

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 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, DECEMBER 4, 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 November 26, 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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS.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 – None

7. ADMINISTRATIVE MATTERS

7A. Approve a business license for Origami Fashion Center LLC, dba Origami Handroll Bar application for a business license to allow the operation of a restaurant selling alcohol.

7B. Approve a business license for Avyanga LLC application for a business license to allow the operation of a massage establishment.

7C. Approve a business license for Q Q Massage application for a business license to allow the operation of a massage establishment.

8. PUBLIC HEARINGS -

8A. Conduct a public hearing for the approval of an entertainment and dance permit for Mom Said Yes LLC, dba Mom Said Yes application for an entertainment and dance permit for an existing restaurant serving alcohol to allow live entertainment and dancing on certain days and times in a seven day weekly cycle from Sunday to Saturday.

9. BOARD ORAL COMMUNICATIONS

10. ADJOURNMENT

10A. Adjournment of License Review Board Meeting to Thursday December 18, 2025, at 10:00 am in the West Annex Commission Room at 3031 Torrance Boulevard.

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 – Origami Fashion Center LLC, dba
Origami Handroll Bar

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).

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

BACKGROUND/ANALYSIS

Jay Yim partner of Origami Fashion Center LLC, dba Origami Handroll Bar has
made an application for approval of a business license to allow the operation of a
restaurant serving alcohol. The business is located at 21434 Hawthorne
Boulevard, Suite 605C 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 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: **Origami Handroll Bar** CORPORATE NAME (LEGAL ENTITY NAME IF DIFFERENT FROM BUSINESS NAME OR DBA): **Origami Fasion Center, LLC.**

1. BUSINESS LOCATION (*physical business address - see note below) Suite# **Fashion** City **Fashion** State **CA** ZIP **92503**

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): **Full service restaurant w/ alcohol**

FOR A BUSINESS LOCATED IN TORRANCE PROVIDE THE PRIMARY STANDARD INDUSTRY (SIC) CODE(S) (**see note below): **5812** 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: **Jay Yim** CONTACT TITLE: **Partner** CONTACT PHONE #: BUSINESS PHONE#: **(714) 673-9287** CELL PHONE#:

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

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

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

NAMES OF OWNER, PARTNERS, OR PRINCIPAL OFFICERS: Jimmy Song	TITLE: Partner	NAMES OF OWNER, PARTNERS OR PRINCIPAL OFFICERS: Jay Yim	TITLE: Partner
---	--------------------------	---	--------------------------

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: **8/11/20**

PART II.

BASIC FEE: FEE: PER PERSON FEE: PER UNIT FEE:

OTHER FEES: BUSINESS AMOUNT: Business License # 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/oinis/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: Wednesday, November 05, 2025

LICENSE INFORMATION

License Number: 662943 **Primary Owner:** ORIGAMI FASHION CENTER LLC

Office of Application: 03 - LB/LAKEWOOD

BUSINESS NAME

ORIGAMI HANDROLL BAR

BUSINESS ADDRESS

21434 HAWTHORNE BLVD UNIT# 605C, TORRANCE, CA, 90503

County: LOS ANGELES **Census Tract:** 6507.01

LICENSEE INFORMATION

Licensee: ORIGAMI FASHION CENTER LLC

Company Information

OFFICER: SONG, HELEN SEJIN (MEMBER)

MEMBER: SONG, HELEN SEJIN

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:** 16-OCT-2025 **Term:** 12 Month(s)

Original Issue Date: 15-OCT-2025 **Expiration Date*:** 30-SEP-2026 **Master:** Y

Duplicate: 0 **Fee Code:** P40 **Transfers:**

OPERATING RESTRICTIONS:

No Operating Restrictions found

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



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:

Origami Handroll Bar – “Origami Fashion Center, LLC”
21434 Hawthorne Blvd; Suite 605C, Torrance, CA 90503 [REDACTED]

License Review Board Hearing – December 4, 2025

Licensee:

Yim, Jay (Owner/Manager) / [REDACTED]

On 13 NOV 25, I interviewed Jay Yim regarding his application for a business license for Origami Handroll Bar, a restaurant located at 21434 Hawthorne Blvd; Suite 605C, in the City of Torrance.

Origami Handroll Bar will be a new restaurant at the location. They also have a second location in Brea (1080 E. Imperial Hwy; E-2, Brea, CA) that has been open for two years.

The restaurant will feature Japanese cuisine with beer and wine options. Mr. Yim has worked in alcohol sales for approximately two years through their Origami Handroll restaurants. Prior to that he owned ice cream shops. Mr. Yim 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 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 ORIGAMI HANDROLL BAR Phone [REDACTED]

Licensees YIM, JAY YOUNG [REDACTED]

Who are the sole owners? JAY YIM / Jimmy Song
 Is the business incorporated? YES
 Is this reflected in the ABC License? YES
 Are there other officers in the company? SEE ABOVE

Address 21434 HAWTHORNE BLVD #605C

Do you have prior experience working in alcohol sales? 2 YRS
 Where? BREA LOCATION
 How Many Years? YES

Type of License 41 - ON SITE BEER & WINE

Do you own any other businesses? ORIGAMI HANDROLL IN BREA

Important Training Areas

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

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

Ln

Methods of alteration.

Tricks used by minors.

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

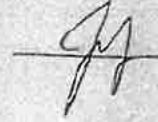
Spotters

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



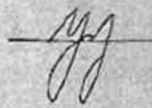
The enforcement programs are not intended to entrap.
The minors will be truthful and appear to be their age.
These are intended to establish and enforce compliance.

8. **Explanation of Intelligence function.**

LR 

"Eyes and ears in the community"

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

LR 

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.**

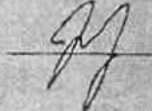
LR 

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

LR 


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 

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 

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.

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 for Avyangaa LLC

RECOMMENDATION

Recommendation of the Finance Department, business license division, to
approve the business license for Avyangaa LLC

BACKGROUND/ANALYSIS

Gayathri and Lazmi Narasimha owners of Avyangaa LLC have made an
application for approval of a business license to allow the operation of a massage
establishment. The business is located at 20912 Hawthorne Boulevard in
Torrance.

Per Section 31.7.3 subsection 18) of the Torrance Municipal Code, applications
for a massage establishment must be sent to the License Review Board for
approval before issuance of the license.

Respectfully submitted,

By:



Suzanne Bittner
License Supervisor

Attachment A: Business License Application
Attachment B: Form 100E
Attachment C: Landlord's Notarized Statement
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 CHANGE OF OWNERSHIP (operator from 9050)

CHANGE OF BUSINESS LOCATION CHANGE OF NAME

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

BUSINESS NAME OR DBA: **AVYANGAA LLC** CORPORATE NAME (LEGAL ENTITY NAME IF DIFFERENT FROM BUSINESS NAME OR DBA):

1. BUSINESS LOCATION (physical business address - see note below):
 20912 HAWTHORNE BLVD Suite# City: **TORRANCE** State: **CA** ZIP: **90503**

2. MAILING ADDRESS OR PO/PMB BOX (required):
 20912 HAWTHORNE BLVD Suite# City: **TORRANCE** State: **CA** ZIP: **90503**

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):
AYURVEDIC HEALTH CONSULTATION, HERBAL SUPPLEMENTS, REIKI, AYURVEDIC EDUCATION, AYURVEDIC BODY THERAPIES

FOR A BUSINESS LOCATED IN TORRANCE, PROVIDE THE PRIMARY STANDARD INDUSTRY (SIC) CODE(S):
8099, 7991-05 STATE WATER DISCHARGE IDENTIFICATION NUMBER (WIDDER) (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: **GAYATHRI NARASIMHA** CONTACT TITLE: **FOUNDER** CONTACT PHONE# BUSINESS PHONE# CELL PHONE#

DRIVERS LICENSE ISSUED ID# SOCIAL SECURITY# (optional) COMMERCIAL OFFICE SOFT # OF PEOPLE WORKING IN TORRANCE # OF UNITS (apartments/hotels/mobile homes/units)

FEDERAL TAX ID# (EIN) STATE TAX ID# (SEIN) STATE CONTRACTORS LICENSE # STATE SELLERS PERMIT #

OWNERSHIP (select one): SOLE PROPRIETOR PARTNERSHIP CORPORATION LIMITED LIABILITY COMPANY

NAME & TITLE OF PARTNER, PARTNER, OFFICER, OR AGENT: **GAYATHRI NARASIMHAN FOUNDER**

NAME & TITLE OF PARTNER, PARTNER, OFFICER, OR AGENT: **LAKMI NARASIMHAN PRESIDENT**

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 11.9 (B) of the Torrance Municipal Code.

I am duly authorized to make this application. All of the information provided to 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: **11/26/2024**

PART II. FOR OFFICIAL USE ONLY

APPLICANT: [Redacted] FEE: [Redacted] STATUS: [Redacted] BUSINESS TYPE: [Redacted] COMMENTS: [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 THIS FIELD BLANK.
 ** SELECT THE BUSINESS LOCATION (AT STATE) STATES DEPARTMENT OF LABOR WEBSITE
 *** SELECT INFORMATION FOR AN INDUSTRIAL BUSINESS, REQUIRING A WIDDER FROM THE CALIFORNIA STATE WATER RESOURCES CENTER WEBSITE

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

PRG SOFTWARE SOLUTION INC
29303 Stoneness Rd, Rancho Palos Verdes, CA 90275

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

Uma Vajapeyazula
Susuchi Sampat
Anjana Nasasimhan

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. SEC. Failure to list all convictions is grounds for DENIAL of the license. (IF ADDITIONAL SPACE IS NEEDED PLEASE ATTACH ADDITIONAL SHEETS)

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

DESCRIPTION OF APPLICANT

[Redacted description of applicant]

[Redacted description of applicant]

FOR OFFICIAL USE ONLY

APPROVED BY:

CHIEF OF POLICE

DATE

LICENSE RE

DATE

DISAPPROVED BY:

CHIEF OF POLICE

DATE

LICENSE RE

DATE

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

PRG SOFTWARE SOLUTION INC.

20914 Hawthorne Blvd, Torrance, CA 90503

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

UMA VAIAPEYAZULA

AJITA PATEL -

SURUCHI SAMPAT -

ANY CONVICTIONS FOR VIOLATION OF ANY LAW, OTHER THAN TRAFFIC LAWS MUST BE LISTED:

NONE

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

FOR OFFICIAL USE ONLY

APPROVED BY:

CHIEF OF POLICE

DATE

LICENSE REVIEW BOARD

DATE

DISAPPROVED BY:

CHIEF OF POLICE

DATE

LICENSE REVIEW BOARD

DATE

To Whom It May Concern

PRG GROUP LLC

EIN-201924910467

20912-20914 HAWTHRONE BLVD

TORRANCE-CA 90503

is a real estate holding company and owns the property located at 20912-20914 HAWTHRONE BLVD, TORRANCE-CA 90503.

WHEREAS AVYANGAA LLC will be leasing the 20912 HAWTHRONE BLVD, TORRANCE-CA 90503 from 01-Jan-2025. AVYANGAA LLC business operation provides following services

Ayurvedic health consultation, Herbal supplements, Reiki, Ayurvedic Education, Ayurvedic training and Ayurvedic body Therapies.

Both PRG Group LLC and AVYANGAA LCC are owned by the undersigned below.

Owner name	Driver's license #	Signature
Gayathri Narasimhan	[REDACTED]	[REDACTED]
Laxmi Narasimhan	[REDACTED]	[REDACTED]

Notary information

See Attached for Notary

Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On 11.27.2024 before me, Gilberto Chad Covarrubias, Notary Public
personally appeared Gaya thri Narasimhan and Laxmi Narasimhan

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the forgoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



Place Notary Seal Above

Description of Attached Document

Title or Type of Document: Business License

Document Date: _____ Number of Pages: 1 + Notary

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Signer's Name: _____

Attachment B



Torrance Police Department Intelligence Detail

License Review Interview Summary

Detective Lucas Ryono: [REDACTED]

To:

Suzanne Bittner
License Supervisor

Date: November 21, 2025

From:

Detective Lucas Ryono
Intelligence Section

Subject:

"Avyangaa LLC"
20912 Hawthorne Blvd., Torrance, CA 90503
(310) 623-7291

License Review Board Hearing – To Be Determined

Licensees Interviewed:

Narasimhan, Gayathri / [REDACTED]
Narasimhan, Laxmi (Co-Owner)

On 21 NOV 25, I interviewed Ms. Gayathri Narasimhan and Mr. Laxmi Narasimhan regarding their application for a business license for "Avyangaa," located at 20912 Hawthorne Blvd., Torrance, CA.

Mr. and Ms. Narasimhan will be opening a new massage business and holistic healing center at the location.

