

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

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

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

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

**TORRANCE LICENSE REVIEW BOARD AGENDA
THURSDAY, DECEMBER 19, 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 December 12, 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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS.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 November 21, 2024

7. ADMINISTRATIVE MATTERS

7A. Approve a business license for Torikizoku USA Inc, dba Torikizoku, application for a business license to allow the operation of a restaurant selling alcohol.

7B. Approve a business license for Kong's Beauty 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 January 2, 2025, at 10:00 am in the West Annex Commission Room at 3031 Torrance Boulevard.

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

1. CALL TO ORDER

The Torrance License Review Board convened in a regular session at 10:00 a.m. on Thursday, November 21, 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, Senior Administrative Analyst

Also Present: Assistant City Attorney Tatia Strader
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 Thursday, November 14, 2024.

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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS

None

5. ORAL COMMUNICATIONS

None

6. CONSENT CALENDAR

6A. APPROVAL OF MINUTES- Thursday – October 17, 2024

MOTION: Member Wade moved to approve the minutes for the meeting held on October 17, 2024, as submitted. The motion was seconded by Member Chun and the motion passed.

7. ADMINISTRATIVE MATTERS

7A. DINING INNOVATION INC. DBA WAGYU BUTCHER

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

Mr. Taka Kano, owner of the restaurant Dining Innovation Inc., dba Wagyu Butcher, confirmed the application for a business license to allow the operation of restaurant serving alcohol, located at 2104 Artesia Boulevard 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.

There was no public comment.

MOTION: Member Wade moved to approve the application for a business license to Dining Innovation Inc., dba Wagyu Butcher to allow the operation of a restaurant serving alcohol, located at 2104 Artesia Boulevard in Torrance. The motion was seconded by Member Chun and a roll call vote reflected unanimous approval.

7B. PRIME KINETIC SOLUTIONS, LLC

Application for approval of a Business License to allow the operation of a secondhand dealer selling firearms

Mr. David Killen, owner of Prime Kinetic Solutions, LLC, confirmed his application for a business license to allow the operation of a secondhand dealer selling firearms, located at 22750 Hawthorne Boulevard, Suite 224, in Torrance and confirmed that he had met with the Police Department and understood the rules and regulations pertaining to this type of business.

In response to a question from Chair Rummery, Mr. Killen stated that he had had no problems with security with his license to operate a retail store selling firearms, that he had received in 2023.

There was no public comment.

MOTION: Member Wade moved to approve the business license for the operation of a secondhand dealer selling firearms to Prime Kinetic Solutions, LLC, located at 22750 Hawthorne Boulevard, Suite 224 in Torrance. The motion was seconded by Member Chun and a roll call vote reflected unanimous approval.

7C. XWD SERVICE INC., DBA PEARL MASSAGE

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

Ms. Hongjuan Wang translated into Mandarin for Ms. Yingxia Xu, owner of XWD Service Inc, dba Pearl Massage. Ms. Xu confirmed her application for a business license to allow the operation of a massage establishment, located at 2135 182nd Street 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. Xu confirmed that she had painted the facility, that she had no other employees currently and that she was aware that all employees needed to be registered with the City.

There was no public comment.

Responding to questions from Assistant City Attorney Strader, Ms. Xu 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 XWD Service Inc, dba Pearl Massage, located at 2135 182nd Street 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**

10A. MOTION: At 10:12 a.m., Member Wade moved to adjourn the meeting to Thursday, December 5, 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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Honorable Members of the License Review Board
City Hall – West Annex Commission Room
Torrance, California

Members of the License Review Board:

SUBJECT: Finance Department, Business License Division –
Approve a Business License for Torikizoku USA Inc, dba
Torikizoku

RECOMMENDATION


Recommendation of the Assistant Finance Director that the Business License Review Board approve the business license for Torikizoku USA Inc, dba Torikizoku, with the conditions set forth by the California Department of Alcohol Beverage Control.

