

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, JULY 3, 2025
REGULAR MEETING**

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

1. CALL TO ORDER

2. ROLL CALL

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

3. REPORT OF STAFF ON THE POSTING OF THE AGENDA

The agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the City's website on Thursday June 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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS.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 April 17, 2025

7. ADMINISTRATIVE MATTERS

7A. Approve a business license for Bangkok Sapphires Thai Cuisine application for a business license to allow the operation of a restaurant selling alcohol.

7B. Approve a business license for AYC Golden Inc, dba Golden Spa application for a business license to allow the operation of a massage establishment.

7C. Approve a business license for Serenity 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 July 17, 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 10:09 a.m. on Thursday, April 17, 2025, 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 Wednesday, April 9, 2025.

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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS

None

5. ORAL COMMUNICATIONS

None

6. CONSENT CALENDAR

6A. APPROVAL OF MINUTES- Thursday, March 6, 2025

Member Wade corrected the minutes, under Item 7C to read, "**MOTION:** Member Wade moved to approve the operation of a massage establishment to Kang Yi Health Center, located at 23528 Crenshaw Boulevard in Torrance. The motion was seconded by Member Chun and a roll call vote reflected unanimous approval."

MOTION: Member Wade moved to approve the minutes for the meeting held on March 6, 2025, as amended in Item 7C. The motion was seconded by Member Chun and the motion passed.

7. ADMINISTRATIVE MATTERS

7A. THE ORIGINAL FISH TACO LLC, DBA RUBIO'S 037

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

Mr. Eric Garcia, General Manager of Rubio's 037, confirmed his application for a business license to allow the operation of restaurant serving alcohol, located at 25366 Crenshaw Boulevard, Torrance, and verified that: he had met with the Torrance Police Department, had received a Health inspection two months ago, had received his certificate to serve alcohol 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 The Original Fish Taco LLC, dba Rubio's 037, located at 25366 Crenshaw Boulevard, Torrance to allow the operation of a restaurant serving alcohol. The motion was seconded by Member Chun and a roll call vote reflected unanimous approval.

7B. MARUKAI CORPORATION, DBA TOKYO CENTRAL

Application for approval of a Business License to allow the operation of a grocery store selling alcohol

Mr. Steven Elliot, manager of Marukai Corporation, dba Tokyo Central confirmed his application for a business license to allow the operation of a grocery store selling alcohol, located at 3665 Pacific Coast Highway in Torrance and confirmed that he had met with the Police 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 Chun moved to approve the application for a business license to Marukai Corporation, dba Tokyo Central, located at 3665 Pacific Coast Highway, Torrance to allow the operation of a restaurant selling alcohol. The motion was seconded by Member Wade and a roll call vote reflected unanimous approval.

License Supervisor Bittner stated that the motion should have been for a grocery store selling alcohol, not a restaurant.

MOTION: Member Chun restated her motion and moved to approve the application for a business license to Marukai Corporation, dba Tokyo Central, located at 3665 Pacific Coast Highway, Torrance to allow the operation of a grocery store selling alcohol. The motion was seconded by Member Wade and a roll call vote reflected unanimous approval.

7C. MARUKAI CORPORATION, DBA VANSHOW SUSHI & BAR

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

Mr. Koichi Sasaki, manager of Marukai Corporation, dba Vanshow Sushi and Bar confirmed his application for a business license to allow the operation of a restaurant serving alcohol, located at 3665 Pacific Coast Highway in Torrance.

Chair Rummery noted for the record that the address listed in the agenda item, 25366 Crenshaw Boulevard, was a scrivener's error and that Mr. Sasaki had confirmed that the correct address was 3665 Pacific Coast Highway in Torrance and that the other information in the item was correct.

Mr. Sasaki confirmed 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 Marukai Corporation, dba Vanshow Sushi and Bar, located at 3665 Pacific Coast Highway, Torrance to allow the operation of a restaurant serving alcohol. 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**

10A. **MOTION:** At 10:19 a.m., Member Chun moved to adjourn the meeting to Thursday, May 1, 2025 at 10:00 a.m. in the West Annex meeting room at 3031 Torrance Boulevard. The motion was seconded by Member Wade and a roll call vote reflected unanimous approval.