Avyangaa will offer massage by appointment and "walk-in" type customers. They will also offer Ayurveda health treatment and Reiki energy healing.

The Narasimhans will be managing the business and plan to hire one masseuse. Ms. Narasimhan will also provide Reiki healing and holistic health treatments. The Narasimhans completed their Livescan fingerprinting and showed no record of any criminal record meeting dissemination criteria.

Ms. Narasimhan has been working at a holistic healing center (Sanctuary Wellness Center, 505 W. 1st St., Tustin, CA) since 2022 where massage was also offered to clients. The Narasimhans own an Information and Technology company (PRG Software Solutions) but do not own any other massage businesses.

An inspection of the establishment (specific to the concerns of law enforcement) was met as required by TMC Section 35.14.080 and 35.14.090.

The Narasimhans were advised of the laws regulating their occupation, and they were provided with a "Torrance Municipal Section Highlights" form, which detailed these laws and regulations. I completed a Massage Establishment Licensing Interview Questionnaire with Ms. Narasimhan which she signed indicating that she understood the laws regulating this occupation. The Narasimhans were advised to strictly adhere to record keeping, hours of operation, and proper storage of clean and used linens, as well as all the other rules and regulations that apply to the massage business.



Detective Lucas Ryono
Intelligence Section



Torrance Police Department
Acupuncture/Massage Establishment Licensing Interview
Questionnaire

Interpreter _____ Language _____



General Information

Business Name AVYANGAA LLC Phone [REDACTED]

Licensee(s) NARASIMHAN, GAYATHRI (mbr only) COL D7140877

Who are the sole owners? NARASIMHAN, LAKMI & LICENSEE

Is the business incorporated? YES

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

Business Address 20912 HAWTHORNE BLVD

How Long Has This Business Been Operating? NEW



Company History

Past Businesses

Have you been in the acupuncture/massage business before? YES

Location address? SAMLUARY WELNESS CENTER (505 WEST 1st ST) TUSTIN, CA

How long? (REIKI TREATMENT) 2022-2025

Do you own any other businesses? YES (massage)

Location address? (PRG Software Solutions) IT company;

Record in Other Cities (If Applicable)

In what other cities is the company licensed?

N/A

Has the company had problems/issues in any of these cities? What problems/issues? How were the problems/issues resolved?

none

Have you ever had your business license revoked or suspended? For what reason(s)?

no

Have you responded to all open complaints (Better Business Bureau or Department of Consumer Affairs) in any other business you have owned? How were the complaints resolved?

N/A



Business Inspection

The Following Conditions (Specific to the Concerns of Law Enforcement) Have Been Met As Required By TMC Section 35.14.080 and 35.14.090:

LR GN Minimum lighting shall be provided in accordance with the Uniform Building Code, and either natural light per CA Building Code (CBC) 1205.2 or artificial light per CBC 1205.3.

LR GN A massage table will be used for all massage therapy with the exception of "Thai," "Shiatsu," and similar forms of therapy. Those may be provided on a padded mat on the floor provided the patron is fully attired in loose clothing or similar garment. Massage tables are required to be a minimum of 18 inches from the floor. **Beds, floor mattresses and waterbeds are not permitted on the premises of the business or establishment (35.14.080 (d)).**

LR GN All exit doors will be kept unlocked during business hours.

LR GN Closed cabinets shall be utilized for the storage of clean linen. All massage tables will be covered with a clean sheet or other clean covering for each patron. After use, each covering will be deposited in a closed receptacle and not used until properly sanitized in the immersion of water at least 140 degrees Fahrenheit for not less than 15 minutes. An adequate supply of clean linens will be maintained.

LR GN The massage business must display the State Certificate (California Massage Therapy Council) of each massage therapist in a location so that it can be readily seen by persons entering the business.

LR GN All massage rooms, toilet rooms, pools, showers, bathtubs, steam rooms saunas, Jacuzzis and all other physical facilities will be thoroughly cleaned and disinfected as needed and at least once each business day the premises is open and in use.

LR GN The patron's genitals, pubic area, anus, and female patron's breasts below a point immediately above the top of the areola must be fully draped at all times while any employee of the business or establishment is in the massage therapy room with the patron. No massage therapy will be provided to a patron that results in intentional contact, or occasional and repetitive contact, with the genitals, anus, or areola of a patron.

LR GN An owner of a massage business shall be responsible for the conduct of all employees or independent contractors working on the premises of the business (Torrance Municipal Code (TMC) 35.14.120(a)).

LR GN Each operator of a massage or acupressure establishment shall maintain a record of the date, time, name of customer, address of the customer, date of birth of the customer, type of service provided, and the licensed person supplying such service. The name, address and date of birth must be verified using legal identification prior to any service. Such records shall be open to inspection by health officials or police officers at all times, on the premises of the massage or acupressure establishment. Such records shall be kept for a minimum of not less than one year. The information contained in such records shall be used only for the purpose of enforcing this Article, as well as other applicable laws, and shall otherwise be confidential. It shall be unlawful for any person to disclose such information for any unauthorized purpose.

LR GN **35.14.050 T.M.C. Hours of Operation.** 1000 1800

No massage business or establishment will provide massage therapy to the public for compensation between the hours of 9:00 P.M. and 8:00 A.M. of the following day. The massage business or establishment must close and all patrons must leave the massage business or establishment by 9:00 P.M.



Local Codes and State Laws

Acupuncture Standards of Practice (State Requirements)

An acupuncturist is allowed to engage in the practice of acupuncture, electro acupuncture, perform or prescribe the use of oriental massage, acupressure, moxibustion, cupping, breathing techniques, exercise, heat, cold, magnets, nutrition, diet, herbs, plant, animal, and mineral products, and dietary supplements to promote, maintain, and restore health pursuant to Business & Professions Code Section 4937.

1399.450. Condition of Office.

1. (a) Every acupuncture office shall be maintained in a clean and sanitary condition at all times, and shall have a readily accessible bathroom facility in accordance with Title 24, Part 2, Building Standards Code Sections 494A.1 and 1994 Uniform Building Code Section 2902.3.

1399.451. Treatment Procedures.

In treating a patient, an acupuncturist shall adhere to the following procedures:

1. (a) The acupuncturist's hands shall be brush-scrubbed with soap and warm water immediately before examining patients or handling acupuncture needles and other instruments, and between patients.
2. (b) All instruments shall be sterilized before and between uses in a manner which will destroy all microorganisms. All needle trays which contain sterile needles shall also be sterile. Each time instruments are sterilized, the acupuncturist shall use a tape or strip indicator which shows that sterilization is complete.
3. (c) Acupuncture points, where needles are to be inserted, shall be cleaned with an appropriate antiseptic before insertion of the needle.
4. (d) In the event an acupuncture needle inserted in a patient breaks subcutaneously, the treating acupuncturist shall immediately consult a physician. An acupuncturist shall not sever or penetrate the tissues in order to excise such a needle.
5. (e) Any complication, including but not limited to, hematoma, peritonitis or pneumothorax arising out of acupuncture treatment shall be referred immediately to a physician or dentist or podiatrist, if appropriate, if immediate medical treatment is required..
6. (f) Acupuncture shall not be performed using hypodermic needles.
7. (g) All instruments to be discarded shall be disposed of safely.
8. (h) Needles shall be disposed of by placing them in a sealed, unbreakable container marked "Hazardous Waste" and disposed of in accordance with state and local law.

1399.453. Record keeping.

An acupuncturist shall keep complete and accurate records on each patient who is given acupuncture treatment, including but not limited to, treatments given and progress made as a result of the acupuncture treatments.

1399.454. Single Use Needles.

An acupuncturist shall use needles labeled for single use only that meet the requirements of federal regulations 21 CFR Part 880.5580 (61 FR 64617, December 6, 1996). It shall constitute unprofessional conduct for an acupuncturist to use a needle more than once.

1399.455. Advertising.

1. (a) A licensed acupuncturist may advertise the provision of any acupuncture services authorized to be provided by such licensure in a manner authorized by Section 651 of the code so long as such advertising does not promote the excessive or unnecessary use of such services.
2. (b) It is improper advertising as provided in Section 4955 of the code to disseminate any advertising which represents in any manner that the acupuncturist can cure any type of disease, condition or symptom.
3. (c) It is improper advertising as provided in Section 4955 of the code to disseminate any advertising of a practice, technique or procedure which is not within the scope of the practice of acupuncture as defined in Section 4927 and 4937 of the code and which is the unlawful practice of medicine.

1399.456. Use of the Title "Doctor."

It is unprofessional conduct for an acupuncturist to use the title "Doctor" or the abbreviation "Dr." in connection with the practice of acupuncture unless he or she possesses a license or certificate which authorizes such use or possesses an earned doctorate degree from an accredited, approved or authorized educational institution as set forth under Article 4 (commencing with section 94760) of Chapter 7 of Part 59 which is in acupuncture, Oriental medicine, a biological science, or is otherwise related to the authorized practice of an acupuncturist as set forth in Sections 4927 and 4937 of the Code.

The use of the title "Doctor" or the abbreviation "Dr." by an acupuncturist as authorized above without further indicating the type of license, certificate or degree which authorizes such use, constitutes unprofessional conduct.

Is the Licensee(s) aware of applicable local codes and state laws?

CR _____ GN

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

CR _____ GN

Does the Licensee(s) know how to contact the police department?

CR _____ GN

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 for Q Q Massage

RECOMMENDATION

Recommendation of the Finance Department, business license division, to
approve the business license for Q Q Massage

BACKGROUND/ANALYSIS

Li Jiang Yang, owner of Q Q Massage, has made an application for approval of a
business license to allow the operation of a massage establishment. The
business is located at 17411 Crenshaw Blvd Suite D, in Torrance.

Per Section 31.7.3 subsection 18) of the Torrance Municipal Code, applications
for a massage establishment must be sent to the License Review Board for
approval before issuance of the license.

Respectfully submitted,

By:



Suzanne Bittner
License Supervisor

Attachment A: Business License Application
Attachment B: Form 100E and California Massage Therapy certificate
Attachment C: Certain Pages from Lease Agreement
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	<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 <i>RR Massage</i>	CORPORATE NAME (LEGAL ENTITY NAME IF DIFFERENT FROM BUSINESS NAME OR DBA)
---	---

1. BUSINESS LOCATION (*physical business address - see note below) <i>17411 Crenshaw Blvd # D</i>	Suite#	City <i>Torrance</i>	State <i>CA</i>	ZIP <i>90504</i>
--	--------	-------------------------	--------------------	---------------------

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

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"/>		

NATURE OF BUSINESS (description of business activity in detail): <i>Massage</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: <i>Li Zhang Yang</i>	CONTACT TITLE: <i>owner</i>	CONTACT PHONE #:	BUSINESS PHONE #: <i>626 822 8008</i>	CELL PHONE #:
DRIVERS LICENSE OR OTHER GOVERNMENT ISSUED ID#:	SOCIAL SECURITY #:	COMMERCIAL OFFICE SQFT:	# OF PEOPLE WORKING IN TORRANCE:	# 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
	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

NAMES OF OWNER, PARTNERS, OR PRINCIPAL OFFICERS: <i>Li Zhang Yang</i>	TITLE: <i>owner</i>	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 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

SIGNATURE:	DATE: <i>10/22/25</i>
------------	--------------------------

PART II. FOR OFFICE USE	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-

NOTES:

- * FOR A RESIDENTIAL BUSINESS ADDRESS YOU ARE NOT REQUIRED TO PROVIDE IT. IF YOU DO NOT WANT TO PROVIDE THE RESIDENTIAL ADDRESS PLEASE CHECK BOX #1 BL-APP.
- ** 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/amis/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

Attachment B

Telephone: 618-5628

CITY OF TORRANCE REVENUE DIVISION

3031 Torrance Boulevard Torrance, CA 90503

APPLICATION FOR Massage Establishment

Torrance Municipal Code Section:

10/7 2025

NAME OF APPLICANT Li-jiang Yang

ADDRESS [REDACTED] PHONE [REDACTED]

CITY [REDACTED] STATE CA 91770

TYPE OF BUSINESS Massage

FIRM NAME R R Massage

ADDRESS 17411 Crenshaw Blvd PHONE

CITY Torrance STATE

PROOF OF AGE BIRTH CERTIFICATE [] BAPTISMAL CERTIFICATE [] DRIVERS LICENSE [] OTHER []

SOCIAL SECURITY NO. DRIVERS LICENSE NO.

FOR OFFICIAL USE ONLY NAME

FOR OFFICIAL USE ONLY

Table with 6 columns: DATE, RECEIPT NO., AMOUNT, ID CARD, LICENSE NO., DATE ISSUED. The table is currently empty.

