

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

Direct questions or concerns to Suzanne Bittner at (310) 618-5923 or individual department head prior to submission to the Board. Parties will be notified if the complaint 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, NOVEMBER 2, 2023  
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 – Chair Botiller \_\_\_\_, Chun \_\_\_\_, Rumery \_\_\_\_  
Alternate License Review Board Members – Day \_\_\_\_, Harris \_\_\_\_

**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 Friday October 27, 2023.

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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS.**

**5. ORAL COMMUNICATIONS (Limited to a 15 minute period)**

*This portion of the meeting is reserved for public comment on items not on the agenda under the subject matter of the License Review Board. Under the Ralph M. Brown Act, Board Members cannot act on items raised during public comment but may respond briefly to statements made or questions posed; request clarification; or refer the item to staff. Speakers under this Public Comment period will have no longer than 1 minute per speaker. Please step up to the podium and speak clearly into the microphone.*

**6. Consent Calendar**

*Matters listed under the Consent Calendar are considered routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, that item will be removed by a Board Member from the Consent Calendar and considered separately.*

**6A. APPROVAL OF MINUTES –**

**7. ADMINISTRATIVE MATTERS**

**7A. COZY MESSAGE SPA**, application for a business license to allow the operation of a massage establishment.

**7B. THE MESSAGE**, application for a business license to allow the operation of a massage establishment.

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

**8. BOARD ORAL COMMUNICATIONS**

**9. ADJOURNMENT**

**10A.** Adjournment of License Review Board Meeting to Thursday November 16, 2023, at 10:00 a.m in the West Annex Commission Room at 3031 Torrance Boulevard.

LICENSE REVIEW BOARD MEETING  
November 2, 2023

ITEM NO. 7A – COZY MASSAGE SPA

BACKGROUND

Liyan Cui the owner of Cozy Massage Spa has made an application for approval of a business license to allow the operation of a massage establishment. The business is located at 3025 Artesia Boulevard, Suite 105 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 Certificate
- Attachment C: Notarized Statement from Landlord
- 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  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: Cozy Massage Spa CORPORATE NAME (LEGAL ENTITY NAME IF DIFFERENT FROM BUSINESS NAME OR DBA):

1. BUSINESS LOCATION (physical business address - see note below) Suite# #105 City Torrance State CA ZIP 90504

2. MAILING ADDRESS OR PO/PMB BOX (required) Suite# #105 City Torrance State CA ZIP 90504

3. IS THE BUSINESS LOCATED AT A RESIDENTIAL ADDRESS (\*select one)? YES  NO  HOME OCCUPATION PERMIT# [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) 7299028 STATE WASTE DISCHARGER IDENTIFICATION NUMBER (WDID#) (if applicable - see note below) N/A

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 Wei Song CONTACT TITLE Friend BUSINESS PHONE# [REDACTED] CELL PHONE# [REDACTED]

DRIVERS LICENSE OR OTHER COVENANT SOCIAL SECURITY # [REDACTED] COMMERCIAL OFFICE SQUAD # [REDACTED] # OF PEOPLE WORKING IN TORRANCE 1 # OF UNITS (apartments, hotels, mobile homes, etc.) 1

FEDERAL TAX ID# (EIN) [REDACTED] STATE TAX ID# (SEIN) [REDACTED] STATE CONTRACTORS LICENSE # [REDACTED] STATE SELLERS PERMIT# [REDACTED]

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

NAMES OF OWNER, PARTNERS, OR PRINCIPAL OFFICERS: Liyan Cui TITLE owner

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, and correct.

DATE 9-19-2023

STATE FEE [REDACTED] OTHER PERSON FEE [REDACTED] REGISTRATION FEE [REDACTED]

OTHER FEES: [REDACTED] PENALTY FEE [REDACTED] TOTAL AMOUNT [REDACTED] BUSINESS LICENSE [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 #3 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:

N/A

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

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)

NONE

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

[Redacted Signature]

GRANTED BY APPLICANT

[Redacted Signature]

[Redacted Signature]

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

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

**Liyan Cui**

*the designation of*

## CERTIFIED MASSAGE THERAPIST

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

*Given at Sacramento, California, Friday, September 24, 2021.*



A handwritten signature in black ink that reads "Jeffrey Forman".

