

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's office at (310) 618-2780. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28CFR35.102-35.104 ADA Title II]

Direct questions or concerns to Suzanne Bittner at (310) 618-5923 or individual department head prior to submission to the Board. Parties will be notified if the complaint is included on a subsequent agenda.

Participate before the meeting by emailing [Revenue@TorranceCA.Gov](mailto:Revenue@TorranceCA.Gov) and write "Public Comment" in the subject line. In the body of the email include the item number and/or title of the item with your comments.

Any correspondence received after 2:00 p.m., the DAY BEFORE the License Review Board meeting on any item on the agenda will be provided to the Board electronically and available for public inspection in the City Clerk's Office. A copy of the correspondence will be available for public inspection in a binder at the back of the West Annex Commission Meeting room.

**TORRANCE LICENSE REVIEW BOARD AGENDA  
THURSDAY, JULY 18, 2024  
REGULAR MEETING**

**10:00 AM IN WEST ANNEX COMMISSION ROOM AT 3031 TORRANCE BOULEVARD**

**1. CALL TO ORDER**

**2. ROLL CALL**

License Review Board Members – Chun \_\_\_\_, Chair Rumery \_\_\_\_, Wade \_\_\_\_  
Alternate License Review Board Members – Botiller \_\_\_\_, Cleveland \_\_\_\_

**3. REPORT OF STAFF ON THE POSTING OF THE AGENDA**

The agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the City's website on Wednesday July 10, 2024.

**4. ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS.**

**5. ORAL COMMUNICATIONS (Limited to a 15-minute period)**

*This portion of the meeting is reserved for public comment on items not on the agenda under the subject matter of the License Review Board. Under the Ralph M. Brown Act, Board Members cannot act on items raised during public comment but may respond briefly to statements made or questions posed; request clarification; or refer the item to staff. Speakers under this Public Comment period will have no longer than 1 minute per speaker. Please step up to the podium and speak clearly into the microphone.*

**6. Consent Calendar**

*Matters listed under the Consent Calendar are considered routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, that item will be removed by a Board Member from the Consent Calendar and considered separately.*

**6A. APPROVAL OF MINUTES – Thursday April 18, 2024**

**7. ADMINISTRATIVE MATTERS**

**7A. Bab & Banchan Inc.**, application for a business license to allow the operation of a restaurant serving alcohol.

**7B. Gaburi Chicken USA Inc.**, application for a business license to allow the operation of a restaurant serving alcohol.

**7C. Riviera Rock Revival LLC, DBA Rock & Brews.** application for a business license to allow the operation of a restaurant serving alcohol.

**7D. Portside Armory LLC, DBA Portside Armory.** application for a business license to allow the operation of a secondhand dealer selling firearms.

**8. PUBLIC HEARINGS - None**

**9. BOARD ORAL COMMUNICATIONS**

**10. ADJOURNMENT**

**10A.** Adjournment of License Review Board Meeting to Thursday August 1, 2024, at 10:00 am in the West Annex Commission Room at 3031 Torrance Boulevard.

**MINUTES OF A REGULAR MEETING OF  
THE LICENSE REVIEW BOARD**

**1. CALL TO ORDER**

The Torrance License Review Board convened in a regular session at 10:02 a.m. on Thursday, April 18, 2024 in the West Annex meeting room at 3031 Torrance Boulevard.

**2. ROLL CALL**

Present: Chair Jordan Rumery, General Services  
Board Member Jin Chun, City Manager's Office  
Board Member Jillian Wade, Administrative Analyst

Also Present: Deputy City Attorney Brandon Gonzaque  
License Supervisor Suzanne Bittner

**3. REPORT OF STAFF ON THE POSTING OF THE AGENDA**

Chair Rumery reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the City's website on Wednesday, April 10, 2024.

**4. ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS**

None.

**5. ORAL COMMUNICATIONS**

None.

**6. CONSENT CALENDAR**

**6A. APPROVAL OF MINUTES- Thursday, March 21, 2024**

**MOTION:** Member Chun moved to approve the minutes for the meeting held on March 21, 2024, as submitted. The motion was seconded by Member Wade and the motion passed.

**7. ADMINISTRATIVE MATTERS**

**7A. GC DINING INC., DBA TORRANCE YOKOCHO**

Application for approval of a Business License to allow the operation of a restaurant serving alcohol.

Mr. Fumihito Hirota translated into Japanese for Mr. Masato Sato, manager of GC Dining Inc., dba Torrance Yokochō. Mr Sato confirmed his application for a business license to allow the operation of a restaurant serving alcohol, located at 2589 Pacific Coast Highway, Torrance, and verified that he had met with the Police Department, the Los Angeles County Health Department and the California Department of Alcohol Beverage Control and understood the rules and regulations pertaining to this type of business.

Responding to a question from Member Chun, Mr. Sato confirmed that he had received his license from the California Department of Alcohol Beverage Control and the Los Angeles County Health Department permit, but was not yet operating the business.

**MOTION:** Member Chun moved to approve the application for a business license to allow the operation of a restaurant serving alcohol to GC Dining Inc., dba Torrance Yokochō, located at 2589 Pacific Coast Highway, Torrance. The motion was seconded by Member Wade and a roll call vote reflected unanimous approval.

**7B. MUSE MASSAGE**

Application for approval of a Business License to allow the operation of a massage establishment.

Ms. Irene Kuo translated into Mandarin for Ms. Yifeng Yin, owner of Muse Massage. Ms. Yin confirmed her application for a business license to allow the operation of a massage establishment, located at 24405 Hawthorne Boulevard in Torrance and confirmed that she had met with the Police Department and understood the rules and regulations pertaining to this type of business.

Responding to questions from Chair Rumery: Ms. Yin stated that she had no current plans to hire any employees and confirmed that she knew that all employees needed to be registered with the City and that the front door needed to remain unlocked during business hours and verified that she had made no changes to the facility.

There was no public comment.

Responding to questions from Deputy City Attorney Gonzaque, Ms. Yin confirmed that: she was responsible for all activities that occurred at the business, whether she was present on site or not, including the activities of the employees, that she or any employees providing massages would need to be licensed by the California Massage Therapy Council, that she needed to maintain an up-to-date list of her employees with the Finance Department and inform the Finance Department if she hired any employees or let any employees go and that if she or any of her employees performed any illegal or illicit acts, in violation of California Penal Code, California Health and Safety Code or the Torrance Municipal Code or any other laws, she could be held responsible, she could have her business license suspended or revoked and if she or an employee violated the California Penal Code, the California Health and Safety Codes or the Torrance Municipal Code or any other laws, she could also be prosecuted in a criminal court of law.

**MOTION:** Member Chun moved to approve the operation of a massage establishment at Muse Massage Spa, located at 24405 Hawthorne Boulevard in Torrance. The motion was seconded by Member Wade and a roll call vote reflected unanimous approval.

**8. PUBLIC HEARINGS (IF APPLICABLE MUST BE PUBLISHED IN NEWSPAPER)**

None.

**9. BOARD ORAL COMMUNICATIONS**

None.

10. **ADJOURNMENT**

**10A. MOTION:** At 10:14 a.m., Member Wade moved to adjourn the meeting to Thursday, May 2, 2024 at 10:00 a.m. in the West Annex meeting room at 3031 Torrance Boulevard. The motion was seconded by Member Chun and a roll call vote reflected unanimous approval.

###

Subject to Approval

LICENSE REVIEW BOARD MEETING  
JULY 18, 2024

ITEM NO 7A – BAB & BANCHAN INC

BACKGROUND

Sang Kon Shin, manager of Bab & Banchan Inc has made an application for approval of a business license to allow the operation of a restaurant serving alcohol. The business is located at 2748 Sepulveda Boulevard, in Torrance.

ANALYSIS

Per Section 31.7.1 subsection 4) of the Torrance Municipal Code, any business license application, at the discretion of the Assistant Finance Director, can be sent to the License Review Board for approval before issuance of the license.

RECOMMENDATION

The License Division recommends approval of this business license with the conditions set forth by the California Department of Alcohol Beverage Control.

- Attachment A: Business License Application
- Attachment B: LA County Health Department Grade
- Attachment C: California Department of ABC License Query
- Attachment D: Torrance Police Department Reports

Please call the Business License Office at 310 618 5923 for fee amounts. Payment must be submitted with your application.

City of Torrance, Revenue Division  
Business License Application  
3031 Torrance Blvd, Torrance, CA 9050  
(P) 310-618-5923 (F) 310-618-5852  
revenue@torranceca.gov

SELECT APPLICABLE BOX  
NEW APPLICATION  CHANGE OF OWNERSHIP (greater than 50%)   
CHANGE OF BUSINESS LOCATION  CHANGE OF NAME (Only)

PART I. APPLICANT TO ANSWER ALL QUESTIONS IN THIS SECTION (print or type)

BUSINESS NAME OR DBA: Bab & Banchan Inc  
CORPORATE NAME (LEGAL ENTITY NAME IF DIFFERENT FROM BUSINESS NAME OR DBA):

1. BUSINESS LOCATION (print business address - see note below)  
2748 Sepulveda Blvd Suite# City Torrance State CA ZIP 90505

2. MAILING ADDRESS OR PO/PMB BOX (required)  
2748 Sepulveda Blvd Suite# City Torrance State CA ZIP 90505

3. IS THE BUSINESS LOCATED AT A RESIDENTIAL ADDRESS (\*select one)?  
YES  NO   
HOME OCCUPATION PERMIT#: EMAIL ADDRESS: [REDACTED]

NATURE OF BUSINESS (description of business activity in detail):  
Korean Restaurant serving Alcohol

FOR A BUSINESS LOCATED IN TORRANCE PROVIDE THE PRIMARY STANDARD INDUSTRY (SIC) CODE(S) (\*see note below)  
STATE WASTE DISCHARGE IDENTIFICATION NUMBER (WDID#) (\*\*\* applicable - see note below):

TECHNOLOGY BUSINESS (select one)  
YES  NO   
Definition: A business entity utilizing scientific equipment and engineering techniques, microelectronics, data processing, genetic engineering, or telecommunications

RETAIL BUSINESS - WILL YOU BE SELLING CBD PRODUCTS? (select one):  
YES  NO   
Definition: CBD is the cannabidiol compound derived from industrial hemp, cannabis or otherwise

CONTACT NAME: Sangkon Shin  
CONTACT TITLE: CEO  
CONTACT PHONE #: [REDACTED]  
BUSINESS PHONE#: 310-326-7118  
CELL PHONE#:

DRIVERS LICENSE OR OTHER GOVERNMENT ISSUED ID#: SOCIAL SECURITY # (REQUIRED) COMMERCIAL OFFICE SQ#: # OF PEOPLE WORKING IN TORRANCE: [REDACTED] # OF UNITS (apartments/hotels/mobile homes/vehicles):

FEDERAL TAX ID#: STATE TAX ID# (SEIN): STATE CONTRACTORS LICENSE #: STATE SELLERS PERMIT#: [REDACTED]

TYPE OF BUSINESS ORGANIZATION:  
CORPORATION  LLC  PARTNERSHIP  SOLE OWNERSHIP

NAME OF OWNER, PARTNER, OR PRINCIPAL OFFICERS: Sangkon Shin  
TITLE: CEO  
NAMES OF OWNER, PARTNER, OR PRINCIPAL OFFICERS:  
TITLE:

I declare that I am the owner, partner, corporate officer or person with the power of attorney, and I understand if any of the information provided above is not true the business license being applied for may be revoked as outlined in section 319.10 of the Torrance Municipal Code  
I am duly authorized to make this application. All of the information provided in this application is true and correct. The business will not provide any service, good or product which is illegal under Federal, State or Local Laws. I declare under penalty of perjury that the foregoing is true and correct.

