to be sold at Valero.

Sincerely,

Marily Schmucki  
APN 012-0351-024-0000

## Teresa Haenggi

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**From:** Marcus Yee <mr.mlyee@gmail.com>  
**Sent:** Wednesday, September 30, 2015 4:02 PM  
**To:** Teresa Haenggi  
**Subject:** Please take a much closer look at the Alcohol license application for Valero on 8th and Riverside.  
**Attachments:** teh\_jobmktpaper.pdf

Ms. Haenggi,

In addition to my requests in the previous emails, I'd like to make it clear that I do not support this application for license. I have many concerns. And I am sure that if you extend your outreach you will find many opposed to this application.

First, I'm am concerned about impacts to family neighbourhood environment. A gas station distributing beer will degrade that environment, (traffic to and from park where alcohol will be illegally concealed for consumption, trash-broken bottles, traffic to a well established friendly family neighbourhood). The Gas Station sits squarely between a 1) local public elementary school, 2) the largest public park in the city, 3) a large religious center and place of worship, 4) across the street to what many would regard a an iconic family Landpark family landmark, Vics Ice Cream, where families spend time together and then are regularly seen strolling about the neighbourhood with delicious ice cream cones, 5) Planet Gymnastics and its many child-centered instructional programs. There is a reason why applications of alcohol distribution have not been granted in the past. I fail to see why it should occur now. There is no compelling reason, only risks to the neighbourhood and families.

I'm concerned that so many public family friendly services would be impacted by the distribution of alcohol. I'm even more concerned that the application does NOT consider these effects or the local Landpark community. This suggests in my mind that these issues are NOT important to the applicant. I suggest that if you reach out beyond the mere legal requirements of those immediately adjacent, you will dubbed many others that will be impacted by granting this Gas Station the right to distribute alcohol.

A number of studies (see attached) demonstrate the risks associated with alcohol in local communities : <http://losangeles.cbslocal.com/>. There is no compelling reason to permit this activity; there are only risks...risks that I as a local property owner with two small children am not willing to take on just so a Gas Station can distribute alcohol.

Thank you for your consideration. I look forward to any public participation your office will arrange for this and thank you in advance for keeping me informed, and request that you broaden your outreach to include a reasonable range of affected parties, including but not limited to the family centered ones mentioned previously.

Marcus Yee  
925 9th Ave

On Sep 29, 2015 12:16 PM, "Marcus Yee" <[mr.mlyee@gmail.com](mailto:mr.mlyee@gmail.com)> wrote:

In addition to my request below, could you please tell me if the Bnai temple and Crocker Riverside Elementary have been informed?

Thanks,  
Marcus

On Sep 28, 2015 9:45 PM, "Marcus Yee" <[mr.mlyee@gmail.com](mailto:mr.mlyee@gmail.com)> wrote:

Thanks, Teresa.

Can you tell me if there has been a past application. I've heard that they did not receive a license upon their first application when they opened they business. I would like to know if this is true and if so, I'm hoping and requesting that you help me understand why the application was rejected the first time.

Marcus Yee

924 9th Ave  
Sacramento 95818

On Sep 28, 2015 6:26 PM, "Teresa Haenggi" <[THaenggi@cityofsacramento.org](mailto:THaenggi@cityofsacramento.org)> wrote:

Marcus

I attached the application for the Valerio Beer and Wine sales. You are able to provide comments until the hearing date, which has not been schedule yet, so you have time. The September 30<sup>th</sup> date was to get initial responses so, as I review the project, I have a good understanding of the neighbors support or opposition.

I hope you find this helpful. Please contact me if you have any questions about the project.

Teresa

Teresa Haenggi

Associate Planner

Community Development Department

300 Richards Blvd.

Sacramento, CA 95811

[\(916\) 808-7554](tel:9168087554)



Mission: To help plan, build, and maintain a great City

Vision: To be the best Community Development Department in California

Values: Professionalism, Innovation, Courtesy, Collaboration, Consistency

**From:** Marcus Yee [mailto:[mr.mlyee@gmail.com](mailto:mr.mlyee@gmail.com)]

**Sent:** Friday, September 25, 2015 7:50 PM

**To:** Teresa Haenggi

**Subject:** Requesting history of alcohol license application for Valero on 8th and Riverside

Hello Teresa,

I'd like to know more about the application for license at the Valero gas station. I have two young children and live half a block away on 924 9th Ave. I'm particularly interested in the history of the application. I'm told that it was not granted the first time around. I'd like information on the reasons for not granting the license the first time around. Considering that I only have until the 30th to comment, I'd appreciate direction you can provide ASAP or 30 day extension on the protest period.

Thanks,  
Marcus Yee

924 9th Ave  
Sacramento Ca

# Do Liquor Stores Increase Crime and Urban Decay? Evidence from Los Angeles<sup>†</sup>

Bing-ru Teh<sup>‡</sup>  
University of California, Berkeley

## Job Market Paper

This Version: December 11, 2007

### Abstract

Liquor stores are a common sight in many distressed neighborhoods. But does the presence of liquor stores actually *cause* crime and urban decay – as suggested by situational models of criminal activity – or are liquor stores more likely to open in declining neighborhoods? In this paper, I use administrative data on the locations of alcohol outlets in the city of Los Angeles, merged with detailed incident crime reports and property transactions, to evaluate the effects of alcohol outlet openings and closings on local crime rates and property values. I specify an event-study framework to measure the changes in violent and property crimes just after the opening and closing of outlets. Both types of crime increase following an outlet opening, with larger effects in the immediate vicinity of the new outlet. The overall impact of new outlet openings is driven by effects in low socioeconomic status (SES) neighborhoods: openings in high-SES neighborhoods only have small effects on property crime. Outlet closings have smaller impacts, on average, although there is some indication that the closing of an outlet in a low-SES neighborhood reduces crime. A parallel analysis of residential property transaction values find that outlets located in low-SES neighborhoods are seen as a disamenity, whereas outlets located in high-SES neighborhoods are valued by homeowners. Overall, it appears that additional alcohol outlets – especially in lower-SES neighborhoods – contribute to both crime and urban decay.

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<sup>†</sup> I am indebted to my advisor, David Card, for his invaluable advice and support. I also thank David Autor, Kenneth Chay, Robert Edelstein, Chang-Tai Hsieh, Jed Kolko, Robert MacCoun, Andrey Pavlov, John Quigley, Stephen Raphael, Debbie Reed, Emmanuel Saez and seminar participants at UC Berkeley, MIT, PPIC and SOLE 2006 meetings for insightful comments. Stephen Cauley generously shared his housing transactions data. David Kurano, George Lamy, Carol McDonough and Scott Wiles were instrumental during the data collection process. Daniel Sheehan and Lisa Sweeney assisted with GIS programming. Financial support from the Center for Labor Economics, Institute of Business and Economic Research and the Public Policy Institute of California are gratefully acknowledged. The views expressed herein are those of the author alone and do not necessarily reflect those of the funding agencies. All errors are my own.

<sup>‡</sup> Department of Economics, University of California at Berkeley. E-mail: bteh@econ.berkeley.edu

## 1 Introduction

Do increases in alcohol outlet density increase crime? The media and the general public certainly think so: One CBS 5 Investigates report documented how liquor stores that stay open late at night in downtown Californian neighborhoods tend to be a congregation place of gangs, leading to such stores becoming ‘hot spots’ for violent crime; Another report from the Sacramento Bee quotes Sacramento Police Captain Ted Mandalla commenting that “people purchase alcohol and consume it close by, and then they become bold enough to do things they wouldn’t ordinarily do, or (they) consume alcohol and become prey”. Subsumed within the larger umbrella of rational choice theory, a criminological theory that fits the above description is Cohen and Felson’s (1979) routine activities theory, which states that crime results from a nonrandom convergence in time and space of likely offenders (drunkards and/or drug addicts), suitable targets (other intoxicated individuals or passer-bys) and the lack of able guardians (absence of a strong police presence).

Is the crime increase brought about by alcohol outlets confined to the immediate vicinity of the outlet? Or does the increased availability of alcohol also lead to an increase in alcohol abuse, thereby increasing crime in the broader neighborhood of the outlet as well? According to a Bureau of Justice Statistics 1998 report, 40% of criminal offenders report using alcohol during the time of offense, while 60% say they have been drinking regularly the year before the offense was committed. This suggests that alcohol consumption may play a role in crime, although the exact magnitude of its impact and the causal channels through which it operates, if any, remain unknown.

Possibly due to an increased awareness from media reports and growing frustrations of residents who live close to liquor stores, it has become increasingly common to see reports in local newspapers of residents uniting to either close down problem liquor stores or to prevent more liquor stores from opening in their neighborhood. However, while numerous studies find a correlation between alcohol outlet density and crime, to my knowledge, no study has shown a *causal* relationship between alcohol outlets and crime. Hence, although there is strong evidence that alcohol outlet density is related to crime, it remains inconclusive as to whether alcohol outlets themselves cause crime, result in a displacement of crime from surrounding areas, or

whether they simply tend to be located in areas that inherently have higher crime rates. In addition, in part due to a lack of readily available databases, many of these studies rely on crime data that has been aggregated to either the census tract level or municipality level, and limit their study to a single decennial census year (a cross-section) and a single category of crime (e.g., Scribner et al., 1995; Scribner et al., 1999; Gorman et al., 1998). Another potential impediment is the high costs involved in accessing and using geographical information systems (GIS) software and its associated spatial databases.

This study uses administrative historical liquor licensing data from the California Department of Alcoholic Beverage Control (DABC), incident crime reports from 1992-2004 with detailed location information from the Los Angeles Police Department (LAPD) and a database of all residential property transactions in Los Angeles County between January 1980 and June 2000 from DataQuick, together with census tract demographic data from the 1990 and 2000 decennial census, to understand the magnitude and spatial distribution of the effect of alcohol outlets on crime and urban decay.

The variation in the geographical allocation of off-sale retail alcohol outlets over time is used to identify the causal impact of alcohol outlets on crime and urban decay. More specifically, I look at the change in the number of violent and property crimes per square mile per month (from here on to be referred to as the crime density for simplicity) at varying distances (from 0 to 0.5 miles) away from the outlet 24 months before and after the opening or closing of the outlet. By limiting the sample to neighborhoods that experience at least one outlet opening (or closing) during the time frames of the crime (January 1992-December 2004) and residential property transaction (January 1980-June 2000) data sets, this event study (Fama et al., 1969; Binder, 1998) specification estimates changes in crime density across areas that are more similar to one another than to other areas in the city. Moreover, I allow for a different time trend before and after the event, outlet tract specific time trends, and include controls for the number of existing outlets in the neighborhood, time fixed effects as well as individual outlet fixed effects. While the original intent was to conduct an event study estimating monthly coefficients following Jacobson, LaLonde and Sullivan (1993), the noisiness of reported crime data led to the use of between one and four estimated coefficients to summarize the effect of alcohol outlet openings and closings over the 49 month interval that I study.

While the alcohol outlets that make the news are typically “mom and pop” liquor stores located in low socioeconomic status (SES) neighborhoods, the liquor licensing data<sup>1</sup> I use includes not only liquor stores, but also supermarkets, specialty wine stores, grocery stores and gas stations. Moreover, a liquor store located in a low-SES neighborhood is very different from a liquor store located in a high-SES neighborhood in terms of the physical appearance of the store interior and exterior, their clientele and the range of products sold. In view of the vast heterogeneity that exists between outlets located in different neighborhoods, I group outlets by using the average of the 1990 and 2000 levels of median household income of the census tract in which the outlet is located. I then considered outlets belonging to the top 2 and bottom 2 SES quintiles separately.

One common complaint against some alcohol outlets is that because they tend to be the only stores open till late at night or even into the early morning hours, they serve as a neighborhood congregation place for people involved in illicit activities. In addition, it is common knowledge that different types of crime occur at varying frequencies during different times of the day. To determine how an entry or exit of an alcohol outlet affects crime during different times of the day, I split up my crime database into four categories of equal time intervals.

Assuming externalities stemming from alcohol outlets are fully capitalized into property prices, we can use the change in residential property transaction prices as a measure of the costs (benefits) alcohol outlets impose on communities through urban decay (development). By integrating a difference-in-difference model into a hedonic regression framework, the marginal impacts of recent (within 12 months) alcohol outlet openings and closings on the residential property transaction values in its neighborhood are estimated. As before, I examine the differential effect of outlets in low and high-SES neighborhoods separately.

Upon the opening of alcohol outlets in low-SES neighborhoods, I find that the estimated increase in property crime density (number of property crimes per square mile per month) is much higher than when I considered all outlet openings together. Within 0.1 miles of new outlets in low-SES neighborhoods, property crime density increases as

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<sup>1</sup> Previous studies that examine the relationship between alcohol outlet density and crime (e.g., Scribner et al., 1995; Scribner et al., 1999; Gorman et al., 1998) do not distinguish between outlets situated in different neighborhoods.

long as there are less than 8 existing outlets in that 0.1 mile radius. Comparing the estimated percent change in property crime density in areas within 0.1 miles from the new outlet against that in areas between 0.1 and 0.25 miles away, we observe an interesting phenomenon: property crime is displaced from areas further away to areas closer to the new outlet. This suggests that property crimes are ‘mobile’ and are sensitive to the higher human traffic brought about by the opening of a new outlet. Conversely, the estimated increase in violent crime density within 0.1 miles from the new outlets is magnified by the presence of other outlets in the same area. Unlike property crimes, there appears to be agglomeration effects for violent crimes in low-SES neighborhoods.

When I limit my sample to outlets located in high-SES tracts, I find that new outlets in high-SES neighborhoods cause property crime density to increase but on the other hand, appear to decrease violent crime density as well. This is not surprising since outlets in high-SES neighborhoods typically consist of supermarkets, specialty wine stores and grocery stores and these outlets will typically attract a clientele consisting largely of families and wine connoisseurs.

The closure of outlets in low-SES neighborhoods decreases property crime density in the immediate vicinity of the outlet. There is some evidence, however, that this decrease in property crime results in a corresponding increase further away. This is consistent with earlier findings that suggest that property crimes are displaced and are sensitive to changes in human traffic. The closure of outlets in low-SES neighborhoods has virtually no effect on violent crime density when there are other outlets around.

In contrast, the closure of outlets in high-SES neighborhoods appear to increase both property crime and violent crime. While the effect of a closure on violent crime is mitigated by the presence of other outlets, the increase in property crime density is magnified by the presence of other outlets. One plausible explanation for this is that the other outlets that remain after the outlet closure may be located in relatively lower-SES neighborhoods if the outlet that closed was situated near the edge of a high-SES tract. Another possibility is the business that replaced that particular alcohol outlet may not draw as desirable a clientele as the alcohol outlet.

In addition, I find that homes located within 0.5 miles from new outlets in low-SES neighborhoods sold for between 2 and 4 percent less on average but homes located

within 0.5 miles from new outlets in high-SES neighborhoods sold for between 0.75 and 1.6 percent more on average. Similarly, the closure of outlets in low-SES neighborhoods increases transaction prices by between 4 and 5 percent, while the closure of an outlet in a high-SES neighborhood led to a decrease of transaction prices by between 0.1 and 1 percent. These results suggest that outlets located in low-SES neighborhoods are seen as a disamenity, whereas outlets located in high-SES neighborhoods are valued by homeowners. Also, I observe that outlets in high-SES neighborhoods have a smaller effect on property prices than outlets in low-SES neighborhoods. This is consistent with the findings in the earlier parts of the paper where I find that outlets in low-SES neighborhoods have a relatively larger impact on crime.

The rest of the paper is organized as follows. In the next section, I present an overview of my conceptual framework. In Section 3, I describe the data used in this study and then in Section 4, I examine the relationship between alcohol outlets and crime, detailing both my empirical methodology and results. Section 5 looks at the relationship between alcohol outlets and urban decay as measured by the change in the transaction price of residential properties. It begins with an analytical model, followed by a description of the empirical methodology and results. Section 6 concludes.

## **2 Conceptual Framework**

Assuming criminals are utility maximizing agents whose decision to commit a crime is affected by the costs associated with punishment (Becker, 1968), why might crime be affected by the presence of alcohol outlets? One explanation is its alteration of routine activity (1979): Alcohol outlets serve as a congregation place for motivated offenders, increase human traffic and therefore the number of suitable targets (and possibly also the number of empty houses) and in the absence of a guardian, an opportunity for crime is created. Another associated strand of rational choice theory is situational crime prevention theory (Clarke, 1997) which posits that patterns in criminal activity are not solely determined by where criminals live, but also where opportunities for crime concentrate.

A related question is whether alcohol outlets displace crime or cause additional crimes. If alcohol outlets lead to either a temporal or geographical displacement of crime, the policy implications are very different than if it causes additional crimes that would not have occurred otherwise. By studying changes in crime patterns at varying distances away from an outlet due to changes in outlet density, I attempt to determine whether alcohol outlets displace crimes geographically.

To my knowledge, this is the first study to exploit both the time series and cross-sectional variation in the location of alcohol outlets on property and violent crime density. However, there are several studies that have exploited the cross-sectional variation alone: Scribner et al. (1995) uses cross-sectional data from 74 Los Angeles County cities in 1990 and find that a higher alcohol outlet density is associated with a higher rate of assaultive violence: For a typical Los Angeles County city, 1 outlet was associated with 3.4 additional assaultive violence offenses. However, a replication of Scribner et al. (1995) by Gorman et al. (1998) using a cross section of 223 New Jersey municipalities find that outlet density does not appear to significantly affect the explained variance. Since assaultive violence crimes may suffer from underreporting, Scribner et al. (1999) chose to use homicide rates as the outcome variable instead. Looking at 155 urban residential census tracts in New Orleans, they find that 10% higher off-sale alcohol outlet density was related to a 2.4% higher homicide rate.

An obvious drawback of the cross-sectional approach used in the existing literature relating alcohol outlets and crime is that the estimated parameters do not have an explicitly causal interpretation, making it less interesting for policy evaluation purposes. In addition, a common criticism of the existing literature is the exclusive use of aggregate data. Using counties, municipalities or census tracts as the unit of analysis ignores local variation, which is important for the purpose of this research question since alcohol outlets are not evenly distributed across the geographical units concerned and neither is crime. In fact, crime has been known to be concentrated in “hot spots” such as in bus depots and malls (Sherman et al., 1989). Hence, it appears that while it is generally well established that neighborhoods with more alcohol outlets tend to have a higher violent crime rate, it remains inconclusive as to whether alcohol outlets themselves create crime or whether they cause a redistribution of crime away from the surrounding areas. I

use variants of an event study framework to identify the causal impact of alcohol outlets on crime density, the details of which are explained below in Section 4.1.

Another issue that has not been addressed in the existing literature is the vast heterogeneity that exists between alcohol outlets. Alcohol outlets are not restricted to ‘mom and pop’ corner liquor stores, but also include supermarkets, specialty wines stores and grocery stores. While it is impossible to exactly identify the type of alcohol outlet from the alcohol licensing data, I overcome this problem by stratifying alcohol outlets by the socioeconomic status (SES) level of the census tract it is located in. In fact, grouping outlets by the SES level of their location may even be superior to separating alcohol outlets into their various types. This is because while there is typically a higher concentration of supermarkets and wine stores in high-SES neighborhoods and a higher concentration of liquor stores in low-SES neighborhoods, we also find liquor stores in high-SES neighborhoods and supermarkets in low-SES neighborhoods. Instead, the heterogeneity that exists between outlets usually stems from the *location* of the outlet: A liquor store in a low-SES neighborhood sells more single serving bottles of fortified wine and is generally characterized by a badly maintained building and iron bars across window panes. In contrast, a liquor store in a high-SES neighborhood sells more expensive bottles of red wine and generally has a nice and clean store front.

Turning to the estimation of the effect of alcohol outlets on residential property transaction values, I adopt the hedonic model framework. It is not unusual for home buyers to search for properties within a set of pre-selected neighborhoods that they consider to be a good match for their family’s needs. A recurring theme in this study is the importance of *location*. In this case, it is important because it determines, among many things, the schools your children go to, the length of your commute to work and how far you will have to drive to your favorite restaurant. These location specific amenities are traded in a “bundle”, along with the physical structure of a house in the residential property market. The hedonic model has been widely used to estimate the value of these non-market goods: Black (1990) uses house prices to estimate the value parents put on school quality while Linden and Rockoff (2006) use house prices to estimate the cost of perceived crime risk from living close to a sex offender. These “bundles” are generally heterogeneous in nature (Rosen, 1974; Witte et al., 1979; Epple,

1987; Sheppard, 1999) and it is difficult to separately identify the hedonic price function of each amenity because the variation in the amenity may be correlated with factors that are not observable. Hence, I integrate a difference-in-difference set-up into the basic hedonic framework to allow me to infer the value homeowners place on new and old alcohol outlets in their neighborhood. Furthermore, I group alcohol outlets by the SES level of the census tract they are located in as before, to estimate the difference between residents' marginal willingness to pay for a desirable outlet, and an undesirable one.

### **3 Description of Data**

Four data sets were used in this study: A historical panel of retail alcohol licenses from the California Department of Alcoholic Beverage Control (DABC), detailed crime reports from the Los Angeles Police Department (LAPD), residential property transactions data from DataQuick, a commercial company that provides real property and land data and demographic variables at the census tract level from the 1990 and 2000 decennial census.

The alcohol outlet data set consists of a panel of all 211,964 retail alcohol licenses that have been issued by the DABC over time and spans 31 license types, including off-sale beer and wine (type 20), off-sale general (type 21), on-sale beer (type 40), on-sale beer and wine eating place (type 41), on-sale beer and wine public premises (type 42) and on-sale general eating place (type 47). For the purpose of this study, I focus on the alcohol outlets with off-sale retail licenses (types 20 and 21). Type 20 licenses are typically held by convenience stores and gas stations while type 21 licenses are typically held by liquor stores and supermarkets. Other variables in this data set include the file number, file status (active, surrendered, canceled, revoked etc.), file status date, type status, type original issue date, premise street address, premise city, premise 5-digit zip code and DBA (doing business as) name.

