

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, OCTOBER 17, 2024
REGULAR MEETING**

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

1. CALL TO ORDER

2. ROLL CALL

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

3. REPORT OF STAFF ON THE POSTING OF THE AGENDA

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

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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS.

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

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

6. Consent Calendar

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

6A. APPROVAL OF MINUTES – Thursday September 5, 2024

7. ADMINISTRATIVE MATTERS

7A. Torikizoku Usa Inc, dba HASU Japanese Izakaya and Grill, application for a business license to allow the operation of a restaurant selling alcohol.

7B. Kitchen Slugs LLC, dba Cellador Ales, application for a business license to allow the operation of a small beer manufacture with a tasting room.

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

7D. AAA Health Care LLC, dba Harmony Spa, application for a business license to allow the operation of a massage establishment.

7E. Oriental Charms Spa, application for a business license to allow the operation of a massage establishment.

7F. Winigibell LLC, dba Youglow Wellness & Spa, application for a business license to allow the operation of a massage establishment.

8. PUBLIC HEARINGS - None

9. BOARD ORAL COMMUNICATIONS

10. ADJOURNMENT

10A. Adjournment of License Review Board Meeting to Thursday November 7, 2024, at 10:00 am in the West Annex Commission Room at 3031 Torrance Boulevard.

September 5, 2024

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

1. CALL TO ORDER

The Torrance License Review Board convened in a regular session at 10:08 a.m. on Thursday, September 5, 2024 in the West Annex meeting room at 3031 Torrance Boulevard.

2. ROLL CALL

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

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

3. REPORT OF STAFF ON THE POSTING OF THE AGENDA

Chair Rumery reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the City's website on Wednesday, August 29, 2024.

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

None.

5. ORAL COMMUNICATIONS

None.

6. CONSENT CALENDAR

6A. APPROVAL OF MINUTES: Thursday, July 18, 2024

MOTION: Member Chun moved to approve the minutes for the meeting held on July 18, 2024, as submitted. The motion was seconded by Member Wade and the motion passed.

7. ADMINISTRATIVE MATTERS

7A. BARLEY BOYS LLC, DBA PROJECT BARLEY SQUARE

Application for approval of a Business License to allow the operation of a small beer manufacture with a tasting room and food service.

Mr. Michael Copley, an owner of Barley Boys LLC, DbA Project Barley Square, confirmed his application for a business license to allow the operation of a small beer manufacture with a tasting room and food service, located at 1109 Van Ness Avenue in Torrance, and verified that he had met with the Police Department, the Los Angeles County Health Department and the California Department of Alcohol Beverage Control and understood the rules and regulations pertaining to this type of business.

In response to a question from Member Wade, Mr. Copley stated that he had not yet received his final copy of his license from the California Department of Alcohol Beverage Control.

MOTION: Member Chum moved to approve the application for a business license to Barley Boys LLC, Dba Project Barley Square to allow the operation of a small beer manufacture with a tasting room and food service, located at 1109 Van Ness Avenue in Torrance, pending the approval of his license from the California Department of Alcohol Beverage Control. The motion was seconded by Member Wade and a roll call vote reflected unanimous approval.

There was no public comment.

7B. COZY MESSAGE SPA

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

Mr. Paul Hammerton, owner of Cozy Massage Spa confirmed his application for a business license to allow the operation of a massage establishment, located at 3025 W. Artesia Boulevard in Torrance and confirmed that he had met with the Police Department and understood the rules and regulations pertaining to this type of business.

Responding to questions from Chair Rummery, Mr. Hammerton confirmed that he had made no changes to the facility and that if he made any changes to his employees list, he would inform the City.

There was no public comment.

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

MOTION: Member Wade moved to approve the operation of a massage establishment to Cozy Massage Spa, located at 3025 W. Artesia Boulevard in Torrance. The motion was seconded by Member Chun and a roll call vote reflected unanimous approval.

7C. PJL SERVICE INC., DBA BLUE CRADLE SPA

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

Ms. Hong Juan Wang translated into Mandarin for Ms. Ping Jin, owner of PjL_Service Inc, Dba Blue Cradle Spa. Ms. Jin confirmed her application for a business license to allow the operation of a massage establishment, located at 2372 Torrance Boulevard in Torrance and confirmed that she had met with the Police Department and understood the rules and regulations pertaining to this type of business.

Responding to questions from Chair Rummery, Ms Jin confirmed that she had made no changes to the facility, had no other employees and that she knew that the front door needed to remain unlocked during business hours.

Mr. James Sterns, contractor was also present.

There was no public comment.

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

MOTION: Member Wade moved to approve the operation of a massage establishment to PJL Service Inc, Dba Blue Cradle Spa, located at 2372 Torrance Boulevard in Torrance. The motion was seconded by Member Chun and a roll call vote reflected unanimous approval.

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

None.

9. BOARD ORAL COMMUNICATIONS

None.

10. ADJOURNMENT

MOTION: At 10:23 a.m., Member Wade moved to adjourn the meeting to Thursday, September 19, 2024 at 10:00 a.m. in the West Annex meeting room at 3031 Torrance Boulevard. The motion was seconded by Member Chun and a roll call vote reflected unanimous approval.

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LICENSE REVIEW BOARD MEETING
OCTOBER 17, 2024

ITEM NO 7A – TORIKIZOKU USA INC, DBA HASU JAPANESE
IZAKAYA AND GRILL

BACKGROUND

Keiko Kawakami a manager at Torikizoku USA Inc, dba HASU Japanese Izakaya and Grill has made an application for approval of a business license to allow the operation of a restaurant serving alcohol. The business is located at 2120 Artesia Boulevard, Suite 139 in Torrance.

ANALYSIS

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

RECOMMENDATION

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

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

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 HASU Japanese Izakaya and Grill	CORPORATE NAME (LEGAL ENTITY NAME IF DIFFERENT FROM BUSINESS NAME OR DBA) TORIKIZOKU USA INC.
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1. BUSINESS LOCATION (*physical business address - see note below) 2120 Artesia Blvd	Suite# 139	City Torrance	State CA	ZIP 90504
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2. MAILING ADDRESS OR PO/PMB BOX (required) 21151 S Western Ave	Suite# 285	City Torrance	State CA	ZIP 90501
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3. IS THE BUSINESS LOCATED AT A RESIDENTIAL ADDRESS (*select one)? YES <input type="radio"/> NO <input checked="" type="radio"/>	HOME OCCUPATION PERMIT#: N/A	EMAIL ADDRESS: [REDACTED]
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NATURE OF BUSINESS (description of business activity in detail):
Restaurant with 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):
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TECHNOLOGY BUSINESS (select one): Definition: A business entity utilizing scientific equipment and engineering techniques, microelectronics, data processing, genetic engineering, or telecommunications.	YES <input type="radio"/> NO <input checked="" type="radio"/>
--	---

RETAIL BUSINESS - WILL YOU BE SELLING CBD PRODUCTS? (select one): Definition: CBD is the cannabidiol compound derived from industrial hemp, cannabis or otherwise.	YES <input type="radio"/> NO <input checked="" type="radio"/>
---	---

CONTACT NAME: Yoshiyuki Maruyama	CONTACT TITLE: COO	CONTACT PHONE #: [REDACTED]	BUSINESS PHONE#: (310) 819-8042	CELL PHONE#: [REDACTED]
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DRIVERS LICENSE OR OTHER GOVERNMENT ISSUED ID#: [REDACTED]	SOCIAL SECURITY# (optional): [REDACTED]	COMMERCIAL OFFICE SQFT: 1,500 sq ft	# OF PEOPLE WORKING IN TORRANCE: [REDACTED]	# OF UNITS (apartments/hotels/mobile homes/vehicles): [REDACTED]
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FEDERAL TAX ID# (EIN#): [REDACTED]	STATE TAX ID# (SEIN): [REDACTED]	STATE CONTRACTORS LICENSE #: [REDACTED]	STATE SELLERS PERMIT#: [REDACTED]
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OWNERSHIP INFORMATION (check applicable box):
 CORPORATION LLC PARTNERSHIP SOLE OWNERSHIP

NAMES OF OWNER, PARTNERS, OR PRINCIPAL OFFICERS: Toshiyuki Kiyomiya	TITLE: CEO	NAMES OF OWNER, PARTNERS OR PRINCIPAL OFFICERS: Yuichiro Kobuki	TITLE: CFO
Yoshiyuki Maruyama	COO		

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: 8/30/2028
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PART II. FOR OFFICIAL USE ONLY

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

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/oms/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/sicom/water/industrial.html



RETAIL FOOD OFFICIAL INSPECTION REPORT

COUNTY OF LOS ANGELES ♦ DEPARTMENT OF PUBLIC HEALTH
OFFICE: GARDENA-HAWTHORNE ♦ CHIEF: VIBHA PATEL
9800 S LA CIENEGA BLVD, STE 850, INGLEWOOD, CA 90301 - Phone: (310) 338-3200
WWW.PUBLICHEALTH.LACOUNTY.GOV/EH

Attachment B



Facility Name: HASU JAPANESE IZAKAYA & GRILL			Inspection Date: 9/4/2024	
Owner/Permittee: TORIKIZOKU USA INC			Re-inspection Date: N/A	
Program Identifier: HASU JAPANESE IZAKAYA & GRILL		Time In: 05:42 PM	Time Out: 06:45 PM	
Facility Address: 2120 ARTESIA BLVD City/State/Zip: TORRANCE, CA 90504		Service: ROUTINE INSPECTION Result: CORRECTIVE ACTION / NO FOLLOW UP REQUIRED Action: NO FURTHER ACTION REQUIRED		
FA: FA0330979	PR: PR0291243	PE: 1635		

Facility Status
Score: 96
Grade: A

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

PIC/Owner Signature

SANG-JUN JUNG
EHS Signature

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

CA

Attachment C



CALIFORNIA DEPARTMENT OF

Alcoholic Beverage Control

Report Date: Tuesday, September 17, 2024

LICENSE INFORMATION

License Number: 654311 **Primary Owner:** TORIKIZOKU USA INC. **Office of Application:**
03 - LB/LAKEWOOD

BUSINESS NAME

HASU JAPANESE IZAKAYA & GRILL

BUSINESS ADDRESS

2120 ARTESIA BLVD , TORRANCE, CA, 90504

County: LOS ANGELES **Census Tract:** 6501.01

LICENSEE INFORMATION

Licensee: TORIKIZOKU USA INC.