DRAFT SUBJECT TO 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 – Bangkok Sapphires Thai Cuisine

RECOMMENDATION

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

BACKGROUND/ANALYSIS

Pranee Jitsiripol owner of Bangkok Sapphires Thai Cuisine has made an
application for approval of a business license to allow the operation of a
restaurant serving alcohol. The business is located at 3596 Redondo Beach
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 the issuance of the license.

Respectfully submitted,

By: 

Suzanne Bittner
License Supervisor

Attachment A: Business License Application
Attachment B: California Department of ABC License Query
Attachment C: LA County Health Permit
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 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 DANG KOL SAIPHIES THAI CUISINE	CORPORATE NAME (LEGAL ENTITY NAME IF DIFFERENT FROM BUSINESS NAME OR DBA)
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1. BUSINESS LOCATION (physical business address - see note below) 3546 REDONDO BEACH BLVD Suite# TORRANCE CA 90504	City TORRANCE	State CA	ZIP 90504
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2. MAILING ADDRESS OR PO/PMB BOX (required) 3546 REDONDO BEACH BLVD Suite# TORRANCE CA 90504	City TORRANCE	State CA	ZIP 90504
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3. IS THE BUSINESS LOCATED AT A RESIDENTIAL ADDRESS (*select one)? YES <input type="radio"/> NO <input type="radio"/>	HOME OCCUPATION PERMIT#	EMAIL ADDRESS
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NATURE OF BUSINESS (description of business activity in detail):
THAI FOOD - RESTAURANT w/a/coho

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)
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TECHNOLOGY BUSINESS (select one): Definition: A business entity utilizing scientific equipment and engineering techniques, microelectronics, data processing, genetic engineering, or telecommunications	YES <input type="radio"/>	NO <input type="radio"/>
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RETAIL BUSINESS - WILL YOU BE SELLING CBD PRODUCTS? (select one) Definition: CBD is the cannabidiol compound derived from industrial hemp, cannabis or other source	YES <input type="radio"/>	NO <input type="radio"/>
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CONTACT NAME: PRANEE JITSIRIPOL	CONTACT TITLE: OWNER	CONTACT PHONE#	BUSINESS PHONE#	CELL PHONE#
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DRIVERS LICENSE OR OTHER GOVERNMENT ISSUED ID#	SOCIAL SECURITY# (optional)	COMMERCIAL OFFICE SOFTWARE	# OF PEOPLE WORKING IN TORRANCE	# OF UNITS (apartments/hotels/mobile homes/vehicles)
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STATE TAX ID# (SEIN)	STATE CONTRACTOR LICENSE#	STATE SELLERS PERMIT#
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OWNERSHIP INFORMATION (check applicable box)

CORPORATION LLC PARTNERSHIP SOLE OWNERSHIP

NAMES OF OWNER, PARTNERS OR PRINCIPAL OFFICERS: PRANEE JITSIRIPOL	TITLE: OWNER	NAMES OF OWNER, PARTNERS OR PRINCIPAL OFFICERS	TITLE
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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.

DATE: 1-19-25

BASIC FEE	PROCESSING FEE	STATE FEE	PER PERSON FEE	PER UNIT FEE
OTHER FEES	PENALTY FEE	TOTAL AMOUNT	Business License Application Fee BLAPP	Business License Fee

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.dhs.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>



CALIFORNIA DEPARTMENT OF

Alcoholic Beverage Control

Report Date: Tuesday, April 22, 2025

LICENSE INFORMATION

License Number: 666183 **Primary Owner:** JITSIRIPOL, PRANEE **Office of Application:**