The tenure of each active license is determined by its original issue date and the date the tape list was generated. The tenure of the rest of the licenses is determined by its original issue date and the file status date, which is the date of the most recent change in file status. Since license transfers between past and present owners operating at the same

premise are common, there are several cases whereby a few licenses correspond to the same premise address over different time periods. Hence, the data had to be sorted in a way to take into account repetitions of the same address several times over the years. I then looked at each unique premise address individually to determine the time frame during which each alcohol outlet was in operation. I individually looked up each ambiguous case using the DABC's License Query System available online at the DABC's website ([www.abc.ca.gov](http://www.abc.ca.gov)). The online License Query System also contains information on the disciplinary record of each alcohol outlet including the reporting agency, the type of violation, fines imposed, disciplinary action taken, and the date of the violation.

To my knowledge, this administrative database is the best available data set that can be used to determine alcohol outlet openings and closings. However, there are some limitations to this data set: The DABC switched over to a new database system during 1993 as a result of which some records of licenses that became inactive prior to the time of the transfer may have been lost. Some of the records of inactive stores that survived the transfer had missing file status dates and file statuses that were later imputed as January 1, 1994 and "automatically revoked due to non-payment" respectively. Hence, there are an unusually high number of outlets that appeared to have closed on January 1, 1994. To minimize the error from this imputation, these outlets were dropped from the data set when looking at the changes in crime level and residential property transaction values due to an outlet closure. However, these observations were preserved when determining the number of active alcohol outlets within an x-mile radius since dropping them may lead to erroneous under counting of alcohol outlets in several time periods.

For the part of this study that looks at the relationship between alcohol outlets and crime, only outlets situated within the boundaries of the city of Los Angeles were considered as detailed crime reports are only readily available for Los Angeles. The exception to the rule was when I was determining the number of active alcohol outlets within an x-mile radius. In that case, I included the outlets in the areas surrounding the city of Los Angeles as well.

One should be mindful that different subsets of the alcohol licensing data are used for different parts of the paper: The sections involving crime use data from 1992-2004, whereas the sections involving real estate transactions use data from 1980-2000.

Next, I geocoded the locations of these alcohol outlets onto a digital map by using a combination of ESRI's StreetMap USA database and the Census Bureau's Tiger Line Files. As with any low-cost street address database, both the versions I use have both missing and erroneously named streets. Thankfully, the alcohol outlet database was small enough for me to individually check each alcohol outlet the address locator was either unable to locate or matched with a very low score (below 40).

The Los Angeles detailed crime reports database<sup>2</sup> from January 1991 to October 2005<sup>3</sup> was obtained directly from the LAPD. This database contains detailed information on all reported crimes that violate the Californian Penal Code, including street intersection or zip+4 of the location of each crime, except for certain classes of crime (mainly rape, sex or abuse-related crimes) as it is against the Californian State law to disclose information that may allow for the identification of the victim of these crimes. Hence, I am able to locate individual crimes down to the street block level. In this study, I focus on crimes that occur at a high frequency and these crimes can be divided into two main categories: violent crimes and property crimes. The violent crimes I examine in this study are robbery and assault with a deadly weapon and the property crimes I examine are burglary, vehicle theft and vandalism<sup>4</sup>. While each of these five crimes is individually examined, for purposes of conciseness, I will only discuss results pertaining to violent and property crimes as a whole<sup>5</sup> for the remainder of this paper.

In addition, there is information on the exact date and time of the crime, which I use to group the data into monthly cells and to differentiate between crimes committed during the day and at night. There is also information on the reporting district of the crime, reporting division of the crime and the type of premise (for example a parking lot, a single family residence or a school) at which the crime was committed.

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<sup>2</sup> The retrieval process for this crime reports database is detailed in the appendix.

<sup>3</sup> It should be noted that only data between January 1992 and December 2004 were used in the study due to missing and/or incomplete data in the first and the last years of the data set.

<sup>4</sup> I am in the process of geocoding more crimes to be included in this analysis. However, I believe the present selection of crimes is good, especially considering that they appear to be among the most frequently reported set of crimes (Levitt, 1998).

<sup>5</sup> Estimation results of each of the 5 crimes are available from the author upon request.

One general concern with reported crime data is the presence of measurement error as a result of changes in crime reporting by victims over time and across neighborhoods. However, since crime density is the dependent variable in my study, and given that there is no obvious reason to believe that crime reporting changes as a result of an alcohol outlet opening or closing, it is reasonable to assume classical measurement error. Also, by using crime reports from only one police department, I can easily control for changes in police department reporting practices and changes in crime classification across jurisdictions over time with the inclusion of time dummies.

As with the alcohol outlet data, I also geocoded the locations of these crimes onto a digital map by using a combination of ESRI's StreetMap USA database and the Census Bureau's Tiger Line Files. However, given the considerable number of crimes in a city as large as Los Angeles, I was unable to individually check all crime locations that were either unmatched or matched with a very low score. Instead, I used the reporting district variable in the dataset to make sure that the crime was not geocoded to a location that was clearly incorrect. In the case of unmatched crime locations, this was typically a result of inherent errors in the data set, including, but not limited to spelling errors and incomplete street addresses. While it was possible to correct the spelling errors and re-geocode these crime locations, there was nothing much I could do for the other error types. Fortunately, I fail to match less than 4% of the data.

The DataQuick data consists of all residential real estate transactions in Los Angeles County from January 1980 to June 2000. Some variables of interest include the exact address of the property, the date of transaction, the transaction price, the assessed value of the property, the size of the property, the number of bedrooms and the number of bathrooms. A nice feature of the DataQuick data is the availability of the *actual* transaction price of the property, which gives us the true market valuation of the property, instead of the *assessed* value of the property, which does not necessarily reflect the market valuation of the property. While this data set included the whole of Los Angeles County, only transactions within the city of Los Angeles and transactions within a 2 mile radius of the boundary of the city of Los Angeles were considered. I also geocoded the locations of these transacted properties using the same street address databases as above. I utilized the same matching strategy for the transactions data as I did for the crime data.

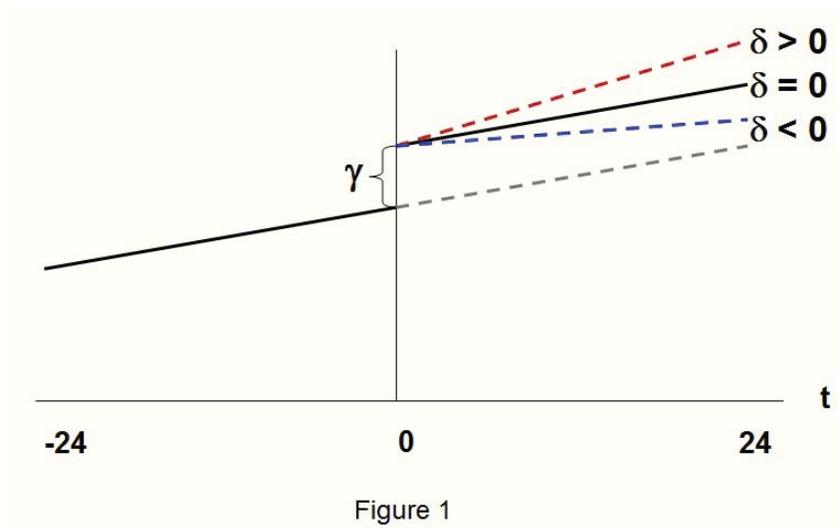
For the residential property transactions data, I failed to match fewer than 1% of the addresses.

The census tract level demographic variables for both 1990 and 2000 are downloaded directly from the Census Bureau’s website (www.census.gov).

#### 4. Do Alcohol Outlets Increase Crime?

##### 4.1 Empirical Strategy

The approach I take in this study aims to exploit the strengths of my data— that it consists of a large number of individual crime reports with detailed information on the location and time of the crime and that it covers a long period of time, 1992-2004. I use an event study framework to identify the causal impact of alcohol outlets on crime density (number of crimes per square mile per month) as illustrated in Figure 1 below.



I limit the sample to neighborhoods that experience at least one outlet opening (or closing) during the time frame of the crime (January 1992-December 2004) data set so that this event study specification estimates changes in crime and transaction density pre and post event across areas that are more similar to one another than to other areas in the city. In addition, since the concept of a mile in a very densely populated area is potentially different from that in a relatively less densely populated area, I begin by limiting my analysis to only alcohol outlets located in “Los Angeles”, as indicated by

their postal address<sup>6</sup>. I begin by looking at whether there is a break in trend following either the opening or closing of an outlet with the following specification:

$$(1) \quad \text{Crime\_den}[p,q]_{it} = \alpha_i + \beta_{(c)} t_{i(c)} + \gamma 1(t_i \geq 0) + \text{Month dummies} \\ + \text{Year dummies} + \varepsilon_{it}$$

The subscripts  $i$  and  $t$  respectively index the outlet and time relative to the outlet opening or closing event, where  $t$  takes on the value of 0 at the time of the event.  $\text{Crime\_den}[p,q]_{it}$  is the crime (property crime or violent crime) density in the area between  $p$  and  $q$  miles away from outlet  $i$  at event time  $t$ . Although there are certainly concerns relating to the presence of underlying trends in crime, the property market and the local demographic composition, these trends should be smooth, especially in the short run. While I cannot directly control for changes in the demographic composition of the outlet's neighborhood since there is no demographic data available at a local level at a monthly frequency, the linear trend term,  $t_i$ , indirectly controls for these underlying trends that may be correlated to the opening and closing times of alcohol outlets. The coefficient of interest,  $\gamma$ , measures the change in crime density pre and post event time as a result of one additional or one less outlet. In addition, store level fixed effects control for time invariant characteristics particular to the specific location of the store, while month and year dummies<sup>7</sup> are included to control for time varying macroeconomic business cycles.  $\varepsilon_{it}$  is assumed to be a mean 0, normally distributed error term. Finally, to take into account that the error terms are not independent across neighborhoods, the standard errors are clustered at the store level. Together, this constitutes a natural experiment whereby the simultaneity of alcohol outlet location choice and the socioeconomic characteristics of the location itself are eliminated. I estimate equation (1) three separate times, with  $p$  and  $q$  taking on the following set of values: [0, 0.1]; [0.1, 0.25] and [0.25, 0.5]. By studying

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<sup>6</sup> This area is approximately the Southern half of the city. Unlike most other cities, the City of Los Angeles consists of around 37 other communities such as Venice and Tujunga. I am in process of geocoding crimes committed in these other communities of Los Angeles and will include these communities in the analysis for future versions of this paper.

<sup>7</sup> Equation (1) was also estimated using 156 time period dummies, one for each month instead of month and year dummies. The results were robust to this change in specification.

the estimated effect of a new or old alcohol outlet on crime density in areas that are of various distances away from the outlet, we can obtain a measure of the ‘sphere of influence’ of the outlet in question and determine whether there are displacement or agglomeration effects.

On the other hand, it is also conceivable that the total number of alcohol outlets in operation in the neighborhood also has a part to play in crime. Besides, it is reasonable to expect the event of opening the first outlet (or closing the last outlet) in the neighborhood to have a very different impact on crime than the opening of the 10<sup>th</sup> outlet in the neighborhood. Suppose crime and the total number of outlets are related in the following manner:

$$(2) \quad Crime\_den[p, q]_{it} = \alpha_i + \beta t_i + \xi f(Outlets[0, q]_{it}) + \varepsilon_{it}$$

where  $f(Outlets[0, q]_{it})$  is some nonlinear function of  $Outlets[0, q]_{it}$  and  $Outlets[0, q]_{it}$ , the number of outlets in operation at event time  $t$  (including the outlet  $i$ , that opened or closed at event time  $t=0$ ) within a  $q$ -mile radius from outlet  $i$ . However, since the number of outlets may be endogenous to other neighborhood factors, an ordinary least squares estimation of  $\xi$  will be biased. Let us now suppose that  $f(Outlets[0, q]_{it})$  is a quadratic function such that:

$$(3) \quad f(Outlets[0, q]_{it}) = a + b Outlets[0, q]_{it} - \frac{1}{2}c (Outlets[0, q]_{it})^2$$

Where  $c > 0$  and  $f(.)$  is concave. Then  $df(Outlets[0, q]_{it})/d(Outlets[0, q]_{it})|_{Outlets[0, q]_{it} = (Outlets[0, q]_{it} - 1)} = b - c*(Outlets[0, q]_{it} - 1)$ . In other words, one will expect an effect of  $b - c*(Outlets[0, q]_{it} - 1)$  from a reduced form regression of crimes and outlet openings. Thus, I augment equation (1) with  $(Outlets[0, q]_{it} - 1)*1(t_i \geq 0)$ , the corresponding number of outlets in operation within a  $q$ -mile radius from outlet  $i$  (in addition to outlet  $i$ ) post event time:

$$(4) \quad Crime\_den[p, q]_{it} = \alpha_i + \beta_{(c)} t_{i(c)} + \gamma 1(t_i \geq 0) + \varpi (Outlets[0, q]_{it} - 1) * 1(t_i \geq 0) \\ + Month\ dummies + Year\ dummies + \varepsilon_{it}$$

Next, returning to equation (1), I attempt to make my initial specification more flexible by adding  $t_i * 1(t_i \geq 0)$ , a term that allows the linear time trend,  $t_i$ , to shift following the event, to the equation.  $\delta$  is the measure of this shift in the time trend:

$$(5) \quad Crime\_den[p, q]_{it} = \alpha_i + \beta_{(c)} t_{i(c)} + \gamma 1(t_i \geq 0) + \delta t_i * 1(t_i \geq 0) \\ + Month\ dummies + Year\ dummies + \varepsilon_{it}$$

To account for the presence of other alcohol outlets in the vicinity, I combined equation (4) with equation (5), yielding:

$$(6) \quad Crime\_den[p, q]_{it} = \alpha_i + \beta_{(c)} t_{i(c)} + \gamma 1(t_i \geq 0) + \delta t_i * 1(t_i \geq 0) \\ + \varpi (Outlets[0, q]_{it} - 1) * 1(t_i \geq 0) + Month\ dummies + Year\ dummies + \varepsilon_{it}$$

Finally, returning to equations (2) and (3), I consider how crime density (i.e. the number of crimes per square mile per month) is affected by a change in the total number of alcohol outlets in operation in the neighborhood. I regress  $Crime\_den[p, q]_{it}$  on a second order polynomial of  $Outlets[0, q]_{it}$ . As before, I include a time trend, outlet level fixed effects and calendar time dummies since the number of outlets in the neighborhood may be endogenous:

$$(7) \quad Crime\_den[p, q]_{it} = \alpha_i + \beta_{(c)} t_{i(c)} + Outlets[0, q]_{it} + (Outlets[0, q]_{it})^2 \\ + Month\ dummies + Year\ dummies + \varepsilon_{it}$$

In an attempt to better control for any heterogeneity in underlying trends present at the local level, I also allow the time trend,  $t_i$ , to differ across outlets located in different census tracts,  $c$ , for equation (1) and equations (4) thru (7). The results of these 2 sets of

regressions (with and without outlet-tract specific time trends) are summarized in Tables II to V.

In order to determine whether alcohol outlets in different areas have different effects on crime, I separated the alcohol outlets in my data set into two groups—those located in high socioeconomic status (SES) neighborhoods and those located in low-SES neighborhoods. While the alcohol outlets that make the news are typically “mom and pop” liquor stores located in low-SES neighborhoods, the liquor licensing data I use includes not only such liquor stores, but also supermarkets, specialty wine stores, grocery stores and gas stations. Moreover, aside from their location choice, a liquor store located in a low-SES neighborhood is very different from a liquor store located in a high-SES neighborhood in several ways: The physical appearance of the store interior and exterior (stores in low-SES neighborhoods typically have iron bars over window panes and around the cash register to guard against potential robberies); their clientele and the range of products sold (single-serving bottles of fortified wine in outlets in low-SES neighborhoods compared to first growth Bordeaux reds in outlets in high-SES neighborhoods). In view of the vast heterogeneity that exists between outlets located in different types of neighborhoods, I group outlets by using the average of the 1990 and 2000 census tract level of median household income to separate outlets into two groups: those located in high-SES tracts (top 2 quintiles of average median household income) and those located in low-SES tracts (bottom 2 quintiles). I then re-estimated equation (1) and equations (4) thru (7) separately for outlets located in these two groups. Selected regression results of the subset of outlets located in low-SES tracts are presented in Tables VI and VIII, while the corresponding results for the outlets located in high-SES tracts are presented in Tables VII and IX.

Following that, to determine whether liquor stores cause more problems in the day or in the night and whether the number of different types of crimes tend to be affected differentially during different times of the day, I re-estimated equation (6) by replacing  $Crime\_den[p,q]_{it}$  with the density of crimes that occurred in the area between  $p$  and  $q$  miles away from outlet  $i$  at event time  $t$  between 0000 hours and 0559 hours, between 0600 hours and 1159 hours, between 1200 hours and 1759 hours and between 1800 hours and 2359 hours. This set of results is summarized in Tables X and XI.

## 4.2 The Effect of Alcohol Outlets on Crime Density

### 4.2.1 Alcohol Outlet Openings

Examining the regression results of equations (1), (4), (5) and (6) in Tables II and III, we see that the estimated jump in both property and violent crime density is always positive upon the opening of an additional outlet. Focusing on columns (1), (2), (4) and (5)<sup>8</sup>, we see that in general<sup>9</sup>, this jump decreases significantly in magnitude as we move from the immediate vicinity of the outlet to a distance between 0.1 and 0.25 miles away. Although the estimated jumps are not precisely estimated (possibly due to the noisiness of crime in small areas), the consistency of the magnitudes of these effects going from specification to specification is reassuring. Violent crime density is estimated to increase between 2.8 and 6 percent within 0.1 miles from the outlet following its opening and decreases to as low as 0.2 percent between 0.1 and 0.25 miles away from the outlet. The effect on property crime density is similar.

Turning to equations (4) and (6), we see that the effect of an additional outlet on crime density can either be muted or magnified when there are already other outlets in operation in the neighborhood. For example, when we allow for outlet-tract specific trends and a shift in trend following the opening time (equation (6) in Table III), if the additional outlet is the first outlet in the neighborhood, property crime density within the 0.1-0.25 mile radius ring increases by 0.38 crimes per square mile per month. However, if there were already 2 other outlets in the neighborhood, the effect drops to an increase of  $0.38 + 2*(-0.08) = 0.22$  crimes per square mile per month. Conversely, within 0.1 miles from the new outlet, property crime density increases by 1.09 crimes per square mile per month if the additional outlet is the first outlet in the 0.1 mile circle. If there were already 2 other outlets, the increase in crime density increases by  $2*1.47 = 2.94$  crimes per square mile per month.

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<sup>8</sup> As we move further away from the outlet, the spatial correlation problem is worsened and estimates are more likely to be confounded by multiple openings and closings in a larger geographical area. As a result, the standard errors of the coefficients presented in columns (3) and (6) are likely to be severely underestimated. In a future version of this paper, I plan to make the necessary corrections.

<sup>9</sup> This is not true for the property crime results of equations (4) and (6) in Table II. However, once outlet-tract specific trends were included, we observe the general pattern seen in the other regressions.

While the overall impact of all new outlets may be interesting, the estimated effects may be confounded by the vast heterogeneity that exists between outlets located in different neighborhoods and is therefore less valuable from a policy perspective. Considering only outlets located in census tracts belonging to the bottom 2 socio-economic status (SES) quintiles as measured by tract level median household income (Table VI), the estimated percent increase in property crime density within 0.1 miles of new outlets in low-SES neighborhoods is higher than the corresponding set of estimates presented in Table III. In fact, when the number of existing outlets is controlled for (equations (4) and (6)), the estimates for the change in property crime density within 0.1 miles of new outlets in low-SES neighborhoods is more than three times the size of the corresponding estimates for all the new outlets in my sample although the estimated impact of existing outlets on property crime density becomes negative. When we compare the estimated percent change in property crime density in areas within 0.1 miles from the new outlet against that in areas between 0.1 and 0.25 miles away, we observe an interesting phenomenon: property crime is displaced to areas closer to the new outlet. In the case of violent crime density, the estimated increase in crime density within 0.1 miles from the new outlets in low-SES neighborhoods is larger in magnitude than the corresponding estimates for the whole sample when the presence of other outlets is not controlled for. However, once I control for the number of existing outlets, the percent increase in violent crime density resulting from one additional outlet (if it is the first outlet within a 0.1 mile radius) becomes negligible. At the same time, the estimated impact of existing outlets on violent crime density more than quadruples. I find no evidence of violent crime being displaced. Using estimates from equation (7), we see that increasing the number of outlets from 2 to 3 in a 0.1 mile radius, results in a 7.2% increase in property crime density and a 0.6% decrease in violent crime density, although none of the estimates are statistically significant. Taken together, these results suggest that property crimes are more ‘mobile’ and tend to occur as a result of the higher human traffic brought about by the opening of a new outlet in a low-SES neighborhood. An additional outlet has a big impact (6-7% increase) on property crime density although this impact is diminished when there are other outlets around. The mechanism that drives violent crime, on the other hand seems to be slightly different: While increased human

traffic does seem to have a small effect on violent crime, this effect is magnified by the presence of other outlets in the vicinity. Unlike property crimes, there seems to be agglomeration effects for violent crimes in low-SES neighborhoods, the effects of which are magnified when new outlets provide more opportunities for conflicts to arise between intoxicated individuals.

