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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, FEBRUARY 5, 2026
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 ____,

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 January 29, 2026..

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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS.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 October 16, 2025

6B. APPROVAL OF MINUTES – Thursday November 20, 2025

6C. APPROVAL OF MINUTES – Thursday December 4, 2025

7. ADMINISTRATIVE MATTERS

7A. Approve a business license for RBC Japan International Inc dba Pasta e Pasta application for a business license to allow the operation of a restaurant selling alcohol.

7B. Approve a business license for Mumu Del Amo Investment Inc dba Mumu Hot Pot application for a business license to allow the operation of a restaurant serving alcohol.

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

7D. Approve a business license for LS Therapy Inc dba Muse Massage application for a business license to allow the operation of a massage establishment.

7E. Approve a business license for Fuhua Service Inc dba Blue 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 February 19, 2026, 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, October 16, 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

3. REPORT OF STAFF ON THE POSTING OF THE AGENDA

Chair Rumery reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the City's website on Thursday, October 9, 2025.

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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS

None

5. ORAL COMMUNICATIONS

None

6. CONSENT CALENDAR

6A. APPROVAL OF MINUTES- Thursday, September 18, 2025

MOTION: Member Wade moved to approve the minutes for the meeting held on September 18, 2025. The motion was seconded by Member Chun and the motion passed.

7. ADMINISTRATIVE MATTERS

7A. HUA KANG, INC., DBA SEAFOOD TOWN

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

Jiali Sun translated into Mandarin for owner Xiao (Kevin) Sun of Hua Kang, inc., dba Seafood Town. Mr. Kevin Sun confirmed his application for a business license to allow the operation of restaurant serving alcohol, located at 22922 Hawthorne Boulevard in Torrance, and verified that: he had met with the Torrance Police Department, the Los Angeles County Health Department and the California Department of Alcoholic Beverage Control and understood the rules and regulations pertaining to this type of business.

In response to questions from Mr. Sun, Chair Rumery confirmed that if the Board approved his license, Mr. Sun would need to bring copies of his Alcoholic Beverage Control Permit and his LA County Health Department permit to the Business Permit Office before he could receive his Business License.

There was no public comment.

MOTION: Member Chun moved to approve the application for a business license for Hua Kang, inc., dba Seafood Town, located at 22922 Hawthorne Boulevard, in Torrance, to allow the operation of a restaurant serving alcohol, contingent on receiving a copy of the Alcoholic Beverage Control Permit and the LA County Health Department permit. The motion was seconded by Member Wade and a roll call vote reflected unanimous approval.

7B. MENDOCINO FARMS, LLC, DBA MENDOCINO FARMS

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

The applicant was not present.

7C. MOM SAID YES LLC, DBA MOM SAID YES

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

Mr. Justin Urich, Owner and Operator of Mom Said Yes, confirmed his application for a business license to allow the operation of a restaurant serving alcohol, located at 4525 Calle Mayor in Torrance and confirmed that he had met with the Torrance Police Department, the Los Angeles County Health Department and the California Department of Alcoholic 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 Mom Said Yes LLC, DBA Mom Said Yes, located at 4525 Calle Mayor in Torrance to allow the operation of a restaurant serving alcohol, under the condition that Finance receive the active Alcoholic Beverage Control License prior to the expiration of the temporary license. The motion was seconded by Member Chun and a roll call vote reflected unanimous approval.

In response to a question from Mr. Urich, Accounting Technician Cernansky stated that the Business License department would reach out to him separately in regard to the entertainment license.

7D. DENY A SOLICITOR'S PERMIT FOR PETER NWUDE SOLICITING FOR SUNRUN INSTALLATION

Application for a solicitor's permit to allow soliciting for Sunrun Installation Services

Mr. Peter Nwude confirmed his application for a permit to allow soliciting for Sunrun Installation Services and confirmed that he had met with the Torrance Police Department. Mr. Nwude confirmed that he had prior criminal convictions.

Chair Rumery explained that Mr. Nwude's past convictions would prevent Chair Rumery from approving him for a solicitor's permit in the City.

There was no public comment.

MOTION: Member Chun moved to deny a solicitor's permit for Peter Nwude. 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 10:16 a.m., Member Wade moved to adjourn the meeting to Thursday, November 6, 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

**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 10:03 a.m. on Thursday, November 20, 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 Bean
Accounting Technician Cernansky

3. REPORT OF STAFF ON THE POSTING OF THE AGENDA

Chair Rumery reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the City's website on Thursday, November 13, 2025.

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

None

5. ORAL COMMUNICATIONS

None

6. CONSENT CALENDAR

6A. APPROVAL OF MINUTES- None

7. ADMINISTRATIVE MATTERS

7A. MENDOCINO FARMS LLC, dba MENDOCINO FARMS

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

Mr. Ryan Christie confirmed his application for a business license to allow the operation of restaurant serving alcohol, located at 21107 Hawthorne Boulevard, Suite A in Torrance, and verified that: he had met with the Torrance Police Department, the Los Angeles County Health Department and the California Department of Alcoholic 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 for Mendocino Farms LLC, dba Mendocino Farms, located 21107 Hawthorne Boulevard, Suite A in 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.

7B. APPROVE A BUSINESS LICENSE FOR ETERNA MASSAGE

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

Irene Kuo translated into Mandarin for Su Wang, owner of Eterna Massage, located at 18234 Prairie Avenue in Torrance. Ms. Wang confirmed her application for a business license to allow the operation of a massage establishment, located at 18234 Prairie Avenue 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 had made no changes to the business.

Responding to questions from Deputy City Attorney Bean, 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 Wade moved to approve the application for a business license to Eterna Massage, located at 18234 Prairie Avenue in Torrance for the operation of a massage establishment. The motion was seconded by Member Chun and a roll call vote reflected unanimous approval.

7C. APPROVE A BUSINESS LICENSE FOR K Q MASSAGE

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

Xiangyu Ji translated into Mandarin for Jinghong Zhang, owner of K Q Massage, located at 2130 West Redondo Beach Boulevard #A in Torrance. Mr. Zhang confirmed his application for a business license to allow the operation of a massage establishment and confirmed that he had met with the Police Department and understood the rules and regulations pertaining to this type of business.

In response to questions from Chair Rumery, Mr. Zhang stated that he had made no changes to the business.

There was no public comment.

Responding to questions from Deputy City Attorney Bean, Mr. Zhang confirmed that as owner: he was responsible for all activities that occurred at the business, whether he was present on site or not, including the activities of the employees, that he or any employees providing massages would need to be licensed by the California Massage Therapy Council, that he needed to maintain an up-to-date list of his employees with the Finance Department and inform the

Finance Department if he hired any employees or let any employees go and that if he or any of his employees performed any illegal or illicit acts, his 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 he or any of his employees performed any illegal or illicit acts, he 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 application for a business license to K Q Massage, located at 2130 West Redondo Beach Boulevard, #A in Torrance for the operation of a massage establishment. The motion was seconded by Member Wade and a roll call vote reflected unanimous approval.

7D. APPROVE A BUSINESS LICENSE FOR NEW LIGHT 67 INC. DBA PEARL MASSAGE

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

Hongjuan Wang translated into Mandarin for Xiuling Ji, owner of New Light 67 Inc., dba Pearl Massage, located at 2135 West 182nd Street, Torrance. Ms. Ji confirmed her application for a business license to allow the operation of a massage establishment 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. Ji stated that she had made no changes to the business.

There was no public comment.

Responding to questions from Deputy City Attorney Bean, Ms. Ji 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 Wade moved to approve the application for a business license to New Light 67 Inc., dba Pearl Massage, located at 2135 West 182nd Street, Torrance for the operation of a massage establishment. The motion was seconded by Member Chun and a roll call vote reflected unanimous approval

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

None

9. BOARD ORAL COMMUNICATIONS

None

10. ADJOURNMENT

10A. MOTION: At 10:20 a.m., Member Chun moved to adjourn the meeting to Thursday, December 4, 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

**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, December 4, 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 Gonzaque,
License Supervisor Suzanne Bittner,
Accounting Technician Cernansky

3. REPORT OF STAFF ON THE POSTING OF THE AGENDA

Chair Rumery reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the City's website on Thursday, November 26, 2025.

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

License Supervisor Suzanne Bittner stated that there were supplemental items for Item 8A and added that Item 7C for QQ Massage had been withdrawn to a later date.

5. ORAL COMMUNICATIONS

None

6. CONSENT CALENDAR

6A. APPROVAL OF MINUTES

None

7. ADMINISTRATIVE MATTERS

7A. ORIGAMI FASHION CENTER, LLC, DBA ORIGAMI HANDROLL BAR

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

Mr. Jay Yim confirmed his application for a business license to allow the operation of restaurant serving alcohol, located at 21434 Hawthorne Boulevard, Suite 605C in Torrance, and verified that: he had met with the Torrance Police Department, the Los Angeles County Health Department and the California Department of Alcoholic 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 for Origami Fashion Center, LLC, dba Origami Handroll Bar, located 21434 Hawthorne Boulevard, Suite

605C in Torrance, to allow the operation of a restaurant serving alcohol, contingent on the Department receiving a copy of the Los Angeles County Health Department permit. The motion was seconded by Member Wade and a roll call vote reflected unanimous approval.

