

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 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, AUGUST 18, 2022
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 – Botiller ____, Chun ____, Chair Smith ____
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 August 11, 2022.

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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS.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 July 7, 2022

7. ADMINISTRATIVE MATTERS

7A. KIZUNA.BC INC, DBA SEI KO EN RESTAURANT, application for a business license to allow the operation of a restaurant serving alcohol.

7B. AYC GOLDEN INC, DBA U Spa, application for a business license to allow the operation of a massage establishment.

7C. SUN DAY SPA, application for a business license to allow the operation of a 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 September 1, 2022, 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 10:03 a.m. on Thursday, July 7, 2022, via teleconference or other electronic means.

2. ROLL CALL

Present: Chairman Michael Smith, City Manager's Office
Board Member Jason Botiller, General Services
Board Member Jin Chun, Office of Cable and Community Relations

Also Present: Deputy City Attorney Jean-Marie Litvin
Accounting Technician Sally Kyung

3. REPORT OF STAFF ON THE POSTING OF THE AGENDA

MOTION: Member Botiller, seconded by Member Chun, 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, June 2, 2022

MOTION: Member Botiller moved to approve the minutes for the meeting held on June 2, 2022, as submitted. The motion was seconded by Member Chun and the motion passed.

7. ADMINISTRATIVE MATTERS

7A. CLUTCH AND COFFEE LLC, DBA CLUTCH & COFFEE

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

Ms. Gina Chenier, owner of Clutch and Coffee LLC, DBA Clutch & Coffee confirmed her application for a business license to allow the operation of a restaurant serving alcohol, located at 1321 El Prado in Torrance, and verified that she had met with the Police Department and understood the rules and regulations pertaining to this type of business.

MOTION: Member Botiller moved to approve Item 7A, the application for a business license to allow the operation of a restaurant serving alcohol to Clutch and Coffee LLC, DBA Clutch & Coffee, located at 1321 El Prado in Torrance, with the conditions set forth by the California Department of Alcoholic Beverage Control. The motion was seconded by Member Chun and a roll call vote reflected unanimous approval.

Chair Smith stated that the business license would be emailed and mailed to Ms. Chenier.

7B. LIMITLESS HOSPITALITY GROUP LLC, DBA LOCAL KITCHEN

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

Mr. John Kulacki, owner of Limitless Hospitality Group LLC, DBA Local Kitchen, confirmed their application for a business license to allow the operation of a restaurant serving alcohol, located at 1321 Sartori Avenue in Torrance and verified that he met with the Police Department and understood the rules and regulations pertaining to this type of business.

In response to a question from Member Botiller, Mr. Kulacki stated that he had not yet received his liquor license and was operating with a temporary license from the California Department of Alcoholic Beverage Control and added that he had been notified that he should receive the final license in the next 10 days. Mr. Kulacki clarified that the business name was Local Kitchen the American Tavern and the parent company was Limitless Hospitality Group LLC.

MOTION: Member Botiller moved to approve Item 7B, the application for a business license to allow the operation of a restaurant serving alcohol to Limitless Hospitality Group LLC, DBA Local Kitchen at 1321 Sartori Avenue in Torrance, with the conditions as set forth by the California Department of Alcoholic Beverage Control. The motion was seconded by Member Chun and a roll call vote reflected unanimous approval.

Chair Smith stated that the business license would be both emailed and mailed to Mr. John Kulacki.

7C. BOILING CRAB RESTAURANT GROUP LLC, DBA THE BOILING CRAB

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

Mr. David Dwyer, manager of Boiling Crab Restaurant Group, LLC, DBA The Boiling Crab, confirmed his application for a business license to allow the operation of a restaurant serving alcohol, located at 22901 Hawthorne Boulevard 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 Botiller, Mr. Dwyer stated that he was a multi-unit operator and would be opening and overseeing this restaurant, as he had not yet assigned a general manager for the location. He verified that he had not yet received his final copy of the Los Angeles County Health Permit or California Department of Alcoholic Beverage Control license, as the build out of the restaurant was just beginning.

MOTION: Member Botiller moved to approve Item 7C, the application for a business license to allow the operation of a restaurant serving alcohol to Boiling Crab Restaurant Group, LLC, DBA The Boiling Crab, located at 22901 Hawthorne Boulevard in Torrance, upon the conditions that the applicant provide a copy of their active California Department of Alcoholic Beverage Control license and Los Angeles County Health Permit and conditional that they operate under the conditions as set forth by both of those agencies. The motion was seconded by Member Chun and a roll call vote reflected unanimous approval.

