

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

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

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

**TORRANCE LICENSE REVIEW BOARD AGENDA  
THURSDAY, September 7, 2023  
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 – Botiller \_\_\_\_, Chun \_\_\_\_, Chair Smith \_\_\_\_  
Alternate License Review Board Members – Harris \_\_\_\_, Rumery \_\_\_\_

**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 Friday September 1, 2023.

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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS.**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

**7. ADMINISTRATIVE MATTERS**

**7A. Hillside Liquor #2**, application for a business license to allow the operation of a liquor store selling alcohol.

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

**8. BOARD ORAL COMMUNICATIONS**

**9. ADJOURNMENT**

**10A.** Adjournment of License Review Board Meeting to Thursday September 21, 2023, at 10:00 a.m in the West Annex Commission Room at 3031 Torrance Boulevard.

LICENSE REVIEW BOARD MEETING  
SEPTEMBER 7, 2023

ITEM NO. 7A. – HILLSIDE LIQUOR #2

BACKGROUND

Antoun Safar owner of Hillside Liquor #2 has made an application for approval of a business license to allow the operation of a liquor store with the sale of alcohol. The business is located at 24402 Hawthorne Boulevard in Torrance.

ANALYSIS

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

RECOMMENDATION

The License Division recommends approval of this business license with the conditions set forth by the California Department of Alcohol Beverage Control. Approval is conditional on applicant providing a copy of their LA County Health Department Permit.

Attachment A: Business License Application

Attachment B: Alcohol License Query

Attachment C: Torrance Police Department Reports



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

SELECT APPLICABLE BOX

NEW APPLICATION

CHANGE OF BUSINESS LOCATION

CHANGE OF OWNERSHIP (greater than 50%)

CHANGE OF NAME (only)

Attachment A

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

BUSINESS NAME OR DBA: Hillside Liquor #2 CORPORATE NAME (LEGAL ENTITY NAME IF DIFFERENT FROM BUSINESS NAME OR DBA):

1. BUSINESS LOCATION (\*physical business address - see note below) Suite# City State ZIP  
24402 Hawthorne Blvd Torrance CA 90505

2. MAILING ADDRESS OR PO/PMB BOX (required) Suite# City State ZIP  
24402 Hawthorne Blvd Torrance CA 90505

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): Liquor Store

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

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

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

CONTACT NAME: Antoun Safar CONTACT TITLE: Owner CONTACT PHONE #: [REDACTED] BUSINESS PHONE#: [REDACTED]

DRIVERS LICENSE OR OTHER GOVERNMENT IDENTIFICATION: [REDACTED] SOCIAL SECURITY NUMBER (COMMERCIAL OR FLEET USE ONLY): [REDACTED] NUMBER OF PEOPLE WORKING IN TORRANCE: [REDACTED]

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

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

NAMES OF OWNER, PARTNER, OR PRINCIPAL OFFICERS: Antoun Safar TITLE: Owner

I declare that I am the owner, partner, corporate officer or person with the power of attorney, and I understand if any of the information provided above is not true the business license being applied for may be revoked as outlined in section 31.9.10 of the Torrance Municipal Code.  
 I am duly authorized to make this application. All of the information provided in this application is true and correct. The business will not provide any service, good or product which is illegal under Federal, State, or local laws. I declare under penalty of perjury that the foregoing is true and correct.

SIGNATURE: [REDACTED] DATE: 8.22.23

**PART II. FOR OFFICIAL USE**

BASIC FEE	PROCESSING FEE	STATE FEE	PER PERSON FEE	PER UNIT FEE
OTHER FEES	PENALTY FEE	TOTAL AMOUNT	BUSINESS LICENSE #	BUSINESS LICENSE #

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

CA

Attachment B



CALIFORNIA DEPARTMENT OF

# Alcoholic Beverage Control

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**Report Date:** Thursday, August 31, 2023

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## LICENSE INFORMATION

**License Number:** 645283 **Primary Owner:** SAFAR, ANTOUN **Office of Application:**  
03 - LB/LAKEWOOD

## BUSINESS NAME

HILLSIDE LIQUOR #2

## BUSINESS ADDRESS

24402 HAWTHORNE BLVD , TORRANCE, CA, 90505

**County:** LOS ANGELES **Census Tract:** 6514.02

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## LICENSEE INFORMATION

**Licensee:** SAFAR, ANTOUN

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## LICENSE TYPES

Allow up to six weeks for expiration date updates after fee waiver or renewal fee submittal.