BACKGROUND/ANALYSIS

Takenori Iga a manager at Torikizoku USA Inc, dba Torikizoku has made an application for approval of a business license to allow the operation of a restaurant serving alcohol. The business is located at 21839 Hawthorne Boulevard in Torrance.

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

Respectfully submitted,

By: 

Suzanne Bittner
License Supervisor

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

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



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

SELECT APPLICABLE BOX:

NEW APPLICATION
 CHANGE OF BUSINESS LOCATION

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

Attachment A

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

BUSINESS NAME OR DBA: Torikizoku CORPORATE NAME (LEGAL ENTITY NAME IF DIFFERENT FROM BUSINESS NAME OR DBA): Torikizoku USA Inc.

1. BUSINESS LOCATION (*physical business address - see note below) Suite# _____ City Torrance State CA ZIP 90503
21839 Hawthorne Blvd.

2. MAILING ADDRESS OR PO/PMB BOX (required) Suite# _____ City Torrance State CA ZIP 90501
21151 S. Western Ave. STE 285

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

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

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: Yoshiyuki Maruyama CONTACT TITLE: COO 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# (EIN): _____ STATE TAX ID# (SEIN): _____ STATE CONTRACTORS LICENSE #: _____ STATE SELLERS PERMIT#: _____

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

NAMES OF OWNER, PARTNERS, OR PRINCIPAL OFFICERS. TITLE: Yoshiyuki Maruyama COO NAMES OF OWNER, PARTNERS OR PRINCIPAL OFFICERS. TITLE: Toshiyuki Kiyomiyu CEO

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

SIGNATURE: _____ DATE: 12/31/2024

PART II. FOR OFFICIAL USE

BASIC FEE	STATE FEE	PER PERSON FEE	PER UNIT FEE
OTHER FEES	PENALTY FEE	TOTAL AMOUNT	Bus. License #
			BL-UC-

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.bls.gov/placement-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



COUNTY OF LOS ANGELES ♦ DEPARTMENT OF PUBLIC HEALTH
 ENVIRONMENTAL HEALTH
 SPECIALIZED SURVEILLANCE AND ENFORCEMENT BRANCH
 PLAN CHECK PROGRAM - SOUTH BAY
 20221 HAMILTON AVE, TORRANCE, CA 90502
 PHONE: (310) 965-8929
WWW.PUBLICHEALTH.LACOUNTY.GOV/EH

Attachment B



PLAN CHECK OFFICIAL INSPECTION REPORT

DATE	11/14/2024	EHS	STEPHANIE GOTO
PLAN CHECK NUMBER	SR0356330		
PROGRAM ELEMENT	1703 - RESTAURANT (2,000-3,999 SF)		
OWNER / REQUESTER	HITOSHI INOUE, ARCHITECT		
DBA	TORIKIZOKU		
ADDRESS	21839 HAWTHORNE BLVD, TORRANCE, CA 90503		

FINAL REINSPECTION STATUS: APPROVED

CORRECTIONS COMPLETED		
CORRECTION CATEGORY	DATE IDENTIFIED	DATE CORRECTED
[REDACTED]		

ADDITIONAL REQUIREMENTS
NEW RESTAURANT IS APPROVED TO OPERATE.

COMMENTS
NONE

Help us serve you better by completing a short survey. Visit our website at www.publichealth.lacounty.gov/eh.

EHS Signature

PLAN CHECK OFFICIAL INSPECTION REPORT

DATE	11/14/2024	EHS	STEPHANIE GOTO
PLAN CHECK NUMBER	SR0356330		
PROGRAM ELEMENT	1703 - RESTAURANT (2,000-3,999 SF)		
OWNER / REQUESTER	HITOSHI INOUE, ARCHITECT		
DBA	TORIKIZOKU		
ADDRESS	21839 HAWTHORNE BLVD, TORRANCE, CA 90503		

DISCLOSURES

It is a misdemeanor violation to begin operation without a valid Public Health Permit/License. The Public Health Permit/License will be issued by the Los Angeles County Department of Public Health Environmental Health Division (DPH-EH) Plan Check Program at the job site following final inspection and approval by all applicable agencies. Remodeled areas of an existing food facility/establishment must obtain a final inspection and approval from all applicable enforcement agencies prior to use.