Company Information

OFFICER: KIYOMIYA, TOSHIYUKI (CHIEF EXECUTIVE OFFICER)

OFFICER: KOBUKI, YUICHIRO (CHIEF FINANCIAL OFFICER)

OFFICER: OKURA, TADASHI (DIRECTOR)

OFFICER: MARUYAMA, YOSHIYUKI (SECRETARY/ASST SEC)

OFFICER: TORIKIZOKU HOLDINGS CO., LTD ()

STOCKHOLDER: TORIKIZOKU HOLDINGS CO., LTD

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:** 10-MAY-2024 **Term:** 12 Month(s)

Original Issue Date: 09-MAY-2024 **Expiration Date*:** 30-APR-2025 **Master:** Y **Duplicate:** 0

From License Number: 41-615277

Fee Code: P40 **Transfers:** Transferred On: 09-MAY-2024

OPERATING RESTRICTIONS:

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

Entertainment provided shall not be audible beyond the area under the control of the licensee(s) as depicted on the most recently certified ABC-257 and ABC-253.

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

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

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

DISCIPLINARY ACTION:

No Active Disciplinary Action found

DISCIPLINARY HISTORY:



Torrance Police Department Intelligence Detail
License Review Interview Summary

Detective Lucas Ryono [REDACTED]

To:

Suzanne Bittner
License Supervisor

Date: 09/25/2024

From:

Detective Lucas Ryono
Intelligence Section

Subject:

HASU Japanese Izakaya and Grill – "Torikizoku USA Inc."
2120 Artesia Blvd, Torrance, CA 90504 [REDACTED]

License Review Board Hearing – October 17, 2024

Licensee:

Iga, Takenori (Restaurant broker) [REDACTED]
Kawakami, Keiko (Manager) [REDACTED]

On 25 SEP 24, I interviewed Takenori Iga and Keiko Kawakami regarding their application for a business license for HASU Japanese Izakaya and Grill, a restaurant located at 2120 Artesia Blvd, in the City of Torrance.

Torikizoku USA Inc. will be purchasing a pre-existing restaurant at the location. HASU has been in operation for 2-3 years. They currently own an additional restaurant, "Zoku," in Redondo Beach and are working to open an additional location, "Torikizoku," in Torrance soon. The HASU restaurant will feature Japanese-style food with beer and wine options. Mr. Takenori has worked in alcohol sales for approximately 12 years as both a restaurant owner and restaurant broker. They are currently applying for a Type 41, "On-Sale Beer and Wine-Eating Place" license.

I discussed the local codes and laws that pertain to this business, as well as the conditions that exist on the license. I furnished the licensees 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. Takenori and Keiko signed the forms in my presence, indicating that they 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 (23 year restaurant)
HASU Japanese Izakaya Grill Phone [REDACTED]

Licenses Consultant/Baker
Iga, Takemasa [REDACTED] Keiko Kawakami [REDACTED]

Who are the sole owners? Torikizoku USA INC
 Is the business incorporated? Yes
 Is this reflected in the ABC License? Yes
 Are there other officers in the company?
 CEO Toshiyuki Kiyonaga / COO Yoshiyuki Maruyama

Address 2120 Artesia # 139

Do you have prior experience working in alcohol sales? 12 years
 Where? As restaurant/baker & prior restaurant owner
 How Many Years? DTLA Ramen, Los Angeles 12 years

Type of License Type 41 On-sale Beer & Wine

Do you own any other businesses? YES - 2 open & third soon.
Zoku - Redondo Beach, CA / Torikizoku - Torrance, CA
261 Avenida Del Norte (under construction)

Important Training Areas

1. **How to check for identification.** CR T.I K.K
- Presentation
 - Type of acceptable identification
 - Valid government (not expired)
 - Photo
 - Date of birth

Methods of alteration.

Tricks used by minors.

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

Spotters

It is important to establish a policy.

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

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

LR TI KK

Criminal citations or arrest, fines

ABC administrative hearings and fines

Civil suits

Loss of business license

Moral issues

3. LEAD Seminar Training

LR TI KK

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 TI KK

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 TI KK

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 TI KK

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

Employee problems

City ordinances

7. Explanation of EASY, DECOY and STAKE programs.

LR TI KK

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.

LA T.I K.K

“Eyes and ears in the community”

9. Escort ordinances and hostess bars.

LA T.I K.K

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

10. Prostitution and gambling are illegal.

LA T.I K.K

11. Age of employees and rules of service.

LA T.I K.K

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

12. Sale of tobacco to juveniles

LA T.I K.K

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

13. Adult Entertainment

LA T.I K.K

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

14. Understanding and Posting of Licenses

CR, FTE K.K

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

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

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

CR, FTE K.K



Training Confirmation

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

[Redacted Signature]

9/25/24 9/25/25
Date

Licensee or Designated Representative

Date

[Redacted Signature]

9-25-24

LICENSE REVIEW BOARD MEETING
OCTOBER 17, 2024

ITEM NO 7B – KITCHEN SLUGS LLC, DBA CELLADOR ALES

BACKGROUND

Alex Ourleff an owner of Kitchen Slugs LLC, dba Cellador Ales has made an application for approval of a business license to allow the operation of a small beer manufacture with a tasting room. The business is located at 1879 Del Amo Boulevard in Torrance

ANALYSIS

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

RECOMMENDATION

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


Attachment A: Business License Application

Attachment B: California Department of ABC License Query

Attachment C: 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 Cellador Ales		CORPORATE NAME (LEGAL ENTITY NAME IF DIFFERENT FROM BUSINESS NAME OR DBA) Kitchen Slugs, LLC
1. BUSINESS LOCATION (physical business address - see note below) 1879 Del Amo Blvd. Torrance, CA 90501		Suite# _____ City _____ State _____ ZIP _____
2. MAILING ADDRESS OR PO/PMB BOX (required) _____		Suite# _____ City _____ State _____ ZIP _____
3. IS THE BUSINESS LOCATED AT A RESIDENTIAL ADDRESS? (select one) YES <input type="radio"/> NO <input checked="" type="radio"/>		HOME OCCUPATION PERMIT#: _____ EMAIL ADDRESS: _____
NATURE OF BUSINESS (description of business activity in detail) Production brewery without an on-site taproom		
FOR A BUSINESS LOCATED IN TORRANCE PROVIDE THE PRIMARY STANDARD INDUSTRY (SIC) CODE(S) (**see note below) 2082 Malt Beverages		STATE WASTE DISCHARGER IDENTIFICATION NUMBER (WDID#) (**if applicable - see note below) _____
TECHNOLOGY BUSINESS (select one): Definition: A business entity utilizing scientific equipment and engineering techniques, microelectronics, data processing, genetic engineering, or telecommunications.		YES <input type="radio"/> NO <input checked="" type="radio"/>
RETAIL BUSINESS - WILL YOU BE SELLING CBD PRODUCTS? (select one). Definition: CBD is the cannabidiol compound derived from industrial hemp, cannabis or otherwise.		YES <input type="radio"/> NO <input checked="" type="radio"/>
CONTACT NAME: Alex Ourieff	CONTACT TITLE: Managing Member	CONTACT PHONE # _____ BUSINESS PHONE# _____ 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/vehicles): _____
FEDERAL TAX ID# (FEIN): _____	STATE TAX ID# (SEIN): _____	STATE CONTRACTORS LICENSE #: _____ STATE SELLERS PERMIT#: _____
OWNERSHIP INFORMATION (check applicable box) CORPORATION <input type="radio"/> LLC <input checked="" type="radio"/> PARTNERSHIP <input type="radio"/> SOLE OWNERSHIP <input type="radio"/>		
NAME OF OWNER, PARTNER, OR PRINCIPAL OFFICERS: Alex Ourieff	TITLE: Managing Member	NAME OF OWNER, PARTNER, OR PRINCIPAL OFFICERS: David Starkopf
		TITLE: Managing Member
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 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.		
		DATE: 9/19/24
OTHER FEES: _____	PENALTY FEE: _____	TOTAL AMOUNT: _____
		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: https://www.esa.gov/pubs/sic_manual.html *** ACCESS INFORMATION FOR AN INDUSTRIAL BUSINESS REQUIRING A WQID# FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD WEBSITE: https://www.waterboards.ca.gov/water_issues/programs/industrial.html		

CA



CALIFORNIA DEPARTMENT OF

Alcoholic Beverage Control

Report Date: Tuesday, October 01, 2024

LICENSE INFORMATION

License Number: 657103 **Primary Owner:** KITCHEN SLUGS, LLC **Office of Application:**
03 - LB/LAKEWOOD

BUSINESS NAME

CELLADOR ALES

BUSINESS ADDRESS

1879 DEL AMO BLVD , TORRANCE, CA, 90501

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

LICENSEE INFORMATION

Licensee: KITCHEN SLUGS, LLC

Company Information

OFFICER: OURIEFF, ALEX STUART (MANAGING MEMBER)

OFFICER: STARKOPF, DAVID (MEMBER)

MEMBER: STARKOPF, DAVID

MEMBER: OURIEFF, ALEX STUART

LICENSE TYPES

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

23 - SMALL BEER MANUFACTURER

License Type Status: ACTIVE **Status Date:** 06-AUG-2024 **Term:** 12 Month(s)

Original Issue Date: 05-AUG-2024 **Expiration Date*:** 31-JUL-2025 **Master:** Y **Duplicate:** 0

From License Number: 23-565765

Fee Code: P40 **Transfers:** Transferred On: 05-AUG-2024

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



Attachment C



Torrance Police Department Intelligence Detail

License Review Interview Summary

Detective Lucas Ryono [REDACTED]

To:

Suzanne Bittner
License Supervisor

Date: 10/04/2024

From:

Detective Lucas Ryono
Intelligence Section

Subject:

Cellador Ales – “Kitchen Slugs LLC”
1879 Del Amo Blvd, Torrance, CA 90501 / [REDACTED]

License Review Board Hearing – October 17, 2024

Licensee:

Alex Ourieff (owner) / [REDACTED]

On 04 OCT 24, I interviewed Alex Ourieff regarding the application for a business license for Cellador Ales, a brewery opening at 1879 Del Amo Blvd., in the City of Torrance.

Cellador Ales is a craft brewery that previously operated out of a location in North Hills, CA. The new location will produce beer for off-site consumption and will not have a taproom or food service. Customer can pick up their orders at the location or have it shipped. Mr. Ourieff has been in alcohol sales since 2019 when he began working for Cellador Ales. In 2023, he became a part-owner in the business. Mr. Ourieff is applying for a Type 23, “Small Beer Manufacturer” license.

