

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, JANUARY 18, 2024
REGULAR MEETING**

10:00 AM IN WEST ANNEX COMMISSION ROOM AT 3031 TORRANCE BOULEVARD

1. CALL TO ORDER

2. ROLL CALL

License Review Board Members – Chun ____, Chair Rumery ____

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 January 11, 2024.

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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS.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. SLATER TORRANCE, LLC, DBA SLATER'S 50/50, application for a business license to allow the operation of a restaurant serving alcohol.

7B. XH MASSAGE, application for a business license to all 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 February 1, 2024, at 10:00 am in the West Annex Commission Room at 3031 Torrance Boulevard.

LICENSE REVIEW BOARD MEETING
JANUARY 18, 2024

ITEM NO 7A – SLATER TORRANCE, LLC, DBA SLATER'S 50/50

BACKGROUND

Tyronda Thornton, manager of Slater Torrance, LLC, dba Slater's 50/50 has made an application for approval of a business license to allow the operation of a restaurant serving alcohol. The business is located at 3525 Carson Street, Suite 75 in Torrance.

ANALYSIS

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

RECOMMENDATION

The License Division recommends approval of this business license with the conditions set forth by the California Department of Alcohol Beverage Control.

- Attachment A: Business License Application
- Attachment B: LA County Health Department Permit Query
- Attachment C: California Department of ABC License Query
- Attachment D: Torrance Police Department Reports

Attachment A

Please call the Business License Office at 310 618 5923 for fee amounts. Payment must be submitted with your application.



City of Torrance, Revenue Division
Business License Application
3031 Torrance Blvd, Torrance, CA 90503
(P) 310-618-5923 (F) 310-618-5852
revenue@torranceca.gov

511789
02/11/24

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 Slater's 50/50	CORPORATE NAME (LEGAL ENTITY NAME IF DIFFERENT FROM BUSINESS NAME OR DBA) Slater Torrance, LLC
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1. BUSINESS LOCATION (*physical business address - see note below) 3525 W Carson St.	Suite# Suite 75	City Torrance	State CA	ZIP 90503
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2. MAILING ADDRESS OR PO/PMB BOX (required) 3525 W Carson St.	Suite# Suite 75	City Torrance	State CA	ZIP 90503
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3. IS THE BUSINESS LOCATED AT A RESIDENTIAL ADDRESS (*select one)? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	HOME OCCUPATION PERMIT#: [REDACTED]	EMAIL ADDRESS: [REDACTED]
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NATURE OF BUSINESS (description of business activity in detail):
American Restaurant: bona fide eating place serving American food, alcohol, beer, and wine

FOR A BUSINESS LOCATED IN TORRANCE PROVIDE THE PRIMARY STANDARD INDUSTRY (SIC) CODE(S) (**see note below):	STATE WASTE DISCHARGER IDENTIFICATION NUMBER (WID#) (**if applicable - see note below):
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TECHNOLOGY BUSINESS (select one): Definition: A business entity utilizing scientific equipment and engineering techniques, microelectronics, data processing, genetic engineering, or telecommunications.	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
--	---

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="checkbox"/> NO <input checked="" type="checkbox"/>
---	---

CONTACT NAME: Sarah Bennett	CONTACT TITLE: General Manager	CONTACT PHONE #: [REDACTED]	BUSINESS PHONE #: (424) 866-0218	[REDACTED]
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DRIVERS LICENSE OR OTHER GOVERNMENT [REDACTED]	SOCIAL SECURITY# (optional) [REDACTED]	COMMERCIAL OFFICE SQFT: [REDACTED]	# OF PEOPLE WORKING IN TORRANCE: 32	[REDACTED]
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FEDERAL TAX ID# (FEIN): 83-3755718	STATE TAX ID# (SFIN): [REDACTED]	STATE CONTRACTORS LICENSE #: [REDACTED]
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OWNERSHIP INFORMATION (check applicable box): CORPORATION <input type="checkbox"/> LLC <input checked="" type="checkbox"/> PARTNERSHIP <input type="checkbox"/> SOLE OWNERSHIP <input type="checkbox"/>
--

