



# STAFF REPORT

Development Services Department

**DATE:** September 28, 2021

**TO:** Business Permit and License Review Board

**FROM:** Lisa Flores, Planning & Community Development Administrator  
By: Amber Abeyta, Business License Officer

**SUBJECT:** RESOLUTION NO. 2081 – DENYING THE APPEAL AND UPHOLDING THE REVOCATION OF THE BUSINESS LICENSE FOR SAYBROOK MEDIA GROUP INC., LOCATED AT 529 LAS TUNAS DRIVE  
**Recommendation: Adopt**

## **SUMMARY**

The Appellant and business owner of Saybrook Media Group Inc., (herein referred to as “Saybrook”) Mr. Maximilian Lobkowicz, is appealing the City’s decision to revoke the business license on July 28, 2021. The City revoked Saybrook’s business license after it was determined that the business is not in compliance with their approved use, which is general office only, and the business was being utilized as a residence, which is not a permitted use on this property. On August 9, 2021, the Appellant filed an appeal - refer to Attachment No. 1. It is recommended that the Business Permit and License Review Board adopt Resolution No. 2081, denying the appeal and uphold the business license revocation for the business, Saybrook, that is located at 529 Las Tunas Drive and this business owner may not be allowed to apply for another business license within this City for 12 months.

## **BACKGROUND**

On January 7, 2020, the City issued a business license to Saybrook to operate an office use which consist of archiving and cataloging years’ worth of internally generated files, print, media and memorabilia, storing the materials and professional office usage within the one-story building that is located at 529 Las Tunas Drive. The subject commercial building is approximately 7,055 square feet in size, and is zoned C-O, Professional Office. The C-O zone is intended to provide sites for development as administrative, financial, business, professional, medical and general offices. According to the Los Angeles County Assessor’s database, the commercial building is owned by Hot Kid LLC in c/o Anne W. Yeh. The property owner was copied on all the Notice of Violations and correspondence from the City related to this business.

On April 14, 2021, the Arcadia Police Department (“APD”) was contacted by an individual (via telephone and in-person) attempting to register his residence as a sex offender who informed APD that he lived at the business location of Saybrook’s since April 10, 2021. According to the registrant, Saybrook also operates a phone sex business for the Dr. Susan Block Institute (the Appellant’s wife), and that him and several others that works for Saybrook also lived there as well. Since residential use of the subject property is not allowed per the City’s zoning regulations for C-O, Professional Office, APD informed the registrant that he could not register the subject property as his residence.

Subsequently, City staff found proof of an online advertisement – refer to Attachment No. 2 for a job at Saybrook for a “live-in” position. The job advertisement included photographs of the subject property including the kitchen, shower, bedroom with a bed, and a laundry facility.

Based on this information, it was determined that Saybrook was unlawfully using the subject property for residential activity in violation of its zoning regulations. In addition, a sex phone business is considered an “adult business” use that is prohibited in every zone except the M-1 Zone and requires an Adult Business Regulatory Permit.

As a result, a Notice of Violation (“NOV”) was issued on April 20, 2021 – refer to Attachment No. 3 citing that the business has expanded partially or wholly converted to another business without the required City approval or permits. The NOV gave Saybrook until May 3, 2021 to remove any business unrelated to the approved office use. The Appellant informed the City that his wife is a therapist (the business owner of Dr. Susan Block Institute) and was not operating her business out of this building. He admitted that all Saybrook’s employees, including himself stay overnight at the subject site for several days a week due to work deadlines. In addition, when the Appellant was informed of the online advertisement for a job at Saybrook for a “live-in” position he did not deny the online advertisement and explained that it was not intended for a permanent “live-in” position, but a position to stay overnight for a few days out of the week. Furthermore, on May 3, 2021, the Appellant informed the City that Saybrook is not in violation of any Arcadia ordinances.

Since the Appellant confirmed that the building was being used for overnight stay and acknowledged the online advertisement for a job for a “live-in” position at Saybrook, which is not allowed, an NOV was issued by the City on June 2, 2021 to correct this violation immediately and that they must cease and desist use of the property for any overnight stays since the business license was approved strictly for office use only – refer to Attachment No. 4. The NOV cited several code sections from the City’s Development Code stating that overnight stay is not allowed on this subject site and within this office building. On June 15, 2021, in response to the NOV the appellant informed the City that Saybrook is not in violation of the any City’s Codes.

