

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, SEPTEMBER 18, 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 September 11, 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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS.**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 July 3, 2025**

**7. ADMINISTRATIVE MATTERS**

**7A. Approve a business license for Okidoki Little Tokyo Dining Corporation, dba Hakata Ikkousha** application for a business license to allow the operation of a restaurant selling alcohol.

**7B. Approve a business license for Hua Kan Inc, dba Seafood Town** application for a business license to allow the operation of a restaurant serving alcohol.

**7C. Approve a business license for Honda & Duan Wellness Services Inc, dba Blue Sky 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 October 2, 2025, at 10:00 am in the West Annex Commission Room at 3031 Torrance Boulevard.

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

**1. CALL TO ORDER**

The Torrance License Review Board convened in a regular session at 10:01 a.m. on Thursday, July 3, 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, June 26, 2025.

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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS**

None

**5. ORAL COMMUNICATIONS**

None

**6. CONSENT CALENDAR**

**6A. APPROVAL OF MINUTES- Thursday, April 17, 2025**

Member Wade corrected the minutes, under Item 7C to read, **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 Chun and a roll call vote reflected unanimous approval.

**MOTION:** Member Wade moved to approve the minutes for the meeting held on April 17, 2025, as amended in Item 7C. The motion was seconded by Member Chun and the motion passed.

**7. ADMINISTRATIVE MATTERS**

**7A. BANGKOK SAPPHIRES THAI CUISINE**

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

YingYoes Jitsiripol translated into Thai for Pranee Jitsiripol, owner of Bangkok Sapphires Thai Cuisine. Ms Jitsiripol confirmed her application for a business license to allow the operation of restaurant serving alcohol, located at 3596 Redondo Beach Boulevard, Torrance, and verified that: she had met with the Torrance Police Department, the Los Angeles County Health Department and the California Department of Alcoholic Beverage Control and had received her certificate to serve alcohol and understood the rules and regulations pertaining to this type of business.

In response to a question from Chair Rumery, YingYoes Jitsiripol confirmed that Pranee Jitsiripol had submitted the payment to Los Angeles County Health Department but had not yet received the new updated permit and noted that she would bring a copy of the new permit, when received, to the Business Office.

There was no public comment.

**MOTION:** Member Wade moved to approve the application for a business license to Bangkok Sapphires Thai Cuisine, located at 3596 Redondo Beach 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. AYC GOLDEN INC. DBA GOLDEN SPA**

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

Xiowen "Rhea" Cheng translated into Mandarin for Aixia Chen, owner of AYC Golden Inc., dba Golden Spa, located at 2455 Sepulveda Boulevard, #D in Torrance. Ms. Chen confirmed her application for a business license to allow the operation of a massage establishment, located at 2455 Sepulveda Boulevard, #D in Torrance and confirmed that she had met with the Police Department and understood the rules and regulations pertaining to this type of business.

Responding to a question from Chair Rumery, Ms. Chen confirmed that she had changed the carpet.

There was no public comment.

Responding to questions from Deputy City Attorney Gonzaque, Ms. Chen confirmed that as owner: 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, her business license may be suspended or revoked, which included violations of California Penal Code, California Health and Safety Code or the Torrance Municipal Code or any other laws, that if she or any of her employees performed any illegal or illicit acts, she could be prosecuted in a criminal court of law, for violations of the California Penal Code, the California Health and Safety Codes or the Torrance Municipal Code or any other laws.

**MOTION:** Member Chun moved to approve the operation of a massage establishment to AYC Golden Inc., dba Golden Spa, located at 2455 Sepulveda Boulevard, #D in Torrance. The motion was seconded by Member Wade and a roll call vote reflected unanimous approval.

**7C. SERENITY MASSAGE**

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

Hui Wai translated into Mandarin for Ms. Yuan Wang, owner Serenity Massage, located at 3959 Artesia Boulevard in Torrance.

Ms. Wang confirmed her application for a business license to allow the operation of a massage establishment, located at 3959 Artesia 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.

In response to questions from Chair Rumery, Ms. Wang stated that she was planning on having two employees and confirmed that the Business License had been provided with the employees' names. She stated that the business had been painted and new carpeting had been installed. She confirmed that she knew that the doors had to remain unlocked during business hours, even if there was only one employee present.

Responding to questions from Deputy City Attorney Gonzague, Ms. Wang confirmed that as owner: 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, her business license may be suspended or revoked, which included violations of California Penal Code, California Health and Safety Code or the Torrance Municipal Code or any other laws, that if she or any of her employees performed any illegal or illicit acts, she could be prosecuted in a criminal court of law, for violations of the California Penal Code, the California Health and Safety Codes or the Torrance Municipal Code or any other laws.

