

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, OCTOBER 16, 2025  
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 Thursday October 9, 2025.

**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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS.**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 September 18, 2025**

**7. ADMINISTRATIVE MATTERS**

**7A. Approve a business license for Hua Kan Inc, dba Seafood Town** application for a business license to allow the operation of a restaurant serving alcohol.

**7B. Approve a business license for Mendocino Farms LLC, dba Mendocino Farms** application for a business license to allow the operation of a restaurant selling alcohol.

**7C. Approve a business license for Mom Said Yes LLC, dba Mom Said Yes** application for a business license to allow the operation of a restaurant serving alcohol.

**7D. Deny a solicitor's permit for Peter Nwude soliciting for Sunrun Installation Services Inc** application for a solicitors permit to allow soliciting for Sunrun Installation Services Inc.

**8. PUBLIC HEARINGS - None**

**9. BOARD ORAL COMMUNICATIONS**

**10. ADJOURNMENT**

**10A.** Adjournment of License Review Board Meeting to Thursday November 6, 2025, 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 10:00 a.m. on Thursday, September 18, 2025, 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, Senior Administrative Analyst

Also Present: Deputy City Attorney Brandon Gonzaque

**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, September 11, 2025.

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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS**

None

**5. ORAL COMMUNICATIONS**

None

**6. CONSENT CALENDAR**

**6A. APPROVAL OF MINUTES- Thursday, July 3, 2025**

**MOTION:** Member Chun moved to approve the minutes for the meeting held on July 3, 2025. The motion was seconded by Member Wade and the motion passed.

**7. ADMINISTRATIVE MATTERS**

**7A. OKIDOKI LITTLE TOKOYO DINING CORPORATION DBA HAKATA IKKOUSHA**

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

Mr. Koichi Sakamoto confirmed his application for a business license to allow the operation of restaurant serving alcohol, located at 21605 Western Avenue, Suite J, in Torrance, and verified that: he had met with the Torrance Police Department, the Los Angeles County Health Department and the California Department of Alcoholic Beverage Control and understood the rules and regulations pertaining to this type of business.

In response to a question from Chair Rummery, Mr. Sakamoto confirmed that he did not yet have a copy of his license or health permit. Chair Rummery stated that Mr Sakamoto would not receive his license until the City had received the documents.

There was no public comment.

**MOTION:** Member Wade moved to approve the application for a business license for Okidoki Little Tokoyo Dining Corporation, dba Hakata Ikkousha, located at 21605 Western Avenue, Suite J, in Torrance, to allow the operation of a restaurant serving alcohol, contingent on receiving a copy of the business license and health permit. The motion was seconded by Member Chun and a roll call vote reflected unanimous approval.

**7B. HUA KAN, INC. DBA SEAFOOD TOWN**

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

**MOTION:** Member Wade moved to postpone the hearing for a business license for Hua Kan, Inc. dba Seafood Town until the next meeting on October 2, 2025, as there was no representative present. The motion was seconded by Member Chun and a roll call vote reflected unanimous approval.

**7C. HONDA & DUAN WELLNESS SERVICES INC. DBA BLUE SKY MASSAGE**

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

Ms. Jiaodi Yang, owner of Blue Sky Massage confirmed her application for a business license to allow the operation of a massage establishment, located at 4725 Torrance 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.

In response to questions from Chair Rumery, Ms. Yang stated that she had made no changes to the business, confirmed that she would be present at the business and knew that the doors had to remain unlocked during business hours.

Responding to questions from Deputy City Attorney Gonzaque, Ms. Yang confirmed that as owner: 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, her business license may be suspended or revoked, which included violations of California Penal Code, California Health and Safety Code or the Torrance Municipal Code or any other laws, that if she or any of her employees performed any illegal or illicit acts, she could be prosecuted in a criminal court of law, for violations of the California Penal Code, the California Health and Safety Codes or the Torrance Municipal Code or any other laws.

There was no public comment.

**MOTION:** Member Chun moved to approve the application for a business license to Honda & Duan Wellness Services Inc. dba Blue Sky Massage, located at 4725 Torrance Boulevard in Torrance for the operation of a massage establishment. 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 10:08 a.m., Member Wade moved to adjourn the meeting to Thursday, October 2, 2025 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.

DRAFT SUBJECT TO APPROVAL

Honorable Members of the License Review Board  
City Hall – West Annex Commission Room  
Torrance, California

Members of the License Review Board:

SUBJECT: Finance Department, Business License Division – Approve a  
business license for – Hua Kang Inc dba Seafood Town

RECOMMENDATION

Recommendation of the Finance Department, business license division to  
approve the business license upon the applicant complying with the conditions  
outlined below:

1. A copy of their active California Department of Alcohol Beverage Control  
license with the conditions set forth by that agency.
2. A copy of their LA County Health Department Permit or the Health  
Departments approval to open and operate.

BACKGROUND/ANALYSIS

Kevin Sun owner of Hua Kang Inc dba Seafood Town has made an application  
for approval of a business license to allow the operation of a restaurant serving  
alcohol. The business is located at 22922 Hawthorne Boulevard, in Torrance.

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 the issuance of the license.

Respectfully submitted,

By:   
\_\_\_\_\_  
Suzanne Bittner  
License Supervisor

Attachment A: Business License Application  
Attachment B: California Department of ABC License Query  
Attachment C: 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   
 CHANGE OF BUSINESS LOCATION

**Attachment A**  
 CHANGE OF OWNERSHIP (greater than 50%)   
 CHANGE OF NAME (Only)

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

BUSINESS NAME OR DBA: **HUA KANG INC DBA Seakood Town** CORPORATE NAME/LEGAL ENTITY NAME IF DIFFERENT FROM BUSINESS NAME OR DBA:

1. BUSINESS LOCATION (\*physical business address - see note below) Suite# City State ZIP  
**22922 HAWTHORNE BLVD Torrance Hawthorne CA 90505**

2. MAILING ADDRESS OR PO/PMB BOX (required) Suite# City State ZIP

3. IS THE BUSINESS LOCATED AT A RESIDENTIAL ADDRESS (\*select one)?  
 YES  NO

HOME OCCUPATION PERMIT#:

EMAIL ADDRESS:

NATURE OF BUSINESS (description of business activity in detail):  
**CHINESE FOOD**

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

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:  
**KEVIN SUN**

CONTACT TITLE:  
**OWNER**

CONTACT PHONE#:

BUSINESS PHONE#:  
**310-3780785**

CELL PHONE#:

# OF UNITS (apartments/hotels/mobile homes/vehicles):

STATE TAX ID# (SEIN):

STATE CONTRACTORS LICENSE #:

STATE SELLERS PERMIT#:

OWNERSHIP INFORMATION (check applicable box)

CORPORATION

LLC

PARTNERSHIP

SOLE OWNERSHIP

NAMES OF OWNER, PARTNERS, OR PRINCIPAL OFFICERS:

TITLE:

NAMES OF OWNER, PARTNERS 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 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.