Conversely, when I limit my sample to outlets located in high-SES tracts (top 2 quintiles), I find that overall, new outlets in high-SES neighborhoods have a small positive and sometimes negative effect on both property and violent crime densities. Estimates from equations (4) and (6) in Table VII suggest that a new outlet in a high-SES neighborhood decreases property crime density (~6.8%) if it is the first and only outlet within 0.1 miles from its location. However, if there are already outlets present within 0.1 miles, the overall impact on property crime density is positive. The opposite is true for violent crime: The overall impact of new outlets in high-SES neighborhoods on violent crime is negative when there are other outlets present. While the increase in human traffic increases the likelihood of property crime, it appears that it may actually reduce violent crime. Using estimates from equation (7), we see that increasing the number of outlets from 2 to 3 within a 0.1 mile radius from the outlet results in an 8.7% increase in property crime density and a 0.3% decrease in violent crime density. This is not surprising since outlets in high-SES neighborhoods typically consist of supermarkets, specialty wine stores and grocery stores and these outlets will typically attract a clientele consisting largely of families and wine connoisseurs.

In summation, the results from Tables VI and VII suggest that while new alcohol outlets located in lower-SES neighborhoods increases both property and violent crime density, new outlets located in high-SES neighborhoods may have an overall positive impact on the neighborhood: while property crime density may increase, violent crime density also decreases at the same time.

#### *4.2.2 Alcohol Outlet Closings*

Next, turning to Table V, we see that overall, the closing down of alcohol outlets appears to decrease property crime density by around 3 - 4% within a 0.1 mile radius.

However, the presence of other outlets diminishes this effect and there is some evidence that property crime has simply been displaced to other areas further away. Violent crime density does not appear to be affected by outlet closings: There appears to be a tiny and insignificant 1% increase in violent crime density when outlet closes and this effect becomes negative when there just two other outlets in operation.

Examining Table VIII, there appears to be strong evidence that the closing down of outlets in low-SES neighborhoods decreases property crime density in the immediate vicinity of the outlet. There is some evidence, however, that this decrease in property crime results in an increase in property crime further (beyond 0.1 miles) away. This is consistent with earlier findings that suggest that property crimes are relatively mobile and tend to occur wherever human traffic increases. For violent crimes, the closure of outlets in low-SES neighborhoods appears to have virtually no effect on crime density when there are other outlets around.

From Table IX, we see that the closure of outlets in high-SES neighborhoods appear to increase property crime and also violent crime. While the effect of a closure on violent crime is mitigated by the presence of other outlets, the increase in property crime density is magnified by the presence of other outlets. One possible explanation for this is that the other outlets that remain after the outlet closure may be located in relatively lower-SES neighborhoods if the outlet that closed was situated near the edge of a high-SES tract. Another possibility is that the business that replaced the alcohol outlet that closed may not draw as desirable a clientele as before<sup>10</sup>.

#### *4.2.3 Varying Effects of Alcohol Outlets across Different Times of the Day*

Table X illustrates how each category of crime is affected differentially during different times of the day when new alcohol outlets open. From Table XI, there is some evidence that property crime density falls throughout the day when outlets close while violent crime density appears to increase.

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<sup>10</sup> I plan to address this in a follow-up paper upon the acquisition of a new data set that will allow me to determine the business that was in operation at the same location prior to the alcohol outlet and also the business that came into operation after the alcohol outlet closure.

For violent crimes, there is evidence that crime density jumps discretely within 0.1 miles as a result of an outlet opening during 0000-0559 hours. This jump is estimated to be around 13%. This is consistent with anecdotal observations that alcohol outlets are problematic partly because they open late at night and also because they are magnets for alcohol abusers and individuals involved in illicit activities, most of whom are most active from after dark until the early hours of the day. As for outlet closings, there may be some evidence that violent crime density experiences no significant changes for most of the day within 0.1 miles from the location of the outlet that closed. The only exception is during 1200-1759 hours, where the evidence is suggestive of an increase in violent crime density after an outlet closure. This may be due to the vacancy status of the site previously occupied by an alcohol outlet although I am unable to confirm this hypothesis with the data I have at hand.

In the case of property crimes, the evidence for a discrete jump in crime density upon the opening of an additional outlet is the strongest during 1200-1759 hours and 1800-2400 hours. The estimated jump is estimated to be between 2 and 9 percent within 0.25 miles from the store. This is consistent with when we think property crimes such as vandalisms, vehicle thefts and burglaries typically happen. When outlets close, the coefficients taken together suggest that there is a re-distribution of property crimes away from the outlet though the statistical evidence is admittedly weak.

## **5 Do Liquor Stores Lead to Urban Decay?**

To the extent that the existence of alcohol outlets has an effect on crime, one would expect it to also have an effect on property transaction prices and perhaps quantities<sup>11</sup> as well, since areas with higher crime rates (both actual and perceived) are also usually less desirable to potential property buyers or renters. Assuming that externalities (both positive and negative) created by alcohol outlets are fully capitalized into land values, we can use the change in residential property prices as a proxy for the degree of urban decay resulting from additional outlets. These estimates will then shed

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<sup>11</sup> I perform an analysis of property transaction density using the same empirical strategy as in section 4.1. However, given that these results are less interesting than the ones relating to changes in property transaction prices, I defer the discussion of this analysis to the appendix.

some light on the extent to which alcohol outlets affect urban decay both spatially and temporally. I begin by presenting a simple model of the hedonic framework I use to estimate households' marginal willingness to pay for the presence of alcohol outlets in their neighborhood.

### 5.1 A Simple Hedonic Model

The housing market, given the heterogeneous nature of housing, is usually described as a hedonic market. Households are assumed to derive utility  $U$  by consuming a housing bundle that consists of a vector,  $A^H$ , the amenity derived from  $H$  different characteristics of the physical structure of the property (number of baths, number of stories etc.), another vector,  $A^N$ , the amenity derived from  $N$  different characteristics of the neighborhood in which the property is located in, and by the consumption of a composite good,  $X$ . Hence, the preferences of household  $h$ , located in neighborhood  $n$ , at time  $t$ , with a vector of household preference parameters,  $\pi$ , is given by the utility function:

$$(8) \quad U_{hnt} = U(A^H, A^N, X, \pi)$$

Households receive a fixed income,  $Y$ , and the price of the property is given by  $P(A^H, A^N)$ .

Given utility,  $U$ , income,  $Y$ , the physical characteristics of the property,  $A^H$ , and the neighborhood characteristics of the property,  $A^N$ , the willingness of the household to pay for the property can be summarized by the function  $W(U, Y, A^H, A^N, \pi)$  and the utility function can be re-written as:

$$(9) \quad U_{hnt} = U(A, Y-W, \pi)$$

where  $A = A(A^H, A^N)$ .

Hence, the utility maximization problem of the household is:

$$(10) \quad \max_{A, X} U(A, X, \pi) \text{ subject to the budget constraint } Y \geq P(A) + X.$$

Solving the maximization problem, I arrive at this condition:

$$(11) \quad \frac{U_{A,I}}{U_Y} = \frac{\delta P}{\delta A_I} = \text{Hedonic price of amenity I} = \text{Marginal willingness to pay for}$$

amenity I.

For the purpose of this paper, we can think of alcohol outlets as an amenity,  $I$ . In locations where the opening or closing of outlets result in an increase in crime level,  $U_A < 0$ , and since  $U_Y > 0$ , the opening or closing of these outlets creates a negative externality and decreases a representative household's marginal willingness to pay for a property in this neighborhood. However, when the opening or closing of outlets generates a positive externality either through no increase or decrease in crime level and/or an increase in convenience for residents, thereby increasing the desirability of the neighborhood,  $U_A > 0$ , and a representative household's marginal willingness to pay for a property in this neighborhood increases.

## **5.2 Examining the Change in the Average Value of Housing Transactions**

### *5.2.1 Empirical Strategy*

It is common practice for home buyers to search for properties within a set of pre-selected neighborhoods that they consider to be a good match for their family's needs. The *location* of the property is important because it determines, among many things, the schools your children go to, the length of your commute to work and how far you will have to drive to your favorite restaurant. Therefore, to the extent that the set of local amenities (and disamenities) are fully capitalized into property prices, we can use transaction prices to estimate resident's marginal willingness to pay for alcohol outlets in their neighborhood. As we discussed before, alcohol outlets located in different neighborhoods can be very different. While my data allows me to compare transaction prices within small local areas where properties are presumably more homogeneous than in bigger aggregated areas, there may still be other unobservable characteristics of the property that I cannot control for. Hence, instead of relying solely on the cross sectional variation, I look at how the average value of transactions is affected by the presence of new alcohol outlets in the neighborhood and whether average transaction values change when existing alcohol outlets in the neighborhood close. This time round, I restrict the sample of housing transactions to those that occurred within the City of Los Angeles (Appendix 4 list I). The reason for doing so is to ensure I do not under-count the number

of alcohol outlets within a 0.5 mile radius from the property that was transacted. By integrating a difference-in-difference set-up into the standard hedonic framework, I arrive at:

$$\begin{aligned}
 (12) \quad \ln(\text{Price}_{ijt}) = & \alpha_j + \beta X_{it} + \rho_1 \text{Outlets}[0,0.1]_{it} + \rho_2 \text{Outlets}[0.1,0.25]_{it} \\
 & + \rho_3 \text{Outlets}[0.25,0.5]_{it} + \kappa_1 (\text{Outlets}[0,0.1]_{it} * \text{Open12}_{it}) \\
 & + \kappa_2 (\text{Outlets}[0.1,0.25]_{it} * \text{Open12}_{it}) + \kappa_3 (\text{Outlets}[0.25,0.5]_{it} * \text{Open12}_{it}) \\
 & + \text{Month dummies} + \text{Year dummies} + \varepsilon_{ijt}
 \end{aligned}$$

Where  $\ln(\text{Price}_{ijt})$  is the natural logarithm of the real<sup>12</sup> transaction price of property  $i$  located in location  $j$  transacted at calendar time  $t$ ,  $\alpha_j$  is the location (5-digit zip code or zip+4) fixed effect and  $X_{it}$  is a vector of housing characteristic including year built, size, number of bedrooms and bathrooms, number of stories and the presence of a pool or jacuzzi<sup>13</sup> at calendar time  $t$ .  $\text{Outlets}[0,0.1]_{it}$  is number of alcohol outlets that *ever* existed between a distance of 0 and 0.1 miles away from property  $i$  and  $\text{Open12}_{it}$  is an indicator variable that takes on the value 1 if the outlet has been open for 12 months or less at calendar time  $t$ . The coefficients,  $\kappa_1$ ,  $\kappa_2$  and  $\kappa_3$  are the estimates of the change in transaction price due to the location of new alcohol outlets at various distances away from the property. As before, since the error terms are not independent across space, they are clustered at either the 5-digit zip code or the zip+4 level. Similarly, to estimate the change in transaction price due to the closure of alcohol outlets at various distances away from property  $i$ , I replace  $\text{Open12}_{it}$  in equation (12) with  $\text{Close12}_{it}$ , an indicator variable that takes on the value 1 if the outlet has been closed for 12 months or less at calendar time  $t$ . Table XII summarizes the results from equation (12).

As before, I separate the alcohol outlets by the median household income of the census tract they are located in order to take into account the heterogeneity of outlets

<sup>12</sup> Property transaction prices are deflated by annual levels of the West Urban CPI downloaded from the Bureau of Labor Statistics website: <http://www.bls.gov/cpi/home.htm>

<sup>13</sup> The number of bedrooms is top-coded at 6; the number of baths is top-coded at 6; the number of rooms is top-coded at 15; the number of stories is top-coded at 3.

located in different areas. In equation (13),  $Bottom_i$  is an indicator variable that is equal to 1 if the outlet is located within a census tract that belongs to the bottom 2 quintiles in terms of median household income among all the census tracts in my sample. On the other hand,  $Top_i$  indicates that the particular outlet is located within a tract in the top 2 quintiles:

$$\begin{aligned}
 (13) \quad \ln(Price_{ijt}) = & \alpha_j + \beta X_{it} + \rho_1 Outlets[0,0.1]_{it} + \rho_2 Outlets[0.1,0.25]_{it} \\
 & + \rho_3 Outlets[0.25,0.5]_{it} + \eta b_1 (Outlets[0,0.1]_{it} * Open12_{it} * Bottom_i) \\
 & + \eta b_2 (Outlets[0.1,0.25]_{it} * Open12_{it} * Bottom_i) \\
 & + \eta b_3 (Outlets[0.25,0.5]_{it} * Open12_{it} * Bottom_i) \\
 & + \eta t_1 (Outlets[0,0.1]_{it} * Open12_{it} * Top_i) \\
 & + \eta t_2 (Outlets[0.1,0.25]_{it} * Open12_{it} * Top_i) \\
 & + \eta t_3 (Outlets[0.25,0.5]_{it} * Open12_{it} * Top_i) + Month\ dummies \\
 & + Year\ dummies + \varepsilon_{ijt}
 \end{aligned}$$

Thus,  $Bottom_i$  identifies outlets in low-SES neighborhoods while  $Top_i$  identifies outlets in high-SES neighborhoods and equation (13) allows for the estimation of the differential effects of the opening of these 2 types of outlets. To understand the differential effects from closing outlets in low and high-SES neighborhoods, I re-estimated equation (13), replacing  $Open12_{it}$  by  $Close12_{it}$ . The regression results of equation (13) are presented in Table XIII.

### 5.2.2 The Effect of Alcohol Outlets on Property Transaction Values<sup>14</sup>

Table XII illustrates that overall, the opening of new outlets have no statistically significant effect on the price of residential property transactions while the closing of outlets have a positive and economically significant effect on transaction prices. However,

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<sup>14</sup> Note that the time frame of the property transactions data (January 1980 - June 2000) is different from that of the incident crime reports (January 1991 – December 2004). As a result, a different sample of the alcohol licensing data is used in this section than in section 4.

when the outlets are separately identified as being located in low and high-SES neighborhoods, I find that homes located within 0.5 miles away from new outlets in low-SES neighborhoods sold for between 2 and 4 percent less on average but homes located within 0.5 miles away from new outlets in high-SES neighborhoods sold for between 0.75 and 1.6 percent more on average. Given that the average property in my dataset sold for about \$223,000 between 1980 and 2000, homeowners who live close to a new outlet in a low-SES neighborhood lost between \$4,500 and \$9,000 relative to the amount they would have received had an outlet not opened within 0.5 miles from their home while homeowners who live close to a new outlet in a high-SES neighborhood stand to gain between \$1,700 and \$3,600. Furthermore, the closing of outlets in low-SES neighborhoods increase transaction prices by between 4 and 5 percent, translating to a gain of between \$9,000 and \$11,150. The closure of an outlet in a high-SES neighborhood led to a decrease of transaction prices by between 0.1 to 1 percent, translating to a loss of between \$220 and \$2,200.

In general, we see that new outlets located further away from the residential property have a smaller impact on the price of the property. This is reasonable since we would expect amenities that are located closer to the property to have a relatively larger effect. However, column (2) of Table XIII seems to indicate that the closure of an outlet further away from the residential property has a bigger impact on its price than a closure of an outlet within 0.1 miles. This may be due in part to the imprecision of the estimates of the effect of the changes in the number of outlets closer to the property. We also observe that outlets in high-SES neighborhoods have a smaller effect on property prices than outlets in low-SES neighborhoods. This is consistent with the findings in the earlier part of the paper where we find that outlets in low-SES neighborhoods have a relatively larger impact on crime.

The heterogeneity of alcohol outlets are evident when we look at new outlets located in low and high-SES neighborhoods individually: Outlets located in low-SES neighborhoods are seen as a disamenity by existing and potential homeowners. On the other hand, outlets located in high-SES neighborhoods are valued by homeowners. In addition, outlets located in low-SES neighborhoods impose a larger shock on the transaction price of the property than outlets in high-SES neighborhoods.

Reassuringly, the estimates of the effect of alcohol outlets on residential property values are similar in magnitude to the effect of other changes in local amenities other recent studies find: Black (1999) finds that parents are willing to pay 2.5% more for a 5% increase in test scores; Chay and Greenstone (2005) find that homeowners' marginal willingness to pay for reductions in air pollution to be around 2% ; Linden and Rockoff (2006) find that value of properties in the immediate vicinity of a sex offender's home fall by 4% on average.

## **6 Concluding Remarks**

Does the presence of alcohol outlets actually *cause* crime and urban decay – as suggested by situational models of criminal activity – or are alcohol outlets more likely to open in declining neighborhoods? This paper tests this question using an event study framework. One important take-away of this paper is the vast heterogeneity that exists between outlets located in low and high-SES neighborhoods and their resulting effects on the neighborhoods they are situated in.

I find that while both types of outlets result in a displacement of property crime to the immediate vicinity of the outlet, the magnitude of this effect is bigger for outlets located in low-SES neighborhoods. Furthermore, additional outlets in low-SES neighborhoods appear to increase violent crime, and there is some evidence that this increase in violent crime is not contained within the immediate vicinity of the outlet but instead, spills over to locations further away. Likewise, outlets located in low-SES neighborhoods have a more pronounced effect on residential property transaction values within a 0.5 mile radius from the outlet: transaction prices fall upon the opening of an additional outlet and rise when an outlet closes. Conversely, transaction values increase, albeit to a smaller extent, with additional outlets in high-SES neighborhoods and decrease correspondingly when such outlets close.

Together, these results indicate that policy makers should be mindful of the differences between the 'good' and the 'bad' outlets when formulating policy. While some outlets may potentially increase crime and urban decay in their neighborhoods, others may be an important source of tax revenue, create jobs for residents and may also

provide residents with services that they value. It is encouraging that some cities are already recognizing this difference: The City of San Francisco is proposing new legislation that exempts “larger grocery and other retail stores that also sell alcoholic beverages from regulations that prevent liquor stores from opening in five special use districts”.

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## 8 Appendices

### Appendix 1

#### Examining the Change in Residential Property Transaction Density

##### *Empirical Strategy*

In order to have a complete picture of the effect of alcohol outlets on urban decay, one has to consider both the change in property prices and the change in transaction quantities since both price and quantity are required to map out the housing market's equilibrium point. Moreover, quantity data tends to have less error than price data and sheds light on the rate of turnover in the neighborhood. The empirical strategy I use in this part of the paper is the same as the one in section 4.1 except that I substitute in  $Crime\_den[p,q]_{it}$  in equations (1), (4), (5), (6) and (7) with  $Trans\_den[p,q]_{it}$ , the property transaction density (number of property transactions per square mile per month) in the area between  $p$  and  $q$  miles away from outlet  $i$  at event time  $t$ :

$$(A1) \quad Trans\_den[p,q]_{it} = \alpha_i + \beta_{(c)} t_{i(c)} + \gamma 1(t_i \geq 0) + Month\ dummies \\ + Year\ dummies + \varepsilon_{it}$$

$$(A2) \quad Trans\_den[p,q]_{it} = \alpha_i + \beta_{(c)} t_{i(c)} + \gamma 1(t_i \geq 0) + \varpi (Outlets[0,q]_{it} - 1) * 1(t_i \geq 0) \\ + Month\ dummies + Year\ dummies + \varepsilon_{it}$$

$$(A3) \quad Trans\_den[p,q]_{it} = \alpha_i + \beta_{(c)} t_{i(c)} + \gamma 1(t_i \geq 0) + \delta t_i * 1(t_i \geq 0) \\ + Month\ dummies + Year\ dummies + \varepsilon_{it}$$

$$(A4) \quad Trans\_den[p,q]_{it} = \alpha_i + \beta_{(c)} t_{i(c)} + \gamma 1(t_i \geq 0) + \delta t_i * 1(t_i \geq 0) \\ + \varpi (Outlets[0,q]_{it} - 1) * 1(t_i \geq 0) + Month\ dummies + Year\ dummies + \varepsilon_{it}$$

$$(A5) \quad Trans\_den[p, q]_{it} = \alpha_i + \beta_{(c)} t_{i(c)} + Outlets[0, q]_{it} + (Outlets[0, q]_{it})^2 \\ + Month\ dummies + Year\ dummies + \varepsilon_{it}$$

As before, the standard errors are clustered at the store level since the error terms are not independent across space. In an attempt to make sure that there is no undercounting of the number of transactions as a result of crossing city boundaries, I considered all transactions that occurred in neighborhoods within a 0.5 mile radius of all the alcohol outlets in the City of Los Angeles (Appendix 4 List II) in addition to those that occurred within the neighborhoods of the city (Appendix 4 List I). The results of equations (A1) to (A5) with outlet-tract specific time trends are summarized in Appendix Table I.

As before, in order to account for the heterogeneity of outlets, I separate the alcohol outlets into two groups: those located in high-SES areas (top 2 quintiles of average median household income) and those located in low-SES areas (bottom 2 quintiles). I then re-estimated equations (A1) – (A5) separately for each group. Selected results from this set of regressions are presented in Appendix Tables II and III.

#### *The Effect of Alcohol Outlets on Residential Property Transaction Density*

Perhaps unsurprisingly, most of the coefficients in this part of the paper are estimated imprecisely. One explanation is the small number of property transactions that occur during the 49 month window makes it difficult for us to detect any changes. Another explanation is we probably will not expect the opening or closing of one alcohol outlet to have any ramifications on transaction volume but on transaction prices instead. Nonetheless, from Appendix Table I, the general pattern we observe is that the number of property transactions generally increases following an outlet opening and decreases following the closing of an outlet. Also, the magnitude of the effects is larger closer to the outlet than further away. This is consistent with the pattern we see in crime density. However, the implications are difficult to interpret given the lack of any strong evidence.