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

**CERTIFICATE # 82799  
EXPIRES: 12/11/2023**

Attachment C

**KGRE, LLC**  
2444 Wilshire Blvd Suite 516  
Santa Monica, CA 90403  
(818) 403-0006  
kgrellc@gmail.com

September 14, 2023

Business Tax Department  
City of Torrance  
3031 Torrance Blvd.  
Torrance, CA 90503

Re: Acknowledgment of Business Use

Tenant name: Liyan Cui  
Address: 3025 Artesia Blvd, # 105 Torrance, CA 90503

Dear Sirs,

Please be advised that KGRE, LLC Landlord of above referenced address, hereby undersigned, acknowledges that this tenant is opening a foot and body massage store at this location and executed a new lease agreement.

**Thank You**



Garbis Kassabian  
KGRE, LLC

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

State of California, County of LOS ANGELES  
Subscribed and sworn to (or affirmed) before me  
on this 14<sup>th</sup> day of September, 2023,  
by GARBIS KASSABIAN,  
proved to me on the basis of satisfactory evidence



DAVID HYUN KIM  
COMM. #2308639  
Notary Public - California  
Los Angeles County  
My Comm. Expires Nov. 9, 2023





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

To:  
**Suzanne Bittner**  
License Supervisor

Date: October 23, 2023

From:  
**Detective Lucas Ryono**  
Intelligence Section

Subject:  
**"Cozy Massage Spa"**  
3025 W. Artesia Blvd, #105, Torrance, CA 90504  
[REDACTED]

License Review Board Hearing – November 2, 2023

Licensees Interviewed:  
**Cui, Liyan (Owner) /**  
[REDACTED]

On 23 OCT 23, I interviewed Ms. Cui regarding her application for a business license for "Cozy Massage Spa," located at 3025 W. Artesia Blvd; #105, Torrance, CA 90504.

Ms. Cui primarily speaks Mandarin. She was assisted in our interview by translator, Vicky Li ([REDACTED])

Ms. Cui will be opening a new massage business at the location. The Cozy Massage Spa will offer massage for walk-in clients and by appointment.

Ms. Cui will be managing the business as well as providing massage. She will initially be the only masseuse but will hire more as the business grows. Ms. Cui is a licensed masseuse (#82799 / Exp. 12-11-23). Ms. Cui has worked in the massage industry for approximately 4 years. Most recently she worked at Relax Island in Woodland Hills (22941 Ventura Blvd, #J).

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. Cui 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. Cui was advised to strictly adhere to record keeping, hours of operation, and proper storage of clean and used linens, as well as all the other rules and regulations that apply to the massage business.



**Detective Lucas Ryono**  
Intelligence Section



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

Interpreter LI, VICKY WEIZHER Language MANDARIN



**General Information**

Business Name COZY MASSAGE SPA Phone

Licensee(s) CUI, LIYAN

Who are the sole owners? YES, licensed

Is the business incorporated? NO

Are there other officers/owners in the company? NO

Business Address 3025 W. Artesia Blvd, Torrance, CA

How Long Has This Business Been Operating? new



**Company History**

**Past Businesses**

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

Location address? Relax Island 22941 Ventura Woodland Hills, CA Div 57J 4 yrs  
6 months (circled) (total)

How long?

Do you own any other businesses? NO

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

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

In what other cities is the company licensed?

*no*

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?

*M/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:**

*LC* 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.