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

Diamond Massage - 400 S Baldwin Ave Tst Arcadia CA 91006
9/2011 - current

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

Irene Kuo -
Xiang Yu Ji -
May Wang -



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)

NO

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

NO

SIGNATURE OF APPLICANT



FOR OFFICIAL USE ONLY

APPROVED BY:

CHIEF OF POLICE

DATE

LICENSE RE

TE

DISAPPROVED BY:

CHIEF OF POLICE

DATE

LICENSE RE

TE

CALIFORNIA MASSAGE THERAPY COUNCIL

*By authority of the State of California Code B&P Section 4600,
the California Massage Therapy Council hereby awards to*

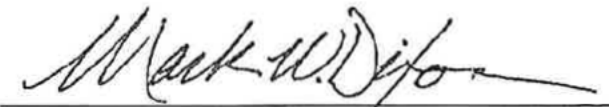
Li Jiang Yang

the designation of

CERTIFIED MASSAGE THERAPIST

*Let it be known by all that, having met the standards set forth by the California Massage Therapy Council and having demonstrated knowledge of applicable disciplines related to the practice of massage therapy, **Li Jiang Yang** is recognized as a **CMT** in good standing, including all the rights and privileges pertaining thereto, as witnessed by the signature below.*

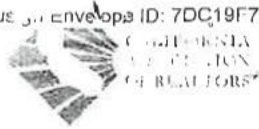
Given at Sacramento, California, Thursday, December 28, 2023.



*Mark Dixon, Chairman of the Board
California Massage Therapy Council
CAMTC, One Capitol Mall, Suite 800, Sacramento, CA 95814*

**CERTIFICATE # 6958
EXPIRES: 3/12/2026**

The validity and authenticity of this certificate may be verified online
by entering the name and certificate number at: www.camtc.org



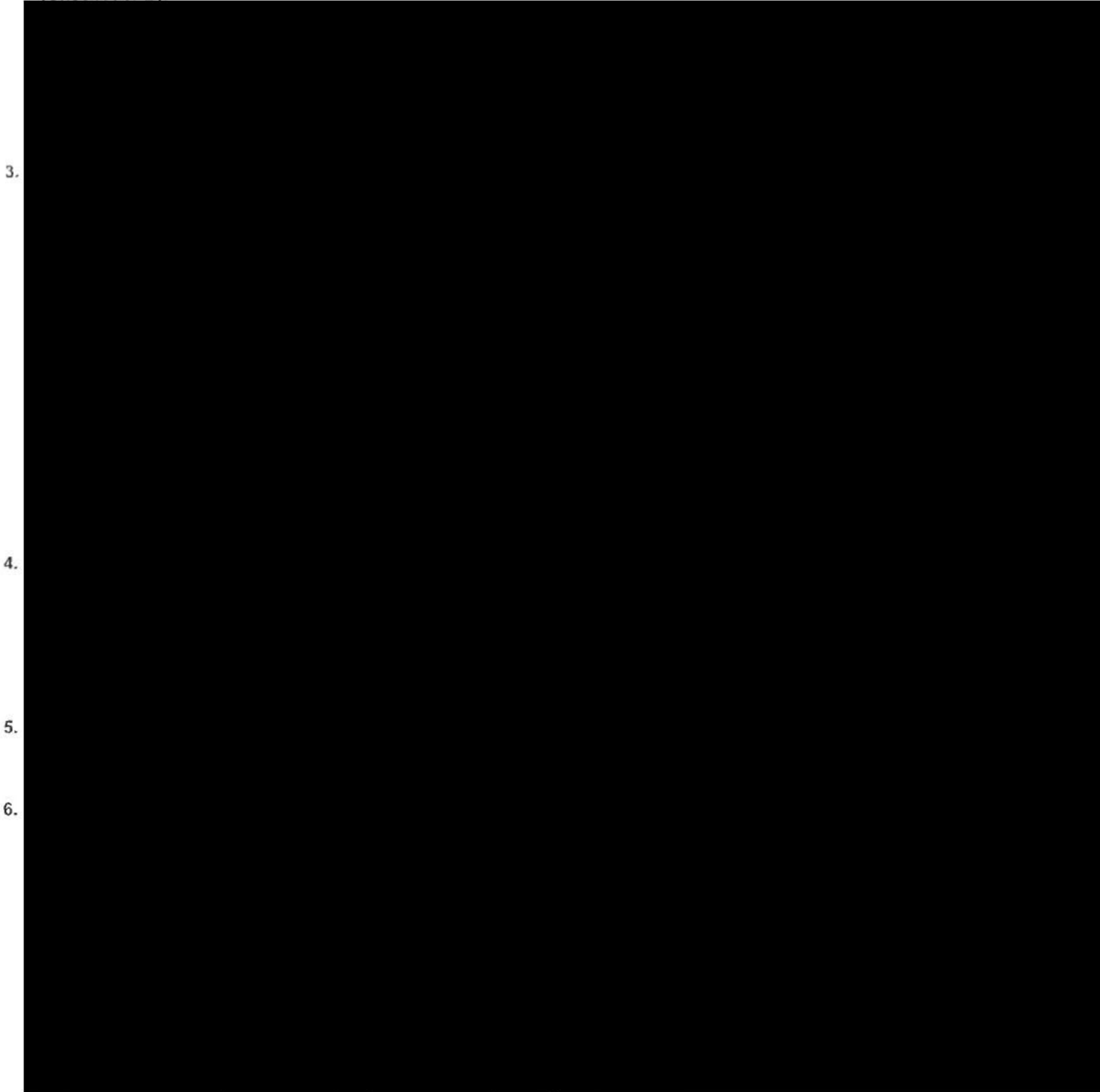
COMMERCIAL LEASE AGREEMENT
(C.A.R. Form CL, Revised 12/24)

Attachment C

Date (For reference only): October 14, 2025
Great T101 LLC

(Owner, Authorized Broker or Agent, or Property Manager, ("Landlord"))
and Diamond Massage Inc and Lijiang Yang ("Tenant") agree as follows:

- PROPERTY:** Landlord rents to Tenant and Tenant rents from Landlord, the real property and improvements described as 17411 Crenshaw Bl Torrance CA 90504 (Makena Plaza Unit D) ("Premises"), which comprise approximately 10.600% of the total square footage of rentable space in the entire property. See exhibit _____ for a further description of the Premises.
- TERM:** The term begins on (date) November 1, 2025 ("Commencement Date"),
(Check A or B):



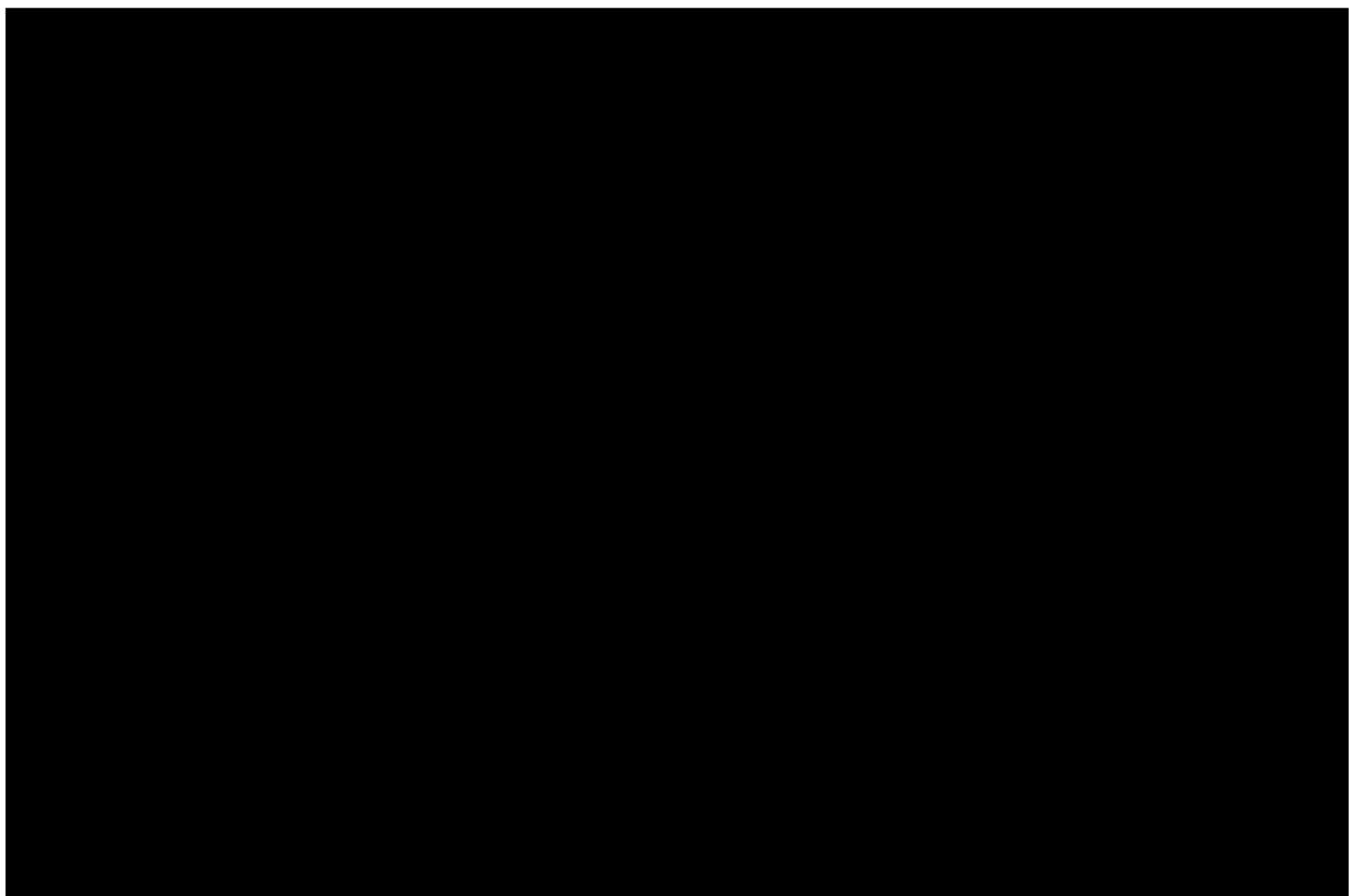


ADDENDUM No. 2
(C.A.R. Form ADM, Revised 6/25)

The following terms and conditions are hereby incorporated in and made a part of the Purchase agreement, OR Residential Lease or Month-to-Month Rental Agreement, Other **Commercial Lease Agreement**
dated October 14, 2025, on property known as 17411 Crenshaw Blvd, Torrance, CA 90504

(Makena Plaza Unit D,) ("Property/Premises"),
between Diamond Massage Inc and Lijiang Yang ("Buyer/Tenant")
and Great T101 LLC ("Seller/Housing Provider").

The term "Housing Provider" also includes Landlord or Rental Property Owner. Buyer/Tenant and Seller/Housing Provider are referred to as the "Parties."



By signing below, Buyer and Seller acknowledge that each has received a copy of this Addendum, and each has read, understands, and agrees to its terms.

Buyer/Tenant [Redacted] Diamond Massage Inc and Lijiang Yang Date 10/22/2025 | 10:53:58 上午
Buyer/Tenant _____ Date _____

Seller/Housing Provider [Redacted] Great T101 LLC Date 10/22/2025 | 7:25:44 上午
Seller/Housing Provider _____ Date _____

© 2025, California Association of REALTORS®, Inc. United States copyright law (Title 17 U.S. Code) forbids the unauthorized distribution, display and reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS®. NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ACCURACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL. This form is made available to real estate professionals through an agreement with or purchase from the California Association of REALTORS®.

Published and Distributed by: REAL ESTATE BUSINESS SERVICES, LLC, a subsidiary of the California Association of REALTORS®

ADM REVISED 6/25 (PAGE 1 OF 1)



ADDENDUM (ADM PAGE 1 OF 1)



Torrance Police Department Intelligence Detail

License Review Interview Summary

Detective Lucas Ryono # [REDACTED]

To:

Suzanne Bittner
License Supervisor

Date: November 18, 2025

From:

Detective Lucas Ryono
Intelligence Section

Subject:

"QQ Massage"

17411 Crenshaw Blvd.; #D, Torrance, CA 90504
[REDACTED]

License Review Board Hearing – To Be Determined

Licensees Interviewed:

Yang, LiJiang [REDACTED]

Kuo, Irene / [REDACTED]

On 18 NOV 25, I interviewed Mr. LiJiang Yang regarding his application for a business license for "QQ Massage," located at 17411 Crenshaw Blvd.; #D, Torrance, CA. Mr. Yang was assisted by his Mandarin translator, Irene Kuo.

Mr. Yang will be opening a new massage business at the location.

QQ Massage will offer massage by appointment and "walk-in" type customers.