Any future alteration, construction, building, renovation, repair, change of equipment, change of the operation of a food facility/establishment or change of menu may require plans to be submitted to the DPH-EH Plan Check Program. Additional approvals may be required from other enforcement agencies.

It is improper and illegal for any County officer, employee or inspector to solicit bribes, gifts or gratuities in connection with performing their official duties. Improper solicitations include requests for anything of value such as cash, discounts, free services, paid travel or entertainment, or tangible items such as food or beverages. Any attempt by a County employee to solicit bribes, gifts or gratuities for any reason should be reported immediately to either the County manager responsible for supervising the employee or the Fraud Hotline at (800) 544-6861 or www.lacountyfraud.org. YOU MAY REMAIN ANONYMOUS

Public Health Permit/License:

A separate fee is required for the Public Health Permit/License. A billing statement will be sent to the permit/license holder annually by the DPH-EH. The fee is required to be paid to perform or carry on, conduct or engage in any mobile food facility listed in Los Angeles County Code, Title 8, Section 8.04.720.

State and Local Licenses and Permits:

Contact the State of California and your local city hall regarding additional license and permit requirements.

Restrooms:

Customer may use restroom facilities if they are located in a customer area. Customers may not enter the food preparation area, food storage area, or the utensils washing /storage areas in order to access the restrooms. All food, utensils and equipment must be protected from contamination.

Routine Inspection: The DPH-EH conducts routine inspections of all food facilities in Los Angeles County. Following the issuance of your Public Health Permit by the Plan Check Program, an Environmental Health Specialist from your local district will conduct an inspection of your facility. If your Business is located in a city that has adopted the grading ordinance, the inspector will post a grade or score card at your facility. Grade / Score cards are not issued by the Plan Check Program.

Help us serve you better by completing a short survey. Visit our website at www.publichealth.lacounty.gov/eh.

EHS Signature

Attachment C



CALIFORNIA DEPARTMENT OF

Alcoholic Beverage Control

Report Date: Thursday, December 05, 2024

LICENSE INFORMATION

License Number: 655531 **Primary Owner:** TORIKIZOKU USA INC. **Office of Application:**

03 - LB/LAKEWOOD

BUSINESS NAME

TORIKIZOKU

BUSINESS ADDRESS

21839 HAWTHORNE BLVD , TORRANCE, CA, 90503

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

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:** 27-SEP-2024 **Term:** 12 Month(s)

Original Issue Date: 26-SEP-2024 **Expiration Date*:** 31-AUG-2025 **Master:** Y **Duplicate:** 0

Fee Code: P40 **Transfers:**

OPERATING RESTRICTIONS:

No Operating Restrictions found

DISCIPLINARY ACTION:

No Active Disciplinary Action found

DISCIPLINARY HISTORY:

No Disciplinary History found.

HOLDS:

No Active Holds found

ESCROWS:

No Escrow found



Torrance Police Department Intelligence Detail

License Review Interview Summary

Detective Lucas Ryono [REDACTED]

To:

Suzanne Bittner
License Supervisor

Date: 12/10/2024

From:

Detective Lucas Ryono
Intelligence Section

Subject:

Torikizoku – “Torikizoku USA Inc.”
21839 Hawthorne Blvd, Torrance, CA 90503 [REDACTED]

License Review Board Hearing – December 19, 2024

Licensee:

Iga, Takenori (Restaurant broker) [REDACTED]

On 10 DEC 24, I interviewed Takenori Iga regarding their company's application for a business license for Torikizoku, a restaurant located at 21839 Hawthorne Blvd, in the City of Torrance.