SIGNATURE: [REDACTED] DATE: 5-6-24

PART II. FOR OFFICIAL USE ONLY

BASIC FEE: PROCESSING FEE: STATE FEE: PER PERSON FEE: PER UNIT FEE:  
OTHER FEES: PENALTY FEE: TOTAL AMOUNT: [REDACTED] Business License # [REDACTED]

NOTES:  
\* FOR A RESIDENTIAL BUSINESS ADDRESS YOU ARE NOT REQUIRED TO PROVIDE IT. IF YOU DO NOT WANT TO PROVIDE THE RESIDENTIAL ADDRESS PLEASE LEAVE BOX #1 BLANK AND SELECT YES UNDER BOX #3. FOR A RESIDENTIAL ADDRESS IN TORRANCE YOU WILL FIRST REQUIRE A HOME OCCUPATION PERMIT#  
\*\* ACCESS THE BUSINESS SIC CODE(S) AT UNITED STATES DEPARTMENT OF LABOR WEBSITE.  
\*\*\* ACCESS INFORMATION FOR AN INDUSTRIAL BUSINESS REQUIRING A WDID# FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD WEBSITE

Attachment B  
6-17-2024



# RETAIL FOOD OFFICIAL INSPECTION REPORT

COUNTY OF LOS ANGELES • DEPARTMENT OF PUBLIC HEALTH

OFFICE: HARBOR • CHIEF: CARMELITA ARENAS

20221 HAMILTON AVE, 1st FL, TORRANCE, CA 90502 - Phone: (310) 965-8900

[WWW.PUBLICHEALTH.LACOUNTY.GOV/EH](http://WWW.PUBLICHEALTH.LACOUNTY.GOV/EH)



Facility Name: BAB & BANCHAN		Inspection Date: 6/3/2024	
Owner/Permittee: BAB & BANCHAN INC.		Re-inspection Date: 6/17/2024	
Program Identifier: BAB & BANCHAN	Time In: 03:46 PM	Time Out: 05:00 PM	
Facility Address: 2748 SEPULVEDA BLVD	Service: ROUTINE INSPECTION		
City/State/Zip: TORRANCE, CA 90505	Result: CORRECTIVE ACTION / FOLLOW UP REQUIRED		
FA: FA0330752	PR: PR0291007	PE: 1638	
		Action: REINSPECTION REQUIRED	

<b>Facility Status</b>
Score: <b>91</b>
Grade: <b>A</b>

IN - In compliance     
  N/A - Not applicable     
  NC - Not observed     
  CS - Corrected on site



*Email*

PIC/Owner Signature

NADIRAK RAMA

EHS Signature

Help us serve you better by completing a short survey. Visit our website at <http://publichealth.lacounty.gov/eh/about/customer-service.htm>

CA

Attachment C



CALIFORNIA DEPARTMENT OF

# Alcoholic Beverage Control

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**Report Date:** Wednesday, June 26, 2024

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## LICENSE INFORMATION

**License Number:** 657107 **Primary Owner:** BAB & BANCHCAN INC **Office of Application:**  
03 - LB/LAKEWOOD

## BUSINESS NAME

BAB AND BANCHAN

## BUSINESS ADDRESS

2748-52 W SEPULVEDA BLVD , TORRANCE, CA, 90505

**County:** LOS ANGELES **Census Tract:** 6511.01

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## LICENSEE INFORMATION

**Licensee:** BAB & BANCHCAN INC

### Company Information

OFFICER: SHIN, SANG KON (DIRECTOR)

OFFICER: SHIN, SANG KON (SECRETARY/ASST SEC)

OFFICER: SHIN, SANG KON (CHIEF EXECUTIVE OFFICER)

OFFICER: KIM, CHU HYUN (CHIEF FINANCIAL OFFICER)

STOCKHOLDER: SHIN, SANG KON

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## LICENSE TYPES

\*Allow up to six weeks for expiration date updates after renewal fee submittal.

### 41 - ON-SALE BEER AND WINE - EATING PLACE

**License Type Status:** ACTIVE **Status Date:** 05-JUN-2024 **Term:** 12 Month(s)

**Original Issue Date:** 04-JUN-2024 **Expiration Date\*:** 31-MAY-2025 **Master:** Y **Duplicate:** 0

From License Number: 41-416339

**Fee Code:** P40 **Transfers:** Transferred On: 04-JUN-2024

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### OPERATING RESTRICTIONS:

Sales, service or consumption of alcoholic beverages shall be permitted only between the hours of 10:00 a.m. and 1:00 a.m. each day of the week.

There shall be no bar or lounge area upon the licensed premises maintained for the purpose of sales service or consumption of alcoholic beverages directly to patrons for consumption.

The subject alcoholic beverage license shall not be exchanged for a public premises type license.

The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food during the same period. The licensee shall at all times maintain records, which reflect separately the gross sale of food and the gross sales of alcoholic beverages of the licensed business. Said records shall be kept no less frequently than on a quarterly basis and shall be made available to the Department on demand.

There shall be no live entertainment and/or dancing permitted on the premises at any time.

Entertainment provided shall not be audible beyond the area under the control of the licensee(s) as defined on the ABC-257 dated 3/1/24 and ABC-253 dated 3/1/24.

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### DISCIPLINARY ACTION:

No Active Disciplinary Action found

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**DISCIPLINARY HISTORY:**

No Disciplinary History found.

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**HOLDS:**

No Active Holds found

**ESCROWS:**

No Escrow found





Torrance Police Department Intelligence Detail  
**License Review Interview Summary**  
Detective Lucas Ryono # [REDACTED]

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**To:**  
Suzanne Bittner  
License Supervisor

**Date:** 06/27/2024

**From:**  
Detective Lucas Ryono  
Intelligence Section

**Subject:**  
Bab & Banchan – “Bab & Banchan Inc.”  
2748 Sepulveda Blvd, Torrance, CA 90505 / [REDACTED]

License Review Board Hearing – July 18, 2024

**Licensee:**  
Shin, Sang Kon (owner) / CDL [REDACTED]  
Lim, Sung Joo (Korean translator) / CDL # [REDACTED]

On 27 JUN 24, I interviewed Sang Kon Shin regarding the application for a business license for Bab & Banchan, a restaurant located at 2748 Sepulveda Blvd, in the City of Torrance. Mr. Shin was assisted by his Korean translator, Sung Joo “Daniel” Lim.

Mr. Shin recently purchased the restaurant that was previously at the location, Heung Nam Myun OK, and will re-opening it under the new Bab & Banchan name. The restaurant will feature Korean-style BBQ food with beer and wine options. Mr. Shin has not previously worked in alcohol sales and this will be his first time operating a restaurant. Mr. Shin is applying for a Type 41, “On-Sale Beer and Wine-Eating Place” license.

I discussed the local codes and laws that pertain to this business, as well as the conditions that exist on the license. I furnished Mr. Shin with a copy of the Applicable Code Highlights for ABC “On-Sale” Licensed Businesses. In addition, we completed the Torrance Police Department Alcohol Beverage License Indoctrination Form together. Mr. Shin signed the form in my presence, indicating that he understood the issues at hand.



**Detective Lucas Ryono**  
Intelligence Section



Torrance Police Department  
**Alcohol Beverage Licensee**  
 Indoctrination and Training

Interpreter Jim, SUNG JOO  
 "DANIEL" Language KOREAN



**General Information**

Business Name BAB & BANCHAN Phone [REDACTED]

Licensees SHIN, SANG KON / [REDACTED]

Who are the sole owners? LICENSEE  
 Is the business incorporated? YES  
 Is this reflected in the ABC License? YES  
 Are there other officers in the company? NO

Address 2748 SEPULVEDA BLVD, TORRANCE, CA 90505

Do you have prior experience working in alcohol sales? NO  
 Where? N/A  
 How Many Years? N/A

Type of License TYPE 41 ON-SALE BEER & WINE

Do you own any other businesses? N/A



**Important Training Areas**

1. **How to check for identification.**

LR 5

- Presentation
- Type of acceptable identification
  - Valid government (not expired)
  - Photo
  - Date of birth

Methods of alteration.  
Tricks used by minors.  
Minors (under 21) are vertically displayed (not horizontal).  
Spotters  
It is important to establish a policy.  
Whenever in doubt about an ID, consider it to be a fake.

**2. Criminal, administrative, and civil liabilities regarding sales of alcoholic beverages to minors or drunks.** LR 5

Criminal citations or arrest, fines  
ABC administrative hearings and fines  
Civil suits  
Loss of business license  
Moral issues

**3. LEAD Seminar Training** LR 5

If you are selling alcohol, you should attend a LEAD seminar.  
These are hosted by ABC Call the Lakewood office.  
8 Hour course  
You should attend with your key employees.

