

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

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

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

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

**TORRANCE LICENSE REVIEW BOARD AGENDA  
THURSDAY, OCTOBER 21, 2021  
REGULAR MEETING**

**10 A. M. IN WEST ANNEX COMMISSION ROOM AT 3031 TORRANCE BOULEVARD**

**1. CALL TO ORDER**

**2. ROLL CALL**

License Review Board Members – Chair Smith \_\_\_\_, Botiller \_\_\_\_, Wand \_\_\_\_  
Alternate License Review Board Members – Harris \_\_\_\_, Rumery \_\_\_\_

**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 October 14, 2021.

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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS.**

**5. ORAL COMMUNICATIONS (Limited to a 30 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 3 minutes 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 September 16, 2021**

**7. ADMINISTRATIVE MATTERS**

**7A. GD SINGH ENTERPRISES INC, DBA ABC LIQUOR**, application for a business license to allow the operation of a liquor store selling alcohol.

**7B. JB'S THERAPY LLC, DBA ELEGANT MASSAGE**, application for a business license to allow the operation of massage establishment.

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

**9. BOARD ORAL COMMUNICATIONS**

**10. ADJOURNMENT**

**10A.** Adjournment of License Review Board Meeting to Thursday November 4, 2021, at 10:00 a.m in the West Annex Commission Room at 3031 Torrance Boulevard.

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

**1. CALL TO ORDER**

The Torrance License Review Board convened in a regular session at 10:00 a.m. on Thursday, September 16, 2021, at the West Annex Commission meeting room, Torrance City Hall.

**2. ROLL CALL**

Present: Chairman Michael Smith, City Manager's Office  
Board Member Jordan Rumery, General Services  
Board Member Katie Wand, City Manager's Office

Also Present: Assistant City Attorney Tatia Strader  
License Supervisor Suzanne Bittner

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

**MOTION:** Member Wand, seconded by Member Rumery, moved to accept and file the report of the City Clerk on the posting on the agenda for this meeting. A roll call vote reflected unanimous approval.

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

None

**5. ORAL COMMUNICATIONS**

None

**6. CONSENT CALENDAR**

**6A APPROVAL OF MINUTES: Thursday, August 19, 2021**

**MOTION:** Member Wand moved to approve the minutes for the meeting held on August 19, 2021, as submitted. The motion was seconded by Member Rumery and the motion passed.

**7. ADMINISTRATIVE MATTERS**

**7A. GUTTIERREZ BODYWORKS AND MASSAGE**

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

Mr. Joaquin Gutierrez, owner of Gutierrez Bodyworks and Massage, confirmed his application for a business license to allow the operation of a massage establishment, located at 19800 Hawthorne Boulevard, Suite 208, Studio 116 in Torrance and verified that he had met with the Police Department and understood the rules and regulations pertaining to this type of business.

In response to a question from Member Wand, Mr. Gutierrez stated that he had not made any changes to the facility and had no employees. Member Wand reminded Mr. Gutierrez that when he hired any employees, he would need to inform the Finance Department.

Responding to questions from Chairman Smith, License Supervisor Bittner explained that the redaction in the applicant's Department of Justice record was for a minor infraction and confirmed that the copy of the applicant's California Massage Therapy card was equivalent to a copy of their certificate and added that expiration date of the license was January 18, 2023.

Responding to questions from Assistant City Attorney Strader, Mr. Gutierrez confirmed that: 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, in violation of California Penal Code, California Health and Safety Code or the Torrance Municipal Code or any other laws, he could be held responsible, he could have his business license suspended or revoked and if he or an employee violated the California Penal Code, the California Health and Safety Codes or the Torrance Municipal Code or any other laws, he could also be prosecuted in a criminal court of law.

**MOTION:** Member Wand moved to approve the application for a business license to allow the operation of a massage establishment to Gutierrez Bodyworks and Massage, located at 19800 Hawthorne Boulevard, Suite 208, Studio 116 in Torrance, with the condition that the Finance Department be made aware of any new hires and that the employees' massage licenses be provided to the Finance Department. The motion was seconded by Member Rumery and a roll call vote reflected unanimous approval.