7B. APPROVE A BUSINESS LICENSE FOR AVYANGAA LLC

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

Ms Gayathri Narasimhan confirmed her application for a business license to allow the operation of a massage establishment, located at 20912 Hawthorne Boulevard in Torrance and confirmed that she had met with the Police Department and understood the rules and regulations pertaining to this type of business.

In response to a question from Chair Rumery, Ms Narasimhan stated that the flooring had been changed and the business location had been painted.

There was no public comment.

Responding to questions from Deputy City Attorney Gonzague, Ms Narasimhan 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 Wade moved to approve the application for a business license to Avyanga LLC, located at at 20912 Hawthorne Boulevard in Torrance for the operation of a massage establishment. The motion was seconded by Member Chun and a roll call vote reflected unanimous approval.

7C. APPROVE A BUSINESS LICENSE FOR Q Q MASSAGE

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

Item withdrawn to a later date

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

8A. Conduct a public hearing for the approval of an entertainment and dance permit for Mom Said Yes LLC, dba Mom Said Yes

Chair Rumery opened the public hearing at 10:07 a.m. and provided information on the procedure for conducting the hearing.

CITY PRESENTATION:

License Supervisor Suzanne Bittner presented the report for the item and listed the previous operators, the history of the business permits at the location, the allowable holidays for entertainment and the history of complaints received. She explained that once the Review Board

had heard the presentations for the Business owner and the input from the public, the Finance Department recommended that the Board approve the permits with the conditions and times outlined in Item 8A in the recommendation section, for a six months administration review by the Board. She noted that the Board could also modify the times and days being requested, along with the conditions, which could include a noise analysis to verify conformance with the code standards and security and signage requirements.

Justin Urich, an owner of Mom Said Yes LLC, dba Mom Said Yes stated that he had taken over the business five months ago and read a declaration of support of Mom Said Yes with over 1000 signatures from members of the community. He discussed the business' improvements in sound proofing, door monitors, security and noted that it was a family friendly and safe environment and added that Mom Said Yes also sponsored local teams, charities and schools. He noted that he had been a long-time owner of successful businesses and lived locally.

Responding to issues that concerned the neighbors, he noted that noise from the open kitchen door had been corrected and added that the restaurant did what they could to control the noise in their back alley. He stated that the restaurant itself had called the police on three occasions for health issues or patrons inside the restaurant who needed to be removed.

In response to questions from Member Wade, Mr. Urich stated that the restaurant had a doorman on Thursdays, Fridays and Saturdays and listed his hours of operation:

Monday-Wednesday: 12 p.m. to 11:00 p.m.
Thursday and Friday: 12 p.m. to midnight/1:00 a.m.
Saturday: 9 a.m. - to midnight/1:00 a.m.
Sunday: 9 a.m. - 10:00 p.m.

Mr. Urich confirmed that sound levels was routinely checked when amplified music was being played and all doors were kept closed but unlocked. He noted that no one had complained to him personally about noise.

Members of the public spoke.

Gregg Lodan, Neighborhood Services Division, Community Development Department explained that the sign on the restaurant had not yet passed its inspection, as the department was waiting for revised plans that provided more information. He suggested that during the times that live music was playing, the exterior doors remain closed and not propped open.

In response to a question from Member Chun, Mr. Urich stated that after hearing members of the public speak about the noise that their empty bottles made when being disposed of, he would work to mitigate the noise, perhaps by limiting the disposal of bottles to daylight hours. He explained that he had cameras in both the side and back alleys and was able to review the footage and added that there were no *No Loitering* signs in the parking areas. He reported that the last call was 30 minutes before closing and added that he had not received any information from his staff on people loitering outside.

Mr. Urich stated that they loved having a business in Torrance and they looked forward to continuing and would welcome any suggestions to improve their business. He noted that he would comply with any suggested changes to his hours of operation but noted that remaining open to at least midnight would be ideal.

License Supervisor Suzanne Bittner stated that the hours could be adjusted and recommended that longer hours to 1:00 a.m. could be approved for a few special events and days, to be re-evaluated in six months.

Deputy City Attorney Gonzaque noted that there was a revocation process that could be invoked in the case of any complaints.

Gregg Lodan, Neighborhood Services Division, Community Development Department explained that in the case of complaints, his department would work to gain compliance, with warnings and if that did not remedy the problem, the department would cite the business. He noted that the Department did not have personnel working at midnight or later.

MOTION: Member Chun moved to close the public hearing for the approval approval of an entertainment and dance permit for Mom Said Yes LLC, dba Mom Said Yes. The motion was seconded by Member Wade and a roll call vote reflected unanimous approval.

Member Wade stated that having the exterior doors closed, but unlocked would help mitigate some sound issues, and aligning the entertainment permit with the hours that the business was currently open would be a workable plan.

There was a discussion of how to notify the public when there was an event that ended at 1:00 a.m. Mr. Urich noted that he had listed his six requested holidays.

License Supervisor Suzanne Bittner summarized the requested modifications:

Allow entertainment and dance past 12 midnight for the days listed, all other days' entertainment would end at midnight, except Thursday which would end at 11:30 pm.

Exterior doors to remain unlocked, but closed during business hours

MOTION: Member Wade moved to approve the following times and days for an entertainment and dance permit for Mom Said Yes LLC, dba Mom Said Yes, for a six-month temporary permit to be reviewed and assessed at the end of six months:

- Sundays: 3:00 p.m. to 9:00 p.m.
- Tuesdays: 8:00 p.m. to 11:30 p.m.
- Thursdays: 7:00 p.m. to 11:00 p.m.
- Fridays: (Live entertainment & Acoustic) 4:00 p.m. to 6: 00 p.m.
(Live entertainment & Band) 8:30 p.m. to midnight
- Saturday: 8:30 p. m. to midnight
- Six holidays listed on the application: 8:30 p.m. to 1:00 a.m.
- Dance Permit to be on Thursday from 7:00 p.m. to 11:00 p.m., Friday from 8:30 pm. To midnight and Saturday from 8:30 pm. To midnight and Holidays (as listed on the item) from 8:30 pm. To midnight

The motion was seconded by Member Chun and a roll call vote reflected unanimous approval.

9. BOARD ORAL COMMUNICATIONS

Member Wade thanked the public for attending the meeting.

10. ADJOURNMENT

MOTION: At 11:00 a.m., Member Wade moved to adjourn the meeting to Thursday, December 18, 2025 at 10:00 a.m. in the West Annex meeting room at 3031 Torrance Boulevard. The motion was seconded by Member Chun and a roll call vote reflected unanimous approval.

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

Members of the License Review Board:

SUBJECT: Finance Department, Business License Division – Approve a
business license for – RBC Japan International Inc dba
Pasta e Pasta

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

Masaki Tsuzuki, manager of RBC Japan International Inc dba Pasta e Pasta has
made an application for approval of a business license to allow the operation of a
restaurant serving alcohol. The business is located at 3629 Pacific Coast
Highway 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 <input type="checkbox"/> CHANGE OF OWNERSHIP (greater than 50%) <input checked="" type="checkbox"/> CHANGE OF BUSINESS LOCATION <input type="checkbox"/> CHANGE OF NAME (Only) <input type="checkbox"/>	
PART I. APPLICANT TO ANSWER ALL QUESTIONS IN THIS SECTION (print or type)			
BUSINESS NAME OR DBA PASTA e PASTA		CORPORATE NAME (LEGAL ENTITY NAME IF DIFFERENT FROM BUSINESS NAME OR DBA) RBC JAPAN International Inc.	
1. BUSINESS LOCATION (physical business address - see note below) 3629 Pacific Coast Highway Suite# _____ City Torrance State CA ZIP 90505			
2. MAILING ADDRESS OR PO/PMB BOX (required) 3629 Pacific Coast Highway Suite# _____ City Torrance State CA ZIP 90505			
3. IS THE BUSINESS LOCATED AT A RESIDENTIAL ADDRESS (*select one)? YES <input type="radio"/> NO <input checked="" type="radio"/>		HOME OCCUPATION PERMIT# _____ EMAIL ADDRESS _____	
NATURE OF BUSINESS (description of business activity in detail): Full Service Restaurant			
FOR A BUSINESS LOCATED IN TORRANCE PROVIDE THE PRIMARY STANDARD INDUSTRY (SIC) CODE(S) (*see note below)		STATE WASTE DISCHARGER IDENTIFICATION NUMBER (WID#) (**if applicable - see note below):	
TECHNOLOGY BUSINESS (select one): Definition: A business entity utilizing scientific equipment and engineering techniques, microelectronics, data processing, genetic engineering, or telecommunications.		YES <input type="radio"/> NO <input checked="" type="radio"/>	
RETAIL BUSINESS - WILL YOU BE SELLING CBD PRODUCTS? (select one): Definition: CBD is the cannabidiol compound derived from industrial hemp, cannabis or otherwise.		YES <input type="radio"/> NO <input checked="" type="radio"/>	
CONTACT NAME Masaki Tsuzuki		CONTACT TITLE General Manager	
DRIVERS LICENSE OR OTHER GOVERNMENT ISSUED ID# _____		SOCIAL SECURITY# (optional) _____	
FEDERAL TAX ID# (FEIN) _____		STATE TAX ID# (SEIN) _____	
OWNERSHIP INFORMATION (check applicable box) CORPORATION <input checked="" type="radio"/> LLC <input type="radio"/> PARTNERSHIP <input type="radio"/> SOLE OWNERSHIP <input type="radio"/>			
NAMES OF OWNER, PARTNERS, OR PRINCIPAL OFFICERS Hidemitsu Hayashi		TITLE CEO/Secretary / 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.			
SIGNATURE _____		DATE 10/27/2025	
PART II. FOR CITY OF TORRANCE USE ONLY			
BASIC FEE	PROCESSING FEE	STATE FEE	PER PERSON FEE
OTHER FEES	PENALTY FEE	TOTAL AMOUNT	PER UNIT FEE
		Business License Application #	Business License #
		BL-APP	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.esna.gov/plcm/industry_manual.html *** ACCESS INFORMATION FOR AN INDUSTRIAL BUSINESS REQUIRING A WID# FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD WEBSITE: http://www.waterboards.ca.gov/water_issues/water_control/industrial/			