On July 22, 2021, in order to confirm whether Saybrook abated the AMC violation of residential use, which isn’t allowed in the zone for the subject property, the City served

the Appellant an Inspection Warrant, and an inspection was conducted that day – refer to Attachment No. 5. Additionally, the Warrant authorized City staff to photograph or videotape the inspection for the purpose of preserving evidence of violations of the Arcadia Municipal Code. During the inspection, it was discovered that the business has ten (10) rooms that were being used as bedrooms – refer to Attachment No. 6 and contained other evidence of unlawful residential use of the property.

As a result, Saybrook was informed by certified mail on July 28, 2021 – refer to Attachment No. 7, that their business license was revoked.

## **DISCUSSION**

Pursuant to Section 6216.7 of the Arcadia Municipal Code, the Business License Officer may suspend or revoke any business license upon receipt of any of the following information:

- The business has been expanded, or partially or wholly converted to another business, without the required City approvals and permits; or
- The business has violated, or permitted to be violated, any federal, State, or local law applicable to the premises or business; or
- The business has, in the conduct of the same or any similar business, engaged in conduct detrimental to the public welfare.
  - a. Conduct detrimental to the public welfare includes, but is not limited to, operations or activities that do not comport with the peace, health, safety and convenience of the public.
  - b. Examples of conduct detrimental to the public welfare include, but are not limited to: (a) operating a business prohibited by local or State law, or (b) “allowing” activities that are or become a public nuisance.

Though the burden of proof is not expressly stated in the City’s ordinance, the preponderance of the evidence standard generally applies to all civil and administrative matters unless another higher degree of proof is imposed by statute.

The preponderance-of-the-evidence standard requires that City staff must persuade the Board that, by the evidence presented in this Staff Report and any evidence presented at the hearing, that what City staff is required to prove is more likely to be true than not true. Stated another way, the preponderance-of-the-evidence standard simply requires the Board to believe that the existence of a fact is more probable than its nonexistence.

Under AMC Section 6216.7, the Business License Officer has broad discretion to revoke or suspend a business license. In this case, Saybrook’s business license has been revoked for two independent reasons:

1. Saybrook’s business license was conditionally approved as office use only. One of the conditions of approval was that the rooms were to be maintained as office space and storage for the office use, as outlined on the business license application, business license certificate and floor plan refer to - Attachment No. 8. Many of the room were used as bedrooms for “overnight stay”; therefore, violation of the conditions of approval of said license is grounds for revocation according to AMC Section 6216.7(3), as stated above.
2. The subject business address is zoned C-O Professional Office. The C-O zone is intended to provide sites for development as administrative, financial, business, professional, medical and governmental offices (Development Code Section, 9102.03.010.). Residential uses are prohibited in the C-O zone (Development Code Section 9102.03.020.). The City has a permissive zoning code, so only expressly permitted uses are allowed. Residential uses are not listed as a permitted use in the C-O zone (Development Code Section 9102.03.020, Table 2-8.) Therefore, they are prohibited unless the Development Services Department Director makes a finding that they are sufficiently similar to an expressly permitted use as to be allowed on the same basis in accordance with Development Code Section 9102.03.020(B). No such finding has been made. Therefore, your residential use of the subject property within the C-O zone is prohibited under the AMC Development Code and is in violation of the City’s Zoning Ordinance applicable to the premises where the business covered by said license is conducted, which is grounds for revocation of Saybrook’s business license in accordance with AMC Section 6216.7(3).

The City has met the preponderance-of-the-evidence standard with respect to each ground above.

Saybrook has been allowed to continue to operate their business until action has been taken on their Appeal.

### **RECOMMENDATION**

It is recommended that the Business Permit and License Review Board adopt Resolution No. 2081, denying the appeal and uphold the decision to revoke the City’s business license for Saybrook Media Group, Inc. and that Saybrook’s employees, agents, partners, directors, officers, controlling stockholders or managers not be allowed to apply for a new business license in the City of Arcadia for a period of 12 months from the date of this revocation.

Business License Revocation  
Saybrook Media Group, Inc. – 529 Las Tunas Drive  
September 28, 2021  
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If any of the Business License and Review Board Members or other interested party has any questions or comments regarding this matter prior to the September 28, 2021, hearing, please contact Business License Officer, Amber Abeyta, at (626) 574-5437, or by email at [aabeyta@ArcadiaCA.gov](mailto:aabeyta@ArcadiaCA.gov) .