Chair Smith stated that the business license would be emailed and mailed to Mr. Dwyer.

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 Botiller moved to adjourn the meeting to Thursday, July 21, 2022 at 10:00 a.m. via teleconference or other electronic means. The motion was seconded by Member Chun and a roll call vote reflected unanimous approval.

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LICENSE REVIEW BOARD MEETING
AUGUST 18, 2022

ITEM NO 7A – KIZUNA.BC INC, DBA SEI KO EN RESTAURANT

BACKGROUND

Hayato Yanagisawa manager of Kizuna.BC Inc, DBA Sei Ko En Restaurant has made an application for approval of a business license to allow the operation of a restaurant serving alcohol. The business is located at 1730 Sepulveda Boulevard, 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, upon the condition the applicant provides a copy of their active California Department of Alcohol Beverage Control license with the conditions set forth by that agency.

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

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 SEI KO EN Restaurant	CORPORATE NAME (LEGAL ENTITY NAME IF DIFFERENT FROM BUSINESS NAME OR DBA) KIZUNA.BC INC
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1. BUSINESS LOCATION (*physical business address - see note below) 1730 Sepulveda Blvd	Suite# 14	City Torrance	State CA	ZIP 90501
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2. MAILING ADDRESS OR PO/PMB BOX (required) 21231 S Western Ave	Suite# 215	City Torrance	State CA	ZIP 90501
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3. IS THE BUSINESS LOCATED AT A RESIDENTIAL ADDRESS (*select one)? YES <input type="radio"/> NO <input checked="" type="radio"/>	HOME OCCUPATION PERMIT#: [REDACTED]	EMAIL ADDRESS: [REDACTED]
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NATURE OF BUSINESS (description of business activity in detail):
Restaurant - serving alcohol

FOR A BUSINESS LOCATED IN TORRANCE PROVIDE THE PRIMARY STANDARD INDUSTRY (SIC) CODE(S) (**see note below): 5812	STATE WASTE DISCHARGER IDENTIFICATION NUMBER (WDID#) (**if applicable - see note below):
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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: HAYATO YANAGISAWA	CONTACT TITLE: [REDACTED]	CONTACT PHONE #: [REDACTED]	BUSINESS PHONE#:	CELL PHONE#:
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DRIVERS LICENSE OR OTHER GOVERNMENT ISSUED ID: [REDACTED]	SOCIAL SECURITY# (optional): [REDACTED]	COMMERCIAL OFFICE SOFTWARE: [REDACTED]	# OF PEOPLE WORKING IN TORRANCE: [REDACTED]	# OF UNITS (apartments/hotels/mobile homes/vehicles):
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[REDACTED]	STATE TAX ID# (SEIN):	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: YUSAKU IWAMOTO	TITLE: CEO	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.

SIGN: [REDACTED]	DATE: 7/20/2022
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PART II. FOR OFFICIAL USE ONLY

BASIC FEE:	PROCESSING FEE:	STATE FEE:	PER PERSON FEE:	PER UNIT FEE:
OTHER FEES:	PENALTY FEE:	TOTAL AMOUNT:	BL-LIC- [REDACTED]	Business License # BL-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/fmis/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

CA

Attachment B



CALIFORNIA DEPARTMENT OF

Alcoholic Beverage Control

Report Date: Tuesday, August 09, 2022

LICENSE INFORMATION

License Number: 636943 **Primary Owner:** KIZUNA.BC INC. **Office of Application:**

03 - LB/LAKEWOOD

BUSINESS NAME

SEI KO EN

BUSINESS ADDRESS

1730 SEPULVEDA BLVD STR 14 , TORRANCE, CA, 90501

County: LOS ANGELES **Census Tract:** 6510.01

LICENSEE INFORMATION

Licensee: KIZUNA.BC INC.