**7C. FANGQIAN WANG**

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

Mr. Jason Shengzhi Jin translated into Mandarin for Ms. Fangqian Wang, owner of Fangqian Wang. Ms. Wang confirmed her application for a business license to allow the operation of a massage establishment, located at 3580 Redondo Beach Boulevard, Torrance and verified that she had met with the Police Department and understood the rules and regulations pertaining to this type of business.

License Supervisor Bittner explained that as Ms. Wang was not a licensed massage therapist, she could not receive her a business license until she had met the conditions of hiring a licensed massage therapist and providing a copy of the therapist's license to the Finance Department.

In response to a question from Member Wand, Ms. Wang stated that she had not made any changes to the facility.

Responding to a question from Member Rumery, Ms Wang stated that the linen cabinets in the establishment had not yet been covered, as required.

Ms. Wang confirmed that she understood that in order to receive her license and open and operate her business she had to:

- Submit her employee's massage therapist's information to the Finance Department
- Cover the linen cabinets
- Submit the fee of \$18.50 to cover the cost of her employee until December 31, 2021 and then pay in January 1, 2022, approximately \$604 for the business license and one employee for a one year term.

Responding to questions from Assistant City Attorney Strader, Ms. Wang confirmed that: she was responsible for all activities that occurred at the business, whether she was present on site or not, including the activities of the employees, that she or any employees providing massages would need to be licensed by the California Massage Therapy Council, that she needed to maintain an up-to-date list of her employees with the Finance Department and inform the Finance Department if she hired any employees or let any employees go and that if she or any of her employees performed any illegal or illicit acts, in violation of California Penal Code, California Health and Safety Code or the Torrance Municipal Code or any other laws, she could be held responsible, she could have her business license suspended or revoked and if she or an employee violated the California Penal Code, the California Health and Safety Codes or the Torrance Municipal Code or any other laws, she could also be prosecuted in a criminal court of law.

**MOTION:** Member Wand moved to conditionally approve the application for a business license to allow the operation of a massage establishment to Fangqian Wang, located at 3580 Redondo Beach Boulevard in Torrance with the following conditions:

1. Upon hiring any massage technicians, the business provide copies of their active Massage Therapist certificates, issued by the California Massage Therapy Council, to the Finance Department.
2. That the \$18.50 fee for the current employee be paid.
3. Provide proof that the linen cabinets had been properly covered, per the Police Department report, along with a statement confirming the correction.

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

License Supervisor Bittner confirmed that she could take a payment from Ms. Wang at the meeting for the employee fee and could accept a picture of the employee's massage therapy license as proof, but noted that she would not issue the license until she had received proof of the linen cabinet being properly covered. She added that Ms. Wang could submit a picture of the linen cabinet with a written statement.

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

None

**9. BOARD ORAL COMMUNICATIONS**

None

**10. ADJOURNMENT**

**10A. MOTION:** At 10:28 a.m., Member Wand moved to adjourn the meeting to Thursday, October 7, 2021 at 10:00 a.m. at the West Annex Commission meeting room, Torrance City Hall. The motion was seconded by Member Rumery and a roll call vote reflected unanimous approval.

###

Subject to Approval

LICENSE REVIEW BOARD MEETING  
OCTOBER 21, 2021

ITEM NO. 7A. – GD SINGH ENTERPRISES INC., DBA ABC  
LIQUOR

BACKGROUND

Gurjit Singh owner of GD Singh Enterprises Inc., DBA ABC Liquor, has made an application for approval of a business license to allow the operation of a liquor store with the sale of alcohol. The business is located at 3709 190<sup>th</sup> Street in Torrance.

ANALYSIS

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

RECOMMENDATION

The License Division recommends approval of this business license with the conditions set forth by the California Department of Alcohol Beverage Control. Approval is conditional on applicant providing a copy of their LA County Health Department Permit.