**4. Hours of sales and supervision of parking lot (posting).** LR 5

45.4.9 TMC - Requires posting sign  
If you are involved in off-site alcohol sales, you must  
post a sign stating there is no drinking in the parking lot.  
45.4.8 TMC - No drinking in parking lot  
You get a copy of this city ordinance today.

**5. Emergency and routine response by Patrol units.** LR 5

Understand that the routine telephone number is to be used  
for routine service.  
The 911 line is used for emergencies.

**6. Crime prevention and protection** LR 5

What to look for and how to protect business and employees.  
Employee problems  
City ordinances

**7. Explanation of EASY, DECOY and STAKE programs.** LR 5

The enforcement programs are not intended to entrap.  
The minors will be truthful and appear to be their age.  
These are intended to establish and enforce compliance.

**8. Explanation of Intelligence function.**

CR 5

"Eyes and ears in the community"

**9. Escort ordinances and hostess bars.**

CR 5

Do you have plans to offer a hostess or escort service?  
If, so here is a copy of the city ordinances related to  
to these issues.

**10. Prostitution and gambling are illegal.**

CR 5

**11. Age of employees and rules of service.**

CR 5

Off sale only: 16 17 year olds may sell alcohol if supervised by someone over 21.  
18 year olds may serve alcohol but only if served with food.  
They can be a food server that also serves alcohol.  
21 and over can serve alcohol without restrictions.

**12. Sale of tobacco to juveniles**

CR 5

Are you selling tobacco?  
You have to be 21 years old to buy tobacco.  
Enforcement of laws and compliance checks  
via STAKE will take place.

**13. Adult Entertainment**

CR 5

Are you planning on providing entertainment?  
If so, you will need an entertainment permit.  
You can only have entertainment that is specifically  
allowed by your license.  
Are you planning on allowing dancing?  
If so, you will need a dance permit.  
Are you planning on selling adult videos or magazines?  
If so, you will need to make sure that the covers are not exposed  
to the general public and have a private/dedicated section.

**14. Understanding and Posting of Licenses**

CR 5

You must post your ABC alcohol license with business license.  
Conditions must be posted alongside this license.  
Review your conditions.

**15. Laws, Statutes and Municipal Codes Related to the Business**

Has Licensee(s) received a copy of the "ABC Regulations?" CR 5



**Training Confirmation**

I, as a licensee, fully understand all of the above information as related to me and will abide by all the rules and regulations. I also confirm that the above information is accurate.

[Redacted Signature]

Licensee

6-27-2024  
Date

[Redacted Signature]

Licensee or Designated Representative

6-27-2024  
Date

\_\_\_\_\_  
Witness

LICENSE REVIEW BOARD MEETING  
JULY 18, 2024

ITEM NO 7B – GABURI CHICKEN USA INC

BACKGROUND

Hiroyasu Kato, manager of Gaburi Chicken USA Inc has made an application for approval of a business license to allow the operation of a restaurant serving alcohol. The business is located at 1437 Marcelina Avenue in Torrance.

ANALYSIS

Per Section 31.7.1 subsection 4) of the Torrance Municipal Code, any business license application, at the discretion of the Assistant Finance Director, can be sent to the License Review Board for approval before issuance of the license.

RECOMMENDATION


The License Division recommends approval of this business license with the conditions set forth by the California Department of Alcohol Beverage Control.

Approval is conditional on applicant providing a copy of their LA County Health Permit or the approval to open and operate by LA Health's Plan Check Division.

Attachment A: Business License Application  
Attachment B: California Department of ABC License Query  
Attachment C: Torrance Police Department Reports

Attachment A

Please call the Business License Office at 310-818-5923 for fee amounts. Payment must be submitted with your application.

 <b>City of Torrance, Revenue Division</b> <b>Business License Application</b> 3031 Torrance Blvd, Torrance, CA 90501 (P) 310-618-5923 (F) 310-618-5852 revenue@torranceca.gov		SELECT APPLICABLE BOX NEW APPLICATION <input checked="" type="checkbox"/> CHANGE OF OWNERSHIP (greater than 50%) <input type="checkbox"/> CHANGE OF BUSINESS LOCATION <input type="checkbox"/> CHANGE OF NAME (Only) <input type="checkbox"/>	
<b>PART I. APPLICANT TO ANSWER ALL QUESTIONS IN</b>			
BUSINESS NAME OR DBA <b>GABUKI CHICKEN USA INC</b>		CORPORATE NAME (LEGAL ENTITY NAME IF DIFFERENT FROM BUSINESS NAME OR DBA)	
1. BUSINESS LOCATION (*physical business address - see note below) <b>1437 MARCELINA AVE</b>		City <b>TORRANCE</b>	State ZIP <b>CA 90501</b>
2. MAILING ADDRESS OR PO/PMB BOX (required) <b>1437 MARCELINA AVE</b>		City <b>TORRANCE</b>	State ZIP <b>CA 90501</b>
3. IS THE BUSINESS LOCATED AT A RESIDENTIAL ADDRESS (*select one)? YES <input type="radio"/> NO <input checked="" type="radio"/>		HOME OCCUPATION PERMIT#	EMAIL ADDRESS
NATURE OF BUSINESS (description of business activity in detail) <b>FULL SERVICE RESTAURANT with alcohol.</b>			
FOR A BUSINESS LOCATED IN TORRANCE PROVIDE THE PRIMARY STANDARD INDUSTRY (SIC) CODE(S) (*see note below): <b>5812</b>		STATE WASTE DISCHARGER IDENTIFICATION NUMBER (WQID#) (**if applicable - see note below)	
TECHNOLOGY BUSINESS (select one) Definition: A business entity utilizing scientific equipment and engineering techniques, microelectronics, data processing, genetic engineering, or telecommunications.		YES <input type="radio"/>	NO <input checked="" type="radio"/>
RETAIL BUSINESS - WILL YOU BE SELLING CBD PRODUCTS? (select one) Definition: CBD is the cannabidiol compound derived from industrial hemp, cannabis or otherwise.		YES <input type="radio"/>	NO <input checked="" type="radio"/>
CONTACT NAME: <b>HIROYASU KATO</b>	CONTACT TITLE: <b>PRESIDENT</b>	CONTACT PHONE#	BUSINESS PHONE#
DRIVERS LICENSE OR OTHER GOVERNMENT ISSUED ID#	SOCIAL SECURITY# (optional)	COMMERCIAL OFFICE SOFT.	# OF PEOPLE WORKING IN TORRANCE <b>8</b>
FEDERAL TAX ID# (EIN)		STATE CONTRACTORS LICENSE #	STATE REGISTERED GEOMETER
TYPE OF BUSINESS ORGANIZATION (check applicable box) CORPORATION <input type="radio"/> LLC <input type="radio"/> PARTNERSHIP <input type="radio"/> SOLE OWNERSHIP <input checked="" type="radio"/>			
NAME(S) OF OWNER, PARTNER(S) OR PRINCIPAL OFFICER(S) <b>HIROYASU KATO</b>	TITLE <b>PRESIDENT</b>	NAME(S) OF PARTNER, PARTNER(S) OR PRINCIPAL OFFICER(S)	TITLE
I declare that I am the owner, partner, corporate officer or person with the power of attorney, and I understand if any of the information provided above is not true the business license being applied for may be revoked as outlined in section 31.9.10 of the Torrance Municipal Code. I am duly authorized to make this application. All of the information provided in this application is true and correct. The business will not provide any service, good or product which is illegal under Federal, State, or Local Laws. I declare under penalty of perjury that the foregoing is true and correct.			
SIGNATURE		DATE: <b>6/21/2024</b>	
<b>PART II. FOR OFFICIAL USE ONLY</b>			
BASIC FEE	PROFESSIONAL FEE	STATE FEE	PER PERSON FEE
OTHER FEE	PENALTY FEE	TOTAL AMOUNT	BUSINESS LICENSE APPLICATION #
			BUSINESS LICENSE #
<b>NOTES:</b> * FOR A RESIDENTIAL BUSINESS ADDRESS YOU ARE NOT REQUIRED TO PROVIDE IT. IF YOU DO NOT WANT TO PROVIDE THE RESIDENTIAL ADDRESS PLEASE LEAVE BOX #1 BLANK AND SELECT YES UNDER BOX #3. FOR A RESIDENTIAL ADDRESS IN TORRANCE YOU WILL FIRST REQUIRE A HOME OCCUPATION PERMIT#. ** ACCESS THE BUSINESS SIC CODE(S) AT UNITED STATES DEPARTMENT OF LABOR WEBSITE: <a href="https://www.dol.gov/ebsa/sic-manual.html">https://www.dol.gov/ebsa/sic-manual.html</a> *** ACCESS INFORMATION FOR AN INDUSTRIAL BUSINESS REQUIRING A WQID# FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD WEBSITE: <a href="https://www.waterboards.ca.gov/water_issues/programs/permits/industrial.html">https://www.waterboards.ca.gov/water_issues/programs/permits/industrial.html</a>			

CA

Attachment B



CALIFORNIA DEPARTMENT OF

# Alcoholic Beverage Control

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**Report Date:** Thursday, June 20, 2024

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## LICENSE INFORMATION

**License Number:** 657858 **Primary Owner:** GABURI CHICKEN USA INC.

**Office of Application:** 03 - LB/LAKEWOOD

## BUSINESS NAME

GABURI CHICKEN

## BUSINESS ADDRESS

1437 MARCELINA AVE , TORRANCE, CA, 90501

**County:** LOS ANGELES **Census Tract:** 6509.01

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## LICENSEE INFORMATION

**Licensee:** GABURI CHICKEN USA INC.

### Company Information

OFFICER: KATO, HIROYASU (SECRETARY/ASST SEC)

OFFICER: KATO, HIROYASU (DIRECTOR)

OFFICER: KATO, HIROYASU (CHIEF FINANCIAL OFFICER)

OFFICER: KATO, HIROYASU (CHIEF EXECUTIVE OFFICER)

STOCKHOLDER: KATO, HIROYASU

---

## LICENSE TYPES

\*Allow up to six weeks for expiration date updates after renewal fee submittal.