In the case of outlets in low-SES neighborhoods, while only a handful of the coefficients are estimated precisely, taken together, the coefficients in Appendix Table II

suggest that transaction density increases within 0.1 miles from a new outlet but decreases at locations further away. There is no consistent pattern when outlets in low-SES neighborhoods close. Again, while the decrease in transaction density between 0.1 and 0.5 miles away from the outlet is consistent with residents demonstrating loss aversion when transaction prices fall (Genesove and Mayer, 2001), the increase in transactions closer to the outlet is puzzling.

On the contrary, the opening of outlets in high-SES neighborhoods appears to decrease transaction density within 0.1 miles from the new outlet and increase transaction density further away from the outlet. The closing of outlets in high-SES neighborhoods appear to decrease transaction density up to 0.5 miles away. Again, this is loosely consistent with sellers demonstrating loss aversion.

## **Appendix 2**

### **Geocoding Procedure**

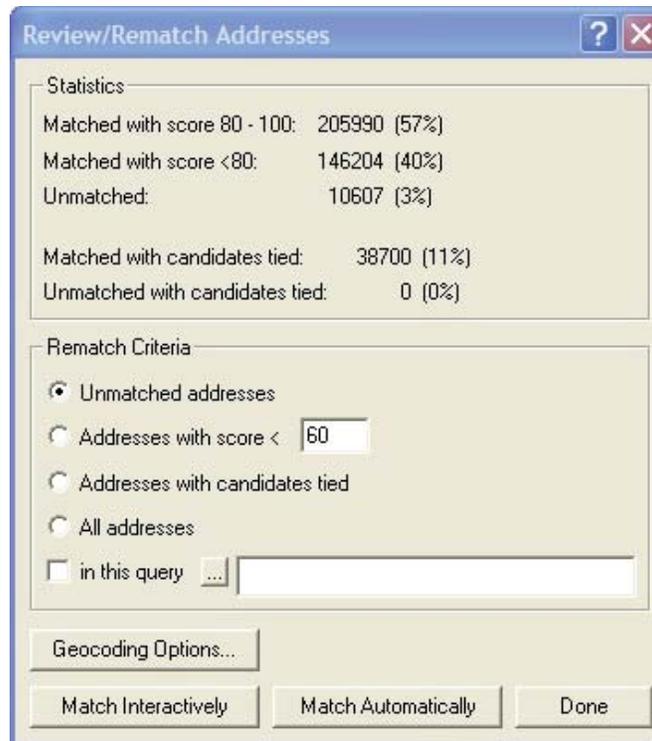
#### *Data Retrieval from the Los Angeles Police Department (LAPD)*

Due to third party privacy rights issues, the LAPD did not allow me to retrieve their incident crime reports with the location field in its original form. In cases where the location field variable takes the form of an intersection of two streets, I was allowed to retrieve it as is. However, in cases where the location field variable contained a street address, I had to run the list of street addresses through a software, ZP4, that in turn determined the corresponding ZIP+4 codes of the addresses. I then replaced the street addresses with their corresponding ZIP+4 codes before retrieving the data.

However, complications arose from the lack of a readily available spatial database of ZIP+4 codes for geocoding purposes. Instead, the only spatial databases I had available for geocoding were made up of street addresses and intersections. In order to circumvent this problem, I made use of the official United States Postal Service (USPS) data files available in my version of ZP4 to manually construct a database consisting of ZIP+4s and street addresses that corresponded to approximately the centroid of the ZIP+4 codes. Finally, I proceed to geocode this list of artificially constructed crime locations.

## Geocoding in ArcGIS Version 9.1

The address locator was created using a combination of 2 street address databases: The Census Bureau's Tiger line files and ESRI's StreetMap USA database. Geocoding results are displayed in the following format after each geocoding procedure:



The score indicates how closely the individual street addresses in the list of geocoded addresses correspond to the street address it is matched to in the street address databases in terms of its various components such as the street number, street name and directional prefix and suffix. For many reasons including but not limited to the errors in the data and the street address databases, I did not find these scores to be particularly indicative of how accurately each data point is being geocoded. Instead, I found that geocoding accuracy was greatly improved by using other geographical variables in the data sets, such as the reporting district in the LAPD crime data and the 5 digit zip code in the DataQuick and liquor licensing data, for cross checking purposes. Unfortunately, due to the manually intensive nature of this process and the immense number of addresses I had to geocode (well over 1 million), I could only cross check each individual address in the

liquor licensing data. As for the LAPD crime data and the DataQuick transactions data, I limited the cross checking to points that were “matched with candidates tied” (i.e. addresses matched to 2 or more points with the same score). I did, however, individually cross check each address for a subset of my data and found that the geocoding errors of the address locators were not systematic such that my results will be biased in a particular way. Nevertheless, these data and geocoding errors will certainly affect the precision of my estimates and bias me against estimating significant coefficients.

### Appendix 3

#### Where Do Alcohol Outlets Locate?

The general perception is areas that have a higher minority presence, a higher proportion of female headed households, a lower median household income and a lower proportion of high school graduates tend also to have many undesirable alcohol outlets. While my data does not allow me to easily differentiate between desirable and undesirable alcohol outlets, it remains interesting to ask where alcohol outlets tend to locate, and whether certain types of neighborhoods tend to have more alcohol outlets than others. To answer this set of questions, I regressed the number of alcohol outlets per thousand in each census tract (Outlets) against the following demographic variables: per cent high school plus (HS), per cent college plus (College), per cent White (White), per cent Black (Black), per cent Asian (Asian), median household income (MedHHY), per capita income (percapY), number of households (HH), number of owner occupied households (Owner), average family size (FamSize), per cent receiving public assistance (PubAssist), per cent ratio of income to poverty level equals two (YPov2) and per cent ratio of income to poverty level is greater than two (YPov2plus). The above list of demographic variables is downloaded at the census tract level from the 1990 and 2000 decennial census and interpolated for each year from 1990 to 2004.

I begin with an OLS regression of equation (A6):

$$\begin{aligned}
 \text{(A6)} \quad \text{Outlets}_{it} = & \phi_1 \text{HS}_{it} + \phi_2 \text{College}_{it} + \phi_3 \text{White}_{it} + \phi_4 \text{Black}_{it} + \phi_5 \text{Asian}_{it} \\
 & + \phi_6 \text{MedHHY}_{it} + \phi_7 \text{percapY}_{it} + \phi_8 \text{HH}_{it} + \phi_9 \text{Owner}_{it} + \phi_{10} \text{FamSize}_{it} \\
 & + \phi_{11} \text{PubAssist}_{it} + \phi_{12} \text{YPov2}_{it} + \phi_{13} \text{YPov2plus}_{it} + \varepsilon_{it}
 \end{aligned}$$

In this equation,  $i$  and  $t$  index census tracts and years respectively. The results are reported in the first column of Appendix Table IV. Next, I added dummy variables for each year. The results are reported in column 2 of Appendix Table IV. Finally, I augmented equation (A6) with fixed effects for each census tract. The results of this fixed effects regression can be found in the third column of Appendix Table IV.

Prior to controlling for census tract fixed effects, the estimated coefficients for per cent high school plus, median household income, number of households and average family size are negative and significant at the 1% level, while the estimated coefficients for per capita income, per cent White, per cent Asian, per cent receiving public assistance, per cent ratio of income to poverty level equals two and per cent ratio of income to poverty level is greater than two are positive and significant at the 1% level. However, only the estimated coefficients for per cent college plus, number of households, average family size and per cent receiving public assistance remain significant once census tract fixed effects are controlled for. The same set of regressions is repeated for the number of alcohol outlets with type 20 (off-sale beer and wine) and type 21 (off-sale general) licenses per thousand separately. From columns 4-9 of Appendix Table IV, we see that the results from separating alcohol outlets based on their license types is very similar to the results obtained from using the total density of alcohol outlets. Overall, Appendix Table IV suggests that census tracts that are less residential (fewer number of households), poorer (higher per cent receiving public assistance and higher per cent of population with their ratio of poverty level to income greater than or equals to 2) and less educated (lower per cent of population with college and above level of education) tend to have higher alcohol outlet density. One caveat to note is that because demographic data is only available at the census tract level once every 10 years, interpolating 2 observations over the course of fifteen years may result in over-smoothing of the data, which may then cause the tract fixed effects to explain more of the variance than they would have if demographic data is available at a higher frequency.

## Appendix 4

### List I: Neighborhoods Within the City of Los Angeles

- |                       |                      |
|-----------------------|----------------------|
| 1. Arleta             | 20. San Pedro        |
| 2. Canoga Park        | 21. Sepulveda        |
| 3. Chatsworth         | 22. Shadow Hills     |
| 4. Encino             | 23. Sherman Oaks     |
| 5. Granada Hills      | 24. Studio City      |
| 6. Harbor City        | 25. Sun Valley       |
| 7. Highland Park      | 26. Sunland          |
| 8. Hollywood          | 27. Tarzana          |
| 9. Lake View Terrace  | 28. Toluca Lake      |
| 10. Los Angeles       | 29. Tujunga          |
| 11. Mission Hills     | 30. Valley Village   |
| 12. North Hills       | 31. Van Nuys         |
| 13. North Hollywood   | 32. Venice           |
| 14. Northridge        | 33. West Hills       |
| 15. Pacific Palisades | 34. West Los Angeles |
| 16. Pacoima           | 35. Westchester      |
| 17. Panorama City     | 36. Wilmington       |
| 18. Playa Del Rey     | 37. Winnetka         |
| 19. Reseda            | 38. Woodland Hills   |

### List II: Neighborhoods Surrounding the City of Los Angeles

- |                     |                         |
|---------------------|-------------------------|
| 1. Alhambra         | 18. Long Beach          |
| 2. Beverly Hills    | 19. Lynwood             |
| 3. Burbank          | 20. Marina Del Rey      |
| 4. Calabasas        | 21. Monterey Park       |
| 5. Carson           | 22. Pasadena            |
| 6. Commerce         | 23. Rancho Palos Verdes |
| 7. Compton          | 24. Rolling Hills       |
| 8. Culver City      | 25. San Fernando        |
| 9. East Los Angeles | 26. Santa Monica        |
| 10. El Segundo      | 27. South Gate          |
| 11. Gardena         | 28. South Pasadena      |
| 12. Glendale        | 29. Torrance            |
| 13. Hidden Hills    | 30. Universal City      |
| 14. Huntington Park | 31. Vernon              |
| 15. Inglewood       | 32. West Los Angeles    |
| 16. Lennox          | 33. Willowbrook         |
| 17. Lomita          |                         |

## 9 Tables

TABLE I  
SAMPLE CRIME DENSITY MEANS IN 1992 BY TRACT LEVEL MEDIAN OUTLET NUMBER

	All LA	Tracts with 0 outlets	Tracts with 2 or less outlets	Tracts with 5 or more outlets
	(1)	(2)	(3)	(4)
<i>Violent crimes</i>	9.6	1.6	5.0	16.2
<i>Assault with deadly weapon</i>	4.1	0.9	2.2	6.9
<i>Robbery</i>	5.5	0.7	2.8	9.4
<i>Property crimes</i>	16.0	3.1	9.3	24.5
<i>Burglary</i>	5.9	1.1	3.3	9.1
<i>Vandalism</i>	2.8	0.7	1.7	4.3
<i>Vehicle theft</i>	7.3	1.2	4.3	11.1

The entries correspond to the mean number of crimes per square mile per month in each census tract in the geographic subsample of downtown Los Angeles during 1992. We observe that census tracts with more alcohol outlets also have higher crime densities.

TABLE II  
THE EFFECT OF ALCOHOL OUTLET OPENINGS ON CRIME DENSITY

	Property crimes			Violent crimes		
	(1)	(2)	(3)	(4)	(5)	(6)
	0 - 0.1	0.1 - 0.25	0.25 - 0.5	0 - 0.1	0.1 - 0.25	0.25 - 0.5
<i>Equation (1)</i> $1(t_i \geq 0)$	2.41 (2.02)	0.81 (0.98)	1.60 *** (0.51)	2.76 * (1.53)	0.53 (0.63)	0.38 (0.35)
Percent jump	3.7	1.7	3.7	6.0	2.0	1.5
<i>Equation (4)</i> $1(t_i \geq 0)$	2.20 (2.51)	2.86 ** (1.20)	4.67 *** (0.96)	2.01 (1.75)	1.50 * (0.81)	3.77 *** (0.89)
$1(t_i \geq 0) * (\text{Number of outlets} - 1)$	0.15 (1.27)	-0.52 * (0.27)	-0.25 *** (0.08)	0.56 (0.81)	-0.25 (0.17)	-0.28 *** (0.07)
Percent jump (for first outlet)	3.4	6.0	10.8	4.3	5.6	14.7
<i>Equation (5)</i> $1(t_i \geq 0)$	2.33 (2.05)	0.32 (0.97)	1.36 *** (0.51)	2.62 * (1.52)	0.59 (0.63)	0.42 (0.36)
$t_i * 1(t_i \geq 0)$	-0.03 (0.17)	-0.21 *** (0.08)	-0.10 ** (0.05)	-0.06 (0.11)	0.02 (0.05)	0.02 (0.04)
Percent jump	3.6	0.7	3.1	5.6	2.2	1.6
<i>Equation (6)</i> $1(t_i \geq 0)$	2.12 (2.52)	2.41 ** (1.21)	4.45 *** (0.95)	1.87 (1.74)	1.55 * (0.84)	3.79 *** (0.91)
$t_i * 1(t_i \geq 0)$	-0.03 (0.17)	-0.21 *** (0.08)	-0.11 ** (0.05)	-0.06 (0.11)	0.02 (0.05)	0.01 (0.04)
$1(t_i \geq 0) * (\text{Number of outlets} - 1)$	0.15 (1.27)	-0.54 ** (0.27)	-0.26 *** (0.08)	0.56 (0.81)	-0.25 (0.17)	-0.28 *** (0.07)
Percent jump (for first outlet)	3.2	5.1	10.3	4.0	5.8	14.8
<i>Equation (7)</i> Number of outlets	4.26 * (2.56)	1.93 ** (0.97)	1.38 *** (0.47)	2.12 (1.52)	1.20 * (0.76)	-0.11 (0.42)
(Number of outlets) <sup>2</sup>	0.20 (0.48)	-0.03 (0.09)	-0.00 (0.01)	-0.12 (0.28)	0.01 (0.06)	0.04 *** (0.01)
Mean crime density	65.24	47.4	43.31	46.38	26.74	25.69

The dependent variable is the number of crimes per mile<sup>2</sup> per month. There were 703 outlet openings in this geographic subsample of downtown Los Angeles between 1992 and 2004. Clustered Huber-White standard errors are in parentheses. Each column (1)-(6) presents the results of a separate OLS regression using measures of crime density at various distances away from the outlet. Percent jump refers to the estimated percent change in crime density and is obtained by dividing the coefficient of  $1(t_i \geq 0)$  by the mean crime density of the sample presented at the bottom row of the table. \*\*\*, \*\* and \* denote coefficients significant at the 1%, 5% and 10% levels respectively.

TABLE III  
THE EFFECT OF ALCOHOL OUTLET OPENINGS ON CRIME DENSITY, WITH OUTLET-TRACT SPECIFIC TRENDS

	Property crimes			Violent crimes		
	(1)	(2)	(3)	(4)	(5)	(6)
	0 - 0.1	0.1 - 0.25	0.25 - 0.5	0 - 0.1	0.1 - 0.25	0.25 - 0.5
<u>Equation (1)</u> $1(t_i \geq 0)$	3.43 *	0.47	1.00 **	2.40	0.48	0.24
	(1.94)	(0.93)	(0.48)	(1.57)	(0.61)	(0.34)
<i>Percent jump</i>	5.3	1.0	2.3	5.2	1.8	0.9
<u>Equation (4)</u> $1(t_i \geq 0)$	1.40	0.63	0.93	1.37	0.06	-0.04
	(2.42)	(1.35)	(0.81)	(1.67)	(0.82)	(0.65)
$1(t_i \geq 0) * (\text{Number of outlets} - 1)$	1.52	-0.04	0.01	0.77	0.11	0.02
	(1.19)	(0.35)	(0.07)	(0.98)	(0.22)	(0.06)
<i>Percent jump (for first outlet)</i>	2.1	1.3	2.1	3.0	0.2	-0.2
<u>Equation (5)</u> $1(t_i \geq 0)$	3.05	0.08	0.86 *	2.32	0.50	0.25
	(1.97)	(0.93)	(0.49)	(1.56)	(0.61)	(0.35)
$t_i * 1(t_i \geq 0)$	-0.20	-0.20 **	-0.07	-0.04	0.01	0.01
	(0.17)	(0.09)	(0.05)	(0.12)	(0.05)	(0.04)
<i>Percent jump</i>	4.7	0.2	2.0	5.0	1.9	1.0
<u>Equation (6)</u> $1(t_i \geq 0)$	1.09	0.38	0.86	1.31	0.07	-0.03
	(2.42)	(1.34)	(0.80)	(1.70)	(0.83)	(0.64)
$t_i * 1(t_i \geq 0)$	-0.19	-0.20 **	-0.07	-0.04	0.01	0.01
	(0.17)	(0.09)	(0.05)	(0.12)	(0.05)	(0.04)
$1(t_i \geq 0) * (\text{Number of outlets} - 1)$	1.47	-0.08	0.00	0.76	0.11	0.02
	(1.20)	(0.35)	(0.07)	(1.00)	(0.22)	(0.06)
<i>Percent jump (for first outlet)</i>	1.7	0.8	2.0	2.8	0.3	-0.1
<u>Equation (7)</u> <i>Number of outlets</i>	1.83	0.71	0.72 *	0.02	0.38	-0.02
	(2.23)	(0.97)	(0.40)	(1.59)	(0.63)	(0.31)
<i>(Number of outlets)^2</i>	0.63	-0.04	-0.01	0.08	0.03	0.02 **
	(0.44)	(0.10)	(0.01)	(0.31)	(0.05)	(0.01)
<i>Mean crime density</i>	65.24	47.4	43.31	46.38	26.74	25.69

The dependent variable is the number of crimes per mile<sup>2</sup> per month. There were 703 outlet openings in this geographic subsample of downtown Los Angeles between 1992 and 2004. Clustered Huber-White standard errors are in parentheses. Each column (1)-(6) presents the results of a separate OLS regression using measures of crime density at various distances away from the outlet. Percent jump refers to the estimated percent change in crime density and is obtained by dividing the coefficient of  $1(t_i \geq 0)$  by the mean crime density of the sample presented at the bottom row of the table. \*\*\*, \*\* and \* denote coefficients significant at the 1%, 5% and 10% levels respectively.

TABLE IV  
THE EFFECT OF ALCOHOL OUTLET CLOSINGS ON CRIME DENSITY

	Property crimes			Violent crimes		
	(1)	(2)	(3)	(4)	(5)	(6)
	0 - 0.1	0.1 - 0.25	0.25 - 0.5	0 - 0.1	0.1 - 0.25	0.25 - 0.5
<i>Equation (1)</i> $1(t_i \geq 0)$	-1.48 (1.12)	-0.20 (0.46)	-0.09 (0.29)	0.49 (1.05)	0.03 (0.38)	-0.32 (0.25)
Percent jump	-2.1	-1.2	-0.8	-2.4	-1.5	-1.0
<i>Equation (4)</i> $1(t_i \geq 0)$	-0.74 (1.29)	3.38 *** (0.95)	5.31 *** (0.70)	1.74 (1.48)	3.14 *** (1.11)	4.18 *** (0.71)
$1(t_i \geq 0) * (\text{Number of outlets} - 1)$	-0.67 (0.70)	-1.05 *** (0.23)	-0.46 *** (0.06)	-1.13 (0.90)	-0.91 *** (0.33)	-0.38 *** (0.06)
Percent jump (for first outlet)	-1.4	8.7	14.5	4.0	12.4	17.4
<i>Equation (5)</i> $1(t_i \geq 0)$	-1.48 (1.13)	-0.21 (0.46)	-0.08 (0.29)	0.47 (1.05)	0.04 (0.39)	-0.33 (0.25)
$t_i * 1(t_i \geq 0)$	-0.00 (0.09)	-0.02 (0.04)	0.01 (0.03)	-0.03 (0.08)	0.01 (0.03)	-0.01 (0.02)
Percent jump	-2.8	-0.5	-0.2	1.1	0.2	-1.4
<i>Equation (6)</i> $1(t_i \geq 0)$	-0.74 (1.30)	3.36 *** (0.95)	5.31 *** (0.70)	1.72 (1.48)	3.15 *** (1.11)	4.17 *** (0.71)
$t_i * 1(t_i \geq 0)$	-0.00 (0.09)	-0.02 (0.04)	-0.00 (0.03)	-0.03 (0.08)	0.01 (0.03)	-0.02 (0.02)
$1(t_i \geq 0) * (\text{Number of outlets} - 1)$	-0.67 (0.70)	-1.05 *** (0.23)	-0.46 *** (0.06)	-1.13 (0.90)	-0.91 *** (0.33)	-0.38 *** (0.06)
Percent jump (for first outlet)	-1.4	8.7	14.5	4.0	12.4	17.4
<i>Equation (7)</i> Number of outlets	1.49 (1.54)	-1.98 ** (0.93)	-1.01 *** (0.34)	0.80 (1.78)	-2.37 ** (1.20)	-0.69 ** (0.34)
$(\text{Number of outlets})^2$	0.09 (0.22)	0.25 *** (0.09)	0.05 *** (0.01)	0.03 (0.27)	0.34 *** (0.13)	0.04 *** (0.01)
Mean crime density	53.74	38.64	36.65	43.32	25.38	24.03

The dependent variable is the number of crimes per mile<sup>2</sup> per month. There were 634 outlet closings in this geographic subsample of downtown Los Angeles between 1992 and 2004. Clustered Huber-White standard errors are in parentheses. Each column (1)-(6) presents the results of a separate OLS regression using measures of crime density at various distances away from the outlet. Percent jump refers to the estimated percent change in crime density and is obtained by dividing the coefficient of  $1(t_i \geq 0)$  by the mean crime density of the sample presented at the bottom row of the table. \*\*\*, \*\* and \* denote coefficients significant at the 1%, 5% and 10% levels respectively.