Approved:



Lisa L. Flores  
Planning & Community Development Administrator

- Attachment No. 1 – Resolution No. 2081
- Attachment No. 2 - Appeal Letter
- Attachment No. 3 – Job Advertisement
- Attachment No. 4 – Notice of Violation Issued April 20, 2021
- Attachment No. 5 – Notice of Violation Issued June 2, 2021
- Attachment No. 6 – Inspection Warrant
- Attachment No. 7 – Pictures of Rooms and Business Premises
- Attachment No. 8 – Business License Revocation Letter dated July 28, 2021
- Attachment No. 9 – Saybrook’s Business License Application, Business License Certificate and Floor Plan

# Attachment No. 1

Resolution No. 2081

**RESOLUTION NO. 2081**

A RESOLUTION OF THE BUSINESS PERMIT AND LICENSE REVIEW BOARD OF THE CITY OF ARCADIA, CALIFORNIA, DENYING THE APPEAL AND UPHOLDING THE REVOCATION OF THE BUSINESS LICENSE FOR SAYBROOK MEDIA GROUP INC. AT 529 LAS TUNAS DRIVE

WHEREAS, on January 7, 2020, the City issued a business license to Saybrook Media Group Inc. (herein referred to as "Saybrook") at 529 Las Tunas Drive, for general office use only. The subject business address is zoned C-O Professional Office; and

WHEREAS, on April 20, 2021, a Notice of Violation ("NOV") was issued to Saybrook since they had an online advertisement for a "live-in" position and residential use of the subject property is not allowed per the City's zoning regulations for C-O, Professional Office. The NOV cited that Saybrook had at least partially expanded to another business without the required City approval or permits. The NOV gave Saybrook until May 3, 2021, to remove any business unrelated to the approved office use; and

WHEREAS, On June 2, 2021, a second NOV was issued to Saybrook, since the business owner of Saybrook confirmed that the building was being used for overnight stay and acknowledged the online advertisement for a job for a "live-in" position at their business location, which is not allowed. The second NOV cited that Saybrook must correct this violation immediately and that they must cease and desist use of the property for any overnight stays since the business license was approved strictly for office use only. Subsequently, on June 15, 2021, in response to the NOV the business owner informed the City that Saybrook is not in violation of any Citys Codes; and

WHEREAS, on July 22, 2021, in order to confirm whether Saybrook abated the Arcadia Municipal Code violation of residential use, which is not allowed in the zone for

the subject property, the City served Saybrook an Inspection Warrant. An inspection of the business was conducted that day, and it was confirmed (1) that the business had partially converted the approved floor plan and use from required storage and office use to residential use, which is in violation of Saybrook's business license conditions of approval, and (2) the overnight stay/residential use of the subject property within the C-O zone is prohibited under the AMC Development Code and is in violation of the City's Zoning Ordinance applicable to the premises; and

WHEREAS, pursuant to Section 6216.7 of the Arcadia Municipal Code, the Business License Officer may suspend or revoke any business license upon receipt of any of the following information: 1) The business has been expanded, or partially or wholly converted to another business, without the required City approvals and permits; or 2) The business has violated, or permitted to be violated, any federal, State, or local law applicable to the premises or business; or 3) The business has, in the conduct of the same or any similar business, engaged in conduct detrimental to the public welfare. Conduct detrimental to the public welfare includes, but is not limited to, operations or activities that do not comport with the peace, health, safety and convenience of the public. Examples of conduct detrimental to the public welfare include, but are not limited to: (a) operating a business prohibited by local or State law, or (b) allowing activities that are or become a public nuisance. Though the burden of proof is not expressly stated in the City's ordinance, the preponderance of the evidence standard generally applies to all civil and administrative matters unless another higher degree of proof is imposed by statute; and

WHEREAS, on July 28, 2021, the business license was revoked by the Business License Officer for two reasons: (1) Saybrook had partially converted their approved floor plan and use from required storage and office use to residential use which is in violation

of Saybrook's business license conditions of approval, and (2) the overnight stay/residential use of the subject property within the C-O zone is prohibited under the AMC Development Code and is in violation of the City's Zoning Ordinance applicable to the premises pursuant to Section 6216.7 of the Arcadia Municipal Code; and

WHEREAS, on August 9, 2021, the Appellant of Saybrook's business, Mr. Maximilian Lobkowicz, filed an appeal within the prescribed ten-day appeal period; and

WHEREAS, on September 28, 2021, a public hearing was held before the Business Permit and License Review Board ("Board") on said appeal, at which time all interested persons were given full opportunity to be heard and to present evidence.

NOW, THEREFORE, THE BUSINESS PERMIT AND LICENSE REVIEW BOARD OF THE CITY OF ARCADIA, CALIFORNIA, HEREBY RESOLVES AS FOLLOWS:

SECTION 1. The facts set forth above are true and correct and are incorporated herein by reference.