### 41 - ON-SALE BEER AND WINE - EATING PLACE

**License Type Status:** ACTIVE **Status Date:** 13-JUN-2024 **Term:** 12 Month(s)

**Original Issue Date:** 12-JUN-2024 **Expiration Date\*:** 31-MAY-2025 **Master:** Y **Duplicate:** 0

From License Number: 41-641610

**Fee Code:** P40 **Transfers:** Transferred On: 12-JUN-2024

---

### OPERATING RESTRICTIONS:

The sales and/or service of alcoholic beverages to patrons seated in the patio area of the premises shall be made only by an employee of the licensee(s).

Signs shall be posted at exits of the patio as depicted on the ABC-257 dated 08/15/22, stating "NO ALCOHOLIC BEVERAGES BEYOND THIS POINT". Said sign(s) shall measure no less than 7" x 11", and shall contain lettering no less than 1" in height.

---

### DISCIPLINARY ACTION:

No Active Disciplinary Action found

---

### DISCIPLINARY HISTORY:

No Disciplinary History found.

---

### HOLDS:

No Active Holds found

### ESCROWS:

No Escrow found



**Torrance Police Department Intelligence Detail**  
**License Review Interview Summary**  
**Detective Lucas Ryono** [REDACTED]

---

**To:**  
**Suzanne Bittner**  
License Supervisor

**Date:** 07/01/2024

**From:**  
**Detective Lucas Ryono**  
Intelligence Section

**Subject:**  
**Gaburi Chicken – “Gaburi Chicken USA Inc.”**  
1437 Marcelina Ave, Torrance, CA 90501 [REDACTED]

License Review Board Hearing – July 18, 2024

**Licensee:**  
Kato, Hiroyasu (owner) / CDL [REDACTED]

Takahashi, Tsukasa “Sasha” (Japanese translator) / [REDACTED]

On 01 JUL 24, I interviewed Hiroyasu Kato regarding the application for a business license for Gaburi Chicken, a restaurant located at 1437 Marcelina Ave, in the City of Torrance. Mr. Kato was assisted by his Japanese translator, Tsukasa “Sasha” Takahashi.

Mr. Kato will be opening a new restaurant at the location featuring Japanese-style fried chicken with beer and wine options. Mr. Kato has worked in alcohol sales for the last 1.5 years through his other restaurant, Taberu (806 E. 3<sup>rd</sup> St; #140, Los Angeles, CA). Mr. Kato is applying for a Type 41, “On-Sale Beer and Wine-Eating Place” license.

I discussed the local codes and laws that pertain to this business, as well as the conditions that exist on the license. I furnished Mr. Kato with a copy of the Applicable Code Highlights for ABC “On-Sale” Licensed Businesses. In addition, we completed the Torrance Police Department Alcohol Beverage License Indoctrination Form together. Mr. Kato signed the form in my presence, indicating that he understood the issues at hand.



**Detective Lucas Ryono**  
Intelligence Section



Torrance Police Department  
**Alcohol Beverage Licensee**  
 Indoctrination and Training

Takahashi, Tsukasa "Sushi"  
 Interpreter \_\_\_\_\_ Language Japanese



**General Information**

Business Name Gaburi Chicken Phone \_\_\_\_\_

Licensees KATO, HIROYASU CDL \_\_\_\_\_

Who are the sole owners? Licensee  
 Is the business incorporated? YES  
 Is this reflected in the ABC License? YES  
 Are there other officers in the company? N/A

Address 1437 Marcelina Ave

Do you have prior experience working in alcohol sales? YES  
 Where? Tabern 806 E 3rd St #116 Los Angeles  
 How Many Years? (owner) 1.5 years

Type of License 41 On sale Beer & wine

Do you own any other businesses? Yes (Tabern)



**Important Training Areas**

1. **How to check for identification.** CR H.K

- Presentation
- Type of acceptable identification
  - Valid government (not expired)
  - Photo
  - Date of birth

Methods of alteration.

Tricks used by minors.

Minors (under 21) are vertically displayed (not horizontal).

Spotters

It is important to establish a policy.

Whenever in doubt about an ID, consider it to be a fake.

**2. Criminal, administrative, and civil liabilities regarding sales of alcoholic beverages to minors or drunks.**

LR H.K

Criminal citations or arrest, fines

ABC administrative hearings and fines

Civil suits

Loss of business license

Moral issues

**3. LEAD Seminar Training**

LR H.K

If you are selling alcohol, you should attend a LEAD seminar.

These are hosted by ABC – Call the Lakewood office.

8 Hour course

You should attend with your key employees.

**4. Hours of sales and supervision of parking lot (posting).**

LR H.K

45.4.9 TMC - Requires posting sign

If you are involved in off-site alcohol sales, you must post a sign stating there is no drinking in the parking lot.

45.4.8 TMC - No drinking in parking lot

You get a copy of this city ordinance today.

**5. Emergency and routine response by Patrol units.**

LR H.K

Understand that the routine telephone number is to be used for routine service.

The 911 line is used for emergencies.

**6. Crime prevention and protection**

LR H.K

What to look for and how to protect business and employees.

Employee problems

City ordinances

**7. Explanation of EASY, DECOY and STAKE programs.**

LR H.K

The enforcement programs are not intended to entrap.  
The minors will be truthful and appear to be their age.  
These are intended to establish and enforce compliance.

**8. Explanation of Intelligence function.**

LR H.K

"Eyes and ears in the community"

**9. Escort ordinances and hostess bars.**

LR H.K

Do you have plans to offer a hostess or escort service?

If, so here is a copy of the city ordinances related to  
to these issues.

**10. Prostitution and gambling are illegal.**

LR H.K

**11. Age of employees and rules of service.**

LR H.K

Off-sale only: 16-17 year olds may sell alcohol if supervised by someone over 21.  
18 year olds may serve alcohol but only if served with food.

They can be a food server that also serves alcohol.

21 and over can serve alcohol without restrictions.

**12. Sale of tobacco to juveniles**

LR H.K

Are you selling tobacco?

You have to be 21 years old to buy tobacco.

Enforcement of laws and compliance checks  
via STAKE will take place.

**13. Adult Entertainment**

LR H.K

Are you planning on providing entertainment?

If so, you will need an entertainment permit.

You can only have entertainment that is specifically  
allowed by your license.

Are you planning on allowing dancing?

If so, you will need a dance permit.

Are you planning on selling adult videos or magazines?

If so, you will need to make sure that the covers are not exposed  
to the general public and have a private/dedicated section.

**14. Understanding and Posting of Licenses**

UR H.K.

You must post your ABC alcohol license with business license.  
Conditions must be posted alongside this license.  
Review your conditions.

**15. Laws, Statutes and Municipal Codes Related to the Business**

Has Licensee(s) received a copy of the "ABC Regulations?" UR H.K.



**Training Confirmation**

I, as a licensee, fully understand all of the above information as related to me and will abide by all the rules and regulations. I also confirm that the above information is accurate.

\_\_\_\_\_  
Licensee

7/1/2024  
Date

\_\_\_\_\_  
Licensee or Designated Representative

7-1-2024  
Date

\_\_\_\_\_  
Witness

LICENSE REVIEW BOARD MEETING  
JULY 18, 2024

ITEM NO 7C – RIVIERA ROCK REVIVAL LLC, DBA ROCK &  
BREWS

BACKGROUND

James Stewart, manager of Riviera Rock Revival LLC, dba Rock & Brews has made an application for approval of a business license to allow the operation of a restaurant serving alcohol. The business is located at 6300 Pacific Coast Highway, in Torrance.

ANALYSIS

Per Section 31.7.1 subsection 4) of the Torrance Municipal Code, any business license application, at the discretion of the Assistant Finance Director, can be sent to the License Review Board for approval before issuance of the license.

RECOMMENDATION

The License Division recommends approval of this business license with the conditions set forth by the California Department of Alcohol Beverage Control.

Attachment A: Business License Application  
Attachment B: LA County Health Department Grade  
Attachment C: California Department of ABC License Query  
Attachment D: Torrance Police Department Reports

Please call the Business License Office at 310 618 5923 for fee amounts. Payment must be submitted with your application.



City of Torrance, Revenue Division  
 Business License Application  
 3031 Torrance Blvd, Torrance, CA 90503  
 (P) 310-618-5923 (F) 310-618-5852  
 revenue@torranceca.gov

SELECT APPLICABLE BOX:

NEW APPLICATION	<input checked="" type="checkbox"/>	CHANGE OF OWNERSHIP (greater than 50%)	<input type="checkbox"/>
CHANGE OF BUSINESS LOCATION	<input type="checkbox"/>	CHANGE OF NAME (Only)	<input type="checkbox"/>

PART I. APPLICANT TO ANSWER ALL QUESTIONS IN THIS SECTION (print or type)

BUSINESS NAME OR DBA <b>Rock &amp; Brews</b>		CORPORATE NAME (LEGAL ENTITY NAME IF DIFFERENT FROM BUSINESS NAME OR DBA) <b>Riviera Rock Revival LLC</b>	
1. BUSINESS LOCATION (*physical business address - see note below) <b>6300 S. Pacific Coast Hwy</b>		City <b>Redondo Beach</b>	State <b>CA</b>
2. MAILING ADDRESS OR PO/PMB BOX (required) <b>321 12th St.</b>		City <b>Manhattan Beach</b>	State <b>CA</b>
3. IS THE BUSINESS LOCATED AT A RESIDENTIAL ADDRESS (*select one)? YES <input type="radio"/> NO <input checked="" type="radio"/>		HOME OCCUPATION PERMIT#:	EMAIL ADDRESS:
NATURE OF BUSINESS (description of business activity in detail): <b>Restaurant with alcohol.</b>			
FOR A BUSINESS LOCATED IN TORRANCE PROVIDE THE PRIMARY STANDARD INDUSTRY (SIC) CODE(S) (**see note below):		STATE WASTE DISCHARGER IDENTIFICATION NUMBER (WDD#) (**if applicable - see note below):	
TECHNOLOGY BUSINESS (select one):		YES <input type="radio"/>	NO <input checked="" type="radio"/>
Definition: A business entity utilizing scientific equipment and engineering techniques, microelectronics, data processing, genetic engineering, or telecommunications.			
RETAIL BUSINESS - WILL YOU BE SELLING CBD PRODUCTS? (select one):		YES <input type="radio"/>	NO <input checked="" type="radio"/>
Definition: CBD is the cannabidiol compound derived from industrial hemp, cannabis or otherwise.			
CONTACT NAME: <b>Rodol Goldman</b>	CONTACT TITLE: <b>CEO</b>	BUSINESS PHONE#:	CELL PHONE#:
DRIVERS LICENSE OR OTHER GOVERNMENT ISSUED ID#:	SOCIAL SECURITY# (optional):	# OF PEOPLE WORKING IN TORRANCE:	# OF UNITS (apartments/hotel/mobile homes/vehicles):
FEDERAL TAX ID# (FEIN):	STATE TAX ID# (SEIN):	STATE CONTRACTORS LICENSE #:	STATE OF LABOR BUSINESS #:
OWNERSHIP INFORMATION (check applicable box) CORPORATION <input type="radio"/> LLC <input checked="" type="radio"/> PARTNERSHIP <input type="radio"/> SOLE OWNERSHIP <input type="radio"/>			
NAMES OF OWNER, PARTNERS, OR PRINCIPAL OFFICERS: <b>Michael Zislis</b>	TITLE:	NAMES OF OWNER, PARTNERS OR PRINCIPAL OFFICERS: <b>Adam Goldberg</b>	TITLE: <b>CEO</b>
I declare that I am the owner, partner, corporate officer or person with the power of attorney, and I understand if any of the information provided above is not true the business license being applied for may be revoked as outlined in section 31.9.10 of the Torrance Municipal Code.			
I am duly authorized to provide the information provided in this application is true and correct. The business will not provide any service, good or product which is illegal under Federal, State, or Local Laws. I declare under penalty of perjury that the information provided in this application is true and correct.			
SIGNATURE:		DATE: <b>3/29/24</b>	

