

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

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

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

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

**TORRANCE LICENSE REVIEW BOARD AGENDA  
THURSDAY, MARCH 6, 2025  
REGULAR MEETING**

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

**1. CALL TO ORDER**

**2. ROLL CALL**

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

**3. REPORT OF STAFF ON THE POSTING OF THE AGENDA**

The agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the City's website on Wednesday February 26, 2025.

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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS.**

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

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

**6. Consent Calendar**

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

**6A. APPROVAL OF MINUTES – Thursday December 19, 2024**

**7. ADMINISTRATIVE MATTERS**

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

**7B. Approve a business license for Fuhua Service Inc, dba Corner Massage,**  
application for a business license to allow the operation of a massage establishment.

**7C. Approve a business license for Kang Yi Health Center,** application for a business license to allow the operation of a massage establishment.

**7D. Approve a business license for Elegant Massage,** 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 March 20, 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 10:08 a.m. on Thursday, December 19, 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: 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 Thursday, December 12, 2024.

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

None

**5. ORAL COMMUNICATIONS**

None

**6. CONSENT CALENDAR**

**6A. APPROVAL OF MINUTES - Thursday, November 21, 2024**

**MOTION:** Member Chun moved to approve the minutes for the meeting held on November 21, 2024, as submitted. The motion was seconded by Member Wade and the motion passed.

**7. ADMINISTRATIVE MATTERS**

**7A. TORIKIZOKU USA INC. DBA TORIKIZOKU**

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

Mr. Takenori Iga, broker for the restaurant Torikizoku USA Inc., dba Torikizoku confirmed the application for a business license to allow the operation of restaurant serving alcohol, located at 21839 Hawthorne Boulevard, 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 Torikizoku USA Inc., dba Torikizoku to allow the operation of a restaurant serving alcohol, located at 21839 Hawthorne Boulevard in Torrance. The motion was seconded by Member Chun and a roll call vote reflected unanimous approval.

**7B. KONG'S BEAUTY SPA**

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

Ms. Jinjie Vitaterna, manager of Kong's Beauty Spa, confirmed her application for a business license to allow the operation of a massage establishment, located at 22743 Hawthorne 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. Ms Vitaterna explained that her son, Zhaohuan Kong was the owner of the business and would be performing haircuts. Chair Rumery noted that all employees needed to be listed with the City and licensed.

Responding to questions from Chair Rummery, Ms. Vitaterna confirmed that she had remodeled the bathroom, which had been approved by the City.

There was no public comment.

Responding to questions from Deputy City Attorney Gonzaque, Ms. Vitaterna 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 Chun moved to approve the operation of a massage establishment to Kong's Beauty Spa, located at 22743 Hawthorne Boulevard in Torrance. The motion was seconded by Member Wade and a roll call vote reflected unanimous approval.

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

None

**9. BOARD ORAL COMMUNICATIONS**

None

**10. ADJOURNMENT**

**MOTION:** At 10:17 a.m., Member Wade moved to adjourn the meeting to Thursday, January 2, 2025 at 10:00 a.m. in the West Annex meeting room at 3031 Torrance Boulevard. The motion was seconded by Member Chun and a roll call vote reflected unanimous approval.

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 – Gindaco USA Inc, dba Bistro Beaux

RECOMMENDATION

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

Approval of the business license is conditional on applicant providing a copy of  
their LA County Health permit or the approval to open and operate by LA County  
Health's Plan check division.

BACKGROUND/ANALYSIS

Keisuke Oda a manager at Gindaco USA Inc, dba Bistro Beaux has made an  
application for approval of a business license to allow the operation of a  
restaurant serving alcohol. The business is located 21605 Western Avenue,  
Suite A in Torrance.

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

Respectfully submitted,

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

Attachment A: Business License Application  
Attachment B: California Department of ABC License Query  
Attachment C: Torrance Police Department Reports

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  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: **BISTRO BEAUX** CORPORATE NAME (LEGAL ENTITY NAME IF DIFFERENT FROM BUSINESS NAME OR DBA): **GINDACO USA, INC.**

1. BUSINESS LOCATION (physical business address - see note below):  
 21605 S WESTERN AVE, Suite# **STE A** City **TORRANCE** State **CA** ZIP **90501**

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

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

NATURE OF BUSINESS (description of business activity in detail):  
**RESTAURANT serving 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: **Keisuke Oda** CONTACT TITLE: **General Manager** CONTACT PHONE #: [REDACTED] BUSINESS PHONE#: CELL PHONE#:

DRIVERS LICENSE OR OTHER GOVERNMENT ISSUED ID#: **W9747616** SOCIAL SECURITY# (optional): COMMERCIAL OFFICE SQFT: # OF PEOPLE WORKING IN TORRANCE: # OF UNITS (apartments/hotels/mobile homes/vehicles):