DATE:  
**06-09-25**

**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 # BL-APP.	Business License # BL-LIC.

**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: <http://www.cats.gov/sic/>
- \*\*\* ACCESS INFORMATION FOR AN INDUSTRIAL BUSINESS REQUIRING A WDID# FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD WEBSITE: <http://www.cdwr.com/>



CALIFORNIA DEPARTMENT OF

# Alcoholic Beverage Control

---

**Report Date:** Monday, October 06, 2025

---

## LICENSE INFORMATION

**License Number:** 669042 **Primary Owner:** HUA KANG INC. **Office of Application:**

03 - LB/LAKEWOOD

## BUSINESS ADDRESS

22922 HAWTHORNE BLVD , TORRANCE, CA, 90505

**County:** LOS ANGELES **Census Tract:** 6511.02

---

## LICENSEE INFORMATION

**Licensee:** HUA KANG INC.

### Company Information

OFFICER: SUN, XIAO ZHUO (SECRETARY/ASST SEC)

OFFICER: SUN, XIAO ZHUO (CHIEF FINANCIAL OFFICER)

OFFICER: SUN, XIAO ZHUO (CHIEF EXECUTIVE OFFICER)

STOCKHOLDER: SUN, XIAO ZHUO

---

## 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:** PENDING **Status Date:** 13-MAY-2025 **Term:** 12 Month(s)

**Original Issue Date:** **Expiration Date\*:** **Master:** Y **Duplicate:** **Fee Code:** P40 **Transfers:**

From License Number: 41-563760

## **TEMPORARY PERMIT -**

**License Type Status:** EXPIRED **Status Date:** 28-MAY-2025 **Term:** 4 Month(s)

**Original Issue Date:** 01-JUN-2025 **Expiration Date\*:** 28-SEP-2025 **Master:** **Duplicate:**

**Fee Code:** **Transfers:** From License Number: 41-563760

---

## **OPERATING RESTRICTIONS:**

No Operating Restrictions found

---

## **DISCIPLINARY ACTION:**

No Active Disciplinary Action found

---

## **DISCIPLINARY HISTORY:**

No Disciplinary History found.

---

## **HOLDS:**

**Hold Type:** FORM 220 **Hold Date:** 13-MAY-2025

---

## **ESCROWS:**

SINCERE ESCROW, 935 S SAN GABRIEL BLVD SAN GABRIEL,CALIFORNIA 91776

---



Torrance Police Department Intelligence Detail

# License Review Interview Summary

Detective Lucas Ryono [REDACTED]

To:

**Suzanne Bittner**  
License Supervisor

Date: 09/08/2025

From:

**Detective Lucas Ryono**  
Intelligence Section

Subject:

**Seafood Town (aka Hua Kang Inc.)**  
22922 Hawthorne Blvd., Torrance, CA 90505 / [REDACTED]

License Review Board Hearing – TBD

Licensee:

**Xiao "Kevin" Sun** [REDACTED]  
**Jiali Sun (Mandarin translator,** [REDACTED]

On 08 SEP 25, I interviewed Kevin Sun regarding his application for a business license for Seafood Town, a restaurant located at 22922 Hawthorne Ave., in the City of Torrance. Kevin was accompanied by his Mandarin translator, Jiali Sun.

Seafood Town is a pre-existing business that has been at the location for 10+ years but is now changing ownership.

The restaurant features Chinese-style food with beer and wine options. Kevin has worked in alcohol sales for approximately 3 years through his time in the restaurant industry. He currently owns the China Chef's Chinese restaurant in Los Angeles and has also worked at Seafood Town for the last 3 months. He is currently 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 the licensee 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. Kevin signed the forms 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 JIALI SUN Language MANDARIN



**General Information**

Business Name HUA KANG INC Phone [REDACTED]

Licensees XIAO "KEVIN" SUN [REDACTED]

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

Address 22922 HAWTHORNE BLVD

Do you have prior experience working in alcohol sales? YES  
 Where? UNION BUFFET @ SANTA MONICA  
 How Many Years? ~ 3 YEARS  
(3 months at HUA KANG)

Type of License 41 - ON-SALE BEER & WINE

Do you own any other businesses? YES - [REDACTED]



**Important Training Areas**

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

CR X25

- 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 XZS

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

**3. LEAD Seminar Training**

LR XZS

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 XZS

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 XZS

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 XZS

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

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

LR XZS

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 X25

“Eyes and ears in the community”

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

LR X25

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 X25

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

LR X25

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 X25

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 X25

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**

LR X25

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 X25



**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]

Licensee

09-08-25

Date

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

\_\_\_\_\_  
Date

[Redacted]

Honorable Members of the License Review Board  
City Hall – West Annex Commission Room  
Torrance, California

Members of the License Review Board:

SUBJECT: Finance Department, Business License Division – Approve a  
business license for – Mendocino Farms LLC, dba  
Mendocino Farms

RECOMMENDATION

Recommendation of the Finance Department, business license division to  
approve the business license with the conditions set forth by the California  
Department of Alcohol Beverage Control.

BACKGROUND/ANALYSIS

Ryan Christie director of operations at Mendocino Farms LLC, dba Mendocino  
Farms has made an application for approval of a business license to allow the  
operation of a restaurant serving alcohol. The business is located at 21107  
Hawthorne Boulevard, Suite A in Torrance.

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 the issuance of the license.

Respectfully submitted,

By: 

Suzanne Bittner  
License Supervisor

Attachment A: Business License Application  
Attachment B: California Department of ABC License Query  
Attachment C: LA County Official Inspection Report  
Attachment D: Torrance Police Department Reports

Attachment A

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 [checked] 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: MENDOCINO FARMS
CORPORATE NAME (LEGAL ENTITY NAME IF DIFFERENT FROM BUSINESS NAME OR DBA): MENDOCINO FARMS LLC

1. BUSINESS LOCATION (\*physical business address - see note below)
Suite#: Suite A City: Torrance State: CA ZIP: 90503

2. MAILING ADDRESS OR PO/PMB BOX (required)
Suite#: SUITE H City: EL SEGUNDO State: CA ZIP: 90245

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

NATURE OF BUSINESS (description of business activity in detail):
Fast casual restaurant with alcohol

FOR A BUSINESS LOCATED IN TORRANCE PROVIDE THE PRIMARY STANDARD INDUSTRY (SIC) CODE(S) (\*\*see note below): 5812 - Eating Places
STATE WASTE DISCHARGER IDENTIFICATION NUMBER (WDID#) (\*\*if applicable - see note below):

TECHNOLOGY BUSINESS (select one): YES [ ] NO [checked]
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 [checked]
Definition: CBD is the cannabidiol compound derived from industrial hemp, cannabis or otherwise.

