

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

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

Participate before the meeting by emailing Revenue@TorranceCA.Gov 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, DECEMBER 21, 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 – Chun ____, Day ____, Chair Rumery ____
Alternate License Review Board Members – Botiller ____, 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 Thursday December 14, 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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS.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 – Thursday October 19, 2023

6B. APPROVAL OF MINUTES – Thursday November 2, 2023

6C. APPROVAL OF MINUTES – Thursday November 16, 2023

7. ADMINISTRATIVE MATTERS

7A. BB1, LLC DBA BOARD AND BREW – DEL AMO, application for a business license to allow the operation of a restaurant serving alcohol.

7B. AKII MASSAGE 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 January 4, 2024, at 10:00 am in the West Annex Commission Room at 3031 Torrance Boulevard.

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

1. CALL TO ORDER

The Torrance License Review Board convened in a regular session at 10:01 a.m. on Thursday, October 19, 2023 in the West Annex meeting room at 3031 Torrance Boulevard.

2. ROLL CALL

Present: Chairman Jasun Botiller, General Services
Board Member Eddie Harris, Transit Department
Board Member Jordan Rumery, General Services

Also Present: Deputy City Attorney Brandon Gonzaque
License Supervisor Suzanne Bittner

3. REPORT OF STAFF ON THE POSTING OF THE AGENDA

MOTION: Member Rumery, seconded by Member Harris, moved to accept and file the report of the City Clerk on the posting of the agenda on Friday, October 13, 2023. A roll call vote reflected unanimous approval.

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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS

None.

5. ORAL COMMUNICATIONS

None.

6. CONSENT CALENDAR

6A. APPROVAL OF MINUTES- Thursday August 17, 2023

6B. APPROVAL OF MINUTES- Thursday September 7, 2023

6C. APPROVAL OF MINUTES- Thursday September 21, 2023

MOTION: Member Rumery moved to approve the minutes for the meetings held on August 17, 2023, September 7, 2023 and September 21, 2023, as submitted. The motion was seconded by Member Harris and the motion passed.

7. ADMINISTRATIVE MATTERS

7A. YOUNG & ED RESTAURANT INC., DBA HOKA HOKA EXPRESS

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

Mr. Edward Kim, owner of Young & Ed Restaurant Inc., dba Hoka Hoka Express confirmed his application for a business license to allow the operation of a restaurant serving alcohol, located at 3948 Sepulveda 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 questions from Chair Botiller, Mr. Kim confirmed that he had not yet received his final copies of the California Department of Alcohol Beverage Control license and his Los Angeles County Health Department permit and confirmed that he would send the final copies to the Finance Office when he had received them.

There was no public comment.

MOTION: Member Rummery moved to approve the application for a business license to allow the operation of a restaurant serving alcohol, to Young & Ed Restaurant Inc., dba Hoka Hoka Express, located at 3948 Sepulveda Boulevard Torrance, with the condition that the applicant provide the final copies of the California Department of Alcohol Beverage Control license and the Los Angeles County Health Department permit to the Finance Department. The motion was seconded by Member Harris and a roll call vote reflected unanimous approval.

7B. PRIME KINETIC SOLUTIONS LLC

Application for approval of a Business License to allow the operation of a retail store selling firearms.

Mr. David Killen, owner of Prime Kinetic Solutions LLC confirmed his application for a business license to allow the operation of a a retail store selling firearms, located at 22750 Hawthorne Boulevard, Suite 224 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 questions from Chair Botiller, Mr. Kim confirmed that he had no current plans to hire any employees, would not be selling used firearms and explained how he would handle the transfer of firearms between private parties.

There was no public comment.

MOTION: Member Rummery moved to approve the application for a business license to allow the operation of a retail store selling firearms to Prime Kinetic Solutions LLC, located at 22750 Hawthorne Boulevard, Suite 224 in Torrance. The motion was seconded by Member Harris and a roll call vote reflected unanimous approval.

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

None.

9. BOARD ORAL COMMUNICATIONS

None.

10. ADJOURNMENT

MOTION: At 10:09 a.m., Member Rummery moved to adjourn the meeting to Thursday, November 2, 2023 at 10:00 a.m. in the West Annex meeting room at 3031 Torrance Boulevard. The motion was seconded by Member Harris and a roll call vote reflected unanimous approval.