There was no public comment.

**MOTION:** Member Chun moved to approve the application for a business license to Serenity Massage, located at 3959 Artesia Boulevard in Torrance for the operation of a massage establishment. 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 10:18 a.m., Member Wade moved to adjourn the meeting to Thursday, July 17, 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.

DRAFT SUBJECT TO APPROVAL MINUTES

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 – Okidoki Little Tokyo Dining  
Corporation, dba Hakata Ikkousha

RECOMMENDATION

Recommendation of the Finance Department, business license division to  
approve the business license upon the applicant complying with the conditions  
outlined below:

1. A copy of their active California Department of Alcohol Beverage Control  
license with the conditions set forth by that agency.
2. A copy of their LA County Health Department Permit or the Health  
Departments approval to open and operate.

BACKGROUND/ANALYSIS

Koichi Sakamoto owner of Okidoki Little Tokyo Dining Corporation, dba Hakata  
Ikkousha has made an application for approval of a business license to allow the  
operation of a restaurant serving alcohol. The business is located at 21605  
Western Avenue, Suite J, 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: 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 type="checkbox"/> | CHANGE OF OWNERSHIP<br>(greater than 50%) | <input checked="" type="checkbox"/> |
| CHANGE OF BUSINESS<br>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<br>HAKATA IKKOUSHA | CORPORATE NAME (LEGAL ENTITY NAME IF DIFFERENT FROM BUSINESS NAME OR DBA)<br>OKIDOKI LITTLE TOKYO DINING CORPORATION |
|---|--|

|  |              |                  |             |              |
|--|--------------|------------------|-------------|--------------|
| 1. BUSINESS LOCATION (*physical business address - see note below)<br>21605 WESTER AVE | Suite#<br>#J | City<br>TORRANCE | State<br>CA | ZIP<br>90501 |
|--|--------------|------------------|-------------|--------------|

|  |              |                  |             |              |
|--|--------------|------------------|-------------|--------------|
| 2. MAILING ADDRESS OR PO/PMB BOX (required)<br>21605 WESTERN AVE | Suite#<br>#J | City<br>TORRANCE | State<br>CA | ZIP<br>90501 |
|--|--------------|------------------|-------------|--------------|

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

NATURE OF BUSINESS (description of business activity in detail):  
DINE IN RESTAURANT

|   |  |
|---|--|
| FOR A BUSINESS LOCATED IN TORRANCE PROVIDE THE PRIMARY STANDARD INDUSTRY (SIC) CODE(S)<br>(*see note below): 58 | STATE WASTE DISCHARGER IDENTIFICATION NUMBER (WDID#) (**if applicable - see note below): |
|---|--|

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

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

|                                  |                             |                  |                                    |                            |
|----------------------------------|-----------------------------|------------------|------------------------------------|----------------------------|
| CONTACT NAME:<br>KOICHI SAKAMOTO | CONTACT TITLE:<br>SECRETARY | CONTACT PHONE #: | BUSINESS PHONE#:<br>(424) 558-3953 | CELL PHONE#:<br>[REDACTED] |
|----------------------------------|-----------------------------|------------------|------------------------------------|----------------------------|

|  |                              |                         |                                     |  |
|--|------------------------------|-------------------------|-------------------------------------|--|
| DRIVERS LICENSE OR OTHER GOVERNMENT<br>ISSUED ID#: | SOCIAL SECURITY# (optional): | COMMERCIAL OFFICE SQFT: | # OF PEOPLE WORKING<br>IN TORRANCE: | # OF UNITS (apartments/hotels/mobile homes/vehicles):<br>1 |
|--|------------------------------|-------------------------|-------------------------------------|--|

|                         |                       |                              |                        |
|-------------------------|-----------------------|------------------------------|------------------------|
| 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:<br>MOTOHIKO HOMMA | TITLE:<br>CEO, DIRECTOR | NAMES OF OWNER, PARTNERS OR PRINCIPAL OFFICERS: | TITLE: |
|--|-------------------------|---|--------|

|               |     |  |  |
|---------------|-----|--|--|
| EIKO KANAZAWA | CFO |  |  |
|---------------|-----|--|--|

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

|            |                  |
|------------|------------------|
| [REDACTED] | DATE:<br>6/10/25 |
|------------|------------------|

**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 #<br>BL-APP: | Business License #<br>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)

