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

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

**TORRANCE LICENSE REVIEW BOARD AGENDA  
THURSDAY, FEBRUARY 15, 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 February 8, 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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS.**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 – Thursday December 21, 2023**

**6B. APPROVAL OF MINUTES – Thursday January 18, 2024**

**6C. APPROVAL OF MINUTES – Friday February 2, 2024, Special Meeting**

**7. ADMINISTRATIVE MATTERS**

**7A. DANIEL MIKKELSEN**, Finance Department, License Division recommends the License Review board adopt the Findings of Fact and Conclusions of Law, denying the appeal for the closure/non-renewal of his business license.

**7B. MEISI, INC., DBA RED 8 MASSAGE SPA**, application for a business license to allow the operation of a message establishment.

**8. PUBLIC HEARINGS** - None

**9. BOARD ORAL COMMUNICATIONS**

**10. ADJOURNMENT**

**10A.** Adjournment of License Review Board Meeting to Thursday March 7, 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 10:00 a.m. on Thursday, December 21, 2023 in the West Annex meeting room at 3031 Torrance Boulevard.

**2. ROLL CALL**

Present: Chairman Jordan Rumery, General Services  
Board Member Jin Chun, City Manager's Office  
Board Member Eunique Day, Office of Emergency Services, City  
Manager's Office

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 Day, moved to accept and file the report of the City Clerk on the posting of the agenda on December 14, 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 October 19, 2023

**6B. APPROVAL OF MINUTES-** Thursday November 2, 2023

**6C. APPROVAL OF MINUTES-** Thursday November 16, 2023

**MOTION:** Member Chun moved to approve the minutes for the meetings held on October 19, 2023, November 2, 2023 and November 16, 2023, as submitted. The motion was seconded by Member Day and the motion passed.

**7. ADMINISTRATIVE MATTERS**

**7A. BB1, LLC DBA BOARD AND BREW - DEL AMO**

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

Mr. Randy Combs, an owner of BB1, LLC, DBA Board and Brew - Del Amo, confirmed his application for a business license to allow the operation of a restaurant serving alcohol, located at 21211 Hawthorne Boulevard, Unit A, Suite 140 in Torrance, and verified that he had met with the Police Department and the California Department of Alcohol Beverage Control and understood the rules and regulations pertaining to this type of business.

In response to a question from Member Chun, Mr. Combs stated that he hoped to open in the first week in January.

Mr. Combs 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 Chun moved to approve the application for a business license to allow the operation of a restaurant serving alcohol, to BB1, LLC, DBA Board and Brew - Del Amo, located at 21211 Hawthorne Boulevard, Unit A, Suite 140 in 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 Day and a roll call vote reflected unanimous approval.

**7B. AK11 MASSAGE SPA**

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

Ms. Qingyan Cai, owner of AK11 Massage Spa, confirmed her application for a business license to allow the operation of a massage establishment, located at 1877 West Carson Street in Torrance and confirmed 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 Chun, Ms. Cai stated she did not currently have any employees and confirmed that she knew that the front door needed to remain open and unlocked during business hours.

Responding to questions from Chair Rumery, Ms. Cai confirmed that she had not made any changes to the building, that she would send a copy of her massage license, upon renewal, to the Finance Department and that she would notify the City if she hired any new employees.

Responding to questions from Deputy City Attorney Gonzaque, Ms. Cai 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 Day moved to approve the operation of a massage establishment to AK11 Massage Spa, located at 1877 West Carson Street in Torrance. The motion was seconded by Member Chun 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 10:10 a.m., Member Day moved to adjourn the meeting to Thursday, January 4, 2024 at 10:00 a.m. in the West Annex meeting room at 3031 Torrance Boulevard. The motion was seconded by Member Chun and a roll call vote reflected unanimous approval.

###

**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, January 18, 2024 in the West Annex meeting room at 3031 Torrance Boulevard.

**2. ROLL CALL**

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

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

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

Chair Rumery reported that 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**

None.

**5. ORAL COMMUNICATIONS**

None.

**6. CONSENT CALENDAR**

No Business to Consider.

**7. ADMINISTRATIVE MATTERS**

**7A. SLATER TORRANCE, LLC DBA SLATER'S 50/50**

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

Ms. Tyronda Thornton, a manager at Slater Torrance, LLC DBA Salter's 50/50, confirmed her application for a business license to allow the operation of a restaurant serving alcohol, located at 3525 West Carson Street; #75 in Torrance, and verified that she had met with the Police Department, the Los Angeles County Health Department and the California Department of Alcohol Beverage Control and understood the rules and regulations pertaining to this type of business.

**MOTION:** Member Chun moved to approve the application for a business license to allow the operation of a restaurant serving alcohol to Slater Torrance, LLC, DBA Slater's 50/50, located at 3525 West Carson Street; #75 in Torrance. The motion was seconded by Member Botiller and a roll call vote reflected unanimous approval.