Attachment A: Business License Application

Attachment B: Alcohol 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 <b>ABC LIQUOR</b>	CORPORATE NAME (LEGAL ENTITY NAME IF DIFFERENT FROM BUSINESS NAME OR DBA) <b>GID SINGH ENTERPRISES INC.</b>		
1. BUSINESS LOCATION (*physical business address - see note below) <b>3709 W. 190th ST</b>	Suite#	City <b>TORRANCE</b>	State <b>CA</b>
		City <b>TORRANCE</b>	State <b>CA</b>
2. MAILING ADDRESS OR PO/PMB BOX (required) <b>3709 W. 190th ST</b>	Suite#	City <b>TORRANCE</b>	State <b>CA</b>
		City <b>TORRANCE</b>	State <b>CA</b>
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):  
**Resale LIQUOR, Beer, wine, SOFT DRINKS, GROCERY, CANDYS, CHIPS**

FOR A BUSINESS LOCATED IN TORRANCE PROVIDE THE PRIMARY STANDARD INDUSTRY (SIC) CODE(S) (\*\*see note below):

STATE WASTE DISCHARGER IDENTIFICATION NUMBER (WDID#) (\*\*if applicable - see note below):

TECHNOLOGY BUSINESS (select one): YES  NO   
 Definition: A business entity utilizing scientific equipment and engineering techniques, microelectronics, data processing, genetic engineering, or telecommunications.

RETAIL BUSINESS - WILL YOU BE SELLING CBD PRODUCTS? (select one): YES  NO   
 Definition: CBD is the cannabidiol compound derived from industrial hemp, cannabis or otherwise.

CONTACT NAME: <b>GURJIT SINGH</b>	CONTACT TITLE: <b>President</b>	CONTACT PHONE#: [REDACTED]	BUSINESS PHONE#: [REDACTED]
DRIVERS LICENSE OR OTHER GOVERNMENT ISSUED ID#:	SOCIAL SECURITY# (optional):	COMMERCIAL OFFICE SQFT:	# OF PEOPLE WORKING IN TORRANCE:
STATE TAX ID# (SEIN):		STATE CONTRACTORS LICENSE #:	STATE SELLERS PERMIT#: <b>228233026</b>

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

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

SIGNATURE: [REDACTED] DATE: **10-5-21**

**PART II. FOR OFFICIAL USE ONLY**

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

**NOTES:**

- \* FOR A RESIDENTIAL BUSINESS ADDRESS YOU ARE NOT REQUIRED TO PROVIDE IT. IF YOU DO NOT WANT TO PROVIDE THE RESIDENTIAL ADDRESS PLEASE LEAVE BOX #1 BLANK AND SELECT YES UNDER BOX #3. FOR A RESIDENTIAL ADDRESS IN TORRANCE YOU WILL FIRST REQUIRE A HOME OCCUPATION PERMIT#.
- \*\* ACCESS THE BUSINESS SIC CODE(S) AT UNITED STATES DEPARTMENT OF LABOR WEBSITE: [https://www.osha.gov/pls/oms/sic\\_manual.html](https://www.osha.gov/pls/oms/sic_manual.html)
- \*\*\* ACCESS INFORMATION FOR AN INDUSTRIAL BUSINESS REQUIRING A WDID# FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD WEBSITE: [https://www.waterboards.ca.gov/water\\_issues/programs/stormwater/industrial.html](https://www.waterboards.ca.gov/water_issues/programs/stormwater/industrial.html)



CA

Attachment B



CALIFORNIA DEPARTMENT OF

# Alcoholic Beverage Control

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**Report Date:** Tuesday, October 05, 2021

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## LICENSE INFORMATION

**License Number:** 625921 **Primary Owner:** G D SINGH ENTERPRISES, INC.

**Office of Application:** 03 - LB/LAKEWOOD

## BUSINESS NAME

ABC LIQUOR MARKET

## BUSINESS ADDRESS

3709 W 190TH ST , TORRANCE, CA, 90504

**County:** LOS ANGELES **Census Tract:** 6502.00

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## LICENSEE INFORMATION

**Licensee:** G D SINGH ENTERPRISES, INC.

### Company Information

OFFICER: SINGH, GURJIT (PRESIDENT/SECRETARY)