CONTACT NAME: RODRIGO ARCE CONTACT TITLE: AP COORDINATOR CONTACT PHONE #: BUSINESS PHONE#: (818) 933-7344 CELL PHONE#:

DRIVERS LICENSE OR OTHER GOVERNMENT SOCIAL SECURITY# (optional): COMMERCIAL OFFICE SQFT: # OF PEOPLE WORKING IN TORRANCE: # OF UNITS (apartments/hotels/mobile homes/vehicles):

FEDERAL TAX ID# (FEIN): 800380354 STATE TAX ID# (SEIN): STATE CONTRACTORS LICENSE #: STATE SELLERS PERMIT#:

OWNERSHIP INFORMATION (check applicable box) CORPORATION [ ] LLC [checked] PARTNERSHIP [ ] SOLE OWNERSHIP [ ]

NAMES OF OWNER, PARTNERS, OR PRINCIPAL OFFICERS: KEVIN KLIPFEL CFO STEVE MINTZER COO

NAMES OF OWNER, PARTNERS, OR PRINCIPAL OFFICERS: KEVIN MILES CEO

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: 5/20/25

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 # BL-APP- Business License # BL-LIC-

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/fimis/sic\_manual.html
\*\*\* ACCESS INFORMATION FOR AN INDUSTRIAL BUSINESS REQUIRING A WDID# FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD WEBSITE: https://www.waterboards.ca.gov/water\_issues/programs/stormwater/industrial.html



CALIFORNIA DEPARTMENT OF

# Alcoholic Beverage Control

---

**Report Date:** Monday, October 06, 2025

---

## LICENSE INFORMATION

**License Number:** 657168 **Primary Owner:** MENDOCINO FARMS LLC

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

## BUSINESS NAME

MENDOCINO FARMS SANDWICH MARKET

## BUSINESS ADDRESS

21107 HAWTHORNE BLVD SUITE A, TORRANCE, CA, 90503

**County:** LOS ANGELES **Census Tract:** 6506.06

---

## LICENSEE INFORMATION

**Licensee:** MENDOCINO FARMS LLC

### Company Information

OFFICER: MILES, KEVIN TRACE (CHIEF EXECUTIVE OFFICER)

OFFICER: MILES, KEVIN TRACE (DIRECTOR)

OFFICER: KLIPFEL, KEVIN MICHAEL (SECRETARY TREASURER)

OFFICER: KLIPFEL, KEVIN MICHAEL (CHIEF FINANCIAL OFFICER)

OFFICER: CHEN, ELLEN (DIRECTOR)

OFFICER: DEL PERO, MARIO (DIRECTOR)

MEMBER: MENDOCINO FARMS INTERMEDIATE HOLDINGS, LLC

---

## 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:** 02-JUL-2025 **Term:** 12 Month(s)

**Original Issue Date:** 01-JUL-2025 **Expiration Date\*:** 30-JUN-2026 **Master:** Y **Duplicate:** 0

**Fee Code:** P40 **Transfers:**

---

## OPERATING RESTRICTIONS:

The quarterly gross sales of alcoholic beverages shall not exceed the quarterly gross sales of food during the same period. The licensee shall at all times maintain records, which reflect separately the gross sales 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.

No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of the licensee(s) as depicted on the most recently certified ABC-257 and ABC-253.

The petitioner(s) shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control as depicted on the most recently certified ABC-257 and ABC-253.

Petitioner(s) shall actively monitor the area under their control in an effort to prevent the loitering of persons on any property adjacent to the licensed premises as depicted on the most recently certified ABC-253.

Any graffiti painted or marked upon the premises or on any adjacent area under the control of the licensee(s) shall be removed or painted over within 72 hours of being applied.

---

## DISCIPLINARY ACTION:

No Active Disciplinary Action found

---

**DISCIPLINARY HISTORY:**

No Disciplinary History found.

---

**HOLDS:**

No Active Holds found

**ESCROWS:**

No Escrow found

---

**NOTIFICATIONS:**

No notifications found



# RETAIL FOOD OFFICIAL INSPECTION REPORT

COUNTY OF LOS ANGELES ♦ DEPARTMENT OF PUBLIC HEALTH

OFFICE: COASTAL CITIES ♦ CHIEF: STEPHEN SATO

20221 HAMILTON AVE, 1st FL, TORRANCE, CA 90502 - Phone: (310) 965-8910

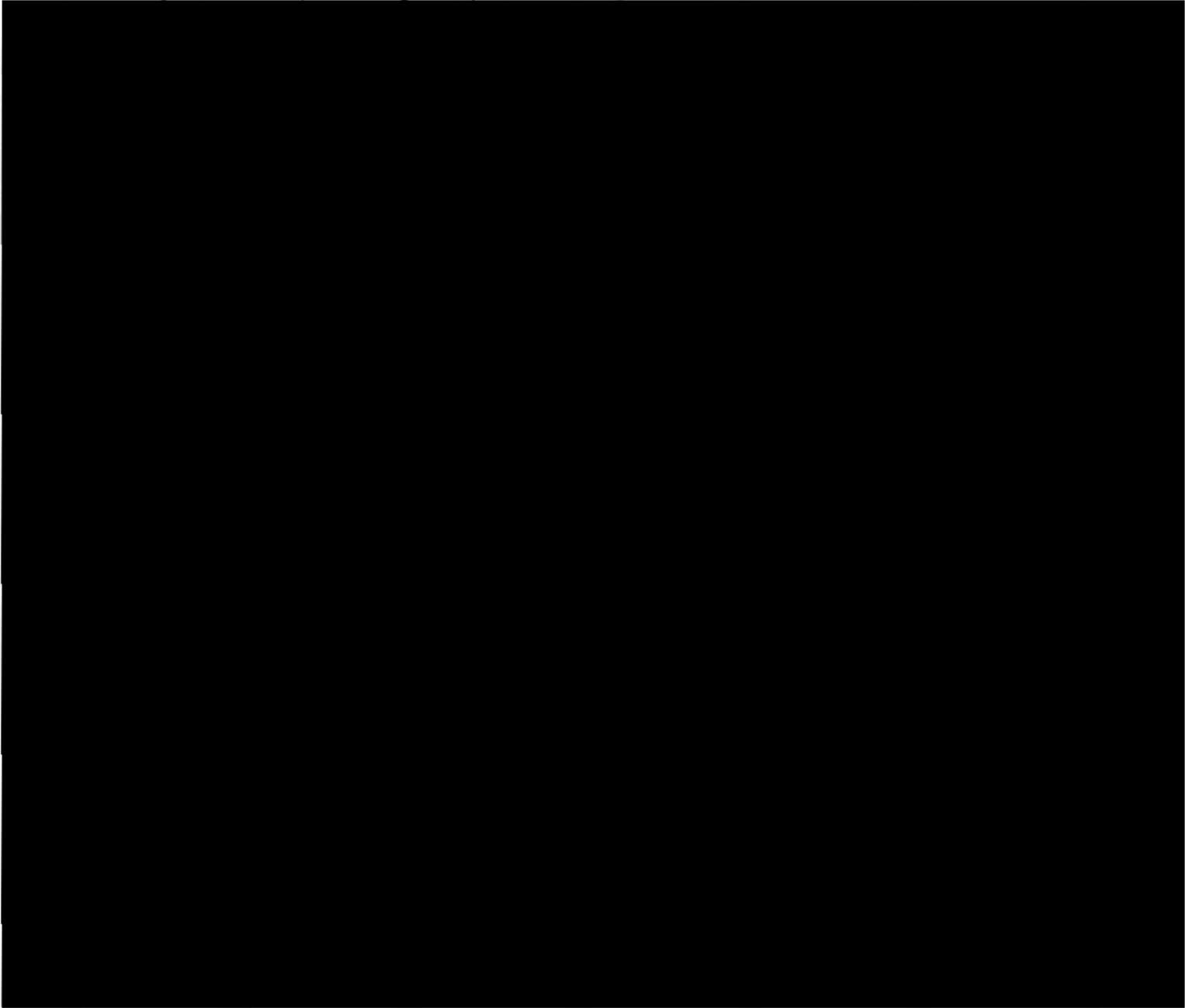
[WWW.PUBLICHEALTH.LACOUNTY.GOV/EH](http://WWW.PUBLICHEALTH.LACOUNTY.GOV/EH)



Facility Name: MENDOCINO FARMS #75			Inspection Date: 8/12/2025	
Owner/Permittee: MENDOCINO FARMS, LLC			Re-inspection Date: N/A	
Program Identifier: MENDOCINO FARMS		Time In: 10:50 AM	Time Out: 12:20 PM	
Facility Address: 21107 HAWTHORNE BLVD A		Service: ROUTINE INSPECTION		
City/State/Zip: TORRANCE, CA 90503		Result: CORRECTIVE ACTION / NO FOLLOW UP REQUIRED		
FA: FA0357839	PR: PR0319166	PE: 1638	Action: NO FURTHER ACTION REQUIRED	

<b>Facility Status</b>
[REDACTED]
<b>Grade:</b> <b>A</b>

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



[Redacted Signature]

PIC/Owner Signature

VINCENT HERNANDEZ

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>.