**7B. XH MASSAGE SPA**

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

Ms. Luosha Wong translated into Mandarin for Ms. Xiuhua Chen, owner of XH Massage Spa. Ms. Chen confirmed her application for a business license to allow the operation of a massage establishment, located at 2776 Sepulveda Boulevard, #32 in Torrance and confirmed that she had met with the Police Department and understood the rules and regulations pertaining to this type of business.

In response to questions from Member Chun, Ms. Chen confirmed that she still owned and operated another location and understood the code violations that she had been cited for at the first location.

Responding to questions from Member Botiller: Ms. Chen confirmed that her partner would be working at her first location and she would be working at her new location; that she had no current plans to hire any employees; that she knew that the front door needed to remain unlocked during business hours and confirmed that she had made no changes to the facility and had no plans to do so.

There was no public comment.

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

**MOTION:** Member Chun moved to approve the operation of a massage establishment to XH Massage Spa, located at 2776 Sepulveda Boulevard, #32 in Torrance. The motion was seconded by Member Botiller 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 10:10 a.m., Member Chun moved to adjourn the meeting to Thursday, February 1, 2024 at 10:00 a.m. in the West Annex meeting room at 3031 Torrance Boulevard. The motion was seconded by Member Botiller and a roll call vote reflected unanimous approval.

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

**1. CALL TO ORDER**

The Torrance License Review Board convened in a special session at 10:00 a.m. on Friday, February 2, 2024 in the West Annex meeting room at 3031 Torrance Boulevard.

**2. ROLL CALL**

Present: Chair Jordan Rumery, General Services  
Board Member Jin Chun, City Manager's Office  
Board Member Eddie Harris, Transit Department

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

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

Chair Rumery reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the City's website on Thursday, February 1, 2024.

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

None.

**5. ORAL COMMUNICATIONS**

None.

**6. CONSENT CALENDAR**

No Business to Consider.

**7. ADMINISTRATIVE MATTERS**

No Business to Consider.

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

**8A. DANIEL MIKKELSEN, APPEAL OF CLOSURE OF HIS BUSINESS LICENSE  
EFFECTIVE DECEMBER 31, 2023**

Chair Rumery opened the Public Hearing at 10:02 a.m. He explained that the order of procedure for the hearing would be as follows:

1. Appellant would have 15 minutes for his presentation and respond to any questions from the Board
2. City would have 15 minutes for their presentation and respond to any questions from the Board
3. Members of the public would have 2 minutes each to comment
4. Appellant would have 5 minutes for rebuttal



Assistant City Attorney Strader disclosed that: she was serving as the advisor for the License Review Board, that City Attorney Jennifer Guerrero was representing the Finance Department and that she and Attorney Guerrero had formed an ethical wall between them and reported to different attorneys on this matter. She noted that this was allowed pursuant to a case called: *Morongo Band of Mission Indians v. State Water Resources Control Board*.

Mr. Daniel Mikkelsen explained the timeline for his appeal and stated that he had first sent an email to all Council members and the Mayor in August 31, 2023 before any formal action had been taken on his business license, explaining the structure of his business as a foundation, noting that his business license was in his name, not the foundation.

Chair Rumery ordered a recess from 10:06 a.m. to 10:17 a.m.

Mr. Mikkelsen discussed the documentation that he had presented to the Board and noted that he had received no response from anyone to his August 31, 2023 email. He explained that he had received a letter from Sheila Poisson, Finance Director, on October 24, 2023, informing him that he would not be able to renew his license for 2024. He noted that he was unsure what his options were and added that he had followed the lack of progress of Sling Pilot Academy for the appeal of their license.

Mr. Mikkelsen stated that he had met with Mayor Chen and General Services Director Megerdichian on December 8, 2023 and explained to them that he was a 501(c)(3) non-profit foundation and an individual flight instructor and requested clarification on the rules for those classifications. He noted that on December 11, 2023 General Services Director Megerdichian requested via email, that Mr. Mikkelsen send any relevant documentation for Giving Kids Wing Flight Academy to the City. Mr. Mikkelsen confirmed that he had sent the documentation on December 14, 2023 to General Services Director Megerdichian and all the Council members, requesting their assistance in appealing the denial of his business license. He added that he had received no replies to the email.

Mr. Mikkelsen noted that since Sling Pilot Academy had received a temporary restraining order which allowed their license renewal for 2024 to proceed, he requested equal treatment to allow his license to be renewed for 2024.

Mr. Mikkelsen discussed the difficulties he had had in attempting to renew his license online and noted that he had emailed City Clerk Poirier on January 12, 2024 to request her assistance to file an appeal of the denial of his business license. He referred to an email dated June 20, 2023 from Reza Birjandi, owner and director of training, sent to the City Council and others at the City, listing several issues regarding flight schools at the airport and requesting changes to current practices in flight operations.