03 - LB/LAKEWOOD

BUSINESS NAME

BANGKOK SAPPHIRES THAI CUISINE

BUSINESS ADDRESS

3596 REDONDO BEACH BLVD , TORRANCE, CA, 90504

County: LOS ANGELES **Census Tract:** 6037.02

LICENSEE INFORMATION

Licensee: JITSIRIPOL, PRANEE

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:** 06-MAR-2025 **Term:** 12 Month(s)

Original Issue Date: 05-MAR-2025 **Expiration Date*:** 28-FEB-2026 **Master:** Y **Duplicate:** 0

From License Number: 41-565616

Fee Code: P40 **Transfers:** Transferred On: 05-MAR-2025

OPERATING RESTRICTIONS:

At all times licensees are operating their licensed privileges, full meals as defined in Section 23038 of the Business and Professions Code shall be made available.

Sales or consumption of alcoholic beverages shall be permitted only between the hours of 10:00AM and 12:00 Midnight each day of the week.

There shall be no fixed bar upon the licensed premises maintained for the purpose of sales, service or consumption of alcoholic beverages directly to patrons for consumption.

There shall be no live entertainment permitted on the premises at any time.

Licensees will not exercise any Off-Sale Privileges in connection with the license.

DISCIPLINARY ACTION:

No Active Disciplinary Action found

DISCIPLINARY HISTORY:

No Disciplinary History found.

HOLDS:

No Active Holds found

ESCROWS:

No Escrow found

Attachment C

THIS PERMIT MUST BE CONSPICUOUSLY DISPLAYED ON THE PREMISES



PUBLIC HEALTH PERMIT
FY 2024/2025
Valid Until 6/30/2025



PR Number: PR0315166
Program ID: BANGKOK SAPPHIRES THAI CUISINE
Description: RESTAURANT (31-60) SEATS HIGH RISK

Facility Owner - Mail Address

PRANEE JITSIRIPOL
c/o PRANEE JITSIRIPOL
3596 REDONDO BEACH BLVD
TORRANCE, CA 90504

117

Facility Location

BANGKOK SAPPHIRES THAI
CUISINE
3596 REDONDO BEACH BLVD
TORRANCE, CA 90504



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

To:

Suzanne Bittner
License Supervisor

Date: 05/05/2025

From:

Detective Lucas Ryono
Intelligence Section

Subject:

Bangkok Sapphires Thai Cuisine
3596 Redondo Beach Blvd, Torrance, CA 90504 [REDACTED]

License Review Board Hearing – TBD

Licensee:

Jitsiripol, Pranee (owner) [REDACTED]
Jitsiripol, YingYoes (Thai translator/husband)

On 05 MAY 25, I interviewed Pranee Jitsiripol regarding her application for a business license for Bangkok Sapphires Thai Cuisine, a restaurant located at 3596 Redondo Beach Blvd., in the City of Torrance. Pranee was assisted with Thai translation by her husband, YingYoes Jitsiripol.

Bangkok Sapphires is a pre-existing business that has been at the location for approximately 8 years. Pranee and YingYoes, have been managing the business during that time but are now taking over full ownership.

The restaurant features Thai-style food with beer and wine options. Pranee has worked in alcohol sales for approximately 8 years through her work managing the current business. She is 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. Pranee signed the forms in my presence, indicating that he understood the issues at hand.

I reviewed prior calls for service and did not identify any issues of concern with the current business nor the licensee.



Detective Lucas Ryono
Intelligence Section



Torrance Police Department
Alcohol Beverage Licensee
 Indoctrination and Training

Interpreter JITSIRAPUL Language THAI
 [Redacted]



General Information

Business Name BANGKOK SAPPHIRES THAI CUISINE Phone [Redacted]

Licensees JITSIRAPUL, PRANEE CDL [Redacted]

Who are the sole owners? LICENSEE
 Is the business incorporated? NO
 Is this reflected in the ABC License? —
 Are there other officers in the company? —

Address 3596 REDONDO BEACH BLVD (PRE-EXISTING 8 YEARS) Track record in the SA (Ken)
 Do you have prior experience working in alcohol sales? YES
 Where? SAME LOCATION
 How Many Years? 8