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

1. CALL TO ORDER

The Torrance License Review Board convened in a regular session at 10:00 a.m. on Thursday, November 2, 2023 in the West Annex meeting room at 3031 Torrance Boulevard.

2. ROLL CALL

Present: Chairman Jasun Botiller, General Services
Board Member Jin Chun, City Manager's Office
Board Member Jordan Rumery, General Services

Also Present: Deputy City Attorney Brandon Gonzaque
License Supervisor Suzanne Bittner

3. REPORT OF STAFF ON THE POSTING OF THE AGENDA

MOTION: Member Chun, seconded by Member Rumery, moved to accept and file the report of the City Clerk on the posting of the agenda on Friday, October 27, 2023. A roll call vote reflected unanimous approval.

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

None.

5. ORAL COMMUNICATIONS

None.

6. CONSENT CALENDAR

No business to discuss.

7. ADMINISTRATIVE MATTERS

7A. COZY MASSAGE SPA

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

Ms. Vicki Li translated into Mandarin for Ms. Liyan Cui, owner of Cozy Massage Spa. Ms Cui confirmed her application for a business license to allow the operation of a massage establishment, located at 3025 West Artesia Boulevard, #105 in Torrance, and verified that she had met with the Police Department and understood the rules and regulations pertaining to this type of business.

In response to a question from Member Rumery, Ms. Cui confirmed that she had changed the floor and painted the walls of the facility.

Responding to questions from Member Chun, Ms. Cui stated she had no employees currently and that she was aware that the door of the business needed to remain unlocked during normal business hours.

Ms. Cui stated that she had renewed her massage license. License Supervisor Suzanne Bittner confirmed that the license was current and noted that the Finance Department was able to verify licenses on line.

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

There was no public comment.

MOTION: Member Chun moved to approve the application for a business license to allow the operation of a massage establishment to Cozy Massage Spa, located at 3025 West Artesia Boulevard, #105 in Torrance. The motion was seconded by Member Rumery and a roll call vote reflected unanimous approval.

7B. THE MESSAGE

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

Ms. Sukanda Kumthong confirmed her application for a business license to allow the operation of a massage establishment, located at 22926 Hawthorne Boulevard in Torrance, and verified that she had met with the Police Department and understood the rules and regulations pertaining to this type of business.

In response to a question from Member Rumery, Ms. Kumthong confirmed that she had changed the carpet to flooring and painted the walls of the facility.

Responding to questions from Member Chun, Ms. Kumthong stated she had one employee and that she was aware that the door of the business needed to remain unlocked during normal business hours.

Ms. Kumthong confirmed that she was the sole owner of the business.

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

There was no public comment.

MOTION: Member Chun moved to approve the application for a business license to allow the operation of a massage establishment to The Massage, located at 22926 Hawthorne Boulevard in Torrance. The motion was seconded by Member Rumery and a roll call vote reflected unanimous approval.

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

None.

9. BOARD ORAL COMMUNICATIONS

Chair Botiller welcomed Eunique Day as an alternate member of the License Review Board.

10. ADJOURNMENT

10A. MOTION: At 10:15 a.m., Member Chun moved to adjourn the meeting to Thursday, November 16, 2023 at 10:00 a.m. in the West Annex meeting room at 3031 Torrance Boulevard. The motion was seconded by Member Rumery and a roll call vote reflected unanimous approval.

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

1. CALL TO ORDER

The Torrance License Review Board convened in a regular session at 10:00 a.m. on Thursday, November 16, 2023 in the West Annex meeting room at 3031 Torrance Boulevard.

2. ROLL CALL

Present: Chairman Jasun Bottiller, General Services

Board Member Jin Chun, City Manager's Office

Board Member Jordan Rumery, General Services

Also Present: Deputy City Attorney Brandon Gonzalez

License Supervisor Suzanne Bittner

3. REPORT OF STAFF ON THE POSTING OF THE AGENDA

MOTION: Member Rumery, seconded by Member Chun, moved to accept and file the report of the City Clerk on the posting of the agenda on November 9, 2023. A roll call vote reflected unanimous approval.

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

None.

5. ORAL COMMUNICATIONS

None.

6. CONSENT CALENDAR

No business to discuss.

7. ADMINISTRATIVE MATTERS

7A. ACTIVE GLOBAL PROTECTION INC

Application for approval of a Business License to allow the operation of a security guard service.