Company Information

OFFICER: IWAMOTO, YUSAKU (DIRECTOR)

OFFICER: IWAMOTO, YUSAKU (CHIEF FINANCIAL OFFICER)

OFFICER: IWAMOTO, YUSAKU (PRESIDENT/SECRETARY)

STOCKHOLDER: ARROW, INC

LICENSE TYPES

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

41 - ON-SALE BEER AND WINE - EATING PLACE

License Type Status: PENDING **Status Date:** 13-APR-2022 **Term:** 12 Month(s)

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

From License Number: 41-113853

OPERATING RESTRICTIONS:

No Operating Restrictions found

DISCIPLINARY ACTION:

No Active Disciplinary Action found

DISCIPLINARY HISTORY:

No Disciplinary History found.

HOLDS:

Hold Type: FORM 220 **Hold Date:** 13-APR-2022

ESCROWS:

UNIVERSAL ESCROW INC, 1025 W. 190TH ST STE 218 GARDENA,CALIFORNIA 90247



Torrance Police Department Intelligence Detail

License Review Interview Summary

Detective Lucas Ryono [REDACTED]

To:

Suzanne Bittner
License Supervisor

Date: 10 August 22

From:

Detective Lucas Ryono
Intelligence Section

Subject:

Sei Ko En Restaurant / Kizuna.BC Inc.
1730 Sepulveda Blvd #14, Torrance, CA 90501
[REDACTED]

License Review Board Hearing – August 18, 2022

Licensee:

Interviewed Subject: Hayato Yanagisawa (manager) [REDACTED]
Owner: Yusaku Iwamoto, CEO for Kizuna.BC Inc.

On 09 AUG 22, I interviewed Mr. Hayato Yanagisawa regarding the application for a business license for Sei Ko En Restaurant, located at 1730 Sepulveda Blvd; #14, in the city of Torrance.

Hayato is primarily a Japanese speaker and was assisted by his translator, Tomomi Asanuma [REDACTED]

The Sei Ko En Restaurant is a Japanese barbecue-style restaurant and has been in business for approximately 40 years. It was recently purchased by the new owner, Yusaku Iwamoto, in August of 2022.

They are applying for a Type 41, "On-Sale Beer and Wine-Eating Place" license under the new ownership's name.

Mr. Hayato Yanagisawa will be the manager of the restaurant under the new ownership. He has prior experience in alcohol sales from having previously worked for the Sutadonya restaurant chain for approximately 20 years.

I discussed the local codes and laws that pertain to this business, as well as the conditions that exist on the license. I furnished Mr. Yanagisawa 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. Yanagisawa 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

Interpreter TOMOMI ASAKUMA Language JAPANESE



General Information

Business Name SEI KO EN RESTAURANT Phone [REDACTED]

Licensees HAYATO YANAGISAWA (MANAGER) / YUSAKU IWAMOTO (OWNER IN JAPAN)

Who are the sole owners? YUSAKU IWAMOTO
 Is the business incorporated? YES
 Is this reflected in the ABC License? YES
 Are there other officers in the company? N/A

Address 1730 SEPULVEDA AVE

Do you have prior experience working in alcohol sales? YES
 Where? JUST STARTED AT SEI KO EN / SUTADONYA (20 YEARS)
 How Many Years? 20 YEARS

Type of License 41 - ON-SALE BEER AND WINE

Do you own any other businesses? NO
new owner busset busset 8-1-22 / restaurant for 40 years



Important Training Areas

1. How to check for identification. LR HY

- 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 HY

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

3. LEAD Seminar Training

LR HY

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 HY

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 HY

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 HY

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

7. Explanation of EASY, DECOY and STAKE programs.

LR HY

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

8. Explanation of Intelligence function.

CR HY

"Eyes and ears in the community"

9. Escort ordinances and hostess bars.

CR HY

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

10. Prostitution and gambling are illegal.

CR HY

11. Age of employees and rules of service.

CR HY

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

CR HY

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

13. Adult Entertainment

CR HY

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

CR HY

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?" CR HY

 **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.





8/9/2022
Date

8-7-27
Date

Witness

LICENSE REVIEW BOARD MEETING
AUGUST 18, 2022

ITEM NO. 7B – AYC GOLDEN INC, DBA U SPA

BACKGROUND

Xiaowen Cheng, manager of AYC Golden Inc., DBA U Spa has made an application for approval of a business license to allow the operation of a massage establishment. The business is located at 18531 Western Avenue 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

The License Division recommends approval of the business license.