Attachment B



CALIFORNIA DEPARTMENT OF

# Alcoholic Beverage Control

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**Report Date:** Monday, September 08, 2025

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## LICENSE INFORMATION

**License Number:** 669252 **Primary Owner:**

OKIDOKI LITTLE TOKYO DINING CORPORATION **Office of Application:** 03 - LB/LAKEWOOD

## BUSINESS NAME

HAKATA IKKOUSHA

## BUSINESS ADDRESS

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

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

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## LICENSEE INFORMATION

**Licensee:** OKIDOKI LITTLE TOKYO DINING CORPORATION

### Company Information

OFFICER: HOMMA, MOTOHIKO (CHIEF EXECUTIVE OFFICER)

OFFICER: KANAZAWA, EIKO (CHIEF FINANCIAL OFFICER)

OFFICER: KANAZAWA, EIKO (SECRETARY/ASST SEC)

STOCKHOLDER: HOMMA, MOTOHIKO

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## 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:** PENDING **Status Date:** 20-MAY-2025 **Term:** 12 Month(s)

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

From License Number: 41-567816

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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:** 21-MAY-2025

### ESCROWS:

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

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Attachment C



Torrance Police Department Intelligence Detail

# License Review Interview Summary

Detective Lucas Ryono [REDACTED]

To:

**Suzanne Bittner**  
License Supervisor

Date: 08/05/2025

From:

**Detective Lucas Ryono**  
Intelligence Section

Subject:

**Hakata Ikkousha (Okidoki Little Tokyo Dining Corp.)**  
21605 Western Ave; #J, Torrance, CA 90501 [REDACTED]

License Review Board Hearing – TBD

Licensee:

**Sakamoto, Koichi** [REDACTED]

On 05 AUG 25, I interviewed Koichi Sakamoto regarding his application for a business license for Hakata Ikkousha, a restaurant located at 21605 Western Ave.; Unit J, in the City of Torrance.

Hakata Ikkousha is a pre-existing business that has been at the location for approximately 12 years but is now changing ownership.

The restaurant features Japanese ramen-style food with beer and wine options. Koichi has worked in alcohol sales for approximately 40 years through his time in the restaurant industry and has been working at Hakata Ikkousha for 2-3 years. He 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. Koichi signed the forms in my presence, indicating that he understood the issues at hand.



**Detective Lucas Ryono**  
Intelligence Section



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

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



**General Information**

Business Name HAKATA IKIKOUSHI Phone [REDACTED]

Licensees KOICHI SAKAMOTO [REDACTED]

Who are the sole owners? OKIDUKI LITTLE TOKYO DINING CORP  
 Is the business incorporated? YES  
 Is this reflected in the ABC License? YES  
 Are there other officers in the company? \_\_\_\_\_  
CEO MOTOHIKO HEMMA; EIKO KANAZAWA CFO

Address 21605 WESTERN AVE # J

Do you have prior experience working in alcohol sales? 40 YEARS  
 Where? HAKATA IKIKOUSHI  
 How Many Years? 23 YRS

Type of License 41 - ON SALE BEER AND WINE (12 yr)

Do you own any other businesses? N/A



**Important Training Areas**

1. **How to check for identification.** in K.S

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

Methods of alteration.

Tricks used by minors.

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

Spotters

It is important to establish a policy.

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

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

CR K.S

Criminal citations or arrest. fines

ABC administrative hearings and fines

Civil suits

Loss of business license

Moral issues

**3. LEAD Seminar Training**

CR K.S

If you are selling alcohol, you should attend a LEAD seminar.

These are hosted by ABC - Call the Lakewood office.

8 Hour course

You should attend with your key employees.

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

CR K.S

45.4.9 TMC - Requires posting sign

If you are involved in off-site alcohol sales, you must post a sign stating there is no drinking in the parking lot.

45.4.8 TMC - No drinking in parking lot

You get a copy of this city ordinance today.

**5. Emergency and routine response by Patrol units.**

CR K.S

Understand that the routine telephone number is to be used for routine service.

The 911 line is used for emergencies.

**6. Crime prevention and protection**

CR K.S

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

Employee problems

City ordinances

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

CR K.S

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

**8. Explanation of Intelligence function.**

LA KS

"Eyes and ears in the community"

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

LA KS

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

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

LA KS

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

LA KS

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

**12. Sale of tobacco to juveniles**

LA KS

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

**13. Adult Entertainment**

LA KS

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 KS

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

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

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



**Training Confirmation**

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

  
\_\_\_\_\_  
Licensee

+ 8/5/25  
\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

  
8-5-25  
\_\_\_\_\_  
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 – Hua Kang Inc dba Seafood Town

RECOMMENDATION

Recommendation of the Finance Department, business license division to  
approve the business license upon the applicant complying with the conditions  
outlined below:

1. A copy of their active California Department of Alcohol Beverage Control  
license with the conditions set forth by that agency.
2. A copy of their LA County Health Department Permit or the Health  
Departments approval to open and operate.