SECTION 2. Based on the preponderance of the evidence presented to this Board at the above-referenced public hearing on September 28, 2021, including factual data submitted by the Business License Division in the staff report with attachments dated September 28, 2021, and all related information presented to the Board, this Board finds and determines that the business license shall be revoked for two independent reasons:

1. Saybrook's business license was conditionally approved as office use only. One of the conditions of approval was that the rooms were to be maintained as office space and storage for the office use, as outlined on the business license application, and as listed on the business license certificate. Many of the rooms were used as bedrooms

for overnight stay; therefore, violation of the conditions of approval of said license is grounds for revocation according to AMC Section 6216.7(3).

2. The subject business address is zoned C-O Professional Office. The C-O zone is intended to provide sites for development as administrative, financial, business, professional, medical and governmental offices (Development Code Section, 9102.03.010.). Residential uses are prohibited in the C-O zone (Development Code Section 9102.03.020.). The City has a permissive zoning code, so only expressly permitted uses are allowed. Residential uses are not listed as a permitted use in the C-O zone (Development Code Section 9102.03.020, Table 2-8.). Therefore, they are prohibited unless the Development Services Department Director makes a finding that they are sufficiently similar to an expressly permitted use as to be allowed on the same basis in accordance with Development Code Section 9102.03.020(B). No such finding has been made. Therefore, the residential use of the subject property within the C-O zone is prohibited under the AMC Development Code and is in violation of the City's Zoning Ordinance applicable to the premises where the business covered by said license is conducted, which is grounds for revocation of Saybrook's business license in accordance with AMC Section 6216.7(3).

3. Based on the foregoing, the City of Arcadia Business Permit and License Review Board hereby finds that AMC section 6216.7 was violated by Saybrook, justifying its business license revocation.

SECTION 3. For the foregoing reasons the Business License and Review Board determines that the business license for Saybrook, Inc. shall be revoked, and denies the appeal and upholds the City's Business License Officer's decision, subject to the condition that Saybrook's employees, agents, partners, directors, officers, controlling

stockholders and managers not be allowed to apply for a new business license in the City of Arcadia for a period of 12 months from the date of this revocation.

SECTION 5. The Secretary shall certify to the adoption of this Resolution.

Passed, approved and adopted by the Business Permit and License Review Board this 28th day of September 2021.

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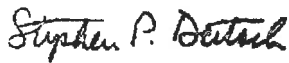
Marilynne Wilander  
Chair, Business Permit and License  
Review Board

ATTEST:

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Lisa L. Flores  
Secretary

APPROVED AS TO FORM:



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Stephen P. Deitsch  
City Attorney

# Attachment No. 2

Appeal Letter

Monday Aug. 9th, 2021

City of Arcadia - Development Services Department  
Attn: Amber Abeyta  
240 W Huntington Drive  
PO Box 60021  
Arcadia, CA 91066

RECEIVED

AUG 09 2021

Planning Services  
City of Arcadia

**PLEADING IN RESPONSE TO BUSINESS LICENSE REVOCATION NOTICE**

Dear Mrs. Abeyta

In response to the inspection and follow-up correspondence, I would like to clarify some of the issues raised.

I am honestly baffled by the misrepresentations, flat-out falsehoods, and defamatory accusations leveled against me, my wife, and our volunteers.

1. The individual who contacted the Arcadia Police Department on April 14, 2021 has never at any point lived on the premises of the subject property. That fits with the individual's other misrepresentations of the property and business conducted on the premises, which make it clear that the individual has no knowledge of the comings and goings of the subject property nor its operations. We do not know the identity of this individual. He applied to volunteer under an assumed name which made us unable to perform a background check.
2. There is no "phone sex business" operating at or from 529 Las Tunas Drive and no person "lives" at said property. No human being is domiciled at 529 Las Tunas Drive. Not now, not ever. Full stop.
3. No "adult business" is being conducted at the property. My wife, Susan Block, Ph.D. is a graduate of Yale University and a world-renowned sex therapist, author, speaker and educator. To characterize her work as "adult business" is plainly inaccurate at best and defamatory at worst. The work of a therapist and their client is no more an "adult business" than any couples counselor working from their office or, like during lockdown, home office.
4. Our work requires 24-hour monitoring of numerous websites, ad campaigns and radio podcast platforms that involve IT, coding, editorial deadlines, promotions, graphic design, editing, social media monitoring and archiving over 30 years worth of broadcasts from syndicated radio, cable TV (including HBO specials) and the Internet, as well as Dr. Block's lectures at universities and symposiums around the world. We also answer listener calls from all over the world 24/7.
5. To reiterate, our work has not changed, expanded, nor converted to another line of work from the moment we moved in to this day. The facts have not changed between the time we moved our office here and today. We have always been cooperative with all city departments and representatives and granted all requests from various city agencies including the police, fire, and building inspectors, to come in and see whatever they want to see.
6. The advertisement referenced in the letter is a case of literary license and has been misunderstood. The word "live-in" is meant metaphorically, not literally. Since we consider our

volunteers as family and our work as our life, that ad refers to our blending of art, life, and work, and it may cause confusion for people who work 9-5. We don't believe in a 9-5 economy. I want to make it abundantly clear: 529 Las Tunas Drive is not a residence or domicile for anyone. The only time people have lived here, that we know of, is when it was a home for the deaf.