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

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

NAMES OF OWNER, PARTNERS, OR PRINCIPAL OFFICERS: **Naohisa Nakada** TITLE: **CEO** NAMES OF OWNER, PARTNERS OR PRINCIPAL OFFICERS: TITLE:

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

DATE: **1/13/2025**

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



CALIFORNIA DEPARTMENT OF

# Alcoholic Beverage Control

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**Report Date:** Monday, February 24, 2025

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## LICENSE INFORMATION

**License Number:** 666224 **Primary Owner:** GINDACO USA, INC. **Office of Application:**  
03 - LB/LAKEWOOD

## BUSINESS NAME

BISTRO BEAUX

## BUSINESS ADDRESS

21605 S WESTERN AVE STE A, TORRANCE, CA, 90501

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

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## LICENSEE INFORMATION

**Licensee:** GINDACO USA, INC.

### Company Information

OFFICER: NAKADA, NAOHISA (DIRECTOR)

OFFICER: NAKADA, NAOHISA (SECRETARY TREASURER)

OFFICER: NAKADA, NAOHISA (PRESIDENT)

PUBLICLY TRADED: HOTLAND CO., LTD

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## LICENSE TYPES

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

### 47 - ON-SALE GENERAL EATING PLACE

**License Type Status:** PENDING **Status Date:** 17-JAN-2025 **Term:** 12 Month(s)

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

From License Number: 47-377829

### TEMPORARY PERMIT -

**License Type Status:** ISSUED **Status Date:** 17-JAN-2025 **Term:** 4 Month(s)

**Original Issue Date:** 17-JAN-2025 **Expiration Date\*:** 16-MAY-2025 **Master:** **Duplicate:**

**Fee Code:** **Transfers:** From License Number: 47-377829

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### OPERATING RESTRICTIONS:

No Operating Restrictions found

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### DISCIPLINARY ACTION:

No Active Disciplinary Action found

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### DISCIPLINARY HISTORY:

No Disciplinary History found.

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### HOLDS:

**Hold Type:** FORM 220 **Hold Date:** 17-JAN-2025

**ESCROWS:**

TEAM ESCROW, INC., 30 CORPORATE PARK STE 210 IRVINE, CALIFORNIA 92606

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**NOTIFICATIONS:**

No notifications found



Attachment C



Torrance Police Department Intelligence Detail  
License Review Interview Summary

Detective Lucas Ryono: [REDACTED]

To:  
**Suzanne Bittner**  
License Supervisor

Date: 2-10-2025

From:  
**Detective Lucas Ryono**  
Intelligence Section

Subject:  
**Bistro Beaux – “Gindaco USA Inc.”**  
21605 Western Ave; #A, Torrance, CA 90501 [REDACTED]

License Review Board Hearing - March 6, 2025

Licensee:  
**Oda, Keisuke (General Manager),** [REDACTED]

Translator: Yoshida, Stephanie [REDACTED]

On 07 FEB 25, I interviewed Keisuke Oda regarding their company’s application for a business license for Bistro Beaux, a restaurant located at 21605 Western Ave; #A, in the City of Torrance.

Gindaco USA Inc. will be taking over the pre-existing restaurant, Bistro Beaux. Keisuke Oda will be the general manager at the location. The corporation has five other restaurants in the United States and hundreds of restaurants throughout Japan.

The restaurant will continue to feature Japanese-style food with Italian influences, as well as beer, wine, and distilled spirits options. Mr. Oda has worked in alcohol sales through the restaurant industry for approximately 18 years, most recently at Gindaco Highball Sakaba in Los Angeles. They are currently applying for a Type 47, “On-Sale General 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. Mr. Oda 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 YOSHIDA, STEPHANIE Language JAPANESE



**General Information**

Business Name BISTRO BEAUX Phone [REDACTED]

Licensees KEISUKE ODA [REDACTED]

Who are the sole owners? GINDACO USA INC (PURCHASED EXISTING)  
 Is the business incorporated? YES  
 Is this reflected in the ABC License? YES  
 Are there other officers in the company? NAOHISA MAKADA (CEO)

Address 21605 WESTERN AVE #A, TORRANCE, CA 90501

Do you have prior experience working in alcohol sales? YES  
 Where? GINDACO HIGH BALL SAKABA (WEST LA)  
 How Many Years? 15 YR

Type of License 47 - ON-SALE GENERAL EATING PLACE

Do you own any other businesses? 5 (OTHER RESTAURANTS IN USA)



**Important Training Areas**

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

LR KD

- 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.**

LA KO

Criminal citations or arrest. fines

ABC administrative hearings and fines

Civil suits

Loss of business license

Moral issues

**3. LEAD Seminar Training**

LA KO

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).**

LA KO

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.**

LA KO

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**

LA KO

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

Employee problems

City ordinances

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

LA KO

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

**8. Explanation of Intelligence function.**

CR 100

"Eyes and ears in the community"