CALIFORNIA DEPARTMENT OF

Alcoholic Beverage Control

Report Date: Wednesday, January 28, 2026

LICENSE INFORMATION

License Number: 674182 **Primary Owner:** RBC JAPAN INTERNATIONAL INC

Office of Application: 03 - LB/LAKEWOOD

BUSINESS NAME

PASTA E PASTA BY ALLEGRO

BUSINESS ADDRESS

3629 PACIFIC COAST HWY , TORRANCE, CA, 90505

County: LOS ANGELES **Census Tract:** 6511.01

LICENSEE INFORMATION

Licensee: RBC JAPAN INTERNATIONAL INC

Company Information

OFFICER: HAYASHI, HIDEMITSU (TREASURER)

OFFICER: HAYASHI, HIDEMITSU (PRESIDENT/SECRETARY)

STOCKHOLDER: HAYASHI, HIDEMITSU

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:** 16-OCT-2025 **Term:** 12 Month(s)

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

From License Number: 41-449229

TEMPORARY PERMIT -

License Type Status: ISSUED **Status Date:** 05-NOV-2025 **Term:** 4 Month(s)

Original Issue Date: 05-NOV-2025 **Expiration Date*:** 04-MAR-2026 **Master:** **Duplicate:**

Fee Code: **Transfers:** From License Number: 41-449229

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:** 16-OCT-2025

ESCROWS:

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



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

To:
Suzanne Bittner
License Supervisor

Date: January 16, 2026

From:
Detective Lucas Ryono
Intelligence Section

Subject:
Pasta e Pasta (RBC Japan International Inc.)
3629 Pacific Coast Highway, Torrance, CA 90505 [REDACTED]

License Review Board Hearing – February 5, 2026

Licensee:
Tsuzuki, Masaki (General Manager) [REDACTED]

On 16 JAN 26, I interviewed Masaki Tsuzuki regarding his application for a business license for Pasta e Pasta, a restaurant located at 3629 Pacific Coast Highway, in the City of Torrance.

Pasta e Pasta will be a new business at the location.

The restaurant features Japanese-Italian fusion style pasta dishes with beer and wine options. Pasta e Pasta currently has two other locations in Cerritos and Little Tokyo. Mr. Tsuzuki has worked in alcohol sales for approximately 12 years through his time in the restaurant industry. Mr. Tsuzuki most recently worked at the Pasta e Pasta location in Little Tokyo. 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. Mr. Tsuzuki 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 PASTA E PASTA Phone _____

Licensees TSUZUKI, MASAKI CDL

Who are the sole owners? RBC JAPAN INT INC. / CEO HIDE MITSU HAYASHI

Is the business incorporated? YES

Is this reflected in the ABC License? YES

Are there other officers in the company? SEE ABOVE

Address 3629 PACIFIC COAST HWY

Do you have prior experience working in alcohol sales? YES

Where? PASTA E PASTA IN LITTLE TOKYO

How Many Years? 12 YRS

Type of License 41 ON SALE BEER & WINE

Do you own any other businesses? LITTLE TOKYO / CERRITOS LOCATIONS



Important Training Areas

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

CR M.T

- 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 M.T

Criminal citations or arrest, fines

ABC administrative hearings and fines

Civil suits

Loss of business license

Moral issues

3. LEAD Seminar Training

CR M.T

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 M.T

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 M.T

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 M.T

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

Employee problems

City ordinances

7. Explanation of EASY, DECOY and STAKE programs.

CR M.T

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.

CA M.I.T

"Eyes and ears in the community"

9. Escort ordinances and hostess bars.

CA M.I.T

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.

CA M.I.T

11. Age of employees and rules of service.

CA M.I.T

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

CA M.I.T

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

CA M.I.T

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

ca M.T

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

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

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

ca M.T



Training Confirmation

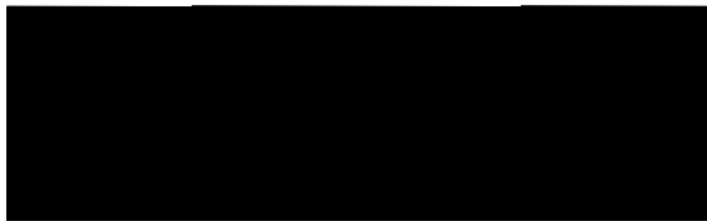
I, as a licensee, fully understand all of the above information as related to me and will abide by all the rules and regulations. I also confirm that the above information is accurate.



01/16/2026
Date

Licensee or Designated Representative

Date



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

Members of the License Review Board:

SUBJECT: Finance Department, Business License Division – Approve a
business license for – Mumu Del Amo Investment Inc dba
Mumu Hot Pot

RECOMMENDATION

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

Approval is conditional upon the applicant providing a copy of their LA County
Health Department Permit or the approval to open and operate by LA Health's
Plan Check Division.

BACKGROUND/ANALYSIS

Pak Chin manager of Mumu Del Amo Investment Inc dba Mumu Hot Pot has
made an application for approval of a business license to allow the operation of a
restaurant serving alcohol. The business is located at 3525 Carson Street, Suite
170 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 checked="" type="checkbox"/>	CHANGE OF OWNERSHIP (greater than 50%)	<input type="checkbox"/>
CHANGE OF BUSINESS LOCATION	<input type="checkbox"/>	CHANGE OF NAME (Only)	<input type="checkbox"/>

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

BUSINESS NAME OR DBA MUMU HOT POT	CORPORATE NAME (LEGAL ENTITY NAME IF DIFFERENT FROM BUSINESS NAME OR DBA) MUMU DEL AMO INVESTMENT, INC
--------------------------------------	---

1. BUSINESS LOCATION (*physical business address - see note below) 3525 W Carson St Suite 170, Torrance, CA 90503	Suite#	City	State	ZIP
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2. MAILING ADDRESS OR PO/PMB BOX (required) 2156 Esperanca Ave, Santa Clara, CA 95054	Suite#	City	State	ZIP
--	--------	------	-------	-----

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

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

FOR A BUSINESS LOCATED IN TORRANCE PROVIDE THE PRIMARY STANDARD INDUSTRY (SIC) CODE(S) (*see note below): 5812 Restaurants	STATE WASTE DISCHARGER IDENTIFICATION NUMBER (WDID#) (**if applicable - see note below): N/A
---	--

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

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

CONTACT NAME: Han Hu	CONTACT TITLE: Owner	CONTACT PHONE #: [REDACTED]	BUSINESS PHONE#: N/A	CELL PHONE#: [REDACTED]
-------------------------	-------------------------	--------------------------------	-------------------------	----------------------------

DRIVERS LICENSE OR OTHER GOVERNMENT ISSUED ID#: [REDACTED]	SOCIAL SECURITY# (optional): [REDACTED]	COMMERCIAL OFFICE SQFT: 0	# OF PEOPLE WORKING IN TORRANCE: 12	# OF UNITS (apartments/hotels/mobile homes/vehicles): [REDACTED]
--	--	------------------------------	---	---

FEDERAL TAX ID# (EIN): [REDACTED]	STATE TAX ID# (SEIN): [REDACTED]	STATE CONTRACTORS LICENSE #: [REDACTED]	STATE SELLERS PERMIT#: [REDACTED]
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OWNERSHIP INFORMATION (check applicable box)

CORPORATION LLC PARTNERSHIP SOLE OWNERSHIP

NAMES OF OWNER, PARTNERS, OR PRINCIPAL OFFICERS: Han Hu	TITLE: President	NAMES OF OWNER, PARTNERS OR PRINCIPAL OFFICERS:	TITLE:
--	---------------------	---	--------

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

SIGNATURE: [REDACTED]	DATE: 12/15/2025
--------------------------	---------------------

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 #4 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/fimis/sic_manual.html
*** ACCESS INFORMATION FOR AN INDUSTRIAL BUSINESS REQUIRING A WDID# FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD: https://www.waterboards.ca.gov/water_issues/programs/stormwater/industrial.html

Attachment B



CALIFORNIA DEPARTMENT OF

Alcoholic Beverage Control

Report Date: Wednesday, January 28, 2026

LICENSE INFORMATION

License Number: 670495 **Primary Owner:** MUMU DEL AMO INVESTMENT, INC.