Torikizoku USA Inc. will be a new restaurant at the location. The corporation has two other restaurants in the United States (HASU in Torrance, Zoku in Redondo Beach) and over 2000 Torikizoku restaurants throughout Japan and Asia.

The restaurant will feature Japanese-style skewer-based dishes 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 licensee with a copy of the Applicable Code Highlights for ABC "On-Sale" Licensed Businesses. In addition, we completed the Torrance Police Department Alcohol Beverage License Indoctrination Form together. Takenori signed the forms in my presence, indicating that he understood the issues at hand.



Detective Lucas Ryono
Intelligence Section



Torrance Police Department
Alcohol Beverage Licensee
 Indoctrination and Training

Interpreter _____ Language _____



General Information

Business Name TORIKIZOKU Phone [REDACTED]

Licensees IGA, TAKENORI CDL [REDACTED] (BROKER / CORP AGENT)

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? _____
YOSHI YUKI MARUYAMA C.O.O.

Address 21839 HAWTHORNE BLVD

Do you have prior experience working in alcohol sales? YES
 Where? HASU RESTAURANTS / ZOKU
 How Many Years? 1 YR

Type of License TYPE 41 - ON-SALE BEER & WINE

Do you own any other businesses? YES - 2 RESTAURANTS (USA)
2000+ in ASIAN



Important Training Areas

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

- 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

Criminal citations or arrest, fines

ABC administrative hearings and fines

Civil suits

Loss of business license

Moral issues

3. LEAD Seminar Training

LR TI

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

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

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

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

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

8. Explanation of Intelligence function.

LR TI

"Eyes and ears in the community"

9. Escort ordinances and hostess bars.

LR TI

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

10. Prostitution and gambling are illegal.

LR TI

11. Age of employees and rules of service.

LR TI

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

12. Sale of tobacco to juveniles

LR TI

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

13. Adult Entertainment

LR TI

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

14. Understanding and Posting of Licenses

LR TI

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

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

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



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.



12/10/2024.
Date

Licensee or Designated Representative

Date



12-10-24

Witness

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

Members of the License Review Board:

SUBJECT: Finance Department, Business License Division –
Approve a business for Kong's Beauty Spa

RECOMMENDATION

Recommendation of the Assistant Finance Director that the Business License Review Board approve the business license for Kong's Beauty Spa for a new massage business.

BACKGROUND/ANALYSIS

Zhaohuan Kong, owner and JinJie Vitaterna, manager of Kong's Beauty Spa, has made an application for approval of a business license to allow the operation of a massage establishment. The business is located at 22743 Hawthorne Boulevard in Torrance.

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

Respectfully submitted,

By: 

Suzanne Bittner
License Supervisor

Attachment A: Business License Application
Attachment B: Form 100E and California Massage Therapy query system
Attachment C: Landlord's Notarized Statement
Attachment D: Torrance Police Department Reports

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



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

SELECT APPLICABLE BOX:

NEW APPLICATION	<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 Kong's Beauty Spa	CORPORATE NAME (LEGAL ENTITY NAME IF DIFFERENT FROM BUSINESS NAME OR DBA)
-------------------------------------------	---------------------------------------------------------------------------

1. BUSINESS LOCATION (*physical business address - see note below) 22743 Hawthorne Blvd.	Suite#	City Torrance	State CA	ZIP 90505
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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="checkbox"/> NO <input checked="" type="radio"/>	HOME OCCUPATION PERMIT#:	EMAIL ADDRESS: kongsbeautyspa@gmail.com
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NATURE OF BUSINESS (description of business activity in detail):
Beauty Spa, Massage