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

CR 100

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

**10. Prostitution and gambling are illegal.**

CR 100

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

LR 100

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 100

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

**13. Adult Entertainment**

CR 100

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 KO

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

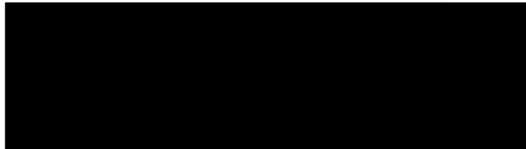
**15. Laws, Statutes and Municipal Codes Related to the Business**

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



**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.

 \_\_\_\_\_

2/7/2025  
Date

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

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
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 license for Fuhua Service Inc, dba  
Corner Massage

RECOMMENDATION

Recommendation of the Assistant Finance Director that the Business License Review Board approve the business license for Fuhua Service Inc, dba Corner Massage for a new massage business.

BACKGROUND/ANALYSIS

Hong Juan Wang, owner of Fuhua Service Inc, dba Corner Massage, has made an application for approval of a business license to allow the operation of a massage establishment. The business is located at 18020 Crenshaw 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 certificate  
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 **BL-**  
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 <b>CORNER Massage</b>		CORPORATE NAME (LEGAL ENTITY NAME IF DIFFERENT FROM BUSINESS NAME OR DBA) <b>Fuhua service # inc</b>	
1. BUSINESS LOCATION (*physical business address - see note below)	Suite#	City	State ZIP
<b>18020 Crenshaw Blvd</b>		<b>Torrance</b>	<b>CA 90504</b>
2. MAILING ADDRESS OR PO/PMB BOX (required)	Suite#	City	State ZIP
[REDACTED]		[REDACTED]	[REDACTED]

3. IS THE BUSINESS LOCATED AT A RESIDENTIAL ADDRESS (\*select one)?

YES  NO

HOME OCCUPATION PERMIT # [REDACTED]

NATURE OF BUSINESS (description of business activity in detail):  
**Massage establishment.**

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: <b>Hong Juan Wang</b>	CONTACT TITLE: <b>OWNER</b>	CONTACT PHONE #: [REDACTED]	BUSINESS PHONE#: <b>310 978 9988</b>	CELL PHONE#: [REDACTED]
DRIVERS LICENSE OR OTHER GOVERNMENT ISSUED ID#: [REDACTED]	COMMERCIAL OFFICE SQFT: [REDACTED]	# OF PEOPLE WORKING IN TORRANCE: [REDACTED]	# OF UNITS (apartments/hotels/mobile homes/vehicles):	
FEDERAL TAX ID# (EIN): [REDACTED]	STATE TAX ID# (SEIN): [REDACTED]	STATE CONTRACTORS LICENSE #:	STATE SELLERS PERMIT#:	

OWNERSHIP (check applicable box):

CORPORATION  LLC  PARTNERSHIP  SOLE OWNERSHIP

NAMES OF OWNER, PARTNERS, OR PRINCIPAL OFFICERS: <b>Hong Juan Wang</b>	TITLE: <b>President/owner</b>	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: **11/25/2024**

**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: <http://www.osha-slc.com/industry/sic-manual.html>
- \*\*\* ACCESS INFORMATION FOR AN INDUSTRIAL BUSINESS REQUIRING A WDID# FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD WEBSITE: [https://www.waterboards.ca.gov/water\\_issues/programs/stormwater/industrial.html](https://www.waterboards.ca.gov/water_issues/programs/stormwater/industrial.html)



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

9/2024 to now Blue Star Massage 2055 Torrance Blvd Torrance CA 90501

1/2022 to 9/2024 Blue Cradle SPA 2372 Torrance Blvd Torrance CA 90501

4/2019 to 12/2022 5 Star Massage 15400 Hawthorne Blvd Lawdale CA 90260

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

Emmanuel T David - [REDACTED]

Ginny Lin - [REDACTED]

Pei Lee - [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)

None

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

SIGNATURE OF APPLICANT

DESCRIPTION OF APPLICANT

[REDACTED]

FOR OFFICIAL USE ONLY

APPROVED BY:

CHIEF OF POLICE

DATE

LICENSE REV

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*

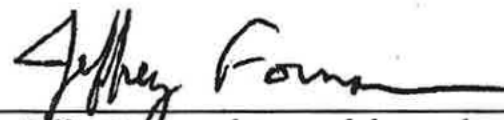
## Hong Juan Wang

*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, **Hong Juan 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, Wednesday, April 26, 2023.*



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

**CERTIFICATE # 46102  
EXPIRES: 6/6/2025**

The validity and authenticity of this certificate may be verified online  
by entering the name and certificate number at: [www.camtc.org](http://www.camtc.org)

**MATHEW GARLAND**  
**18321 So. Western Ave.**  
**Suite C**  
**Gardena, CA 90248**  
**(310) 756-6800**

Attachment C

December 31, 2024

City of Torrance

Subject LOCATION: 18020 Crenshaw Blvd. Torrance CA

Subject: Type of Business at this location

To Whom it may concern:

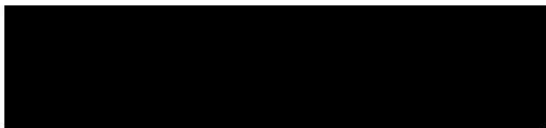
Ms. Hong Juan Wang, has entered into a lease agreement with me for the space located at 18020 Crenshaw Blvd. in the City of Torrance.