NAMES OF OWNER, PARTNERS, OR PRINCIPAL OFFICERS: Alex Yari	TITLE: Member	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 submitting 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

[REDACTED]	DATE 11/16/23
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BASIC FEE:	PROCESSING FEE:	STATE FEE:	PER PERSON FEE:	PER UNIT FEE:
OTHER FEES:	PENALTY FEE:	TOTAL AMOUNT:	Business License Application # BL-APP- 001936	Business License # BL-LIC-

NOTES:
 * FOR A RESIDENTIAL BUSINESS ADDRESS YOU ARE NOT REQUIRED TO PROVIDE IT. IF YOU DO NOT WANT TO PROVIDE THE RESIDENTIAL ADDRESS PLEASE LEAVE BOX #1 BLANK AND SELECT YES UNDER BOX #3. FOR A RESIDENTIAL ADDRESS IN TORRANCE YOU WILL FIRST REQUIRE A HOME OCCUPATION PERMIT#.
 ** ACCESS THE BUSINESS SIC CODE(S) AT UNITED STATES DEPARTMENT OF LABOR WEBSITE: https://www.osha.gov/pls/mis/sic_manual.html
 *** ACCESS INFORMATION FOR AN INDUSTRIAL BUSINESS REQUIRING A WID# 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: Monday, December 18, 2023

LICENSE INFORMATION

License Number: 611789 **Primary Owner:** SLATER TORRANCE, LLC

Office of Application: 03 - LB/LAKEWOOD

BUSINESS NAME

SLATERS 50/50

BUSINESS ADDRESS

3525 CARSON ST STE 75, TORRANCE, CA, 90503

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

LICENSEE INFORMATION

Licensee: SLATER TORRANCE, LLC

Company Information

OFFICER: YARI, ANDREW (MANAGER)

MEMBER: YARI, ANDREW

LICENSE TYPES

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

47 - ON-SALE GENERAL EATING PLACE

License Type Status: ACTIVE **Status Date:** 06-NOV-2023 **Term:** 12 Month(s)

Original Issue Date: 04-AUG-2020 **Expiration Date:** 31-JUL-2024 **Master:** Y **Duplicate:** 0

From License Number: 47-574280

Fee Code: P40 **Transfers:** Transferred On: 04-AUG-2020

OPERATING RESTRICTIONS:

No Operating Restrictions found

DISCIPLINARY ACTION:

No Active Disciplinary Action found

DISCIPLINARY HISTORY:

No Disciplinary History found.

HOLDS:

No Active Holds found

ESCROWS:

No Escrow found



COUNTY OF LOS ANGELES • DEPARTMENT OF PUBLIC HEALTH
 ENVIRONMENTAL HEALTH
 SPECIALIZED SURVEILLANCE AND ENFORCEMENT BRANCH
 PLAN CHECK PROGRAM - SOUTH BAY
 20221 HAMILTON AVE, TORRANCE, CA 90502
 PHONE: (310) 965-8929
WWW.PUBLICHEALTH.LACOUNTY.GOV/EH