Mr. Mikkelsen stated that felt that he had been singled out, even though he had made a good faith effort to do what was right and added that the City should equally enforce regulations for business licenses. He added that he would like clarification on the process of being placed on a waiting list.

In response to a question from Member Chun, Mr. Mikkelsen explained that his income came from his airline job and that through his foundation, he mainly worked with students in the classroom. He added that his foundation did offer free introductory flights, flight instruction at cost and noted that he did have a plane at the airport. He referred to his email dated December 14, 2023 to the Council which detailed his 63 foundation-related flight operations since January 1, 2023.

Responding to a question from Chair Rumery, Mr. Mikkelsen confirmed that his business license in his personal name was for flight instruction.

Deputy City Attorney Jennifer Guerrero stated that she represented the Finance Department, License Division. She confirmed that Mr. Mikkelsen's business license was in his name for flight instruction and noted that there may have been some confusion as to how that relates to his foundation. Deputy City Attorney Guerrero confirmed that the License Division had acted within their authority to cap the number of licenses issued to flight schools at 6, citing Regulation No. 77-215, Ordinance No. 3928, and Urgency Ordinance No 3929, which were currently in effect.

Deputy City Attorney Guerrero stated that Mr. Mikkelsen had not submitted a formal appeal, according to the Torrance Municipal Code (TMC) sections: 31.7.5, 31.7.6 and 11.5.1. She noted that the TMC codes sections were provided in the response exhibits.

Deputy City Attorney Guerrero explained that the Sling Pilot Academy lawsuit and the interim judgement was not relevant and did not apply to Mr. Mikkelsen's appeal. She distributed copies of the Sling injunction. She added that if the City did find individuals who were offering flight instruction at the airport without a license, the city would enforce the municipal code.

Deputy City Attorney Guerrero addressed the standard for denial of a permit and noted that in TMC 31.7.4, the Board could find the applicant unfit, if there were violations of the code.

There was no public comment.

Mr. Mikkelsen related his belief: that he had filed a timely appeal, based on the information contained in the email from General Services Director Megerdichian dated January 11, 2024, and that he had followed the City policies and input to legally obtain a business license and offer instruction. He stated that there was a lack of consistency and transparency by the City in allowing other entities access to the field. He stated that he had made a good faith effort to follow the rules and resolve the problem.

Assistant City Attorney Strader clarified that the Superior Court injunction issued to Sling Pilot Academy did not have legal precedent and other cases were not bound by that decision. She confirmed that Ordinance 3828 was currently in effect and valid.

Chair Rumery ordered a recess from 10:57 a.m. to 11:10 a.m.

Assistant City Attorney Strader corrected her earlier statement and noted that the Urgency Order that was now in effect to cap the number of flights schools was Ordinance 3829.

In response to a question from Member Chun, License Supervisor Suzanne Bittner stated that she currently had no direction or policy on how to proceed to add or collect businesses for a waiting list for licenses. She noted that she did have a list of the 4 businesses which had been operating at the airport, until the maximum limit of 6 was set.

**MOTION:** At 11:13 a.m. Member Chun moved to close the public hearing. The motion was seconded by Member Harris and a roll call vote reflected unanimous approval.

Member Chun stated that she appreciated Mr. Mikkelsen's service to the community, but noted that the City needed to follow the regulations of the Torrance Municipal Code.

Chair Rumery acknowledged that it could be difficult and frustrating to navigate the options for business licenses in the City, especially if other businesses were not as diligent in following the rules. He explained that his decision was based on the ordinance, the airport master plan and the resolution that capped the number of flight instruction schools to 6. He noted his belief that the injunction against Sling only applied to Sling.

Member Harris thanked Mr. Mikkelsen in bringing this matter forward, but noted that he would vote to uphold the resolution to cap the number of flight instruction schools to 6.

**MOTION:** Member Chun moved to deny the appeal of Daniel Mikkelsen for the closure of his business license effective December 31, 2023. The motion was seconded by Member Harris and a roll call vote reflected unanimous approval.

9. **BOARD ORAL COMMUNICATIONS**

None.

10. **ADJOURNMENT**

10A. **MOTION:** At 11:19 a.m., Member Chun moved to adjourn the meeting to Thursday, February 15, 2024 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.

###

LICENSE REVIEW BOARD MEETING  
FEBRUARY 15, 2024

ITEM 7A – DANIEL MIKKELSEN

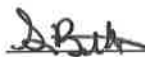
BACKGROUND & ANALYSIS

On Friday February 2, 2024, the License Review Board convened a special meeting to hear the appeal of Daniel Mikkelsen (Appellant) regarding the closure/non-renewal of his business license. After reviewing the materials presented by Appellant, the brief presented on behalf of the Finance Department, License Division and hearing arguments of the parties, the License Review Board upheld the decision of the Finance Department, License Division and voted 3–0 to deny the appeal.