It is my understanding that Ms. Wang intends to offer the following services at this location:

Deep Tissue, Shiatsu/Acupressure, Swedish/Hot Stone, Thai Therapy, Pregnancy Massage and Foot Reflexology.

Should you have any further questions or concerns, please do not hesitate to contact me.

Sincerely,



Mathew Garland, Owner

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

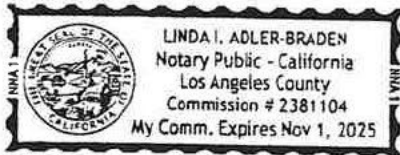
County of Los Angeles

On 1/6/2025 before me, Linda I. Adler-Braden, Notary  
Date Here Insert Name and Title of the Officer

personally appeared Mathew R. Garland  
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.



Place Notary Seal Above

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: Type of Business at this Location.

Document Date: 12/31/2024 Number of Pages: 1

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: Mathew R. Garland

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



Attachment D



Torrance Police Department Intelligence Detail

# License Review Interview Summary

Detective Lucas Ryono [REDACTED]

To:

**Suzanne Bittner**  
License Supervisor

Date: February 12, 2025

From:

**Detective Lucas Ryono**  
Intelligence Section

Subject:

**"Corner Massage" / Fuhua Service Inc.**  
18020 Crenshaw Blvd, Torrance, CA 90504  
(424) 396-3000

License Review Board Hearing – March 6, 2025

Licensees Interviewed:

**Hong Juan Wang** [REDACTED] (Owner)

On 11, FEB 25, I interviewed Ms. Hong Wang regarding her application for a business license for "Corner Massage," located at 18020 Crenshaw Blvd., Torrance, CA.

Ms. Wang will be opening a new massage business at the location.

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

Ms. Wang will be managing the business as well as providing massage. Ms. Wang is a licensed masseuse (#46102 / exp. 06/06/2025). Ms. Wang has worked in the massage industry as a masseuse for approximately 15 years. She currently owns and operates Blue Star Massage (2055 Torrance Blvd, Unit #3).

We have had no prior complaints nor calls for service at Ms. Wang's current 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.

Ms. Wang 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. Wang 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

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



### General Information

**Business Name** CORNER MESSAGE **Phone** \_\_\_\_\_

**Licensee(s)** WANG, HONG JUAN \_\_\_\_\_

Who are the sole owners? LICENSEE

Is the business incorporated? YES

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

**Business Address** 18020 CRENSHAW BLVD

**How Long Has This Business Been Operating?** NEW



### Company History

#### Past Businesses

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

Location address? \_\_\_\_\_

How long? BLUE STAR MESSAGE 15 YRS

Do you own any other businesses? BLUE MARBLE MESSAGE  
5-STAR MESSAGE

Location address? \_\_\_\_\_

**Record in Other Cities (If Applicable)**

In what other cities is the company licensed?

LAWDALE

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)?

N/A

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

N/A



**Business Inspection**

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

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

CR H.J

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 H.J

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 H.J

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 H.J

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

H.J

**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

H.J

**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

H.J

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

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



## Local Codes and State Laws

### Acupuncture Standards of Practice (State Requirements)

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

#### 1399.450. Condition of Office.

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

#### 1399.451. Treatment Procedures.

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

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

**1399.453. Record keeping.**

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

**1399.454. Single Use Needles.**

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

**1399.455. Advertising.**

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

**1399.456. Use of the Title "Doctor."**

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

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

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

CR H.J

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

CR H.J


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

CR H.J



## 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)

2/11/2025  
\_\_\_\_\_  
Date

\_\_\_\_\_  
License(s) or Designated Representative

\_\_\_\_\_  
Date



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

Members of the License Review Board:

SUBJECT: Finance Department, Business License Division –  
Approve a business license for Kang Yi Health Center

RECOMMENDATION

Recommendation of the Assistant Finance Director that the Business License Review Board approve the business license for Kang Yi Health Center for a new massage business.