Type of License 41 - ON SALE BEER & WINE EATING PLACE
 Do you own any other businesses? NO



Important Training Areas

- How to check for identification.** CR PJ
 - 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 PJ

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

3. LEAD Seminar Training

LR PJ

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 PJ

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 PJ

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 PJ

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

7. Explanation of EASY, DECOY and STAKE programs.

LR PJ

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 PJ

"Eyes and ears in the community"

9. Escort ordinances and hostess bars.

LR PJ

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 PJ

11. Age of employees and rules of service.

LR PJ

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 PJ

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 PJ

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 PJ

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?"

u PJ



Training Confirmation

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

[Redacted Signature]

X 5-5-25
Date

Licensee or Designated Representative

Date

[Redacted Signature]

5-5-25

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 AYC Golden Inc, dba Golden Sap

RECOMMENDATION

Recommendation of the Assistant Finance Director that the Business License Review Board approve the business license for AYC Golden Inc, dba Golden Spa, a new massage business.

BACKGROUND/ANALYSIS

Aixia Chen, owner of AYC Golden Inc, dba Golden Spa, has made an application for approval of a business license to allow the operation of a massage establishment. The business is located at 2455 Sepulveda Boulevard, Suite D, in Torrance.

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

Respectfully submitted,

By:



Suzanne Bittner
License Supervisor

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

Additional Comment #1

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: Golden SPA CORPORATE NAME (LEGAL ENTITY NAME IF DIFFERENT FROM BUSINESS NAME OR DBA): AYC Golden Inc.

1. BUSINESS LOCATION (*physical business address - see note below) Suite#: _____ City: Torrance State: CA ZIP: 90501

2. MAILING ADDRESS OR PO/PMB BOX (required) Suite#: # D City: Torrance State: CA ZIP: 90501

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): 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: Aixia Chen CONTACT TITLE: business owner 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#: _____

(check applicable box) CORPORATION LLC PARTNERSHIP SOLE OWNERSHIP

NAMES OF OWNER, PARTNERS, OR PRINCIPAL OFFICERS: Aixia Chen TITLE: business 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.

DATE: 12/12/2024

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.cbs.gov/pls/fins/sic_manual.html
*** ACCESS INFORMATION FOR AN INDUSTRIAL BUSINESS REQUIRING A WDID# FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD WEBSITE: http://www.waterboards.ca.gov/water_issues/programs/stopwater/industrial.html

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

USPA 18331 Western Ave. Torrance CA 90248

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

Wendy Huang

Ria

Ying fen chen

LIST ANY AND ALL MISDEMEANOR AND FELONY CONVICTIONS FOR VIOLATIONS OF ANY LAW, EVEN IF THE CONVICTION WAS DISMISSED OR EXPUNGED, PER CALIFORNIA PENAL CODE 1203.4 ET. SEQ. Failure to list all convictions is grounds for DENIAL of the license. (IF ADDITIONAL SPACE IS NEEDED PLEASE ATTACH ADDITIONAL SHEETS)

N/A

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

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*

Ai Xia Chen

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, **Ai Xia Chen** is recognized as a **CMT** in good standing, including all the rights and privileges pertaining thereto, as witnessed by the signature below.*

Given at Sacramento, California, Friday, August 09, 2024.



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

**CERTIFICATE # 15259
EXPIRES: 10/13/2026**

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

CALIFORNIA MASSAGE THERAPY COUNCIL

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

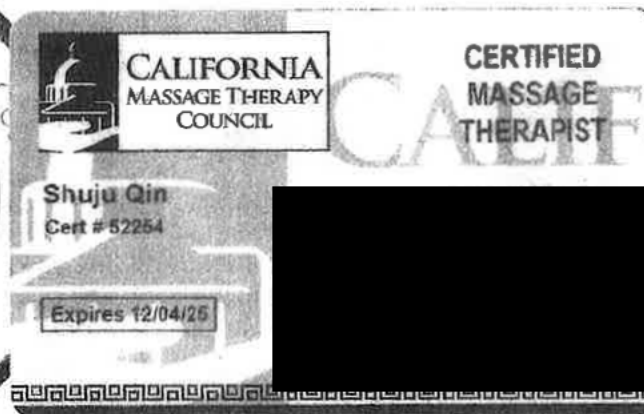
Shuju Qin

the designation of

CERTIFIED MASSAGE THERAPIST

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

Given at Sacramento, California, Monday, September 18, 2023.