Mr. Yang will be managing the business and plans to hire two masseuses to primary handle massage services. Mr. Yang is also a licensed masseuse (#6958 / exp. 03/12/2026). Mr. Yang has worked in the massage industry as a masseuse and business owner for over 18 years. He currently owns UC Massage (23429 Western Ave) in Torrance (opened in 2024) as well as Diamond Massage (400 S. Baldwin Ave, Arcadia, CA).

An inspection of the establishment (specific to the concerns of law enforcement) was met as required by TMC Section 35.14.080 and 35.14.090.

Mr. Yang was advised of the laws regulating his occupation, and he was provided with a "Torrance Municipal Section Highlights" form, which detailed these laws and

regulations. I completed a Massage Establishment Licensing Interview Questionnaire with the applicant which they signed indicating that they understood the laws regulating this occupation. Mr. Yang was advised to strictly adhere to record keeping, hours of operation, and proper storage of clean and used linens, as well as all the other rules and regulations that apply to the massage business.

I noted no prior complaints or significant calls for service regarding Mr. Yang's other massage business in Torrance (UC Massage).



Detective Lucas Ryono
Intelligence Section



Torrance Police Department
Acupuncture/Massage Establishment Licensing Interview
Questionnaire

Interpreter Jane Language Mandarin

General Information

Business Name Qq Massage Phone [Redacted]

Licensee(s) Yang, Lijiang CDC D7028136

Who are the sole owners? Licensee (myself + partners)

Is the business incorporated? No

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

Business Address 17411 Crenshaw Blvd #D

How Long Has This Business Been Operating? new

Company History

Past Businesses

Have you been in the acupuncture/massage business before? Yes

Location address? Diamond Massage 400 S. Baldwin Ave, Arcadia

How long? 18+ Yrs

Do you own any other businesses? Uc Massage / Diamond Massage

Location address? Western location

Record in Other Cities (If Applicable)

2Y In what other cities is the company licensed?
Arundel

Has the company had problems/issues in any of these cities? What problems/issues? How were the problems/issues resolved?

2Y N/A

Have you ever had your business license revoked or suspended? For what reason(s)?

N/A

Have you responded to all open complaints (Better Business Bureau or Department of Consumer Affairs) in any other business you have owned? How were the complaints resolved?

N/A



Business Inspection

The Following Conditions (Specific to the Concerns of Law Enforcement) Have Been Met As Required By TMC Section 35.14.080 and 35.14.090:

CR 2Y Minimum lighting shall be provided in accordance with the Uniform Building Code, and either natural light per CA Building Code (CBC) 1205.2 or artificial light per CBC 1205.3.

CR 2Y A massage table will be used for all massage therapy with the exception of "Thai," "Shiatsu," and similar forms of therapy. Those may be provided on a padded mat on the floor provided the patron is fully attired in loose clothing or similar garment. Massage tables are required to be a minimum of 18 inches from the floor. **Beds, floor mattresses and waterbeds are not permitted on the premises of the business or establishment (35.14.080 (d)).**

CR 2Y All exit doors will be kept unlocked during business hours.

LR LY Closed cabinets shall be utilized for the storage of clean linen. All massage tables will be covered with a clean sheet or other clean covering for each patron. After use, each covering will be deposited in a closed receptacle and not used until properly sanitized in the immersion of water at least 140 degrees Fahrenheit for not less than 15 minutes. An adequate supply of clean linens will be maintained.

LR LY The massage business must display the State Certificate (California Massage Therapy Council) of each massage therapist in a location so that it can be readily seen by persons entering the business.

LR LY All massage rooms, toilet rooms, pools, showers, bathtubs, steam rooms saunas, Jacuzzis and all other physical facilities will be thoroughly cleaned and disinfected as needed and at least once each business day the premises is open and in use.

LR LY The patron's genitals, pubic area, anus, and female patron's breasts below a point immediately above the top of the areola must be fully draped at all times while any employee of the business or establishment is in the massage therapy room with the patron. No massage therapy will be provided to a patron that results in intentional contact, or occasional and repetitive contact, with the genitals, anus, or areola of a patron.

LR LY **An owner of a massage business shall be responsible for the conduct of all employees or independent contractors working on the premises of the business (Torrance Municipal Code (TMC) 35.14.120(a)).**

LR LY **Each operator of a massage or acupressure establishment shall maintain a record of the date, time, name of customer, address of the customer, date of birth of the customer, type of service provided, and the licensed person supplying such service. The name, address and date of birth must be verified using legal identification prior to any service. Such records shall be open to inspection by health officials or police officers at all times, on the premises of the massage or acupressure establishment. Such records shall be kept for a minimum of not less than one year. The information contained in such records shall be used only for the purpose of enforcing this Article, as well as other applicable laws, and shall otherwise be confidential. It shall be unlawful for any person to disclose such information for any unauthorized purpose.**

LR LY **35.14.050 T.M.C. Hours of Operation.**

No massage business or establishment will provide massage therapy to the public for compensation between the hours of 9:00 P.M. and 8:00 A.M. of the following day. The massage business or establishment must close and all patrons must leave the massage business or establishment by 9:00 P.M.



Local Codes and State Laws

Acupuncture Standards of Practice (State Requirements)

An acupuncturist is allowed to engage in the practice of acupuncture, electro acupuncture, perform or prescribe the use of oriental massage, acupressure, moxibustion, cupping, breathing techniques, exercise, heat, cold, magnets, nutrition, diet, herbs, plant, animal, and mineral products, and dietary supplements to promote, maintain, and restore health pursuant to Business & Professions Code Section 4937.

1399.450. Condition of Office.

1. (a) Every acupuncture office shall be maintained in a clean and sanitary condition at all times, and shall have a readily accessible bathroom facility in accordance with Title 24, Part 2, Building Standards Code Sections 494A.1 and 1994 Uniform Building Code Section 2902.3.

1399.451. Treatment Procedures.

In treating a patient, an acupuncturist shall adhere to the following procedures:

1. (a) The acupuncturist's hands shall be brush-scrubbed with soap and warm water immediately before examining patients or handling acupuncture needles and other instruments, and between patients.
2. (b) All instruments shall be sterilized before and between uses in a manner which will destroy all microorganisms. All needle trays which contain sterile needles shall also be sterile. Each time instruments are sterilized, the acupuncturist shall use a tape or strip indicator which shows that sterilization is complete.
3. (c) Acupuncture points, where needles are to be inserted, shall be cleaned with an appropriate antiseptic before insertion of the needle.
4. (d) In the event an acupuncture needle inserted in a patient breaks subcutaneously, the treating acupuncturist shall immediately consult a physician. An acupuncturist shall not sever or penetrate the tissues in order to excise such a needle.
5. (e) Any complication, including but not limited to, hematoma, peritonitis or pneumothorax arising out of acupuncture treatment shall be referred immediately to a physician or dentist or podiatrist, if appropriate, if immediate medical treatment is required..
6. (f) Acupuncture shall not be performed using hypodermic needles.
7. (g) All instruments to be discarded shall be disposed of safely.
8. (h) Needles shall be disposed of by placing them in a sealed, unbreakable container marked "Hazardous Waste" and disposed of in accordance with state and local law.

1399.453. Record keeping.

An acupuncturist shall keep complete and accurate records on each patient who is given acupuncture treatment, including but not limited to, treatments given and progress made as a result of the acupuncture treatments.

1399.454. Single Use Needles.

An acupuncturist shall use needles labeled for single use only that meet the requirements of federal regulations 21 CFR Part 880.5580 (61 FR 64617, December 6, 1996). It shall constitute unprofessional conduct for an acupuncturist to use a needle more than once.

1399.455. Advertising.

1. (a) A licensed acupuncturist may advertise the provision of any acupuncture services authorized to be provided by such licensure in a manner authorized by Section 651 of the code so long as such advertising does not promote the excessive or unnecessary use of such services.
2. (b) It is improper advertising as provided in Section 4955 of the code to disseminate any advertising which represents in any manner that the acupuncturist can cure any type of disease, condition or symptom.
3. (c) It is improper advertising as provided in Section 4955 of the code to disseminate any advertising of a practice, technique or procedure which is not within the scope of the practice of acupuncture as defined in Section 4927 and 4937 of the code and which is the unlawful practice of medicine.

1399.456. Use of the Title "Doctor."

It is unprofessional conduct for an acupuncturist to use the title "Doctor" or the abbreviation "Dr." in connection with the practice of acupuncture unless he or she possesses a license or certificate which authorizes such use or possesses an earned doctorate degree from an accredited, approved or authorized educational institution as set forth under Article 4 (commencing with section 94760) of Chapter 7 of Part 59 which is in acupuncture, Oriental medicine, a biological science, or is otherwise related to the authorized practice of an acupuncturist as set forth in Sections 4927 and 4937 of the Code.

The use of the title "Doctor" or the abbreviation "Dr." by an acupuncturist as authorized above without further indicating the type of license, certificate or degree which authorizes such use, constitutes unprofessional conduct.

Is the Licensee(s) aware of applicable local codes and state laws?

CR LY

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

CR LY

Does the Licensee(s) know how to contact the police department?

CR LY



Information Confirmation

I (We), as a licensee(s), fully understand all of the above information and will abide by all the rules and regulations that govern acupuncture/massage businesses. I confirm that all of the above listed information is correct.

[Redacted Signature]

11/18/2023
Date

[Redacted Signature]

representative

11-18-23

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 –
Conduct a Public Hearing for the approval of an
entertainment and dance permit – Mom Said Yes LLC,
dba Mom Said Yes

RECOMMENDATION

Recommendation of the Finance Department, Business License Division, to conduct a public hearing for the approval of an entertainment and dance permit, for an existing restaurant serving alcohol to allow live entertainment and dancing during a seven-day weekly cycle from Sunday to Saturday, with the days, times and conditions outlined below.

Day of Week	Times	Type of Entertainment
<u>Entertainment Permit</u>		
Sunday	3:00 pm to 9:00 pm	Live Entertainment, acoustic
Tuesday	8:00 pm to 11:30 pm	Karaoke
Thursday	7:00 pm to 11:00 pm	Dancing with instructor, no band
Friday	4:00 pm to 6:00 pm	Live Entertainment, acoustic
Friday	8:30 pm to 12:30 am	Live Entertainment, band
Saturday	8:30 pm to 1:00 am	Live Entertainment, band
*Holidays	8:30 pm to 1:00 am	Live Entertainment, band

Dance Permit

Thursday	7:00 pm to 11:00 pm
Friday	8:30 pm to 12:00 am
Saturday	8:30 pm to 12:00 am
*Holidays	8:30 pm to 12:00 am

***Holidays** – New Years Eve, St Patrick's Day, July 4,
Wednesday before Thanksgiving, Labor Day and Veterans Day

With the following conditions:

1. Food shall continue to be served during operating hours.
2. A door attendant must be present on Friday, Saturdays and Holidays from 10 pm to closing.
3. A staff member shall actively monitor the site on an hourly basis to ensure that patrons are not loitering or creating a nuisance.

The finance department, business license division recommends a temporary six-month entertainment and dance permit to be granted until June 30, 2026, as a trial basis. The applicant will return to the license review board as an administrative matter in approximately six months' time for the board to consider any modifications to the previously approved permits. The board will also consider granting final approval or continuing the matter for review for an additional six months, to the end of calendar year 2026.

BACKGROUND/ANALYSIS

Justin Urich, an owner of Mom Said Yes LLC, dba Mom Said Yes has made an application for approval of an entertainment and dance permit at the existing restaurant serving alcohol establishment. On Thursday October 16, 2025, your honorable body approved item 7C for the business license for a restaurant serving alcohol. Mom Said Yes will be having live entertainment, Karaoke, DJ's acoustical music and live bands. The business is located at 4525 Calle Mayor in Torrance.

The notice of a public hearing for the Entertainment and Dance permit was advertised in the Daily Breeze newspaper on Monday November 24 and Saturday November 29, 2025. A notice was also mailed out to stakeholders in 300' radius. A petition was circulated by Justin Urich who has gathered signatures in favor of having entertainment.

Per Section 31.7.3 subsection 9) & 10) of the Torrance Municipal Code, any application for a Dance and Entertainment Permit must have License Review Board approval before issuance of the permit.

Respectfully submitted,

By: 

Suzanne Bittner
License Supervisor

- Attachment A: Entertainment and Dance Application
- Attachment B: Summary of Police Incident Report since spring of 2025.
- Attachment C: Notice to stakeholders in a 300' radius
- Attachment D: 300' radius map and notification listing.
- Attachment E: Daily Breeze Publication
- Attachment F: Email and Petition circulation by owner Justin Urich
- Attachment G: Torrance Municipal Code section on Noise Regulation and the allowed decibel levels.