BACKGROUND/ANALYSIS

Kevin Sun owner of Hua Kang Inc dba Seafood Town has made an application  
for approval of a business license to allow the operation of a restaurant serving  
alcohol. The business is located at 22922 Hawthorne Boulevard, in Torrance.

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

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



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

**SELECT APPLICABLE BOX:**

NEW APPLICATION   
 CHANGE OF BUSINESS LOCATION

**Attachment A**  
 CHANGE OF OWNERSHIP (greater than 50%)   
 CHANGE OF NAME (Only)

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

BUSINESS NAME OR DBA: **HUA KANG INC DBA Seafood Town** 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  
**22922 HAWTHORNE BLVD** Suite# **HAWTHORNE** State **CA** ZIP **90505**

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#:

EMAIL ADDRESS: [REDACTED]

NATURE OF BUSINESS (description of business activity in detail):  
**CHINESE FOOD**

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: **KEVIN SUN** CONTACT TITLE: **OWNER** CONTACT PHONE #: [REDACTED] BUSINESS PHONE#: **310-3780785** CELL PHONE#:  
 # 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: 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: **06-09-25**

**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.oahs.gov/pls/commerce/pls\\_manual.html](http://www.oahs.gov/pls/commerce/pls_manual.html)  
 \*\*\* ACCESS INFORMATION FOR AN INDUSTRIAL BUSINESS REQUIRING A WDID# FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD WEBSITE: [http://title.www.waterboards.ca.gov/water\\_issues/projects/stormwater/infocentral.html](http://title.www.waterboards.ca.gov/water_issues/projects/stormwater/infocentral.html)



CALIFORNIA DEPARTMENT OF

# Alcoholic Beverage Control

Attachment B

---

**Report Date:** Monday, September 08, 2025

---

## LICENSE INFORMATION

**License Number:** 669042 **Primary Owner:** HUA KANG INC. **Office of Application:**

03 - LB/LAKEWOOD

## BUSINESS ADDRESS

22922 HAWTHORNE BLVD , TORRANCE, CA, 90505

**County:** LOS ANGELES **Census Tract:** 6511.02

---

## LICENSEE INFORMATION

**Licensee:** HUA KANG INC.

### Company Information

OFFICER: SUN, XIAO ZHUO (SECRETARY/ASST SEC)

OFFICER: SUN, XIAO ZHUO (CHIEF FINANCIAL OFFICER)

OFFICER: SUN, XIAO ZHUO (CHIEF EXECUTIVE OFFICER)

STOCKHOLDER: SUN, XIAO ZHUO

---

## 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:** PENDING **Status Date:** 13-MAY-2025 **Term:** 12 Month(s)

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

From License Number: 41-563760

---

## **TEMPORARY PERMIT -**

**License Type Status:** ISSUED **Status Date:** 28-MAY-2025 **Term:** 4 Month(s)

**Original Issue Date:** 01-JUN-2025 **Expiration Date\*:** 28-SEP-2025 **Master:** **Duplicate:**

**Fee Code:** **Transfers:** From License Number: 41-563760

---

## **OPERATING RESTRICTIONS:**

No Operating Restrictions found

---

## **DISCIPLINARY ACTION:**

No Active Disciplinary Action found

---

## **DISCIPLINARY HISTORY:**

No Disciplinary History found.

---

## **HOLDS:**

**Hold Type:** FORM 220 **Hold Date:** 13-MAY-2025

---

## **ESCROWS:**

SINCERE ESCROW, 935 S SAN GABRIEL BLVD SAN GABRIEL,CALIFORNIA 91776

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Torrance Police Department Intelligence Detail

# License Review Interview Summary

Detective Lucas Ryono [REDACTED]

To:

**Suzanne Bittner**  
License Supervisor

Date: 09/08/2025

From:

**Detective Lucas Ryono**  
Intelligence Section

Subject:

**Seafood Town (aka Hua Kang Inc.)**  
22922 Hawthorne Blvd., Torrance, CA 90505 / [REDACTED]

License Review Board Hearing – TBD

Licensee:

**Xiao "Kevin" Sun** [REDACTED]  
**Jiali Sun (Mandarin translator,** [REDACTED]

On 08 SEP 25, I interviewed Kevin Sun regarding his application for a business license for Seafood Town, a restaurant located at 22922 Hawthorne Ave., in the City of Torrance. Kevin was accompanied by his Mandarin translator, Jiali Sun.