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

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

**CERTIFICATE # 52254
EXPIRES: 12/4/2025**

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

CALIFORNIA MASSAGE THERAPY COUNCIL

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

Haiying Ma

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, **Haiying Ma** is recognized as a **CMT** in good standing, including all the rights and privileges pertaining thereto, as witnessed by the signature below.*

Given at Sacramento, California, Thursday, September 14, 2023.



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

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

CERTIFICATE # 28454
EXPIRES: 12/9/2025

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.

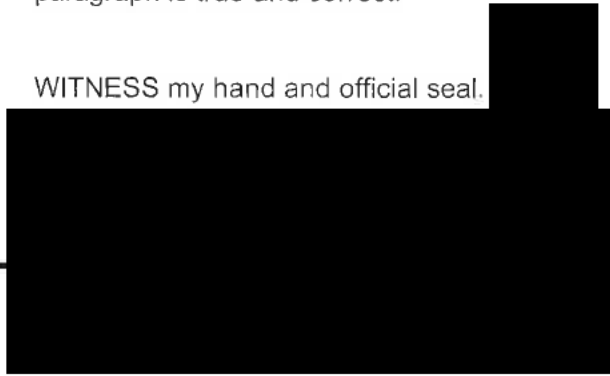
State of California
County of LOS ANGELES)

On 12 / 20 / 2024 before me, PAUL C. CHO, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared JAMES KONG
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.




2455 SEPULVEDA, LLC

December 12, 2024

To Whom It May Concern:

This is to acknowledge that a massage business will be located at 2455 Sepulveda Blvd, Suite D, Torrance, CA 90501.


James Kong
Manager



Torrance Police Department Intelligence Detail

License Review Interview Summary

Detective Lucas Ryono [REDACTED]

To:

Suzanne Bittner
License Supervisor

Date: June 20, 2025

From:

Detective Lucas Ryono
Intelligence Section

Subject:

"Golden Spa" / AYC Golden Inc.
2455 Sepulveda Blvd; #D, Torrance, CA 90501
[REDACTED]

License Review Board Hearing – To Be Determined

Licensees Interviewed:

Aixia Chen (Owner) / [REDACTED] / [REDACTED]
Xiaowen Cheng (Mandarin Translator) / [REDACTED]

On 01 APR 25, I interviewed Ms. Aixia Chen regarding her application for a business license for "Golden Spa," located at 2455 Sepulveda Blvd, #D, Torrance, CA. Ms. Cheng was assisted by her Mandarin translator, Xiaowen "Rhea" Cheng.

Ms. Chen will be opening a new business at the location.

Aixia Chen is a licensed masseuse (License #15259 / Expires 10-13-26). Aixia Chen will be managing the business and providing massage along with several employees.

Aixia Chen has worked in the massage industry for approximately 10 years. Most recently she has owned and managed U-spa (18531 Western Ave, Torrance, CA) for the last 3 years.

The business offers massage by appointment and "walk-in" type customers.

Ms. Chen 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. Chen was advised to strictly adhere to record keeping and hours of

operation, as well as all the other rules and regulations that apply to the massage business.

On June 20, 2025, I completed an inspection of the establishment (specific to the concerns of law enforcement) as required by TMC Section 35.14.080 and 35.14.090.