Mr. Hasib Pupal, CEO of Active Global Protection Inc., confirmed his application for a business license to allow the operation of a security guard service, located at 400 Crenshaw Boulevard Suite #109 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 Rumery, Mr. Pupal confirmed that his company would provide both armed and non-armed protection and that all of his staff had their Bureau of Security and Investigative Services (BSIS) guard permits.

There was no public comment.

MOTION: Member Chun moved to approve the application for a business license to allow the operation of a security guard service to Active Global Protection, located at 400 Crenshaw Boulevard Suite #109 in Torrance. The motion was seconded by Member Rumery and a roll call vote reflected unanimous approval.

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

None.

9. BOARD ORAL COMMUNICATIONS

None.

10. ADJOURNMENT

10A. MOTION: At 10:04 a.m., Member Chun moved to adjourn the meeting to Thursday, December 7, 2023 at 10:00 a.m. in the West Annex meeting room at 3031 Torrance Boulevard. The motion was seconded by Member Rumery and a roll call vote reflected unanimous approval.

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LICENSE REVIEW BOARD MEETING
DECEMBER 21, 2023

ITEM NO 7A – BB1, LLC, DBA BOARD AND BREW - DEL AMO

BACKGROUND

Randy Combs, an owner of BB1, LLC dba Board and Brew – Del Amo, has made an application for approval of a business license to allow the operation of a restaurant serving alcohol. The business is located at 21211 Hawthorne Boulevard, Suite A 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 final California Department of Alcohol Beverage Control with the conditions set forth by that agency.

Approval is conditional on applicant providing a copy of their LA County Health Department Permit or the Health Departments approval to open and operate.

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 [checked] CHANGE OF OWNERSHIP (greater than 50%) []
CHANGE OF BUSINESS LOCATION [] CHANGE OF NAME (Only) []

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

BUSINESS NAME OR DBA: Board and Brew - Del Amo
CORPORATE NAME (LEGAL ENTITY NAME IF DIFFERENT FROM BUSINESS NAME OR DBA): BB1, LLC

1. BUSINESS LOCATION (physical business address - see note below)
21211 Hawthorne Blvd Unit A Torrance, CA 90503

2. IS THE BUSINESS LOCATED AT A RESIDENTIAL ADDRESS (select one)? YES [] NO [checked] HOME OCCUPATION PERMIT#: [redacted]

NATURE OF BUSINESS (description of business activity in detail):
Fast Casual Restaurant - serving Beer & Wine (operating hours 10am - 9pm)

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):

TECHNOLOGY BUSINESS (select one): YES [] NO [checked]

RETAIL BUSINESS - WILL YOU BE SELLING CBD PRODUCTS? (select one): YES [] NO [checked]

CONTACT NAME: Randy Combs
CONTACT TITLE: Owner
BUSINESS PHONE#: [redacted]

DRIVERS LICENSE OR OTHER GOVERNMENT: [redacted]
SOCIAL SECURITY# (optional): [redacted]
COMMERCIAL OFFICE SQFT: 2400
OF PEOPLE WORKING IN TORRANCE: [redacted]
OF UNITS (apartments/hotels/mobile homes/vehicles): [redacted]

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

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

NAMES OF OWNER, PARTNERS, OR PRINCIPAL OFFICERS:
Randy Combs Co-Owner
Chad Eberhardt Co-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. I declare under penalty of perjury that the foregoing is true and correct.

SIGNATURE: [redacted] DATE: 9/25/23

PART II. FOR OFFICIAL USE ONLY

BASIC FEE: [] PROCESSING FEE: [] STATE FEE: [] PER PERSON FEE: [] PER UNIT FEE: []

OTHER FEES: [] PENALTY FEE: [] TOTAL AMOUNT: [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 IT, 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/fims/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: Wednesday, December 13, 2023

LICENSE INFORMATION

License Number: 649901 **Primary Owner:** BB1 LLC **Office of Application:**

03 - LB/LAKEWOOD

BUSINESS NAME

BOARD & BREW - SPECIALTY SANDWICHES

BUSINESS ADDRESS

21211 HAWTHORNE BLVD UNIT A, TORRANCE, CA, 90503

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

LICENSEE INFORMATION

Licensee: BB1 LLC

Company Information

OFFICER: COMBS, CHRISTOPHER RANDOLPH (MANAGING MEMBER)

OFFICER: EBERHARDT, CHAD ANTHONY (MANAGING MEMBER)

MEMBER: COMBS, CHRISTOPHER RANDOLPH

MEMBER: EBERHARDT, CHAD ANTHONY

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:** 07-JUL-2023 **Term:** 12 Month(s)

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

OPERATING RESTRICTIONS:

No Operating Restrictions found

DISCIPLINARY ACTION:

No Active Disciplinary Action found

DISCIPLINARY HISTORY:

No Disciplinary History found.