Seafood Town is a pre-existing business that has been at the location for 10+ years but is now changing ownership.

The restaurant features Chinese-style food with beer and wine options. Kevin has worked in alcohol sales for approximately 3 years through his time in the restaurant industry. He currently owns the China Chef's Chinese restaurant in Los Angeles and has also worked at Seafood Town for the last 3 months. He 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. Kevin 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 JIALI SUN Language MANDARIN



**General Information**

Business Name HUA KANG INC Phone [REDACTED]

Licensees XIAO "KEVIN" SUN [REDACTED]

Who are the sole owners? XIAO SUN  
 Is the business incorporated? YES  
 Is this reflected in the ABC License? -  
 Are there other officers in the company? NO

Address 22922 HAWTHORNE BLVD

Do you have prior experience working in alcohol sales? YES  
 Where? UNION BUFFET @ SANTA MONICA  
 How Many Years? ~ 3 YEARS  
(3 months at HUA KANG)

Type of License 41 - ON-SALE BEER & WINE

Do you own any other businesses? YES - CHINA CHEFS @ LOS ANGELES



**Important Training Areas**

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

CR X25

- 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 X25

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

**3. LEAD Seminar Training**

LR X25

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 X25

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 X25

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 X25

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

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

LR X25

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 X25

"Eyes and ears in the community"

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

LR X25

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 X25

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

LR X25

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 X25

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 X25

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 X25

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

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

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

LR X25



**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]

\_\_\_\_\_  
Licensee

09-08-25

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

[Redacted Signature]

\_\_\_\_\_  
Witness

9-8-25

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 Honda & Duan Wellness Services  
Inc, dba Blue Sky Massage

RECOMMENDATION

Recommendation of the Finance Department, business license division, to  
approve the business license for Honda & Duan Wellness Services Inc, dba Blue  
Sky Massage.

BACKGROUND/ANALYSIS

Jiaodi Yang, owner of Honda & Duan Wellness Services Inc, dba Blue Sky  
Massage, has made an application for approval of a business license to allow the  
operation of a massage establishment. The business is located at 4725 Torrance  
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: 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  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: Bile sky massage CORPORATE NAME (LEGAL ENTITY NAME IF DIFFERENT FROM BUSINESS NAME OR DBA): Honda + Duan Wellness Services Inc

1. BUSINESS LOCATION (\*physical business address - see note below) Suite# \_\_\_\_\_ City: Torrance State: CA ZIP: 90503

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#: \_\_\_\_\_ EMAIL ADDRESS: \_\_\_\_\_

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: Jsaadi Yang CONTACT TITLE: \_\_\_\_\_ CONTACT PHONE #: \_\_\_\_\_ BUSINESS PHONE#: \_\_\_\_\_ CELL PHONE#: \_\_\_\_\_

DRIVERS LICENSE OR OTHER GOVERNMENT ISSUED ID#: \_\_\_\_\_ SOCIAL SECURITY # (with last 4 digits): \_\_\_\_\_ # OF PEOPLE WORKING IN TORRANCE: \_\_\_\_\_ # OF UNITS (apartments/hotels/mobile homes/vehicles): \_\_\_\_\_

FEDERAL TAX ID# (FEIN): \_\_\_\_\_ STATE TAX ID# (SFIN): \_\_\_\_\_ STATE CONTRACTORS LICENSE #: \_\_\_\_\_ STATE SELLERS PERMIT#: \_\_\_\_\_

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

NAMES OF OWNER, PARTNERS, OR PRINCIPAL OFFICERS: Jsaadi Yang/Honda Duan Wellness Inc TITLE: CEO

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

DATE: 8/20/2025

**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.usha.gov/pls/mis/sic\\_manual.html](https://www.usha.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)



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

Rainbow day SPA

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

Date Hong

Qingyan cai

Xiumin zhu

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

N/A

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

DESCRIPTION OF APPLICANT

FOR OFFICIAL USE ONLY

APPROVED BY:

CHIEF OF POLICE

DATE

LICENSE

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*

## Jiaodi Yang

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

*Given at Sacramento, California, Friday, May 24, 2024.*



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

**CERTIFICATE # 49356  
EXPIRES: 8/13/2026**

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)

# CALIFORNIA MASSAGE THERAPY COUNCIL

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

## Liping 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, **Liping 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, Wednesday, September 25, 2024.*



A handwritten signature in black ink, appearing to read "Mark W. Dixon".