*LC* 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)).**

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

LR LC

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 LC

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 LC

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 LC

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 LC

**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 LC

**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 LC

**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?**      LR      LC

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

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



## 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]

10/23/2023

Date

[Redacted Signature]

10-23-23

Date



LICENSE REVIEW BOARD MEETING  
November 2, 2023

ITEM NO. 7B – THE MASSAGE

BACKGROUND

Sukanda Kumthong the owner of The Massage has made an application for approval of a business license to allow the operation of a massage establishment. The business is located at 22926 Hawthorne 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 Massage Therapist Certificate
- Attachment C: Notarized Statement from Landlord
- 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 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>THE MESSAGE</b>	CORPORATE NAME (LEGAL ENTITY NAME IF DIFFERENT FROM BUSINESS NAME OR DBA)
--	---

1. BUSINESS LOCATION (*physical business address - see note below) <b>22926 HAWTHORNE BLVD</b>	Suite#	City <b>TORRANCE</b>	State <b>CA</b>	ZIP <b>90505</b>
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2. MAILING ADDRESS OR PO/PMB BOX (required)	Suite#	City	State	ZIP
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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]
---	--

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): <b>7299</b>	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: <b>SUKANDA KUMTHONG</b>	CONTACT TITLE: <b>OWNER</b>	CONTACT PHONE #: [REDACTED]	BUSINESS PHONE#	CELL PHONE#
--	--------------------------------	--------------------------------	-----------------	-------------

# OF PEOPLE WORKING IN TORRANCE: <b>2</b>	# OF UNITS (apartments/hotels/mobile homes/vehicles):
--	---

STATE TAX ID# (SEIN):	STATE CONTRACTORS LICENSE #:	STATE SELLERS PERMIT#:
-----------------------	------------------------------	------------------------

(check applicable box) CORPORATION  LLC  PARTNERSHIP  SOLE OWNERSHIP

NAMES OF OWNER, PARTNERS, OR PRINCIPAL OFFICERS <b>SUKANDA KUMTHONG</b>	TITLE: <b>OWNER</b>	NAMES OF OWNER, PARTNERS OR PRINCIPAL OFFICERS	TITLE:
--	------------------------	--	--------

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

DATE: **9/19/23**

PART II. FOR OFFICIAL USE ONLY

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

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

Redondo Beach Thai spa, 284 S Pacific Coast Hwy #105  
Redondo Beach CA 90277  
Narai Thai Cuisine, 7611 Firestone Blvd, Downey CA 90241

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

JULARAT SJLA [REDACTED]  
NETTAYA SONGBUNPOT [REDACTED]  
THANACHOT SAPTHAWEE THETIPORN [REDACTED]

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)

[Empty lines for listing convictions]

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

[Empty lines for letter authorization]

SIGNATURE OF [REDACTED]

[REDACTED]

OFFICIAL USE ONLY

APPROVED BY:  
CHIEF OF POLICE DATE LICENSE REV

DISAPPROVED BY:  
CHIEF OF POLICE DATE LICENSE REV

[REDACTED]



# CALIFORNIA MASSAGE THERAPY COUNCIL

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

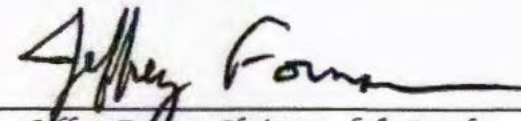
**Jularat Sila**

*the designation of*

## CERTIFIED MASSAGE THERAPIST

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

*Given at Sacramento, California, Monday, September 26, 2022.*



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

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

**CERTIFICATE # 17383**

**EXPIRES: 12/14/2024**

The validity and authenticity of this certificate may be verified online  
by entering the name and certificate number at: [www.camtc.org](http://www.camtc.org)



**JM COMMERCIAL PROPERTIES**  
2203 West 190<sup>th</sup> Street  
Torrance, CA 90504  
BUS. (310) 767-5600  
FAX (310) 767-5601

August 31, 2023

**RE: New Tenant at 22926 Hawthorne Blvd. Torrance, CA 90505**

To whom it may concern,

Hi, I'm the owner of the property located at the 22926 Hawthorne Blvd. CA 90505 and this letter confirms that Jularat Sila & Sukanda Kumthong is our new tenant and their lease is in contract commencing from October 01, 2023 until December 31, 2028.