Detective Lucas Ryono
Intelligence Section



Torrance Police Department
Acupuncture/Massage Establishment Licensing Interview
Questionnaire

CHENG, XIAOWEN [REDACTED]
 Interpreter _____ Language MANDARIN



General Information

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

Licensee(s) CHEN, AIXIA COL F1971053

Who are the sole owners? LICENSEE

Is the business incorporated? AYC GOLDEN INC

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

Business Address 2455 SEPULVEDA #D

How Long Has This Business Been Operating? NEW



Company History

Past Businesses

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

Location address? U-SPA, 18531 S. WESTERN (3 YRS)

How long? _____

Do you own any other businesses? SEE ABOVE

Location address? // //

Record in Other Cities (If Applicable)

In what other cities is the company licensed?

TORRANCE ONLY

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?

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

LR AC

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 AC

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 AC

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 AC

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 AC

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 AC

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 AC

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?

ln AC

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

ln AC

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

ln AC



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)

04/01/2025

Date

[Redacted] Representative

4-1-25

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 for Serenity Massage

RECOMMENDATION

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

BACKGROUND/ANALYSIS

Yuan Wang, owner of Serenity Massage, has made an application for approval of a business license to allow the operation of a massage establishment. The business is located at 3959 Artesia 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 Council Query
Attachment C: Landlord's Notarized Statement
Attachment D: Torrance Police Department Reports

Attachment A

Please call the Business License Office at 310.618.5923 for fee amounts. Payment must be submitted with your application.



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

SELECT APPLICABLE BOX:

NEW APPLICATION	<input checked="" type="checkbox"/>	CHANGE OF OWNERSHIP (greater than 50%)	<input type="checkbox"/>
CHANGE OF BUSINESS LOCATION	<input type="checkbox"/>	CHANGE OF NAME (Only)	<input checked="" type="checkbox"/>

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

BUSINESS NAME OR DBA Serenity Massage	CORPORATE NAME (LEGAL ENTITY NAME IF DIFFERENT FROM BUSINESS NAME OR DBA)
---	---

1. BUSINESS LOCATION (*physical business address - see note below)	Suite#	City	State	ZIP
2459 Artesia Blvd		Torrance	CA	90504

2. MAILING ADDRESS OR PO/PMB BOX (required)	Suite#	City	State	ZIP
3959 Artesia Blvd		Torrance	CA	90504

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):

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 <input type="radio"/>	NO <input type="radio"/>
Definition: A business entity utilizing scientific equipment and engineering techniques, microelectronics, data processing, genetic engineering, or telecommunications.		

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

CONTACT NAME: Yuan Wang	CONTACT TITLE: owner	BUSINESS PHONE#: 310-303-3133	CELL PHONE#:
STATE TAX ID# (SEIN):	STATE CONTRACTORS LICENSE #:	STATE SELLERS PERMIT#:	

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

NAMES OF OWNER, PARTNERS, OR PRINCIPAL OFFICERS: Yuan Wang	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.

DATE: 6-19-25

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:

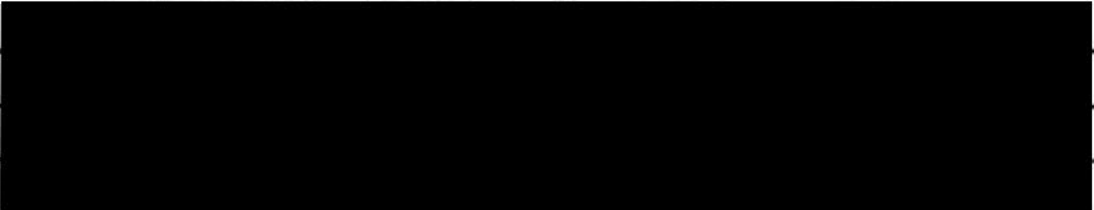
- * FOR A RESIDENTIAL BUSINESS ADDRESS YOU ARE NOT REQUIRED TO PROVIDE IT. IF YOU DO NOT WANT TO PROVIDE THE RESIDENTIAL ADDRESS PLEASE LEAVE BOX #1 BLANK AND SELECT YES UNDER BOX #3. FOR A RESIDENTIAL ADDRESS IN TORRANCE YOU WILL FIRST REQUIRE A HOME OCCUPATION PERMIT#.
- ** ACCESS THE BUSINESS SIC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