I discussed the local codes and laws that pertain to this business, as well as the conditions that exist on the license. I furnished Mr. Ourieff with a copy of the Applicable Code Highlights for ABC “Off-Sale” and “On-Sale” Licensed Businesses. In addition, we completed the Torrance Police Department Alcohol Beverage License Indoctrination Form together. Mr. Ourieff 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 CELLADOR ALES Phone [REDACTED]

Licenses Ouriett, Alex [REDACTED]

Who are the sole owners? Alex and David Stankopf
 Is the business incorporated? YES
 Is this reflected in the ABC License? YES
 Are there other officers in the company? DAVID Stankopf
(messg. member)

Address 1879 DEL AMO BLVD

Do you have prior experience working in alcohol sales? YES
 Where? SAGE COMPANY - PIONEER LOCATION NORTH HILLS
 How Many Years? Since 2019
Took over 2023

Type of License 23- SMALL BEER MANUF.

Do you own any other businesses? No.



Important Training Areas

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

u AS

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

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

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

CR AO

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

3. LEAD Seminar Training

CR AO

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

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

CR AO

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

5. Emergency and routine response by Patrol units.

CR AO

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

6. Crime prevention and protection

CR AO

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

7. Explanation of EASY, DECOY and STAKE programs.

CR AO

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.

LA 10

"Eyes and ears in the community"

9. Escort ordinances and hostess bars.

LA 10

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.

LA 10

11. Age of employees and rules of service.

LA 10

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

LA 10

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

LA 10

Are you planning on providing entertainment?

If so, you will need an entertainment permit.

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

Are you planning on allowing dancing?

If so, you will need a dance permit.

Are you planning on selling adult videos or magazines?

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

14. Understanding and Posting of Licenses

cr AB

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

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

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

 **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.



10/04/24
Date

Licensee or Designated Representative

Date

 10-4-24

LICENSE REVIEW BOARD MEETING
OCTOBER 17, 2024

ITEM NO 7C – UC MASSAGE

BACKGROUND

Lijiang Yang, owner of UC Massage has made an application for approval of a business license to allow the operation of a massage establishment. The business is located at 23429 Western Avenue, in Torrance.

ANALYSIS

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

RECOMMENDATION

The License Division recommends approval of the business license.

Attachment A: Business License Application

Attachment B: Form 100E and Massage Therapist Certificate

Attachment C: Landlord Notarized Statement and certain pages of lease
agreement

Attachment D: Police Dept 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: UC Massage 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
23429 S Western Ave Torrance CA 90501

2. MAILING ADDRESS OR PO/MAIL BOX (optional) Suite# City State ZIP
[Redacted] Rosemead CA 91770

HOME OCCUPATION PERMIT? YES NO EMAIL ADDRESS:

NATURE OF BUSINESS (description of business activity in detail): Body & Foot Massage

FOR A BUSINESS LOCATED IN TORRANCE PROVIDE THE PRIMARY STANDARD INDUSTRY (SIC) CODE(S) (**see note below): 7299 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: Lisiang Yang CONTACT TITLE: owner CONTACT PHONE #: [Redacted] BUSINESS PHONE #: 626 822 8538 CELL: [Redacted]

DRIVERS LICENSE OR OTHER GOVERNMENT ISSUED ID#: [Redacted] SOCIAL SECURITY# (optional) (do not include the last four digits): [Redacted] # OF PEOPLE WORKING IN TORRANCE: 2 # OF UNITS (apartments/hotels/mobile homes/vehicles): 1

FEDERAL TAX ID# (EIN): [Redacted] STATE CONTRACTORS LICENSE #: NO STATE SELLERS PERMIT#: NO

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

NAMES OF OWNER, PARTNERS, OR PRINCIPAL OFFICERS TITLE NAMES OF OWNER, PARTNERS OR PRINCIPAL OFFICERS TITLE

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

[Redacted] DATE: 8/27/24

BASIC FEE: [Redacted] STATE FEE: [Redacted] PER PERSON FEE: [Redacted] PER UNIT FEE: [Redacted]
OTHER FEES: [Redacted] PENALTY FEE: [Redacted] TOTAL AMOUNT: [Redacted] Business License Application # BL-APP: 24-001745 Business License # BL-LIC: [Redacted]

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

Attachment B

Telephone: 618-5828

CITY OF TORRANCE
REVENUE DIVISION

3031 Torrance Boulevard
Torrance, CA 90503

APPLICATION FOR Massage Establishment

Torrance Municipal Code Section: _____

NAME OF APPLICANT Lisiang Yang 8/12 2024

ADDRESS [REDACTED] PHONE _____

CITY Rosemead STATE CA 91770

TYPE OF BUSINESS Massage

FIRM NAME UC Massage

ADDRESS 23429 S Western Ave PHONE _____

CITY Torrance STATE CA 90501

PROOF OF AGE: BIRTH CERTIFICATE BAPTISMAL CERTIFICATE DRIVERS LICENSE OTHER

SOCIAL SECURITY [REDACTED] DRIVERS LICENSE [REDACTED]

FOR OFFICIAL USE ONLY

FOR OFFICIAL USE ONLY

DATE	RECEIPT NO.	AMOUNT	ID CARD	LICENSE NO.	DATE ISSUED

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

8/2024 - Now

Diamond Massage - 6000 Sepulveda Blvd, Culver City

2/2023 - Now

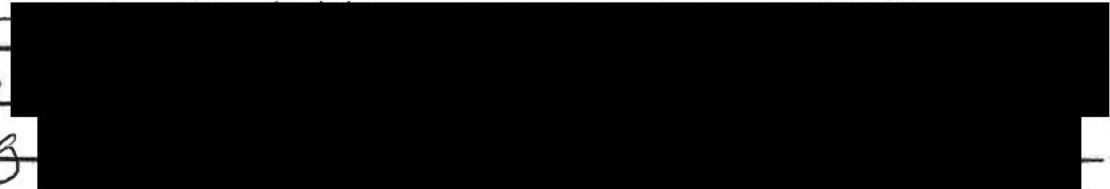
ACE Massage - 5119 Torrance Blvd, Torrance

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

Rex Ji

Irene Kuo

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.



FOR OFFICIAL USE ONLY

APPROVED BY:

CHIEF OF POLICE

DATE

LICENSE RE

ATE

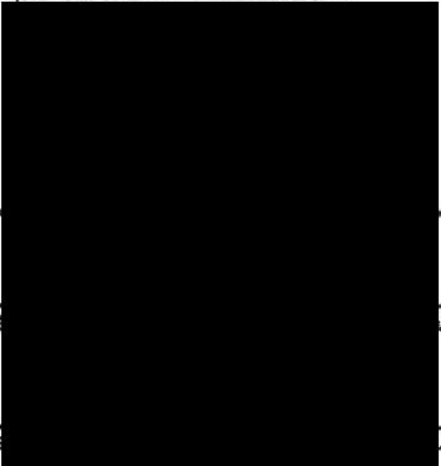
DISAPPROVED BY:

CHIEF OF POLICE

DATE

LICENSE RE

ATE





CALIFORNIA
MASSAGE THERAPY
COUNCIL

CERTIFIED
MASSAGE
THERAPIST

Li Jiang Yang
Cert # 6958

Expires 03/12/26



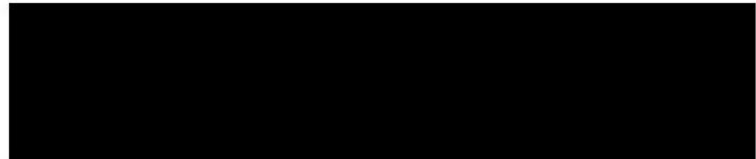
SAV-MART, INC.

660 W. 6th Street • San Pedro, CA 90731

8/12/14

Regarding premises: 23429 Western Ave
Torrance, CA 90501

I, John Papadakis, president of
SAV-MART INC., have leased said
premises to a MASSAGE business.



John Papadakis

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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 8/12/2004 before me, PATRICE OLIVE, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared JOHN PAPADALIS
Name(s) of Signer(s)

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 foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Redacted Signature of Notary Public]

Place Notary Seal and/or Stamp Above

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: ACKNOWLEDGMENT OF USE OF BUSINESS

Document Date: 8/12/2004 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer – Title(s): _____
 Partner – Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer is Representing: _____

Signer's Name: _____
 Corporate Officer – Title(s): _____
 Partner – Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer is Representing: _____



COMMERCIAL LEASE AGREEMENT
(C.A.R. Form CL)