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

**CERTIFICATE # 92064  
EXPIRES: 11/7/2026**

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)

# CALIFORNIA MASSAGE THERAPY COUNCIL

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

## Xiaohong Yang

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

*Given at Sacramento, California, Thursday, November 14, 2024.*



A handwritten signature in black ink, which appears to read "Mark W. Dixon". The signature is written in a cursive style and is positioned above a horizontal line.

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

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

**CERTIFICATE # 77553  
EXPIRES: 1/16/2027**

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)

Attachment C

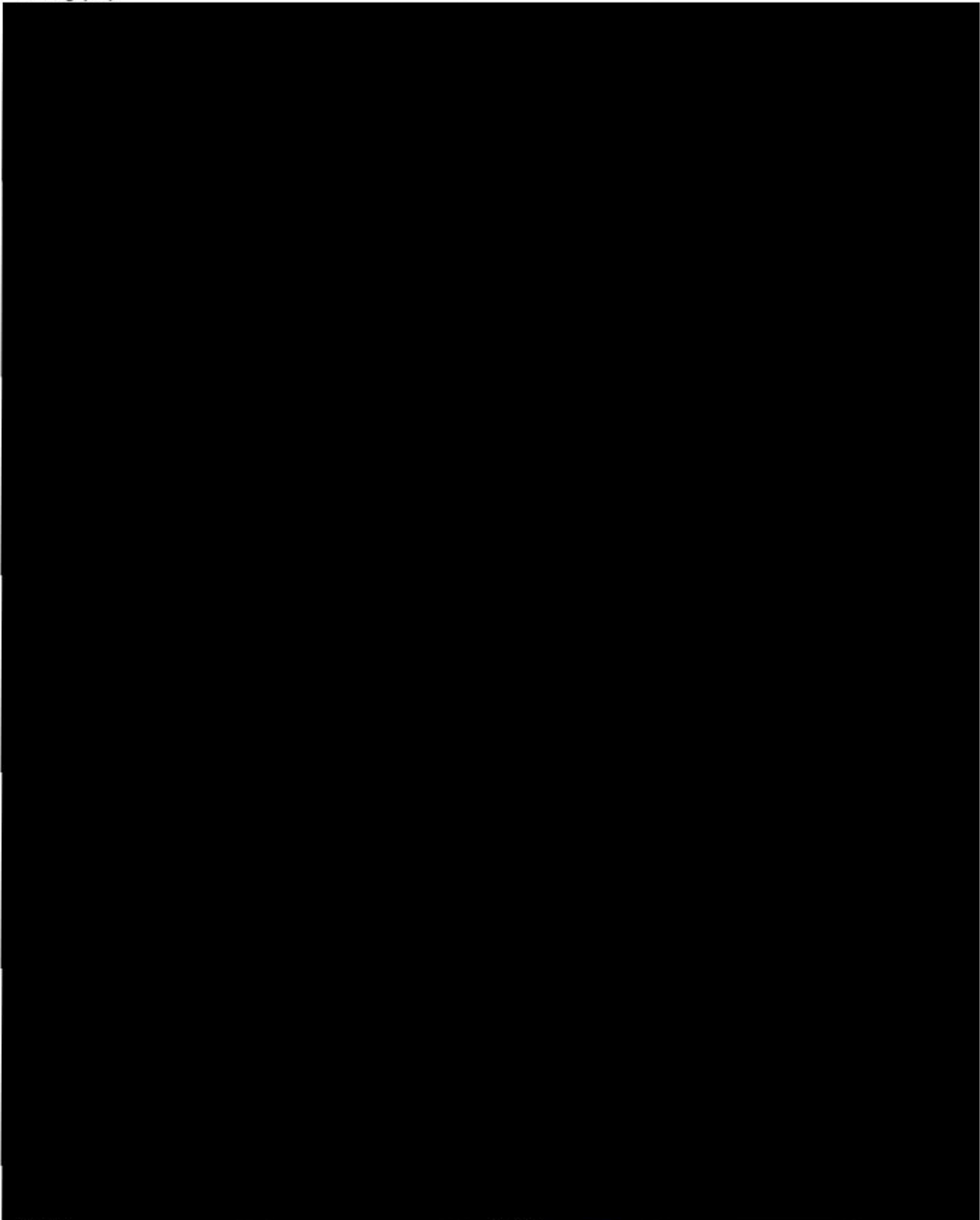


STANDARD MULTI-TENANT SHOPPING CENTER LEASE - NET

1. Basic Provisions ("Basic Provisions").

1.1 Parties. This Lease ("Lease"), dated for reference purposes only July 17, 2025, is made by and between JA Wall & Sons, LLC ("Lessor") and HONDA & JUAN WELLNESS SERVICES, INC. ("Lessee") (collectively the "Parties", or individually a "Party").