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

Yuan Wang, 20E Bellevue Dr, Pasadena, CA 91105, Qu Li Spa

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

Hiu Yi Wai,
Yifeng Yin,
Ping Sun,



LIST ANY AND ALL MISDEMEANOR AND FELONY CONVICTIONS FOR VIOLATIONS OF ANY LAW, EVEN IF THE CONVICTION WAS DISMISSED OR EXPUNGED, PER CALIFORNIA PENAL CODE 1203.4 ET. SEQ. Failure to list all convictions is grounds for DENIAL of the license. (IF ADDITIONAL SPACE IS NEEDED PLEASE ATTACH ADDITIONAL SHEETS)

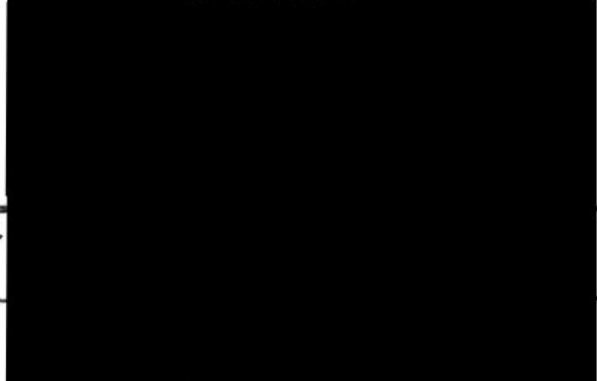
A LETTER AUTHORIZING APPLICANT TO REPRESENT SAID PERSON, FIRM OR CORPORATION IS HEREWITH ATTACHED.



DESCRIPTION OF APPLICANT



FOR OFFICIAL



APPROVED BY:

CHIEF OF POLICE

DATE

DATE

DISAPPROVED BY:

CHIEF OF POLICE

DATE

LICENSE REVIEW BOARD

DATE



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.

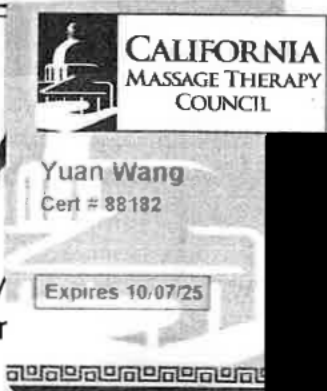
Name	Cert #	Certificate Type	Expires	City	Status
Yuan Wang	88182	Certified Massage Therapist	10/07/2025	Rowland Heights	Active

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.

All information provided by CAMTC on this web page, and on its other web pages and internet sites, is made available merely to provide immediate access for the convenience of interested persons. While CAMTC believes that the information listed here is reliable, human or mechanical error remains a possibility, as does delay in the posting or updating of information. Therefore, CAMTC makes no guarantee as to the accuracy, completeness, timeliness, currency, or correct sequencing of the information. Neither CAMTC, nor any of the sources of the information relied upon, shall be responsible for any errors or omissions, failure to post or update in a timely manner, or for the use or results obtained from the use of this information.

California Mas
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in the law an



CERTIFIED
MASSAGE
THERAPIST

protect the public by
meet the requirements
meet the minimum
lum.

Terms of Use (/r
Privacy Policy (/r

amtc-may-2018.pdf) |
ber-2024.pdf) | Sitemap

Attachment C

Artesia Commons, LLC

8383 Wilshire Boulevard Suite 532 • Beverly Hills • California 90211 • Tel 323 456-0770 • Fax 323 456-0772

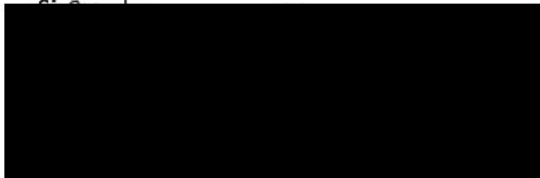
June 6, 2025

Re: Torrance license board for Massage use Approval.