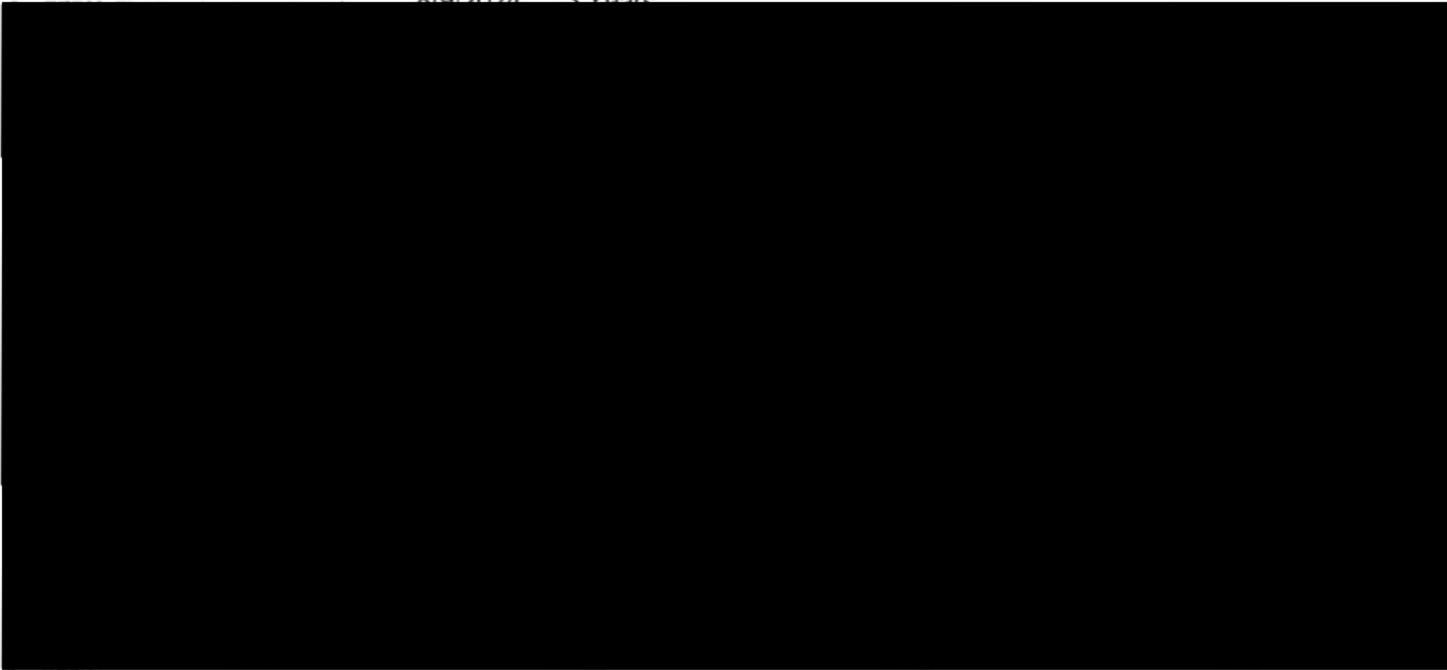


Date (For reference only): _____

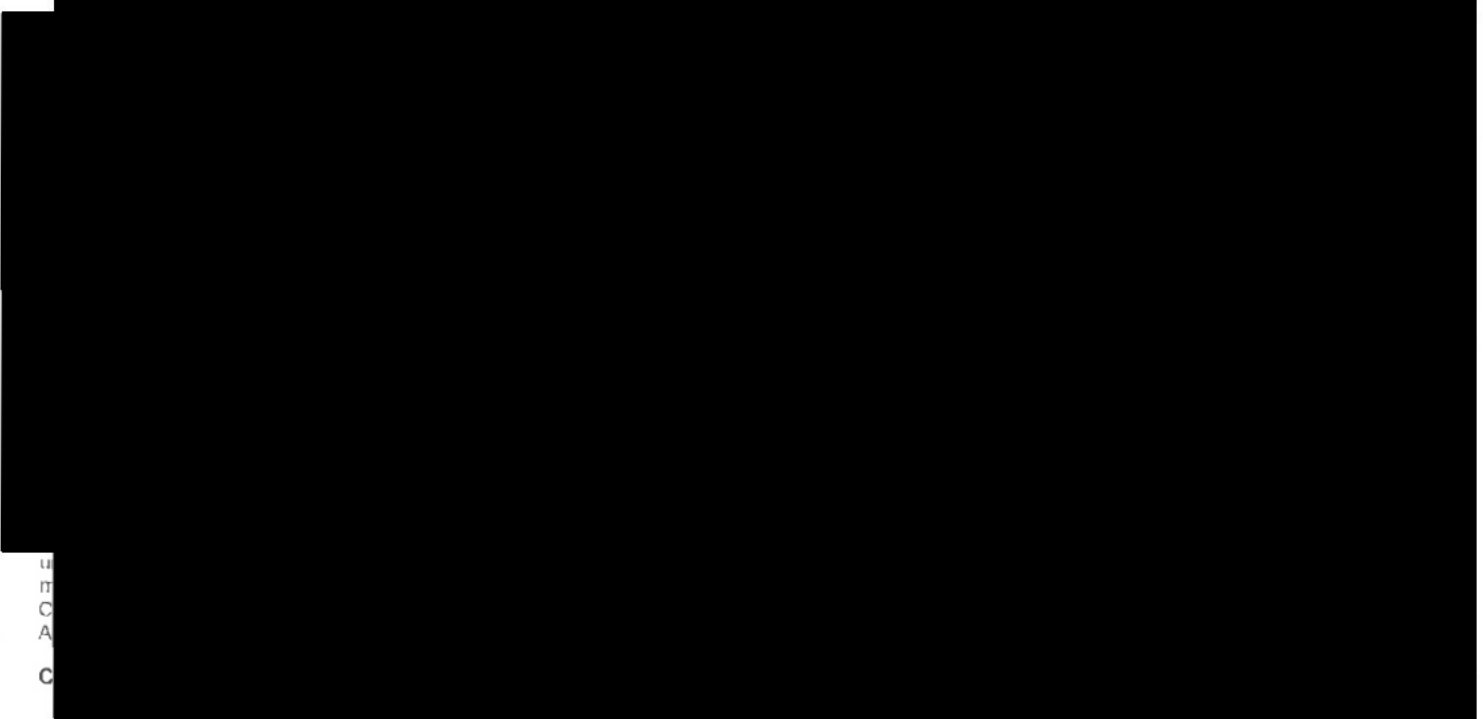
John Papadakis _____ ("Landlord") and
Lijiang Yang _____ ("Tenant") agree as follows:

1. **PROPERTY:** Landlord rents to Tenant and Tenant rents from Landlord, the real property and improvements described as: _____ ("Premises"), which
23429 S. Western Ave. Torrance, Ca 90501 comprise approximately 10% % of the total square footage of rentable space in the entire property. See exhibit _____ for a further
description of the Premises.

8/9/2024 3 Years



4. **RENT:**
A. Definition: ("Rent") shall mean all monetary obligations of Tenant to Landlord under the terms of this agreement, except security deposit.
B. Payment: Rent shall be paid to (Name) SAV-MART Inc. at (address) _____



Agent: _____ Fax: _____
Broker: _____

Premises: 23429 Western Ave, Torrance, Ca 90501

Date 8/9/2024



Tenant _____ Date 8/9/2024

(Print Name) Lijiang Yang

Address _____ City Rosemead State Ca Zip 91770

Tenant _____ Date _____

(Print Name) _____

Address _____ City _____ State _____ Zip _____

Landlord John Papadakis Sav-Mart Date 8/9/2024

(owner or agent with authority to enter into this agreement)

Address 660 West 6th Street City San Pedro State Ca Zip 90731

Date 8-9-24

State _____ Zip _____

Agency relationships are confirmed as above. Real estate brokers who are not also Landlord in this agreement are not a party to the agreement between Landlord and Tenant.

Real Estate Broker (Leasing Firm) _____ DRE Lic. # _____

By (Agent) _____ DRE Lic. # _____ Date _____

Address _____ City _____ State _____ Zip _____

Telephone _____ Fax _____ E-mail _____

Real Estate Broker (Listing Firm) _____ DRE Lic. # _____

By (Agent) _____ DRE Lic. # _____ Date _____

Address _____ City _____ State _____ Zip _____

Telephone _____ Fax _____ E-mail _____

THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY 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.

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Reviewed by _____ Date _____



Attachment D



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

To:
Suzanne Bittner
License Supervisor

Date: September 17, 2024

From:
Detective Lucas Ryono
Intelligence Section

Subject:
"UC Massage"
23429 Western Ave, Torrance, CA 90501
[REDACTED]

License Review Board Hearing – October 17, 2024

Licensees Interviewed:
Yang, Lijiang (Owner) / [REDACTED]

Kuo, Irene (Mandarin translator) / [REDACTED]

On 17 SEP 24, I interviewed Mr. Yang regarding his application for a business license for "UC Massage," located at 23429 Western Ave., Torrance, CA 90501. He was assisted in his interview by Mandarin translator, Irene Kuo.

Mr. Yang will be opening a new business at the location. The spa will offer massage for walk-in clients and by appointment.

Mr. Yang will be managing the business and providing massage along with his employees. Mr. Yang is a licensed masseuse (Lic. #6958 / Exp. 03/12/26). Mr. Yang has worked in the massage industry for over 20 years both as a masseuse and a massage business owner. He currently owns and operates ACE Massage (5119 Torrance Blvd, Torrance, CA) and Diamond Massage (Westfield Mall, 6000 Sepulveda Blvd, Culver City, CA).

There have been no TPD calls for service at Mr. Yang's other Torrance massage business.

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 him which he signed indicating that he 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.



Detective Lucas Ryono
Intelligence Section



Torrance Police Department
Acupuncture/Massage Establishment Licensing Interview
Questionnaire

Irene Kuo
 Interpreter _____ Language Mandarin



General Information

Business Name UC Massage **Phone** _____

Licensee(s) YANG, LIJIANG _____

Who are the sole owners? YES

Is the business incorporated? NO

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

Business Address 23429 S. Western Ave

How Long Has This Business Been Operating? NEW



Company History

Past Businesses

Have you been in the acupuncture/massage business before? 20+ years

Location address? 5119 TORRANCE BLVD (ACE MASSAGE)

How long? (2 YEARS) @ ACE

Do you own any other businesses? Diamond Massage (chinese massage)

Location address? Westfield Mall

Record in Other Cities (If Applicable)

In what other cities is the company licensed?

Culver City

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

No

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:

LY UR 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.

LY UR 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)).**

LY UR All exit doors will be kept unlocked during business hours.

LY — CR 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.

LY — LR 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.

LY — LR 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.

LY — LR 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.

LY — LR **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)).**

LY — LR **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.**

LY — LR **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?

LR LY

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

LR LY

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

LR 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.

_____ 

x 9/16/2024

Date

_____ 

9-16-24

Date

LICENSE REVIEW BOARD MEETING
OCTOBER 17, 2024

ITEM NO 7D – AAA HEALTH CARE LLC, DBA HARMONY SPA

BACKGROUND

Hua Xu, owner of AAA Health Care LLC, dba Harmony Spa has made an application for approval of a business license to allow the operation of a massage establishment. The business is located at 2424 Sepulveda Boulevard, Suite E, in Torrance.

ANALYSIS

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

RECOMMENDATION

The License Division recommends approval of the business license.

Attachment A: Business License Application

Attachment B: Form 100E and Massage Therapist Certificates

Attachment C: Lease Assignment and Landlord's Notarized Statement

Attachment D: Police Department Reports

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



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

SELECT APPLICABLE BOX:

NEW APPLICATION
 CHANGE OF BUSINESS LOCATION

Attachment A

CHANGE OF OWNERSHIP (greater than 50%)
 CHANGE OF NAME (Only)

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

BUSINESS NAME OR DBA Harmony SPA		CORPORATE NAME (LEGAL ENTITY NAME IF DIFFERENT FROM BUSINESS NAME OR DBA) AAA Health Care LLC			
1. BUSINESS LOCATION (*physical business address - see note below)	Suite#	City	State	ZIP	
2424 Sepulveda Blvd	E	Torrance	CA	90501	
2. MAILING ADDRESS OR PO/PMB BOX (required)	Suite#	City	State	ZIP	
2424 Sepulveda Blvd	E	Torrance	CA	90501	
3. IS THE BUSINESS LOCATED AT A RESIDENTIAL ADDRESS (*select one)?	HOME OCCUPATION PERMIT#:	EMAIL ADDRESS:			
YES <input type="radio"/> NO <input checked="" type="radio"/>		[REDACTED]			

NATURE OF BUSINESS (description of business activity in detail):
MASSAGE THERAPY

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: Hua Xu	CONTACT TITLE: OWNER	CONTACT PHONE #: [REDACTED]	BUSINESS PHONE #: 124-263-5090	CELL PHONE #:
DRIVERS LICENSE OR OTHER GOVERNMENT ISSUED ID#: [REDACTED]	SOCIAL SECURITY# (optional):	COMMERCIAL OFFICE SQFT:	# OF PEOPLE WORKING IN TORRANCE: 2	# OF UNITS (apartments/hotels/mobile homes/vehicles):
FEDERAL TAX ID#: [REDACTED]	STATE TAX ID# (SEIN):	STATE CONTRACTORS LICENSE #:	STATE SELLERS PERMIT#:	