HOLDS:

Hold Type: UNDER CONSTRUCTION (SECT. 24044) **Hold Date:** 25-OCT-2023

ESCROWS:

No Escrow found

Attachment C



Torrance Police Department Intelligence Detail

License Review Interview Summary

Detective Lucas Ryono [REDACTED]

To:

Suzanne Bittner
License Supervisor

Date: 11-30-23

From:

Detective Lucas Ryono
Intelligence Section

Subject:

Board and Brew – Del Amo, “BB1, LLC.”
21211 Hawthorne Blvd. #A, Torrance, CA 90503 [REDACTED]

License Review Board Hearing – December 21, 2023

Licensee:

Christopher Randall “Randy” Combs (owner) [REDACTED]

On 30 NOV 23, I interviewed Mr. Christopher “Randy” Combs regarding the application for a business license for Board and Brew, located at 21211 Hawthorne Blvd.; #A, in the City of Torrance.

Mr. Combs will be opening a new restaurant at the location. The restaurant will feature deli-style sandwiches with beer and wine options. Mr. Combs has worked in alcohol sales via the restaurant industry for approximately 20 years. He currently owns and operates a Chronic Tacos restaurant in Irvine, CA.

Mr. Combs is applying for a Type 41, “On-Sale Beer and Wine-Eating Place” license.

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



General Information

Business Name CUMBS, CHRISTOPHER "RANDY" Phone [REDACTED]

Licensees BOARD AND BREW (BB), LLC

Who are the sole owners? RANDY CUMBS + CHAD EBERHARDT
 Is the business incorporated? YES
 Is this reflected in the ABC License? YES
 Are there other officers in the company? N/A

Address 21211 Hawthorne Blvd #A, TORRANCE, CA 90503

Do you have prior experience working in alcohol sales? YES
 Where? Chronic Tacos, 5365 Alton Parkway, Irvine, CA
 How Many Years? 20 years

Type of License 41 - on-site beer/wine

Do you own any other businesses? Chronic Tacos (Irvine, CA)
Commercial Real Estate Broker



Important Training Areas

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

LR (RS)

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

Methods of alteration.

Tricks used by minors.

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

Spotters

It is important to establish a policy.

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

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

LR

Criminal citations or arrest, fines

ABC administrative hearings and fines

Civil suits

Loss of business license

Moral issues

3. LEAD Seminar Training

LR

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

These are hosted by ABC – Call the Lakewood office.

8 Hour course

You should attend with your key employees.

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

LR

45.4.9 TMC - Requires posting sign

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

45.4.8 TMC - No drinking in parking lot

You get a copy of this city ordinance today.

5. Emergency and routine response by Patrol units.

LR

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

The 911 line is used for emergencies.

6. Crime prevention and protection

LR

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

Employee problems

City ordinances

7. Explanation of EASY, DECOY and STAKE programs.

LR

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

8. Explanation of Intelligence function.

LR (R) _____

"Eyes and ears in the community"

9. Escort ordinances and hostess bars.

LR (R) _____

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

10. Prostitution and gambling are illegal.

LR (R) _____

11. Age of employees and rules of service.

LR (R) _____

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

12. Sale of tobacco to juveniles

LR (R) _____

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

13. Adult Entertainment

LR (R) _____

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

14. Understanding and Posting of Licenses

LR

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

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

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



Training Confirmation

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

[Redacted Signature]

11/30/23
Date

Licensee or Designated Representative

Date

[Redacted Signature]

11-30-23

LICENSE REVIEW BOARD MEETING
DECEMBER 21, 2023

ITEM NO. 7B – AKII MASSAGE SPA

BACKGROUND

Gingyan Cai the owner of AKII 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 1877 Carson Street, 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 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 AKIL Massage SPA	CORPORATE NAME (LEGAL ENTITY NAME IF DIFFERENT FROM BUSINESS NAME OR DBA)
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1. BUSINESS LOCATION (*physical business address - see note below) 1877 W Carson Street	Suite#	City Torrance	State CA	ZIP 90501
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2. MAILING ADDRESS OR PO/PMB BOX (required) 1877 W Carson Street	Suite#	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#:	EMAIL ADDRESS: [REDACTED]
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NATURE OF BUSINESS (description of business activity in detail):
Massage parlor