TABLE V  
THE EFFECT OF ALCOHOL OUTLET CLOSINGS ON CRIME DENSITY, WITH OUTLET-TRACT SPECIFIC TRENDS

	Property crimes			Violent crimes		
	(1)	(2)	(3)	(4)	(5)	(6)
	0 - 0.1	0.1 - 0.25	0.25 - 0.5	0 - 0.1	0.1 - 0.25	0.25 - 0.5
<i>Equation (1)</i> $1(t_i \geq 0)$	-1.58 (1.13)	-0.15 (0.46)	-0.05 (0.29)	0.48 (1.05)	0.01 (0.38)	-0.29 (0.25)
<i>Percent jump</i>	-2.9	-0.4	-0.1	1.1	0.0	-1.2
<i>Equation (4)</i> $1(t_i \geq 0)$	-2.18 * (1.31)	0.68 (0.81)	2.20 *** (0.67)	1.73 (1.57)	0.72 (1.01)	1.29 ** (0.63)
$1(t_i \geq 0) * (\text{Number of outlets} - 1)$	0.54 (0.76)	-0.25 (0.21)	-0.19 *** (0.06)	-1.13 (1.01)	-0.21 (0.30)	-0.14 ** (0.06)
<i>Percent jump (for first outlet)</i>	-4.1	1.8	6.0	4.0	2.8	5.4
<i>Equation (5)</i> $1(t_i \geq 0)$	-1.59 (1.14)	-0.17 (0.46)	-0.03 (0.29)	0.47 (1.06)	0.01 (0.38)	-0.30 (0.25)
$t_i * 1(t_i \geq 0)$	-0.02 (0.09)	-0.02 (0.04)	0.02 (0.03)	-0.01 (0.08)	0.00 (0.03)	-0.02 (0.02)
<i>Percent jump</i>	-3.0	-0.4	-0.1	1.1	0.0	-1.2
<i>Equation (6)</i> $1(t_i \geq 0)$	-2.19 * (1.32)	0.66 (0.81)	2.21 *** (0.67)	1.72 (1.58)	0.72 (1.01)	1.28 ** (0.63)
$t_i * 1(t_i \geq 0)$	-0.02 (0.09)	-0.02 (0.04)	0.02 (0.03)	-0.01 (0.08)	0.00 (0.03)	-0.02 (0.02)
$1(t_i \geq 0) * (\text{Number of outlets} - 1)$	0.54 (0.76)	-0.24 (0.21)	-0.19 *** (0.06)	-1.13 (1.01)	-0.21 (0.30)	-0.14 ** (0.06)
<i>Percent jump (for first outlet)</i>	-4.1	1.7	6.0	4.0	2.8	5.3
<i>Equation (7)</i> <i>Number of outlets</i>	2.31 (1.50)	-0.68 (0.77)	-0.54 * (0.29)	-0.18 (1.84)	-1.79 * (1.04)	-0.48 ** (0.24)
$(\text{Number of outlets})^2$	-0.37 (0.25)	0.11 (0.07)	0.03 *** (0.01)	0.04 (0.30)	0.28 ** (0.11)	0.04 *** (0.01)
<i>Mean crime density</i>	53.74	38.64	36.65	43.32	25.38	24.03

The dependent variable is the number of crimes per mile<sup>2</sup> per month. There were 634 outlet closings in this geographic subsample of downtown Los Angeles between 1992 and 2004. Clustered Huber-White standard errors are in parentheses. Each column (1)-(6) presents the results of a separate OLS regression using measures of crime density at various distances away from the outlet. Percent jump refers to the estimated percent change in crime density and is obtained by dividing the coefficient of  $1(t_i \geq 0)$  by the mean crime density of the sample presented at the bottom row of the table. \*\*\*, \*\* and \* denote coefficients significant at the 1%, 5% and 10% levels respectively.

TABLE VI  
THE EFFECT OF ALCOHOL OUTLET OPENINGS IN LOW-SES NEIGHBORHOODS ON CRIME DENSITY,  
WITH OUTLET-TRACT SPECIFIC TRENDS

	Property crimes			Violent crimes		
	(1)	(2)	(3)	(4)	(5)	(6)
	0 - 0.1	0.1 - 0.25	0.25 - 0.5	0 - 0.1	0.1 - 0.25	0.25 - 0.5
<i>Equation (4)</i> $1(t_i \geq 0)$	5.33 (4.22)	-1.53 (2.63)	4.32 *** (1.53)	0.03 (3.05)	0.14 (1.76)	1.47 (1.40)
$1(t_i \geq 0) * (\text{Number of outlets} - 1)$	-0.55 (1.71)	0.25 (0.56)	-0.16 * (0.10)	3.08 ** (1.54)	0.05 (0.34)	-0.07 (0.09)
<i>Percent jump (for first outlet)</i>	6.8	-2.6	7.6	0.0	0.3	3.6
<i>Equation (6)</i> $1(t_i \geq 0)$	4.80 (4.28)	-1.65 (2.61)	4.26 *** (1.51)	-0.15 (3.12)	0.29 (1.77)	1.48 (1.40)
$t_i * 1(t_i \geq 0)$	-0.30 (0.32)	-0.12 (0.16)	-0.11 (0.08)	-0.10 (0.20)	0.15 (0.10)	0.01 (0.08)
$1(t_i \geq 0) * (\text{Number of outlets} - 1)$	-0.60 (1.70)	0.22 (0.56)	-0.17 * (0.10)	3.06 ** (1.53)	0.08 (0.34)	-0.06 (0.09)
<i>Percent jump (for first outlet)</i>	6.1	-2.8	7.5	-0.2	0.7	3.6
<i>Equation (7)</i> <i>Number of outlets</i>	6.19 (3.37)	1.35 (1.57)	1.19 ** (0.60)	-1.24 (2.80)	1.43 (1.19)	0.00 (0.53)
<i>(Number of outlets)^2</i>	-0.11 (0.40)	-0.06 (0.13)	-0.02 * (0.01)	0.17 (0.50)	-0.02 (0.08)	0.02 (0.01)
<i>Mean crime density</i>	78.76	59.61	56.97	63.78	40.35	40.99

The dependent variable is the number of crimes per mile<sup>2</sup> per month. 313 outlets in low-SES neighborhoods opened in this geographic subsample of downtown Los Angeles between 1992 and 2004. Clustered Huber-White standard errors are in parentheses. Each column (1)-(6) presents the results of a separate OLS regression using measures of crime density at various distances away from the outlet. Percent jump refers to the estimated percent change in crime density and is obtained by dividing the coefficient of  $1(t_i \geq 0)$  by the mean crime density of the sample presented at the bottom row of the table. \*\*\*, \*\* and \* denote coefficients significant at the 1%, 5% and 10% levels respectively.

TABLE VII  
THE EFFECT OF ALCOHOL OUTLET OPENINGS IN HIGH-SES NEIGHBORHOODS ON CRIME DENSITY,  
WITH OUTLET-TRACT SPECIFIC TRENDS

	Property crimes			Violent crimes		
	(1)	(2)	(3)	(4)	(5)	(6)
	0 - 0.1	0.1 - 0.25	0.25 - 0.5	0 - 0.1	0.1 - 0.25	0.25 - 0.5
<i>Equation (4)</i> $1(t_i \geq 0)$	-3.44 (2.78)	-0.18 (1.38)	-1.46 (0.95)	0.80 (1.94)	-1.53 * (0.92)	-0.83 ** (0.43)
$1(t_i \geq 0) * (\text{Number of outlets} - 1)$	4.26 ** (1.76)	0.59 (0.37)	0.29 ** (0.14)	-0.89 (1.04)	0.64 ** (0.26)	0.18 *** (0.07)
<i>Percent jump (for first outlet)</i>	-6.9	-0.5	-5.4	3.3	-12.7	-8.7
<i>Equation (6)</i> $1(t_i \geq 0)$	-3.32 (2.76)	-0.37 (1.38)	-1.46 (0.95)	0.72 (1.95)	-1.63 * (0.92)	-0.83 * (0.43)
$t_i * 1(t_i \geq 0)$	0.07 (0.18)	-0.17 * (0.09)	0.01 (0.05)	-0.05 (0.14)	-0.09 * (0.05)	0.01 (0.02)
$1(t_i \geq 0) * (\text{Number of outlets} - 1)$	4.27 ** (1.77)	0.55 (0.37)	0.30 ** (0.14)	-0.90 (1.04)	0.62 ** (0.26)	0.18 *** (0.07)
<i>Percent jump (for first outlet)</i>	-6.7	-1.1	-5.4	3.0	-13.5	-8.7
<i>Equation (7)</i> <i>Number of outlets</i>	-5.42 ** (2.49)	1.43 (0.99)	0.54 (0.48)	-1.32 (1.81)	-0.29 (0.76)	-0.09 (0.20)
<i>(Number of outlets)^2</i>	1.95 *** (0.60)	-0.07 (0.13)	0.00 (0.02)	0.25 (0.31)	0.04 (0.09)	0.04 *** (0.01)
<i>Mean crime density</i>	49.63	33.64	27.07	24.23	12.08	9.49

The dependent variable is the number of crimes per mile<sup>2</sup> per month. 255 outlets in high-SES neighborhoods opened in this geographic subsample of downtown Los Angeles between 1992 and 2004. Clustered Huber-White standard errors are in parentheses. Each column (1)-(6) presents the results of a separate OLS regression using measures of crime density at various distances away from the outlet. Percent jump refers to the estimated percent change in crime density and is obtained by dividing the coefficient of  $1(t_i \geq 0)$  by the mean crime density of the sample presented at the bottom row of the table. \*\*\*, \*\* and \* denote coefficients significant at the 1%, 5% and 10% levels respectively.

TABLE VIII  
THE EFFECT OF ALCOHOL OUTLET CLOSINGS IN LOW-SES NEIGHBORHOODS ON CRIME DENSITY,  
WITH OUTLET-TRACT SPECIFIC TRENDS

	Property crimes			Violent crimes		
	(1)	(2)	(3)	(4)	(5)	(6)
	0 - 0.1	0.1 - 0.25	0.25 - 0.5	0 - 0.1	0.1 - 0.25	0.25 - 0.5
<i>Equation (4)</i> $1(t_i \geq 0)$	-4.46 ** (1.88)	1.74 (1.24)	3.50 *** (1.10)	1.67 (2.78)	1.64 (1.68)	1.70 (1.08)
$1(t_i \geq 0) * (\text{Number of outlets} - 1)$	1.46 (1.06)	-0.52 * (0.28)	-0.23 *** (0.08)	-1.54 (1.90)	-0.51 (0.45)	-0.16 ** (0.08)
<i>Percent jump (for first outlet)</i>	-7.2	3.7	7.6	2.9	4.5	4.9
<i>Equation (6)</i> $1(t_i \geq 0)$	-4.43 ** (1.91)	1.74 (1.24)	3.51 *** (1.10)	1.65 (2.79)	1.65 (1.68)	1.67 (1.08)
$t_i * 1(t_i \geq 0)$	0.03 (0.13)	-0.00 (0.06)	0.03 (0.04)	-0.03 (0.14)	0.02 (0.06)	-0.04 (0.04)
$1(t_i \geq 0) * (\text{Number of outlets} - 1)$	1.45 (1.06)	-0.52 * (0.28)	-0.23 *** (0.08)	-1.53 (1.90)	-0.51 (0.45)	-0.16 ** (0.08)
<i>Percent jump (for first outlet)</i>	-7.1	3.7	7.6	2.8	4.6	4.8
<i>Equation (7)</i> <i>Number of outlets</i>	3.05 (2.18)	-1.56 (0.99)	-0.87 ** (0.36)	-0.66 (3.49)	-3.00 ** (1.20)	-0.50 (0.32)
<i>(Number of outlets)^2</i>	-0.75 * (0.41)	0.19 ** (0.09)	0.03 *** (0.01)	0.24 (0.69)	0.45 *** (0.12)	0.03 *** (0.01)
<i>Mean crime density</i>	62.06	47.65	46.10	58.39	36.21	34.64

The dependent variable is the number of crimes per mile<sup>2</sup> per month. 331 outlets in low-SES neighborhoods closed in this geographic subsample of downtown Los Angeles between 1992 and 2004. Clustered Huber-White standard errors are in parentheses. Each column (1)-(6) presents the results of a separate OLS regression using measures of crime density at various distances away from the outlet. Percent jump refers to the estimated percent change in crime density and is obtained by dividing the coefficient of  $1(t_i \geq 0)$  by the mean crime density of the sample presented at the bottom row of the table. \*\*\*, \*\* and \* denote coefficients significant at the 1%, 5% and 10% levels respectively.

TABLE IX  
THE EFFECT OF ALCOHOL OUTLET CLOSINGS IN HIGH-SES NEIGHBORHOODS ON CRIME DENSITY,  
WITH OUTLET-TRACT SPECIFIC TRENDS

	Property crimes			Violent crimes		
	(1)	(2)	(3)	(4)	(5)	(6)
	0 - 0.1	0.1 - 0.25	0.25 - 0.5	0 - 0.1	0.1 - 0.25	0.25 - 0.5
<i>Equation (4)</i> $1(t_i \geq 0)$	2.19 (2.15)	-0.04 (1.06)	0.15 (0.62)	2.24 (1.51)	-0.06 (0.58)	0.30 (0.38)
$1(t_i \geq 0) * (\text{Number of outlets} - 1)$	0.02 (1.17)	0.10 (0.31)	-0.04 (0.07)	-1.10 (0.87)	0.23 (0.18)	-0.02 (0.05)
<i>Percent jump (for first outlet)</i>	5.0	-0.2	0.7	11.5	-0.6	3.9
<i>Equation (6)</i> $1(t_i \geq 0)$	2.15 (2.15)	-0.12 (1.06)	0.15 (0.61)	2.24 (1.51)	0.07 (0.60)	0.31 (0.39)
$t_i * 1(t_i \geq 0)$	-0.03 (0.16)	-0.05 (0.06)	0.01 (0.04)	0.01 (0.09)	-0.01 (0.03)	0.01 (0.02)
$1(t_i \geq 0) * (\text{Number of outlets} - 1)$	0.03 (1.18)	0.12 (0.31)	-0.03 (0.07)	-1.11 (0.87)	0.23 (0.18)	-0.02 (0.05)
<i>Percent jump (for first outlet)</i>	4.9	-0.5	0.7	11.5	0.7	4.0
<i>Equation (7)</i> <i>Number of outlets</i>	-2.90 (2.16)	0.55 (0.77)	0.20 (0.28)	-1.43 (1.56)	-0.06 (0.40)	-0.32 ** (0.14)
<i>(Number of outlets)^2</i>	-0.03 (0.25)	-0.07 (0.05)	-0.01 (0.01)	0.07 (0.32)	0.00 (0.03)	0.01 *** (0.00)
<i>Mean crime density</i>	43.70	25.95	21.85	19.56	9.55	7.74

The dependent variable is the number of crimes per mile<sup>2</sup> per month. 180 outlets in high-SES neighborhoods closed in this geographic subsample of downtown Los Angeles between 1992 and 2004. Clustered Huber-White standard errors are in parentheses. Each column (1)-(6) presents the results of a separate OLS regression using measures of crime density at various distances away from the outlet. Percent jump refers to the estimated percent change in crime density and is obtained by dividing the coefficient of  $1(t_i \geq 0)$  by the mean crime density of the sample presented at the bottom row of the table. \*\*\*, \*\* and \* denote coefficients significant at the 1%, 5% and 10% levels respectively.

TABLE X: THE EFFECT OF ALCOHOL OUTLET OPENINGS ON CRIME DENSITY DURING DIFFERENT TIMES OF THE DAY

	Property crimes			Violent crimes		
	(1)	(2)	(3)	(4)	(5)	(6)
	0 - 0.1	0.1 - 0.25	0.25 - 0.5	0 - 0.1	0.1 - 0.25	0.25 - 0.5
0000 - 0559 hrs						
$1(t_i \geq 0)$	0.12 (0.71)	0.55 * (0.32)	0.50 *** (0.18)	1.33 * (0.69)	-0.05 (0.29)	1.21 *** (0.28)
$t_i * 1(t_i \geq 0)$	-0.09 * (0.05)	-0.04 ** (0.02)	0.00 (0.01)	-0.06 (0.05)	-0.01 (0.02)	0.01 (0.01)
$1(t_i \geq 0) * (\text{Number of outlets} - 1)$	-0.07 (0.32)	-0.04 (0.06)	-0.02 (0.01)	-0.22 (0.34)	0.04 (0.06)	-0.07 *** (0.02)
Mean crime density	8.72	6.24	5.72	10.14	5.81	5.71
Percent jump (for first outlet)	1.4	8.8	8.7	13.1	-0.9	21.2
0600 - 1159 hrs						
$1(t_i \geq 0)$	-0.80 (0.75)	-0.33 (0.37)	0.54 ** (0.24)	0.75 (0.54)	0.05 (0.23)	0.34 ** (0.15)
$t_i * 1(t_i \geq 0)$	-0.02 (0.05)	-0.02 (0.02)	0.00 (0.01)	-0.01 (0.04)	0.03 * (0.01)	0.02 ** (0.01)
$1(t_i \geq 0) * (\text{Number of outlets} - 1)$	0.51 (0.33)	0.04 (0.07)	-0.03 ** (0.02)	0.09 (0.22)	-0.04 (0.05)	-0.03 *** (0.01)
Mean crime density	11.08	8.64	8.09	5.95	3.48	3.42
Percent jump (for first outlet)	-7.2	-3.8	6.7	12.6	1.4	9.9
1200 - 1759 hrs						
$1(t_i \geq 0)$	1.56 (1.18)	0.24 (0.48)	1.25 *** (0.29)	-0.23 (0.79)	0.75 ** (0.37)	0.69 ** (0.29)
$t_i * 1(t_i \geq 0)$	0.04 (0.07)	-0.04 (0.03)	-0.05 *** (0.02)	0.07 (0.05)	0.02 (0.02)	-0.02 (0.01)
$1(t_i \geq 0) * (\text{Number of outlets} - 1)$	-0.03 (0.50)	-0.14 (0.12)	-0.09 *** (0.02)	0.37 (0.42)	-0.17 ** (0.08)	-0.06 *** (0.02)
Mean crime density	17.78	12.23	11.21	11.95	7.00	6.62
Percent jump (for first outlet)	8.8	2.0	11.2	-1.9	10.7	10.4
1800 - 2359 hrs						
$1(t_i \geq 0)$	1.24 (1.38)	1.91 *** (0.61)	2.13 *** (0.49)	0.03 (1.10)	0.80 * (0.43)	1.54 *** (0.38)
$t_i * 1(t_i \geq 0)$	0.05 (0.10)	-0.12 *** (0.04)	-0.07 *** (0.02)	-0.06 (0.07)	-0.01 (0.02)	0.00 (0.02)
$1(t_i \geq 0) * (\text{Number of outlets} - 1)$	-0.24 (0.73)	-0.39 *** (0.13)	-0.11 *** (0.04)	0.32 (0.46)	-0.08 (0.09)	-0.11 *** (0.03)
Mean crime density	27.63	20.27	18.27	18.33	10.45	9.94
Percent jump (for first outlet)	4.5	9.4	11.7	0.2	7.7	15.5

The dependent variable is the number of crimes per mile<sup>2</sup> per month during a particular 6 hour interval. There were 703 outlet openings in this geographic subsample of downtown Los Angeles between 1992 and 2004. Clustered Huber-White standard errors are in parentheses. Each column (1)-(6) presents the results of a separate OLS regression using measures of crime density at various distances away from the outlet. Percent jump refers to the estimated percent change in crime density and is obtained by dividing the coefficient of  $1(t_i \geq 0)$  by the mean crime density of the sample. \*\*\*, \*\* and \* denote coefficients significant at the 1%, 5% and 10% levels respectively.