OWNERSHIP INFORMATION (check applicable box):

CORPORATION LLC PARTNERSHIP SOLE OWNERSHIP

NAMES OF OWNER, PARTNERS, OR PRINCIPAL OFFICERS: Hua Xu	TITLE: OWNER	NAMES OF OWNER, PARTNERS OR PRINCIPAL OFFICERS: SAVE	TITLE: -
---	------------------------	--	--------------------

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

SIGNATURE: [REDACTED] DATE: **9/19/2024**

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

NOTES:
 * FOR A RESIDENTIAL BUSINESS ADDRESS YOU ARE NOT REQUIRED TO PROVIDE IT. IF YOU DO NOT WANT TO PROVIDE THE RESIDENTIAL ADDRESS PLEASE LEAVE BOX #1 BLANK AND SELECT YES UNDER BOX #3. FOR A RESIDENTIAL ADDRESS IN TORRANCE YOU WILL FIRST REQUIRE A HOME OCCUPATION PERMIT#.
 ** ACCESS THE BUSINESS SIC CODE(S) AT UNITED STATES DEPARTMENT OF LABOR WEBSITE: https://www.osha.gov/pls/finmat/sic_nannual.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

Telephone:
618-5828

CITY OF TORRANCE
REVENUE DIVISION

3031 Torrance Boulevard
Torrance, CA 90503

APPLICATION FOR Harmony SPA

Torrance Municipal Code Section: _____

9/22/2026

NAME OF APPLICANT HUA Xu

ADDRESS 2624 Sepulveda blvd # E PHONE [REDACTED]

CITY Torrance STATE CA 90501

TYPE OF BUSINESS Massage therapy

FIRM NAME Harmony SPA

ADDRESS SAME PHONE _____

CITY _____ STATE _____

PROOF OF AGE: BIRTH CERTIFICATE BAPTISMAL CERTIFICATE DRIVERS LICENSE OTHER

SOCIAL SECURITY NO. [REDACTED] DRIVERS LICENSE NO. [REDACTED]

FOR OFFICIAL USE ONLY NAME

FOR OFFICIAL USE ONLY

DATE	RECEIPT NO.	AMOUNT	ID CARD	LICENSE NO.	DATE ISSUED

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

Harmony SPA 12424 Sepulveda blvd #E
Torrance CA 90501

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

① Alorert
② Joe Calise
③ Robert + Crane

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)

N/A

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

N/A

SIGNATURE OF APPL

FOR OFFICIAL USE ONLY

APPROVED BY:

CHIEF OF POLICE

DATE

LICENSE

DATE

DISAPPROVED BY:

CHIEF OF POLICE

DATE

LICENSE REVIEW BOARD

DATE

CALIFORNIA MASSAGE THERAPY COUNCIL

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

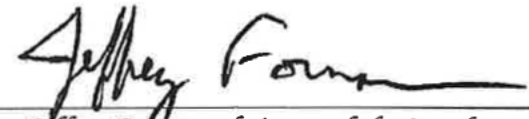
Hua Xu

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, **Hua Xu** 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, Friday, May 05, 2023.



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

**CERTIFICATE # 67757
EXPIRES: 7/24/2025**

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

CALIFORNIA MASSAGE THERAPY COUNCIL

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

Xiufang Zhou

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, **Xiufang Zhou** 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, July 13, 2023.



Xiufang Zhou
Cert # 94035

Expires 07/12/25

CERTIFIED
MASSAGE
THERAPIST

A handwritten signature in black ink, appearing to read "Jeffrey Fournier".

Jeffrey Fournier, Chairman of the Board
California Massage Therapy Council
Capitol Mall, Suite 800, Sacramento, CA 95814

CERTIFICATE # 94035
EXPIRES: 7/12/2025

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

CALIFORNIA MASSAGE THERAPY COUNCIL

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

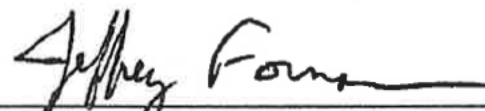
Hongfeng Wang

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, **Hongfeng Wang** 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, November 17, 2022.



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

**CERTIFICATE # 78033
EXPIRES: 2/7/2025**

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

Attachment C

September 19, 2024

To: City of Torrance

From: Smran Baba Properties ("Landlord")

RE: Harmony Spa ("Tenant")
2424 Sepulveda Suite E
Torrance

To whom it may concern, let this letter serve to confirm Landlord's approval of the current use of Tenant which is operating as a business that provides massages.

Any questions please do not hesitate to contact me.

Sincerely,

Madhu Chanani
President
Smran Baba Properties
310 291 4953



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

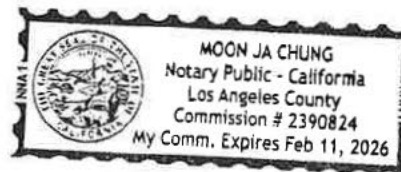
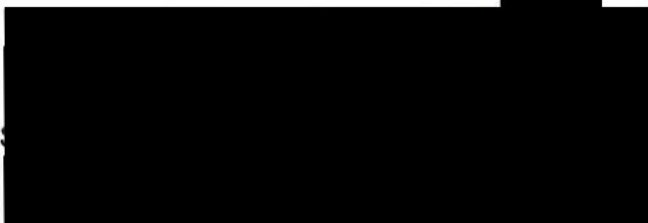
On September 23, 2024 before me, MOON JA CHUNG,

A Notary Public personally appeared Madhu Chanani

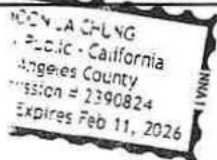
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument 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 foregoing paragraph is true and correct.

WITNESS my hand and official seal.



(Seal)



ASSIGNMENT AND ASSUMPTION OF LEASE

This Assignment and Assumption of Lease ("Assignment") is dated, for reference purposes only, September 12, 2024, and is made and entered by and between Smran Baba Properties ("Landlord") and Hua Xu ("Assignee") and Shiyu Pan, Meirong Li, Meiping Jiang and Pumin Cheng ("Assignor"). For and in consideration of good and valuable consideration paid to Assignor, the receipt and sufficiency of which consideration is hereby acknowledged, Assignor, subject to the terms and conditions hereof, hereby assigns, transfers, and sets over unto Assignee, and Assignee hereby accepts and assumes, all rights, title, interest and obligations of Assignor in, to or under the Lease (as hereinafter defined), including, but not limited to, all rights Assignor has in or to any prepaid rent, security deposit or other money pre-paid or deposited with Landlord, if any (collectively, the "Assigned Interest"). All capitalized terms not otherwise defined herein shall have the same meaning as set forth in the Lease.

1. Smran Baba Properties ("Landlord") and Shiyu Pan, Meirong Li, Meiping Jiang and Pumin Cheng ("Assignor") are the current Landlord and Tenant under that certain lease dated May 12, 2016 and First Amendment to Lease dated November 27, 2019 and Second Amendment to Lease fully executed on November 20, 2022. The lease (and all amendments) are hereinafter referred to as the "Lease", and Assignee acknowledges receipt of a complete copy of the Lease and further acknowledges having read the Lease. The Lease concerns the commercial premises commonly known as 2424 Sepulveda Blvd. Suite #E, Torrance CA 90501 (the "Premises").
2. Assignor warrants and represents that Assignor is the sole owner of the Assigned Interest under the Lease, and subject to the consent of the Landlord hereunder, has the full right and authority to validly assign the Assigned Interest to the Assignee herein, together with all other rights of Tenant under the Lease.
3. Notice to Assignee under the Lease shall be sent to the Premises or to:


Hua Xu



7. Assignor and Assignee understand that Landlord's consent to this Assignment, if given, shall not be construed as a waiver of Landlord's right to withhold its consent to any subsequent assignment or transfer of Lease, and prior to Landlord's consent to this Assignment, Landlord's collection of rental payments or any other monies due under the Lease from Assignee or any source other than Assignor shall not be deemed to constitute Landlord's consent to this Assignment or a waiver or release of Assignor or Assignee from any covenants or obligations contained in the Lease.
8. Nothing contained in this Assignment shall be construed to alter, modify, waive, impair or otherwise affect any of the covenants, agreements, terms, provisions and conditions contained in the Lease, or to waive any right or remedy available to Landlord for the default or breach by Assignor or Assignee under the Lease, whether such default or breach is now existing or hereafter committed.
9. By their execution and delivery of this Assignment, Assignor and Assignee acknowledge and confirm that Landlord is currently not in default or breach under the Lease, and to date, Landlord has fully and faithfully performed and observed all of its obligations by Landlord to be performed and observed under the Lease.

IN WITNESS WHEREOF, Assignor and Assignee hereby agree to the terms of this Assignment as of the date set forth below.

ASSIGNOR:

By:  _____

Date: 09/15/2024

By:  _____
Meifong Li

Date:  09/13/2024

By:  _____
Heiping Jiang

Date: 09/13/2024

By:  _____
Famin Cheng

Date: 09/13/2024

ASSIGNEE:

By:  _____
Hua Xu

Date: 9/15/2024

CONSENT OF LANDLORD

In consideration of and in reliance upon the covenants, agreements and affirmations on the part of Assignor and Assignee as set forth in the within Assignment, the undersigned Landlord does hereby grant its approval of and consent to this Assignment dated September 12, 2024.

LANDLORD:

[Redacted Signature]

/Smran Baba Properties

By: [Redacted Signature]

_____, its _____

Date: _____

9/15/24

Witness:

[Redacted Signature]

9/15/24



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

To:
Suzanne Bittner
License Supervisor

Date: September 27, 2024

From:
Detective Lucas Ryono
Intelligence Section

Subject:
"Harmony Spa" (AAA Health Care LLC)
2424 Sepulveda Blvd, Torrance, CA 90501
[REDACTED]

License Review Board Hearing – October 17, 2024

Licensees Interviewed:

Xu, Hua [REDACTED] (Owner) / [REDACTED]

On 27 SEP 24, I interviewed Ms. Hua Xu regarding her application for a business license for "Harmony Spa," located at 2424 Sepulveda Blvd, Torrance, CA.

Ms. Xu will be taking over ownership of a pre-existing massage business at the location. Harmony Spa has gone through several changes of ownership but Ms. Xu believes the business has been in operation for approximately 7-9 years.

Harmony Spa will offer massage by appointment and "walk-in" type customers.