Attachment A:	Business License Application
Attachment B:	Form 100E and Massage Therapist Identification Card
Attachment C:	Statement from Property Owner
Attachment D:	Police Department Reports

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

BUSINESS NAME OR DBA USPA	CORPORATE NAME (LEGAL ENTITY NAME IF DIFFERENT FROM BUSINESS NAME OR DBA) AYC Golden Inc		
1. BUSINESS LOCATION (*physical business address - see note below) 18531 S Western Ave	Suite#	City Torrance	State CA ZIP 90503
2. MAILING ADDRESS OR PO/PMB BOX (required) [REDACTED]	Suite#	City West Covina	State CA ZIP 91791
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**

FOR A BUSINESS LOCATED IN TORRANCE PROVIDE THE PRIMARY STANDARD INDUSTRY (SIC) CODE(S) (**see note below): 7299	STATE WASTE DISCHARGER IDENTIFICATION NUMBER (WDID#) (**if applicable - see note below):
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TECHNOLOGY BUSINESS (select one): Definition: A business entity utilizing scientific equipment and engineering techniques, microelectronics, data processing, genetic engineering, or telecommunications.	YES <input type="radio"/>	NO <input 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: Aixia Chen	CONTACT TITLE: Owner	CONTACT PHONE #: [REDACTED]	BUSINESS PHONE #: 626 536 3954	CE: [REDACTED]
DRIVERS LICENSE OR OTHER GOVERNMENT ISSUED ID: [REDACTED]	SOCIAL SECURITY# (optional): [REDACTED]	# OF PEOPLE WORKING IN TORRANCE: 2	# OF UNITS (apartments/hotels/mobile homes/vehicles):	
FEDERAL TAX ID #: [REDACTED]	STATE CONTRACTORS LICENSE #:	STATE SELLERS PERMIT#:		

OWNERSHIP INFORMATION (check applicable box)

CORPORATION LLC PARTNERSHIP SOLE OWNERSHIP

NAMES OF OWNER, PARTNERS, OR PRINCIPAL OFFICERS: Aixia Chen	TITLE: Owner	NAMES OF OWNER, PARTNERS OR PRINCIPAL OFFICERS:	TITLE:
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I declare that I am the owner, partner, corporate officer or person with the power of attorney, and I understand if any of the information provided above is not true the business license being applied for may be revoked as outlined in section 31.9.10 of the Torrance Municipal Code.

I am duly authorized to make this application. All of the information provided in this application is true and correct. The business will not provide any service, good or product which is illegal under Federal, State, or Local Laws. I declare under penalty of perjury that the foregoing is true and correct.

SIGNATURE: [REDACTED]	DATE: 1/9/22
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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-A [REDACTED]	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:
- *** ACCESS INFORMATION FOR AN INDUSTRIAL BUSINESS REQUIRING A WDID# FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD WEBSITE:

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

Golden SPA 1739 Pacific Coast Hwy, Longta, CA 90717

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

Yingfen Chen _____
Peng Chen _____
Xiaowen Cheng _____

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 1208.4 ET.SEQ. Failure to list all convictions is grounds for DENIAL of the license. (IF ADDITIONAL SPACE IS NEEDED PLEASE ATTACH ADDITIONAL SHEETS)

N/A

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

SIGNATURE OF APPLICANT

FOR OFFICIAL USE ONLY

APPROVED BY:

CHIEF OF POLICE

DATE

LICENSE REVIEW BOARD

DATE

DISAPPROVED BY:

CHIEF OF POLICE

DATE

LICENSE REVIEW BOARD

DATE



Expires 10/13/22

7

Attachment C

 **SANEI ARCHITECTURE PLANNING** GROUP

January 4, 2022

RE: U SPA


Business Location: 18531 S Western Ave. Torrance 90504

To whom it may concern.

Please allow this letter to serve as acknowledgement for AIXIA CHEN to do Massage business at the location, 18531 S Western Ave. Torrance 90504.

If you have any questions or need anything further, please contact me at (562) 901-0741. Thank you.

Sincerely,



~~Property Owner~~
Sanei Architecture Planning Co., Ltd.
Keishi Ando/ Manager

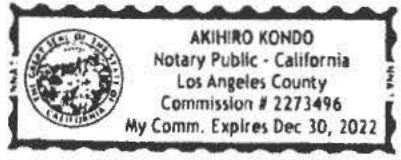
CALIFORNIA ACKNOWLEDGMENT

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 January 4, 2021 before me, Akihiro Kondo, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Keishi Ando
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.