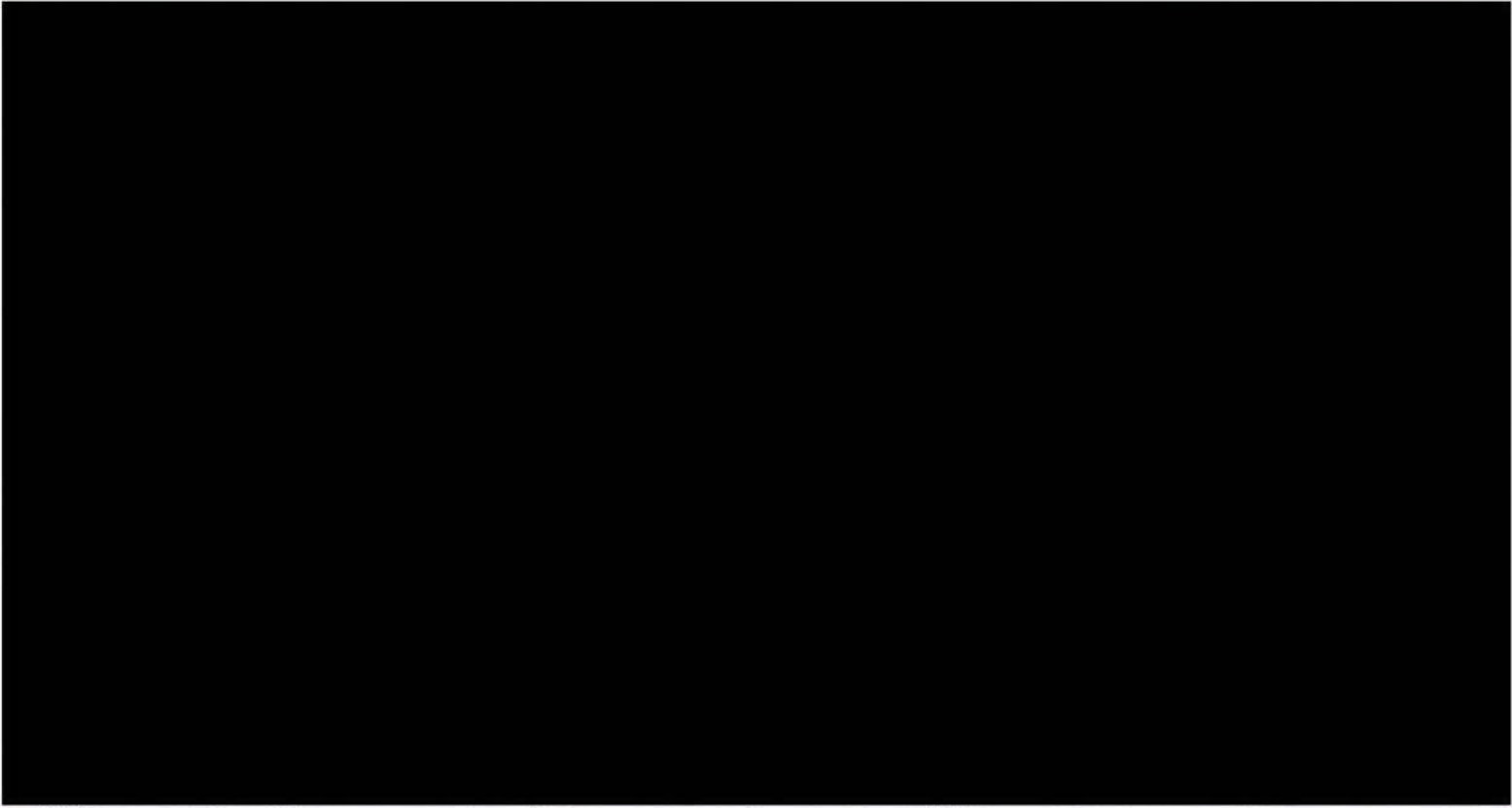
Attachment C

 COUNTY OF LOS ANGELES
Public Health

PLAN CHECK OFFICIAL INSPECTION REPORT

DATE	12/15/2023	EHS	STEPHANIE GOTO
PLAN CHECK NUMBER	SR0191047		
PROGRAM ELEMENT	1704 - RESTAURANT (4,000 - 9,999 SF)		
OWNER / REQUESTER	JOHNY SONSON, PM (714)800-0280		
DBA	SLATERS 50 50		
ADDRESS	3525 W CARSON ST 75, TORRANCE, CA 90503		

FINAL REINSPECTION STATUS: APPROVED



ADDITIONAL REQUIREMENTS
NEW RESTAURANT IS APPROVED FOR OPERATION.

Help us serve you better by completing a short survey. Visit our website at www.publichealth.lacounty.gov/eh.