Ms. Xu will be managing the business as well as providing massage. Ms. Xu is a licensed masseuse (#67757 / exp. 07/24/2025). Ms. Xu has worked in the massage industry as a masseuse for approximately 7 years. Most recently she has been working at Harmony Spa as a masseuse for the last 3 years.

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.

Ms. Xu was advised of the laws regulating her occupation, and she was provided with a "Torrance Municipal Section Highlights" form, which detailed these laws and regulations. I completed a Massage Establishment Licensing Interview Questionnaire with her which she signed indicating that she understood the laws regulating this

occupation. Ms. Xu 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.

Prior Incidents:

Using department resources, I checked the business location for prior law enforcement-related issues.

On 23 SEP 23, TPD received an anonymous letter regarding Harmony Spa. The letter stated that the massage parlor at 2424 Sepulveda (same address as Harmony Spa) had a female named Selina who was working at the location and engaging in prostitution and possible money laundering to China.

On 01 OCT 24, I spoke with Hua Xu about the prior complaint. Hua stated that there was a prior masseuse named Selina that worked at the location up until approximately 3 months ago. Selina and her husband were prior owners of the business and operated the business with Hua Xu. Ms. Xu stated that about three months ago, Selina left the business. Ms. Xu was unsure why she left although she believes her husband had cancer back in China. As a result, Ms. Xu is buying them out of the business and taking over ownership of Harmony Spa.

Ms. Xu stated she is unaware of Selina ever engaging in prostitution. Ms. Xu stated that to her knowledge, prostitution does not occur at the location. Ms. Xu stated she would not be purchasing the business if this occurred there.

It should be noted that the prior complaint was anonymous and did not provide any specific evidence of the crime. The criminal allegations were never substantiated and no crimes have been established at this time.

In addition, to the anonymous letter, TPD has one crime report on file related to Harmony Spa. In the report, the complaining party, Shiyu Pan, stated he was the current owner of the business and accused Hua Xu of redirecting customer payments to her own personal bank account. Pan complained that Xu had stolen \$7,000 from the business. At the time of the report, Pan was unsure if he wanted to press charges. Detectives attempted to follow up with Pan but did not get a response. No evidence of the theft was provided by Pan and the crimes could not be substantiated. The case was subsequently closed.

On 01 OCT 24, I spoke with Hua Xu about the prior theft report. Ms. Xu stated that Pan was not paying the proper taxes on the business. She told him about this issue and he did not correct it. Ms. Xu then used the payments to the business to pay the taxes. Ms. Xu stated she never stole from the store and it was only a business dispute with Pan about paying the business taxes.



Detective Lucas Ryono
Intelligence Section



Torrance Police Department
Acupuncture/Massage Establishment Licensing Interview
Questionnaire

Interpreter _____ Language _____



General Information

Business Name HARMONY SPA **Phone** [REDACTED]

Licensee(s) XU, HUA [REDACTED]

Who are the sole owners? HUA XU

Is the business incorporated? YES - AAA HEALTH CARE LLC.

Are there other officers/owners in the company? NO

Business Address 2424 SEPULVEDA BLVD

How Long Has This Business Been Operating? + 4 YEARS
 When started



Company History

7-9 years
 per records

Past Businesses

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

Location address? SAME LOCATION For 3 YEARS

How long? 7 YEARS TOTAL

Do you own any other businesses? NO

Location address? _____

Record in Other Cities (If Applicable)

In what other cities is the company licensed?

no

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

no

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:

H lx 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.

H lx 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)).**

H lx All exit doors will be kept unlocked during business hours.

H lx

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

HX 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?

LR HX

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

LR HX

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

LR HX



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]

Licensee(s)

9/27/2024

Date

[Redacted]

Signature

9-27-24

Date

LICENSE REVIEW BOARD MEETING
OCTOBER 17, 2024

ITEM NO 7E – ORIENTAL CHARMS SPA

BACKGROUND

Hong Xia Zhang and Meihui Chen partners of Oriental Charms Spa has made an application for approval of a business license to allow the operation of a massage establishment. The business is located at 22519 Crenshaw Boulevard, in Torrance.

ANALYSIS

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

RECOMMENDATION

The License Division recommends approval of the business license.

- Attachment A: Business License Application
- Attachment B: Form 100E and Massage Therapist Certificates
- Attachment C: Landlord's Notarized Statement
- Attachment D: Police Department Reports

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

 City of Torrance, Revenue Division Business License Application 3031 Torrance Blvd, Torrance, CA 90503 (P) 310-618-5923 (F) 310-618-5852 revenue@torranceca.gov	SELECT APPLICABLE BOX: NEW APPLICATION <input checked="" type="checkbox"/> CHANGE OF OWNERSHIP (greater than 50%) 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 Oriental CHARMS SPA.	CORPORATE NAME (LEGAL ENTITY NAME IF DIFFERENT FROM BUSINESS NAME OR DBA)
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1. BUSINESS LOCATION (*physical business address - see note below) 22519 Crenshaw Blvd	Suite#	City Torrance	State CA	ZIP 90505
--	--------	-------------------------	--------------------	---------------------

2. MAILING ADDRESS OR PO/EMV BOX (required) [REDACTED]	Suite#	City WEST Covina	State CA	ZIP 91791
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3. IS THE BUSINESS LOCATED AT A RESIDENTIAL ADDRESS (select one)? YES NO <input checked="" type="checkbox"/>	HOME OCCUPATION PERMIT#:	EMAIL ADDRESS: [REDACTED]
--	--------------------------	------------------------------

NATURE OF BUSINESS (description of business activity in detail):
Massage Therapy

FOR A BUSINESS LOCATED IN TORRANCE PROVIDE THE PRIMARY STANDARD INDUSTRY (SIC) CODE(S) (**see note below): 4850	STATE WASTE DISCHARGER IDENTIFICATION NUMBER (WDID#) (**if applicable - see note below):
---	--

TECHNOLOGY BUSINESS (select one): Definition: A business entity utilizing scientific equipment and engineering techniques, microelectronics, data processing, genetic engineering, or telecommunications.	YES	NO <input checked="" type="checkbox"/>
--	-----	--

RETAIL BUSINESS - WILL YOU BE SELLING CBD PRODUCTS? (select one): Definition: CBD is the cannabidiol compound derived from industrial hemp, cannabis or otherwise.	YES	NO <input checked="" type="checkbox"/>
---	-----	--

CONTACT NAME: Hongxia Zhang	CONTACT TITLE: Mrs	CONTACT PHONE #: [REDACTED]	BUSINESS PHONE#:	CELL PHONE#:
DRIVERS LICENSE OR OTHER GOVERNMENT ISSUED ID: [REDACTED]	SOCIAL SECURITY# (optional): [REDACTED]	COMMERCIAL OFFICE SOFT:	# OF PEOPLE WORKING IN TORRANCE: 2	# OF UNITS (apartments/hotels/mobile homes/vehicles):
FEDERAL TAX ID# (FEIN):			STATE CONTRACTORS LICENSE #:	STATE SELLERS PERMIT#:

OWNERSHIP INFORMATION (check applicable box):	CORPORATION	LLC	PARTNERSHIP <input checked="" type="checkbox"/>	SOLE OWNERSHIP
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NAMES OF OWNER, PARTNERS, OR PRINCIPAL OFFICERS: Hongxia Zhang	TITLE: Mrs	NAMES OF OWNER, PARTNERS OR PRINCIPAL OFFICERS: Meihui Chen	TITLE: Mrs
--	----------------------	---	----------------------

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.

[REDACTED]	DATE: 08/27/2024
------------	----------------------------

PART II. FOR OFFICIAL USE ONLY

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

NOTES:
 * FOR A RESIDENTIAL BUSINESS ADDRESS YOU ARE NOT REQUIRED TO PROVIDE IT. IF YOU DO NOT WANT TO PROVIDE THE RESIDENTIAL ADDRESS PLEASE LEAVE BOX #1 BLANK AND SELECT YES UNDER BOX #3. FOR A RESIDENTIAL ADDRESS IN TORRANCE YOU WILL FIRST REQUIRE A HOME OCCUPATION PERMIT#.
 ** ACCESS THE BUSINESS SIC CODE(S) AT UNITED STATES DEPARTMENT OF LABOR WEBSITE: https://www.osha.gov/pls/ims/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

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

U & I Healing ~~A~~ Touch Massage

3902 Pacific Coast Hwy, Torrance, CA 90505

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

JUAN CHEN, [REDACTED]

Heng Gao, [REDACTED]

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)

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

SIGNATURE OF APPLICANT

FOR OFFICIAL USE ONLY

APPROVED BY:

CHIEF OF POLICE

DATE

LICENSE RE

DATE

DISAPPROVED BY:

CHIEF OF POLICE

DATE

LICENSE REVIEW BOARD

DATE

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

Lady Lash Beauty, 1230 W Imperial Hwy Unit F, La Habra, CA 90631

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

Xuefeng Chen,

Juan CHEN



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)

Empty lines for listing convictions.

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

Empty lines for the authorization letter.

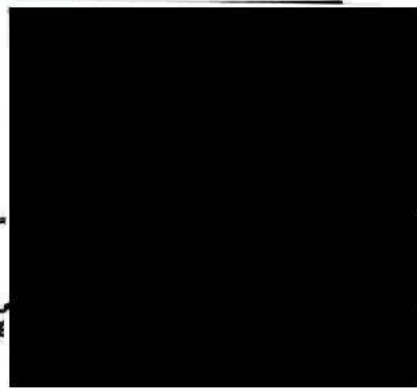
SIGN



DESCRIPTION OF APPLICANT



FOR OFFICIAL USE ONLY



APPROVED BY:

CHIEF OF POLICE

DATE

LICENSE RE

DATE

DISAPPROVED BY:

CHIEF OF POLICE

DATE

LICENSE REVIEW BOARD

DATE

CALIFORNIA MASSAGE THERAPY COUNCIL

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

Hongxia Zhang

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, Hongxia Zhang 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, Friday, February 23, 2024.



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

**CERTIFICATE # 70597
EXPIRES: 6/4/2026**

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



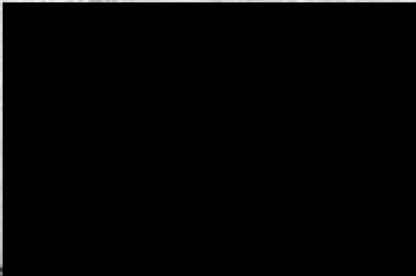


CALIFORNIA
MASSAGE THERAPY
COUNCIL

CERTIFIED
MASSAGE
THERAPIST

Chunxiang Qin
Cert # 83338

Expires 01/27/26



CALIFORNIA MASSAGE THERAPY COUNCIL

By authority of the State of California Code (BOLP Section 4600),
the California Massage Therapy Council hereby awards to

Chunxiang Qin

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, **Chunxiang Qin** 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 14, 2023.