Application for Entertainment Permit and License

Name of Business: MOM SAID YES

Address of Business: 4525 Calle Mayor Phone: _____

Type of Entertainment: Karaoke - piano - dj - live band
(orchestra, performers piano, organ, karaoke, etc.)

Hours of Entertainment: 3pm to 1am

I have read and understand the requirements for entertainment, 35.5.1 through 35.5.5 of the Torrance Municipal Code. I hereby agree to abide by all the requirements as set forth in the Code of the City of Torrance, and such other rules and regulations as may be adopted by the License Review Board.



	Owner Operator
Oct 20, 2025	310-903-6709
<small>Signature Date</small>	<small>Phone</small>

NOTE: If a partnership or corporation, complete the reverse side.

Applicant - In the space below, provide any additional information suchs as type of entertainment, days of week and times:

- Tuesday - Karaoke 8pm -11:30pm
- Thursday - Family line dancing with instructor - no band 7pm - 11pm
- Friday - Happy Hour Acustic - 4pm-6pm - Band 8:30pm -12:30am
- Saturday Band 8:30pm - 1am
- HOLIDAYS - New Years Eve / St Patricks Day / 4th of July / Wednesday
- Before Thanksgiving / Labor Day / Veterans Day / Sunday 3pm -9pm

Please complete and return this application to:
CITY OF TORRANCE
REVENUE DIVISION
3031 TORRANCE BLVD.
TORRANCE, CA 90503
Phone: (310)618-5923
Fax: (310)618-5832

CITY OF TORRANCE

APPLICATION FOR DANCE PERMIT

Date: Oct 20th 2025

Business Name: MOM SAID YES
Business Address: 4525 CALLE MAYOR

Contact Name: Justin Urich
Phone #: [Redacted]
Email: [Redacted]

*Date(s)/Day(s) of Dancing: Thursday / Friday / Saturday

Between the hours of: 7pm To: 12am

Estimated attendance: 75 How obtained: local folks
Attendance derived from patrons, club, general sales, etc.

Type of Security: House door man and staff
Police, security company, employees of business

Reason for dance: [Redacted]
Part of Business operations, fund raising, event(s), social gathering(s)

Admission charged [checked] Donations requests []

*Note: See second page to list additional day(s)/hour(s) for dancing

I have read and understand the attached Torrance Municipal Code requirements for conducting a dance

Torrance Municipal Code Section : Division 3, Chapter 5, Article 4,

I also understand the license requirements of Division 3, Chapter 3, Article 18, Section 33.18.10 or 33.18.12 of the Torrance Municipal Code.

I hereby agree to abide by all the requirements as set forth in Chapter 3, Article 18 of the Torrance Municipal code

Signature of Applicant: [Redacted]
Title: Owner
Date: Oct 20, 2025



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

To:
Suzanne Bittner
License Supervisor

Date: 10-23-2025

From:
Detective Lucas Ryono
Intelligence Section

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

Licensee:
Urich, Justin (Owner), [REDACTED]

I conducted a review of prior calls for service regarding the Mom Said Yes restaurant related to their application for an Entertainment Permit.

Mom Said Yes took over the business at the location in April 2025. Since then, they have had three calls for service. Two calls were related to arguments between patrons resulting in one arrest for drunk in public. The third call was a medical request for a sick female.

I did not locate any noise complaints for the business.

CallID	When Reported	Nature	Location	Cty
[REDACTED]	21:44:14 10/12/25	PATROL REQUEST	4525 CALLE MAYOR; -HEY 19	TOR
[REDACTED]	20:45:15 07/17/25	415 FIGHT	4525 CALLE MAYOR; -HEY 19	TOR
[REDACTED]	21:40:13 05/22/25	ILL PERSON	4525 CALLE MAYOR; -HEY 19	TOR



Detective Lucas Ryono
Intelligence Section

Attachment C



CITY OF TORRANCE
Finance Department
3031 Torrance Boulevard
Torrance, CA 90503

LEGAL NOTICE

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE LICENSE REVIEW BOARD OF THE CITY OF TORRANCE WILL CONDUCT A PUBLIC HEARING ON **THURSDAY, DECEMBER 4, 2025, AT 10:00AM** IN THE WEST ANNEX COMMISSION ROOM LOCATED AT 3031 TORRANCE BOULEVARD, TORRANCE, CALIFORNIA, 90503, ON THE FOLLOWING MATTERS:

ENT-APP-25-001003 and DANCE-APP-25-025101, Application of **Mom Said Yes LLC, dba Mom Said Yes** for consideration of allowing the issuance of an Entertainment and Dance permit for an existing restaurant serving alcohol located at 4525 Calle Mayor, Torrance, California, 90505

MEETING INFORMATION

The meeting agenda is made available no less than 72 hours before the License Review Board meeting and posted on the Public Notice Board located at City Hall, 3031 Torrance Boulevard, Torrance, CA 90503, and on the City webpage at <https://www.torranceca.gov/government/license-review>. The meeting agenda will be made available for review in-person at the City Clerk's Office.

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

PUBLIC COMMENTS

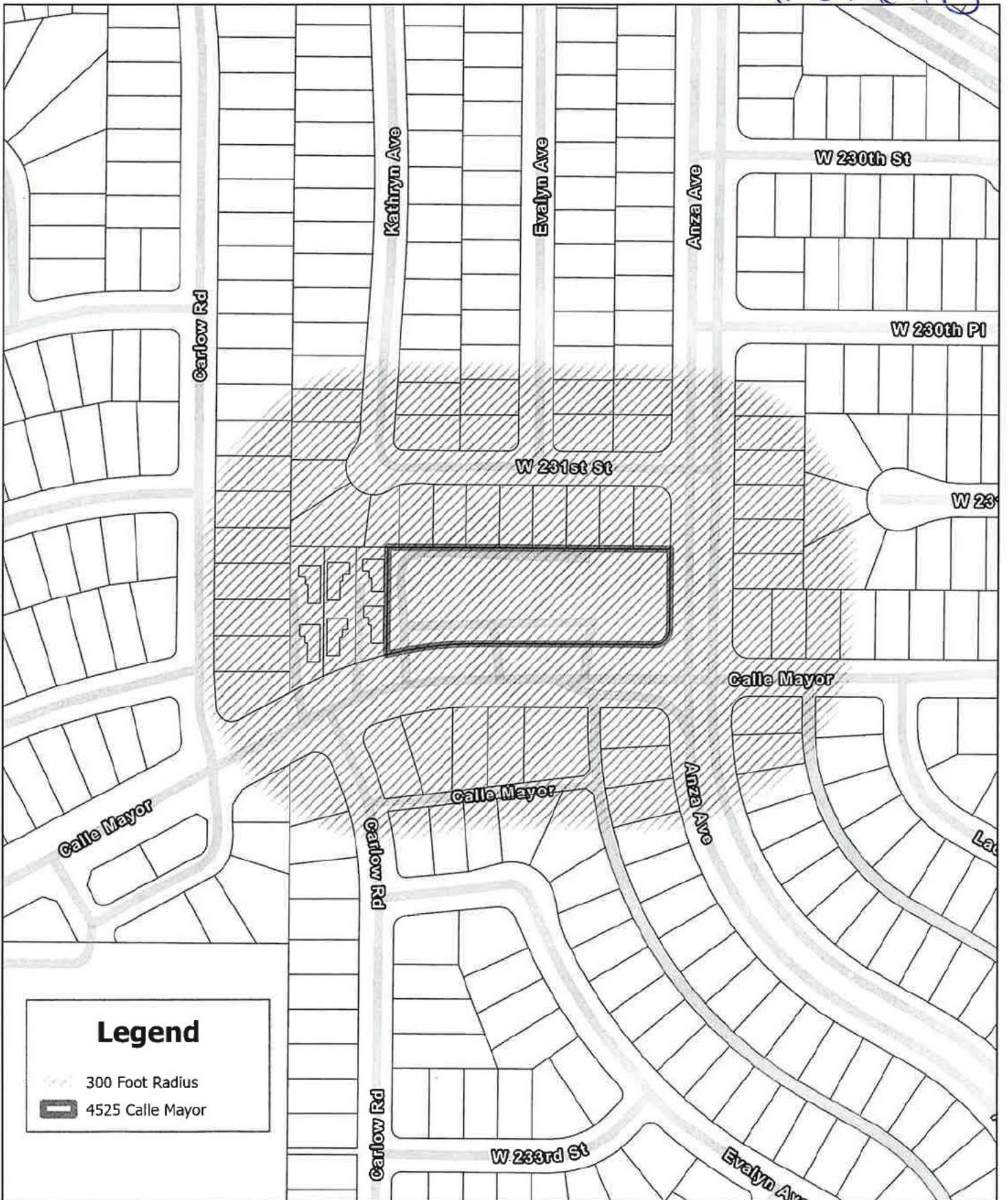
Members of the public may provide comments related to any items on the meeting agenda. Oral comments are limited to two minutes per speaker for items on the agenda and limited to one minute per speaker for items not on the agenda. Everyone interested in speaking on an agenda item will be heard at the meeting. Speakers are asked to come forward to the podium, speak clearly, and provide their name and address for the record. Meetings are audio recorded. Language translation services are not available. If presenting handout material to the License Review Board, please submit 8 color copies no later than 5:00pm on Tuesday December 2, two days before the meeting.

Written comments and handout material may be submitted via email to Revenue@TorranceCA.gov. Comments must include in the subject line "Public Comment" and the record number and business address. Comments must be pertinent to the agenda item and must not include personal remarks.

CONTACT US

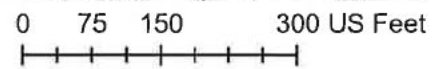
For more information about the public hearing, please contact the Finance Department, Business License Division at (310) 618-5923.

Publication: November 24, November 29



Legend

- 300 Foot Radius
- 4525 Calle Mayor



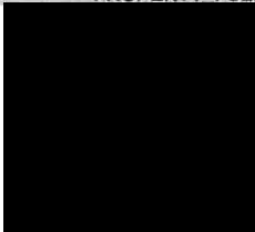
COMMUNITY DEVELOPMENT DEPARTMENT
MICHELLE G RAMIREZ
COMMUNITY DEVELOPMENT DIRECTOR



City of Torrance
 4525 Calle Mayor - 300' Radius
 Property Listing

APN	PROPERTY FULL ADDRESS	STATE	CITY	ZIP
7528-020-034		CA	TORRANCE	90505
7528-017-003		CA	TORRANCE	90505
7530-017-015		CA	TORRANCE	90505
7529-004-004		CA	TORRANCE	90505
7529-005-048		CA	TORRANCE	90505
7530-016-015		CA	TORRANCE	90505
7530-016-011		CA	TORRANCE	90505
7529-005-003		CA	TORRANCE	90505
7530-016-029		CA	TORRANCE	90505
7530-016-008		CA	TORRANCE	90505
7530-016-019		CA	TORRANCE	90505
7529-005-036		CA	TORRANCE	90505
7530-018-002		CA	TORRANCE	90505
7530-017-032		CA	TORRANCE	90505
7529-005-047		CA	TORRANCE	90505
7530-016-004		CA	TORRANCE	90505
7530-016-026		CA	TORRANCE	90505
7528-020-013		CA	TORRANCE	90505
7530-016-018		CA	TORRANCE	90505
7529-005-050		CA	TORRANCE	90505
7528-020-032		CA	TORRANCE	90505
7528-020-017		CA	TORRANCE	90505
7529-005-039		CA	TORRANCE	90505
7530-017-014		CA	TORRANCE	90505
7530-016-003		CA	TORRANCE	90505
7528-020-015		CA	TORRANCE	90505
7530-018-029		CA	TORRANCE	90505
7530-017-029		CA	TORRANCE	90505
7529-005-001		CA	TORRANCE	90505
7530-019-038		CA	TORRANCE	90505
7529-005-038		CA	TORRANCE	90505
7528-020-018		CA	TORRANCE	90505
7530-018-001		CA	TORRANCE	90505
7528-017-002		CA	TORRANCE	90505
7530-018-003		CA	TORRANCE	90505
7530-018-028		CA	TORRANCE	90505
7529-005-051		CA	TORRANCE	90505
7529-005-037		CA	TORRANCE	90505
7530-016-028		CA	TORRANCE	90505
7530-016-017		CA	TORRANCE	90505
7528-020-033		CA	TORRANCE	90505
7530-016-030		CA	TORRANCE	90505
7530-016-001		CA	TORRANCE	90505
7528-017-024		CA	TORRANCE	90505
7530-016-005		CA	TORRANCE	90505
7530-016-016		CA	TORRANCE	90505
7529-005-004		CA	TORRANCE	90505
7530-019-039		CA	TORRANCE	90505
7530-016-007		CA	TORRANCE	90505
7529-004-010		CA	TORRANCE	90505
7528-017-023		CA	TORRANCE	90505
7529-005-002		CA	TORRANCE	90505
7530-018-030		CA	TORRANCE	90505
7530-016-025		CA	TORRANCE	90505
7528-020-012		CA	TORRANCE	90505
7528-020-009		CA	TORRANCE	90505
7530-017-030		CA	TORRANCE	90505
7530-016-010		CA	TORRANCE	90505
7528-020-011		CA	TORRANCE	90505
7528-020-010		CA	TORRANCE	90505
7528-020-014		CA	TORRANCE	90505
7530-017-031		CA	TORRANCE	90505
7530-019-003		CA	TORRANCE	90505
7530-019-040		CA	TORRANCE	90505
7530-016-006		CA	TORRANCE	90505
7529-004-009		CA	TORRANCE	90505
7530-016-002		CA	TORRANCE	90505
7530-017-016		CA	TORRANCE	90505
7530-016-014		CA	TORRANCE	90505
7530-016-021		CA	TORRANCE	90505
7528-017-001		CA	TORRANCE	90505

City of Torrance
4525 Calle Mayor - 300' Radius
Property Listing

APN	PROPERTY FULL ADDRESS	STATE	CITY	ZIP
7528-020-019		CA	TORRANCE	90505
7529-005-049		CA	TORRANCE	90505
7528-020-016		CA	TORRANCE	90505
7530-016-027		CA	TORRANCE	90505
7530-019-001		CA	TORRANCE	90505
7530-016-009		CA	TORRANCE	90505
7529-005-005		CA	TORRANCE	90505
7530-019-002		CA	TORRANCE	90505
Parcel Count		79		



INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Daily Breeze** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(310) 543-6635**.