7. The work we do is critical to the well-being of the individual, the couple, and the community. Our volunteers believe in our mission of making the world a better, more peaceful place, as Dr. Block describes in her best-selling book, *The Bonobo Way*. We work long hours on current programs as well as archiving over 30 years of our work. Some volunteers work 18 hours in a row (think coders and/or fire fighters). Like many organizations, after live broadcasts, special projects or long hours of work, we usually provide a nice meal and drinks for the volunteers. I will not send anyone home who is too tired to drive or has had one too many. We just witnessed a terrible, deadly, drunk-driving accident this past Friday night in front of our facility, and it reminded me of why we don't put our people in danger. Our volunteers can take a nap here on one of the couches, chairs or our many show beds which we've been storing for many years and were part of the original set for the HBO and cable TV shows. The volunteers separated the couches and beds in separate storage areas to maintain social distancing to prevent the spread of Covid. The accusation that our volunteers "live" here is as preposterous as accusing a hardworking lawyer who sleeps at their desk (or on their couch) after a long day, or the sheriff's deputies regularly seen snoozing in their squad cars during overnight shifts. Are these deputies "living" in their squad cars?
8. We cannot cease and desist something we never did. We are troubled by the accusations, which have no merit. Are we being accused of working too hard? Or are you attempting to dictate when we can work and when we can't? Why is a nap at 3 in the morning different from a nap at 3 in the afternoon? Under which dictionary is a nap in the middle of a long workday or overnight shift considered "living?" Once again, we are not a traditional 9-to-5 business, we do this work because we love it, and we do it with great joy and dedication. The City of Arcadia does not get to decide our work ethic or our work hours.
9. Our storage rooms are not bedrooms. They are storage rooms which store boxes, books, mattresses, used and unused equipment, chairs, costumes, props, art, gifts, archives. Some of these storage rooms are organized, and others, like most storage rooms, are pretty messy. Your photos focused on the messiest parts along with the beds. Why didn't you take pictures of our offices, broadcasts or the thousands of books in our library? The City of Arcadia's own definition of "bedroom" is: "is a private room intended primarily for sleeping." None of our offices, studios or storage rooms fit that definition.
10. We've seen how much our work in sexuality and politics has helped people over the past 30 years. We do nothing illegal or inappropriate for this building, and yet our work can be considered controversial and even demonized by many uneducated people, religious groups and hate groups. Nothing we do, or are accused of doing, falls under any definition of "adult businesses" mentioned in Arcadia Municipal Code.
11. In conclusion, we feel that we are being targeted unfairly and harassed by the City of Arcadia because of our work in sexuality and politics and our slightly unusual, non-9-5 work style. We are prepared for a protracted legal battle to maintain our rights under the first and fourth amendment of the Constitution of The United States which we will vigorously defend. The residents of the City of Arcadia deserve to have their tax dollars go towards more worthy causes such as reducing the number of fatal car collisions like the one that just happened in front of our building.

12. We love it here. We have invested a lot of time and money into this building and into Arcadia. We have a good relationship with our landlady, neighbors and fellow local businesspeople. We share your vision for a better Arcadia and we want to be a part of that vision. This is why we continue to invest in this city and support the local businesses and community. We're not enemies. We are all trying to make a better Arcadia for all of us. Like bonobos, we just want to get along.

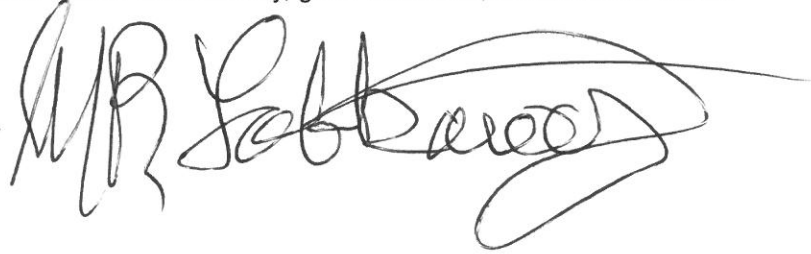
I am happy to discuss this further with honesty, good intentions, and common sense.