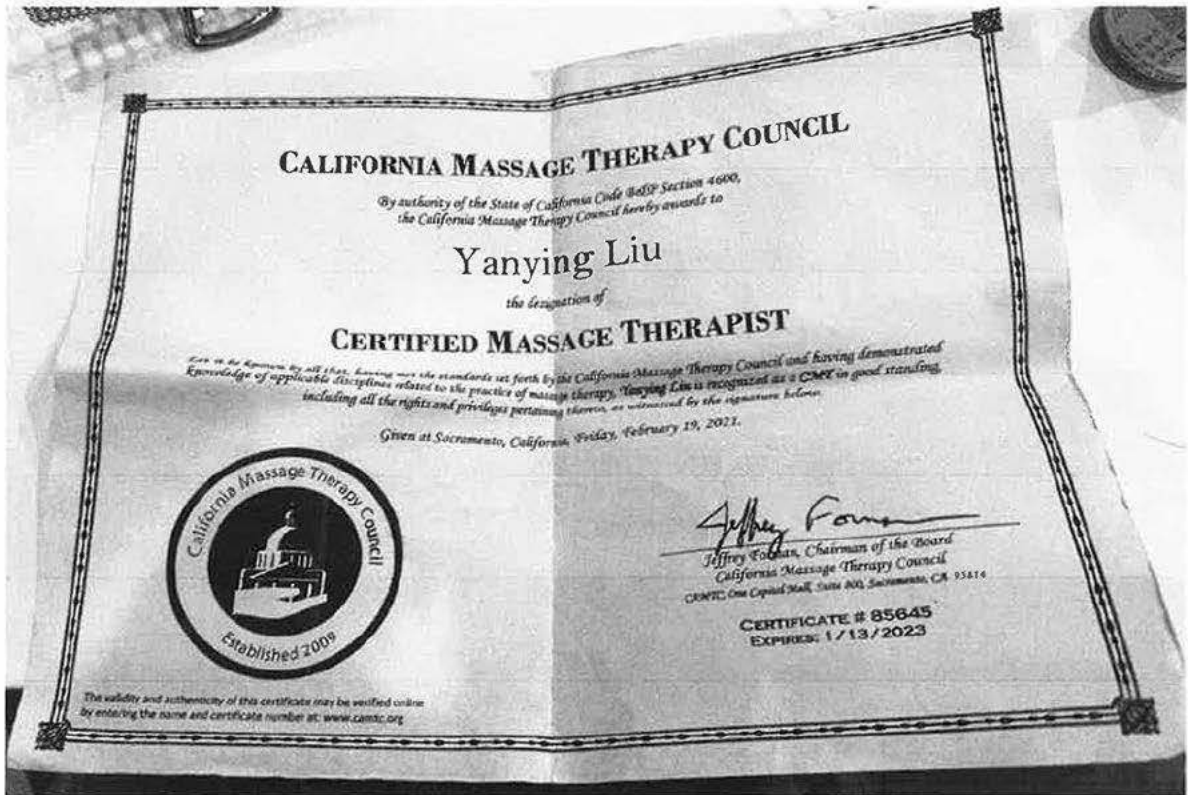


CERTIFIED
MASSAGE
THERAPIST

Jeffrey Folsom, Chairman of the Board
California Massage Therapy Council
CMTA, One Capitol Mall, Suite 501, Sacramento, CA 95814

CERTIFICATE # 83335
EXPIRES: 1/27/2026

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



Note: Massage Therapist license expires on January 13, 2025, see card above, the certificate is a copy before the current certificate was renewed.

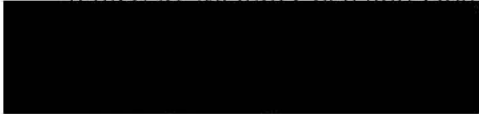
Palo Vista Properties
22527 Crenshaw Blvd. #201
213-999-1682



August 19, 2024

To Whom it May Concern.

The undersigned acknowledges that unit 22519 Crenshaw Blvd. Torrance, CA 90505 is being rented to Meihui Chen and Hongxia Zhang will be used for a massage business.



Cristel Castaneda

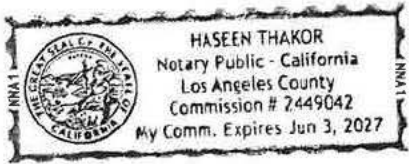
ACKNOWLEDGMENT

State of California

County of Los Angeles

On August 19th, 2024 before me, Haseen Thakor, Notary Public
(insert name and title of the officer) personally appeared
Cristel Celene Castaneda _____, 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 foregoing paragraph is true and correct.



WITNESS my hand and official seal.



Signature _____ (Seal)





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

To:
Suzanne Bittner
License Supervisor

Date: September 26, 2024

From:
Detective Lucas Ryono
Intelligence Section

Subject:
"Oriental Charms Spa"
22519 Crenshaw Blvd, Torrance, CA 90505
[REDACTED]

License Review Board Hearing – October 17, 2024

Licensees Interviewed:
Chen, Meihui CDL [REDACTED] / Zhang, Hong Xia [REDACTED] (co-owners)

On 26 SEP 24, I interviewed Ms. Meihui Chen and Ms. Hong Zhang regarding their application for a business license for "Oriental Charms Spa," located at 22519 Crenshaw Blvd, Torrance, CA.

The licensees will be taking over ownership of a pre-existing massage business at the location. The business has been in operation for approximately 5 years.

Oriental Charms Spa will offer massage by appointment and "walk-in" type customers.

Ms. Zhang will be managing the business as well as providing massage. Ms. Zhang is a licensed masseuse (#70597 / exp. 06/4/2026) and has worked in the massage industry as a masseuse for approximately 7 years. Ms. Chen is new to the massage industry. Her Livescan fingerprinting indicated no criminal history meeting dissemination criteria.

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 licensees were advised of the laws regulating their occupation, and were provided with a "Torrance Municipal Section Highlights" form, which detailed these laws and regulations. I completed a Massage Establishment Licensing Interview

Questionnaire with the licensees. Ms. Chen signed the forms indicating that she understood the laws regulating this occupation. The licensees 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.

Prior Incidents:

I reviewed prior calls for service at the location. TPD responded to a prior call for service at the location on 21 JAN 23. At that time the business was called Cozy massage and Spa and under different ownership. The caller claimed an employee took \$300 from him and ran out of the business. TPD responded but the original caller had left and could not be located. No crime could be substantiated at that time.



Detective Lucas Ryono
Intelligence Section



Torrance Police Department
 Acupuncture/Massage Establishment Licensing Interview
 Questionnaire

Interpreter _____ Language _____



General Information

Business Name Oriental Champs Spa Phone [REDACTED]

Licensee(s) Meihui Chen CDL [REDACTED] / ZHANG, HONG XIA

Who are the sole owners? Chen and HongXia Zhang

Is the business incorporated? No

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

Business Address 22519 Chesham Blvd

How Long Has This Business Been Operating? 5 yrs



Company History

Past Businesses

Have you been in the acupuncture/massage business before? Zhang ~ 7 yrs
Chen - new

Location address? N/A

How long? N/A

Do you own any other businesses? No

Location address? N/A

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?

N/A

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:

MC LL 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.

MC LL 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)).**

MC LL All exit doors will be kept unlocked during business hours.

MC 12 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.

MC 13 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.

MC 14 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.

MC 15 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.

MC 16 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)).

MC 17 Each operator of a massage or acupuncture 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 acupuncture 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.

MC 18 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?

LC MC

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

LC MC

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

LC MC



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.

X

[Redacted Signature]

09/26/2024

Date

[Redacted Signature]

Date

LICENSE REVIEW BOARD MEETING
OCTOBER 17, 2024

ITEM NO 7F – WINIGIBELL LLC, DBA YUGLOW
WELLNESS & SPA

BACKGROUND

Prisada Sriamdi an owner of Winigibell LLC, dba Youglow Wellness & Spa has made an application for approval of a business license to allow the operation of a massage establishment. The business is located at 4515 Sepulveda Boulevard, in Torrance.

ANALYSIS

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

RECOMMENDATION

The License Division recommends approval of the business license.

- Attachment A: Business License Application
- Attachment B: Form 100E and Massage Therapist Certificates
- Attachment C: Certain pages from Lease Agreement
- Attachment D: 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) YOUNGLOW WELLNESS & SPA	CORPORATE NAME (LEGAL ENTITY NAME IF DIFFERENT FROM BUSINESS NAME OR DBA) WINIGIBELL LLC
---	---

1. BUSINESS LOCATION (*physical business address - see note below) 4515 SEPULVEDA BLVD	Suite#	City TORRANCE	State CA	ZIP 90505
---	--------	------------------	-------------	--------------

2. MAILING ADDRESS OR PO/PMB BOX (required) 4515 SEPULVEDA BLVD	Suite#	City TORRANCE	State CA	ZIP 90505
--	--------	------------------	-------------	--------------

3. IS THE BUSINESS LOCATED AT A RESIDENTIAL ADDRESS (*select one)? YES <input type="radio"/> NO <input checked="" type="radio"/>	HOME OCCUPATION PERMIT#:	EMAIL ADDRESS:
---	--------------------------	----------------

NATURE OF BUSINESS (description of business activity in detail):
WELLNESS & SPA INCLUDING MASSAGE, CHIROPRACTIC, ACUPUNCTURE AND FACIAL MASSAGE TREATMENT

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

TECHNOLOGY BUSINESS (select one): Definition: A business entity utilizing scientific equipment and engineering techniques, microelectronics, data processing, genetic engineering, or telecommunications.	YES <input type="radio"/>	NO <input type="radio"/>
--	---------------------------	--------------------------

RETAIL BUSINESS - WILL YOU BE SELLING CBD PRODUCTS? (select one): Definition: CBD is the cannabidiol compound derived from industrial hemp, cannabis or otherwise.	YES <input type="radio"/>	NO <input type="radio"/>
---	---------------------------	--------------------------

CONTACT NAME: PRISADA SRIAMDI	CONTACT TITLE: MANAGER	CONTACT PHONE #:	BUSINESS PHONE#:	CELL PHONE#:
----------------------------------	---------------------------	------------------	------------------	--------------

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

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

OWNERSHIP INFORMATION (check applicable box)	CORPORATION <input type="radio"/>	LLC <input checked="" type="radio"/>	PARTNERSHIP <input type="radio"/>	SOLE OWNERSHIP <input type="radio"/>
--	-----------------------------------	--------------------------------------	-----------------------------------	--------------------------------------