Notice ID: CDffcDToFAr0mhXw8VVv | **Proof Updated: Nov. 13, 2025 at 07:51am PST**
Notice Name: Finance Hearing - Mom Said Yes Dance Permit

See Proof on Next Page

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Kimberly Strauss	Daily Breeze
kstrauss@torranceca.gov	
(310) 781-7677	

Columns Wide:	4	Ad Class: Legals
Total Column Inches:	19.44	
Number of Lines:	50	

11/24/2025: City Notices	482.29
11/29/2025: City Notices	482.29
Digital Rate	50.00
<hr/>	
Subtotal	\$1014.58
Tax	\$0.00
Processing Fee	\$0.00
Total	\$1014.58

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE LICENSE REVIEW BOARD OF THE CITY OF TORRANCE WILL CONDUCT A PUBLIC HEARING ON **THURSDAY, DECEMBER 4, 2025, AT 10:00AM** IN THE WEST ANNEX COMMISSION MEETING ROOM LOCATED AT 3031 TORRANCE BOULEVARD, TORRANCE, CALIFORNIA, 90503, ON THE FOLLOWING MATTERS: **ENT-APP-25-001003 and DANCE-APP-25-025101**, Application of **Mom Said Yes LLC, dba Mom Said Yes** for consideration of allowing the issuance of an Entertainment and Dance permit for an existing restaurant serving alcohol located at 4525 Calle Mayor, Torrance, California, 90505.

MEETING INFORMATION

The meeting agenda is made available no less than 72 hours before the License Review Board meeting and posted on the Public Notice Board located at City Hall, 3031 Torrance Boulevard, Torrance, CA 90503, and on the City webpage at <https://www.torranceca.gov/government/license-review>. The meeting agenda will be made available for review in-person at the City Clerk's Office. In compliance with the Americans with Disabilities Act (ADA), if special assistance is needed to participate in the meeting, please contact the City Clerk's Office at (310) 618-2780. Notification given 48 hours prior to the meeting will enable the City Clerk's Office to make reasonable arrangements to ensure accessibility to the meeting. [28CFR35.102-35.104 ADA Title II]

PUBLIC COMMENTS

Members of the public may provide comments related to any items on the meeting agenda. Oral comments are limited to two minutes per speaker for items on the agenda and limited to one minute per speaker for items not on the agenda. Everyone interested in speaking on an agenda item will be heard at the meeting. Speakers are asked to come forward to the podium, speak clearly, and provide their name and address for the record. Meetings are audio recorded. Language translation services are not available. If presenting handout material to the License Review Board, please submit 8 color copies no later than 5:00pm on Tuesday December 2, two days before the meeting.

Written comments and handout material may be submitted via email to Revenue@TorranceCA.gov. Comments must include in the subject line "Public Comment" and the record number and business address. Comments must be pertinent to the agenda item and must not include personal remarks.

CONTACT US

For more information about the public hearing, please contact the Finance Department, Business License Division at (310) 618-5923.

Daily Breeze

Published: 11/24, 11/29/25

Attachment F

Bittner, Suzanne

From: Justin Urich [REDACTED]
Sent: Thursday, November 20, 2025 3:28 PM
To: Bittner, Suzanne
Subject: Re: FW: License Revie Board - Public Hearing tentatively scheduled for Thursday Dec 4 - Mom Said Yes LLC - 4525 Calle Mayor - ENT-APP-25-001003 and DANCE-APP-25-025101
Attachments: Declaration of Support for Mom Said Yes.pdf

Received, thank you!

Please see attached declaration of support - I currently have close to 1000 signed documents to share with the board.

Best,

Justin

On Tue, Nov 18, 2025 at 5:23 PM Bittner, Suzanne <SBittner@torranceca.gov> wrote:

Justin,

I just left you a voicemail message the hearing for the entertainment/dance permit will take place on Thursday December 4 at 10 am in the West Annex commission room.

Attached is the notice being mailed to property owners within a 300" radius around your business it was mailed to about 80 property owners. The notice will also be advertised in the daily breeze on Monday November 24 and Friday November 29.

A notice must be hung in the window at your business establishment, which I have asked city's code enforcement team to drop off.

The permit fees are annual and once a final approval is obtained can be renewed annually the amount due for fiscal 2026 will be:

2026 Entertainment Permit	\$542.00
2026 Dance Permit	\$372.00

Cost of Daily Breeze Ad – two times in the paper \$1,014.58

Total Due (can be paid at time of hearing) \$1,928.58

I am still waiting for staff to confirm the conditions for the entertainment/dance permit, again below is what the prior business Hey 19 had. The routing was approved based on the hours you requested; it could change depending on what takes place at the license review board hearing..

Let me know a good time to reach out this week, thank you

SUZANNE BITTNER

License Supervisor - Finance Department
310-618-5827 | SBittner@TorranceCA.Gov

 TorranceCA.Gov |  [Facebook](#) |  [X \(Formerly Twitter\)](#) |  [Instagram](#)

This email, and any attachments to it, may contain confidential information and is intended for the sole use of the intended recipient(s). If you are not the intended recipient, or believe that you may have received this email in error, please notify the sender and delete this email and any attachments. Any review, reliance, disclosure, copying, storing, distribution, forwarding without express permission, or use of the contents of the information received in error is strictly prohibited.

Declaration of Support for Mom Said Yes

As residents, patrons, and supporters of our South Bay community, we submit this declaration in support of *Mom Said Yes* and their application for a Dance and Entertainment License.

Mom Said Yes has become a cherished part of our neighborhood; a warm, family-friendly restaurant that has transformed what was once a dive bar into a vibrant community gathering place. It's a spot where kids can play pinball while their parents enjoy a Dodger game, where local musicians share their talent, and where neighbors come together to celebrate good food, great company, and the spirit of Torrance.

Over the past year, *Mom Said Yes* has made significant investments, over \$30,000 in soundproofing the ceiling and exterior doors to ensure that entertainment can be enjoyed responsibly, without causing disruption or sound annoyance to nearby residents. The restaurant also employs a dedicated door host to monitor patron behavior and noise levels as guests enter and exit the premises.

Beyond creating a welcoming and responsible environment, *Mom Said Yes* continues to demonstrate an extraordinary commitment to the South Bay community:

- Employing over 20 local residents and hiring only local musicians for weekly entertainment.
- Serving as a major sponsor of all Torrance Little League fields.
- Hosting "Give Back Mondays," donating 15% of sales each week to local charities and fundraisers, from helping kids travel to Cooperstown for baseball tournaments to supporting breast cancer awareness and local schools.

Owner Justin Urich, a long-time South Bay resident, has opened six successful restaurants that reflect his dedication to community and hospitality. He lives locally with his wife, a doula at Little Company of Mary Hospital, and their three young boys (ages 11, 8, and 5).

Mom Said Yes represents the very best of what a neighborhood restaurant can be; community minded, family oriented, and deeply invested in the success and well-being of Torrance.

We, the undersigned, proudly support *Mom Said Yes* and their efforts to obtain a Dance and Entertainment License, confident that they will continue to uphold the highest standards of respect, responsibility, and community engagement.

Name: _____

Address: _____

Signature: _____

Date: _____

**CHAPTER 6
NOISE REGULATION**

ARTICLE 1 - GENERAL PROVISIONS

(Added by O-2170; Amended by O-2211)

46.1.1 DECLARATION OF POLICY.

It is hereby declared to be the policy of the City to prohibit unnecessary, excessive and annoying noises from all sources subject to its police power. At certain levels noises are detrimental to the health and welfare of the citizenry and in the public interests shall be systematically proscribed.

46.1.2 DEFINITIONS.

(Amended by O-2466; O-3914)

As used in this Chapter, unless the context otherwise clearly indicates, the words and phrases used in this Chapter are defined as follows:

- a) Ambient noise is the all encompassing noise associated with a given environment, being usually a composite of sounds from many sources near and far, without inclusion of intruding noises from isolated identifiable sources.
- b) Decibel (db) shall mean a unit of level which denotes the ratio between two (2) quantities which are proportional to power; the number of decibels corresponding to the ratio to two (2) amounts of power is ten (10) times the logarithm to the base ten (10) of this ratio.
- c) Emergency or utility power outages shall mean any City, County or State declared emergency, or interruption of utility power due to preventive utility shut-off measures or due to damage to utility infrastructure from accidents, earthquakes, fires, floods, storms, winds, or their acts; or any event deemed to be an emergency by City officials to preserve and protect life and property.
- d) Emergency work shall mean work made necessary to restore property to a safe condition following a public calamity or work required to protect persons or property from an imminent exposure to danger.
- e) Noise level, in decibels, is the A-weighted sound pressure level as measured using the slow dynamic characteristic for sound level meters specified in ASA S1.4-1961, American Standard Specification for General Purpose Sound Level Meters, or latest revision thereof. The reference pressure is twenty (20) micronewtons/square meter (2×10^{-4} microbar).
- f) Person shall mean a person, firm, association, co-partnership, joint venture, corporation or any entity, public or private in nature.

- g) Sound level meter shall mean an instrument including a microphone, an amplifier, an output meter, and frequency weighting networks for the measurement of noise and sound levels in a specified manner as specified in ASA S1.4-1961, American Standard Specification for General Purpose Sound Level Meters, or latest revision thereof.
- h) Sound pressure level, in decibels (db) of a sound is twenty (20) times the logarithm to the base ten (10) of the ratio of the pressure of this sound to the reference pressure. For the purpose of this Chapter the reference pressure shall be twenty (20) micronewtons/square meter (2×10^{-4} microbar).
- i) Impulsive sound means a short duration sound (such as might be produced by the impact of a drop hammer or pile driver) with one (1) second or less duration.
- j) Motor vehicles shall include, but not be limited to, minibikes and go carts.
- k) Routine testing of stationary generators for residential use shall mean the required and routine testing per manufacturers' recommendations to maintain and keep ready stationary generators for residential use. However, such routine testing shall not occur more than once a week for a time period longer than 30 minutes and only between the hours of 10:00 a.m. and 4:00 p.m., Monday – Friday.
- l) Sound amplifying equipment shall mean any machine or device for the amplification of the human voice, music, or any other sound. Sound amplifying equipment shall not include standard automobile radios when used and heard only by the occupants of the vehicle in which the automobile radio is installed. Sound amplifying equipment, as used in this Chapter, shall not include warning devices on authorized emergency vehicles or horns or other warning devices on any vehicle used only for traffic safety purposes.
- m) Sound truck shall mean any motor vehicle, or any other vehicle regardless of motive power, whether in motion or stationary, having mounted thereon, or attached thereto, any sound amplifying equipment.
- n) Stationary generator for residential use shall mean any Underwriters Laboratories (UL) listed, or third party listed by an agency approved by the City of Torrance, natural gas and/or propane fired generator permanently installed and connected to the building's electrical system with building permits issued by the City, and only intended to provide power during emergencies or utility power outages. Generators must meet the setback requirements of the applicable zone and have a maximum capacity of 24kW.
- o) Commercial purpose shall mean and include the use, operation or maintenance of any sound amplifying equipment for the purpose of advertising any business or any goods or any services, or for the purpose of attracting the attention of the public to, or advertising for, or soliciting patronage or customers to or for any performance, show, entertainment, exhibition, or event, or for the

purpose of demonstrating any such sound equipment.

p) Noncommercial purpose shall mean the use, operation or maintenance of any sound equipment for other than a commercial purpose. Noncommercial purposes shall mean and include, but shall not be limited to, philanthropic, political, patriotic and charitable purposes.

q) Residential land shall mean that land which is utilized for residential purposes or zoned for residential purposes.

r) Residential purpose means any purpose involving routine and relatively permanent use of a building as a dwelling, as opposed to relatively transient uses such as hotels and motels.

s) Day means the time period from 7:00 A.M. to 10:00 P.M.

t) Night means the time period from 10:00 P.M. to 7:00 A.M.