 EHS Signature

PLAN CHECK OFFICIAL INSPECTION REPORT

DATE	12/15/2023	EHS	STEPHANIE GOTO
PLAN CHECK NUMBER	SR0191047		
PROGRAM ELEMENT	1704 - RESTAURANT (4,000 - 9,999 SF)		
OWNER / REQUESTER	JOHNY SONSON, PM (714)800-0280		
DBA	SLATERS 50 50		
ADDRESS	3525 W CARSON ST 75, TORRANCE, CA 90503		

COMMENTS
NONE

Help us serve you better by completing a short survey. Visit our website at www.publichealth.lacounty.gov/eh.

EHS Signature



Torrance Police Department Intelligence Detail

License Review Interview Summary

Detective Lucas Ryono [REDACTED]

To:

Suzanne Bittner
License Supervisor

Date: 28 DEC 23

From:

Detective Lucas Ryono
Intelligence Section

Subject:

Slater's 50/50; "Slater Torrance LLC."
3525 W. Carson St; #75, Torrance, CA 90503

License Review Board Hearing – January 18, 2024

Licensee:

Tyronda Thornton, [REDACTED]

On 28 DEC 23, I interviewed Ms. Tyronda Thornton regarding the application for a business license for the Slater's 50/50 restaurant, located at 3525 W. Carson St; #75, Torrance, CA. This will be a new restaurant at the location in the Del Amo Mall. They are applying for a Type 47, "On-Sale General Eating Place" license.

Ms. Thornton will be the general manager at the Torrance location. This location is owned by Alex Yari via Slater Torrance, LLC. Slater's 50/50 has 18 other locations throughout the U.S. and serves American-style cuisine with beer, wine, and alcohol. Ms. Thornton has worked in alcohol sales through the restaurant industry for approximately 7 years with prior employment at Friday's and SoFi Stadium.

I discussed the local codes and laws that pertain to this business, as well as the conditions that exist on the license. I furnished Ms. Thornton 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. Ms. Thornton signed the form in my presence, indicating that she understood the issues at hand.



Detective Lucas Ryono
Intelligence Section



Torrance Police Department
Alcohol Beverage Licensee
Indoctrination and Training

12-28-23

Interpreter _____ Language _____



General Information

Business Name SLATERS 50/50 Phone [REDACTED]

Licensees TYRONPA THORNTON [REDACTED]

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

Address 3520 CARSON ST, TORRANCE, CA 90503

Do you have prior experience working in alcohol sales? YES
 Where? FRIDAYS, SOFI STADIUM, ETC
 How Many Years? 27 YRS

Type of License 47- ON-SALE GENERAL EATING PLACE

Do you own any other businesses? 18 OTHER SLATERS 50/50 LOCATIONS THROUGHOUT U.S.



Important Training Areas

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

UT TT

- 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 TT

Criminal citations or arrest, fines

ABC administrative hearings and fines

Civil suits

Loss of business license

Moral issues

3. LEAD Seminar Training

LR TT

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 TT

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 TT

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 TT

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

Employee problems

City ordinances

7. Explanation of EASY, DECOY and STAKE programs.

LR TT

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 TT

"Eyes and ears in the community"

9. Escort ordinances and hostess bars.

LR TT

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 TT

11. Age of employees and rules of service.

LR TT

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 TT

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 TT

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

14. Understanding and Posting of Licenses

CA TT

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

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

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

CA TT



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]

12/28/23
Date

Licensee or Designated Representative

Date

[Redacted Signature]

LICENSE REVIEW BOARD MEETING
JANUARY 18, 2024

ITEM NO. 7B – XH MASSAGE

BACKGROUND

Xiuhua Chen owner of XH Massage has made an application for approval of a business license to allow the operation of a massage establishment. The business is located at 2776 Sepulveda Boulevard Suite 32, 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: Pages from Lease Agreement – Update to be provided