RECOMMENDATION

The Finance Department, License Division recommends that the License Review Board adopt the Findings of Fact and Conclusions of Law in the appeal of Daniel Mikkelsen.

Respectfully submitted,



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Suzanne Bittner  
License Supervisor

Attachment A: Findings of Fact and Conclusions of Law

BEFORE THE LICENSE REVIEW BOARD OF THE CITY OF TORRANCE

APPEAL HEARING

) FINDINGS OF FACT

APPEAL OF DANIEL F. MIKKELSEN  
(GIVING KIDS WINGS FLIGHT  
ACADEMY) REGARDING  
CLOSURE/NON-RENEWAL OF  
BUSINESS LICENSE

)

) AND

)

) CONCLUSIONS OF LAW

WHEREAS, on October 25, 1977, the City Council adopted Resolution No. 77-215 ("Resolution") limiting the number of flight schools that could operate at Zamperini Field, also known as the Torrance Municipal Airport (the "Airport"), to six such schools in order to limit noise produced by Airport activities; and

WHEREAS, the Resolution was incorporated in the Airport Master Plan; and

WHEREAS, Urgency Ordinance No. 3929 effective January 18, 2024, amended Torrance Municipal Code Section 31.1.10 entitled "Flight Schools" to include a definition of "flight school" and limits the number of flight schools to six in accordance with Resolution No. 77-215.

WHEREAS, Ordinance No. 3928, effective February 8, 2024 a regular Ordinance of the City Council, amended Torrance Municipal Code Section 31.1.10 entitled "Flight Schools" to include a definition of "flight school" and limits the number of flight schools to six in accordance with Resolution No. 77-215.

WHEREAS, on October 11, 2018, Daniel Mikkelsen was issued a business license in the City of Torrance ("City") for flight instruction.

WHEREAS, Mr. Mikkelsen does business as Giving Kids Wings Flight Academy which operates out of the Torrance Municipal Airport; and

WHEREAS, on July 25, 2023, the City Council directed staff to comply with the Resolution; and

WHEREAS, staff identified 10 flight schools at the Airport, 4 more than the maximum permitted,

WHEREAS, the City must comply with the Resolution, and therefore, the City's Finance Department informed flight school operators, one of which was Daniel Mikkelsen, who received a business license later in time than the first six flight schools that their renewable business license would not be renewed for 2024 in compliance with the Resolution, if all six first in time flight schools apply for the renewal of their respective business licenses; and

WHEREAS, on October 24, 2023 Finance Director, Sheila Poisson sent a letter to Giving Kids Wings Flight Academy (Mikkelsen) that Mikkelsen’s business license would not be renewed for 2024 in compliance with the Resolution, if all six first in time flight schools apply for the renewal of their respective business licenses.

WHEREAS, on January 24, 2024 Daniel Mikkelsen filed an appeal with the City Clerk’s Office regarding the non-renewal of his business license for 2024 by the City’s Finance Department; and

WHEREAS, on February 2, 2024, Daniel Mikkelsen’s appeal was heard before the License Review Board (“Board”), regarding the closure/non-renewal of his business license. The Finance Department was represented by Attorney, Jennifer Guerrero. Prior to the hearing, the Finance Department filed a brief on behalf of the City. At the hearing, both sides presented arguments, and Licensee was given rebuttal time.

NOW, THEREFORE, the License Review Board makes the following Findings of Fact and Conclusions of Law:

## **FINDINGS OF FACT**

### **FIRST FINDING OF FACT**

On October 25, 1977, the City Council adopted Resolution No. 77-215. Paragraph 16 of Section 1 of the Resolution provides “[t]hat the number of flight schools on the Airport be limited to six.” The Resolution was incorporated into the Airport Master Plan.

### **SECOND FINDING OF FACT**

On October 11, 2018, Daniel Mikkelsen was issued a business license in the City of Torrance (“City”) for flight instruction.

### **THIRD FINDING OF FACT**

On July 25, 2023, the City Council directed staff to comply with Resolution No. 77-215;

### **FOURTH FINDING OF FACT**

City staff identified 10 flight schools at the Airport, 4 more than the maximum permitted,

### **FIFTH FINDING OF FACT**

Urgency Ordinance No. 3929 effective January 18, 2024, amended Torrance Municipal Code Section 31.1.10 entitled “Flight Schools” to include a definition of “flight school” and limits the number of flight schools to six in accordance with Resolution No.

77-215.