TABLE XI: THE EFFECT OF ALCOHOL OUTLET CLOSINGS ON CRIME DENSITY DURING DIFFERENT TIMES OF THE DAY

	Property crimes			Violent crimes		
	(1)	(2)	(3)	(4)	(5)	(6)
	0 - 0.1	0.1 - 0.25	0.25 - 0.5	0 - 0.1	0.1 - 0.25	0.25 - 0.5
0000 - 0559 hrs						
$1(t_i \geq 0)$	-0.01 (0.40)	0.64 *** (0.21)	1.02 *** (0.17)	0.81 (0.53)	0.52 * (0.30)	1.25 *** (0.21)
$t_i * 1(t_i \geq 0)$	0.03 (0.03)	-0.00 (0.01)	0.00 (0.01)	0.05 (0.04)	-0.00 (0.01)	0.01 (0.01)
$1(t_i \geq 0) * (\text{Number of outlets} - 1)$	-0.21 (0.18)	-0.20 *** (0.05)	-0.08 *** (0.01)	-0.64 ** (0.29)	-0.15 * (0.08)	-0.11 *** (0.02)
Mean crime density	7.30	5.09	4.85	9.22	5.40	5.10
Percent jump (for first outlet)	-0.1	12.6	21.0	8.8	9.6	24.5
0600 - 1159 hrs						
$1(t_i \geq 0)$	-0.46 (0.50)	0.35 (0.25)	0.87 *** (0.16)	0.02 (0.42)	0.19 (0.21)	0.72 *** (0.12)
$t_i * 1(t_i \geq 0)$	0.01 (0.03)	-0.01 (0.02)	0.00 (0.01)	-0.02 (0.03)	0.00 (0.01)	-0.01 (0.01)
$1(t_i \geq 0) * (\text{Number of outlets} - 1)$	0.11 (0.22)	-0.09 * (0.05)	-0.07 *** (0.01)	-0.15 (0.15)	-0.12 ** (0.06)	-0.05 *** (0.01)
Mean crime density	9.95	7.61	7.28	6.05	3.55	3.38
Percent jump (for first outlet)	-4.6	4.6	12.0	0.3	5.4	21.3
1200 - 1759 hrs						
$1(t_i \geq 0)$	-0.26 (0.57)	0.60 * (0.32)	1.15 *** (0.23)	0.78 (0.58)	1.00 *** (0.36)	1.01 *** (0.22)
$t_i * 1(t_i \geq 0)$	0.03 (0.04)	-0.01 (0.02)	-0.00 (0.01)	-0.00 (0.04)	0.00 (0.01)	-0.01 (0.01)
$1(t_i \geq 0) * (\text{Number of outlets} - 1)$	-0.39 (0.28)	-0.21 *** (0.07)	-0.11 *** (0.02)	-0.23 (0.33)	-0.27 *** (0.10)	-0.10 *** (0.02)
Mean crime density	14.78	10.31	9.75	11.71	6.87	6.50
Percent jump (for first outlet)	-1.8	5.8	11.8	6.7	14.6	15.5
1800 - 2359 hrs						
$1(t_i \geq 0)$	-0.02 (0.77)	1.77 *** (0.50)	2.28 *** (0.31)	0.12 (0.75)	1.43 *** (0.48)	1.18 *** (0.27)
$t_i * 1(t_i \geq 0)$	-0.07 (0.05)	0.00 (0.02)	-0.00 (0.01)	-0.05 (0.05)	0.01 (0.02)	-0.01 (0.01)
$1(t_i \geq 0) * (\text{Number of outlets} - 1)$	-0.17 (0.34)	-0.55 *** (0.13)	-0.20 *** (0.02)	-0.11 (0.38)	-0.38 *** (0.13)	-0.13 *** (0.02)
Mean crime density	21.70	15.62	14.76	16.33	9.56	9.05
Percent jump (for first outlet)	-0.1	11.3	15.4	0.7	15.0	13.0

The dependent variable is the number of crimes per mile<sup>2</sup> per month during a particular 6 hour interval. There were 634 outlet closings in this geographic subsample of downtown Los Angeles between 1992 and 2004. Clustered Huber-White standard errors are in parentheses. Each column (1)-(6) presents the results of a separate OLS regression using measures of crime density at various distances away from the outlet. Percent jump refers to the estimated percent change in crime density and is obtained by dividing the coefficient of  $1(t_i \geq 0)$  by the mean crime density of the sample. \*\*\*, \*\* and \* denote coefficients significant at the 1%, 5% and 10% levels respectively.

TABLE XII  
THE IMPACT OF ALCOHOL OUTLETS ON RESIDENTIAL PROPERTY TRANSACTION PRICES

	Openings within the last 12 months		Closings within the last 12 months	
	(1)	(2)	(3)	(4)
<i>Number of outlets that ever existed ...</i>				
<i>within 0 - 0.1 miles</i>	-0.0239 *** (.0037)	-0.0132 *** (.0040)	-0.0255 *** (.0036)	-0.0152 *** (.0040)
<i>within 0.1 - 0.25 miles</i>	-0.0105 *** (.0017)	-0.0024 (.0016)	-0.0111 *** (.0016)	-0.0030 * (.0016)
<i>within 0.25 - 0.5 miles</i>	-0.0070 *** (.0013)	-0.0002 (.0009)	-0.0074 *** (.0013)	-0.0008 (.0009)
<i>Number of new openings or closings ...</i>				
<i>within 0 - 0.1 miles</i>	-0.0246 (.0173)	-0.0194 (.0153)	.0362 ** (.0155)	.0509 *** (.0173)
<i>within 0.1 - 0.25 miles</i>	-0.0022 (.0056)	-0.0031 (.0053)	.0271 *** (.0077)	.0240 *** (.0059)
<i>within 0.25 - 0.5 miles</i>	-0.0042 (.0037)	-0.0049 * (.0026)	.0120 *** (.0045)	.0158 *** (.0029)
<i>Zip code fixed effects</i>	√		√	
<i>Zip+4 fixed effects</i>		√		√
<i>Month and year dummies</i>	√	√	√	√
<i>Sample size</i>	303735	303735	303735	303735
<i>Adjusted R-squared</i>	0.58	0.67	0.58	0.67

The dependent variable is the natural logarithm of the real transaction price of the property. In addition to the size of the property, a full set of housing characteristic dummies were also included: the number of bedrooms is top-coded at 6; the number of baths is top-coded at 6, the number of rooms is top-coded at 15; the number of stories is top-coded at 3; the year built and the presence of a pool, jacuzzi or both. Huber-White standard errors clustered at either the 5-digit zip code or zip+4 level are in parentheses. \*\*\*, \*\* and \* denote coefficients significant at the 1%, 5% and 10% levels respectively.

TABLE XIII  
THE DIFFERENTIAL IMPACT OF ALCOHOL OUTLETS IN LOW-SES AND HIGH-SES  
NEIGHBORHOODS ON RESIDENTIAL PROPERTY TRANSACTION PRICES

	Openings within the last 12 months (1)	Closings within the last 12 months (2)
<i>Number of outlets that ever existed ...</i>		
<i>within 0 - 0.1 miles</i>	-.0136 *** (.0040)	-.0147 *** (.0040)
<i>within 0.1 - 0.25 miles</i>	-.0024 (.0016)	-.0030 * (.0016)
<i>within 0.25 - 0.5 miles</i>	-.0000 (.0009)	-.0007 (.0009)
<i>Number of new openings or closings in low-SES neighborhoods ...</i>		
<i>within 0 - 0.1 miles</i>	-.0440 * (.0243)	.0424 * (.0252)
<i>within 0.1 - 0.25 miles</i>	-.0223 ** (.0106)	.0527 *** (.0110)
<i>within 0.25 - 0.5 miles</i>	-.0321 *** (.0050)	.0440 *** (.0055)
<i>Number of new openings or closings in high-SES neighborhoods ...</i>		
<i>within 0 - 0.1 miles</i>	.0157 (.0245)	-.0010 (.0263)
<i>within 0.1 - 0.25 miles</i>	.0102 (.0072)	-.0047 (.0081)
<i>within 0.25 - 0.5 miles</i>	.0075 ** (.0037)	-.0109 *** (.0041)
<i>Zip+4 fixed effects</i>	√	√
<i>Month and year dummies</i>	√	√
<i>Sample size</i>	303735	303735
<i>Adjusted R-squared</i>	0.67	0.67

The dependent variable is the natural logarithm of the real transaction price of the property. In addition to the size of the property, a full set of housing characteristic dummies were also included: the number of bedrooms is top-coded at 6; the number of baths is top-coded at 6; the number of rooms is top-coded at 15; the number of stories is top-coded at 3; the year built and the presence of a pool, jacuzzi or both. Huber-White standard errors clustered at either the 5-digit zip code or zip+4 level are in parentheses. \*\*\*, \*\* and \* denote coefficients significant at the 1%, 5% and 10% levels respectively.

APPENDIX TABLE I  
THE EFFECT OF ALCOHOL OUTLETS ON RESIDENTIAL PROPERTY TRANSACTION DENSITY,  
WITH OUTLET-TRACT SPECIFIC TRENDS

	Outlet openings			Outlet closings		
	(1)	(2)	(3)	(4)	(5)	(6)
	0 - 0.1	0.1 - 0.25	0.25 - 0.5	0 - 0.1	0.1 - 0.25	0.25 - 0.5
<u>Equation (A1)</u> $1(t_i \geq 0)$	0.05 (0.08)	0.07 (0.05)	0.05 (0.03)	-0.26 (0.34)	-0.15 (0.21)	0.24 ** (0.12)
Percent jump	2.8	2.7	1.7	-8.6	-3.8	5.6
<u>Equation (A2)</u> $1(t_i \geq 0)$	0.03 (0.09)	0.03 (0.06)	0.01 (0.04)	-0.66 (0.63)	-0.50 (0.44)	-0.05 (0.22)
$1(t_i \geq 0) * (\text{Number of outlets} - 1)$	0.02 (0.04)	0.02 (0.01)	0.00 (0.00)	0.20 (0.20)	0.08 (0.07)	0.03 * (0.01)
Percent jump (for first outlet)	1.7	1.1	0.3	-21.7	-12.5	-1.2
<u>Equation (A3)</u> $1(t_i \geq 0)$	0.06 (0.08)	0.07 (0.05)	0.05 * (0.03)	-0.63 (1.27)	-1.52 ** (0.74)	-0.53 (0.44)
$t_i * 1(t_i \geq 0)$	0.01 (0.01)	0.00 (0.00)	0.00 (0.00)	0.29 (0.33)	-0.13 (0.10)	-0.04 (0.05)
Percent jump	3.4	2.7	1.7	-20.7	-38.1	-12.4
<u>Equation (A4)</u> $1(t_i \geq 0)$	0.04 (0.09)	0.03 (0.06)	0.01 (0.04)	-2.00 (1.99)	-1.78 (1.08)	-0.73 (0.64)
$t_i * 1(t_i \geq 0)$	0.01 (0.01)	0.00 (0.00)	0.00 (0.00)	0.29 (0.32)	-0.13 (0.10)	-0.04 (0.05)
$1(t_i \geq 0) * (\text{Number of outlets} - 1)$	0.02 (0.04)	0.02 (0.01)	0.00 (0.00)	0.64 (0.76)	0.06 (0.15)	0.02 (0.03)
Percent jump (for first outlet)	2.3	1.1	0.3	-65.8	-44.6	-17.1
<u>Equation (A5)</u> Number of outlets	0.01 (0.08)	-0.02 (0.04)	-0.06 (0.01)	0.07 (0.26)	-0.05 (0.10)	0.09 (0.05)
$(\text{Number of outlets})^2$	0.01 (0.01)	0.01 ** (0.00)	0.00 (0.00)	0.03 (0.03)	0.00 (0.01)	-0.00 (0.00)
Mean transaction density	1.77	2.62	2.86	3.04	3.99	4.28

The dependent variable is the number of residential property transactions per mile<sup>2</sup> per month. 3201 outlets opened and 732 outlets closed in this sample of the City of Los Angeles between 1980 and 2002. Clustered Huber-White standard errors are in parentheses. Each column (1)-(6) presents the results of a separate OLS regression using measures of transaction density at various distances away from the outlet. Percent jump refers to the estimated percent change in crime density and is obtained by dividing the coefficient of  $1(t_i \geq 0)$  by the mean transaction density of the sample presented at the bottom row of the table. \*\*\*, \*\* and \* denote coefficients significant at the 1%, 5% and 10% levels respectively.

APPENDIX TABLE II  
THE EFFECT OF ALCOHOL OUTLETS IN LOW-SES NEIGHBORHOODS ON RESIDENTIAL PROPERTY TRANSACTION DENSITY,  
WITH OUTLET-TRACT SPECIFIC TRENDS

	Outlet openings			Outlet closings		
	(1)	(2)	(3)	(4)	(5)	(6)
	0 - 0.1	0.1 - 0.25	0.25 - 0.5	0 - 0.1	0.1 - 0.25	0.25 - 0.5
<u>Equation (A2)</u> $1(t_i \geq 0)$	0.13 (0.13)	-0.11 (0.08)	-0.03 (0.05)	-0.65 (1.25)	0.39 (0.61)	0.37 (0.30)
$1(t_i \geq 0) * (\text{Number of outlets} - 1)$	-0.01 (0.06)	0.04 ** (0.01)	0.00 (0.00)	0.27 (0.49)	0.01 (0.09)	-0.01 (0.01)
Percent jump (for first outlet)	7.9	-5.8	-1.5	-22.5	12.1	11.0
<u>Equation (A4)</u> $1(t_i \geq 0)$	0.14 (0.13)	-0.10 (0.08)	-0.03 (0.05)	3.08 (3.55)	0.73 (1.80)	-1.22 * (0.72)
$t_i * 1(t_i \geq 0)$	0.01 (0.01)	0.00 (0.00)	-0.00 (0.00)	-0.03 (0.24)	-0.14 (0.09)	-0.10 (0.08)
$1(t_i \geq 0) * (\text{Number of outlets} - 1)$	-0.01 (0.06)	0.03 ** (0.01)	0.00 (0.00)	-0.27 (1.27)	-0.11 (0.24)	0.03 (0.03)
Percent jump (for first outlet)	8.5	-5.3	-1.5	106.6	22.6	-36.4
<u>Equation (A5)</u> Number of outlets	0.02 (0.12)	-0.06 (0.05)	-0.04 ** (0.02)	0.22 (0.37)	0.17 (0.12)	0.20 (0.07)
$(\text{Number of outlets})^2$	0.02 (0.02)	0.01 (0.00)	0.00 * (0.00)	0.00 (0.06)	-0.01 (0.01)	-0.00 (0.00)
Mean transaction density	1.64	1.90	1.97	2.89	3.23	3.35

The dependent variable is the number of residential property transactions per mile<sup>2</sup> per month. 1268 outlets opened and 359 outlets closed in low-SES neighborhoods in this sample of the City of Los Angeles between 1980 and 2002. Clustered Huber-White standard errors are in parentheses. Each column (1)-(6) presents the results of a separate OLS regression using measures of transaction density at various distances away from the outlet. Percent jump refers to the estimated percent change in crime density and is obtained by dividing the coefficient of  $1(t_i \geq 0)$  by the mean transaction density of the sample presented at the bottom row of the table. \*\*\*, \*\* and \* denote coefficients significant at the 1%, 5% and 10% levels respectively.

APPENDIX TABLE III  
THE EFFECT OF ALCOHOL OUTLETS IN HIGH-SES NEIGHBORHOODS ON RESIDENTIAL PROPERTY TRANSACTION DENSITY,  
WITH OUTLET-TRACT SPECIFIC TRENDS

	Outlet openings			Outlet closings		
	(1)	(2)	(3)	(4)	(5)	(6)
	0 - 0.1	0.1 - 0.25	0.25 - 0.5	0 - 0.1	0.1 - 0.25	0.25 - 0.5
<u>Equation (A2)</u> $1(t_i \geq 0)$	-0.07 (0.15)	0.07 (0.09)	0.03 (0.06)	-0.39 (0.81)	-0.70 (0.68)	-0.20 (0.31)
$1(t_i \geq 0) * (\text{Number of outlets} - 1)$	0.02 (0.06)	-0.01 (0.03)	0.01 (0.01)	0.18 (0.20)	0.03 (0.12)	0.03 (0.03)
Percent jump (for first outlet)	-3.8	2.2	0.9	-13.8	-14.9	-3.8
<u>Equation (A4)</u> $1(t_i \geq 0)$	-0.06 (0.15)	0.07 (0.10)	0.03 (0.06)	0.39 (1.76)	-1.35 (1.33)	-1.11 (1.03)
$t_i * 1(t_i \geq 0)$	0.00 (0.01)	0.00 (0.01)	-0.00 (0.00)	0.47 (0.50)	-0.22 * (0.12)	0.01 (0.06)
$1(t_i \geq 0) * (\text{Number of outlets} - 1)$	0.02 (0.06)	-0.01 (0.03)	0.01 (0.01)	-0.20 (0.63)	-0.03 (0.27)	0.13 (0.11)
Percent jump (for first outlet)	-3.3	2.2	0.9	13.8	-28.7	-21.1
<u>Equation (A5)</u> Number of outlets	-0.05 (0.14)	0.00 (0.07)	-0.06 (0.03)	-0.46 (0.43)	-0.15 (0.18)	0.03 (0.07)
$(\text{Number of outlets})^2$	0.01 (0.02)	0.00 (0.01)	0.00 (0.00)	0.07 (0.04)	0.01 (0.01)	-0.00 (0.00)
Mean transaction density	1.83	3.18	3.52	2.82	4.71	5.27

The dependent variable is the number of residential property transactions per mile<sup>2</sup> per month. 1299 outlets opened and 252 outlets closed in high-SES neighborhoods in this sample of the City of Los Angeles between 1980 and 2002. Clustered Huber-White standard errors are in parentheses. Each column (1)-(6) presents the results of a separate OLS regression using measures of transaction density at various distances away from the outlet. Percent jump refers to the estimated percent change in crime density and is obtained by dividing the coefficient of  $1(t_i \geq 0)$  by the mean transaction density of the sample presented at the bottom row of the table. \*\*\*, \*\* and \* denote coefficients significant at the 1%, 5% and 10% levels respectively.

APPENDIX TABLE IV  
WHERE DO ALCOHOL OUTLETS LOCATE?

	Outlets per 1000			Type 20 Outlets per 1000			Type 21 Outlets per 1000		
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Per cent high school plus	-1.32 *** (-0.26)	-1.62 *** (0.29)	0.28 (0.69)	-0.80 *** (0.15)	-0.81 *** (0.16)	0.35 (0.41)	-0.53 *** (0.16)	-0.82 *** (0.19)	-0.07 (0.40)
Per cent college plus	-0.28 (0.20)	-0.20 (0.20)	-1.14 ** (0.56)	0.17 (0.14)	0.17 (0.14)	-1.05 ** (0.42)	-0.45 *** (0.08)	-0.37 *** (0.08)	-0.09 (0.23)
Per cent white	0.47 *** (0.18)	0.70 *** (0.17)	-0.34 (0.40)	0.21 * (0.12)	0.22 ** (0.11)	-0.26 (0.27)	0.26 *** (0.09)	0.47 *** (0.09)	-0.08 (0.19)
Per cent black	0.05 (0.18)	0.22 (0.17)	0.36 (0.61)	-0.18 (0.12)	-0.17 (0.11)	-0.06 (0.41)	0.23 ** (0.09)	0.40 *** (0.09)	0.41 (0.33)
Per cent asian	0.52 ** (0.23)	0.71 *** (0.23)	-0.32 (0.55)	0.17 (0.15)	0.17 (0.14)	-0.16 (0.39)	0.36 *** (0.13)	0.54 *** (0.14)	-0.16 (0.26)
Median household income (100,000s)	-0.61 *** (0.10)	-0.68 *** (0.10)	0.07 (0.38)	-0.50 *** (0.07)	-0.50 *** (0.07)	0.05 (0.29)	-0.11 * (0.06)	-0.18 *** (0.05)	0.02 (0.21)
Per capita income (100,000s)	0.52 *** (0.17)	0.38 ** (0.18)	-0.20 (0.76)	0.16 (0.11)	0.15 (0.12)	-0.15 (0.51)	0.37 *** (0.08)	0.23 *** (0.08)	-0.05 (0.38)
Number of households (10,000s)	-3.74 *** (0.34)	-3.65 *** (0.33)	-5.36 *** (0.82)	-1.86 *** (0.17)	-1.85 *** (0.17)	-3.35 *** (0.55)	-1.88 *** (0.23)	-1.80 *** (0.21)	-2.01 *** (0.40)
Number of owner occupied households (10,000s)	-0.06 (0.48)	-0.09 (0.47)	2.10 (2.20)	-0.63 ** (0.17)	-0.63 ** (0.25)	1.73 (1.37)	0.57 * (0.33)	0.53 * (0.32)	0.37 (1.20)
Average family size	-0.70 *** (0.09)	-0.72 *** (0.09)	-0.36 ** (0.15)	-0.26 *** (0.03)	-0.26 *** (0.03)	-0.13 (0.11)	-0.44 *** (0.07)	-0.46 *** (0.07)	-0.23 *** (0.07)
Per cent public assistance	1.76 *** (0.42)	2.16 *** (0.48)	1.70 ** (0.67)	1.04 *** (0.18)	1.05 *** (0.22)	1.03 ** (0.43)	0.73 ** (0.32)	1.11 *** (0.34)	0.67 * (0.39)
Poverty level/Income =2	1.65 *** (0.54)	1.75 *** (0.55)	0.85 (0.92)	0.58 ** (0.25)	0.59 ** (0.26)	0.44 (0.57)	1.07 *** (0.39)	1.16 *** (0.40)	0.41 (0.44)
Poverty level/Income >2	1.03 *** (0.25)	1.36 *** (0.30)	1.61 * (0.88)	0.69 *** (0.14)	0.70 *** (0.17)	1.13 ** (0.57)	0.34 ** (0.15)	0.66 *** (0.17)	0.48 (0.39)
Year fixed effects	No	Yes	Yes	No	Yes	Yes	No	Yes	Yes
Tract fixed effects	No	No	Yes	No	No	Yes	No	No	Yes
(Adjusted) R-squared	0.09	0.10	0.56	0.07	0.08	0.47	0.09	0.10	0.81

The dependent variables are the number of outlets per 1000 people, the number of type 20 outlets per 1000 people and the number of type 21 outlets per 1000 people. Huber-White standard errors are in parentheses. They are clustered at the census tract level in columns (3), (6) and (9). Each column (1)-(9) presents the results of a separate OLS regression.

\*\*\*, \*\* and \* denote coefficients significant at the 1%, 5% and 10% levels respectively.