Signature [Redacted]

Place Notary Seal and/or Stamp Above

Signature of Notary Public

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: _____

Document Date: _____ Number of Pages: _____

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: August 10, 2022

From:

Detective Lucas Ryono
Intelligence Section

Subject:

AYC Golden Inc., DBA "U Spa"
18531 S. Western Ave, Torrance, CA 90503
(310) 756-6966

License Review Board Hearing – August 18, 2022

Licensees Interviewed:

Xiaowen Cheng (Manager and daughter of owner, Aixia Chen)
[REDACTED]

On 09 AUG 22, I interviewed Ms. Xiaowen Cheng regarding her application for a business license for "U Spa," located at 18531 S. Western Ave, Torrance, CA.

Ms. Cheng's mother, Aixia Chen, is the owner of the business and will be opening a new business at the location. Aixia was unable to be present for the inspection due to a family medical emergency. Ms. Xiaowen Cheng will be acting as the manager of the U Spa.

Aixia Chen is a licensed masseuse (License #15259 / Expires 10-13-22). Aixia Chen is the sole owner at the location. Aixia and her daughter, Xiaowen Cheng, will be managing the location and have one employed masseuse

Aixia Chen has worked in the massage industry for approximately 10 years. Most recently she has worked at and owned Golden Spa (1739 PCH, Lomita, CA) for the last 4 years. Xiaowen does not have prior experience in the massage industry.

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

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. Cheng 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. Cheng 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

Interpreter _____ Language _____

General Information

Business Name / SPA Phone

Licensee(s) XIA OWEN CHENG (MANAGER) / AIXIA CHEN
 / OWNER / MANAGER

Who are the AIXIA CHEN

Is the business incorporated? AYC GOLDEN INC YES

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

Business Address 18531 S. WESTERN AVE,

How Long Has This Business Been Operating? NEW

Company History

Past Businesses

Have you been in the acupuncture/massage business before? NO (AIXIA 210 YEARS)

Location address? _____

How long? = 10 YRS

Do you own any other businesses? GOLDEN SPA (4 YEARS)

Location address? 17839 PACIFIC COAST HWY, LOMITA, CA

Record in Other Cities (If Applicable)

In what other cities is the company licensed?

LOMITA, CA

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

NO

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

NO

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

N/A



Business Inspection

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

- CR XC Minimum lighting shall be provided in accordance with the Uniform Building Code, and either natural light per CA Building Code (CBC) 1205.2 or artificial light per CBC 1205.3.
- LR XC A massage table will be used for all massage therapy with the exception of "Thai," "Shiatsu," and similar forms of therapy. Those may be provided on a padded mat on the floor provided the patron is fully attired in loose clothing or similar garment. Massage tables are required to be a minimum of 18 inches from the floor. **Beds, floor mattresses and waterbeds are not permitted on the premises of the business or establishment (35.14.080 (d)).**
- LR XC All exit doors will be kept unlocked during business hours.

2R

XC 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 XC 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 XC 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 XC 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 XC 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 XC 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 XC **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?

_____ xc

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

_____ xc

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

_____ xc



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]

8/9/22

Date

License(s) or Designated Representative

[Redacted License/Designated Representative]

Date

8-9-22

LICENSE REVIEW BOARD MEETING
AUGUST 18, 2022

ITEM NO. 7C – SUN DAY SPA

BACKGROUND

Timothy Apodaca owner of Sun Day Spa has made an application for approval of a business license to allow the operation of a massage establishment. The business is located at 3443 Torrance Boulevard 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

The License Division recommends approval of the business license.

- Attachment A: Business License Application
- Attachment B: Form 100E and CMTC's Certificate Query System
- 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	<input checked="" 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 Sun Day SPA	CORPORATE NAME (LEGAL ENTITY NAME IF DIFFERENT FROM BUSINESS NAME OR DBA)
--	---

1. BUSINESS LOCATION (*physical business address - see note below) 3443 Torrance Blvd	Suite#	City Torrance	State CA	ZIP 90503
---	--------	-------------------------	--------------------	---------------------

2. MAILING ADDRESS OR PO/PMB BOX (required) 3443 Torrance Blvd	Suite#	City Torrance	State CA	ZIP 90503
--	--------	-------------------------	--------------------	---------------------