SIXTH FINDING OF FACT

Ordinance Number 3928 effective February 8, 2024, a regular Ordinance of the City Council amended Torrance Municipal Code Section 31.1.10 entitled "Flight Schools" to include a definition of "flight school."

SEVENTH FINDING OF FACT

Urgency Ordinance 3929 and Ordinance 3928 adopt the definition of flight school in 49 CFR § 1552.1(b) which means "any pilot school, flight training center, air carrier flight training facility, or flight instructor certificated under 14 CFR part 61, 121, 135, 141 or 142, as those provisions are amended from time to time; Or any other person or entity that provides instruction under 49 U.S.C. Subtitle VII ,Part A in the operation of any aircraft or aircraft simulator."

EIGHTH FINDING OF FACT

Appellant Mikkelsen's business license application expressly states the nature of his business is flight instruction and his license is for aircraft instruction and service.

NINTH FINDING OF FACT

The City's Finance Department informed flight school operators, one of which was Daniel Mikkelsen, who received a business license later in time than the first six flight schools that their renewable business license would not be renewed for 2024 in compliance with the Resolution, if all six first in time flight schools apply for the renewal of their respective business licenses; and

TENTH FINDING OF FACT

On October 24, 2023 Finance Director, Sheila Poisson sent a letter to Giving Kids Wings Flight Academy (Mikkelsen) that Mikkelsen's business license would not be renewed for 2024 in compliance with the Resolution, if all six first in time flight schools apply for the renewal of their respective business licenses.

ELEVENTH FINDING OF FACT

As of January 1, 2024 there were 9 flight schools at the Airport, six of which obtained a business license prior to Daniel Mikkelsen obtaining his business license in October of 2018.

**CONCLUSIONS OF LAW**

FIRST CONCLUSION OF LAW

The requirement that a license first be obtained before conducting a business or activity has long been recognized as a valid exercise of the police power, which

includes City's requirement for flight schools at issue here. (*Cohen v. Board of Supervisors* (1985) 40 Cal. 3d 277, 296; *see also*, Cal. Bus. & Prof. Code § 16000.) Pursuant to the City's police powers to regulate business licenses within its boundaries, limiting the number of licensed flight schools at the Airport is well within the City's proprietary authority to regulate the number of similar businesses and to reduce airport noise. California law allows cities to limit the number of business licenses issues for certain types of businesses within its jurisdiction. (*Torres v. Department of Alcoholic Beverage Control* (1953) 192 Cal. App. 2d 541, 550-551.)

#### SECOND CONCLUSION OF LAW

Resolution No. 77-215, limiting the number of flight schools to six, is a valid and enforceable regulation that still has full force and effect in the City. The Resolution is a business license regulation, pursuant to Division 3 of the Torrance Municipal Code, and not a land use regulation, the City Council was not required to memorialize the Resolution in an ordinance pursuant to Section 725 of the City's Charter.

#### THIRD CONCLUSION OF LAW

Ordinance 3929, effective January 18, 2024 defining the meaning of "flight school" and limiting the number of flight schools to six, is a valid and enforceable regulation that has full force and effect in the City. The Ordinance is a business license regulation, pursuant to Division 3 of the Torrance Municipal Code, and not a land use regulation.

#### FOURTH CONCLUSION OF LAW

Ordinance 3928, effective February 8, 2024 defining the meaning of "flight school" and limiting the number of flight schools to six, is a valid and enforceable regulation that has full force and effect in the City. The Ordinance is a business license regulation, pursuant to Division 3 of the Torrance Municipal Code, and not a land use regulation.

#### FIFTH CONCLUSION OF LAW

Ordinance 3928 may be retroactively applied to January 1, 2024, to notify Appellant Mikkelsen that his business license would not be renewed. *See, City of Claremont v. Kruse*, (2009) 177 Cal App.4th 1153, 1179.

#### SIXTH CONCLUSION OF LAW

Appellant qualifies as a flight school under Torrance Municipal Code Section 31.10.

#### SEVENTH CONCLUSION OF LAW

Daniel Mikkelsen does not meet the requirements to successfully argue equitable estoppel as there is a strong and justified rule of public policy that outweighs any



hardship Daniel Mikkelsen or his business Giving Kids Wings Flight Academy would face from the non-renewal of his license, as compared to the hardship imposed on the public as a whole by airport noise. (See, e.g., *City of Long Beach v. Mansell* (1970) 3 Cal.3d 462, 496-497, 500; *Golden Gate Water Ski Club v County of Contra Costa* (2008) 165 Cal.App.4th 249, 262 Further, Daniel Mikkelsen dba Giving Kids Wings Flight Academy cannot reasonably rely on a business license that expires every year and must be successfully renewed each year. (*Hobbs v. City of Pacific Grove* (2022) 85 Cal. App. 5<sup>th</sup> 311, 324-326.)