Attachment 10



Torrance Police Department Intelligence Detail

# License Review Interview Summary

Detective Lucas Ryono [REDACTED]

To:

**Suzanne Bittner**  
License Supervisor

Date: 09/23/2025

From:

**Detective Lucas Ryono**  
Intelligence Section

Subject:

**Mendocino Farms – “Mendocino Farms LLC”**  
21107 Hawthorne Blvd; Suite A, Torrance, CA 90503 [REDACTED]

License Review Board Hearing – October 16, 2025

Licensee:

**Christie, Ryan (Director of Operations) / [REDACTED]**

On 22 SEP 25, I interviewed Ryan Christie regarding his company's application for a business license for Mendocino Farms, a restaurant located at 21107 Hawthorne Blvd; Suite A, in the City of Torrance.

Mendocino Farms is opening a new restaurant at the location. The corporation has 84 different restaurants throughout the country.

The restaurant will feature soup, sandwich, and salad dishes with beer and wine options. Mr. Christie has worked in alcohol sales for over 20 years at various restaurants. Most recently he has worked for Mendocino Farms the last 11 years. They are currently 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 the licensee 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. The applicant signed the forms 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 \_\_\_\_\_ Language \_\_\_\_\_



**General Information**

Business Name RYAN CHRISTIE [Redacted] Phone [Redacted]  
(DIRECTOR OF OPERATIONS)

Licensees MENDOCINO FARMS for 4 Lic

Who are the sole owners? MENDOCINO FARMS LLC  
 Is the business incorporated? YES  
 Is this reflected in the ABC License? YES  
 Are there other officers in the company? \_\_\_\_\_  
KEVIN MILES CEO

Address 7107 HAWTHORNE

Do you have prior experience working in alcohol sales? YES  
 Where? Various restaurants, last 11 yrs w/ MENDOCINO FARMS.  
 How Many Years? Over 20+ years

Type of License TYPE 41 - BEER & WINE

Do you own any other businesses? N/A - 84 Total Locations



**Important Training Areas**

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

CR RE

- 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.**

CR PC

Criminal citations or arrest, fines

ABC administrative hearings and fines

Civil suits

Loss of business license

Moral issues

**3. LEAD Seminar Training**

CR PC

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).**

CR PC

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.**

CR PC

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**

CR PC

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

Employee problems

City ordinances

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

CR PC

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 RC

"Eyes and ears in the community"

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

CR RC

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 RC

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

CR RC

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 RC

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 RC

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**

LA DC

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?" LA DC



**Training Confirmation**

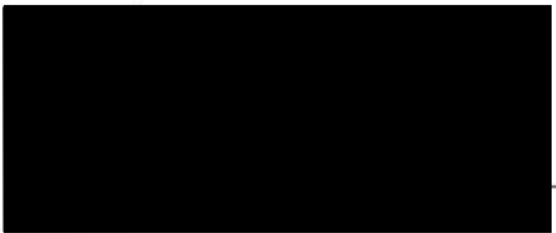
I, as a licensee, fully understand all of the above information as related to me and will abide by all the rules and regulations. I also confirm that the above information is accurate.

  
\_\_\_\_\_  
Licensee

9/22/25  
\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

  
9-22-25

Honorable Members of the License Review Board  
City Hall – West Annex Commission Room  
Torrance, California

Members of the License Review Board:

SUBJECT: Finance Department, Business License Division – Approve a  
business license for – Mom Said Yes LLC, dba Mom Said  
Yes

RECOMMENDATION

Recommendation of the Finance Department, business license division to  
approve the business license with the conditions set forth by the California  
Department of Alcohol Beverage Control (ABC).

The temporary ABC license for the restaurant is active with an expiration date of  
December 23, 2025. The business license is being issued upon the condition the  
business will notify the business license division of their active ABC license  
before the temporary license expires.

BACKGROUND/ANALYSIS

Justin Urich manager of Mom Said Yes LLC, dba Mom Said Yes has made an  
application for approval of a business license to allow the operation of a  
restaurant serving alcohol. The business is located at 4525 Calle Mayor in  
Torrance.

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 the issuance of the license.

Respectfully submitted,

By:   
\_\_\_\_\_  
Suzanne Bittner  
License Supervisor

Attachment A: Business License Application  
Attachment B: California Department of ABC License Query  
Attachment C: LA County Official Inspection Report  
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 Mom Said Yes	CORPORATE NAME (LEGAL ENTITY NAME IF DIFFERENT FROM BUSINESS NAME OR DBA) Mom Said Yes LLC
--------------------------------------	---

1. BUSINESS LOCATION (*physical business address - see note below)	Suite#	City	State	ZIP
4525 Calle Mayor		Torrance	CA	90505

2. MAILING ADDRESS OR PO/PMB BOX (required)	Suite#	City	State	ZIP
4525 Calle Mayor		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):  
 Restaurant

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):
5813	

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: Justin Urich	CONTACT TITLE: Owner	CONTACT PHONE #: [REDACTED]	BUSINESS PHONE#: [REDACTED]	CELL PHONE#: [REDACTED]
-------------------------------	-------------------------	--------------------------------	--------------------------------	----------------------------

SOCIAL SECURITY# (optional): [REDACTED]	COMMERCIAL OFFICE SQFT: [REDACTED]	# OF PEOPLE WORKING IN TORRANCE: [REDACTED]	# OF UNITS (apartments/hotels/mobile homes/vehicles): [REDACTED]
--	---------------------------------------	--	---

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

OWNERSHIP INFORMATION (check applicable box):  
 CORPORATION  LLC  PARTNERSHIP  SOLE OWNERSHIP

NAMES OF OWNER, PARTNERS, OR PRINCIPAL OFFICERS: Justin Urich	TITLE: Managing Member	NAMES OF OWNER, PARTNERS OR PRINCIPAL OFFICERS:	TITLE:
--	---------------------------	---	--------

I declare that section 31.9.1 of the Torrance Municipal Code does not apply to this 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 31.9.1 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 is true and correct.