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 XH Massage	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) 2776 Sepulveda Blvd.	Suite# #32	City Torrance	State CA	ZIP 90505
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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):	Home Occupation Permit#	Lease#
YES <input type="radio"/> NO <input checked="" type="radio"/>		

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

FOR A BUSINESS LOCATED IN TORRANCE PROVIDE THE PRIMARY STANDARD INDUSTRY (SIC) CODE(S) (**see note below):	STATE WASTE DISCHARGER IDENTIFICATION NUMBER (WDID#) (**if applicable - see note below):
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TECHNOLOGY BUSINESS (select one):	YES <input type="radio"/>	NO <input checked="" type="radio"/>
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RETAIL BUSINESS - WILL YOU BE SELLING CBD PRODUCTS? (select one):	YES <input type="radio"/>	NO <input checked="" type="radio"/>
---	---------------------------	-------------------------------------

CONTACT NAME: Xiuhua Chen	CONTACT TITLE: owner	CONTACT PHONE #:	BUSINESS PHONE#: 424-250-9444
-------------------------------------	--------------------------------	------------------	---

DRIVERS LICENSE OR OTHER GOVERNMENT	SOCIAL SECURITY# (optional)	COMMERCIAL OFFICE SQFT: 803	# OF PEOPLE WORKING IN TORRANCE:	# OF UNITS (apartments, hotels, mobile homes/vehicles):
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FEDERAL TAX ID# (FEIN):	STATE TAX ID# (SEIN):	STATE CONTRACTORS LICENSE #:	STATE SELLERS PERMIT#:
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OWNERSHIP INFORMATION (check applicable box)	CORPORATION <input type="radio"/>	LLC <input type="radio"/>	PARTNERSHIP <input type="radio"/>	SOLE OWNERSHIP <input checked="" type="radio"/>
--	-----------------------------------	---------------------------	-----------------------------------	---

NAMES OF OWNER, PARTNERS, OR PRINCIPAL OFFICERS: Xiuhua Chen	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: 11/14/2023

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/imis/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 Massage Establishment

Torrance Municipal Code Section: _____

[Redacted]

11-13-2023 18

NAME OF APPLICANT XIUHUA CHEN

ADDRESS [Redacted]

CITY San Gabriel STATE CA 91776

TYPE OF BUSINESS Massage Therapy

FIRM NAME DBA = XH Massage

ADDRESS 2776 Sepulveda Blvd., #32 PHONE _____

CITY Torrance STATE CA 90505

PROOF OF AGE: BIRTH CERTIFICATE BAPTISMAL CERTIFICATE DRIVERS LICENSE OTHER

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

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:

XH Massage : 1730 Sepulveda Blvd # 5, Torrance, CA 90501

XH Massage : 3525 Carson Street # 83, Torrance, CA 90503

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

Teresa Wong

Yunxia Jia

Tommy Zhou



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

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



DESCRIPTION OF APPLICANT:



FOR OFFICIAL USE ONLY

APPROVED BY:

CHIEF OF POLICE

DATE

LICENSE

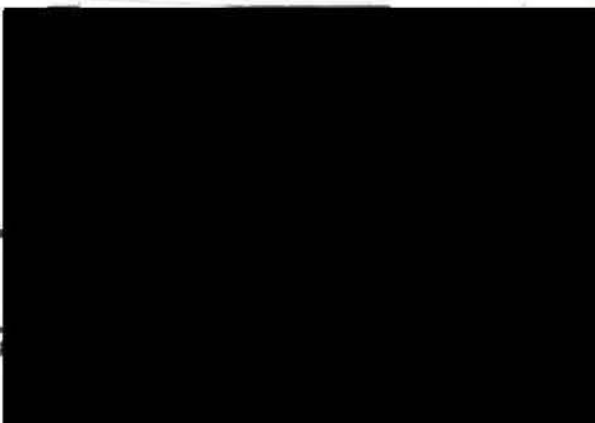
DISAPPROVED BY:

CHIEF OF POLICE

DATE

LICENSE REVIEW BOARD

DATE





CALIFORNIA
MASSAGE THERAPY
COUNCIL

CERTIFIED
MASSAGE
PRACTITIONER

Xiu Hua Chen
Cert # 56019



Expires 04/29/24



LEASE AGREEMENT

BETWEEN

GINGER ROOT COMMERCIAL ASSOCIATES, LLC

LANDLORD

AND

XIUHUA CHEN

*d/b/a/
XH Massage*

TENANT

LEASE AGREEMENT

Landlord hereby leases to Tenant and Tenant hereby hires from Landlord the premises hereinafter described in the terms and conditions set forth in this Lease Agreement, hereinafter called the "Lease".

BASIC LEASE PROVISIONS

The following Basic Lease Provisions constitute an integral part of the Lease and are incorporated into the Lease by this reference.

- A. Date: 11/28/2022, 2022 ("Effective Date")
- B. Landlord: GINGER ROOT COMMERCIAL ASSOCIATES, LLC, a California limited liability company
- C. Tenant: XIUHUA CHEN, an individual
- D. Tenant's Trade Name: XH Massage
- E. Shopping Center: The property particularly described and depicted on the Plot Plan marked Exhibit "B" (the "Shopping Center"), located at:
 - City: Torrance
 - County: Los Angeles
 - State: California
 - Address of Premises: 2776 Sepulveda Boulevard, #32 Torrance, California 90505
- F. Premises: The area identified on Exhibit "B," containing the following approximate Floor Area: 803 rentable square feet ("RSF")
- G. Use of Premises: Tenant shall use the Premises for the following purpose only: The operation of a massage salon offering neuromuscular and therapeutic massages by licensed/certified masseuses; Tenant will not use or permit or suffer the use of the Premises or any part thereof for any other business or purpose. Tenant agrees that Tenant has no exclusive business rights within the Shopping Center.
- H. Initial Term: Five (5) years
Rental Commencement Date: One hundred twenty (120) days following the Lease Commencement Date (defined in Section 1.1, below).
- I. Initial Minimum Monthly Rent: One Thousand Four Hundred Eighty-Five and 55/100 Dollars (\$1,485.55)
- J. Deposits: [REDACTED]
- K. [Intentionally Omitted]
- L. Landlord's Address for Notices: GINGER ROOT COMMERCIAL ASSOCIATES, LLC
2716 Ocean Park Blvd., Suite 2025
Santa Monica, California 90405
Attention: General Counsel

With a copy to: GINGER ROOT COMMERCIAL ASSOCIATES, LLC
2716 Ocean Park Blvd., Suite 2025
Santa Monica, California 90405
Attention: Asset Manager
- M. Tenant's Address for Notices: 2776 Sepulveda Boulevard, #32 Torrance, California 90505
- N. Tenant's Residence Address (for informational purposes only): 1553 Prospect Ave #G
San Gabriel, California 91776
- O. Tenant understands that the Premises are turned over with Landlord performing the specific construction activities identified as Landlord's Work in Exhibit C attached hereto, but otherwise in an "AS IS" condition.

THIS LEASE SHALL NOT BECOME EFFECTIVE UNTIL EXECUTED BY LANDLORD AND DELIVERED TO TENANT AND THE SUBMISSION OF THIS LEASE TO TENANT BY LANDLORD, OR LANDLORD'S AGENT, DOES NOT CONSTITUTE AN OFFER TO LEASE.