Office of Application: 03 - LB/LAKEWOOD

BUSINESS NAME

MUMU HOT POT

BUSINESS ADDRESS

3525 CARSON ST ROOM 170, TORRANCE, CA, 90503

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

LICENSEE INFORMATION

Licensee: MUMU DEL AMO INVESTMENT, INC.

Company Information

OFFICER: HU, HAN (SECRETARY/ASST SEC)

OFFICER: HU, HAN (CHIEF FINANCIAL OFFICER)

OFFICER: HU, HAN (CHIEF EXECUTIVE OFFICER)

STOCKHOLDER: HU, HAN

LICENSE TYPES

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

47 - ON-SALE GENERAL EATING PLACE

License Type Status: ACTIVE **Status Date:** 02-JAN-2026 **Term:** 12 Month(s)

Original Issue Date: 29-OCT-2025 **Expiration Date*:** 30-SEP-2026 **Master:** Y **Duplicate:** 0

From License Number: 47-629414

Fee Code: P40 **Transfers:** Transferred On: 29-OCT-2025

OPERATING RESTRICTIONS:

No Operating Restrictions found

DISCIPLINARY ACTION:

No Active Disciplinary Action found

DISCIPLINARY HISTORY:

No Disciplinary History found.

HOLDS:

No Active Holds found

ESCROWS:

No Escrow found

Attachment C



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

To:
Suzanne Bittner
License Supervisor

Date: January 20, 2026

From:
Detective Lucas Ryono
Intelligence Section

Subject:
Mumu Hot Pot (Mumu Del Amo Investment Inc.)
3525 W. Carson St; #170 Torrance, CA 90504 [REDACTED]

License Review Board Hearing – February 5, 2026

Licensee:
Chin, Pak (General Manager [REDACTED])

On 20 JAN 26, I interviewed Pak Chin regarding his application for a business license for Mumu Hot Pot, a restaurant located in the Del Amo Mall at 3525 Carson St.; Unit 170, in the City of Torrance. Mumu Hot Pot will be a new business at the location.

The restaurant features Chinese “hot pot” or shabu style dishes with beer, wine, and cocktail options. Mumu Hot Pot has six other locations primarily in the San Francisco bay area. Mr. Pak has worked in alcohol sales for approximately 10 years through his time in the restaurant industry. Mr. Pak most recently worked at the Mumu Hot Pot location in San Jose where he managed the restaurant. He will be the general manager at the Del Amo location. Mr. Pak is currently applying for a Type 47, “On-Sale General-Eating Place” license.

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

Licensees CHIN, PAK CPL [REDACTED]

Who are the sole owners? MUMU DEL AMO INVESTMENT INC
 Is the business incorporated? YES
 Is this reflected in the ABC License? YES
 Are there other officers in the company? HAN HU / PRESIDENT

Address 3525 CARSON ST. #170, TORRANCE, CA 90503

Do you have prior experience working in alcohol sales? YES
 Where? SAN JOSE - MUMU HOT POT LOCATION - MANAGER
 How Many Years? 10 YRS

Type of License 47- ON-SALE EATING PLACE

Do you own any other businesses? 6 OTHER LOCATIONS (SF BAY AREA)



Important Training Areas

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

CRJ PC

- 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 PC

Criminal citations or arrest, fines

ABC administrative hearings and fines

Civil suits

Loss of business license

Moral issues

3. LEAD Seminar Training

CR PC

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 PC

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 PC

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 PC

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

Employee problems

City ordinances

7. Explanation of EASY, DECOY and STAKE programs.

CR PC

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 PC

"Eyes and ears in the community"

9. Escort ordinances and hostess bars.

LA PC

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 PC

11. Age of employees and rules of service.

LA PC

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 PC

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 PC

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

✓ PC

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?" ✓ PC

 **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.



1/20/2026
Date

Licensee or Designated Representative

Date


s

1-20-26

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 Q Q Massage

RECOMMENDATION

Recommendation of the Finance Department, business license division, to
approve the business license for Q Q Massage

BACKGROUND/ANALYSIS

Li Jiang Yang, owner of Q Q Massage, has made an application for approval of a
business license to allow the operation of a massage establishment. The
business is located at 17411 Crenshaw Blvd 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 and Massage Certificate
Attachment B: Certain Pages from Lease Agreement
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	<input checked="" type="checkbox"/>	CHANGE OF OWNERSHIP (greater than 50%)	<input type="checkbox"/>
CHANGE OF BUSINESS LOCATION	<input type="checkbox"/>	CHANGE OF NAME (Only)	<input type="checkbox"/>

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

BUSINESS NAME OR DBA <i>RQ Massage</i>		CORPORATE NAME (LEGAL ENTITY NAME IF DIFFERENT FROM BUSINESS NAME OR DBA)	
1. BUSINESS LOCATION (*physical business address - see note below) <i>17411 Crenshaw Blvd # D</i>		Suite#	City <i>Torrance</i>
			State <i>CA</i>
			ZIP <i>90504</i>
2. MAILING ADDRESS OR PO/PM BOX (required)		Suite#	City <i>Rosemead</i>
			State <i>CA</i>
			ZIP <i>91770</i>
3. IS THE BUSINESS LOCATED AT A RESIDENTIAL ADDRESS (*select one)?		HOME OCCUPATION PERMIT#:	EMAIL ADDRESS:
YES <input type="radio"/> NO <input checked="" type="radio"/>			
NATURE OF BUSINESS (description of business activity in detail): <i>Massage</i>			
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 checked="" 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 otherwise.			
CONTACT NAME: <i>Liziang Yang</i>	CONTACT TITLE: <i>owner</i>	CITY:	BL#:
DRIVERS LICENSE OR OTHER GOVERNMENT ISSUED ID#:	SOCIAL SECURITY# (optional):	# OF PEOPLE WORKING TORRANCE:	# OF VEHICLES (optional):
FEDERAL TAX ID# (FEIN): <i>614594742</i>	STATE TAX ID# (SIN#):	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: <i>Liziang Yang</i>	TITLE: <i>owner</i>	NAMES OF OWNER, PARTNERS OR PRINCIPAL OFFICERS:	TITLE:
I declare that I am the owner, partner, corporate officer or person with the power of attorney, and I understand if any of the information provided above is not true the business license being applied for may be revoked as outlined in section 31.9.10 of the Torrance Municipal Code. I am duly authorized to make this declaration and it 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 information provided is true and correct.			
SIGNATURE:		DATE: <i>10/23/25</i>	

PART II. FOR OFFICIAL USE

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

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

CALIFORNIA MASSAGE THERAPY COUNCIL

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

Li Jiang 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, **Li Jiang 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, December 28, 2023.