BACKGROUND/ANALYSIS

Dan Liao, owner of Kang Yi Health Center, has made an application for approval of a business license to allow the operation of a massage establishment. The business is located at 23528 Crenshaw 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 card  
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:**

Attachment A

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: Kang Yi Health Center 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  
23528 Crenshaw Blvd Suite# Torrance City CA State 90505 ZIP

2. MAILING ADDRESS OR PO/PMB BOX (required) Suite# City State ZIP  
 [Redacted] Suite# Hacienda Hgts City CA State 91745 ZIP

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

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

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: Dan Liao CONTACT TITLE: owner CONTACT PHONE #: [Redacted] BUSINESS PHONE #: (666) 8619596 CELL PHONE #: [Redacted]

DRIVERS LICENSE OR OTHER GOVERNMENT ISSUED ID#: [Redacted] SOCIAL SECURITY# (optional): [Redacted] COMMERCIAL OFFICE SOFT: # OF PEOPLE WORKING IN TORRANCE: [Redacted] # OF UNITS (apartments/hotels/mobile homes/vehicles): 1

FEDERAL TAX ID# (EIN): [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: TITLE: Dan Liao owner

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

SIGNATURE: [Redacted] DATE: 11/27/24

**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-	

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



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

HobbsWage - 1/2019 - 3/2022

Yugui Crystals Massage - 4/2022 - NOW

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

Yugui Xing - [REDACTED]

Kunfu - [REDACTED]

Mafeo Mendez [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)

NO

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

DATE

DISAPPROVED BY:

CHIEF OF POLICE

DATE

LICENSE REVIEW BOARD

DATE



**CALIFORNIA  
MASSAGE THERAPY  
COUNCIL**

**CERTIFIED  
MASSAGE  
THERAPIST**

**Dan Liao**  
Cert # 89061

**Expires 01/06/26**



**California State Law requires you to**

- Inform CAMTC within 30 days regarding changes to your home address and workplace(s)
- Keep CAMTC ID Card in your possession when working
- Display original CAMTC Certificate at each workplace
- Request additional CAMTC Certificate(s) for each workplace
- Include your name and number as shown on your CAMTC ID in all advertising, including business cards and websites
- If you let your certification expire, you will lose all legal privileges afforded by California law to certified massage professionals

This ID Card and CAMTC Certificate(s) are the property of CAMTC

[www.camtc.org](http://www.camtc.org) [info@camtc.org](mailto:info@camtc.org) (916) 669-5336

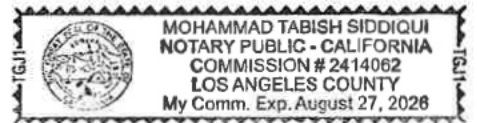
BL-App - 24 - 002585

12/02/24

I, Daniel Teboul owner of the property located on 23528 Crenshaw Blvd, Torrance, CA 90505 under the Corporation "Tebash Crenshaw LLC" acknowledge that a Massage business will be located at such location.

Daniel Teboul and Tebash Crenshaw LLC has no involvement with the Massage business beside leasing the space to such business.

Daniel Teboul



12/02/2024

CALIFORNIA ALL-PURPOSE CERTIFICATE OF  
**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 12/02/2024 before me, Mohammad Tabish Siddiqui, Notary Public  
(insert name and title of the officer)

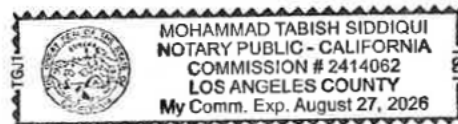
personally appeared DANIEL TEBOUL  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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]

Notary Public Signature



(Seal)

OPTIONAL INFORMATION

DOCUMENT

Hand written letter (no heading)  
(name or type of document)

01--  
(number of pages)

12/02/2024  
(document date)

SIGNER CAPACITY

Individual  
(capacity claimed by the signer)

NOTICE

THE NOTARY PUBLIC DOES NOT  
CERTIFY THE AUTHORIZED  
CAPACITY OF THE SIGNER

Attachment D



Torrance Police Department Intelligence Detail

## License Review Interview Summary

Detective Lucas Ryono [REDACTED]

---

To:

**Suzanne Bittner**  
License Supervisor

Date: February 12, 2025

From:

**Detective Lucas Ryono**  
Intelligence Section

Subject:

**"Kang Yi Health Center"**  
23528 Crenshaw Blvd, Torrance, CA 90505  
[REDACTED]

License Review Board Hearing – March 6, 2025

Licensees Interviewed:

Liao, Dan [REDACTED] (Owner)  
Kuo, Irene [REDACTED] (Mandarin Translator)

On 12, FEB 25, I interviewed Ms. Dan Liao regarding her application for a business license for "Kang Yi Health Center," located at 23528 Crenshaw Blvd., Torrance, CA.

Ms. Liao will be opening a new massage business at the location.

The Kang Yi Health Center will offer massage by appointment and "walk-in" type customers.