46.1.3 MEASUREMENTS.

Noise levels shall be measured with a sound level meter satisfying the requirements of ASA S1.4-1961, American Standard Specification for General Purpose Sound Level Meters, or latest revision thereof. Noise level of steady or slowly varying sounds shall be measured using the slow dynamic characteristic of the sound level meter and by reading the central tendency of the needle. Noise level of impulse sounds shall be measured using the fast dynamic characteristic of the sound level meter and by reading the maximum indication of the needle.

ARTICLE 2 - SPECIAL NOISE SOURCES

46.2.1 RADIOS, TELEVISION SETS AND SIMILAR DEVICES.

a) Use Restricted. It shall be unlawful for any person within the City of Torrance to use or operate any radio receiving set, musical instrument, phonograph, television set, or other machine or device for the producing or reproducing of sound at any time in such a manner as to produce noise levels on residential land which would disturb the peace, quiet and comfort of neighboring residents or any reasonable person of normal sensitiveness residing in the area.

b) Prima Facie Violation. Any noise exceeding the ambient noise level at the property line of any residential land (or if a condominium or apartment house, within any adjoining apartment) by more than five (5) decibels shall be deemed to be prima facie evidence of a violation of the provisions of this Section.

46.2.2 HAWKERS AND PEDDLERS.

It shall be unlawful for any person within the City to sell anything by outcry within any area of the City utilized for residential purposes. The provisions of this Section shall not be construed to prohibit the selling by outcry of merchandise, food and beverages at licensed sporting events, parades, fairs, circuses and other similar licensed public entertainment events.

46.2.3 DRUMS.

It shall be unlawful for any person to use any drum or other instrument or device of any kind for the purpose of attracting attention by the creation of noise within the City. This Section shall not apply to any person who is a participant in a school band or duly licensed parade or who has been otherwise duly authorized by the City to engage in such conduct.

46.2.4 SCHOOLS, HOSPITALS AND CHURCHES.

It shall be unlawful for any person to create any noise on any street, sidewalk or public place adjacent to any school, institution of learning or church while the same is in use or adjacent to any hospital, which noise unreasonably interferes with the workings of such institution or which disturbs or unduly annoys patients in the hospital, provided conspicuous signs are displayed in such streets, sidewalks or public place indicating the presence of a school, church or hospital.

46.2.5 ANIMALS AND FOWL.

No person shall keep or maintain, or permit the keeping of upon any premises owned, occupied or controlled by such person, any animal or fowl otherwise permitted to be kept which, by any sound, cry or behavior shall cause annoyance or discomfort to a reasonable person of normal sensitiveness on any residential land.

46.2.6 MACHINERY, EQUIPMENT, FANS AND AIR CONDITIONING.

It shall be unlawful for any person to operate any machinery, equipment, pump, fan, air conditioning apparatus or similar mechanical device in any manner so as to create any noise which would cause the noise level at the property line of any residential land to exceed the ambient noise level by more than five (5) decibels.

46.2.7 OIL PRODUCTION EQUIPMENT.

(Added by O-2528)

It shall be unlawful for any person to operate, or cause to be operated any oil production equipment in any manner so as to create any noise which would cause the noise level at the nearest property line of any residential land to exceed the ambient noise level by more than five (5) decibels; provided, however, that the aforesaid provisions of this Section shall not apply to oil production equipment being used in the drilling, redrilling, deepening, repair, maintenance or abandonment of an oil well.

46.2.8 TRAIN HORNS AND WHISTLES.

(Added by O-3894)

It shall be unlawful for any person to operate or sound or cause to be operated or sounded, between the hours of 10:00 p.m. of one day and 7:00 a.m. of the next day, a train horn or train whistle which creates noise in excess of ninety-six (96) dB at any place or point three hundred (300) feet or more distant from along a line normal to the direction of travel of the source of such sound.

ARTICLE 3 - CONSTRUCTION

46.3.1 CONSTRUCTION OF BUILDINGS AND PROJECTS.

(Amended by O-3712)

- a) It shall be unlawful for any person within the City of Torrance to operate power construction tools, equipment, or engage in the performance of any outside construction or repair work on buildings, structures, or projects in or adjacent to a residential area involving the creation of noise beyond 50 decibels (db) as measured at property lines, except between the hours of 7:30 A.M. to 6:00 P.M. Monday through Friday and 9:00 A.M. to 5:00 P.M. on Saturdays. Construction shall be prohibited on Sundays and Holidays observed by City Hall. An exception exists between the hours of 10:00 A.M. to 4:00 P.M. for homeowners that reside at the property.
- b) The Community Development Director may allow expanded hours and days of construction if unusual circumstances and conditions exist. Such requests must be made in writing and must receive approval by the Director prior to any expansion of the hour and day restrictions listed above.
- c) Every construction project requiring Planning Commission review or considered to be a significant remodel as defined by Section 231.1.2, shall be required to post an information board along the front property line that displays the property owner's name and contact number, contractor's name and contact number, a copy of TMC Section 46.3.1, a list of any special conditions, and the Code Enforcement phone number where violations can be reported.
- d) Properties zoned as commercial, industrial or within an established redevelopment District, are exempted from the above day and hour restrictions if a minimum buffer of 300 feet is maintained from the subject property's property line to the closest residential property. The Community Development Director, may, however, revoke such exemption for a particular project if the noise level exceeds 50 decibels (db) at the property line of a residential property beyond the 300 linear foot buffer.
- e) Heavy construction equipment such as pile drivers, mechanical shovels, derricks, hoists, pneumatic hammers, compressors or similar devices shall not be operated at any time, within or adjacent to a residential area, without first obtaining from the Community Development Director permission to do so. Such request for permission shall include a list and type of equipment to be used, the requested hours and locations of its use, and the applicant shall be required to show that the selection of equipment and construction techniques has been based on minimization of noise within the limitations of such equipment as is commercially available or combinations of such equipment and auxiliary sound barriers. Such permission to operate heavy construction equipment will be revoked if operation of such equipment is not in accordance to approval. No permission shall be required to perform emergency work as defined in Article 1 of this Chapter.

46.3.2 OPERATION OF OIL EQUIPMENT.

(Added by O-2528)

a) It shall be unlawful for any person to operate machinery or power tools for the repair, maintenance or abandonment of oil well equipment on Sundays and legal holidays and, except between the hours of 7:00 A.M. and 8:00 P.M., on any other day; provided, however, that the provisions of this subsection shall not apply to any well, the surface of which is three hundred (300) or more feet from any dwelling.

b) It shall be unlawful for any person to conduct oil drilling or redrilling operations other than circulation of mud, on Sundays and legal holidays and, except between the hours of 7:00 A.M. and 9:00 P.M., on any other day; provided, however, that the provisions of this subsection shall not apply to any well the surface of which is three hundred (300) or more feet from any dwelling.

c) It shall be unlawful for any person to operate machinery or power tools for the repair, maintenance or abandonment of oil well equipment or to conduct oil well drilling or redrilling operations at any time within three hundred (300) feet of any dwelling without first obtaining from the Director of Building and Safety permission to do so. Such request for permission shall include a list and type of equipment to be used, the requested hours and locations of its use. The Director of Building and Safety shall issue such permit only if the applicant demonstrates to the reasonable satisfaction of the Director that the selection of equipment and construction techniques has been based on minimization of noise within the limitations of such equipment as is commercially available or combinations of such equipment and auxiliary sound barriers or acoustical sound blankets as provided in Section 46.3.3. Such permission to operate oil well equipment shall be revoked if such equipment is not operated and construction is not accomplished in accordance with the conditions of approval. No permission shall be required to perform emergency work as defined in Article 1 of this Chapter. The person performing such emergency work shall first notify the occupants of adjacent residences and the Torrance Police Department as to the nature and extent of the work to be performed.

46.3.3 ACOUSTICAL BLANKETS.

(Added by O-2528)

Acoustical blankets shall be made of fibrous glass insulation 1-1/2 inches thick, 0.50 pounds per cubic foot density, 0.63 pounds per square foot weight, .00010 to .00015 fibre diameter (inches) with phenolic binder having a temperature limit of 450 degrees F. sewed between layers of fire retardant vinyl fibre glass cloth, 15-17 ounces per square yard sewed with dacron thread D-92 with stitches not more than six (6) to the inch. The lacing cord shall be flat vinyl coated tape composed of fibrous glass yard braided, heat set and bonded. The tape shall have a 90 pound tensile strength. Grommets shall be No. 4 brass. Provided, however, that there may be substituted for the aforesaid specifications an acoustical blanket which in the opinion of the Director of Building and Safety is equal to sound-proofing ability and fire resistive qualities to the aforesaid specifications.

ARTICLE 4 - VEHICLES

46.4.1 VEHICLE REPAIRS.

It shall be unlawful for any person within the City of Torrance to repair, rebuild or test any motor vehicle at any time in such a manner that a reasonable person of normal sensitiveness located on residential land is caused discomfort or annoyance by reason of the noise produced therefrom.

46.4.2 MOTOR DRIVEN VEHICLES.

It shall be unlawful for any person to operate any motor driven vehicle within the City in such a manner that a reasonable person of normal sensitiveness residing in the area is caused discomfort or annoyance; provided, however, that any such vehicle which is operated upon any public highway, street or right-of-way shall be excluded from the provisions of this Section, provided the provisions of the California Motor Vehicle Code, Sections 23130, 27150 and 27151 are complied with.

ARTICLE 5 - AMPLIFIED SOUND

(Amended by O-3360)

46.5.1 PURPOSE.

The Council enacts the provisions of this Article for the sole purpose of securing and promoting the public health, comfort, safety, and welfare for its citizenry. While recognizing that the use of sound amplifying equipment is protected by the constitutional rights of freedom of speech and assembly, the Council nevertheless feels obligated to reasonably regulate the use of sound amplifying equipment in order to protect the correlative constitutional rights of the citizens of this community to privacy and freedom from public nuisance of loud and unnecessary noise.

46.5.2 APPLICATION REQUIRED.

It shall be unlawful for any person, other than personnel of law enforcement or governmental agencies, to install, use or operate within the City a loudspeaker or sound amplifying equipment in a fixed or movable position or mounted upon any sound truck for the purposes of giving instructions, directions, talks, addresses, lectures or transmitting music to any persons or assemblages of persons in or upon any street, alley, sidewalk, park, place or public property without first filing an application and obtaining a permit therefor as set forth in Division 3 of this Code.

46.5.3 REGULATIONS.

The commercial and noncommercial use of sound amplifying equipment shall be subject to the following regulations:

- a) The only sounds permitted shall be either music or human speech, or both.
- b) The operation of sound amplifying equipment shall only occur between the hours of 9:00 A.M. and 9:00 P.M. each day except on Sundays and legal holidays. The operation of sound amplifying equipment for noncommercial purposes on Sundays and legal holidays shall only occur between the hours of 10:00 A.M. and 6:00 P.M.

- c) No sound emanating from sound amplifying equipment shall exceed fifteen (15) dBA above the ambient as measured at any property line.
- d) Notwithstanding the provisions of subsection c) of this Section, sound amplifying equipment shall not be operated within two hundred (200) feet of churches, schools or hospitals.
- e) In any event, the volume of sound shall be so controlled that it will not be unreasonably loud, raucous, jarring, disturbing or a nuisance to reasonable persons of normal sensitiveness within the area of audibility.

ARTICLE 6 - POWERED GARDENING EQUIPMENT

46.6.1 EXCESSIVE NOISE PROHIBITED.

(Amended by O-3894)

- a) It shall be unlawful for any person within the City of Torrance to operate power gardening equipment, including but not limited to leaf blowers, mowers and edgers, or engage in the performance of gardening work with powered equipment in or adjacent to a residential area involving the creation of noise beyond fifty (50) decibels (dB) as measured at property lines, except between the hours of 7:30 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 5:00 p.m. on Saturdays. Operation of powered gardening equipment shall be prohibited on Sundays and holidays observed by City Hall. An exception exists between the hours of 10:00 a.m. to 4:00 p.m. for homeowners that reside at the property.
- b) Properties zoned as commercial, industrial or within an established redevelopment district are exempted from the above day and hour restrictions if a minimum buffer of three hundred (300) feet is maintained from the subject property's property line to the closest residential property. The Community Development Director may, however, revoke such exemption for a particular property if the noise level exceeds fifty (50) decibels (dB) at the property line of a residential property beyond the three hundred (300) linear foot buffer.