CONSULT YOUR ATTORNEY. Tenant acknowledges that unless and until a fully executed counterpart of this Lease and all attachments, approved and signed by Landlord, is delivered to Tenant, this instrument shall constitute only a preliminary expression of intent and may be modified or revoked by Landlord, in which event neither party shall be bound thereby or have any liability to the other party. Execution of this Lease may be effected by signatures submitted via facsimile or electronically scanned secured media in PDF format. Each signature so submitted will be treated as an original, although a party receiving a signature in such format may request the delivery of an original signature to evidence and confirm the delivery of the facsimile or electronically scanned signature. Tenant understands that no oral representations, whether made by the Landlord or its representatives, are valid; and that only those representations contained in the fully executed Lease are binding and enforceable. Tenant further understands that this document, when signed by Tenant has substantial legal consequences and neither Landlord or its agents has advised Tenant in any way as to the legal, business, or tax consequences to Tenant arising from or connected with this Lease. Tenant further acknowledges that Tenant has been advised by Landlord or Landlord's agents to consult an attorney in connection with the negotiation and execution hereof. Tenant is relying solely on the advice of its consultants regarding this Lease.

IN WITNESS WHEREOF, the parties hereto have executed this lease the day and year first above written.

LANDLORD:

GINGER ROOT COMMERCIAL ASSOCIATES, LLC, a California limited liability company

By: AJ Watt Enterprises, Inc., a California corporation,
its authorized agent

By: _____
Name: _____
Its: _____
Date: _____

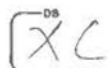
TENANT:



XIUHUA CHEN, an individual

11/28/2022

Date: _____





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

To:
Suzanne Bittner
License Supervisor

Date: December 21, 2023

From:
Detective Lucas Ryono
Intelligence Section

Subject:
"XH Massage"
2776 Sepulveda Blvd.; #32, Torrance, CA 9050
(626) 592-3719

License Review Board Hearing – January 18, 2024

Licensees Interviewed:
Chen, Xiuhua (Owner) / [REDACTED]

Wong, Luosha (Translator-Mandarin) [REDACTED]

On 08 DEC 23, I interviewed Ms. Xiuhua Chen regarding her application for a business license for "XH Massage," located at 2776 Sepulveda Blvd.; #32, Torrance, CA 90505. She was assisted with Mandarin translation by Luosha "Teresa" Wong.

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

Ms. Chen will be managing the business as well as being the sole masseuse. Ms. Chen is a licensed masseuse (#56019 / Exp. 04-29-2024). Ms. Chen has worked in the massage industry since 2014.

Ms. Chen also owns and operates a different "XH Massage" at 1730 Sepulveda Blvd; #5, Torrance, CA 90501. Ms. Chen has been operating that business for approximately two years.

It should be noted that TPD has received one prior complaint for lewd conduct at Ms. Chen's other XH Massage location. On approximately 15 MAY 23, TPD received a complaint from resident, Complainant. Complainant stated her husband had gone to XH Massage and had been touched sexually.

On 08 DEC 23, I spoke with Complainant. Complainant stated that on approximately 14 MAY 23, she came home and noticed that something was wrong with her husband. When she spoke to him, he was distraught. He advised that he had gotten a massage at XH Massage by an Asian female in her 40's or 50's. During the massage, the masseuse asked him to lie on his back. She then began massaging up the inside of his legs. The husband stated he got aroused and was embarrassed. The masseuse then abruptly stated she was going to "finish" him. The husband said no but the masseuse began masturbating his penis anyway. The husband did not know what to do and froze. He then ejaculated quickly. The masseuse gave him a towel and left the room. The husband stated he was then told that he had to pay \$60 for his massage. The husband stated he had heard male voices to the rear of the business and was afraid of what might happen if he said anything or refused to pay so he paid with his credit card.

The husband stated the masseuse was wearing a mask and he does not think he could recognize her if seen again.

Complainant stated her husband advised that he felt nauseous afterwards and told her about the incident as soon as she got home.

Complainant's husband did not want to come forward and file a report so Complainant notified law enforcement on his behalf.

During my inspection of the new XH Massage location, I asked Ms. Chen if she had any prior complaints or issues at her other location. She stated she had none. I advised her that we had received a complaint regarding inappropriate touching. Ms. Chen stated she was unaware of any such complaint and no inappropriate touching has occurred at her business. Ms. Chen stated she handles most of the massages at her other location herself.

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

Ms. Chen 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. Chen 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.