Ms. Liao will be managing the business as well as providing massage. Ms. Liao is a licensed masseuse (#89061 / exp. 01/05/2026). Ms. Liao has worked in the massage industry as a masseuse for approximately 3 years. She most recently worked for Queen's Spa Relax (25201 La Paz Rd; #101, Laguna Hills, CA).

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

Ms. Liao 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. Liao 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

Interpreter (Irene Kuo) Language MANDARIN



**General Information**

Business Name KANG YI HEALTH CENTER Phone [REDACTED]

Licensee(s) LIAO, DAN [REDACTED]

Who are the sole owners? LICENSER

Is the business incorporated? NO

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

Business Address 23528 CRENSHAW BLVD

How Long Has This Business Been Operating? NEW



**Company History**

**Past Businesses**

Have you been in the acupuncture/massage business before? 3+ YRS

Location address? 25201 LA PAZ ROAD #101, LAGUNA HILLS

How long? Queen's SPA 3+ YRS

Do you own any other businesses? NO

Location address? [REDACTED]

**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:**

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

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

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

LR DL 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 DL 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 DL 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 DL 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 DL 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 DL 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 DL **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.

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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.
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**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?**

CA DL

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

CA DL

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

LC DL



## 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)

2/12/2025  
Date

\_\_\_\_\_  
License(s) or Designated Representative

\_\_\_\_\_  
Date

[Redacted]

\_\_\_\_\_  
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 license for Elegant Massage

RECOMMENDATION

Recommendation of the Assistant Finance Director that the Business License Review Board approve the business license for Elegant Massage for a new massage business.

BACKGROUND/ANALYSIS

Bokun Gao, owner of Elegant Massage, has made an application for approval of a business license to allow the operation of a massage establishment. The business is located at 3881 Pacific Coast Highway 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 cards  
Attachment C: Certain Pages from Lease Agreement  
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 type="checkbox"/>	CHANGE OF OWNERSHIP (greater than 50%)	<input checked="" type="checkbox"/>
CHANGE OF BUSINESS LOCATION	<input type="checkbox"/>	CHANGE OF NAME (Only)	<input type="checkbox"/>

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

BUSINESS NAME OR DBA <i>Elegant Massage</i>	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
<i>3881 Pacific Coast Hwy.</i>		<i>Torrance</i>	<i>CA</i>	<i>90505</i>

2. MAILING ADDRESS OR PO/PMB BOX (required)	Suite#	City	State	ZIP
[Redacted]		<i>West Covina</i>	<i>CA</i>	<i>91791</i>

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: <i>Bokun Gao</i>	CONTACT TITLE: <i>Mr.</i>	CONTACT PHONE#: [Redacted]	BUSINESS PHONE#:	CELL PHONE#:
-----------------------------------	------------------------------	-------------------------------	------------------	--------------

DRIVERS LICENSE OR OTHER GOVERNMENT ISSUED ID#: [Redacted]	SOCIAL SECURITY# (optional): [Redacted]	# OF PEOPLE WORKING IN TORRANCE: <i>2</i>	# 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  LLC  PARTNERSHIP  SOLE OWNERSHIP

NAMES OF OWNER, PARTNERS, OR PRINCIPAL OFFICERS: <i>Bokun Gao</i>	TITLE: <i>Mr.</i>	NAMES OF OWNER, PARTNERS OR PRINCIPAL OFFICERS:	TITLE:
--	----------------------	---	--------

I declare that I am the owner, partner, corporate officer or person with the power of attorney, and I understand if any of the information provided above is not true the business license being applied for may be revoked as outlined in section 31.9.10 of the Torrance Municipal Code.

I am duly authorized to make this application. 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: <i>01/27/2025</i>
--------------------------	----------------------------

**PART II. FOR OFFICIAL USE ONLY**

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

**NOTES:**

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



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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

*Suepeng Chen, 820 W Naomi Ave, Unit C, Arcadia, CA 91007*  
*Meihui Chen, 820 W Naomi Ave, Unit C, Arcadia, CA 91007*  
\_\_\_\_\_  
\_\_\_\_\_

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

LICEN

DATE

DISAPPROVED BY:

CHIEF OF POLICE

DATE

LICENSE REVIEW BOARD

DATE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



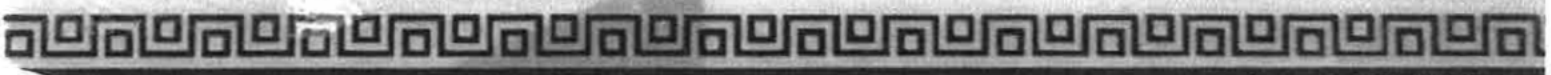
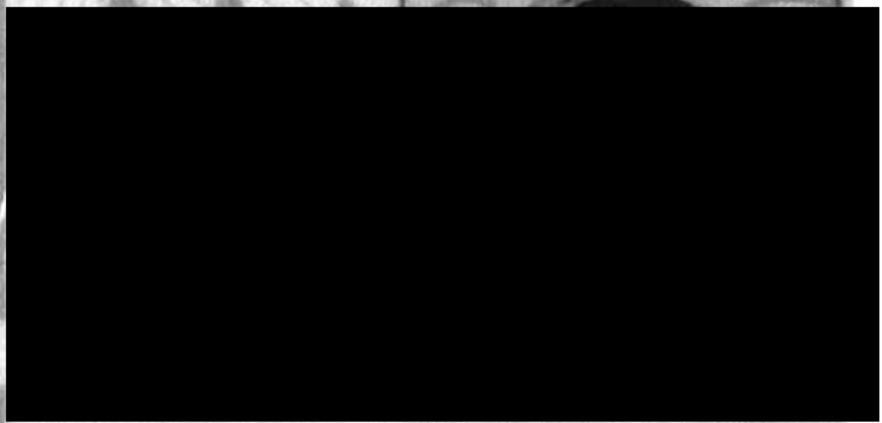
**CALIFORNIA  
MASSAGE THERAPY  
COUNCIL**

**CERTIFIED  
MASSAGE  
THERAPIST**

**Yiling Shen**

**Cert # 90753**

**Expires 06/29/26**





CALIFORNIA  
MASSAGE THERAPY  
COUNCIL

CERTIFIED  
MASSAGE  
THERAPIST

Zan Hua Liu  
Cert # 68273

Expires 01/05/26



**LEASE AGREEMENT**

In consideration of the rentals, covenants, and conditions hereinafter set forth, Landlord hereby leases to Tenant and Tenant hereby rents from Landlord the following described premises upon the terms and conditions set forth in this Lease ("Lease").

**ARTICLE 1**  
**SUMMARY OF LEASE PROVISIONS**

**1.1 Tenant:** Bokun Gao, an individual

**Trade Name:** Elegant Massage

**1.2 Date of Lease:** February 1, 2025

**1.3 Landlord:** JY Properties LLC., a California Limited Liability Company (ARTICLE 26.7)

**1.4 Premises.** (ARTICLE 2)

(a) That certain premises commonly known as 3881 Pacific Coast Highway, Torrance, California located within that certain shopping center commonly known as Pacific Ocean Center located at 3855-3885 Pacific Coast Highway, City of Torrance, County of Los Angeles, State of California.

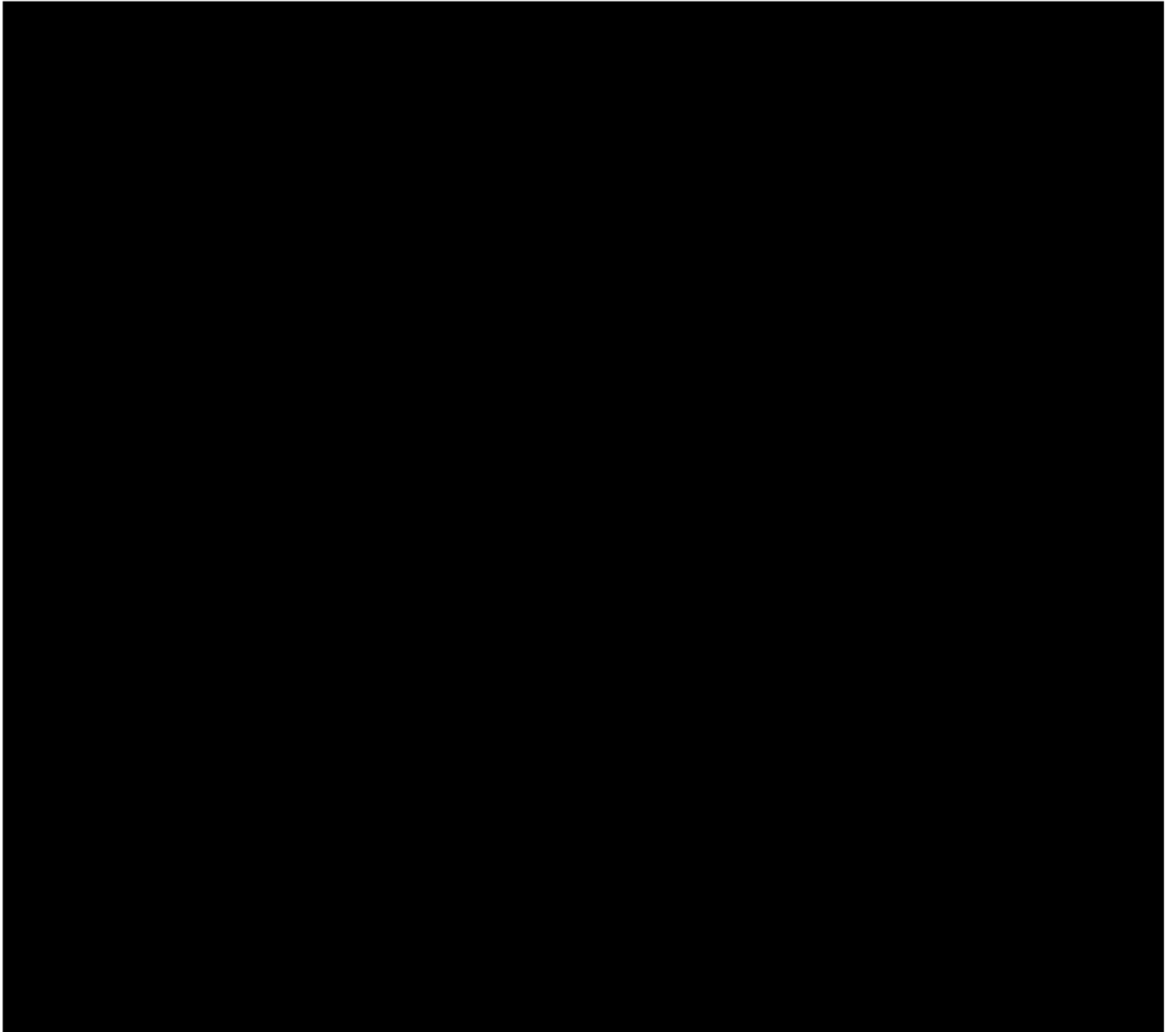
(b) **Size:** Approximately 1200 Rentable Square Feet. (ARTICLE 2.4)