ARTICLE 7 - GENERAL NOISE REGULATIONS

46.7.1 GENERAL NOISE REGULATIONS.

Notwithstanding any other provision of this Chapter and in addition thereto, it shall be unlawful for any person to willfully make or continue, or cause to be made or continued, any loud, unnecessary or unusual noise which disturbs the peace or quiet of any neighborhood or which causes discomfort or annoyance to any reasonable person of normal sensitiveness residing in the area.

46.7.2 NOISE LIMITS.

To provide for methodical enforcement and to give reasonable notice of the performance standards to be met, the foregoing intent is expressed in the following numerical standards. For purposes of this Chapter, the City is divided into regions as set forth in Exhibit A.

a) Noise Limits on Residential Land. It shall be unlawful for any person within the City of Torrance (wherever located) to produce noise in excess of the following levels as received on residential land owned or occupied by another person within the designated regions. In addition to the noise limits stated herein, the noise limits set forth in Sec. 46.7.2.b) shall also be complied with.

1) For noise receivers located on residential land, for measurement positions five hundred (500) feet or more distant from the boundaries of Regions 1 and 2, the following limits apply:

REGION (in which noise receiver is located)	NOISE LEVEL, db	
	Day	Night
3	50	45
4	55	50

2) For noise receivers located on residential land, for positions within five hundred (500) feet from the boundary of Region 1 or 2, the following limits apply:

Five (5) dB above the limits set forth in Section 46.7.2.a) 1 above, or 5 dB above the ambient noise level, whichever is the lower number.

b) Noise Limits at Industrial and Commercial Boundaries:

1) Noise Sources in Region 1: It shall be unlawful for any person in Region 1 to produce noise levels at the boundary of Region 1 in excess of 70 dB during the day or 65 dB during the night.

2) Noise Sources in Region 2: It shall be unlawful for any person in Region 2 to produce noise levels at the boundary of Region 2 in excess of 60 dB during the day or 55 dB during the night.

3) Noise Sources in All Remaining Industrial Use Land: It shall be unlawful for any person on industrial use land outside Region 1 and 2 to produce noise levels at his own property boundary in excess of 60 dB during the day or 55 dB during the night.

4) Noise Sources on All Land Use for Commercial Purposes: It shall be unlawful for any person on land used for commercial purposes to produce noise levels at his own property boundary in excess of 60 dB during the day or 55 dB during the night.

In addition to the noise limits set forth herein (Sec. 46.7.2.b), the noise limits set forth in Sec. 46.7.2.(a) shall also be complied with.

c) Corrections to the Noise Limits: The numerical limits given in Sec. 46.7.2.(a) and (b) shall be adjusted by addition of the following corrections where appropriate.

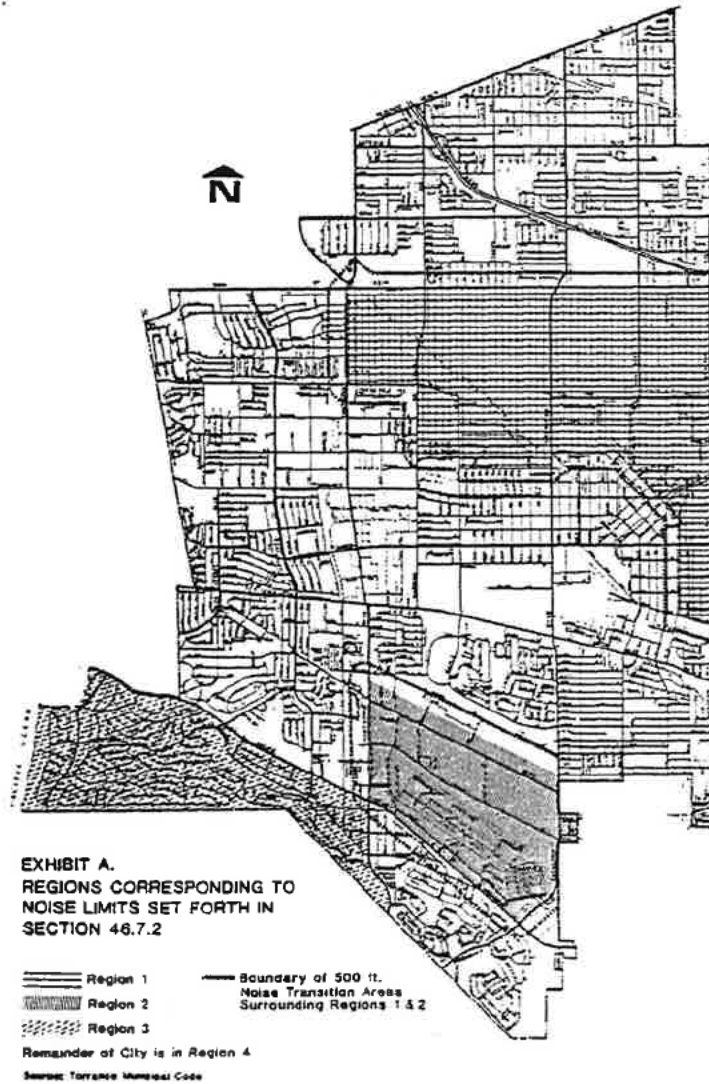
Noise Conditions	Correction to the Limits, decibels
1. Noise contains a steady, audible tone, such as a whine, screech or hum	-5
2. Noise is a repetitive impulsive noise, such as hammering or riveting	-5
3. If the noise is not continuous, one of the following corrections to the limits shall be applied:	
a) Noise occurs less than 5 hours per day or less than 1 hour per night	+5
b) Noise occurs less than 90 minutes per day or less than 20 minutes per night	+10
c) Noise occurs less than 30 minutes per day or less than 6 minutes per night	+15
4. Noise occurs on Sunday morning (between 12:01 A.M. and 12:01 P.M. Sunday)	-5

46.7.3 EXCEPTIONS.

(Amended by O-3914)

The following noise sources are specifically excluded from the provisions of this Chapter:

- 1) Aircraft in flight.
- 2) Motor vehicles operating in accordance with Sec. 46.4.2. and in accordance with all the sections of the California Motor Vehicles Code.
- 3) Stationary Generator for Residential Use, as defined in accordance with Section 46.1.2(n); and installed and used during emergencies or utility power outages, as defined in accordance with Section 46.1.2(c); or for routine testing and maintenance, as defined in accordance with Section 46.1.2(k).



ARTICLE 8 - AIRPORT NOISE LIMITS

(Added by O-2784)

46.8.1 VIOLATIONS UNLAWFUL.

It shall be unlawful for any person to pilot or operate or permit to be piloted or operated an aircraft in violation of the provisions of Sections 46.8.8., 46.8.9. or 46.8.14.

46.8.2 EXTENDED AIRPORT BOUNDARIES DEFINED.

For the purposes of this Article, the term extended airport boundaries shall mean the area enclosed by Lomita Boulevard on the north, Crenshaw Boulevard on the east, Pacific Coast Highway on the

south and Hawthorne Boulevard on the west.

46.8.3 TAKE-OFF DEFINED.

(Amended by O-3270)

For the purposes of this Article, take-off shall mean the flight of an aircraft departing Torrance Airport from the time it commences on its departure on the runway.

46.8.4 LANDING DEFINED.

(Amended by O-3270)

For the purposes of this Article, landing shall mean the flight of an aircraft from the time it begins its landing approach until it is taxied from the runway.

46.8.5 SOUND EXPOSURE LEVEL.

For the purposes of this Article, the sound exposure level is the level of sound accumulated during a given event, with reference to a duration of one second. More specifically, sound exposure level, in decibels, is the level of the time-integrated A-weighted squared sound pressure for a stated time interval or event, based on the reference pressure of 20 micronewtons per square meter and reference duration of one second.

46.8.6 SENEL.

For the purposes of this Article, the single event noise exposure level (SENEL), in decibels, is the sound exposure level of a single event, such as an aircraft fly-by, measured over the time interval between the initial and final times for which the sound level of a single event exceeds the threshold sound level. For implementation of the provisions of this Article, the threshold noise level shall be at least 20 decibels below the numerical value of the single event noise exposure level limits specified in Sections 46.8.8. or 46.8.9. as the case may be.

46.8.7 MAXIMUM SOUND LEVEL DEFINED.

For the purposes of this Article, the maximum sound level, in decibels, is the highest sound level reached at any instant of time during the time interval used in measuring the sound exposure level of a single event.

46.8.8 AIRCRAFT NOISE LIMIT.

Except as provided in Section 46.8.10., no aircraft taking off from or landing on the Torrance Municipal Airport may exceed a single event noise exposure level (SENEL) of 88 dBA or a maximum sound level of 82 dBA measured at ground level outside the extended Airport boundaries.

46.8.9 AIRCRAFT NOISE LIMIT AT NIGHT.

(Amended by O-3284)

Notwithstanding the provisions of Section 46.8.8., except as provided in Section 46.8.10., no aircraft taking off from or landing on the Torrance Municipal Airport between the hours of 10:00 P.M. of any day and 7:00 A.M. of the following morning on any Monday through Friday inclusive, nor

between the hours of 10:00 P.M. each night and 8:00 A.M. of the following morning on any Saturday or Sunday inclusive, nor on any of the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day; provided, however, that if any such holiday falls on a Saturday or Sunday, the observance of which is then moved to the preceding Friday, or the following Monday, then such Friday or Monday shall be considered to be a holiday for purposes of this section, may exceed a single event noise exposure level (SENEL) of 82 dBA or a maximum sound level of 76 dBA measured at ground level outside the extended Airport boundaries.

46.8.10 AIRCRAFT NOISE EXEMPTION.

(Amended by O-3382)

The following categories of aircraft shall be exempt from the provisions of Sections 46.8.8. and 46.8.9.:

- 1) Aircraft operated by the United States of America or the State of California;
- 2) Law enforcement, emergency, fire or rescue aircraft operated by any county or city of said state;
- 3) Aircraft used for emergency purposes during an emergency that has been officially proclaimed by competent authority pursuant to the laws of the United States, said State or the City;
- 4) Civil Air Patrol aircraft when engaged in actual search and rescue missions;
- 5) Aircraft engaged in landings or takeoffs while conducting tests under the direction of the Airport Manager in an attempt to rebut the presumption of aircraft noise violation pursuant to the provisions of Section 46.8.13
- 6) Aircraft while participating in a City-sponsored event approved by City Council.

46.8.11 CULPABILITY OF INSTRUCTOR PILOT.

In the case of any training flight in which both an instructor pilot and a student pilot are in the aircraft which is flown in violation of any of the provisions of this Article, the instructor pilot shall be rebuttably presumed to have caused such violation.

46.8.12 CULPABILITY OF AIRCRAFT OWNER OR LESSEE.

For purposes of this Article, the beneficial owner of an aircraft shall be presumed to be the pilot of the aircraft with authority to control the aircraft's operations, except that where the aircraft is leased, the lessee shall be presumed to be the pilot. Such presumption may be rebutted only if the owner or lessee identifies the person who in fact was the pilot at the time of the asserted violation.

46.8.13 DENIAL OF USE OF AIRPORT.

(See Section 51.7.2. et seq. concerning denial of the use of the Airport for repeated violations of

this Article.)

46.8.14 PRESUMPTION OF AIRCRAFT NOISE VIOLATION.

In the event that the Airport Manager determines to his reasonable satisfaction that available published noise measurements for a particular type or class of aircraft indicate that it cannot meet the noise levels set forth in Sections 46.8.8. and 46.8.9., it shall be presumed that operation of such aircraft will result in violation of the provisions of Sections 46.8.8. and 46.8.9. and such aircraft will not be permitted to land on, tie down on, be based at or take off from the Torrance Municipal Airport, except in emergencies as set forth in Section 51.4.2.; provided, however, that the owner or operator of such aircraft shall be entitled to rebut such presumption to the reasonable satisfaction of the Airport Manager by furnishing evidence to the contrary.

46.8.15 DESIGNATED ENFORCEMENT OFFICIAL.

The Director of Building and Safety, the Administrator of Environmental Quality, the Environmental Quality Officers and such other City employees as are designated by the Director of Building and Safety with the approval of the City Manager, all acting under the direction and control of the City Manager, shall have the duty and authority to enforce the provisions of this Article, pursuant to the provisions of Section 836.5 of the State Penal Code.