STOCKHOLDER: SINGH, GURJIT

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## LICENSE TYPES

**21 - OFF-SALE GENERAL**

**License Type Status:** ACTIVE **Status Date:** 30-JUN-2021 **Term:** 12 Month(s)

**Original Issue Date:** 29-JUN-2021 **Expiration Date:** 31-MAY-2022 **Master:** Y **Duplicate:** 0

From License Number: 21-588832

**Fee Code:** P40 **Transfers:** Transferred On: 29-JUN-2021

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**OPERATING RESTRICTIONS:**

No Operating Restrictions found

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**DISCIPLINARY ACTION:**

No Active Disciplinary Action found

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**DISCIPLINARY HISTORY:**

No Disciplinary History found.

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**HOLDS:**

No Active Holds found

**ESCROWS:**

No Escrow found



**Torrance Police Department Intelligence Detail**

**License Review Interview Summary**

**Detective Lucas Ryono** [REDACTED]

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**To:**

**Suzanne Bittner**  
License Supervisor

**Date: 12 OCT 2021**

**From:**

**Detective Lucas Ryono**  
Intelligence Section

**Subject:**

**ABC Liquor**  
3709 W. 190<sup>th</sup> St. Torrance California 90504  
[REDACTED]

License Review Board Hearing – 21 OCT 21

**Licensee:**

**Gurjit Singh- Owner**

On 13 OCT 21, I interviewed Mr. Gurjit Singh regarding the application for a business license for ABC Liquor (Change of Ownership), located at 3709 W. 190<sup>th</sup> Street, in the city of Torrance. The business is a liquor store and the license he is applying for is a type 21 license, "Off-sale, General" license. Mr. Singh stated he also owns 24/7 Liquor in Lakewood and has been working in the industry for 11 years.

I discussed the local codes and laws that pertain to his business, as well as the conditions that exist on the license. I furnished Mr. Singh with a copy of the Applicable Code Highlights for ABC "Off Sale" Licensed Businesses. In addition, we completed the Torrance Police Department Alcohol Beverage License Indoctrination Form together. Mr. Singh signed the form 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**

10-12-21 / 1100

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



**General Information**

Business Name ABC LIQUOR Phone [REDACTED]

Licensees SINGH, GURJIT (G.D. SINGH ENTERPRISES INC)

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

Address 3709 W. 190th

Do you have prior experience working in alcohol sales? YES  
 Where? 24/7 LIQUOR, 4111 CAMPBELLWOOD ST, LAKEWOOD  
 How Many Years? 11 YEARS

Type of License 21 - OFF-SALE

Do you own any other businesses? YES (24/7 LIQUOR, see above)



**Important Training Areas**

1. How to check for identification. CR

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

Methods of alteration.

Tricks used by minors.

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

Spotters

It is important to establish a policy.

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

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

LR

Criminal citations or arrest, fines

ABC administrative hearings and fines

Civil suits

Loss of business license

Moral issues

**3. LEAD Seminar Training**

LR

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

These are hosted by ABC – Call the Lakewood office.

8 Hour course

You should attend with your key employees.

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

LR

45.4.9 TMC - Requires posting sign

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

45.4.8 TMC - No drinking in parking lot

You get a copy of this city ordinance today.

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

LR

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

The 911 line is used for emergencies.

**6. Crime prevention and protection**

LR

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

Employee problems

City ordinances

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

LR

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

**8. Explanation of Intelligence function.**

LR

"Eyes and ears in the community"

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

LR

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

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

LR

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

LR

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

**12. Sale of tobacco to juveniles**

LR

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

**13. Adult Entertainment**

LR

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

**14. Understanding and Posting of Licenses**

LR

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


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

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

LR

 **Training Confirmation**

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

  
\_\_\_\_\_  
Licensee

10-12-2021  
\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Witness

LICENSE REVIEW BOARD MEETING  
OCTOBER 21, 2021

ITEM NO. 7. B. – JB'S THERAPY LLC, DBA ELEGANT MASSAGE

BACKGROUND

Jingbo Wang owner of JB's Therapy LLC, DBA Elegant Massage has made an application for approval of a business license to allow the operation of a massage establishment. The business is located at 3881 Pacific Coast Highway in Torrance.