1.2 Premises: That certain portion of the Shopping Center (as defined below), including all improvements therein or to be provided by Lessor under the terms of this Lease, commonly known as (street address, unit/suite, city, state): 4726 Torrance Boulevard, Torrance, CA 90503 ("Premises"). The Premises are located in the County of Los Angeles and generally described as (describe briefly the nature of the Premises): an approximate 128 square foot retail space, part of a larger multi-tenant building. In addition to Lessee's rights to use and occupy the Premises as hereinafter specified, Lessee shall have non-exclusive rights to the Common Areas (as defined in Paragraph 2.7 below) as hereinafter specified, but shall not have any rights to the roof, the exterior walls, or the utility raceways of the building containing the Premises ("Building") or to any other buildings in the Shopping Center. The Premises and the Building are situated within the Shopping Center known as . The Premises, the Building, the Common Areas, and all other buildings and improvements within said Shopping Center, together with the land upon which they are located, are herein collectively referred to as the "Shopping Center." (See also Paragraph 2)



INITIALS

INITIALS



Executed at:  
On: 7/28/2025

Executed at:  
On: 7/21/2025

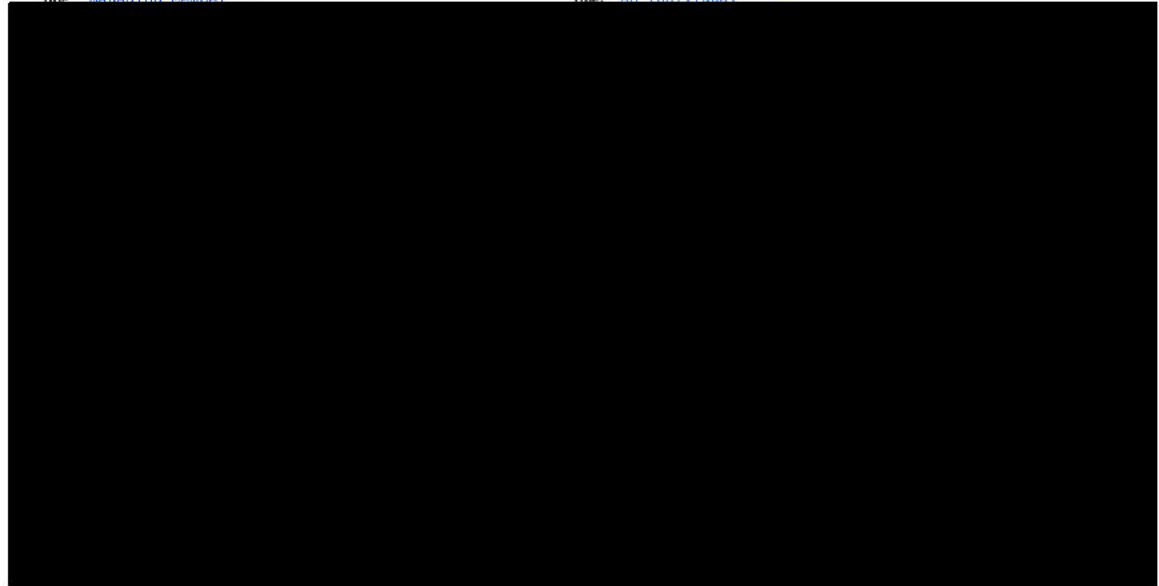
By LESSOR:  
JA Wall & Sons, LLC

By LESSEE:  
HONDA HIRAWA WELLNESS SERVICES, INC.