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
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TECHNOLOGY BUSINESS (select one): YES <input type="radio"/> NO <input checked="" type="radio"/>	Definition: A business entity utilizing scientific equipment and engineering techniques, microelectronics, data processing, genetic engineering, or telecommunications.
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RETAIL BUSINESS - WILL YOU BE SELLING CBD PRODUCTS? (select one): YES <input type="radio"/> NO <input checked="" type="radio"/>	Definition: CBD is the cannabidiol compound derived from industrial hemp, cannabis or otherwise.
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CONTACT NAME: Qingyan Cai	CONTACT TITLE: owner	BUSINESS PHONE#:	CELL PHONE#:
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# OF PEOPLE WORKING IN TORRANCE: 1	# OF UNITS (apartments/hotels/mobile homes/vehicles): 1
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FEDERAL TAX ID# (EIN):	STATE TAX ID# (SEIN):	STATE CONTRACTORS LICENSE #:	STATE SELLERS PERMIT#:
------------------------	-----------------------	------------------------------	------------------------

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

NAMES OF OWNER, PARTNERS, OR PRINCIPAL OFFICERS: Qingyan Cai	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.

DATE: 10/31/23

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

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

Telephone:
618-5828

CITY OF TORRANCE
REVENUE DIVISION

3031 Torrance Boulevard --
Torrance, CA 90503

APPLICATION FOR 1877 W carson stree, torrance

Torrance Municipal Code Section: _____

10/31 2023

NAME OF APPLICANT Gingyan cai
PLEASE PRINT



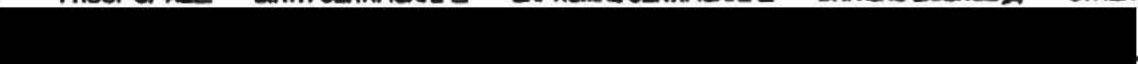
TYPE OF BUSINESS Massage

FIRM NAME _____

ADDRESS 1877 W carson stree PHONE _____

CITY Torrance STATE ca 90501

PROOF OF AGE: BIRTH CERTIFICATE BAPTISMAL CERTIFICATE DRIVERS LICENSE OTHER



FOR OFFICIAL USE ONLY
NAME

FOR OFFICIAL USE ONLY

DATE	RECEIPT NO.	AMOUNT	ID CARD	LICENSE NO.	DATE ISSUED

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:

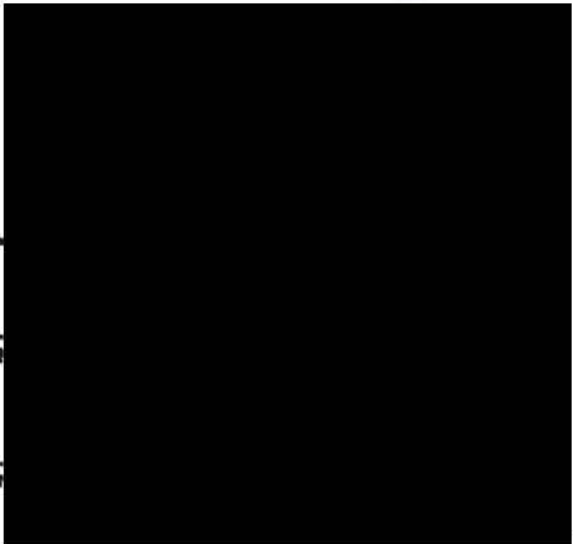
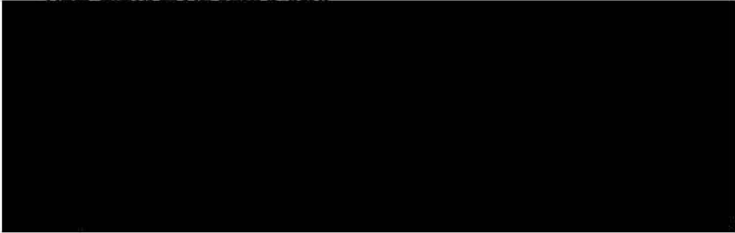
ANY CONVICTIONS FOR VIOLATION OF ANY LAW, OTHER THAN TRAFFIC LAWS MUST BE LISTED:

None

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



DESCRIPTION OF APPLICANT



FOR OFFICIAL USE ONLY

APPROVED BY:

CHIEF OF POLICE

DATE

LICEN

DISAPPROVED BY:

CHIEF OF POLICE

DATE

LICEN

CALIFORNIA MASSAGE THERAPY COUNCIL

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

Qingyan Cai

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, Qingyan Cai 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, June 05, 2020.