Sincerely,

Maximilian Lobkowitz

626.461.5212

FDRradio.com

A handwritten signature in black ink, appearing to read 'Maximilian Lobkowitz', written in a cursive style. The signature is positioned to the right of the typed name.

# Attachment No. 3

Job Advertisement

<https://bonoboville.com/classifieds/80051/seeking-artist-social-media-writer-web-designer-it-computer-savvy-or-personal-assistant/admin-office/?fbclid=IwAR0GtcRP0QCZFJeffMHpoi1rf9pmo5INlh9SjL0nUPhGAVZUvB0An7xl2MU>

## Seeking Artist, Social Media, Writer, Web Designer, IT, Computer Savvy, or Personal Assistant

Category: JOBS → admin / office

Posted By: Harry Sapien

Phone: (626) 662-0195

### Additional Photos:



### More Information

We have a Live-in Position that is open to a wide range of talents and skill sets. If you are an artist, fashion designer, photographer, writer, know how to use social media, graphic artist, web designer, IT, or personal assistant or willing to learn then you can apply.

We are an online company centered around Dr. Susan Block– a world renown sexologist. We run The Dr. Susan Block Institute and produce The Dr. Susan Block Show and FDR Radio.

[www.DrSusanBlock.com](http://www.DrSusanBlock.com)

[www.DrSusanBlockInstitute.com](http://www.DrSusanBlockInstitute.com)

[www.DrSusanBlock.com/home](http://www.DrSusanBlock.com/home)

[www.Bonoboville.com](http://www.Bonoboville.com)

[www.DrBlocksPleasureShop.com](http://www.DrBlocksPleasureShop.com)

We publish content online as well as produce magazines, books, journals, and various projects. We also run an online store that sells various items to include art, photographs, and physical products.

Your job will depend on your skill set but in general, you will work four hours per day six days per week (with some light office/admin work required) and in exchange we provide room and board, utilities, internet and even food is paid for.

Because of COVID we are seeking people who are freelancers and work their own hours, preferably are trying to create their own labels, brands, etc and spend the majority of their time/work online or isolated. Obviously, if you go out to shop or for work that is fine, we just ask that you are safe and wear a mask.

We are a group of laid back hippie-dippie-make-love-not-war liberals that believe in freedom and equality. We do not discriminate based on race, age, sexual orientation etc and we ask that you be the same or else please don't apply for this job.

Everyone here is a professional with amazing skill sets: writers, artists, musicians, tech wizards, business weenies, web design, etc.

We are a growing company and if you want to get more directly involved there is opportunity for advancement and to earn money (completely voluntary and not required).

Your room is a private room with private shower and bathroom, looks out into the courtyard with a private entrance. We are in a great affluent neighborhood in Arcadia / Temple City area (15 minutes east of Downtown LA) with great shopping and parks just a few minutes walk away. The street is also along two major bus routes. Facility has an industrial kitchen and on site laundry room and tons of privacy and space and is quiet.

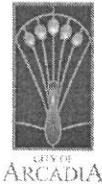
If interested please tell us about yourself, include social media links, samples of your work (if applicable) and a resume.

EMAIL: [SaybrookMedia@gmail.com](mailto:SaybrookMedia@gmail.com)

Lastly, don't forget to send us contact information so we can get ahold of you.

# Attachment No. 4

Notice of Violation Issued April 20, 2021



Development Services Department
Business License Division
240 West Huntington Drive
Post Office Box 60021
Arcadia, CA 91066-6021

CITY OF ARCADIA
BUSINESS LICENSE DIVISION
NOTICE OF VIOLATION

DATE OF VIOLATION: 4/20/21

Table with 4 columns: Business Address/Location of Violation, Business License Number, Business Name, Business Owner, Telephone Number, Mailing Address, City, State, Zip.

YOU ARE IN VIOLATION OF THE FOLLOWING ARCADIA MUNICIPAL CODE SECTION(S):

- AMC 6211: No person shall engage in business in or transact and carry on any business trade, profession, calling or occupation in the City without a City of Arcadia Business License.
AMC 6211.1: Application Contents. No person shall file or cause to be filed an application for a permit containing false or fraudulent statements.
AMC 6212.5: Same. Not Transferable. No license shall be transferred or assigned, nor shall such license be construed as authorizing any person other than the licensee to engage in the business thus licensed.
AMC 6216: Separate license shall be obtained for each branch establishment or location of the business engaged in, and each license shall authorize the licensee to engage only in the business licensed therefor at the location and in the manner designated in such license.
AMC 6216.2: Every person having a business license under this chapter and carrying on a business or pursuit at a fixed place of business shall keep such licensed posted in a conspicuous place in such place of business so as to be easily seen.
AMC 6220.14: Commercial Building Rental. For every person engaged in the business or occupation of conducting the rental of commercial building property.