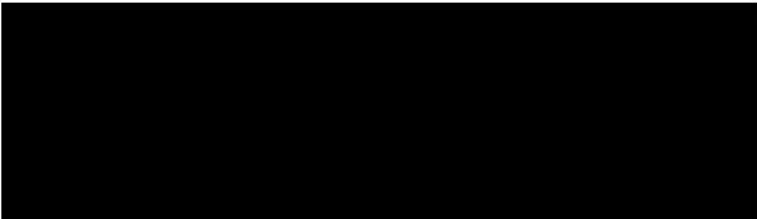


Name Printed: JA Wall  
Title: Managing Member

Name Printed: Jaaron Yang  
Title: An Individual



AIR CRE \* <https://www.aircre.com> \* 213-687-8777 \* [contracts@aircre.com](mailto:contracts@aircre.com)  
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Attachment D



Torrance Police Department Intelligence Detail

# License Review Interview Summary

Detective Lucas Ryono [REDACTED]

To:

Suzanne Bittner  
License Supervisor

Date: September 8, 2025

From:

Detective Lucas Ryono  
Intelligence Section

Subject:

"Blue Sky Massage" (aka Honda & Duan Wellness Services Inc.  
4725 Torrance Blvd, Torrance, CA 90503  
[REDACTED])

License Review Board Hearing – TBD

Licensees Interviewed:

Yang, Jiaodi (Owner) / [REDACTED]

On 08 SEP 25, I interviewed Ms. Jiaodi Yang regarding her application for a business license for "Blue Sky Massage," located at 4725 Torrance Blvd., Torrance, CA.

Ms. Yang will be taking over ownership of a pre-existing massage business at the location. Blue Sky Massage has been in business for approximately 9 years.

Ms. Yang is a licensed masseuse (License #49356 / Expires 8-13-26). Ms. Yang will primarily be managing the business but will provide massage as needed. She also plans to hire two additional masseuses.

Ms. Yang has worked in the massage industry for approximately 10-12 years. Most recently she owns and operates Rainbow Day Spa in Hermosa Beach (1901 PCH) and has operated the business for the last four years.

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

Ms. Yang 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. Yang 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.

During my investigation, I identified one prior incident of note at Blue Sky Massage. In June 2024, TPD took a sexual battery report at the location regarding a 37-year-old female victim who stated she was receiving a massage from a male masseuse, later identified as Yongfeng Ma (See Case #240021310). During the massage, Victim alleged that she was touched inappropriately. Officers interviewed Yongfeng who denied the allegations. Victim later decided she did not want to press charges and the complaint was forwarded to state licensing for further investigation.

I checked the CMTTC website and confirmed that Yongfeng Ma is still a certified massage practitioner (#54047 / Exp. 2-11-26).

Using police databases, I attempted to locate any prior complaints against Yongfeng. I did not locate any history of similar incidents.

It should be noted that Yongfeng is not listed on the current business license application as an employee of Blue Sky Massage.

I subsequently contacted new owner Jiaodi Yang regarding employee Yongfeng Ma. Ms. Yang stated she was unaware of the prior complaint. Ms. Yang stated Youngfeng does not currently work at the location and will not be working at the business.



**Detective Lucas Ryono**  
Intelligence Section



Torrance Police Department  
 Acupuncture/Massage Establishment Licensing Interview  
 Questionnaire

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



General Information

Business Name Blue SEX Massage (Non Ownership) 2 employees Phone [REDACTED]

Licensee(s) YANG, JIAODI [REDACTED]

Who are the sole owners? LICENSEE [REDACTED]

Is the business incorporated? YES

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

Business Address 4725 TORRANCE

How Long Has This Business Been Operating? 9 YEARS



Company History

Past Businesses

Have you been in the acupuncture/massage business before? 10-12 YEARS

Location address? RAINBOW DAY SPA @ HERMOSA BEACH

How long? 1982 4 YRS

Do you own any other businesses? RAINBOW DAY SPA

Location address? 1901 PCH, HO

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

In what other cities is the company licensed?

N/A

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

NO

Have you ever had your business license revoked or suspended? For what reason(s)?

NO

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

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

JY

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

JY

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

JY

All exit doors will be kept unlocked during business hours.

CR JY

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 JY

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 JY

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 JY

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 JY

**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 JY

**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 JY

**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   JY  

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

CR   JY  

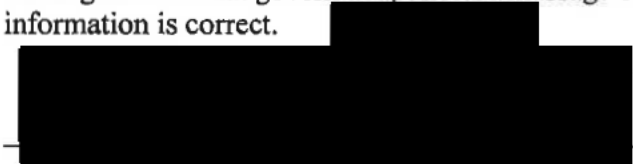
Does the Licensee(s) know how to contact the police department?

CR   JY




## 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)

9/8/25  
\_\_\_\_\_  
Date

\_\_\_\_\_  
License(s) or Designated Representative  
  
\_\_\_\_\_  
9-8-25

\_\_\_\_\_  
Date