ANALYSIS

Per Section 31.7.3 subsection 25) of the Torrance Municipal Code, applications for a massage establishment must have License Review Board approval before issuance of the license.

RECOMMENDATION

All necessary documents have been received, the License Division recommends approval of the business license.

- Attachment A: Business License Application
- Attachment B: Form 100E and Massage Therapist's Certificate
- Attachment C: Statement from Property Owner
- Attachment D: 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 [checked]
CHANGE OF OWNERSHIP (greater than 50%) [ ]
CHANGE OF BUSINESS LOCATION [ ]
CHANGE OF NAME (Only) [ ]

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

BUSINESS NAME OR DBA: ELEGANT MASSAGE
CORPORATE NAME (LEGAL ENTITY NAME IF DIFFERENT FROM BUSINESS NAME OR DBA): JB'S THERAPY LLC

1. BUSINESS LOCATION (\*physical business address - see note below)
Suite# City State ZIP
3881 PACIFIC COAST HWY, TORRANCE, CA 90505

2. MAILING ADDRESS OR PO/PMB BOX (required)
Suite# City State ZIP
3881 PACIFIC COAST HWY, TORRANCE, CA 90505

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

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

FOR A BUSINESS LOCATED IN TORRANCE PROVIDE THE PRIMARY STANDARD INDUSTRY (SIC) CODE(S) (\*\*see note below): 80499912
STATE WASTE DISCHARGER IDENTIFICATION NUMBER (WDID#) (\*\*if applicable - see note below): N/A

TECHNOLOGY BUSINESS (select one):
YES [ ] NO [checked]
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 [checked]
Definition: CBD is the cannabidiol compound derived from industrial hemp, cannabis or otherwise.

CONTACT NAME: JINGBO WANG
CONTACT TITLE: OWNER
CONTACT PHONE #: [redacted]
BUSINESS PHONE#: (310) 378-4048
CELL PHONE#: [redacted]

DRIVERS LICENSE OR OTHER GOVERNMENT ISSUED ID#: [redacted]
SOCIAL SECURITY# (optional): [redacted]
COMMERCIAL OFFICE SQFT: 1200 SQFT
# OF PEOPLE WORKING IN TORRANCE: 2
# OF UNITS (apartments/hotels/mobile homes/vehicles): [redacted]

FEDERAL TAX ID# (FEIN): [redacted]
STATE TAX ID# (SEIN): [redacted]
STATE CONTRACTORS LICENSE #: 86733
STATE SELLERS PERMIT#: N/A

OWNERSHIP INFORMATION (check applicable box)
CORPORATION [ ] LLC [checked] PARTNERSHIP [ ] SOLE OWNERSHIP [ ]

NAMES OF OWNER, PARTNERS, OR PRINCIPAL OFFICERS: JINGBO WANG
TITLE: MEMBER

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: 3-30-2021

PAR [redacted] ONLY
BASIC FEE: [redacted] PROCESSING FEE: [redacted] STATE FEE: [redacted] PER PERSON FEE: [redacted] PER UNIT FEE: [redacted]
OTHER FEES: [redacted] PENALTY FEE: [redacted] TOTAL AMOUNT: [redacted] Business License # [redacted] LIC: [redacted]

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/inis/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

Telephone: 618-5828

CITY OF TORRANCE REVENUE DIVISION

3031 Torrance Boulevard Torrance, CA 90503

APPLICATION FOR ELEGANT MASSAGE

Torrance Municipal Code Section:

19

NAME OF APPLICANT JINGBO WANG

ADDRESS [REDACTED] PHONE [REDACTED]

CITY MONTEREY PARK STATE CA

TYPE OF BUSINESS MASSAGE ESTABLISHMENT

FIRM NAME JB'S THERAPY LLC

ADDRESS 3881 PACIFIC COAST HWY PHONE [REDACTED]