Dear Madam/Sir,

Please be informed that Yuan Wang has Landlords permission to occupy the space located at 3959 Artesia Blvd., 90504 in the city of Torrance for her intended use as a massage/relaxation spa.

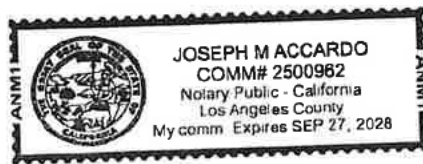
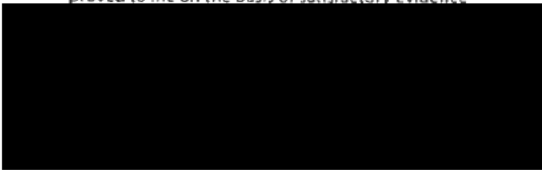
Please contact me if you have any further questions.



6/11/25

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
Subscribed and sworn to (or affirmed) before me
on this 11 day of June, 20 25,
by Jack Nussy,
proved to me on the basis of satisfactory evidence



Attachment C



Torrance Police Department Intelligence Detail

License Review Interview Summary

Detective Lucas Ryono, [REDACTED]

To:

Suzanne Bittner
License Supervisor

Date: June 25, 2025

From:

Detective Lucas Ryono
Intelligence Section

Subject:

"Serenity Massage"
3959 Artesia Blvd, Torrance, CA 90504
(310) 696-3366

License Review Board Hearing – TBD

Licensees Interviewed:

Wang, Yuan (Owner) [REDACTED]
Wai, Hiu (Mandarin Translator) [REDACTED]

On 25 JUN 25, I interviewed Ms. Yuan Wang regarding her application for a business license for "Serenity Massage," located at 3959 Artesia Blvd., Torrance, CA.

Ms. Wang will be opening a new massage business at the location. Prior massage businesses operated out of the location include Relaxation Spa and AT Massage.

Ms. Wang is a licensed masseuse (License #88182 / Expires 10-07-25). Ms. Wang will be managing the business and providing massage. She also plans to hire at least one additional masseuse.

Ms. Wang has worked in the massage industry for approximately 6 years. Most recently she worked Qu Li Spa (20 E. Bellevue Dr., Pasadena, CA).

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

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 and hours of

operation, as well as all the other rules and regulations that apply to the 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.



Detective Lucas Ryono
Intelligence Section



Torrance Police Department
 Acupuncture/Massage Establishment Licensing Interview
 Questionnaire

Interpreter

WAI, HUI

Language

MANHARIN



Business Name

SEREMITY MASSAGE

Phone

310-696-3366

Licensee(s)

WANG, YUAN CDC Y1679235

Who are the sole owners?

YES

Is the business incorporated?

N/A

Are there other officers/owners in the company?

Business Address

3959 ARTESIA BLVD

(previously relaxation spa)

How Long Has This Business Been Operating?

New owner,
new name



Company History

Past Businesses

Have you been in the acupuncture/massage business before?

How will massage/massage (2 hrs)

Yes

6 yrs

Location address?

Qu 1, Spa 20 E Bellvue Dr. Pasadena, CA 91107

How long?

6 years

Do you own any other businesses?

N/A

Location address?

Record in Other Cities (If Applicable)

In what other cities is the company licensed?

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:

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

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

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

YW
ca 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.

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

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

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

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

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



Local Codes and State Laws

Acupuncture Standards of Practice (State Requirements)

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

1399.450. Condition of Office.

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

1399.451. Treatment Procedures.

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

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

1399.453. Record keeping.

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

1399.454. Single Use Needles.

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

1399.455. Advertising.

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

1399.456. Use of the Title "Doctor."

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

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

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

CR JW

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

CR JW

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

CR JW



Information Confirmation

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

[Redacted Signature]

6-25/2025
Date

License(s) or Designated Representative

Date

[Redacted License/Designated Representative]

6-25-25

Witness