SIGNATURE: [REDACTED]	DATE:
--------------------------	-------

**PART II.**

BASIC FEE: [REDACTED]	STATE FEE:	PER PERSON FEE:	PER UNIT FEE:
OTHER FEES:	PENALTY FEE:	TOTAL AMOUNT:	Business License Application # BL-APP- Business License # BL-LIC-

**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/imis/sic\\_manual.html](https://www.osha.gov/pls/imis/sic_manual.html)  
 \*\*\* ACCESS INFORMATION FOR AN INDUSTRIAL BUSINESS REQUIRING A WDID# FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD WEBSITE: [https://www.waterboards.ca.gov/water\\_issues/programs/stormwater/industrial.html](https://www.waterboards.ca.gov/water_issues/programs/stormwater/industrial.html)



CALIFORNIA DEPARTMENT OF

# Alcoholic Beverage Control

---

**Report Date:** Monday, October 06, 2025

---

## LICENSE INFORMATION

**License Number:** 668821 **Primary Owner:** MOM SAID YES LLC **Office of Application:**  
03 - LB/LAKEWOOD

## BUSINESS NAME

MOM SAID YES

## BUSINESS ADDRESS

4525 CALLE MAYOR , TORRANCE, CA, 90505

**County:** LOS ANGELES **Census Tract:** 6512.01

---

## LICENSEE INFORMATION

**Licensee:** MOM SAID YES LLC

## Company Information

OFFICER: URICH, JUSTIN DAVID (MANAGING MEMBER)

MEMBER: URICH, JUSTIN DAVID

---

## LICENSE TYPES

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

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

**License Type Status:** PENDING **Status Date:** 02-MAY-2025 **Term:** 12 Month(s)

**Original Issue Date:** **Expiration Date\*:** **Master:** Y **Duplicate:** **Fee Code:** P40 **Transfers:**

From License Number: 47-623673

**\* \* 58 - CATERER PERMIT**

**License Type Status:** PENDING **Status Date:** 02-MAY-2025 **Term:** 12 Month(s)

**Original Issue Date:** **Expiration Date\*:** **Master:** N **Duplicate:** 1 **Fee Code:** P40

**Transfers:** From License Number: 47-623673

**\* TEMPORARY PERMIT - 47 - On Sale General Eating Place**

**License Type Status:** ISSUED **Status Date:** 26-AUG-2025 **Term:** 4 Month(s)

**Original Issue Date:** 26-AUG-2025 **Expiration Date\*:** 23-DEC-2025 **Master:** **Duplicate:**

**Fee Code:** **Transfers:** From License Number: 47-623673

**\* \* TEMPORARY PERMIT - 58 - Caterer Permit**

**License Type Status:** EXPIRED **Status Date:** 02-MAY-2025 **Term:** 4 Month(s)

**Original Issue Date:** 02-MAY-2025 **Expiration Date\*:** 29-AUG-2025 **Master:** **Duplicate:**

**Fee Code:** **Transfers:** From License Number: 47-623673

---

**OPERATING RESTRICTIONS:**

No Operating Restrictions found

---

**DISCIPLINARY ACTION:**

No Active Disciplinary Action found

---

**DISCIPLINARY HISTORY:**

No Disciplinary History found.

---

**HOLDS:**

**Hold Type:** FORM 220 **Hold Date:** 02-MAY-2025

**ESCROWS:**

ABC ESCROW, 2222 DAMON STREET LOS ANGELES,CALIFORNIA 90021

---

**NOTIFICATIONS:**

No notifications found

Attachment C



# RETAIL FOOD OFFICIAL INSPECTION REPORT

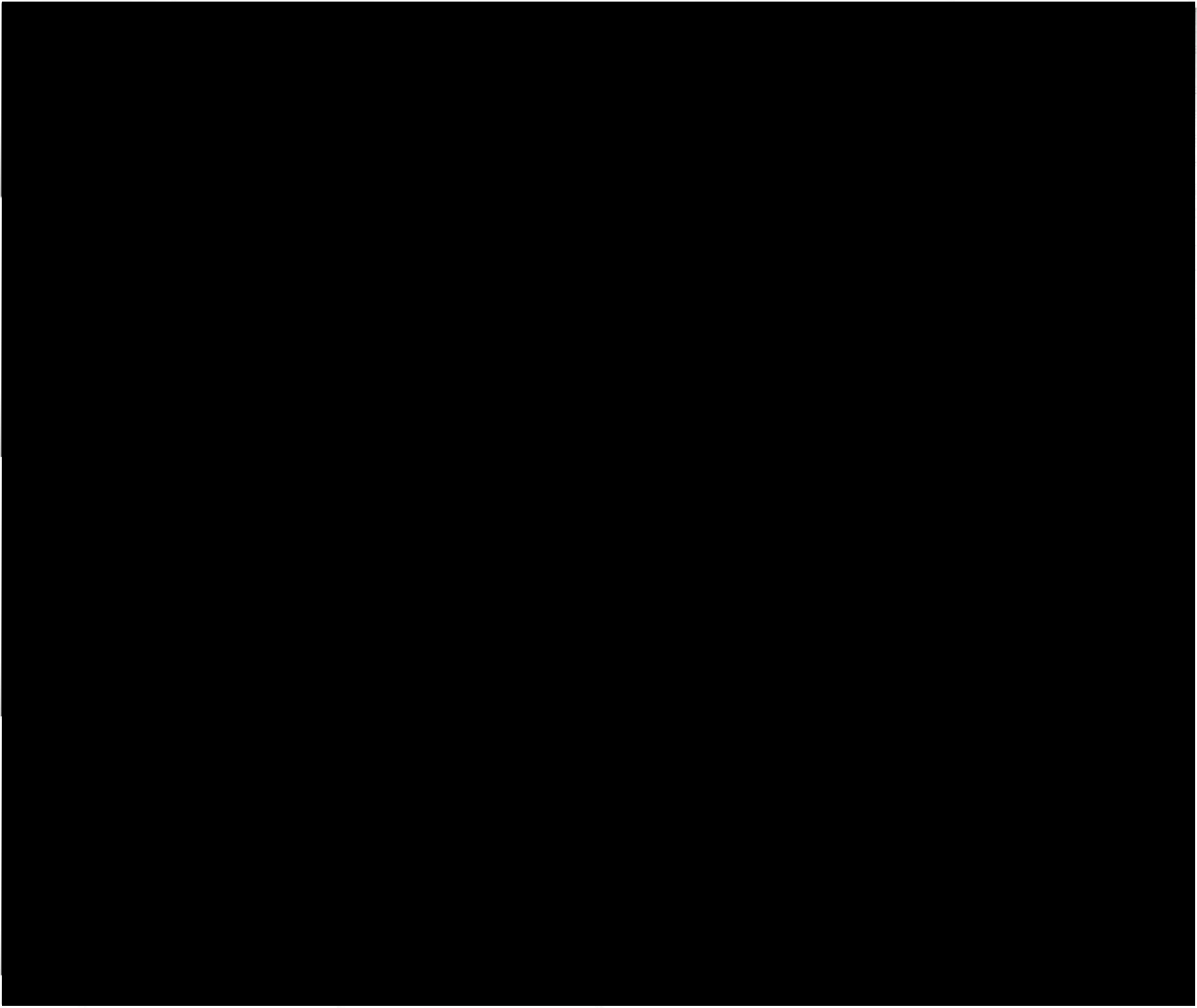
COUNTY OF LOS ANGELES • DEPARTMENT OF PUBLIC HEALTH  
OFFICE: HARBOR • CHIEF: CARMELITA ARENAS  
20221 HAMILTON AVE, 1st FL, TORRANCE, CA 90502 - Phone: (310) 965-8900  
[WWW.PUBLICHEALTH.LACOUNTY.GOV/EH](http://WWW.PUBLICHEALTH.LACOUNTY.GOV/EH)