**21 - OFF-SALE GENERAL**

**License Type Status:** ACTIVE **Status Date:** 27-JUN-2023 **Term:** 12 Month(s)

**Original Issue Date:** 26-JUN-2023 **Expiration Date:** 31-MAY-2024 **Master:** Y **Duplicate:** 0

From License Number: 21-436712

**Fee Code:** P40 **Transfers:** Transferred On: 26-JUN-2023

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### **OPERATING RESTRICTIONS:**

Petitioner shall not permit any person to possess an open container or consume alcoholic beverages in or around the licensed premises as depicted on the most recently certified ABC-257 and ABC-253.

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

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

Any graffiti painted or marked upon the premises or on any adjacent area under the control of the licensee(s) shall be removed or painted over within 24 hours of being applied.

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### **DISCIPLINARY ACTION:**

No Active Disciplinary Action found

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### **DISCIPLINARY HISTORY:**

No Disciplinary History found.

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### **HOLDS:**

No Active Holds found

### **ESCROWS:**

No Escrow found



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

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

**Date:** 29 AUG 23

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

**Subject:**  
**Hillside Liquor #2**  
24402 Hawthorne Blvd, Torrance, CA 90505  
[REDACTED]

License Review Board Hearing – September 7, 2023

**Licensee:**  
**Safar, Antoun** [REDACTED] Owner

On 29 AUG 23, I interviewed Mr. Antoun Safar regarding the application for a business license for Hillside Liquor #2, located at 24402 Hawthorne Blvd, in the city of Torrance. The business will be a liquor store and the license he is applying for is a type 21 license, "Off-sale, General" license.

Mr. Safar is the owner and operator of Hillside Liquor #2, a small liquor store opening in Torrance. He also owns and operates a second location, Hillside Liquor #1, at 29105 S. Western Ave, Rancho Palos Verdes, CA. Mr. Safar has operated liquor stores and worked in alcohol sales since approximately 2000.

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



**Detective Lucas Ryono**  
Intelligence Section



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

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



**General Information**

Business Name HILLSIDE LIQUOR #2 Phone [REDACTED]

Licenses SAFAR, ANTOUN [REDACTED]

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

Address 24402 HAWTHORNE BLVD, TORRANCE, CA 90505

Do you have prior experience working in alcohol sales? YES  
 Where? OTHER LOCATIONS  
 How Many Years? SINCE 2000

Type of License TYPE 21

Do you own any other businesses? HILLSIDE LIQUOR #1  
 29105 S. Western Ave  
 R.P.L.



**Important Training Areas**

1. **How to check for identification.** LA A.S

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



Methods of alteration.

Tricks used by minors.

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

Spotters

It is important to establish a policy.

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

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

LR

A.S

Criminal citations or arrest, fines

ABC administrative hearings and fines

Civil suits

Loss of business license

Moral issues

**3. LEAD Seminar Training**

LR

A.S

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

A.S

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

A.S

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

A.S

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

Employee problems

City ordinances

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

LR

A.S

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.**

UR A.S

"Eyes and ears in the community"

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

UR A.S

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.**

UR A.S

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

UR A.S

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**

UR A.S

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**

UR A.S

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

**14. Understanding and Posting of Licenses**

LN A.S

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

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

Has Licensee(s) received a copy of the "ABC Regulations?" LN A.S

 **Training Confirmation**

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

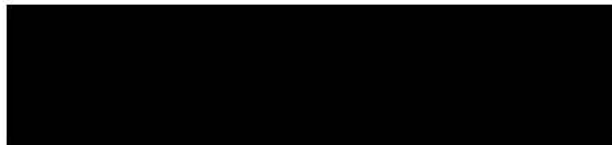


Licensee

8. 29. 23  
Date

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

\_\_\_\_\_  
Date



Witness

8-29-23