A handwritten signature in black ink, appearing to read "Jeffrey Forman", written over a horizontal line.

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

**CERTIFICATE # 83984
EXPIRES: 3/24/2022**

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



NorthOak

November 10, 2023

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

Re: Owner's Acknowledgment and verification of Information
Qingyan Cai and Wenyang Duan
1877 W. Carson St.
Torrance, Ca

Dear City Clerk,

Please be advised that North Oak Real Estate has been retained by West Cabrillo Fund, LLC to manage the above-mentioned location. As an agent of the Landlord we acknowledge Qingyan Cai and Wenyang Duan their request to obtain their business license for their Foot and Body massage store located at 1877 W Carson St. Torrance, Ca.

Please feel free to contact our office should you have any questions.

Sincerely,



Joe Rodstein

North Oak Property Management
commercial@northoak.com



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.

* OWNER'S ACKNOWLEDGMENT

State of California
County of Los Angeles

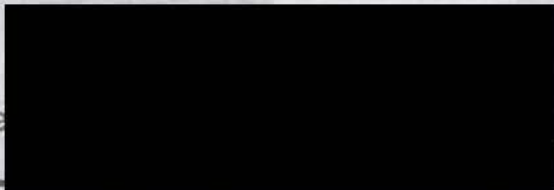
On 11/16/23 before me, Jesse Wang, Notary
(insert name and title of the officer)

personally appeared JOEL RODSTEIN,
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



(Seal)





Torrance Police Department Intelligence Detail

License Review Interview Summary

Detective Lucas Ryono, [REDACTED]

To:

Suzanne Bittner
License Supervisor

Date: November 30, 2023

From:

Detective Lucas Ryono
Intelligence Section

Subject:

"Akii Massage Spa"
1877 W. Carson St., Torrance, CA 90501
[REDACTED]

License Review Board Hearing – December 21, 2023

Licensees Interviewed:

Cai, Qingyan (Owner) / [REDACTED]
(213) 296-7729

On 30 NOV 23, I interviewed Ms. Qingyan Cai regarding her application for a business license for "Akii Massage Spa," located at 1877 W. Carson St, Torrance, CA 90501.

Ms. Cai will be taking over ownership of Akii Massage Spa from the prior owner. Akii Massage Spa will offer massage for walk-in clients and by appointment.

Ms. Cai will be managing the business as well as being the sole masseuse. Ms. Cai is a licensed masseuse (#83984 / Exp. 03/24/24). Ms. Cai has worked in the massage industry for approximately 3 years. She currently owns and operates Pico Thai Massage (10887 W. Pico Blvd, Los Angeles, CA). She also previously worked in acupuncture.

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. Cai 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. Cai 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 AKII Massage Spa Phone [REDACTED]

Licensee(s) CAI, Qingyan [REDACTED]

Who are the sole owners? CAI

Is the business incorporated? no

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

Business Address 1877 W. Carson St, Torrance, CA 90501

How Long Has This Business Been Operating? 4 Years



Company History

Past Businesses

Have you been in the acupuncture/massage business before? 3 YEARS

Location address? see below

How long? owned other business for 6 months

Do you own any other businesses? Pico Thai Massage

Location address? 10887 W. Pico Blvd, Los Angeles, CA

Record in Other Cities (If Applicable)

In what other cities is the company licensed?

Los Angeles

Has the company had problems/issues in any of these cities? What problems/issues? How were the problems/issues resolved? no

Have you ever had your business license revoked or suspended? For what reason(s)? no

Have you responded to all open complaints (Better Business Bureau or Department of Consumer Affairs) in any other business you have owned? How were the complaints resolved? no



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:

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

LR

OC 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

OC 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

OC 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

OC 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

OC **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

OC **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

OC **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 Oc

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

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



Information Confirmation

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

[Redacted]

Licensee(s)

11/30/2023

Date

[Redacted]

11-30-23

Date