NAMES OF OWNER, PARTNERS, OR PRINCIPAL OFFICERS: CHUBIMON EDWARDS	TITLE: PRESIDENT/owner	NAMES OF OWNER, PARTNERS OR PRINCIPAL OFFICERS: WINNY WAI	TITLE: MANAGER/owner
PRISADA SRIAMDI	MANAGER/owner	DAVID EDWARDS	OWNER/CONSULTANT /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:	DATE: 09/23/2024
------------	------------------

PART II. FOR OFFICIAL USE ONLY

BASIC FEE:	PROCESSING FEE:	STATE FEE:	PER PERSON FEE:	PER UNIT FEE:
OTHER FEES:	PENALTY FEE:	TOTAL AMOUNT:	Business License # BL-LIC-:	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.csha.gov/pls/imis/sic_manual.html
*** ACCESS INFORMATION FOR AN INDUSTRIAL BUSINESS REQUIRING A WID# FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD WEBSITE: https://www.waterboards.ca.gov/water_issues/prgrams/stormwater/industrial.html

*Scanned 9/25/24

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

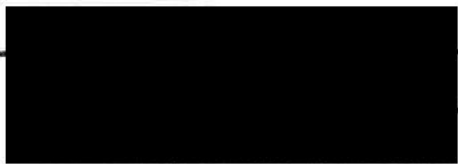
- ① TOMOKO JAPANESE SPA 04/01/2018 - 04/01/2020
ADDRESS 141 S. Beverly Dr Beverly Hills, CA 90212 Tel (424) 600-2369
- ② SPATHENEE WELLNESS CENTER 05/15/2021 - Present
ADDRESS 1911 S. Catalina Ave Redondo Beach, CA 90277 Tel (424) 304-2040

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

- ① Sergio Serratos [REDACTED]
- ② Jimthee Chaisiri [REDACTED]
- ③ PIM Chaisiri [REDACTED]

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)

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



DESCRIPTION OF APPLICANT



FOR OFFICIAL USE ONLY

APPROVED BY:

CHIEF OF POLICE

DATE

LICENSE REV

DISAPPROVED BY:

CHIEF OF POLICE

DATE

LICENSE REV

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

ACCESS HEALTH CENTER, 4515 SEPULVEDA, TORRANCE, CA, 90505
SPATHENEER WELLNESS CENTER, 1911 S. CATALINA AVE, REDON DO BEACH, CA 90277

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

ESTHER KIMM, [REDACTED]
MONIQUE CARRILLO, [REDACTED]
APRIL TIONKO, [REDACTED]

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)

N/A

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

[REDACTED]

09/23/2024

SIGNATURE OF APPLICANT

DESCRIPTION OF APPLICANT

[REDACTED]

[REDACTED]

FOR OFFICIAL USE ONLY

APPROVED BY:

CHIEF OF POLICE

DATE

LICENSE REVIEW BOARD

DATE

DISAPPROVED BY:

CHIEF OF POLICE

DATE

LICENSE REVIEW BOARD

DATE

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

① Arentlock Thai Massage Jan 2018 - Jan 2021

② Spahenzee Wellness Center Feb 2020 - 2021

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

① Winny Wai

② Pattaravadee Inpitak

③ Prisada Sriamdi

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)

N/A

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

DESCRIPTION OF APPLICANT

FOR OFFICIAL USE ONLY

APPROVED BY:

CHIEF OF POLICE

DATE

LICENSE REVIEW BOARD

DATE

DISAPPROVED BY:

CHIEF OF POLICE

DATE

LICENSE REVIEW BOARD

DATE

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

2024 - Digital Logic Corporation - Vikas Kaushik - Dallas, TX
2020 - Qualcomm, San Diego - Aishwarya Sankara / Cesar Zegarra
2019 - Saatchi & Saatchi - John B. Morrison, Lake Forest, CA

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

2020 - Meron Sebati - friend + colleague
2015 - Les Germinisky - friend
2015 - Phamovanh Louangxay -

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)

None

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

[Redacted Signature]

SIGNATURE OF APPLICANT

DESCRIPTION OF APPLICANT

[Redacted Description]

[Redacted Description]

FOR OFFICIAL USE ONLY

APPROVED BY:

CHIEF OF POLICE

DATE

LICENSE REVIEW BOARD

DATE

DISAPPROVED BY:

CHIEF OF POLICE

DATE

LICENSE REVIEW BOARD

DATE

CALIFORNIA MASSAGE THERAPY COUNCIL

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

Chutimon Jantaphan Edwards

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, **Chutimon Jantaphan Edwards** 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, Friday, August 23, 2024.



*Mark Dixon, Chairman of the Board
California Massage Therapy Council*

CMTC, One Capitol Mall, Suite 800, Sacramento, CA 95814

**CERTIFICATE # 37981
EXPIRES: 9/18/2026**

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

CALIFORNIA MASSAGE THERAPY COUNCIL

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

Prisada Sriamdi

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, **Prisada Sriamdi** 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, February 01, 2024.



*Mark Dixon, Chairman of the Board
California Massage Therapy Council*

CAMTC, One Capitol Mall, Suite 800, Sacramento, CA 95814

**CERTIFICATE # 6223
EXPIRES: 3/4/2026**

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

CALIFORNIA MASSAGE THERAPY COUNCIL

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

Winnie Wai

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, **Winnie Wai** 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, August 04, 2022.



A handwritten signature in black ink, reading "Jeffrey Foxman".

*Jeffrey Foxman, Chairman of the Board
California Massage Therapy Council*

CAMTC, One Capitol Mall, Suite 800, Sacramento, CA 95814

**CERTIFICATE # 45833
EXPIRES: 10/22/2024**

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

Attachment C

LEASE AGREEMENT

1. **Leasing.** Landlord, in consideration of the rents to be paid and the obligations to be performed by Tenant, leases to Tenant the Premises, upon the following terms and conditions:

2. **Definitions.** A. The "Reference Date" of this Lease is September 20, 2024. This Lease Agreement, as modified and amended by the Addendum to Lease, and exhibits to Lease which are attached hereto and incorporated herein by reference, for all purposes with the same force and effect as if copied at full length herein, are collectively referred to as the "Lease."

B. "Tenant": Winigibell LLC, a California limited liability company d/b/a You Glow Wellness & Spa

C. "Landlord": Weiss Family Limited Partnership, a California limited partnership.

D. The "party" means the Landlord or Tenant, individually. The term "parties" means the Landlord and Tenant, collectively.

E. Exhibits: Site Plan of Shopping Center--Exhibit A; Prohibited Uses--Exhibit B; and Tenant Sign Criteria--Exhibit C.

F. "Premises": 4515 Sepulveda Blvd., City of Torrance, Los Angeles County, California 90505. \$

[Redacted]

[Redacted]

DS
LA

Initials:


<small>Initial</small> B	<small>Initial</small> C	<small>Initial</small> FDR	<small>Initial</small> NW
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LANDLORD: Weiss Family Limited Partnership,
a California limited partnership
By: Weiss Properties, Inc.,
its General Partner

TENANT: Winigibell LLC,
a California limited liability company,
d/b/a You Glow Wellness & Spa

By: 
Shannon C. Edwards, Manager

Signed by:
By: 
David Allen Edwards, member

By: 
9A77D94BAC97A32
Elizabeth Altman, CEO

Signed by:
By: 
D3E7B7EB499E4F4
Prisada Sriamdi, Manager

By: 
C675A00F629E44B
Winnie Wai, Manager

ADDRESS FOR RENT AND CORRESPONDENCE:
904 Silver Spur Rd #422
Rolling Hills Estates, CA 90274
Email: Liz@weisspi.com and lizaltman@2las.net
(310) 544-2521

You Glow Wellness & Spa
4515 Sepulveda Blvd., Torrance, CA 90505
Email: _____
() _____
(See Tenant Information Form)

DS


Initials:     

Attachment D.



Torrance Police Department Intelligence Detail

License Review Interview Summary

Detective Lucas Ryono [REDACTED]

To:

Suzanne Bittner
License Supervisor

Date: October 4, 2024

From:

Detective Lucas Ryono
Intelligence Section

Subject:

"YouGlow Wellness and Spa" – Winigibell Inc.
4515 Sepulveda Blvd, Torrance, CA 90505
[REDACTED]

License Review Board Hearing – October 17, 2024

Licensees Interviewed:

Sriamdi, Prisada CDL [REDACTED]

On 04 OCT 24, I interviewed Ms. Prisada Sriamdi regarding their application for a business license for "YouGlow Wellness and Spa," located at 4515 Sepulveda Blvd, Torrance, CA.

The licensees will be taking over ownership of a pre-existing massage business at the location. The business has been in operation for approximately 19 years.

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

Ms. Sriamdi will be managing the business as well as providing massage. Ms. Sriamdi is a licensed masseuse (#6223 / exp. 03/4/2026) and has worked in the massage industry as a masseuse for approximately 16 years. She has worked at the current location for approximately 4 years. She also works at 4640 Del Amo Blvd (Back on Point Wellness).

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 licensee was advised of the laws regulating her occupation, and 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 licensee. Ms. Srijandi signed the forms indicating that she understood the laws regulating this occupation. The licensee 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 reviewed department records and noted no prior related calls for service at the location



Detective Lucas Ryono
Intelligence Section



Torrance Police Department
Acupuncture/Massage Establishment Licensing Interview
Questionnaire

Interpreter _____ Language _____



General Information

Business Name YOU GLOW WELLNESS & SPA (WINIGIBELL LLC) Phone [REDACTED]

Licensee(s) PRISADA SRIAMDI CDL [REDACTED]

Who are the sole owners? SEE BELOW

Is the business incorporated? YES

Are there other officers/owners in the company? _____

CHUKIMON EDWARDS, WINNY WAI, DAVID EDWARDS

Business Address 4515 SEPULVEDA BLVD

How Long Has This Business Been Operating? 19 YEARS



Company History

Past Businesses

Have you been in the acupuncture/massage business before? SINCE 2008

Location address? 4646 DEL AMO BLVD (BACK ON POINT WELLNESS)

How long? 2008 ~ 4 YRS at You Glow SINCE August

Do you own any other businesses? NO

Location address? NO

Record in Other Cities (If Applicable)

In what other cities is the company licensed?

no

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

no

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?

no



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 PS 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 PS 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 PS All exit doors will be kept unlocked during business hours.

PS LR 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.

PS LR 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.

PS LR 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.

PS LR 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.

PS LR **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)).**

PS LR **Each operator of a massage or acupuncture 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 acupuncture 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.**

PS LR **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?

LR PS

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

LR PS

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

LR PS



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.

X

[Redacted]

Licensee(s)

10/04/2024

Date

Licensee(s) or Designated Representative

[Redacted]

10-4-24

Date