## Teresa Haenggi

---

**From:** melaniel55@aol.com  
**Sent:** Sunday, September 27, 2015 5:19 PM  
**To:** Teresa Haenggi  
**Subject:** Fwd: Valero Gas Station application to sell beer & Wine

-----Original Message-----

From: melaniel55 <[melaniel55@aol.com](mailto:melaniel55@aol.com)>  
To: Thaenggi <[Thaenggi@citysacramento.org](mailto:Thaenggi@citysacramento.org)>  
Sent: Wed, Sep 23, 2015 7:19 pm  
Subject: Valero Gas Station application to sell beer & Wine

Hi Teresa. I live at 824 8th Ave. and wanted to let you know that I am against the Valero station selling liquor. The neighbors fought this when the station was first built for very good reasons. Increase in crime being the main reason. Many children from surrounding schools hang out at this gas station and at Vic's Ice Cream through out the week and especially on Fridays and weekends. I also feel that the neighbors where not given enough time to respond to this application. My neighbor only received her notice in the mail today. It states that the deadline to make comments is Sept. 30, only a week?

Please take in to consideration the negative impact this will have on our neighborhood.

Thank you, Melanie Lavoie

## **Teresa Haenggi**

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**From:** Christopher K. Hoffman <ckhoffman@comcast.net>  
**Sent:** Saturday, September 26, 2015 12:42 PM  
**To:** Teresa Haenggi  
**Subject:** Alcohol sales at Valero Riverside Blvd

Dear Ms. Haenggi,

As you know there are liquor stores on Broadway already. Coincidentally there are homeless and panhandlers along Broadway at the restaurants and business, light rail, the Target store, Tower theater as well as the freeway exits in the vicinity. Many are alcoholics. I should now since I have worked in many county hospitals and a Detox center when I was in medical school in Cincinnati Ohio. I urge you not to allow the sale of alcohol with in the heart of a residential neighborhood. Before your notice, I was hopeful that the city of Sacramento would address our homeless problem. I hope you will not bring it to within 300 feet of my home.

Hoffman Family  
1117 Teneighth Way  
Sacramento, CA 95818

## **Teresa Haenggi**

---

**From:** Noah Love <jare1009@gmail.com>  
**Sent:** Friday, September 25, 2015 8:37 AM  
**To:** Teresa Haenggi  
**Subject:** I oppose Liquor License

To Whom it May Concern:

I oppose a Liquor License being issued to Valero Gas at Riverside and 8th Ave. This is a family area and we do not need anymore establishments selling liquor in the area. There is plenty of liquor to purchase at Target on the corner of Broadway and Riverside.

Sincerely,

Jaime Rench, RN  
3014 6th Street  
Sacramento, CA 95818

## **Teresa Haenggi**

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**From:** Becky Feil <rebeccafeil@yahoo.com>  
**Sent:** Tuesday, August 25, 2015 5:55 PM  
**To:** Teresa Haenggi  
**Cc:** sabanegh.r@gmail.com  
**Subject:** Riverside Valero Beer and Wine License

3211 Riverside Blvd, Sacramento, ca 95818

Dear Ms. Haenggi,

I am writing in support of the beer and wine license of the Valero at the above address. I live in Upper Land Park on 4th Avenue and I stop at and shop at the Valero on riverside several times per week. Since the Valero has been under new ownership, it has been a great place to shop. They recognize their customers, they seem to have a good sense of the neighborhood and community. I support them receiving a beer and wine license and I feel like they would be very responsible in using the license. Thank you.

Becky Feil  
728 4th Avenue  
Sacramento, CA 95818

Sent from my iPhone

## Teresa Haenggi

---

**From:** Dorothy Cox <saxmind@hotmail.com>  
**Sent:** Thursday, September 24, 2015 1:59 PM  
**To:** Teresa Haenggi  
**Subject:** Project: Valero Beer and Wine Sales, 3211 Riverside Blvd

Dear Ms. Haenggi:

We take this opportunity to comment on the subject project proposal. This business is surrounded by RESIDENTIAL dwellings that would surely be negatively impacted by alcohol sales at this location. It is too close to the park: such sales would surely bring customers to the area that do not live in the Land Park area. It is our understanding that other businesses located near the park (on the other side, near the zoo) do not sell alcohol - these businesses are also located close to residential dwellings. Such prohibitions keep a certain element from buying and consuming alcohol in the area.

The subject business is unusual as it is located very close to houses with families - families with the understanding that this Valero DOES NOT sell alcohol, as it is inconsistent with the area's predominantly residential use. Additionally, there is a grammar school nearby. An ice cream and soda fountain: yes! Alcohol: no!

Our property is located at 1017 8th Avenue; we have a direct view of this business. We do not want our children to see alcohol related activity there, and we do not want to bring that element to our upstanding, respectable neighborhood. Since this notice only went out to property owners located with a 300 foot radius of the site: please consider this opinion to be a probable representation of the majority of residents who live beyond said perimeter.

It is critically important that our neighborhood maintain its residential character with strong family values: this convenience store, as it is, is already somewhat inconsistent with the general area - alcohol sales would be completely out of place.

Thank you for your consideration.

Sincerely,  
Dorothy and Donald Cox

## Teresa Haenggi

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**From:** crench@gmail.com  
**Sent:** Thursday, September 24, 2015 7:23 PM  
**To:** Teresa Haenggi  
**Cc:** MB ICE  
**Subject:** Valero on 8th Ave & Riverside

Hello, I understand the Valero gas station on 8th ave and riverside is applying for a license to sell beer and wine. I would like to express my family's opposition. We live a few blocks away on 6th street and Perkins and frequently use the Valero and the surrounding businesses. This is a family area and selling alcohol will not promote the good of the neighborhood.

Please deny the liquor license.

Thank you

Chris, Jaime, & Noah Rench  
[Crench@gmail.com](mailto:Crench@gmail.com)

Sent from my iPhone

## **Teresa Haenggi**

---

**From:** Mary <marykayedson@sbcglobal.net>  
**Sent:** Thursday, September 24, 2015 9:51 PM  
**To:** Teresa Haenggi  
**Subject:** Valero liquor license

Please note as a 20+ year resident of Land Park and one who lives within a half mile of Valero, I strongly oppose a liquor license granted. The crime, assaults and homelessness have increased in recent years and more readily accessed liquor locally will increase the problem. Please deny the request.

## **Teresa Haenggi**

---

**From:** cathy115@comcast.net  
**Sent:** Thursday, September 24, 2015 8:55 PM  
**To:** Teresa Haenggi  
**Subject:** Valero Alcohol Permit

Please do NOT approve the Valero at Riverside and 8th in Land Park a license to sell beer and wine. We are a family community and the gas station is close to houses and an elementary school. Thank you for taking into account the concern of neighbors.  
Cathy Wetherbee  
Perkins Way

Sent from XFINITY Connect Mobile App

## Teresa Haenggi

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**From:** Cathy Fiske <thefiskes@sbcglobal.net>  
**Sent:** Wednesday, September 02, 2015 12:16 PM  
**To:** sabanegh.r@gmail.com; Teresa Haenggi  
**Subject:** Riverside Valero beer and wine license

3211 Riverside Blvd., Sacramento 95818

Hi Teresa my name is Cathy Fiske and I'm a resident of land Park Sacramento. I frequently go to the Valero on Riverside and am always pleased with the service and kind hospitality of the gentleman who own it. I am in full support of them receiving a beer and wine license I think they will handle it responsibly and with good intentions Sincerely, Cathy Fiske

Sent from my iPhone

## Teresa Haenggi

---

**From:** Chris Cooper <xingon@hotmail.com>  
**Sent:** Wednesday, August 26, 2015 7:22 AM  
**To:** Teresa Haenggi  
**Cc:** sabanegh.r@gmail.com  
**Subject:** Riverside Valero Beer and Wine License

I support a Beer and Wine License for the Riverside Valero

*"It has to start SOMEWHERE, it has to start SOMETIME, what better place than HERE, what better time than NOW"*

Applicant Name: Rami Sabanegh

License / File No.: P15-042

**DATE MUST BE RECEIVED BY:** \_\_\_\_\_

**STATE OF CALIFORNIA  
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL**

**PROTESTANT'S / COMPLAINANT'S DECLARATION**

I, Tracey Medford, declare  
PRINT YOUR NAME

under penalty of perjury.

That I am the Protestant / Complainant herein; that I have read my previously-submitted protest/complaint and know the contents thereof; that the same is true of my knowledge except to those matters which are therein stated on information and belief and as to those matters I believe them to be true.

EXECUTED on 10-12-15, at  
(MONTH-DAY-YEAR)

Sacramento, California  
(CITY)

Signature:

Tracey medford

Full Address:

925 9th Ave  
Sacramento Ca 95818

Phone No. (non-public & optional): \_\_\_\_\_

**Notice to Protestant / Complainant:**

- This verification constitutes a personal oath and must, therefore, be signed by each individual verifying the protest.
- A copy of your valid protest (including your name and address) will be provided to the applicant as a public record and pursuant to applicant's discovery rights.

# PROTEST AGAINST ALCOHOLIC BEVERAGE LICENSE APPLICATION

- Refer to Form ABC-510, Information Regarding ABC License Application and Protests (Rev. April 2010), before completing and submitting your protest. The ABC-510 is located at [www.abc.ca.gov](http://www.abc.ca.gov) and in each district office.
- **Please print legibly or type.** Incomplete and/or illegible information will cause the protest to be rejected.
- You will be notified by letter whether or not your protest is accepted.
- If the Department recommends licensure, you will be afforded the opportunity to request a hearing on your protest.
- If a hearing is scheduled as to whether or not a license should be granted, you or your authorized representative will need to attend the hearing to testify and/or present evidence to support your protest, or your protest will be deemed abandoned.
- All protests submitted to the ABC are public records and are open to inspection pursuant to the California Public Records Act (CPRA). (Gov. Code sec. 6254 *et seq.*)
- A copy of all valid and verified protests (ABC-510-A) and Protestant's/Complainant's Declaration (ABC-128) will be provided to the applicant as part of the licensing process.

I hereby protest the issuance of a license under the Alcoholic Beverage Control Act to:

**Rami Sabanegh, Valero Gas Station**

(Name(s) of Applicant(s))

For premises at:

**3211 Riverside Blvd**

(Exact address of proposed premises)

on the grounds that:

Licensing would create a public nuisance (Section 370). Licensing would increase the harm and injury to school-aged children and the adjacent family-friendly neighborhood. The premises is located less than 0.2 miles from an elementary school and is subjected to waves of children. I have witnessed the mini-mart flooded with children. Large groups arrive at the same time and the person behind the counter painstakingly attends to one at a time, helpless to the onslaught and NOT capable of keeping an eye on children shoplifting. Licensing this premises would increase the risk that these children would also shoplift alcohol "injurious to health" of themselves and the neighborhood. Re Application: "previous conversations...with local residents" doesn't meet the intent of the "Neighborhood Contact" discussion with affected COMMUNITY Groups, such as the elementary school and Congregational B'Nai Israel, both of which are located within 0.2 miles of the premises. I and my neighbors, one block away, were never contacted.

Check here if additional sheets attached

I, Tracey Medford, declare under penalty of perjury:  
PRINT (Name of Protestant)

- (1) That I am the Protestant herein;
- (2) That I have read the above protest and know the contents thereof; and
- (3) That the same is true of my own knowledge except as to those matters which are therein stated on information and belief, and as to those matters I believe to be true.

PROTESTANT'S SIGNATURE <u>Tracey Medford</u>	TELEPHONE NUMBER (Optional & non-public)
SIGNED AT (City and State) <u>Sacramento, CA</u>	DATE SIGNED <u>10.12.15</u>
PROTESTANT'S ADDRESS (Full address - Street name & number, Unit or Apt. No., City, State, & Zip Code) <u>925 9th Ave Sacramento CA 95818</u>	

Applicant Name: Rami Sabanegh  
License / File No.: P15-042

**DATE MUST BE RECEIVED BY:** \_\_\_\_\_

**STATE OF CALIFORNIA  
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL**

**PROTESTANT'S / COMPLAINANT'S DECLARATION**

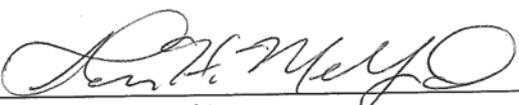
I, Shane Medford, declare  
PRINT YOUR NAME

under penalty of perjury.

That I am the Protestant / Complainant herein; that I have read my previously-submitted protest/complaint and know the contents thereof; that the same is true of my knowledge except to those matters which are therein stated on information and belief and as to those matters I believe them to be true.

EXECUTED on 10-12-15, at  
(MONTH-DAY-YEAR)

Sacramento, California  
(CITY)

Signature:   
Full Address: 921 9th Ave  
Sacramento Ca 95818

Phone No. (non-public & optional): \_\_\_\_\_

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**Rami Sabanegh, Valero Gas Station**

(Name(s) of Applicant(s))

For premises at:

**3211 Riverside Blvd**

(Exact address of proposed premises)

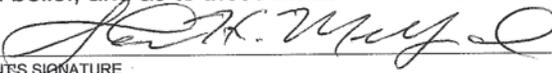
on the grounds that:

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Check here if additional sheets attached

I, Shane Medford, declare under penalty of perjury:  
PRINT (Name of Protestant)

- (1) That I am the Protestant herein;
- (2) That I have read the above protest and know the contents thereof; and
- (3) That the same is true of my own knowledge except as to those matters which are therein stated on information and belief, and as to those matters I believe to be true.

PROTESTANT'S SIGNATURE 		TELEPHONE NUMBER (Optional & non-public)
SIGNED AT (City and State) Sacramento Ca		DATE SIGNED 10-12-15
PROTESTANT'S ADDRESS (Full address - Street name & number, Unit or Apt. No., City, State, & Zip Code) 921 9th Ave Sacramento Ca 95818		

# PROTEST AGAINST ALCOHOLIC BEVERAGE LICENSE APPLICATION

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I hereby protest the issuance of a license under the Alcoholic Beverage Control Act to:

## Rami Sabanegh, Valero Gas Station

(Name(s) of Applicant(s))

For premises at:

### 3211 Riverside Blvd

(Exact address of proposed premises)

on the grounds that: Licensing would create a public nuisance (Section 370). Children and families surround this gas station and small convenience store, which is located directly across the street from Vic's Ice Cream, a neighborhood landmark and gathering place for decades. In this residential neighborhood, children come and go to school and Land Park, 2 blocks away, and they frequent this convenience store, which stocks candy and sports beverages. Unlike the several larger stores that sell alcohol within a mile or 2, this tiny store is operated by one clerk, who would easily be distracted, overwhelmed, or overcome by force or threat of violence. A single clerk cannot tend the gas station, cashier, and simultaneously prevent shoplifting by children or others seeking alcohol. Armed or forcible thefts and getaways pose even greater danger to children or others present or in the area. This store is NOT an appropriate setting or location to sell alcohol; doing so would create a serious public nuisance and danger to children and neighbors.

Check here if additional sheets attached

I, Joyce C. Johnston, declare under penalty of perjury:  
PRINT (Name of Protestant)

- (1) That I am the Protestant herein;
- (2) That I have read the above protest and know the contents thereof; and
- (3) That the same is true of my own knowledge except as to those matters which are therein stated on information and belief, and as to those matters I believe to be true.

PROTESTANT'S SIGNATURE <i>Joyce C. Johnston</i>	TELEPHONE NUMBER (Optional & non-public) 916 835 3915
SIGNED AT (City and State) Sacramento CA	DATE SIGNED 11-5-15

PROTESTANT'S ADDRESS (Full address - Street name & number, Unit or Apt. No., City, State, & Zip Code)  
613 5th Ave, Sacramento CA 95818

ABC-510-A (Rev. April 2010)

# PROTEST AGAINST ALCOHOLIC BEVERAGE LICENSE APPLICATION

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(Name(s) of Applicant(s))

For premises at:

## 3211 Riverside Blvd

(Exact address of proposed premises)

on the grounds that:

Licensing would create a public nuisance (Section 370). Licensing would increase the harm and injury to school-aged children and the adjacent family-friendly neighborhood. The premises is located less than 0.2 miles from an elementary school and is subjected to waves of children. I have witnessed the mini-mart flooded with children. Large groups arrive at the same time and the person behind the counter painstakingly attends to one at a time, helpless to the onslaught and NOT capable of keeping an eye on children shoplifting. Licensing this premises would increase the risk that these children would also shoplift alcohol "injurious to health" of themselves and the neighborhood. Re Application: "previous conversations...with local residents" doesn't meet the intent of the "Neighborhood Contact" discussion with affected COMMUNITY Groups, such as the elementary school and Congregational B'Nai Israel, both of which are located within 0.2 miles of the premises. I and my neighbors, one block away, were never contacted.

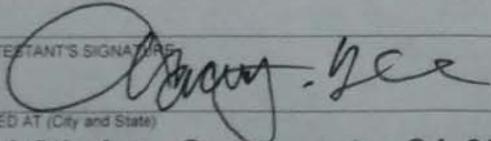
Check here if additional sheets attached

I, Marcus L. Yee, declare under penalty of perjury:

PRINT (Name of Protestant)

- (1) That I am the Protestant herein;
- (2) That I have read the above protest and know the contents thereof; and
- (3) That the same is true of my own knowledge except as to those matters which are therein stated on information and belief, and as to those matters I believe to be true.

PROTESTANT'S SIGNATURE



TELEPHONE NUMBER (Optional & non-public)

(916) 800-2972

SIGNED AT (City and State)

924 9th Ave, Sacramento, CA 95818

DATE SIGNED

10/04/15

PROTESTANT'S ADDRESS (Full address - Street name & number, Unit or Apt. No., City, State, & Zip Code)

**Attachment 6: Photographs**



**Project Site** - Looking southeast from corner of Riverside Blvd. and 8<sup>th</sup> Avenue



**Project Site** - Looking south across 8<sup>th</sup> Avenue



**Project Site** - Looking east across Riverside Blvd.



Looking North from Project Site



Looking East from Riverside Blvd. and 8<sup>th</sup> Avenue



Looking Northwest from Riverside Blvd. and 8<sup>th</sup> Avenue



Looking West from Project Site



Adjacent to the East (behind) Project Site



Adjacent to the South of Project Site



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6



PHOTO 1



PHOTO 7



PHOTO 14

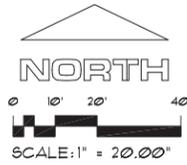
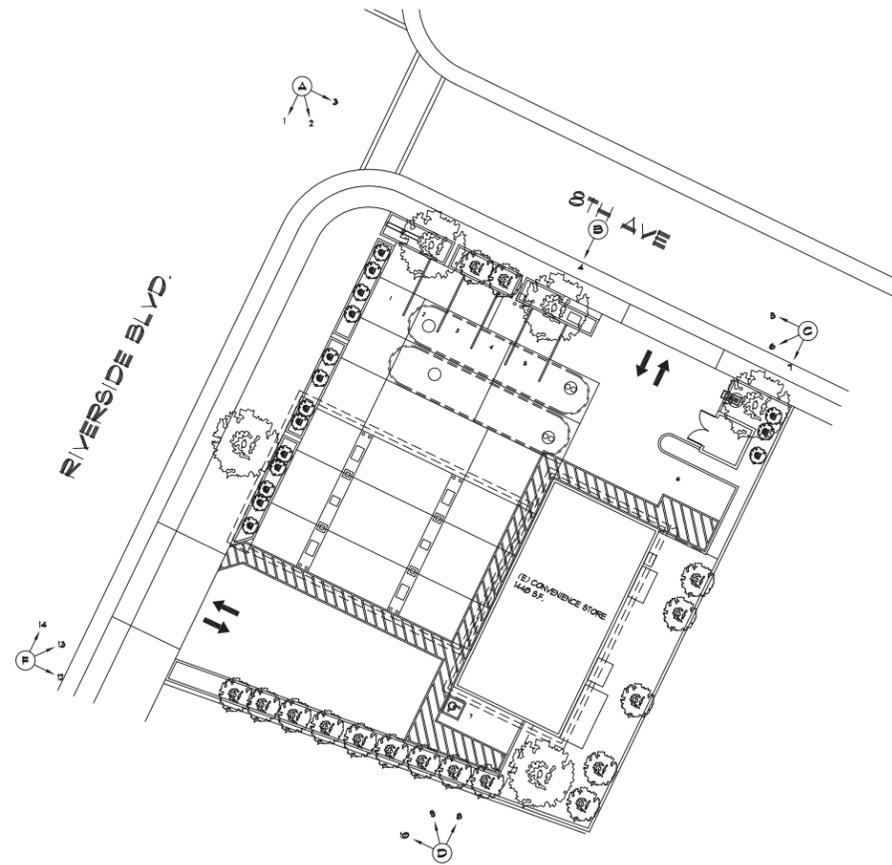


PHOTO 8



PHOTO 13



PHOTO 12



PHOTO 11



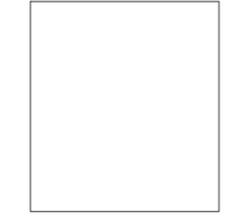
PHOTO 10



PHOTO 9

**SUTTON & ASSOCIATES, INC.**  
 ENVIRONMENTAL DESIGN  
 PLANNING

1441 LAS SALINAS WAY  
 SACRAMENTO, CA 95864  
 TELE (916) 993-6075  
 FAX (916) 993-6074



TYPE OF PROJECT: LICENSING

**RIVERSIDE VALERO**  
 3211 RIVERSIDE BLVD,  
 SACRAMENTO, CA 95818

**RIVERSIDE VALERO**  
 3211 RIVERSIDE BLVD.  
 SACRAMENTO, CA 95818  
 PHONE: (950) 454-6521 FAX: (XXX) XXX-XXX  
 CONTACT: RAMI SABANECH

REVISION	BY

DATE: 7/23/2015  
 DRAWN BY: MGF  
 JOB NO: 1522

SHEET  
**CB**  
 3 OF 3 SHEETS

**CONTEXT BOARD**

**Item No. 6**

**Supplemental Material**

**For**

**City of Sacramento**

**Planning and Design Commission**

**Agenda Packet**

**For the Meeting of:** February 25, 2016

Additional Material

Revised Material

**Contact Information:** Teresa Haenggi, Associate Planner, (916) 808-7554  
[thaenggi@cityofsacramento.org](mailto:thaenggi@cityofsacramento.org)

**Project Name:** Valero Beer and Wine Sales (P15-042)

**Subject:** **Additional Material and Revised Material**

Attachment 1: Comment Letters (Page 1)

Attachment 2: E-mail Discussion - Public Convenience or Necessity Letter Noticing (Page 4)

**Teresa Haenggi**

---

**From:** Joyce Johnston <joycecjohnston@gmail.com>  
**Sent:** Thursday, February 25, 2016 3:05 PM  
**To:** Teresa Haenggi  
**Subject:** Valero CUP Application

To Sacramento Planning Commission members:

After attending the applicant's presentation regarding this permit application, I am even more convinced that sales of beer and wine should NOT be permitted at this location.