**1.5 Use of Premises.** Foot and Back Massage (ARTICLE 3)

**1.6 Lease Term:** Five (5) years. (ARTICLE 5)

**1.6A Option Period:** N/A

**1.7 Lease Term Commencement Date:** February 1, 2025. (ARTICLE 5) expires on January 31, 2030



**AGREED AND ACCEPTED:**

**TENANT:**

**Bokun Gao,  
An Individual**


By 

Date: 10/14/2025  
Title: \_\_\_\_\_

**LANDLORD:**

**Joseph Yadegar  
JY Properties LLC,  
a California Limited Liability Company**

By 

 1/21/25  
Title: \_\_\_\_\_

*BG*

Attachment 10



Torrance Police Department Intelligence Detail

# License Review Interview Summary

Detective Lucas Ryono [REDACTED]

To:

Suzanne Bittner  
License Supervisor

Date: February 20, 2025

From:

Detective Lucas Ryono  
Intelligence Section

Subject:

"Elegant Massage"  
3881 Pacific Coast Highway, Torrance, CA 90505  
[REDACTED]

License Review Board Hearing – March 6, 2025

Licensees Interviewed:

Gao, Bokun / [REDACTED] (Owner)  
Chen, Meitong / [REDACTED] (Mandarin Translator)

On 20 FEB 25, I interviewed Mr. Bokun Gao regarding his application for a business license for "Elegant Massage," located at 3881 Pacific Coast Hwy., Torrance, CA. Mr. Gao was assisted by his Mandarin translator, Ms. Meitong Chen.

Mr. Gao will be taking over a pre-existing massage business at the location.

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

Mr. Gao will be the owner and manager of the business. He will have two licensed masseuses working for him. Mr. Gao passed his Livescan check with no information meeting dissemination criteria. Mr. Gao has not previously worked in the massage industry and this will be his first time owning a massage business.

We have had the following calls for service at Elegant Massage under the prior ownership:

-June 7, 2016 / DR# 160030888: Masseuse called to report her phone had been stolen.

- December 23, 2015 / DR# 150073115: Customer called to claim \$40 was missing from his wallet. Customer could not establish a crime and declined to file a report.
- August 18, 2011 / DR# 110047147: Call from business regarding customer refusing to leave due to a money dispute. Call was cancelled prior to police arrival once customer left.

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. Gao 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 Mr. Gao which he signed indicating that he understood the laws regulating this occupation. Mr. Gao 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**

Interpreter Chen, Meitong Language Mandarin



**General Information**

Business Name Elegant Massage Phone

Licensee(s) GAG, BOKUN

Who are the sole owners? Licensed

Is the business incorporated? No

Are there other officers/owners in the company? N/A  
(2 massage)

Business Address 3881 PCH

How Long Has This Business Been Operating? 3+ YRS



**Company History**

**Past Businesses**

Have you been in the acupuncture/massage business before? N/A

Location address? N/A

How long? First Massage Business

Do you own any other businesses? N/A

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:**

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

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

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

LR BG 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 BG 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.

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

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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.
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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 BG

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

LR BG

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

LR BG



## 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)

02/20/2025

Date

Licensee(s) or Designated Representative

[Redacted]

2-26-25

Date

Business