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

**CERTIFICATE # 6958
EXPIRES: 3/12/2026**

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

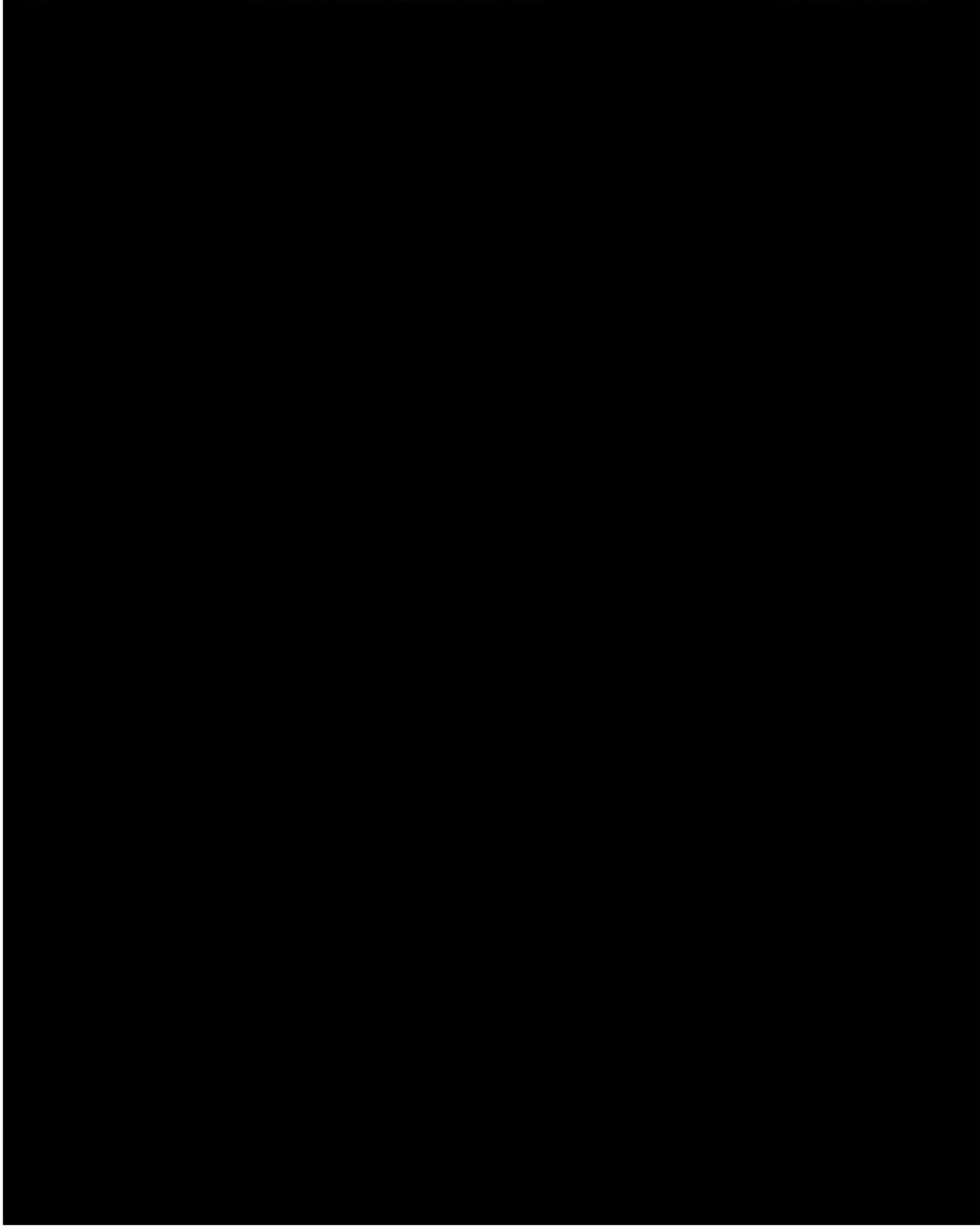


COMMERCIAL LEASE AGREEMENT
(C.A.R. Form CL, Revised 12/24)

Attachment B

Date (For reference only): October 14, 2025

and Great T101 LLC (Owner, Authorized Broker or Agent, or Property Manager, ("Landlord"))
Diamond Massage Inc and Lijiang Yang ("Tenant") agree as follows:





ADDENDUM No. 2
(C.A.R. Form ADM, Revised 6/25)

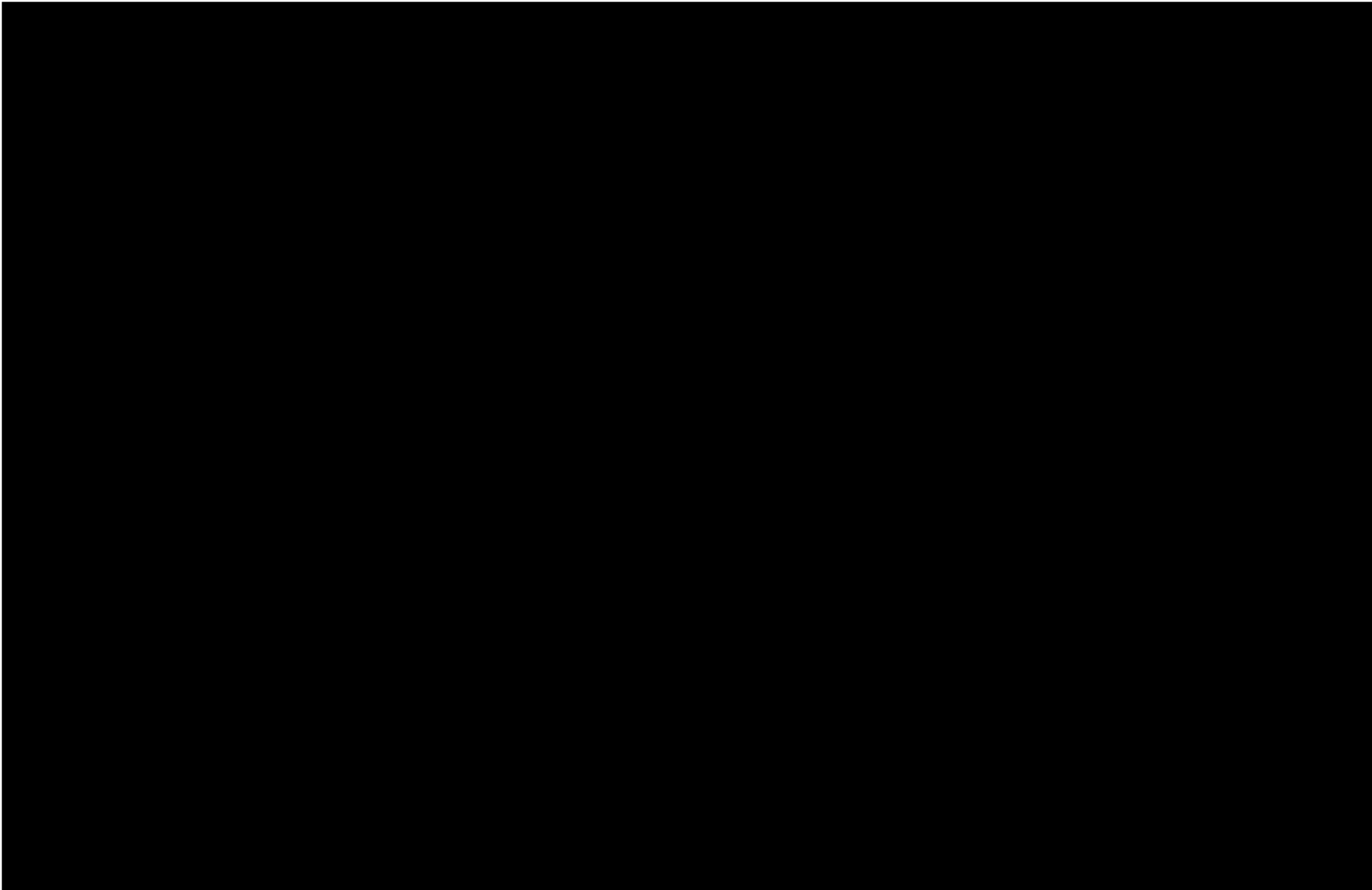
The following terms and conditions are hereby incorporated in and made a part of the Purchase agreement, OR Residential Lease or Month-to-Month Rental Agreement, Other Commercial Lease Agreement
dated October 14, 2025, on property known as 17411 Crenshaw Blvd, Torrance, CA 90504

(Makena Plaza Unit D,) ("Property/Premises"),

between Diamond Massage Inc and Lijiang Yang ("Buyer/Tenant")

and Great T101 LLC ("Seller/Housing Provider").

The term "Housing Provider" also includes Landlord or Rental Property Owner. Buyer/Tenant and Seller/Housing Provider are referred to as the "Parties."



By signing below, Buyer and Seller acknowledge that each has received a copy of this Addendum, and each has read,

Diamond Massage Inc and Lijiang Yang Date 10/22/2025 | 10:53:58 上午
Date _____

Great T101 LLC Date 10/22/2025 | 7:25:44 上午 F
Date _____

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ADM REVISED 6/25 (PAGE 1 OF 1)



ADDENDUM (ADM PAGE 1 OF 1)



Torrance Police Department Intelligence Detail

License Review Interview Summary

Detective Lucas Ryono [REDACTED]

To:

Suzanne Bittner
License Supervisor

Date: November 18, 2025

From:

Detective Lucas Ryono
Intelligence Section

Subject:

"QQ Massage"

17411 Crenshaw Blvd.; #D, Torrance, CA 90504
[REDACTED]

License Review Board Hearing – To Be Determined

Licensees Interviewed:

Yang, LiJiang [REDACTED]

Kuo, Irene / [REDACTED]

On 18 NOV 25, I interviewed Mr. LiJiang Yang regarding his application for a business license for "QQ Massage," located at 17411 Crenshaw Blvd.; #D, Torrance, CA. Mr. Yang was assisted by his Mandarin translator, Irene Kuo.

Mr. Yang will be opening a new massage business at the location.

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

Mr. Yang will be managing the business and plans to hire two masseuses to primary handle massage services. Mr. Yang is also a licensed masseuse (#6958 / exp. 03/12/2026). Mr. Yang has worked in the massage industry as a masseuse and business owner for over 18 years. He currently owns UC Massage (23429 Western Ave) in Torrance (opened in 2024) as well as Diamond Massage (400 S. Baldwin Ave, Arcadia, CA).

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

Mr. Yang was advised of the laws regulating his occupation, and he was provided with a "Torrance Municipal Section Highlights" form, which detailed these laws and

regulations. I completed a Massage Establishment Licensing Interview Questionnaire with the applicant which they signed indicating that they understood the laws regulating this occupation. Mr. Yang was advised to strictly adhere to record keeping, hours of operation, and proper storage of clean and used linens, as well as all the other rules and regulations that apply to the massage business.

I noted no prior complaints or significant calls for service regarding Mr. Yang's other massage business in Torrance (UC Massage).