CITY TORRANCE STATE CA

PROOF OF AGE: BIRTH CERTIFICATE [ ] BAPTISMAL CERTIFICATE [ ] DRIVERS LICENSE [X] OTHER [ ]

SOCIAL SECURITY NO. [REDACTED] DRIVERS LICENSE NO. [REDACTED]

FOR OFFICIAL USE ONLY NAME

FOR OFFICIAL USE ONLY

Table with 6 columns: DATE, RECEIPT NO., AMOUNT, ID CARD, LICENSE NO., DATE ISSUED. The table contains 18 empty rows for recording data.

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

06/01/2021- CURRENT ELEGANT MASSAGE 3881 PACIFIC COAST, TORRANCE, CA 90505

03/15/2020-05/30/2021 UNEMPLOYED DUE TO COVID

11/01/2019-03/15/2021 WILLOW SPA 539 W WILLOW ST, LONG BEACH, CA

12/19/2018-10/31/2019 UNEMPLOYED (NO WORK AUTHORIZATION)

01/01/2016-12/19/2018 OUT OF COUNTRY - CHINA

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

AMY WANG

YULAN ZHENG

DONGWEI XU

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

N/A

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

**DESCRIPTION OF APPLICANT:**

HAIR: \_\_\_\_\_  
EYES: \_\_\_\_\_  
AGE: \_\_\_\_\_  
HEIGHT: \_\_\_\_\_  
WEIGHT: \_\_\_\_\_

**FOR OFFICIAL USE ONLY**

APPROVED BY:

CHIEF OF POLICE

DATE

LICENSE REVIEW BOARD

DATE

DISAPPROVED BY:

CHIEF OF POLICE

DATE

LICENSE REVIEW BOARD

DATE



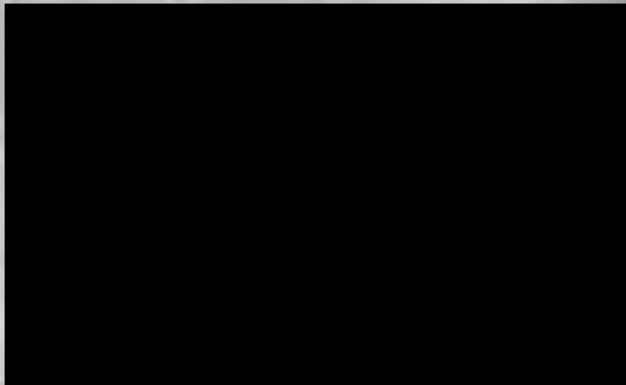


**CALIFORNIA**  
MASSAGE THERAPY  
COUNCIL

**CERTIFIED  
MASSAGE  
THERAPIST**

**Tieying Wu**  
Cert # 85817

**Expires 02/05/23**



Attachment C

# JY PROPERTIES LLC

204 S. Beverly Dr. Suite 115, Beverly Hills, CA 90212

Telephone: (310) 246-1400

Facsimile: (310) 246-1402

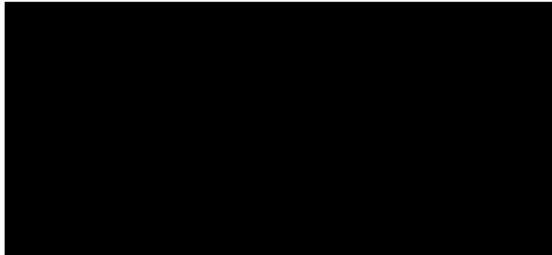
October 1<sup>st</sup>, 2021

**RE: Acknowledgement**

To whom this may concern,

This letter is a written confirmation and landlord acknowledges, Elegant Massage has been purchased by Jingbo Wang located at 3881 Pacific Coast Hwy, Torrance, CA 90505.