Facility Name: MOM SAID YES		Inspection Date: 7/15/2025	
Owner/Permittee: MOM SAID YES LLC		Re-inspection Date: 7/29/2025	
Program Identifier: MOM SAID YES		Time In: 02:06 PM	Time Out: 03:20 PM
Facility Address: 4525 CALLE MAYOR		Service: OWNER INITIATED INSPECTION	
City/State/Zip: TORRANCE, CA 90505		Result: CORRECTIVE ACTION / FOLLOW UP REQUIRED	
FA: FA0356378	PR: PR0317434	PE: 1638	Action: REINSPECTION REQUIRED

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

- 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



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

---

To:

**Suzanne Bittner**  
License Supervisor

Date: 10-1-2025

From:

**Detective Lucas Ryono**  
Intelligence Section

Subject:

**Mom Said Yes – “Mom Said Yes LLC.”**  
4525 Calle Mayor, Torrance, CA 90505 / [REDACTED]

License Review Board Hearing – October 16, 2025

Licensee:

**Urich, Justin (Owner),** [REDACTED]

On 01 OCT 25, I interviewed Justin Urich regarding his application for a business license for Mom Said Yes, a restaurant located at 4525 Calle Mayor, in the City of Torrance.

Mom Said Yes will be replacing the prior restaurant/bar at the location, The End. Justin Urich is the new owner and manager at the location.

The restaurant will feature American-style food including pizzas and smash burgers, as well as beer, wine, and distilled spirits options. Mr. Urich has worked in alcohol sales through the restaurant industry for approximately 16 years, most recently at the Nalu Vida restaurant in Venice Beach that he currently owns and operates. Mr. Urich is applying for a Type 47, “On-Sale General Eating Place” license.

Mom Said Yes also plans to apply for an entertainment/dance permit at a later date. They plan to host karaoke on Tuesday nights (1900-2300 hours); family line dancing on Thursdays (1900-2300 hours); live music from the School of Rock kids program on Fridays (1800 hours-midnight), and; local bands and live performances on Saturdays (2000 hours-midnight). Mr. Urich stated they keep the doors closed during evening hour performances to reduce noise in the surrounding neighborhood. He is also currently working to increase their sound insulation on the rear of the business that is closer to the nearby residences.

There have been approximately eight prior TPD calls for service in the last year at 4525 Calle Mayor related to the prior restaurant, The End. Two of the calls were related to fights among bar patrons. Several calls were from residents who saw members of the Mongol motorcycle gang at the location wearing their vests/patches. No crimes were reported during those calls. Other calls were minor community caretaking matters unrelated to the restaurant.

I discussed the prior calls for service with Mr. Urich. He stated he is aware that members of the Mongols have come to the restaurant a couple times but they have not caused any problems. Mr. Urich stated he wants Mom Said Yes to be a family-friendly restaurant so he is working to cultivate those customers through environmental factors like music and family-friendly events. Mr. Urich stated his staff would call TPD if they had any safety concerns.

I discussed the local codes and laws that pertain to this business, as well as the conditions that exist on the license. I furnished the licensee with a copy of the Applicable Code Highlights for ABC "On-Sale" Licensed Businesses as well as a copy of the Applicable Codes Highlights for Entertainment and Sound Permits. In addition, we completed the Torrance Police Department Alcohol Beverage License Indoctrination Form together. Mr. Urich signed the forms 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 \_\_\_\_\_ Language \_\_\_\_\_



**General Information**

Business Name Mom SAID YES Phone [REDACTED]

Licensees URICH, JUSTA [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? N/A

Address 4525 CALLE MAYOR

Do you have prior experience working in alcohol sales? YES

Where? RESTAURANTS/BARS Type 47 / Maluvida (owner) 1.5 yrs.

How Many Years? 16 yrs

1 Washington Venice Beach

Type of License 47 - ON-SALE GENERAL EATING PLACE / 58 - CATERER PERMIT

Do you own any other businesses? Maluvida; Mom said Yes

Tues / Karaoke Thu / Live Dancings

Friday: School of Rock once a month

**Important Training Areas**

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

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

CR W

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.**

CR

W

Criminal citations or arrest, fines

ABC administrative hearings and fines

Civil suits

Loss of business license

Moral issues

**3. LEAD Seminar Training**

CR

W

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).**

CR

W

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.**

CR

W

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**

CR

W

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

Employee problems

City ordinances

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

CR

W

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

W

"Eyes and ears in the community"

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

LR

W

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

W

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

LR

W

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

W

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

W

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         

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

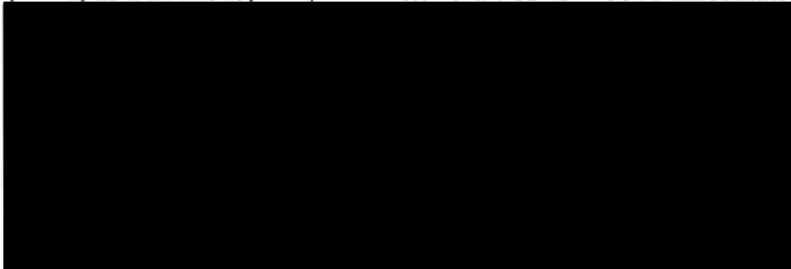
**15. Laws, Statutes and Municipal Codes Related to the Business**

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



**Training Confirmation**

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



Oct 1, 2025  
Date

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

\_\_\_\_\_  
Date



Honorable Members of the License Review Board  
City Hall – West Annex Commission Room  
Torrance, California

Members of the License Review Board:

SUBJECT: Finance Department, Business License Division – Deny a  
solicitors permit for Peter Nwude soliciting for Sunrun  
Installation Services Inc

RECOMMENDATION

Recommendation of the Finance Department, business license division to deny a  
solicitor's permit, in accordance with Section 31.7.4 c) of the Torrance Municipal  
Code.

BACKGROUND/ANALYSIS

Peter Nwude has made an application as an employee of Sunrun Installation  
Services Inc for approval for a solicitor's permit.

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 the issuance of the license.

Respectfully submitted,

By: 

\_\_\_\_\_  
Suzanne Bittner  
License Supervisor

Attachment A: Form 100E  
Attachment B: Authorization Letter from the business  
Attachment C: Torrance Municipal Code Section 31.7.4 c)  
Attachment D: Torrance Police Department Reports



NAMES AND ADDRESSES OF PERSONS, FIRMS OR CORPORATIONS BY WHOM APPLICANT HAS BEEN EMPLOYED FOR THE PAST FIVE YEARS:

SUNRUN (18000 STUBAKER RD, CERRITOS, CA 90703)  
READY REFRESH (13169 BUDLONG AVE, GARDENA, CA)  
AMAZON (LOGISTICS Dcx7, (2751 SKYPARK DR TORRANCE CA)  
CLEAR (85 10TH AVE, NEW YORK)

NAMES AND ADDRESSES OF THREE RESPONSIBLE PERSONS WHO HAVE KNOWN APPLICANT FOR MORE THAN THREE YEARS:

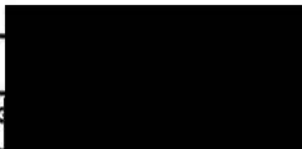
UBAKA UMENTI/ILORH  
ANTHONY NWUDE  
AMBROSE EGBUNU  
JACKIE COCO



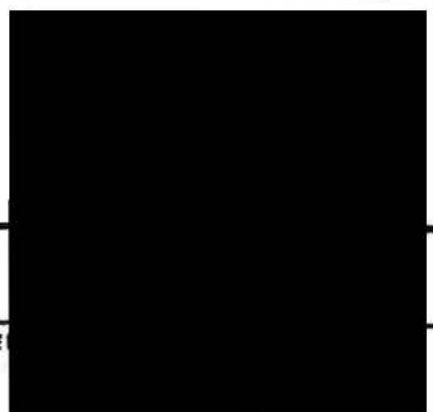
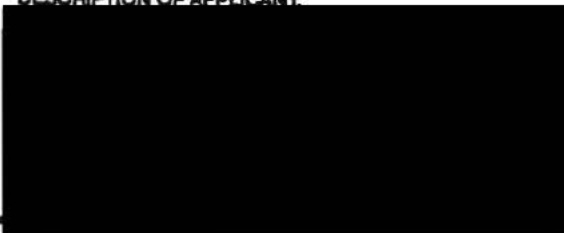
LIST ANY AND ALL MISDEMEANOR AND FELONY CONVICTIONS FOR VIOLATIONS OF ANY LAW, EVEN IF THE CONVICTION WAS DISMISSED OR EXPUNGED, PER CALIFORNIA PENAL CODE 1203.4 ET. SEQ. Failure to list all convictions is grounds for DENIAL of the license. (IF ADDITIONAL SPACE IS NEEDED PLEASE ATTACH ADDITIONAL SHEETS)

FORGE ACCESS CARD TO DEFRAUD 2001 December  
GRAND THEFT 2002  
RECEIVING STOLEN PROPERTY (BURGLARY) 2003  
DRIVERS LICENSE TO COMMIT FORGERY 2001

A LETTER AUTHORIZING APPLICANT TO REPRESENT SAID PERSON, FIRM OR CORPORATION IS HEREWITH ATTACHED.

SIG  09/08/2025

DESCRIPTION OF APPLICANT



FOR OFFICIAL USE ONLY

APPROVED BY:

CHIEF OF POLICE

DATE

LICENSE

DATE

DISAPPROVED BY:

CHIEF OF POLICE

DATE

LICENSE REVIEW BOARD

DATE



# Employment Authorization Letter

Sunrun Installation Service Inc.

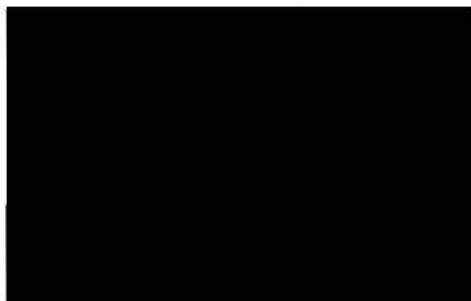
August 27, 2025

To Whom It May Concern,

This letter is to confirm that the following employee is employed with Sunrun and is authorized to sell under our name. Before being employed with Sunrun, a background check was completed and passed. Sunrun will assume responsibility for their actions while they are acting under the direction and for the benefit of Sunrun, and where their conduct is the kind that they were employed to perform. If you have any questions please let us know.

**Sales Rep: Peter Nwude**

Thank you,



Aubrianna Gabbitas, Sales Licensing Supervisor  
Phone: (385) 352-3662  
Email: saleslicensing@sunrun.com

CITY OF TORRANCE – TORRANCE MUNICIPAL CODE SECTION 31.7.4 c)

DIVISION 3 LICENSING

CHAPTER 1 GENERAL

ARTICLE 7 – LICENSE REVIEW BOARD

31.7.4 STANDARDS.

(Amended by O-3011)

c) The License Review Board shall deny a license provided for in this Article if it finds the applicant is unfit for the particular business. The Board may find the applicant is unfit based on the following factors where relevant to the business activity for which the application is made:

- 1) If the applicant has engaged in an unlawful, fraudulent, unfair or deceptive business acts or practices;
- 2) If the applicant has been convicted of a felony;
- 3) If the applicant has been convicted of a misdemeanor involving moral turpitude;
- 4) If the applicant has violated any law or lawful regulation of the United States, or any state, county or city relevant to the business or activity for which he is making application;
- 5) If the applicant has made any material misstatement or concealment in the application for such a permit; or
- 6) If the Board finds on any of the foregoing bases that the applicant is unfit to conduct such a business.

The Board may also deny a permit if it shall reasonably determine that the conduct of such business or activity by the applicant at the location for which application is made will violate any law, or lawful regulation of the City of Torrance, the State of California, the United States or any agency thereof; or will constitute a public nuisance; or by reason of the nature of the activity or subject of the business or the proposed location, can reasonably be expected to be substantially detrimental to the health or safety of the public.

Attachment D



Torrance Police Department Intelligence Detail  
**License Review Interview Summary**

Detective J. Warren [REDACTED]

---

To:

**Suzanne Bittner**  
License Supervisor

Date:

**23 September 23, 2025**

From:

**Detective L. Ryono**  
Intelligence Section

Subject:

**Peter Nwude**  
Solicitor  
License Review Board Hearing – TBD

Licensee:

**Peter Nwude**  
Sunrun Installation Services Inc.  
21 World's Fair Dr.  
Somerset, NJ 08873  
[REDACTED]

On 22 SEP 25, I interviewed Peter Nwude who is an applicant for a Solicitors License in the City of Torrance. Peter Nwude has been employed since 2022 with Sunrun. The business has been active throughout the United States and advertises itself as the #1 home solar and storage company in America. Sunrun offers solar panel installation, financing, and project management.

Sunrun has sales personnel who act as door to door solicitors and canvassers in local cities. They sell solar panels outright to customers and also offer financing options. I conducted a search of information related to the company from the Better Business Bureau (BBB) and the Department of Consumer Affairs.

Sunrun is an accredited business by the BBB. On the BBB website I found 4,061 total complaints in the last 3 years. Of those, 1,339 complaints closed in the last 12 months. These complaints were nationwide for the company. The business had an overall "A+" rating on the BBB website. The BBB shows 1,142 customer reviews with an average rating of 2 out of 4 stars.

Mr. Nwude is a licensed Home Improvement Salesperson with the Department of Consumer Affairs. I confirmed that he has an active license (#148705 SP / Exp. 8-31-2027).

In addition, Peter Nwude provided me with a copy of the identification worn by the company's solicitors and I viewed a copy of the sales approach that is used by the employees. Both appeared to meet the standards of the city of Torrance.

Mr. Nwude disclosed in his application that he has several prior criminal convictions including:

- 2001: Driver's License to Commit Forgery
- 2001: Forge Access Card to Defraud
- 2002: Grand Theft
- 2003: Receiving Stolen Property – Burglary

A background fingerprint check of Peter Nwude returned the following arrest history:

- November 21, 2000: Manhattan Beach PD arrest for 484F(a)PC: Forge Access Card to Defraud; 459PC; Burglary; 470(b)PC: Possession of Driver's License to Commit Forgery. Mr. Nwude received felony convictions for these charges and received 45 days county jail and 3 years probation. His probation was later revoked on 12-11-2001 and he was given 210 days county jail.
- November 10, 2001: Torrance PD arrest for 487(a)PC: Grand Theft; 496PC: Receiving Stolen Property. Mr. Nwude was convicted on 12-11-2001 of a felony under 487(a)PC. He received probation, that was later revoked and changed to 8 months prison.
- June 26, 2002: LAPD arrest for 487(a)PC: Grand Theft. Mr. Nwude was convicted of this charge as a felony and received 3 years prison.