FOR A BUSINESS LOCATED IN TORRANCE PROVIDE THE PRIMARY STANDARD INDUSTRY (SIC) CODE(S) (*see note below): 7231	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="checkbox"/> 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="checkbox"/> NO <input checked="" type="radio"/>
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CONTACT NAME: Mark Vitaterna	CONTACT TITLE: Associate	CONTACT PHONE #:	BUSINESS PHONE#:	CELL PHONE#:
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DRIVERS LICENSE OR OTHER GOVERNMENT ISSUED ID#:	SOCIAL SECURITY# (optional):	COMMERCIAL OFFICE SQFT: 1100	# OF PEOPLE WORKING IN TORRANCE:	# OF UNITS (apartments/hotels/mobile homes/vehicles):
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FEDERAL TAX ID# (FEIN):	STATE TAX ID# (SEIN):	STATE CONTRACTORS LICENSE #:	STATE SELLERS PERMIT#:
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OWNERSHIP INFORMATION (check applicable box)	CORPORATION <input type="checkbox"/>	LLC <input type="checkbox"/>	PARTNERSHIP <input type="checkbox"/>	SOLE OWNERSHIP <input checked="" type="radio"/>
-------------------------------------------------	--------------------------------------	------------------------------	--------------------------------------	-------------------------------------------------

NAMES OF OWNER, PARTNERS, OR PRINCIPAL OFFICERS: Zhaohuan Kong	TITLE: Owner	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.

SIGNATURE: [Redacted]	DATE: 9/12/23
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BASIC FEE:	PROCESSING FEE:	STATE FEE:	PER PERSON FEE:	PER UNIT FEE:
OTHER FEES:	PENALTY FEE:	TOTAL AMOUNT:	[Redacted]	Business License # BL-LIC-

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

Vinh Hair Salon 2425 W. Valley Blvd. Alhambra CA 91803 Employer 7 years

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

Mark Vitaterna

Larry Borovay

Lina Zhang

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.

SIGNATURE OF APPLICANT

DESCRIPTION OF APPLICANT'S

FOR OFFICIAL USE ONLY

APPROVED BY:

CHIEF OF POLICE

DATE

LIC

DISAPPROVED BY:

CHIEF OF POLICE

DATE

LIC



Search Again

Scroll down as needed.

Search



Please note: If an individual's status is showing as "suspended" or "revoked," then the date listed under the "expires" column is actually the date of suspension or revocation.

Name	Cert #	Certificate Type	Expires	City	Status
JinJie Vitaterna	14950	Certified Massage Therapist	10/10/2026		Active

Disclaimer

Please note that California Massage Therapy Council ("CAMTC") certificate holders may have the same or similar names and may also reside in the same city, so please be sure to use a full CAMTC certificate number when conducting a search to ensure that the information you are viewing is for the same person you are looking for.

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California Massage Therapy Council's mission is to protect the public by certifying massage professionals in California that meet the requirements in the law and approving massage programs that meet the minimum standards for training and curriculum.

Terms of Use (</media/1447/website-terms-of-use-for-camtc-may-2018.pdf>) | Privacy Policy (</media/2371/camtc-privacy-policy-november-2024.pdf>) | Sitemap (</sitemap/>)

CALIFORNIA MASSAGE THERAPY COUNCIL

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

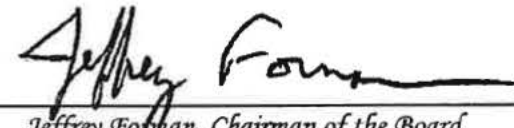
JinJie Vitaterna

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, **JinJie Vitaterna** 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, July 08, 2022.



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

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

**CERTIFICATE # 14950
EXPIRES: 10/5/2024**

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

MANAGEMENT RENTAL GROUP, LLC

Attachment

September 06, 2023

Re: 22743 Hawthorne Blvd, Torrance Ca

To whom it may concern

This letter shall serve as confirmation that we as the property management firm of the above referenced property are leasing to Zhaohuan Kong, the space located 22743 Hawthorne Blvd., Torrance CA 90505. This space will be leased to be used only for the purposes of massage therapy, hair and skin care salon.