Should you have any question, please free to contact me at any time.

Thank you.

17152-17192 Daimler LLC

Name: [REDACTED]  
Signature: [REDACTED]  
Date: 9/1/2023

**SEE LOOSE  
CERTIFICATE  
ATTACHED**

# CALIFORNIA ALL - PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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

State of California }

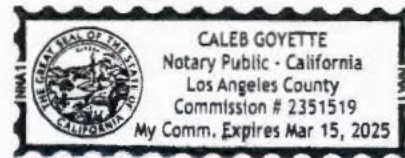
County of Los Angeles }

On 9.1.2023 before me, Caleb Goyette, Notary Public  
(Here insert name and title of the officer)

personally appeared Paul Moon,  
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



### ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

\_\_\_\_\_

(Title or description of attached document)

\_\_\_\_\_

(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

### CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer
- \_\_\_\_\_
- (Title)
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.





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

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To:  
**Suzanne Bittner**  
License Supervisor

Date: October 23, 2023

From:  
**Detective Lucas Ryono**  
Intelligence Section

Subject:  
**"The Massage" / The Massage LLC**  
22926 Hawthorne Blvd, Torrance, CA 90505

[REDACTED]

License Review Board Hearing – November 2, 2023

Licensees Interviewed:  
**Kumthong, Sukanda (Owner)** [REDACTED]

On 23 OCT 23, I interviewed Ms. Kumthong regarding her application for a business license for "The Massage," located at 22926 Hawthorne Blvd, Torrance, CA 90505.

Ms. Kumthong will be opening a new massage business at the location. The Massage will offer massage for walk-in clients and by appointment.

Ms. Kumthong will be managing the business as well as providing massage. She will have one additional licensed masseuse employee. Ms. Kumthong is a licensed masseuse (#77887 / Exp. 1-31-25). Ms. Kumthong has worked in the massage industry for approximately 7-8 years. Most recently she worked at the Redondo Beach Thai Spa (234 S. PCH, Redondo Beach). She also previously owned Sila Spa (3535 Torrance) from 2019-2021 before selling the business.

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

Ms. Kumthong 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. Kumthong was advised to strictly adhere to record keeping, hours of operation, and proper storage of clean and used linens, as well as all the other rules and regulations that apply to the massage business.



**Detective Lucas Ryono**  
Intelligence Section



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

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



**General Information**

Business Name The Massage Phone

Licensee(s) KUMTHONG, SUKANDA

Who are the sole owners? Licensee

Is the business incorporated? YES

Are there other officers/owners in the company? The Massage LLC  
Licensor only

Business Address 22926 Hawthorne Blvd

How Long Has This Business Been Operating? New



**Company History**

**Past Businesses**

Have you been in the acupuncture/massage business before? Yes  
2017

Location address? 234 S. PCH R.D. Marina del Rey 3535 Torrance (2 yrs sold in 2021)

How long? 6 yrs 7-8 yrs

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/iss~~ 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:**

- UK SK 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.
- UK SK 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)).**
- UK SK All exit doors will be kept unlocked during business hours.

SK  
CR 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.

SK  
CR 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.

SK  
CR 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.

SK  
CR 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.

SK  
CR **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)).**

SK  
CR **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.

SK  
CR **35.14.050 T.M.C. Hours of Operation.**

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



## Local Codes and State Laws

### Acupuncture Standards of Practice (State Requirements)

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

#### **1399.450. Condition of Office.**

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

#### **1399.451. Treatment Procedures.**

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

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

**1399.453. Record keeping.**

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

**1399.454. Single Use Needles.**

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

**1399.455. Advertising.**

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

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

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

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

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

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

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



## 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]

10/23/2023  
Date

\_\_\_\_\_  
License(s) or Designated Representative

\_\_\_\_\_  
Date

[Redacted Signature]

10-23-23