PART II. FOR OFFICIAL USE ONLY

BASIC FEE:	PROCESSING FEE:	STATE FEE:	PER PERSON FEE:	PER UNIT FEE:
OTHER FEES:	PENALTY FEE:	TOTAL AMOUNT:	Business License Application # BLAPP:	Business License # BLIC:

NOTES:  
 \* FOR A RESIDENTIAL BUSINESS ADDRESS YOU ARE NOT REQUIRED TO PROVIDE IT. IF YOU DO NOT WANT TO PROVIDE THE RESIDENTIAL ADDRESS PLEASE LEAVE BOX #1 BLANK AND SELECT YES UNDER BOX #3. FOR A RESIDENTIAL ADDRESS IN TORRANCE YOU WILL FIRST REQUIRE A HOME OCCUPATION PERMIT#.  
 \*\* ACCESS THE BUSINESS SIC CODE(S) AT UNITED STATES DEPARTMENT OF LABOR WEBSITE: [https://www.osha.gov/pls/mis/sic\\_manual.html](https://www.osha.gov/pls/mis/sic_manual.html)  
 \*\*\* ACCESS INFORMATION FOR AN INDUSTRIAL BUSINESS REQUIRING A WDD# FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD WEBSITE: [https://www.waterboards.ca.gov/water\\_issues/programs/formwater/industrial.html](https://www.waterboards.ca.gov/water_issues/programs/formwater/industrial.html)



# RETAIL FOOD OFFICIAL INSPECTION REPORT

COUNTY OF LOS ANGELES ♦ DEPARTMENT OF PUBLIC HEALTH  
OFFICE: HARBOR ♦ CHIEF: CARMELITA ARENAS  
20221 HAMILTON AVE, 1st FL, TORRANCE, CA 90502 - Phone: (310) 965-8900  
[WWW.PUBLICHEALTH.LACOUNTY.GOV/EH](http://WWW.PUBLICHEALTH.LACOUNTY.GOV/EH)



Facility Name: ROCK AND BREWS REDONDO BEACH			Inspection Date: 1/22/2024		Facility Status
Owner/Permittee: RIVIERA ROCK REVIVAL LLC			Re-inspection Date: N/A		
Program Identifier: ROCK AND BREWS REDONDO BEACH		Time In: 04:22 PM	Time Out: 05:29 PM		
Facility Address: 6300 S PACIFIC COAST HWY		Service: ROUTINE INSPECTION			
City/State/Zip: REDONDO BEACH, CA 90277		Result: CORRECTIVE ACTION / NO FOLLOW UP REQUIRED			
FA: FA0292916	PR: PR0248984	PE: 1641	Action: NO FURTHER ACTION REQUIRED		
					Score: 93
					Grade: A

- IN = In compliance
- N/A = Not applicable
- N/O = Not observed
- COS = Corrected on-site
- Out = Items not in compliance
- MAJ = Major Violation
- MIN = Minor Violation



*Email*

PIC/Owner Signature

YEMISIRACH MAMO

EHS Signature

Help us serve you better by completing a short survey. Visit our website at <http://publichealth.lacounty.gov/eh/about/customer-service.htm>.

CA

Attachment C



CALIFORNIA DEPARTMENT OF

# Alcoholic Beverage Control

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**Report Date:** Monday, July 08, 2024

---

## LICENSE INFORMATION

**License Number:** 609000 **Primary Owner:** RIVIERA ROCK REVIVAL LLC

**Office of Application:** 03 - LB/LAKEWOOD

## BUSINESS ADDRESS

6300 S PACIFIC COAST HWY , REDONDO BEACH, CA, 90277

**County:** LOS ANGELES **Census Tract:** 6513.04

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## LICENSEE INFORMATION

**Licensee:** RIVIERA ROCK REVIVAL LLC

### Company Information

OFFICER: HAPPY HOUR GROUP LLC (MANAGER)

MEMBER: HAPPY HOUR GROUP LLC

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## LICENSE TYPES

\*Allow up to six weeks for expiration date updates after renewal fee submittal.

**47 - ON-SALE GENERAL EATING PLACE**

**License Type Status:** ACTIVE **Status Date:** 15-NOV-2019 **Term:** 12 Month(s)

**Original Issue Date:** 14-NOV-2019 **Expiration Date\*:** 31-OCT-2024 **Master:** Y **Duplicate:** 0

From License Number: 47-527451

**Fee Code:** P40 **Transfers:** Transferred On: 14-NOV-2019

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**OPERATING RESTRICTIONS:**

No Operating Restrictions found

---

**DISCIPLINARY ACTION:**

No Active Disciplinary Action found

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**DISCIPLINARY HISTORY:**

No Disciplinary History found.

---

**HOLDS:**

No Active Holds found

**ESCROWS:**

No Escrow found





**Torrance Police Department Intelligence Detail**  
**License Review Interview Summary**  
**Detective Lucas Ryono** [REDACTED]

---

**To:**  
**Suzanne Bittner**  
License Supervisor

**Date:** 11 JUN 24

**From:**  
**Detective Lucas Ryono**  
Intelligence Section

**Subject:**  
**Rock & Brews; "Riviera Rock Revival LLC."**  
6300 S. Pacific Coast Hwy, Redondo Beach, CA 90277 (Redondo mailing address)

License Review Board Hearing – TBD

**Licensee:**  
**James Stewart**, CDL # [REDACTED] (Operations Manager)

On 11 JUN 24, I interviewed Mr. James Stewart regarding the application for a business license for the Rock & Brews restaurant, located at 6300 S. Pacific Coast Hwy, Redondo Beach, CA. This will be a change in ownership for an existing restaurant at the location. They are applying for a Type 47, "On-Sale General Eating Place" license.

Mr. Stewart is the operations manager for Rock & Brews. They have 25 locations across the United States, serving American-style cuisine with beer, wine, and alcohol. Mr. Stewart has worked in alcohol sales through the restaurant industry for approximately 20 years and has worked for Rock & Brews for 8 years.

I discussed the local codes and laws that pertain to this business, as well as the conditions that exist on the license. I furnished Mr. Stewart with a copy of the Applicable Code Highlights for ABC "On-Sale" Licensed Businesses. In addition, we completed the Torrance Police Department Alcohol Beverage License Indoctrination Form together. Mr. Stewart signed the form in my presence, indicating that he understood the issues at hand.



**Detective Lucas Ryono**  
Intelligence Section



Torrance Police Department  
**Alcohol Beverage Licensee**  
 Indoctrination and Training

June 22, 2017, 8:44 (20)

Interpreter \_\_\_\_\_ Language \_\_\_\_\_



**General Information**

Business Name Rock & Brews Phone [REDACTED]

Licensees STEWART, JAMES CPL [REDACTED] (Operations Manager)

Who are the sole owners? RIVIERA ROCK REVIVAL LLC  
 Is the business incorporated? YES  
 Is this reflected in the ABC License? YES  
 Are there other officers in the company? N/A

Address 6300 S Pacific Coast Hwy, Redondo Beach

Do you have prior experience working in alcohol sales? YES  
 Where? 8 w/ Rock n Brew / Misc Restaurants  
 How Many Years? 26 Years

Type of License 47 On-sale General Eating Place

Do you own any other businesses? 25 OTHER LOCATIONS



**Important Training Areas**

1. **How to check for identification.**

- Presentation
- Type of acceptable identification
  - Valid government (not expired)
  - Photo
  - Date of birth

CR [Signature]

Methods of alteration.

Tricks used by minors.

Minors (under 21) are vertically displayed (not horizontal).

Spotters

It is important to establish a policy.

Whenever in doubt about an ID, consider it to be a fake.

**2. Criminal, administrative, and civil liabilities regarding sales of alcoholic beverages to minors or drunks.**

LR 

Criminal citations or arrest, fines

ABC administrative hearings and fines

Civil suits

Loss of business license

Moral issues

**3. LEAD Seminar Training**

LR 

If you are selling alcohol, you should attend a LEAD seminar.

These are hosted by ABC – Call the Lakewood office.

8 Hour course

You should attend with your key employees.

**4. Hours of sales and supervision of parking lot (posting).**

LR 

45.4.9 TMC - Requires posting sign

If you are involved in off-site alcohol sales, you must post a sign stating there is no drinking in the parking lot.

45.4.8 TMC - No drinking in parking lot

You get a copy of this city ordinance today.

**5. Emergency and routine response by Patrol units.**

LR 

Understand that the routine telephone number is to be used for routine service.

The 911 line is used for emergencies.

**6. Crime prevention and protection**

LR 

What to look for and how to protect business and employees.