In light of the prior complaint at Ms. Chen's other XH Massage location I decided to conduct a business check at XH Massage located at 1730 Sepulveda Blvd, #5.

On 20 DEC 23 at approximately 1420 hours, I (Ryono) conducted an inspection of XH Massage located at 1730 Sepulveda Blvd; #5 for compliance with related Torrance Municipal Codes.

I was accompanied by Torrance Code Enforcement Officers Zelaya, Crawford, and Nguyen who were responsible for the issuance of citations for any potential violations.

Upon arrival we contacted Hui Xu and Hong Xu. Hui Xu identified herself as a co-owner of the business and a masseuse at the location. Hong Xu stated she was a masseuse at the location.

It should be noted that both subjects were primarily Mandarin speakers and did not speak English proficiently. We used Google Translate to communicate.

I verified that both masseuses had their current state certification and that they had their licenses posted for public view: Hui Xu, #81426, exp 9-6-25 / Hong Xu, #68610, exp. 6-4-24. Their identities were confirmed via their CA driver's licenses.

I requested to see their client records. They provided me with two credit card receipts for today's date that were charged to the same client. They stated they had no additional client records at the location. The receipts in question only listed the date/time and the amount paid. This is in violation of 35.14.090(j)TMC which requires Torrance massage businesses to maintain one year of client records. In addition, the business is required to obtain the name, address, and birth date of each patron, as well as the name of the masseuse providing services and the type of service provided.

I asked to inspect the massage rooms at the location. I noticed that each room had the unused clean linens and towels stored on open air shelves. These items were not stored in a closed cabinet as required by 35.14.090(a)TMC.

The location was otherwise clean and appeared to be in compliance with all other applicable municipal codes related to massage businesses in the city.

Both Hui Xu and Hong Xu were advised of the violations and given a copy of the related TMC codes. They were advised to correct the violations as soon as possible.

After leaving the location, Torrance Code Enforcement Officer Zelaya issued a citation to Hui Xu for the violations and mailed it on 21 DEC 23.



Detective Lucas Ryono
Intelligence Section



Torrance Police Department
 Acupuncture/Massage Establishment Licensing Interview
 Questionnaire

Inte [redacted] guage Mandarin



General Information

Business Name XH Massage Phone [redacted]

Licensee(s) Chen, Xinhua [redacted]

Who are the sole owners? Licensee

Is the business incorporated? No

Are there other officers/owners in the company? _____

Business Address 2776 Sepulveda Blvd #32, Torrance, CA

How Long Has This Business Been Operating? New

XH Sepulveda/Western ^{Since} August 2021
 Company History (1 additional massage)

Past Businesses

Have you been in the acupuncture/massage business before? Since 2014

Location address? 1773 Sepulveda Blvd #5

How long? 2 years

Do you own any other businesses? XH Sepulveda/Western

Location address? 1773 Sepulveda Blvd

Record in Other Cities (If Applicable)

In what other cities is the company licensed?

N/A

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

No

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

No

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

N/A



Business Inspection

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

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

CR *XL* 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)).**

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

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

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

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

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

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

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

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

^{10th - 9th}
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?

✓ *Xiuhua Chen*

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

✓ *Xiuhua Chen*

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

✓ *Xiuhua Chen*



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]

12-8-2023

Date

[Redacted Signature]

12-8-23

Date

Signed Lease Agreement



Subject: 2776 Sepulveda #32-XH Massage
Date: Thursday, January 11, 2024 2:56:10 PM



DocuSign Envelope ID: BDAB110A-C1C4-419E-A934-894799878B76

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LANDLORD:

GINGER ROOT COMMERCIAL ASSOCIATES, LLC, a California limited liability company

By: AJ Watt Enterprises, Inc., a California corporation,
its authorized agent



Name: Audra Arbini
Its: _____
Date: 12/22/2022

TENANT:



XIUHUA CHEN, an individual
Date: 11/28/2022

M:\LEASES\LEASE.XH MESSAGE\FINAL 11022.DOC
April 27, 2000



Sent from my iPhone