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):
4850 MASSAGE ESTABLISHMENT

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

TECHNOLOGY BUSINESS (select one): 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: Tim Apodaca	CONTACT TITLE: owner	CONTACT PHONE #: [REDACTED]	BUSINESS PHONE#: 424 257 8252	CI: [REDACTED]
-------------------------------------	--------------------------------	--------------------------------	---	-------------------

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

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

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

NAMES OF OWNER, PARTNERS, OR PRINCIPAL OFFICERS: Timothy A Apodaca	TITLE: owner	NAMES OF OWNER, PARTNERS OR PRINCIPAL OFFICERS:	TITLE:
--	------------------------	---	--------

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

SIGNATURE: [REDACTED]	DATE: 5-31-22
--------------------------	-------------------------

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 # [REDACTED]	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/ims/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

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

SHEET METAL WORKERS Union local 105 (27 years) 2120 Auto Center Dr., Glendora 91740

UNIVERSITY MECHANICAL 2200 S. Dupont Drive Anaheim, CA 92807

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

MARC B. WYDER

Kenneth Woods

ALPING CHEN

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

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

SIGNATURE OF APPLICANT

DESCRIPTION OF APPLICANT

FOR OFFICIAL USE ONLY

APPROVED BY:

CHIEF OF POLICE

DATE

LICEN

DATE

DISAPPROVED BY:

CHIEF OF POLICE

DATE

LICENSE REVIEW BOARD

DATE



Search Again

Scroll down as needed.

Search



Please note: If an individual's status is showing as "suspended" or "revoked," then the date listed under the "expires" column is actually the date of suspension or revocation.

Name	Cert #	Certificate Type	Expires	City	Status
Yanhua Gao	16736	Certified Massage Therapist	11/29/2022		Active

Disclaimer

Please note that California Massage Therapy Council ("CAMTC") certificate holders may have the same or similar names and may also reside in the same city, so please be sure to use a full CAMTC certificate number when conducting a search to ensure that the information you are viewing is for the same person you are looking for.

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

California Massage Therapy Council's mission is to protect the public by certifying massage professionals in California that meet the requirements in the law and approving massage programs that meet the minimum standards for training and curriculum.

[Terms of Use \(/media/1447/website-terms-of-use-for-camtc-may-2018.pdf\)](/media/1447/website-terms-of-use-for-camtc-may-2018.pdf) |
[Privacy Policy \(/media/1448/website-privacy-policy-for-camtc-may-2018.pdf\)](/media/1448/website-privacy-policy-for-camtc-may-2018.pdf) |
[Sitemap \(/sitemap/\)](/sitemap/)

All information provided by CAMTC on this web page, and on its other web pages and internet sites, is made available merely to provide immediate access for the convenience of interested persons. While CAMTC believes that the information listed here is reliable, human or mechanical error

Attachment C



June 3, 2022

To Whom It May Concern,


This letter is to confirm use of authorization for the space leased by the tenant "Sun Day Spa" located at 3443 Torrance Blvd. Torrance CA 90503, to solely be used for spa and legal massage purposes only.

If you have any questions, please call 213-226-8700.