Employee problems

City ordinances

**7. Explanation of EASY, DECOY and STAKE programs.**

LR 

The enforcement programs are not intended to entrap.  
The minors will be truthful and appear to be their age.  
These are intended to establish and enforce compliance.

**8. Explanation of Intelligence function.**

“Eyes and ears in the community”

CR 

**9. Escort ordinances and hostess bars.**

Do you have plans to offer a hostess or escort service?  
If, so here is a copy of the city ordinances related to  
to these issues.

CR 

**10. Prostitution and gambling are illegal.**

CR 

**11. Age of employees and rules of service.**

Off-sale only: 16-17 year olds may sell alcohol if supervised by someone over 21.  
18 year olds may serve alcohol but only if served with food.  
They can be a food server that also serves alcohol.  
21 and over can serve alcohol without restrictions.

CR 

**12. Sale of tobacco to juveniles**

Are you selling tobacco?  
You have to be 21 years old to buy tobacco.  
Enforcement of laws and compliance checks  
via STAKE will take place.

CR 

**13. Adult Entertainment**

Are you planning on providing entertainment?  
If so, you will need an entertainment permit.  
You can only have entertainment that is specifically  
allowed by your license.  
Are you planning on allowing dancing?  
If so, you will need a dance permit.  
Are you planning on selling adult videos or magazines?  
If so, you will need to make sure that the covers are not exposed  
to the general public and have a private/dedicated section.

CR 

**14. Understanding and Posting of Licenses**

LR [Signature]

You must post your ABC alcohol license with business license.  
Conditions must be posted alongside this license.  
Review your conditions.

**15. Laws, Statutes and Municipal Codes Related to the Business**

Has Licensee(s) received a copy of the "ABC Regulations?"

LR [Signature]



**Training Confirmation**

I, as a licensee, fully understand all of the above information as related to me and will abide by all the rules and regulations. I also confirm that the above information is accurate.

[Redacted Signature]

6/11/2024  
Date

\_\_\_\_\_  
Licensee or Designated Representative

\_\_\_\_\_  
Date

[Redacted Witness Signature]

6-11-24

\_\_\_\_\_  
Witness

LICENSE REVIEW BOARD MEETING  
JULY 18, 2024

ITEM NO 7D – PORTSIDE ARMORY LLC, DBA PORTSIDE  
ARMORY

BACKGROUND

Ivan Villalpando, owner of Portside Armory LLC, dba Portside Armory, has made an application for approval of a business license to allow the operation of a secondhand dealer selling firearms. On January 5, 2023, Portside Armory was approved by the License Review Board to allow the operation of a retail store selling new firearms. Portside Armory is now applying to expand the nature of business to a secondhand dealer. The business is located at 3971 Pacific Coast Highway, in Torrance.

ANALYSIS

Per Section 31.7.3 subsection 15) of the Torrance Municipal Code, applications for secondhand dealers must have License Review Board approval before issuance of the license.

RECOMMENDATION

All the necessary documents have been received; the License Division recommends approval of this business license.

Attachment A: Business License Application

Attachment B: Federal Firearms License


Attachment C: Certificate of Eligibility

Attachment D: Seller's Permit

Attachment E: State Secondhand Dealer License

Attachment F: Police Department Reports

Attachment G: Approved LRB Minutes - January 5, 2023, Item 7B

 <b>City of Torrance, Revenue Division</b> <b>Business License Application</b> 3031 Torrance Blvd, Torrance, CA 90503 (P) 310-618-5923 (F) 310-618-5852 revenue@torranceca.gov					<b>SELECT APPLICABLE BOX:</b> NEW APPLICATION <input type="checkbox"/> CHANGE OF OWNERSHIP (greater than 50%) <input type="checkbox"/> CHANGE OF BUSINESS LOCATION <input type="checkbox"/> CHANGE OF NAME (Only) <input type="checkbox"/>				
<b>PART I. APPLICANT TO ANSWER ALL QUESTIONS IN THIS SECTION (print or type)</b>									
BUSINESS NAME OR DBA PortSide Armory					CORPORATE NAME (LEGAL ENTITY NAME IF DIFFERENT FROM BUSINESS NAME OR DBA) Portside Armory LLC				
1. BUSINESS LOCATION (*physical business address - see note below)			Suite#		City		State	ZIP	
3971 Pacific Coast Hwy					Torrance		CA	90505	
2. MAILING ADDRESS OR PO/PMB BOX (required)			Suite#		City		State	ZIP	
3971 Pacific Coast Hwy					Torrance		CA	90505	
3. IS THE BUSINESS LOCATED AT A RESIDENTIAL ADDRESS (*select one)?			HOME OCCUPATION PERMIT#:		EMAIL ADDRESS:				
YES <input type="radio"/> NO <input checked="" type="radio"/>					[REDACTED]				
NATURE OF BUSINESS (description of business activity in detail): Firearms dealer, Firearms manufacture <i>new used firearm dealer</i>									
FOR A BUSINESS LOCATED IN TORRANCE PROVIDE THE PRIMARY STANDARD INDUSTRY (SIC) CODE(S) (**see note below):					STATE WASTE DISCHARGER IDENTIFICATION NUMBER (WDID#) (**if applicable - see note below):				
TECHNOLOGY BUSINESS (select one):					YES		NO		
					<input type="radio"/>		<input checked="" type="radio"/>		
Definition: A business entity utilizing scientific equipment and engineering techniques, microelectronics, data processing, genetic engineering, or telecommunications.									
RETAIL BUSINESS - WILL YOU BE SELLING CBD PRODUCTS? (select one):					YES		NO		
					<input type="radio"/>		<input checked="" type="radio"/>		
Definition: CBD is the cannabidiol compound derived from industrial hemp, cannabis or otherwise.									
CONTACT NAME:		CONTACT TITLE:		CONTACT PHONE #:		BUSINESS PHONE#:		CELL PHONE#:	
Ivan Villalpando		Owner		[REDACTED]		(310) 803-6375			
DRIVERS LICENSE OR OTHER GOVERNMENT ISSUED ID#: D5202590		SOCIAL SECURITY# (optional):		COMMERCIAL OFFICE SQFT: 880		# OF PEOPLE WORKING IN TORRANCE: [REDACTED]		# OF UNITS (apartments/hotels/mobile homes/vehicles):	
[REDACTED]		STATE TAX ID# (SEIN):		STATE CONTRACTORS LICENSE #:		STATE SELLERS PERMIT#:		[REDACTED]	
OWNERSHIP INFORMATION (check applicable box)									
CORPORATION <input type="radio"/>		LLC <input checked="" type="radio"/>		PARTNERSHIP <input type="radio"/>		SOLE OWNERSHIP <input type="radio"/>			
NAMES OF OWNER, PARTNERS, OR PRINCIPAL OFFICERS:		TITLE:		NAMES OF OWNER, PARTNERS OR PRINCIPAL OFFICERS:		TITLE:			
Ivan Villalpando		Owner							
I declare that I am the owner, partner, corporate officer or person with the power of attorney, and I understand if any of the information provided above is not true the business license being applied for may be revoked as outlined in section 31.9.10 of the City of Torrance Charter. I am duly declare that the information provided in this application is true and correct. The business will not provide any service, good or product which is illegal under Federal, State, or Local Laws, I and correct.									
SIGNATURE: [REDACTED]					DATE: 3.12.24				
<b>PART II. FEES</b>									
BASIC FEE:		STATE FEE:		PER PERSON FEE:		PER UNIT FEE:			
OTHER FEES:		PENALTY FEE:		TOTAL AMOUNT:		Business License Application # BL-APP-		Business License # BL-LIC-	
<b>NOTES:</b> * FOR A RESIDENTIAL BUSINESS ADDRESS YOU ARE NOT REQUIRED TO PROVIDE IT. IF YOU DO NOT WANT TO PROVIDE THE RESIDENTIAL ADDRESS PLEASE LEAVE BOX #1 BLANK AND SELECT YES UNDER BOX #3. FOR A RESIDENTIAL ADDRESS IN TORRANCE YOU WILL FIRST REQUIRE A HOME OCCUPATION PERMIT#. ** ACCESS THE BUSINESS SIC CODE(S) AT UNITED STATES DEPARTMENT OF LABOR WEBSITE: <a href="https://www.osha.gov/pls/mis/sic_manual.html">https://www.osha.gov/pls/mis/sic_manual.html</a> *** ACCESS INFORMATION FOR AN INDUSTRIAL BUSINESS REQUIRING A WDID# FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD WEBSITE: <a href="https://www.waterboards.ca.gov/water_issues/programs/stormwater/industrial.html">https://www.waterboards.ca.gov/water_issues/programs/stormwater/industrial.html</a>									

In accordance with the provisions of Title I, Gun Control Act of 1968, and the regulations issued thereunder (27 CFR Part 478), you are licensed to engage in the business specified in this license, within the limitations of Chapter 44, Title 18, United States Code, and the regulations issued thereunder, until the expiration date shown. **THIS LICENSE IS NOT TRANSFERABLE UNDER 27 CFR 478.51.** See "WARNINGS" and "NOTICES" on reverse.