Detective Lucas Ryono
Intelligence Section



Torrance Police Department
Acupuncture/Massage Establishment Licensing Interview
Questionnaire

[Redacted]

Interpreter Jane Language Mandarin



General Information

Business Name AG Massage Phone [Redacted]

Licensee(s) Yang, Lijiang [Redacted]

Who are the sole owners? Licensee (mgr w/ employees)

Is the business incorporated? No

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

Business Address 17411 Crenshaw Blvd #D

How Long Has This Business Been Operating? new



Company History

Past Businesses

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

Location address? Diamond Massage 400 S. Baldwin Ave, Arcadia

How long? 18+ yrs

Do you own any other businesses? UC Massage / Diamond Massage

Location address? Western location

Record in Other Cities (If Applicable)

2Y In what other cities is the company licensed?
Alameda

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

2Y N/A

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

N/A

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

N/A



Business Inspection

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

CR 2Y 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 2Y 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 2Y All exit doors will be kept unlocked during business hours.

LR LY 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 LY 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 LY 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 LY 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 LY **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 LY **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 LY **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 LY

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

CR LY

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

CR LY



Information Confirmation

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

[Redacted Signature]

11/18/2023
Date

[Redacted Signature]

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 the business license for LS Therapy Inc dba Muse
Massage

RECOMMENDATION

Recommendation of the Assistant Finance Director business license division, to
approve the business license for LS Therapy Inc dba Muse Massage.

BACKGROUND/ANALYSIS

Lihua Sun owner of LS Therapy Inc dba Muse Massage has made an application
for approval of a business license to allow the operation of a massage
establishment. The business is located at 24405 Hawthorne Boulevard.

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 and Massage Certificate
Attachment B: Certain Pages of Lease Agreement
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	<input type="checkbox"/>	CHANGE OF OWNERSHIP (greater than 50%)	<input checked="" type="checkbox"/>
CHANGE OF BUSINESS LOCATION	<input type="checkbox"/>	CHANGE OF NAME (Only)	<input type="checkbox"/>

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

BUSINESS NAME OR DBA Muse Massage	CORPORATE NAME (LEGAL ENTITY NAME IF DIFFERENT FROM BUSINESS NAME OR DBA) LS therapy inc
---	--

1. BUSINESS LOCATION (*physical business address - see note below) 24405 Hawthorne Blvd	Suite#	City Torrance	State CA	ZIP 90505
---	--------	-------------------------	--------------------	---------------------

2. MAILING ADDRESS OR PO/PMB BOX (required) 24405 Hawthorne Blvd	Suite#	City Torrance	State CA	ZIP 90505
--	--------	-------------------------	--------------------	---------------------

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

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

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

TECHNOLOGY BUSINESS (select one):	YES <input type="radio"/>	NO <input checked="" 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 otherwise.

CONTACT NAME: Lihua Sun	CONTACT TITLE: Owner	CONTACT PHONE #:	BUSINESS PHONE#: 310-999-2097	CELL PHONE#:
-----------------------------------	--------------------------------	------------------	---	--------------

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

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: Lihua Sun	TITLE: C-E-O	NAMES OF OWNER, PARTNERS OR PRINCIPAL OFFICERS: Lihua Sun	TITLE: President
--	------------------------	---	----------------------------

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: December 12, 2025

PART II. FOR OFFICIAL USE ONLY

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

NOTES:

* FOR A RESIDENTIAL BUSINESS ADDRESS YOU ARE NOT REQUIRED TO PROVIDE IT. IF YOU DO NOT WANT TO PROVIDE THE RESIDENTIAL ADDRESS PLEASE LEAVE BOX #1 BLANK AND SELECT YES UNDER BOX #3. FOR A RESIDENTIAL ADDRESS IN TORRANCE YOU WILL FIRST REQUIRE A HOME OCCUPATION PERMIT#.

** ACCESS THE BUSINESS SIC CODE(S) AT UNITED STATES DEPARTMENT OF LABOR WEBSITE: https://www.osha.gov/pls/mis/sic_manual.html

*** 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/siformwqtr/industrial.html

CALIFORNIA MASSAGE THERAPY COUNCIL

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

Lihua Sun

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, **Lihua Sun** 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, January 31, 2025.



A handwritten signature in black ink, reading "Mark W. Dixon".

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

**CERTIFICATE # 86560
EXPIRES: 4/30/2027**

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



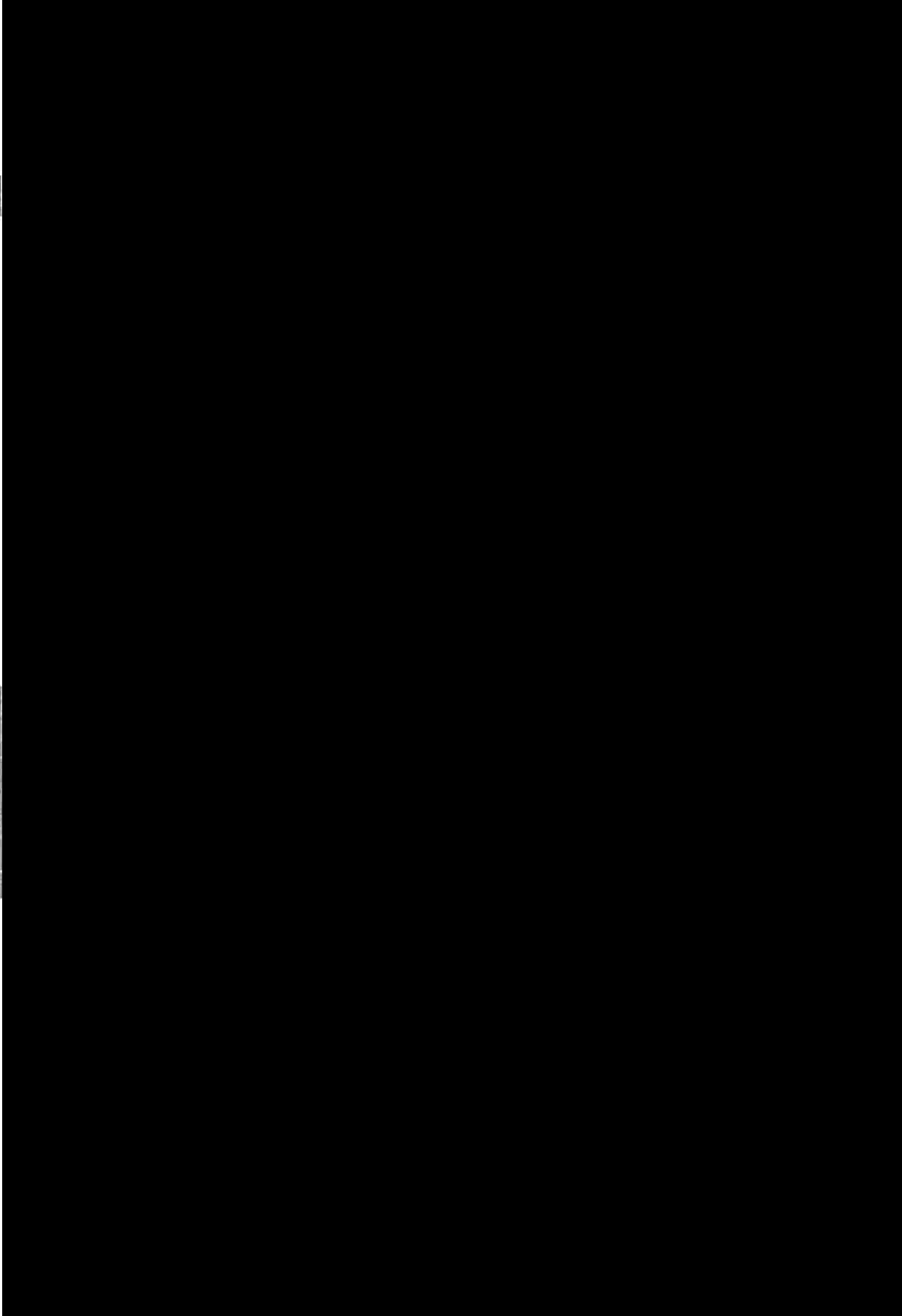
STANDARD INDUSTRIAL/COMMERCIAL SINGLE-TENANT LEASE - NET
(DO NOT USE THIS FORM FOR MULTI-TENANT BUILDINGS)

1. Basic Provisions ("Basic Provisions").

1.1 Parties. This Lease ("Lease"), dated for reference purposes only NOVEMBER 11, 2025, is made by and between BOTACH MANAGEMENT LLC ("Lessor") and LS THERAPY INC AND LIHUA SUN; AS INDIVIDUAL ("Lessee"), (collectively the "Parties," or individually a "Party").

1.2 Premises: That certain real property, including all improvements therein or to be provided by Lessor under the terms of this Lease, commonly known as (street address, city, state, -zip): 24405 HAWTHORNE BLVD., TORRANCE, CA 90505 ("Premises"). The Premises are located in the County of LOS ANGELES, and are generally described as (describe briefly the nature of the property and, if applicable, the "Project," if the property is located within a Project):

(See also Paragraph 2)



THIS LEASE IS FREELY COMMERCIALY REASONABLE AND EFFECTUATE THE INTENT AND PURPOSE OF LESSOR AND LESSEE WITH RESPECT TO THE PREMISES.