I spoke to Mr. Nwude about his criminal record. Mr. Nwude stated when he came to this country he did not have a lot of money and he did not have anyone to rely on for help. Because of this, he began doing fraudulent returns at stores to obtain enough money to live off of. Nwude stated he stopped engaging in theft and fraud after he served his time in prison for the prior arrests (early 2000's). Mr. Nwude stated he later got married and had kids and has changed his life.

It should be noted that after interviewing Mr. Nwude I located an additional crime report in which he was listed as an involved person. I noted that Mr. Nwude was listed in a TPD theft under false pretenses report in 2021 (DR# 210039401). In that incident, a male subject fraudulently returned merchandise at Lowe's (2700 Skypark) for a loss of \$299. The subject provided the driver's license of Peter Nwude at the time of the return. It should be noted that the case was never prosecuted due to the video of the suspect being lost. A single black and white photo of the masked suspect was

obtained. The subject in the photo appears to be a middle-aged black male of similar build to Mr. Nwude. However, due to the poor quality of the photo and the fact the suspect is wearing a COVID-style mask, the identity of the suspect could not be confirmed to be Peter Nwude.

The Torrance Municipal Code states the following regarding the criminal background of an applicant for a solicitors license:

34.1.4 CONDITIONS FOR ISSUANCE OF LICENSE.

No license shall be issued under the provisions of this Article whether pursuant to Sections 34.1.1. and 34.1.2. hereof, or otherwise:

- a) Until the applicant has furnished the License Supervisor with a statement containing the following information:
  - 1) Name and address of applicant and type of business for which license is required;
  - 2) Name and address of person, firm or corporation represented by applicant;
  - 3) Letter authorizing applicant to represent said person, firm or corporation;
  - 4) Record of convictions for violation of any law, except minor traffic laws;
  - 5) Name and address of persons by whom applicant has been employed for the past five (5) years (not over five);
  - 6) Names and addresses of three (3) responsible persons who have known applicant for more than three (3) years;
  - 7) Fingerprints of applicant;
  - 8) Two (2) copies of a one (1) inch square photograph of applicant taken within two (2) years from date of application, one of which shall be attached to the license certificate or identification card, if the same is issued, and the other to be retained by the License Supervisor;
  - 9) Such other information as the License Supervisor may require.
- b) and except as provided in Section 34.1.1. herein, until the following conditions have been satisfied:
  - 1) The application shall have been approved by the Chief of Police. If it is the judgment of the Chief of Police that the granting of the license would probably be detrimental to the public peace, morals or safety, or if it is found that the applicant has been convicted of any crime involving moral turpitude, the Chief of Police shall recommend to the License Supervisor that the application be denied;**

Per the TMC code, the Torrance Police Department shall recommend a denial of the solicitors license where the applicant has been convicted of any crime involving moral turpitude. Mr. Nwude has several felony convictions (see above) for theft related crimes involved fraud.

In addition, the application may be denied where the granting of the license would be detrimental to the public peace, morals, or safety. Due to Mr. Nwude's prior criminal history in fraud crimes, it is believed that allowing him to work as a solicitor in the city of Torrance and have access to the homes and personal information of solar panel customers would be detrimental to the peace and safety of the city.

Due to his prior felony convictions for fraud crimes involving moral turpitude and the risk to the public, the Torrance Police Department recommends that this solicitor's permit be denied.



**Detective Lucas Ryono #18432**  
Intelligence Section



# Torrance Police Department

## Solicitation Licensing Interview

### Questionnaire

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



### General Information

Business Name SUNRUN Phone

Licenseses NWUDE, PETER CHIDVEM

Who Are the Sole Owners? SUNRUN INSTALLATION SERVICE INC

Is the business incorporated? YES

Are there other officers/owners in the company? N/A

Address 1800 W. ASHTON BLVD, LEHI, UT 84043

How long has this business been operating? 18 YRS SINCE 2007

Self Description of Business SOLAR PANEL INSTALLATION

Are you employed or do you own any other businesses?  
EMPLOYED AT SUNRUN ONLY (2022)



### Business Information

Where Did You Do Your Training?  
SUNRUN PROVIDES TRAINING / LOUSE SCRIPT.

What Professional Certification Do You Possess?  
- DCA HOME IMPROVEMENT SALES LICENSE  
- BUSINESS LICENSE W/ TORRANCE

**What Exactly Are You Selling?** (RESIDENTIAL SOLAR PANEL INSTALLATION)

- INSTALLATION

- FINANCING

**Has Any Other Business You Have Owned Ever Had A Complaint with the Better Business Bureau or Department of Consumer Complaints?**

- N/A FOR LICENSEE

- UNAWARE OF CORPORATE COMPLAINTS



## Professional Guidelines

**Are You Soliciting a Product or Service?**

BOTH

**Are You Aware of the Laws Related to This Type of Solicitation?**

OR PIN

Including:

TMC 34.1.5

No sales before 9AM or after 9PM

TMC 34.1.6

You may not knock or ring a bell on a door that has a sign bearing the words: "No Trespassing," "No Peddlers," "No Advertisement," "No Canvassers," "No Solicitors" or any similar notice

TMC 34.1.7

No child under the age of 16 can be a solicitor (except for newspapers)

No child can solicit after 6PM in May, June, July or August, or after 5PM in all other months.

**Are You Soliciting for Funds for an Organization?**

N/A

**Are You Aware of the Laws Related to This Type of Solicitation?**

LR N/A

Including:

TMC 34.1.6

You may not knock or ring a bell on a door that has a sign bearing the words: "No Trespassing," "No Peddlers," "No Advertisement," "No Canvassers," "No Solicitors" or any similar notice

TMC 34.2.1

You cannot solicit funds for yourself without a fund solicitation certificate granted from licensing (see Code Highlight Sheet)

TMC 34.2.6

Neither you nor any employee can have a prior conviction for any "any crime of moral turpitude involving fraud, theft, larceny or embezzlement or any violation of any federal or state statute in the course of operating a financing activity substantially similar" to the business you are now operating.

TMC 34.2.8

You must fully identify yourself (with ID card) and the organization for which you are soliciting funds

No sales before 9AM or after 9PM

TMC 34.2.9

No child under the age of 16 can be a solicitor (unless supervised by an adult in a 1:5 ratio)

No child can solicit after 6PM in May, June, July or August, or after 5PM in all other months.

No minor can work more than 8 hours a day

No worker can receive less than the federal minimum wage

**Have You Provided Us with a Written Explanation and Example of Your Sales Approach?**

YES  
SEE ATTACHED

**Do You Know How and When to Contact the Police?**

LN P.N

Emergency 911

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

Has Licensee(s) received a copy of the "Solicitors applicable code highlights?"

LN P.N



**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]

09/22/2025  
Date

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

\_\_\_\_\_  
Date

[Redacted Witness Signature]

Witness

9-22-25