Sincerely,



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of Los Angeles )

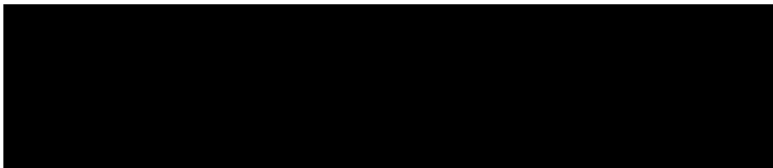
On 10/4/2021 before me, AFSHIN KHODDAM, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Joseph Yedegar  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Letter RE: Acknowledgement  
Document Date: 10/1/2021 Number of Pages: 1  
Signer(s) Other Than Named Above: \_\_\_\_\_

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

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_



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

To:  
**Suzanne Bittner**  
License Supervisor

Date: September 28, 2021

From:  
**Detective Lucas Ryono**  
Intelligence Section

Subject:  
**"Elegant Massage"**  
3881 Pacific Coast Highway, Torrance, CA 90505  
(310) 378-4048

License Review Board Hearing – October 21, 2021

Licensees Interviewed:  
**Jingbo Wang (Owner)**  
[REDACTED]

Translator Present:  
**Tubin Chen**  
[REDACTED]

On 24 SEP 2021, I interviewed Ms. Wang regarding her application for a business license for "Elegant Massage" 3881 Pacific Coast Highway, in the City of Torrance. Ms. Wang's primary language is Mandarin. Translator Tubin Chen assisted during our interview.

Ms. Wang is taking over a pre-existing business at the location and will be the sole owner. Ms. Wang has worked in the massage industry for about 3 months, previously working at the Willow Spa (539 W. Willow St., Long Beach, CA). The business will be providing body massage by appointment and "walk-in" type customers.

Ms. Wang is a certified massage therapist under State Certification #86733, expiration 5-24-23. Ms. Wang stated she will be starting out as the sole worker at the location, handling receptionist duties, record keeping, and massage services.

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

Ms. Wang was advised of the laws regulating her occupation, and she was provided with a "Torrance Municipal Section Highlights" form, which detailed these laws and



regulations. I completed a Massage Establishment Licensing Interview Questionnaire with her which she signed indicating that she understood the laws regulating this occupation. Ms. Wang was advised to strictly adhere to record keeping and hours of operation, as well as all the other rules and regulations that apply to the massage business.



**Detective Lucas Ryono**  
Intelligence Section



**Torrance Police Department**  
**Acupuncture/Massage Establishment Licensing Interview**  
**Questionnaire**

9-24-21 / 1025

Interpreter CHEN, TUBIN Language MANDARIN



**General Information**

Business Name ELEGANT MASSAGE Phone [REDACTED]

Licensee(s) JINGBO WANG [REDACTED]

Who are the sole owners? JINGBO WANG

Is the business incorporated? YES

Are there other officers/owners in the company? JB'S THERAPY LLC  
N/A

Business Address 3881 PACIFIC COAST HIGHWAY, TORRANCE, CA 90505

How Long Has This Business Been Operating? 10+ YEARS

PRIOR OWNER AMY ZHAO  
 CDL [REDACTED]



**Company History**

**Past Businesses**

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

Location address? UNK LOS ANGELES MASSAGE BUSINESS IN 2019

How long? THEN WILLOW SPA, 539 W. WILLOW ST. LONG BEACH, CA 7 YEARS  
≈ 10 DAYS

Do you own any other businesses? NO

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

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

In what other cities is the company licensed?

N/A

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

NO

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

NO

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

NO COMPLAINTS



**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:**

JB LR 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.

JB LR 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)).**

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

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

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

JB LR 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.

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

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

JB LR **Each operator of a massage or acupuncture 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 acupuncture 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.**

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

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



## Local Codes and State Laws

### Acupuncture Standards of Practice (State Requirements)

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

#### 1399.450. Condition of Office.

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

#### 1399.451. Treatment Procedures.

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

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

**1399.453. Record keeping.**

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

**1399.454. Single Use Needles.**

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

**1399.455. Advertising.**

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

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

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

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

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

JB

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

JB

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

JB



## 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)

09/24/2021

\_\_\_\_\_  
Date

[Redacted] Representative

9-24-21

\_\_\_\_\_  
Date