- AMC 6216.7(2) -The business has expanded, or partially or wholly converted to another business without required City approvals and permits....
Other:
Other:
Other:

This notice has been mailed/posted pursuant to 9404.2.D of the Arcadia Municipal Code. In addition, a copy of this notice will be mailed to the property owner. Further information may be obtained by contacting the undersigned.

Remarks/Required Actions: The subject business is currently operating an illegal sex phone business and utilizing the facility as a residence. Neither of these uses are allowed on this property, which is zoned C-O, Professional Office Zone. This is in violation against the zoning and your approved business license, which limit the use to "office use" only. Additionally, operating a phone sex business is considered as an "Adult Oriented Business," which is only permitted in a M-1, Industrial zone and it is subject to a discretionary review process.

Notice is hereby given that the violation(s) must be corrected by May 3, 2021. It is the responsibility of the business owner to notify this office when the above corrections have been completed. Failure to correct the violations in the time period given will result in the issuance of an administrative citation that includes a monetary fine and/or the revocation of your business license.

Amber Abeyta
Business License Officer Name

4/19/21
Date
Phone: (626) 574-5430

Amber Abeyta
Business License Officer Signature

Email: Aabeyta@ArcadiaCA.gov

# Attachment No. 5

Notice of Violation Issued June 2, 2021



Development Services Department  
Business License Division  
240 West Huntington Drive  
Post Office Box 60021  
Arcadia, CA 91066-6021

**COPY**

**CITY OF ARCADIA  
BUSINESS LICENSE  
NOTICE OF VIOLATION**

**DATE OF VIOLATION: 6/2/21**

Business Address/Location of Violation <b>529 Las Tunas Drive, Arcadia, CA 91007</b>		Business License Number <b>063881</b>	
Business Name <b>Saybrook Media Group, Inc.</b>	Business Owner <b>Saybrook Media Group, Inc.</b>	Telephone Number <b>(626) 461-5948</b>	
Mailing Address <b>Same as business address</b>	City <b>Arcadia</b>	State <b>CA</b>	Zip <b>91007</b>

**YOU ARE IN VIOLATION OF THE FOLLOWING ARCADIA MUNICIPAL CODE (AMC) SECTION(S):**

- AMC 6211**  
No person shall engage in business in or transact and carry on any business trade, profession, calling or occupation in the City without a City of Arcadia Business License.
- AMC 6211.1.**  
Application Contents. No person shall file or cause to be filed an application for a permit containing false or fraudulent statements.
- AMC 6212.5.**  
Same. Not Transferable. No license shall be transferred or assigned, nor shall such license be construed as authorizing any person other than the licensee to engage in the business thus licensed.

**Other:** The business address is zoned C-O Professional Office. Under AMC section 9102.03.020, the C-O Professional Office zoning designation expressly prohibits hotel and motel use. Under AMC section 9109.01.090, "Hotel" is defined as "[a] commercial establishment offering overnight visitor accommodations, but not providing room rentals on an hourly basis. A hotel or motel may include ancillary facilities such as common meeting rooms, dining facilities, and guest amenities." Therefore, staying overnight on a regular basis at the business address is prohibited under the AMC Development Code. Violations of the AMC Development Code are a public nuisance under AMC section 9108.15.070(A)(1).

*This notice has been mailed/posted pursuant to 9404.2.D of the Arcadia Municipal Code. In addition, a copy of this notice will be mailed to the property owner. Further information may be obtained by contacting the undersigned.*

**Remarks/Required Actions:** Cease and desist use of the property for short-term lodging. The business license is strictly for office use. The use of the property for short-term lodging is in violation of the AMC and may constitute grounds for revocation of the license under AMC section 6216.7(3).

Notice is hereby given that the violation(s) must be corrected within **14 days** of the date of this NOV. It is the responsibility of the business owner to notify this office when the above corrections have been completed. Failure to correct the violations in the time period given will result in the issuance of an administrative citation that includes a monetary fine and/or the revocation of your business license.