#### EIGHTH CONCLUSION OF LAW

City staff never had legal authority to issue Appellant's License, because it directly contradicts the Resolution, an enactment by the City's legislative body, and therefore was an *ultra vires* act. As a result, its License has never been legally valid, and is currently entirely void, but it was not revoked on those grounds. (See, *South Bay Sr. Hous. Corp. v City of Hawthorne* (1997) 56 Cal.App.4th 1231, 1235.)

#### NINTH CONCLUSION OF LAW

Daniel Mikkelsen is not entitled to the due process protections with respect to the potential non-renewal of its business license that might exist for the revocation or suspension of a business license. (*South Lake Tahoe Property Owners Group v. City of South Lake Tahoe* (2023) 92 Cal. App. 5th 735, 748-749; *Hobbs v. City of Pacific Grove* (2022) 85 Cal. App. 5<sup>th</sup> 311, 324-326.)

#### TENTH CONCLUSION OF LAW

Daniel Mikkelsen has no vested right to continue operating pursuant to his business license, which by its own terms, expires every year. (*Hobbs v. City of Pacific Grove* (2022) 85 Cal. App. 5<sup>th</sup> 311, 324-326.)

### **ORDER**

Based on the above stated Findings of Fact and Conclusions of Law and all the other materials in the administrative record in this case, including the brief filed by the City, the attachments therefore, and the oral statements and arguments made at the February 2, 2024 public hearing on the appeal, the License Review Board denies the appeal related to the closure/nonrenewal of Daniel Mikkelsen's business license.

DATED: February 15, 2024

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Jordan Rumery, Chair  
License Review Board

LICENSE REVIEW BOARD MEETING  
FEBRUARY 15, 2024

ITEM NO. 7B – MEISI, INC., DBA RED 8 MASSAGE SPA

BACKGROUND

Sifeng Wu owner of Meisi, Inc., dba Red 8 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 3580 Redondo Beach Boulevard, in Torrance.

ANALYSIS

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

RECOMMENDATION

The License Division recommends approval of the business license.

Attachment A: Business License Application

Attachment B: Form 100E and Massage Therapist Certificate

Attachment C: Notarized Statement from Landlord

Attachment D: Police Dept Reports – Supplemental – materials to be provided.

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

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 MEISI, INC. <i>Red 8 Massage Spa</i>	CORPORATE NAME (LEGAL ENTITY NAME IF DIFFERENT FROM BUSINESS NAME OR DBA) MEISI, INC.
--	--

1. BUSINESS LOCATION (*physical business address - see note below) 3580 REDONDO BEACH BLVD	Suite#	City TORRANCE	State CA	ZIP 90504
---	--------	------------------	-------------	--------------

2. MAILING ADDRESS OR PO/PMB BOX (required) 3580 REDONDO BEACH BLVD	Suite#	City TORRANCE	State CA	ZIP 90504
--	--------	------------------	-------------	--------------

3. IS THE BUSINESS LOCATED AT A RESIDENTIAL ADDRESS (*select one)? YES <input type="radio"/> NO <input checked="" type="radio"/>	HOME OCCUPATION PERMIT#:	EMAIL ADDRESS:
---	--------------------------	----------------

NATURE OF BUSINESS (description of business activity in detail):  
**BODY MASSAGE THERAPY SERVICE**

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

TECHNOLOGY BUSINESS (select one): Definition: A business entity utilizing scientific equipment and engineering techniques, microelectronics, data processing, genetic engineering, or telecommunications.	YES <input type="radio"/> NO <input checked="" type="radio"/>
--	---

RETAIL BUSINESS - WILL YOU BE SELLING CBD PRODUCTS? (select one): Definition: CBD is the cannabidiol compound derived from industrial hemp, cannabis or otherwise.	YES <input type="radio"/> NO <input checked="" type="radio"/>
---	---

CONTACT NAME: SIFENG WU	CONTACT TITLE: PRESIDENT	CONTACT PHONE #:	BUSINESS PHONE#:	CELL PHONE#:
----------------------------	-----------------------------	------------------	------------------	--------------

DRIVER'S LICENSE OR OTHER DOCUMENT ISSUED:	SOCIAL SECURITY# (optional):	COMMERCIAL OFFICE SQFT:	# OF PEOPLE WORKING IN TORRANCE:	# OF UNITS (apartments/hotels/mobile homes/vehicles): 1
--	------------------------------	-------------------------	----------------------------------	--

FEDERAL TAX ID# (EIN): 93-4135082	STATE TAX ID# (SEIN):	STATE CONTRACTORS LICENSE #:	STATE SELLERS PERMIT#:
--------------------------------------	-----------------------	------------------------------	------------------------