ATTENTION: NO REPRESENTATION OR RECOMMENDATION IS MADE BY BROKER OR BY ANY BROKER AS TO THE LEGAL SUFFICIENCY, LEGAL EFFECT, OR TAX CONSEQUENCES OF THIS LEASE OR THE TRANSACTION TO WHICH IT RELATES. ALL THE PARTIES ARE SHARED TO:

1. SEEK ADVICE OF COUNSEL AS TO THE LEGAL AND TAX CONSEQUENCES OF THIS LEASE.
2. RETAIN APPROPRIATE CONSULTANTS TO REVIEW AND INVESTIGATE THE CONDITION OF THE PREMISES, SAID INVESTIGATION SHOULD INCLUDE BUT NOT BE LIMITED TO: THE POSSIBLE PRESENCE OF HAZARDOUS SUBSTANCES, THE ZONING OF THE PREMISES, THE STRUCTURAL INTEGRITY, THE CONDITION OF THE ROOF AND OPERATING SYSTEMS, AND THE SUITABILITY OF THE PREMISES FOR LESSEE'S INTENDED USE.

WARNING: IF THE PREMISES ARE LOCATED IN A STATE OTHER THAN CALIFORNIA, CERTAIN PROVISIONS OF THE LEASE MAY NEED TO BE REVISED TO COMPLY WITH THE LAWS OF THE STATE IN WHICH THE PREMISES ARE LOCATED.

The parties hereto have executed this Lease at the place and on the dates specified above their respective signatures.

Executed at: LOS ANGELES

On: 11/11/2018

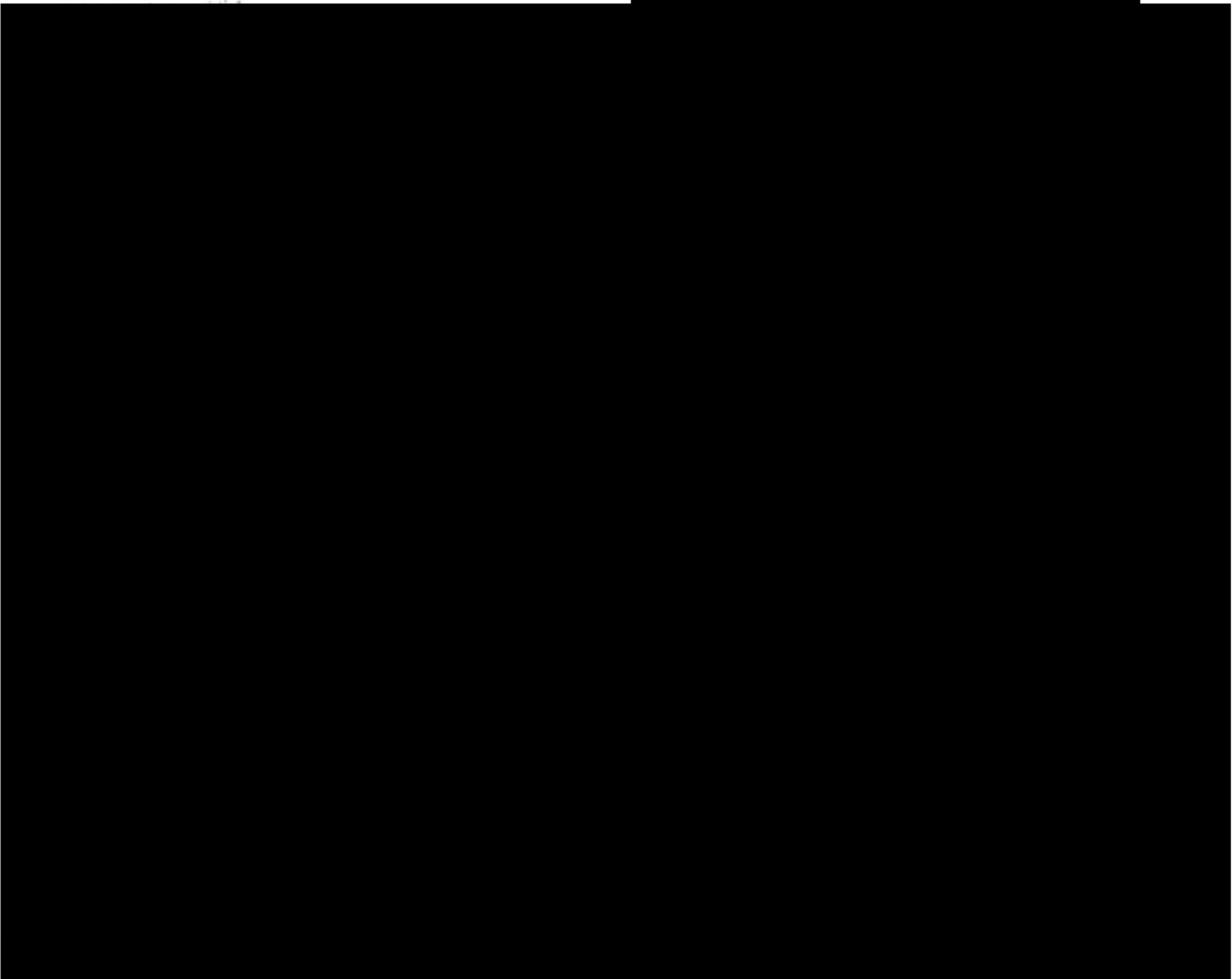
By LESSOR:

Executed at: LOS ANGELES

On: 11-11-2018

By LESSEE:

PT THERAPY INC AND LIHUA SUN AS INDIVIDUAL





Torrance Police Department Intelligence Detail

License Review Interview Summary

Detective Lucas Ryono [REDACTED]

To:

Suzanne Bittner
License Supervisor

Date: January 16, 2026

From:

Detective Lucas Ryono
Intelligence Section

Subject:

"Muse Massage" aka LS Therapy Inc.
24405 Hawthorne Blvd., Torrance, CA 90505
[REDACTED]

License Review Board Hearing – February 5, 2026

Licensees Interviewed:

Lihua Sun (Owner) / [REDACTED]

On 16 JAN 27, I interviewed Ms. Lihua Sun regarding her application for a business license for "Muse Massage," located at 24405 Hawthorne Blvd., Torrance, CA.

Ms. Sun will be taking over ownership of a pre-existing massage business at the location. Muse Massage has been in business for approximately 2 years.

Ms. Sun is a licensed masseuse (License #86560 / Expires 04-30-27). Ms. Sun will be managing the business and providing massage.

Ms. Sun has worked in the massage industry for approximately 6 years. Most recently she has worked at the current location for Muse Massage for approximately one month.

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

Ms. Sun 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. Sun 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.

I checked local records and did not identify any complaints or prior calls for service regarding Muse Massage.



Detective Lucas Ryono
Intelligence Section



Torrance Police Department
Acupuncture/Massage Establishment Licensing Interview
Questionnaire

Interpreter _____ Language _____



General Information

Business Name MUSE MASSAGE Phone [REDACTED]

Licensee(s) LIHUA SUN [REDACTED]

Who are the sole owners? LIHUA SUN / LS THERAPY INC.

Is the business incorporated? YES

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

Business Address 24405 HAWTHORNE BLVD, TORRANCE, CA 90505

How Long Has This Business Been Operating? 2 YRS



Company History

Past Businesses

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

Location address? CURRENT LOCATION

How long? 6 YRS TOTAL
1 MONTH HERE

Do you own any other businesses? NO

Location address? _____

Record in Other Cities (If Applicable)

In what other cities is the company licensed?

N/A

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

N/A - NONE

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

LS 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.

LS 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.

LS 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.

LS 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.

LS **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)).**

LS **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.**

LS **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.

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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.

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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 LS

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

LN LS

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

LN LS



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]

01-16-26

Date

[Redacted Signature]

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 the business license for Fuhua Service Inc dba
Blue Massage

RECOMMENDATION

Recommendation of the Finance Department business license division, to
approve the business license for Fuhua Service Inc dba Blue Massage.

BACKGROUND/ANALYSIS

Hong Juan Wang owner of Fuhua Service Inc dba Blue Massage has made an
application for approval of a business license to allow the operation of a massage
establishment. The business is located at 18750 Crenshaw Boulevard Suite C 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 and Massage Certificate
Attachment B: Certain Pages of Lease Agreement
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: Blue massage CORPORATE NAME (LEGAL ENTITY NAME IF DIFFERENT FROM BUSINESS NAME OR DBA): Futura service inc.

1. BUSINESS LOCATION (*physical business address - see note below)
18750 Crenshaw Blvd Suite# #C City Torrance State CA ZIP 90504

2. MAILING ADDRESS OR PO/PMB BOX (required)
18020 Crenshaw Blvd Suite# #C City Torrance State CA ZIP 90504

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

NATURE OF BUSINESS (description of business activity in detail)
massage Establishment

FOR A BUSINESS LOCATED IN TORRANCE, PROVIDE THE PRIMARY STANDARD INDUSTRY (SIC) CODE(S) (see note below) [REDACTED] 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: Hong Juen Wang CONTACT TITLE: owner CONTACT PHONE #: [REDACTED] BUSINESS PHONE#: 310-978-9988 CELL PHONE#:

[REDACTED] SOCIAL SECURITY# (optional) [REDACTED] COMMERCIAL OFFICE SUFF: [REDACTED] # OF PEOPLE WORKING IN TORRANCE: 2 # OF UNITS (apartments/hotels/mobile homes/vehicles):

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

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

NAMES OF OWNER, PARTNERS, OR PRINCIPAL OFFICERS: Hong Juen Wang TITLE: President

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

SIGNATURE: [REDACTED] DATE: 8/5/2025

PART II

BASIC FEE	PROCESSING FEE	STATE FEE	PER PERSON FEE	PER UNIT FEE
OTHER FEES	PENALTY FEE	TOTAL AMOUNT	[REDACTED]	Business License # [REDACTED] 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
 *** ACCESS INFORMATION FOR AN INDUSTRIAL BUSINESS REQUIRING A WDID# FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD WEBSITE

CALIFORNIA MASSAGE THERAPY COUNCIL

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

Hong Juan Wang

the designation of

CERTIFIED MASSAGE THERAPIST

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

Given at Sacramento, California, Wednesday, April 09, 2025.