Direct ATF Correspondence To	ATF - Chief, FFLC FFLC@atf.gov 1-866-662-2750	License Number	<b>9-95-037-01-5H-03176</b>
Chief, Fed	[Redacted]	Expiration Date	<b>August 1, 2025</b>

Name  
PORTSIDE ARMORY LLC

Premises Address (Changes? Notify the FFLC at least 30 days before the move.)  
**3971 PACIFIC COAST HWY  
TORRANCE, CA 90505-**

Type of License  
01-DEALER IN FIREARMS OTHER THAN DESTRUCTIVE DEVICES

**Purchasing Certification Statement**  
The licensee named above shall use a copy of this license to assist a transferor of firearms to verify the identity and the licensed status of the licensee as provided by 27 CFR Part 478. The signature on each copy must be an original signature. A faxed, scanned or e-mailed copy of the license with a signature intended to be an original signature is acceptable. The signature must be that of the Federal Firearms Licensee (FFL) or a responsible person of the FFL. I certify that this is a true copy of a license issued to the licensee named above to engage in the business specified

**Mailing Address (Changes? Notify the FFLC of any changes.)**

PORTSIDE ARMORY LLC  
3971 PACIFIC COAST HWY  
TORRANCE, CA 90505-

[Redacted Signature]  
Licensee Responsible Person Signature  
**Ivan Villalpando**  
Printed Name

**Owner**  
Position/Title  
**12-12-22**  
Date

ATF Form 8 (5310.11)  
Revised October 2011

Previous Edition is Obsolete PORTSIDE ARMORY LLC 3971 PACIFIC COAST HWY 90505-46-027-01-5H-03176 August 1, 2025 01-DEALER IN FIREARMS OTHER THAN DESTRUCTIVE DEVICES

**Federal Firearms License (FFL) Customer Service Information**

Federal Firearms Licensing Center (FFLC)  
244 Needy Road  
Martinsburg, WV 25405-9431

Toll-free Telephone Number: (866) 662-2750  
Toll-free Fax Number: (866) 257-2749  
E-mail: FFLC@atf.gov

ATF Homepage: www.atf.gov  
FFL eZ Check: www.atfonline.gov/filezcheck

**Change of Address (27 CFR 478.52).** Licensees may during the term of their current license remove their business or activity to a new location at which they intend regularly to carry on such business or activity by filing an Application for an Amended Federal Firearms License, ATF Form 5300.38, in duplicate, not less than 30 days prior to such removal with the Chief, Federal Firearms Licensing Center. The application must be executed under the penalties of perjury and penalties imposed by 18 U.S.C. 924. The application shall be accompanied by the licensee's original license. The license will be valid for the remainder of the term of the original license. (The Chief, FFLC, shall, if the applicant is not qualified, refer the application for amended license to the Director of Industry Operations for denial in accordance with § 478.71.)

**Right of Succession (27 CFR 478.56).** (a) Certain persons other than the licensee may secure the right to carry on the same firearms or ammunition business at the same address shown on, and for the remainder of the term of, a current license. Such persons are: (1) The surviving spouse or child, or executor, administrator, or other legal representative of a deceased licensee; and (2) A receiver or trustee in bankruptcy, or an assignee for benefit of creditors. (b) In order to secure the right provided by this section, the person or persons continuing the business shall furnish the license for that business for endorsement of such succession to the Chief, FFLC, within 30 days from the date on which the successor begins to carry on the business.

(Continued on reverse side)

Cut Here ✂

**Federal Firearms License (FFL) Information Card**

License Name: **PORTSIDE ARMORY LLC**

Business Name:

License Number: **9-95-037-01-5H-03176**

License Type: **01-DEALER IN FIREARMS OTHER THAN DESTRUCTIVE DEVICES**

Expiration: **August 1, 2025**

Please Note: Not Valid for the Sale or Other Disposition of Firearms.

**FFL Newsletter - Electronic Version Available**

Sign-Up Today!

FFLs interested in receiving the electronic version of the FFL Newsletter, along with occasional additional information, should submit name, FFL number, and e-mail address to: FIPB@atf.gov.

The electronic FFL Newsletter will enable ATF to communicate information to licensees on a periodic basis.

State of California  
Department of Justice  
Bureau of Firearms

# CERTIFICATE OF ELIGIBILITY

Number: 54930

Issued To:

Ivan Villalpando

This is to certify that the Department of Justice, Bureau of Firearms has completed a firearms eligibility check on the above named individual. As of the date of issue, there is nothing that would prohibit the individual from acquiring or possessing a firearm.

Date of Issue: April 17, 2024

Expiration Date: April 16, 2025

Signature of Issuing Officer \_\_\_\_\_



DISPLAY THIS PERMIT CONSPICUOUSLY AT THE PLACE OF BUSINESS FOR WHICH IT IS ISSUED

CALIFORNIA DEPARTMENT OF TAX AND FEE ADMINISTRATION  
SELLER'S PERMIT



PERMIT NUMBER

252789184 - 00001

PORTSIDE ARMORY LLC  
PORTSIDE ARMORY LLC  
3971 PACIFIC COAST HWY  
TORRANCE CA 90505-5709

START DATE:

September 15, 2022

IS HEREBY AUTHORIZED PURSUANT TO SALES AND USE TAX  
LAW TO ENGAGE IN THE BUSINESS OF SELLING TANGIBLE  
PERSONAL PROPERTY AT THE ABOVE LOCATION.

YOU ARE REQUIRED TO OBEY ALL FEDERAL AND  
STATE LAWS THAT REGULATE OR CONTROL  
YOUR BUSINESS. THIS PERMIT DOES NOT ALLOW  
YOU TO DO OTHERWISE.

THIS PERMIT IS NOT VALID AT ANY OTHER ADDRESS.

PLEASE RETAIN THIS DOCUMENT FOR YOUR  
RECORDS.

THIS PERMIT IS VALID UNTIL REVOKED OR CANCELED AND IS NOT TRANSFERABLE.  
FOR GENERAL TAX QUESTIONS, PLEASE CALL OUR CUSTOMER SERVICE CENTER AT 1-800-400-7115 (CRS:711).  
FOR INFORMATION ON YOUR RIGHTS, CONTACT THE TAXPAYERS' RIGHTS ADVOCATE OFFICE AT 1-888-324-2798.

CDTFA-442-R REV. 20 (2-22)

**A MESSAGE TO OUR PERMIT HOLDER**

**As a permittee, you have certain rights and responsibilities under the Sales and Use Tax Law. For assistance, we offer the following resources:**

- Our website at [www.cdtfa.ca.gov](http://www.cdtfa.ca.gov).
- Our toll-free Customer Service Center at 1-800-400-7115 (CRS:711). Customer service representatives are available Monday through Friday from 7:30 a.m. to 5:00 p.m. (Pacific time), except state holidays.

As a permittee, you are expected to maintain the normal books and records of a prudent businessperson. You are required to maintain these books and records for no less than four years, and make them available for inspection by a California Department of Tax and Fee Administration (CDTFA) representative when requested. You are also required to know and charge the correct sales or use tax rate, including any local and district taxes.

You must notify us if you are buying, selling, adding a location, or discontinuing your business; adding or dropping a partner, officer, or member; or when you are moving any or all of your business locations. This permit is valid only for the owner specified on the permit. A person who obtains a permit and ceases to do business, or never commenced business, shall surrender their permit by immediately notifying CDTFA in writing at this address: California Department of Tax and Fee Administration, Field Operations Division, P.O. Box 942879, Sacramento, CA 94279-0047. You may also surrender the permit to a CDTFA representative.

If you would like to know more about your rights as a taxpayer, or if you are unable to resolve an issue with CDTFA, please contact the Taxpayers' Rights Advocate Office for help by calling 1-888-324-2798 or by faxing 1-916-323-3319.

As authorized by law, information provided by an applicant for a permit may be disclosed to other government agencies.

State of California  
Office of Attorney General  
Department Of Justice  
Secondhand Dealer License



In accordance with the provisions of Section 21641 of the Business and Professions code, license number 000003574 is granted to

**PORTSIDE ARMORY LLC**

to conduct business at:  
3971 Pacific Coast Hwy  
Torrance, CA 90505

Owner Name(s):  
Ivan Villalpando

Issue Date: Jun 24, 2024      Original Issue Date: Jun 24, 2024      Expiration Date: Jun 24, 2026

Licensing Agency:  
City of Torrance

Name of Issuing Officer: Nao Pabalan      Title of Issuing Officer: Assistant Finance Director

Signature of Issuing Officer:



Failure to renew this license prior to the expiration date specified above will result in the license being revoked. A new license will be required, including an initial application and all associated fees.

This license is not transferable and must be visibly displayed on the business premise.

This license does not affect the power of a city, county, or city and county to charge a fee or tax upon the conduct of business specified above.

This license enables the business shown above to engage in the business of a secondhand dealer at the address shown above in accordance with the provisions of Division 8 of the Financial Code.  
JUS126 (Rev. 07/2014)

**Torrance Police Department Intelligence Detail****License Review Interview Summary****Lucas Ryono** [REDACTED]

**To:** **Suzanne Bittner** **Date: 03 JUL 24**  
License Supervisor

**From:** **Detective Lucas Ryono**  
Intelligence Section

**Licensee:** **Portside Armory LLC**  
3971 Pacific Coast Hwy  
Torrance, CA 90505  
(310) 803-6375

**Subject:** **Villalpando, Ivan CDL** [REDACTED]

**License Review Board Hearing: 18 JUL 24**

On 03 JUL 24, I interviewed Mr. Ivan Villalpando, owner of Portside Armory LLC, at his firearms store located at 3971 Pacific Coast Highway, in the City of Torrance. Mr. Villalpando is seeking to update his business license for the sale of second hand goods.

Mr. Villalpando stated he is the sole owner of the business. The business began in 2020 as a primarily online retailer. They then opened their current location in Torrance in January 2023.

Portside Armory offers firearms, ammunition, and firearms-related accessories including gun vaults and gun safety equipment. They accept customers by appointment and walk-in. Mr. Villalpando stated they are now looking to sell used firearms on consignment for a 20% fee.

Portside Armory is a Federal Firearms License holder (#9-95-037-01-5H-03176), Type 01: Dealer in Firearms Other Than Destructive Devices (exp. 8-1-2025). Portside Armory also has a state Seller's Permit (#252789184-00001) and a state Secondhand Dealer license (#3574).

Mr. Villalpando obtains his merchandise through industry wholesalers. The firearms and ammunition are stored at the location.

The business has a front window and glass front door. There are no other windows or entry/exit points to the business.

During business hours the front door is kept unlocked. The business is primarily operated by its owner with an additional employee sometimes present. The front door is locked when employees are busy with a high volume of customers or if they are not present to manage the front showroom. It should be noted that they have explored the option of a remote-controlled locked front door during business hours that would allow them to "buzz" in customers but due to fire code issues, this has not been implemented at this time.

During business hours, the store has several unloaded pistols kept in a locked glass case with a shatter-resistant glass coating. Unloaded rifles are hung on the wall behind the counter and out of reach of customers. Ammunition is kept behind the counter, out of reach of customers.

After hours, the business is secured via a metal sliding security gate that covers the front window and door. These are the only entry points to the business. The majority of the firearms are then placed in a vault safe located in a locked rear storage room. Some firearms do not currently fit in the vault safe and are kept unloaded in the locked storage room. Ammunition remains behind the front counter. The store is currently in the process of renovating their rear storage room and converting the entire room into a secure "safe room" with reinforced doors, walls, etc.