The owners have made much of their assertion that they also reside in the neighborhood. Actually, one brother rents an apartment in the family-owned apartment building directly east of the gas station. Maggie, the owner of that apartment building (and previous owner of the gas station property) attended the presentation and was clear and strong in her OPPOSITION to sales of beer or wine on the adjacent property! She pointed out an additional risk factor that does not seem to have been considered: alcohol sales not only involve risk of theft of those products, but also involve much greater quantities of cash on the premises, inviting theft and robbery at this soft target--a convenience store staffed only by 2 brothers (one of whom is often seen outside, smoking on the premises).

You have received a very significant number of opposition letters on this permit--remarkable since only neighbors within 300' were notified of this application. I suggest that the police haven't opposed because they are relatively rarely in this neighborhood--undoubtedly in large part because there are currently no such alcohol sales permitted in the immediate neighborhood, where children flock every day after school and sporting events. Alcohol is readily and safely available at numerous nearby stores with adequate security on premises. There is no actual necessity or convenience basis for allowing such sales at this location, and there are obvious dangers and public nuisance concerns that require denial of this permit.

Sincerely,

Joyce Johnston  
Resident of 5th Avenue

Sent from my iPhone

**From:** [Alan LoFaso](#)  
**To:** [Barry Scarff](#)  
**Cc:** [Bodipo50@gmail.com](#); [Stacia Cosgrove](#); [Teresa Haenggi](#); [Antonio Ablog](#)  
**Subject:** Re: Valero Beer and Wine Sales (P15-042)  
**Date:** Wednesday, February 24, 2016 2:32:05 PM

---

Mr Scarf -

I appreciate your continued engagement on this matter, and I thank you for your additional comments. I know all of the commissioners are looking at all of the public comments.

Thank you.

Alan.

On Wednesday, February 24, 2016 5:04 AM, Barry Scarff <[barry\\_scarff@yahoo.com](mailto:barry_scarff@yahoo.com)> wrote:

Commissioner LoFaso -

Please vote to deny the request for a Conditional Use Permit to sell beer and wine at 3211 Riverside Boulevard, located across the street from Vic's Ice Cream, a gymnasium school, music classes, and martial arts training and within a short walk from William Land Park, Crocker Riverside elementary school, and Congregation B'Nai Israel, and less than 1,000 feet of my home.

It would be terrible if the Commission took the irrevocable action to establish the sale of beer and wine for off-site consumption, especially considering the **huge rise in crime Sacramento**, particularly in the Land Park area. I have lived in the neighborhood for 16 years and am very concerned about the increase in crime that follows the sale of alcohol.

**Violent crime rose faster in Sacramento than in any of the largest 25 U.S.**

**cities:**(<http://www.sacbee.com/news/local/crime/article61408762.html>).

**Land Park's Patrol District saw the city's largest jump in property crime, a 24%**

**increase:**(<http://www.sacbee.com/news/local/crime/article38698074.html>).

My own review of the Police Department's crime data shows a 24% increase in "park check" calls within William Land Park (which is within 1,000 feet of the applicant) in 2015.

**I also believe that the city did not follow the law in its review of this application.** City Code section 5.08.050 states that

*The police department shall provide notice of the application for a letter of public convenience or necessity to owners and residents within one thousand (1,000) feet of the outside boundaries of the property where the proposed license would be located. The notice shall advise the owners and residents that they may provide comments to the chief of police regarding the issuance of the letter.*

I checked with several of my neighbors, and none of them can recall getting a notice from the Police Department regarding their review of public convenience or necessity. They were therefore unable to provide their comments on the safety of the neighborhood. I believe that letter is also used by the State Department of Alcohol Beverage Control.

It is significant that the city uses 1,000 feet as a measurement of review in these cases. Sensitive uses such as Crocker Riverside Elementary School, the 4<sup>th</sup> R child care center, and William Land Park are all *within* 1,000 feet and B'nai Israel is approximately 1,000 feet away from the applicant.

As the report notes, several neighbors, including those who live in the immediate vicinity, have already expressed their opinion that the sale of beer and wine is inappropriate, unwanted, and will lead to increased crime.

The Staff Report ignores, and does not address, key elements of the General Plan. The staff report does not address the city's general plan Goal LU 4.3 which states that the City **shall** protect the pattern and character of Sacramento's unique traditional neighborhoods.

The staff report also does not address LU 4.1.10 which states that the City shall promote the development of **family-friendly** neighborhoods. The Report correctly states that this location is within a Traditional Center. It is important to note that the existing businesses are family friendly, including Vic's (a neighborhood gathering place for kids after school lets out), Planet Gymnastics, the Blue Fox Studio, and the Mother Goose Store.

The Report states that "The Traditional Center designation provides for walkable traditional neighborhoods that provide **essential** daily services within walking distance of surrounding residents". The sale of beer and wine is not an essential service. The fact that a *Conditional Use* Permit is being requested shows that these sales are not essential.

Thank you.

Barry Scarff  
920 9th Avenue

**Teresa Haenggi**

---

**From:** Wann, William <WWann@pd.cityofsacramento.org>  
**Sent:** Thursday, February 25, 2016 3:46 PM  
**To:** Alan LoFaso  
**Cc:** Stacia Cosgrove; Antonio Ablog; Teresa Haenggi  
**Subject:** RE: Valero Beer and Wine Sales (P15-042)  
**Attachments:** public notice sort for do not mail.pdf

Hi Mr. Lofaso,

I've been out of the State all week, and just arrived back this afternoon.

For this project (and others like it) we pulled a list from a private company named Haines. The Police Department subscribes to their "Criss+Cross Directory" so that we can do these kinds of mailers. We retrieved the addresses that were not on the "Do Not Mail" list and mailed each one of them (308) a letter. The letter was a single sheet of paper, folded and stapled, with the necessary information on the inside.

At first I looked at the list and didn't see Mr. Scarff's name or address, but I could see neighbors all around his address on 9<sup>th</sup> Avenue. We then reprinted the list to include addresses on the "Do Not Mail" list and now Mr. Scarff's name is visible along with about 11 other residents.

We contacted the California Department of Alcoholic Beverage Control. They have received 9 letters of protest. ABC conducted their mailing with a 500 foot radius (after we conducted our initial mailing). ABC is set to issue this license, with conditions, despite the 9 letters of protest.

Lastly, there is only one other off-sale location in this census tract with two allowed. This tract is not over-concentrated. The other off-sale is Capital Tastings, which is a business that provides educational wine and beer tastings. They operate from a home on Swanston, and they are not a liquor store in the traditional sense. My understanding is that they can be hired to come to your location (like a caterer) and conduct tastings.

Because this tract is not over concentrated, the applicant would not be required to get a letter of PC or N if they were requesting a beer, wine, and spirits license. Because they are only requesting beer and wine a letter of PC or N was required.

Bill

Sergeant William Wann  
Sacramento Police Department, Metro Division  
5770 Freeport Blvd., Suite 100  
Sacramento, CA 95822  
916-808-0867  
wwann@pd.cityofsacramento.org

---

**From:** Alan LoFaso [mailto:alofaso@sbcglobal.net]  
**Sent:** Wednesday, February 24, 2016 14:36  
**To:** Wann, William  
**Cc:** Cosgrove, Stacia; Ablog, Antonio; Haenggi, Teresa  
**Subject:** Fw: Valero Beer and Wine Sales (P15-042)

Bill -

This member of the public suggests the Letter of Public Convenience or Necessity process has its own discrete notice provisions, and he asserts it was not met.

Do you know of a separate process, and can you elaborate?

Thanks much. Alan.

On Wednesday, February 24, 2016 5:04 AM, Barry Scarff <[barry\\_scarff@yahoo.com](mailto:barry_scarff@yahoo.com)> wrote:

Commissioner LoFaso -

Please vote to deny the request for a Conditional Use Permit to sell beer and wine at 3211 Riverside Boulevard, located across the street from Vic's Ice Cream, a gymnasium school, music classes, and martial arts training and within a short walk from William Land Park, Crocker Riverside elementary school, and Congregation B'Nai Israel, and less than 1,000 feet of my home.

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**I also believe that the city did not follow the law in its review of this application.** City Code section 5.08.050 states that

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It is significant that the city uses 1,000 feet as a measurement of review in these cases. Sensitive uses such as Crocker Riverside Elementary School, the 4<sup>th</sup> R child care center, and William Land Park are all *within* 1,000 feet and B'nai Israel is approximately 1,000 feet away from the applicant.

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The staff report also does not address LU 4.1.10 which states that the City shall promote the development of **family-friendly** neighborhoods. The Report correctly states that this location is within a Traditional Center. It is important to note that the existing businesses are family friendly, including Vic's (a neighborhood gathering place for kids after school lets out), Planet Gymnastics, the Blue Fox Studio, and the Mother Goose Store.

The Report states that "The Traditional Center designation provides for walkable traditional neighborhoods that provide **essential** daily services within walking distance of surrounding residents". The sale of beer and wine is not an essential service. The fact that a *Conditional Use* Permit is being requested shows that these sales are not essential.

Thank you.

Barry Scarff  
920 9th Avenue

## Teresa Haenggi

---

**From:** Wann, William <WWann@pd.cityofsacramento.org>  
**Sent:** Thursday, February 25, 2016 2:57 PM  
**To:** Barry Scarff; Teresa Haenggi  
**Cc:** Antonio Ablog; Scruggs, Sherri; Maggie  
**Subject:** RE: Valero - Police Department review

Hello Mr. Scarff,

I've been on this email tree and I have looked into this. The mailers for this issue were sent out on or about June 25, 2015. We pull our list of residences from a company called Haines and their Criss+Cross Directory. Your name is on our list as "Do Not Mail" and "Do Not Call" therefore you were not included in the mailer. We did mail the mailer to 308 residences within 1000 feet of this location.

If you will give me your neighbor "Maggie's" address I can look her up as well.

Respectfully,

Sergeant William Wann  
Sacramento Police Department, Metro Division  
5770 Freeport Blvd., Suite 100  
Sacramento, CA 95822  
916-808-0867  
[wwann@pd.cityofsacramento.org](mailto:wwann@pd.cityofsacramento.org)

---

**From:** Barry Scarff [[mailto:barry\\_scarff@yahoo.com](mailto:barry_scarff@yahoo.com)]  
**Sent:** Thursday, February 25, 2016 14:47  
**To:** Haenggi, Teresa  
**Cc:** Ablog, Antonio; Scruggs, Sherri; Wann, William; Maggie  
**Subject:** Re: Valero - Police Department review

Teresa -

---I did not receive a letter. My wife and I pay close attention and we would have paid special attention if a letter had come from the Police Department, and we would remember if we had received such a letter.

---My neighbor, Maggie, did not receive a letter (see her e-mail below).

Thank you.

- Maggie <mjlu88@gmail.com>

- 

- Today at 2:28 PM

To

- Barry Scarff

Message body

I am ok you use my name!

Maggie

On Feb 25, 2016, at 2:17 PM, Barry Scarff <[barry\\_scarff@yahoo.com](mailto:barry_scarff@yahoo.com)> wrote:

Please let me know if I can use your name in my response to the City (to let them know that we never received this letter).

Tanks

---

**From:** Teresa Haengi <[THaengi@cityofsacramento.org](mailto:THaengi@cityofsacramento.org)>

**To:** Barry Scarff <[barry\\_scarff@yahoo.com](mailto:barry_scarff@yahoo.com)>

**Cc:** Antonio Ablog <[AAblog@cityofsacramento.org](mailto:AAblog@cityofsacramento.org)>; "Scruggs, Sherri" <[SScruggs@pd.cityofsacramento.org](mailto:SScruggs@pd.cityofsacramento.org)>; "Wann, William" <[WWann@pd.cityofsacramento.org](mailto:WWann@pd.cityofsacramento.org)>

**Sent:** Thursday, February 25, 2016 11:23 AM

**Subject:** RE: Valero - Police Department review

Barry,

I checked in with the Police Department, and they reported that they did mail out a notice of application for the public convenience or necessity to owners within 1,000 feet of the project site in June of 2015.

Thanks for your inquiry and interest in this project.

Teresa

Teresa Haengi  
Associate Planner  
Community Development Department  
300 Richards Blvd. 3<sup>rd</sup> Floor  
Sacramento, CA 95811  
(916) 808-7554

---

**From:** Barry Scarff [[mailto:barry\\_scarff@yahoo.com](mailto:barry_scarff@yahoo.com)]

**Sent:** Tuesday, February 23, 2016 11:30 AM

**To:** Teresa Haengi

**Cc:** Antonio Ablog

**Subject:** Valero - Police Department review

Good morning -

I just checked with several of my neighbors, and none of them can recall getting a notice from the Police Department regarding their review of public convenience or necessity, which appears to be a requirement of city code. They were therefore unable to provide their comments on the safety of the neighborhood.

Thank you

Hi - Do any of you remember getting a notification, on or before August, from the Police Department regarding their review of crime in the neighborhood?

Part of the City's procedure is to get a letter of public convenience from the Police; city code says the police need to notify residents within 1,000, which all of us are.

*The police department shall provide notice of the application for a letter of public convenience or necessity to owners and residents within one thousand (1,000) feet of the outside boundaries of the property where the proposed license would be located. The notice shall advise the owners and residents that they may provide comments to the chief of police regarding the issuance of the letter.*

[5.08.050 Review of the application for a letter of public convenience or necessity.](#)

[5.08.050 Review of the application for a letter of public convenience or necessity.](#)

A. The chief of police shall review the application for a letter of public convenience or necessity and may request any additional information pertinent to the applicant, the proposed license, or the location.

[View on www.qcode.us](http://www.qcode.us)

Preview by Yahoo

## Teresa Haenggi

---

**From:** Marcus Yee <mr.mlyee@gmail.com>  
**Sent:** Thursday, February 25, 2016 2:50 PM  
**To:** Teresa Haenggi  
**Cc:** Barry Scarff  
**Subject:** Fwd: Valero - Police Department review: Andrew, did you get a notice?

Teresa, please see Andrew's email below. He was not notified. -m

----- Forwarded message -----

**From:** Andrew Schwarz <[liquidschwarz@gmail.com](mailto:liquidschwarz@gmail.com)>  
**Date:** Thu, Feb 25, 2016 at 2:47 PM  
**Subject:** Re: Valero - Police Department review: Andrew, did you get a notice?  
**To:** Marcus Yee <[mr.mlyee@gmail.com](mailto:mr.mlyee@gmail.com)>

Sure, I measured in Google Earth and I'm less than 700 feet away. Should've been notified. Definitely wasn't.

Andrew

On Thu, Feb 25, 2016 at 2:26 PM, Marcus Yee <[mr.mlyee@gmail.com](mailto:mr.mlyee@gmail.com)> wrote:

If not, can Barry add your name to the list of residents that were not notified. I believe we have a legitimate procedural challenge.

----- Forwarded message -----

**From:** "Barry Scarff" <[barry\\_scarff@yahoo.com](mailto:barry_scarff@yahoo.com)>  
**Date:** Feb 25, 2016 2:17 PM  
**Subject:** Fw: Valero - Police Department review  
**To:** "Marcus Yee" <[mr.mlyee@gmail.com](mailto:mr.mlyee@gmail.com)>, "Maggie" <[mjlu88@gmail.com](mailto:mjlu88@gmail.com)>, "Eric Hansen" <[ekhansen1@gmail.com](mailto:ekhansen1@gmail.com)>, "Shane Medford" <[medfordhome@yahoo.com](mailto:medfordhome@yahoo.com)>  
**Cc:**

It sounds like the Police Department is insisting that they mailed a notice of the letter of public convenience.

Please let me know if I can use your name in my response to the City (to let them know that we never received this letter).

Thanks

----- Forwarded Message -----

**From:** Teresa Haenggi <[THaenggi@cityofsacramento.org](mailto:THaenggi@cityofsacramento.org)>  
**To:** Barry Scarff <[barry\\_scarff@yahoo.com](mailto:barry_scarff@yahoo.com)>  
**Cc:** Antonio Ablog <[AAblog@cityofsacramento.org](mailto:AAblog@cityofsacramento.org)>; "Scruggs, Sherri" <[SScruggs@pd.cityofsacramento.org](mailto:SScruggs@pd.cityofsacramento.org)>; "Wann, William" <[WWann@pd.cityofsacramento.org](mailto:WWann@pd.cityofsacramento.org)>  
**Sent:** Thursday, February 25, 2016 11:23 AM  
**Subject:** RE: Valero - Police Department review

Barry,

I checked in with the Police Department, and they reported that they did mail out a notice of application for the public convenience or necessity to owners within 1,000 feet of the project site in June of 2015.

Thanks for your inquiry and interest in this project.

Teresa

Teresa Haengi  
Associate Planner  
Community Development Department  
300 Richards Blvd. 3<sup>rd</sup> Floor  
Sacramento, CA 95811  
[\(916\) 808-7554](tel:(916)808-7554)

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**Sent:** Tuesday, February 23, 2016 11:30 AM  
**To:** Teresa Haengi  
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**Subject:** Valero - Police Department review

Good morning -

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Thank you

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[5.08.050 Review of the application for a letter of public convenience or necessity.](#)

[5.08.050 Review of the application for a letter of public](#)

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[View on www.qcode.us](http://www.qcode.us)

Preview by Yahoo

## Teresa Haenggi

---

**From:** Marcus Yee <mr.mlyee@gmail.com>  
**Sent:** Thursday, February 25, 2016 2:48 PM  
**To:** Barry Scarff  
**Cc:** Teresa Haenggi; quongp@gmail.com  
**Subject:** Re: Valero - Police Department review

I did not receive a letter from the Police department. As you can see from my public engagement activity, I would have most definitely given numerous comments to the police department to follow up on.

Paul Quong (3400 and 3420 Riverside BLVD), my next door neighbor and copied on this message also did not receive anything from the Police Department.

Teresa, believe there are procedural issues that **need to be resolved** before the commissioners can be asked to vote on this matter.

Plases advise us immediately, if there s going to be a postponement of this agenda item as we are all very busy and it is not easy to take off time from family to attend these meetings.

-marcus

On Thu, Feb 25, 2016 at 2:37 PM, Barry Scarff <[barry\\_scarff@yahoo.com](mailto:barry_scarff@yahoo.com)> wrote:  
Teresa -

---I did not receive a letter. My wife and I pay close attention and we would have paid special attention if a letter had come from the Police Department, and we would remember if we had received such a letter.

---My neighbor, Marcus, did not receive a letter (see his e-mail below).

Thank you.

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**From:** Marcus Yee <[mr.mlyee@gmail.com](mailto:mr.mlyee@gmail.com)>  
**To:** Barry Scarff <[barry\\_scarff@yahoo.com](mailto:barry_scarff@yahoo.com)>  
**Sent:** Thursday, February 25, 2016 2:23 PM  
**Subject:** Re: Fw: Valero - Police Department review

I did not receive a letter. Please use my name.

On Feb 25, 2016 2:17 PM, "Barry Scarff" <[barry\\_scarff@yahoo.com](mailto:barry_scarff@yahoo.com)> wrote:

Please let me know if I can use your name in my response to the City (to let them know that we never received this letter).

Thanks

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**To:** Barry Scarff <[barry\\_scarff@yahoo.com](mailto:barry_scarff@yahoo.com)>  
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[\(916\) 808-7554](tel:(916)808-7554)

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**From:** Barry Scarff [mailto:[barry\\_scarff@yahoo.com](mailto:barry_scarff@yahoo.com)]  
**Sent:** Tuesday, February 23, 2016 11:30 AM  
**To:** Teresa Haenggi  
**Cc:** Antonio Ablog  
**Subject:** Valero - Police Department review

Good morning -

I just checked with several of my neighbors, and none of them can recall getting a notice from the Police Department regarding their review of public convenience or necessity, which appears to be a requirement of city code. They were therefore unable to provide their comments on the safety of the neighborhood.

Thank you

Hi - Do any of you remember getting a notification, on or before August, from the Police Department regarding their review of crime in the neighborhood?

Part of the City's procedure is to get a letter of public convenience from the Police; city code says the police need to notify residents within 1,000, which all of us are.

*The police department shall provide notice of the application for a letter of public convenience or necessity to owners and residents within one thousand (1,000) feet of the outside boundaries of the property where the proposed license would be located. The notice shall advise the owners and residents that they may provide comments to the chief of police regarding the issuance of the letter.*

5.08.050 Review of the application for a letter of public convenience or necessity.

5.08.050 Review of the application for a letter of public convenience or necessity.

A. The chief of police shall review the application for a letter of public convenience or necessity and may request any additional information pertinent to the applicant, the proposed license, or the location.

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