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

NAMES OF OWNER, PARTNERS, OR PRINCIPAL OFFICERS: SIFENG WU	TITLE: PRESIDENT	NAMES OF OWNER, PARTNERS OR PRINCIPAL OFFICERS:	TITLE:
---	---------------------	---	--------

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

SIGNATURE:	DATE: 11/8/2023
------------	--------------------

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 UC:

**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.htm](https://www.osha.gov/pls/mis/sic_manual.htm)  
 \*\*\* ACCESS INFORMATION FOR AN INDUSTRIAL BUSINESS REQUIRING A WDID# FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD WEBSITE: [http://www.csrwaterboards.ca.gov/ealct\\_issues/program/statewater/industrial.html](http://www.csrwaterboards.ca.gov/ealct_issues/program/statewater/industrial.html)

Attachment B

Telephone: 618-5828

# CITY OF TORRANCE REVENUE DIVISION

3031 Torrance Boulevard  
Torrance, CA 90503

APPLICATION FOR MASSAGE BUSINESS LICENSE

Torrance Municipal Code Section: \_\_\_\_\_

NOV 15 2023

NAME OF APPLICANT SIFENG WU

[Redacted]

CITY HACIENDA HEIGHTS STATE CA

TYPE OF BUSINESS MASSAGE THERAPY SERVICE

FIRM NAME MEISI, INC. DBA Red 8 Massage Spa

ADDRESS 3580 REDONDO BEACH BLVD PHONE [Redacted]

CITY TORRANCE STATE CA

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:

YUEFENG INC dba NATURAL MESSAGE, 8191 BOLSA AVE MIDWAY CITY CA 92655

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

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

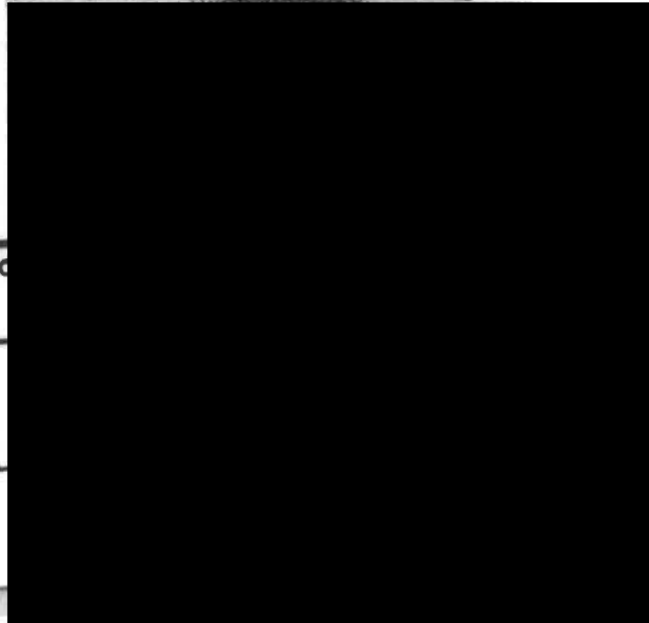
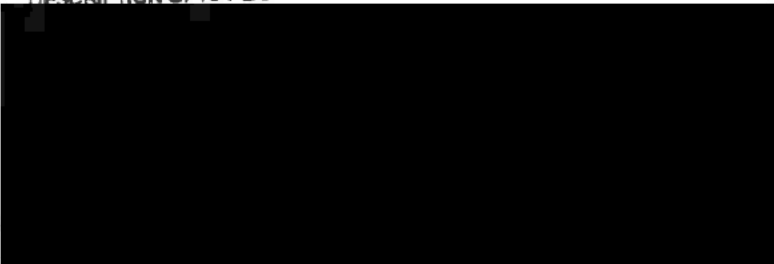
NONE

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

SEE ATTACHED



DESCRIPTION OF APPLICANT:



AL USE C

APPROVED BY:

CHIEF OF POLICE

DATE

DISAPPROVED BY:

CHIEF OF POLICE

DATE

# CALIFORNIA MASSAGE THERAPY COUNCIL

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

**Yuemei Zha**

*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, Yuemei Zha 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, Tuesday, July 12, 2022.*



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

**CERTIFICATE # 57434  
EXPIRES: 7/11/2024**

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

### Affidavit of Property Owner - Consent to Operate

**Type(s) of Permit(s) applying for:**

DBA Name of Business: MEISI, INC.  
 Contact Phone No: 626 244 6285 Business Phone No: 626 244 6285  
 Type of Permit: MASSAGE BUSINESS LICENSE  
 Type of Permit: \_\_\_\_\_

**Property Owner Information - Do Not Leave Anything Blank**

Legal Name of Property Owner/Business: Crystal Cal No.1, LLC  
 Business Address: 3580 Redondo Beach Blvd.  
(list initials, Apartment, Suite, Space, Unit numbers, etc.)  
 City: Torrance, CA Zip Code: 90504  
 Mailing Address: 2150 E. 25th Street  
(if same as address above, write "same")  
 City: Vernon State: CA Zip Code: 90058  
 Contact Phone No: [REDACTED] Business Phone No: 323-581-6888