The location features an ADT alarm system with motion detection and glass break detection. It also features security cameras covering the entire interior of the business. The cameras record 24 hours a day, retain footage for one year, and can be remotely monitored by employees. There are no exterior cameras.

I furnished Mr. Villalpando with a copy of the Applicable Code Highlights for Second Hand Sales Establishments and relevant state codes related to firearms sales locations. Mr. Villalpando told me that the company is fully aware of all the rules and codes, as well as Federal and State laws regarding the operation of a business of this type.

I reviewed the Applicable Code Summary with Mr. Villalpando and completed the Second Hand Sales Licensee Questionnaire with him as well. We reviewed important issues related to the business, including the receiving of stolen property laws in this state, and the need to verify that the items sold through this business were not, in fact, stolen. Mr. Villalpando signed the questionnaire in my presence, confirming his understanding of these issues.



**Detective Lucas Ryono**  
**Intelligence Section**



Torrance Police Department  
**Second Hand Sales Licensee**  
 Questionnaire

Interpreter \_\_\_\_\_ Language \_\_\_\_\_



**General Information**

Business Name PORTSIDE ARMORY Phone [REDACTED]

Licenses IVAN VILLALPANDO [REDACTED]

Who are the sole owners? YES

Is the business incorporated? YES

Are there other officers in the company? NO

Address 3971 PACIFIC COAST HWY, TORRANCE, CA

How Long Has This Business Been Operating? 2020 / Jan 2023  
07/16



**Company History**

**Past Businesses**

Do you have prior experience with the sales of second hand goods? NO

Where? \_\_\_\_\_

How long? \_\_\_\_\_

Do you own any other businesses? NO

Where? \_\_\_\_\_

**Financial Track Record**

Has the franchise or license ever been revoked? NO

Has the franchise or license ever been suspended? NO

Has the company responded to all open complaints (BBB or DCA)? NO

Does the company have judgments or liens at this time? NO

Does the company have any UCC filings placed against it? NO

On the average, how many lawsuits are generated against the company each year? NO

How many of these lawsuits are still outstanding? N/A

**(For Used Item Sales)**

What are you selling? FIREARM / CONSIGNMENT

Are you selling jewelry, serialized property or copyrighted music? Serialized

How are you acquiring your merchandise?  
Primarily customers selling on consignment & some purchases from  
customers distributor

Do you use consignment sales agreements? YES

What is your consignment agreement?  
Fair pricing / 20% of final sales price

What kind of information do you collect from the seller/consignee?

Name, address, telephone number CR 2  
California driver's license CR ES  
Do you fill out the forms? CR

**(For Used Auto Sales)**

How are cars acquired for sale?

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Does the business have a DMV new and used auto license? \_\_\_\_\_

License number \_\_\_\_\_

Is the company insured with an insurance bond? \_\_\_\_\_

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**Record in Other Cities**

In what other cities is the company licensed?

*NO*

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Has the company had problems in any of these cities?

*NO*

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**Local Codes and State Laws**

**Is the company aware of applicable local codes and state laws?**

*Y* *IV*

Have they received a copy of "Code Highlights"?

*Y* *IV*

Does the company know how to reach the police department?

*Y* *IV*



## Information Confirmation

I, as a licensee, fully understand all of the above information as related to me and will abide by all the rules and regulations. I confirm that all of the above listed information is correct.

[Redacted]

\_\_\_\_\_  
Licensee

7-3-23

\_\_\_\_\_  
Date

[Redacted]

\_\_\_\_\_  
Representative

7-3-23

\_\_\_\_\_  
Date

January 5, 2023

**MINUTES OF A REGULAR MEETING OF  
THE LICENSE REVIEW BOARD**

**1. CALL TO ORDER**

The Torrance License Review Board convened in a regular session at 10:00 a.m. on Thursday, January 5, 2023 in the West Annex meeting room at 3031 Torrance Boulevard.

**2. ROLL CALL**

Present: Chairman Michael Smith, City Manager's Office  
Board Member Jasun Botiller, General Services  
Board Member Jin Chun, City Manager's Office

Also Present: Deputy City Attorney Brandon Gonzaque  
License Supervisor Suzanne Bittner

**3. REPORT OF STAFF ON THE POSTING OF THE AGENDA**

**MOTION:** Member Botiller, seconded by Member Chun, moved to accept and file the report of the City Clerk on the posting of the agenda on December 28, 2022. A roll call vote reflected unanimous approval.

**4. ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS**

None.

**5. ORAL COMMUNICATIONS**

None.

**6. CONSENT CALENDAR**

**6A. APPROVAL OF MINUTES: November 17, 2022**

**MOTION:** Member Botiller moved to approve item 6A, the minutes for the meeting of November 17, 2022, as submitted. The motion was seconded by Member Chun and the motion passed.

**7. ADMINISTRATIVE MATTERS**

**7A. TENDER GREENS OPCO, LLC, DBA TENDER GREENS**

Application for approval of a Business License to allow the operation of a restaurant serving alcohol.

Ms. Jocelyn Reyes, a manager of Tender Greens OpCo, LLC, dba Tender Greens, confirmed her application for a business license to allow the operation of a restaurant serving alcohol, located at 21247 Hawthorne Boulevard in Torrance and verified that she had met with the Police Department and understood the rules and regulations pertaining to this type of business.

In response to a question from Member Chun, License Supervisor Suzanne Bittner explained that Tender Greens OpCo, LLC, dba Tender Greens had a temporary permit from the California Department of Alcoholic Beverage Control, which would expire on February 17, 2023.

Member Botiller requested that Ms. Reyes provide a copy of the final license from the California Department of Alcoholic Beverage Control, when received. Ms. Reyes confirmed that she would provide the copy.

There was no public comment.

**MOTION:** Member Botiller moved to approve the application for a business license to allow the operation of a restaurant serving alcohol to Tender Greens OpCo, LLC, dba Tender Greens, located at 21247 Hawthorne Boulevard in Torrance, with the condition that the restaurant operate under the rules set forth by the California Department of Alcoholic Beverage Control. The motion was seconded by Member Chun and a roll call vote reflected unanimous approval.

#### **7B. PORTSIDE ARMORY LLC**

Application for approval of a Business License to allow the operation of a retail store selling firearms.

Mr. Ivan Villalpando, owner of Portside Armory LLC, confirmed his application for a business license to allow the operation of a retail store selling firearms, located at 3971 Pacific Coast Highway in Torrance and verified that he had met with the Police Department and understood the rules and regulations pertaining to this type of business.

In response to questions from Member Botiller, Mr Villapando stated:

- that he had not gone ahead with his plan to open a store in La Mirada, as the Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF) had set conditional uses and would not allow storage of the firearms at the location.
- that the ATF had inspected the location in Torrance and had given a conditional approval.
- that currently he had no employees and intended to operate the store himself.
- that he had received training from the California Department of Justice and was a certified instructor on how to handle firearms and how to instruct new customers in the safe handling of firearms.
- that he did track all the transactions in his business, and the records were kept at the store, currently only as paper copies. He added that the sales information was not transmitted to any government agencies.
- that his 24 hour video monitoring at the store currently was not connected to any third party security company for real time monitoring or response.

In response to a question from Chair Smith, Mr. Villapando stated that buyers did not need to be licensed but they were required to have a Fire Safety Certificate (FSC) showing that they had common knowledge of firearm safety. Mr. Villapando confirmed that he had received no opposition to the opening of the store.

There was no public comment.

**MOTION:** Member Botiller moved to approve the application for a business license to allow the operation of a retail store selling firearms to Portside Amory LLC, located at 3971 Pacific Coast Highway in Torrance. The motion was seconded by Member Chun and a roll call vote reflected unanimous approval.

**7C. FUHUA SERVICE INC., DBA BLUE CRADLE SPA**

Application for approval of a Business License to allow the operation of a massage establishment.

Ms. Huo Juan Wang, owner of Fuhua Service Inc., dba Blue Cradle Spa, confirmed her application for a business license to allow the operation of a massage establishment, located at 2372 Torrance Boulevard, in Torrance, and verified that she had met with the Police Department and understood the rules and regulations pertaining to this type of business.

In response to questions from Member Chun, Ms. Wang confirmed that she had one employee, had made no changes to the facility and that she knew that the front door needed to remain open and unlocked during business hours.

Responding to questions from Member Botiller, Ms Wang stated that her employee was not the former owner of the business and that the former owner of the business was not involved in this business. She confirmed that Qing Geng, who was listed in the lease agreement, was her granddaughter.

Responding to questions from Deputy City Attorney Gonzaque. Ms. Wang confirmed that: she was responsible for all activities that occurred at the business, whether she was present on site or not, including the activities of the employees, that she or any employees providing massages would need to be licensed by the California Massage Therapy Council, that she needed to maintain an up-to-date list of her employees with the Finance Department and inform the Finance Department if she hired any employees or let any employees go and that if she or any of her employees performed any illegal or illicit acts, in violation of California Penal Code, California Health and Safety Code or the Torrance Municipal Code or any other laws, she could be held responsible, she could have her business license suspended or revoked and if she or an employee violated the California Penal Code, the California Health and Safety Codes or the Torrance Municipal Code or any other laws, she could also be prosecuted in a criminal court of law.

There were no comments from the public.

**MOTION:** Member Botiller moved to approve the application for a business license to allow the operation of a massage establishment to Fuhua Service Inc., dba Blue Cradle Spa, located at 2372 Torrance Boulevard, in Torrance. The motion was seconded by Member Chun and a roll call vote reflected unanimous approval.

**8. PUBLIC HEARINGS (IF APPLICABLE MUST BE PUBLISHED IN NEWSPAPER)**

None.

9. **BOARD ORAL COMMUNICATIONS**

The Board wished everyone a happy New Year.

10. **ADJOURNMENT**

10A. **MOTION:** At 10:17 a.m., Member Botiller moved to adjourn the meeting to Thursday, January 19, 2023 at 10:00 a.m. in the West Annex meeting room at 3031 Torrance Boulevard. The motion was seconded by Member Chun and a roll call vote reflected unanimous approval.

###

Approved as submitted  
March 2, 2023  
s/ Rebecca Poirier, City Clerk