Sincerely,

San Pasqual Fiduciary Trust Company Trustee of The CN Cake Trust

By: Total Commercial Real Estate, Inc.
It's Authorized Representative



Santiago Sciupac
It's Authorized Representative

2502 Artesia Bl. Redondo Beach, CA. 90278
(213)226-8700

ASSIGNMENT AND ASSUMPTION OF LEASE

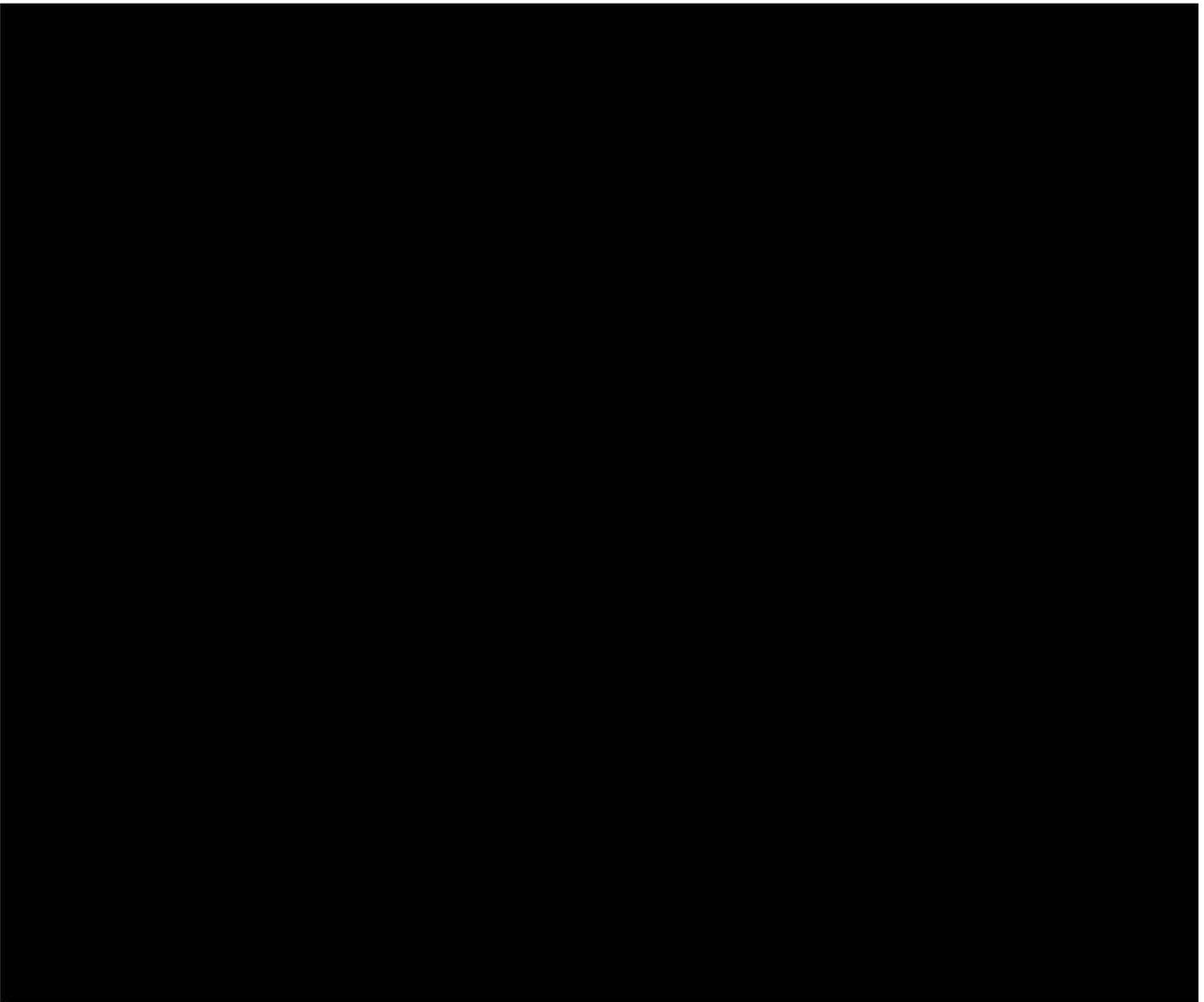
This Assignment and Assumption of Lease (hereafter "Assignment") is made as of April 15, 2022 by and between Qiuyuan Wang (collectively "Assignor" and/or "Tenant") and Timothy A. Apodaca and Aiping Chen ("Assignee") with respect to that certain real property located at the commonly known street address of 3443 Torrance Blvd. Torrance, CA 90503 ("Premises") and other matters contained herein.

RECITALS


Whereas, in that certain Lease dated as of December 1, 2019 "Tenant" is defined as Qiuyuan Wang dba Sun Day Spa, and San Pasqual Fiduciary Trust Company, Trustee of the CN Cake Trust FBO Dorothy Cake on behalf of all Co-Tenants of the Property, is defined as "Landlord" and

Whereas, Assignor desires to transfer its business and the Lease and all rights, entitlements and leases thereto to Assignee and Assignee desires and intends to assume all of Assignor's rights, entitlements and leases; and

Whereas, Qiuyuan Wang ("Assignor") desire, agree and intend to remain "Guarantor" pursuant to paragraph 22 of said Lease.