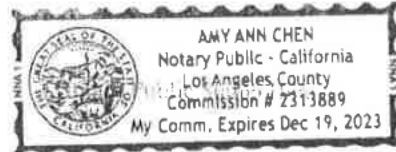
**For Notary Public Use Only**

I, Freddy Yang, being duly sworn, depose and say that I am the owner and/or authorized agent of the real property involved in the application and do hereby consent to the filing of a business license Application and to the [REDACTED] form attached)

Signature of Notary Public

State ID: 2313889

Date: Exp. 12/19/2023



Signature of Property Owner: [REDACTED]

Date: 12/14/2023

Print Name: Freddy Yang

Title: LLC Manager

**CALIFORNIA JURAT WITH AFFIANT STATEMENT**

**GOVERNMENT CODE § 8202**

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

1 \_\_\_\_\_  
 2 \_\_\_\_\_  
 3 \_\_\_\_\_  
 4 \_\_\_\_\_



1 \_\_\_\_\_  
 Signature of Document Signer No. 2 (if any)

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

State of California  
 County of Los Angeles

Subscribed and sworn to (or affirmed) before me  
 on this 14<sup>th</sup> day of December, 2024,  
 by Freddy Yang  
 (1) \_\_\_\_\_  
 (and (2) \_\_\_\_\_),



Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature \_\_\_\_\_  
 Signature of Notary Public

Seal  
 Place Notary Seal Above

**OPTIONAL**

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

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_



Supplemental 1



Torrance Police Department Intelligence Detail  
**License Review Interview Summary**

Detective Lucas Ryono #18432

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**To:**

**Suzanne Bittner**  
License Supervisor

**Date:** February 8, 2024

**From:**

**Detective Lucas Ryono**  
Intelligence Section

**Subject:**

**"Red 8 Massage Spa" (Meisi Inc.)**  
3580 Redondo Beach Blvd  
(626) 248-6790

License Review Board Hearing – February 15, 2024

**Licensees Interviewed:**

**Wu, Sifeng (Owner) /** [REDACTED]  
[REDACTED]

**Li-Kai, Eric (Translator-Mandarin) /** [REDACTED]

On 08 FEB 24, I interviewed Mr. Sifeng Wu regarding his application for a business license for "Red 8 Massage Spa," located at 3580 Redondo Beach Blvd, Torrance, CA. He was assisted with Mandarin translation by Eric Li-Kai.

Mr. Wu will be taking over a pre-existing massage business at the location. Red 8 Massage will offer massage for walk-in clients and by appointment.

Mr. Wu will be managing the business. Mr. Wu will have one initial licensed masseuse working for him. Mr. Wu has worked in the massage industry for 1-2 years as a business owner. He currently owns Nature Oriental Massage located at 8191 Bolsa Ave, Midway City, CA.

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

Mr. Wu was advised of the laws regulating his occupation, and he was provided with a "Torrance Municipal Section Highlights" form, which detailed these laws and regulations. I completed a Massage Establishment Licensing Interview Questionnaire

with him which he signed indicating that he understood the laws regulating this occupation. Mr. Wu 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 Eric Li-Kai Language Mandarin



General Information

Business Name Red 8 Massage Spa Phone [REDACTED]

Licensee(s) WU, SIFENG [REDACTED]

Who are the sole owners? SIFENG WU

Is the business incorporated? Yes

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

Business Address 3580 REDONDO BEACH BLVD

How Long Has This Business Been Operating?

~ 3 YEARS  
 (taking over business from previous owner)



Company History

Past Businesses

Have you been in the acupuncture/massage business before? YES (own another massage business)

Location address? 8191 BOLSA AVE MIDWAY CITY, CA 92655

How long? Mature Oriental Massage 3 years

Do you own any other businesses? Will continue to operate

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



## 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.

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

In what other cities is the company licensed?

Midway City, CA

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

None

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:**

SW ✓ 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.

SW ✓ 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)).**

SW ✓ All exit doors will be kept unlocked during business hours.

SW ✓ 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.

SW ✓ 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.

SW ✓ 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.

SW ✓ 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.

SW ✓ **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)).**

SW ✓ **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.**

SW ✓ **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.

**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?**

\_\_\_\_\_ ✓ SW

Has Licensee(s) received a copy of the "Massage Therapy Regulations?" \_\_\_\_\_ ✓ SW

Does the Licensee(s) know how to contact the police department? \_\_\_\_\_ ✓ SW



## 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]

2-8-2024  
Date

2-8-24  
Date

\_\_\_\_\_  
Witness