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

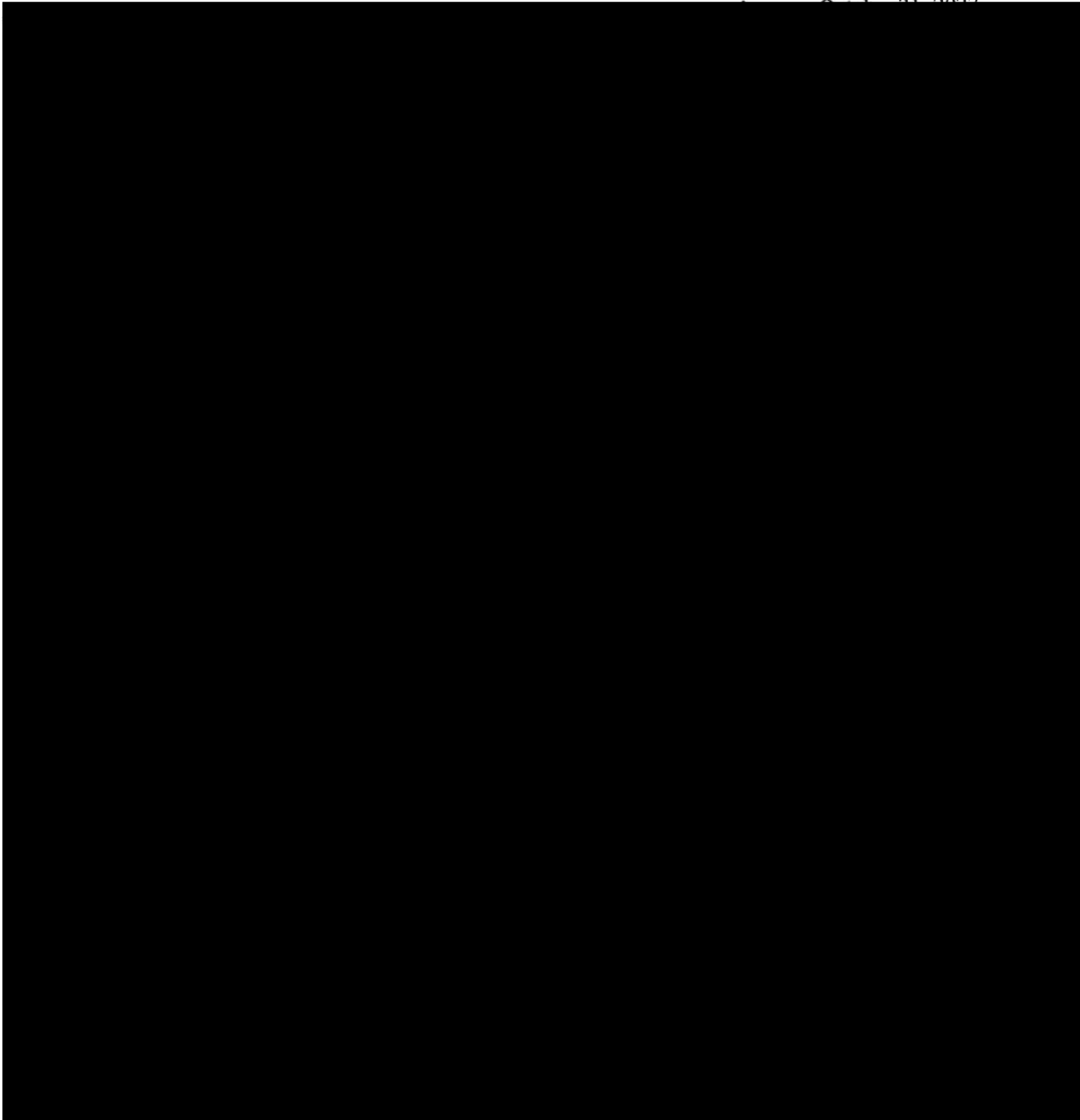
**CERTIFICATE # 46102
EXPIRES: 6/6/2027**

Attachment B

COMMERCIAL LEASE

This Commercial Lease Agreement (this "Lease") is dated as of October 23, 2025, by and between Anisa Shah Enterprises LLC ("Landlord"), and Funia Service, Inc. DBA Blue Massage("Tenant"). The parties agree as follows:

PREMISES. Landlord, in consideration of the lease payments provided in this Lease, leases to Tenant Unit C, a 1,000 square foot office building (the "Premises"), located at 18750 Crenshaw Blvd Unit C, Torrance, CA 90504.




LANDLORD:
Anisa Shah Enterprises LLC

By: 
Haseebullah Sharif, Member

Date: 10/23/25

TENANT: Funia Service, Inc. DBA Blue Massage

By: 
Hong Juan Amy Wang, CEO

Date: 10/23/2025

Landlord Initials HS

Tenant Initials HJW

Attachment C



Torrance Police Department Intelligence Detail

License Review Interview Summary

Detective Lucas Ryono [REDACTED]

To:

Suzanne Bittner
License Supervisor

Date: January 27, 2026

From:

Detective Lucas Ryono
Intelligence Section

Subject:

"Blue Massage" aka Fuhua Service Inc.
18750 Crenshaw Blvd., Torrance, CA 90504 / [REDACTED]

License Review Board Hearing – February 5, 2026

Licensees Interviewed:

Hong Juan Wang (Owner) / [REDACTED]

On 16 JAN 27, I interviewed Ms. Hong Juan Wang regarding her application for a business license for "Blue Massage," located at 18750 Crenshaw Blvd., Torrance, CA.

Ms. Wang will be opening a new massage business at the location that will be offering massage by appointment and "walk-in" type customers.

Ms. Wang is a licensed masseuse (License #46102 / Expires 06-06-27). Ms. Wang will be managing the business and providing massage.

Ms. Wang has worked in the massage industry for approximately 15 years. Most recently she has operated the Blue Star Massage (2055 Torrance Blvd) and Corner Massage (18020 Crenshaw Blvd).

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.

I checked local records and noted no significant law enforcement-related incidents at either of Ms. Wang's Torrance massage businesses (Corner Massage and Blue Star Massage).

However, I did locate a prior complaint against the Blue Star Massage business. In August 2025, TPD received a call in which the reporting party (RP) stated they had received a massage at Blue Star Massage and at the completion of the massage, the masseuse asked if they had more money and wanted anything extra. The RP stated the masseuse made a sexually suggestive hand gesture while saying this. The RP stated the masseuse never explicitly said anything but he believed the masseuse was offering sexual services. The RP did not want to file a crime report nor press charges.

On 23 JAN 26, I called Ms. Wang on the phone and asked her about the prior complaint. Ms. Wang stated she and another worker perform massage at Blue Star Massage. Ms. Wang stated they do not offer sexual services and they have never had any accusations nor complaints regarding this.



Detective Lucas Ryono
Intelligence Section



Torrance Police Department
Acupuncture/Massage Establishment Licensing Interview
Questionnaire

Interpreter _____ Language _____



General Information

Business Name BLUE MASSAGE **Phone** [REDACTED]

Licensee(s) HONG JUAN WANG [REDACTED]

Who are the sole owners? LICENSEE

Is the business incorporated? YES

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

Business Address 18750 CRENSHAW BLVD #C, TORRANCE, CA 90504

How Long Has This Business Been Operating? NEW



Company History

Past Businesses

Have you been in the acupuncture/massage business before? 15 YRS

Location address? BLUE STAR (2055 TORRANCE BLVD)

How long? 2 YRS

Do you own any other businesses? BLUE STAR / CORNER MASSAGE

Location address? (SEE ABOVE)

Record in Other Cities (If Applicable)

In what other cities is the company licensed?

N/A

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

N/A

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

N/A

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

N/A



Business Inspection

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

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

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

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

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

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

CR H.J.W All massage rooms, toilet rooms, pools, showers, bathtubs, steam rooms saunas, Jacuzzis and all other physical facilities will be thoroughly cleaned and disinfected as needed and at least once each business day the premises is open and in use.

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

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

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

CR H.J.W **35.14.050 T.M.C. Hours of Operation.**

1000 - 2100 HRS

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.

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

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

CA H. J. W.

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

CA H. J. W.

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

CA H. J. W.



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)

1/16/2026

Date

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[Redacted]

1-16-26

Date