“Assignor” / “Tenant”: Qiuyuan Wang



ASSUMPTION OF LEASE BY ASSIGNEE

Subject to the terms and conditions herein, in consideration of this assignment by Assignor, and upon obtaining written consent of the Landlord thereto, Timothy A. Apodaca and Aiping Chen, Assignee, does hereby assume and agree to be bound by all the terms and conditions of this Assignment, the Lease, Exhibits, and Addenda, if any, to perform and to pay the rental therein provided, and to stand in the stead of Assignor as “Tenant” under said Lease and in all other respects under the Lease. Assignee understands and agrees that any and all of Assignor’s rights, liabilities, duties, responsibilities and obligations to Landlord under the Lease (**except for Assignor’s Guaranty of Lease**) are hereby forever terminated and of no further force or effect and Assignee hereby knowingly accepts and assumes any and all of Assignor’s rights, liabilities, duties and obligations to Landlord pursuant to said Lease.

“Assignee”: Timothy A. Apodaca, and Aiping Chen



ASSIGNOR AND ASSIGNEE’S AGREEMENT TO OBLIGATIONS TO LANDLORD; LANDLORD’S CONSENT TO ASSIGNMENT; GRANT OF OPTION TO EXTEND LEASE TERM

In reliance on the representations and warranties contained in the Assignment of Lease dated April 15, 2022, and the Assumption of Lease by Assignee, and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord hereby consents to the assignment of the Lease by Assignor (“Landlord’s Consent”) and the assumption of the Lease by Assignee, only upon the following terms and conditions:

1. Subject to Assignor’s continuing obligations pursuant to Lease, “Guaranty of Lease”, Assignor agrees to relinquish any and all rights, duties and obligations, under the Lease no matter their form or content to Assignee.
2. Subject to Assignor’s continuing obligations pursuant to Lease, “Guaranty of Lease”, Assignee agrees to assume all such Assignor’s rights, duties and obligations, no matter their form, and

Agreed and accepted without modification and/or offset of any kind:

“Assignor” / “Tenant”: Qiyuan Wang

By:

“Assignee”: Timothy A. Apodaca, and Aiping Chen

By:

By:

“Landlord”: San Pasqual Fiduciary Trust Company, Trustee of the CN Cake Trust FBO Dorothy
Cake on behalf of all Co-Tenants of the Property

By: Total Commercial Real Estate, Inc.

Landlord's Authorized Representative

By:

Michael Florina

It's Authorized Representative



Torrance Police Department Intelligence Detail
License Review Interview Summary

Detective Lucas Ryono [REDACTED]

To:
Suzanne Bittner
License Supervisor

Date: August 10, 2022

From:
Detective Lucas Ryono
Intelligence Section

Subject:
"Sun Day Spa"
3443 Torrance Blvd, Torrance, CA 90503
(424) 257-8252

License Review Board Hearing – August 18, 2022

Licensees Interviewed:
Tim Apodaca (Owner)
[REDACTED]

On 09 AUG 22, I interviewed Mr. Tim Apodaca regarding his application for a business license for "Sun Day Spa," located at 3443 Torrance Blvd, Torrance, CA.

Mr. Apodaca will be taking over ownership of a pre-existing business at the location. Sun Day Spa has been operating at the location for approximately 10 years.

Mr. Apodaca will be the sole owner at the location. He currently has one employed masseuse who will be managing and operating the business. Mr. Apodaca is recently retired from a career in construction and purchased the business for supplemental income. Mr. Apodaca does not have prior experience in the massage industry.

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

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. Apodaca 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 him which he signed indicating that he understood the laws regulating this

occupation. Apodaca 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

Interpreter _____ Language _____



General Information

Business Name SUN DAY SPA Phone [REDACTED]

Licensee(s) TIMOTHY APGOACA

Who are the sole owners? SEE ABOVE

Is the business incorporated? NO

Are there other officers/owners in the company? _____

Business Address 3443 TORRANCE BLVD

How Long Has This Business Been Operating? 10 YRS
 (PURCHASED MAY 2002)



Company History

Past Businesses

Have you been in the acupuncture/massage business before? NO

Location address? N/A

How long? N/A

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

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 NA

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 NA

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

NA

All exit doors will be kept unlocked during business hours.

LR
DA

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 DA

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 DA

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 DA

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 DA

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 DA

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 DA

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?

NA

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

NA

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

NA



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]

8/9/22
Date

[Redacted Signature]

8-9-22

Date