Should they have any questions or concerns I can be reached at (310)571-3672..

Sincerely,

Management Rental Group LLC

[REDACTED]
[REDACTED]
P. Jacob/Yadegar, Manager
[REDACTED]
[REDACTED]

11677 San Vicente Blvd. Suite 206
Los Angeles CA 90049
310-571-3672

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)

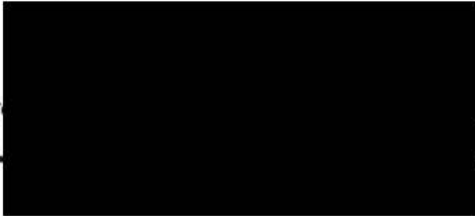
On September 6th, 2023 before me, Elliot Jamison Nichols, Notary Public
(insert name and title of the officer)

personally appeared P. Jacob Yadegar,
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.

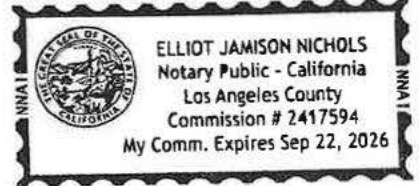
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

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: November 27, 2024

From:

Detective Lucas Ryono
Intelligence Section

Subject:

"Kong Beauty Spa"
22743 Hawthorne Blvd., Torrance, CA 90505
[REDACTED]

License Review Board Hearing – December 19, 2024

Licensees Interviewed:

Vitaterna, Jinjie (manager) [REDACTED]

Kong, Zhaohuan (owner) [REDACTED]

On 26 NOV 24, I interviewed Ms. Jinjie Vitaterna regarding her application for a business license for "Kong Beauty Spa," located at 22743 Hawthorne Blvd., Torrance, CA.

Ms. Vitaterna and her son, Zhaohuan Kong, will be opening a new massage business at the location. Kong Beauty Spa will offer massage by appointment and "walk-in" type customers.

Ms. Vitaterna will be managing the business as well as providing massage. Ms. Vitaterna is a licensed masseuse (#14950 / exp. 10/10/2026) and has worked in the massage industry for approximately 13-14 years ago. Most recently she worked at a massage business in Simi Valley, CA in 2020.

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. Vitaterna 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.

On 27 NOV 24, I interviewed Zhaohuan Kong. Kong stated he is the owner of the business but his mother will be managing the business and operating it on a day-to-day basis. I advised Kong of the laws regulating his occupation and went over the Massage Establishment Questionnaire with him. Mr. Kong stated he understood the laws regulating this occupation.

I reviewed department records and noted no prior related calls for service at the location. TPD has no prior contacts with the applicants.



Detective Lucas Ryono
Intelligence Section



Torrance Police Department
Acupuncture/Massage Establishment Licensing Interview
Questionnaire

Interpreter _____ Language _____



General Information

Business Name KONG BEAUTY SPA **Phone** [REDACTED]

Licensee(s) VITATERMA, JINJIE [REDACTED]

Who are the sole owners? ZHACHUAN KONG

Is the business incorporated? NO

Are there other officers/owners in the company? _____

JINJIE WILL BE MANAGER/OPERATOR

Business Address 22743 HAWTHORNE BLVD, TORRANCE, CA 90505

How Long Has This Business Been Operating? NEW



Company History

Past Businesses

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

Location address? message SIMI VALLEY (2020)

How long? licensed ~ 13-14 years ago

Do you own any other businesses? NO

Location address? _____

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?

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

JV

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

JV

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

JV

All exit doors will be kept unlocked during business hours.

CR JV 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.

CR JV 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.

CR JV 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.

CR JV 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.

CR JV **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)).**

CR JV **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.**

CR JV **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?

UK JV

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

UK JV


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

UK JV



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.



Licensee(s)

11.26.24

Date



Licensee(s)

Date

11-26-24