Amber Abeyta  
Business License Officer Name  
  
Business License Officer Signature

6/2/21  
Date  
Phone: (626) 574-5430  
Email: Aabeyta@ArcadiaCA.gov

C: Hot Kid LLC c/o Anne W Yeh, Bu, Property Owner

# Attachment No. 6

Inspection Warrant

1 STEPHEN P. DEITSCH, Bar No. 089318  
stephen.deitsch@bbklaw.com  
2 BRANDON A. SANCHEZ, Bar No. 300718  
brandon.sanchez@bbklaw.com  
3 BEST BEST & KRIEGER LLP  
2855 E. Guasti Road, Suite 400  
4 Ontario, California 91761  
Telephone: (909) 989-8584  
5 Facsimile: (909) 944-1441

6 Attorneys for Applicant  
CITY OF ARCADIA

EXEMPT FROM FILING FEES PURSUANT  
TO GOVERNMENT CODE SECTION 6103.

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SUPERIOR COURT OF THE STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES—NORTH CENTRAL DISTRICT  
GLENDALE COURTHOUSE

IN THE MATTER OF THE INSPECTION  
OF:

529 LAS TUNAS DRIVE, ARCADIA,  
CALIFORNIA 91007

APN: 5787-024-021

Warrant No.: \_\_\_\_\_

**[PROPOSED]  
INSPECTION WARRANT**

[Code Civ. Proc., §§ 1822.50–1822.60.]

1 INSPECTION WARRANT

2  
3 Upon review of the City of Arcadia’s (“City”) Application for Inspection Warrant  
4 (“Application”), the Memorandum of Points and Authorities attached thereto, the Declaration of  
5 Business License Officer Amber Abeyta, and all other evidence available to the Court, and upon  
6 proof being made before me this day that there is probable cause to believe that there are  
7 building, fire, safety, plumbing, electrical, health, labor, or zoning code violations on the property  
8 located at 529 Las Tunas Drive, Arcadia, California 91007 (“Subject Property”)—

9  
10 THIS INSPECTION WARRANT IS HEREBY DIRECTED to any Code Services  
11 Officer, Building and Safety Inspector, Fire Inspector, Environmental Inspector, Planning or  
12 Zoning Inspector, Animal Control Officer, Arcadia City Attorney, County Health Inspector,  
13 Arcadia Police Officer, and any other individual acting as an agent of the City of Arcadia  
14 (“YOU”).

15  
16 YOU ARE HEREBY AUTHORIZED IN THE NAME OF THE PEOPLE to enter and  
17 inspect the Subject Property as authorized by Code of Civil Procedure sections 1822.50 through  
18 1822.60, which shall include the interior and exterior of any open fields, yards, structures,  
19 buildings, homes, houses, sheds, garages, and rooms located on or at the Subject Property  
20 (“Inspection”). The purpose of this Inspection will be to verify the existence, scope, and extent of  
21 any violations of the Arcadia Municipal Code (“AMC”) or other State laws, that exist on the  
22 Subject Property.

23  
24 YOU ARE FURTHER AUTHORIZED to photograph or videotape the Inspection for the  
25 purpose of preserving evidence of violations of the Arcadia Municipal Code. Any peace officer  
26 may accompany the execution of this Inspection Warrant in order to keep the peace and to  
27 prevent any interference with the execution of this Inspection Warrant. Any animal control officer  
28 may accompany the execution of this Inspection Warrant in order to control or take into custody

1 any uncontrolled animal on the premises.

2

3 YOU ARE FURTHER AUTHORIZED to conduct the Abatement between the hours of  
4 8:00 a.m. and 6:00 p.m.

5

6 YOU ARE FURTHER AUTHORIZED to conduct the Inspection without providing  
7 advance notice of the Inspection.

8

9 YOU ARE FURTHER AUTHORIZED to conduct the Inspection in the absence of an  
10 owner or occupant of the Subject Property because the absence of such persons is reasonably  
11 necessary to effectuate this Inspection Warrant.

12

13 YOU ARE FURTHER AUTHORIZED to use reasonable force, if necessary, to enter the  
14 Subject Property, or any structures thereon, to conduct the Inspection on the Subject Property,  
15 with the assistance of the Arcadia Police Department or a locksmith.

16

17 Unless otherwise extended or renewed, this Inspection Warrant shall be effective for a  
18 period of 14 days from the date of signature. This Inspection Warrant shall be returned to this  
19 Court within 30 days following expiration of the Inspection Warrant.

20

21 Dated: July 13, 2021

*Suzette Clover*  
JUDGE OF THE SUPERIOR COURT

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# Attachment No. 7

Pictures of Rooms and Business Premises

**Bedroom #1**



**Bedroom #2**



**Bedroom #3**



**Bedroom #4**



**Bedroom #5**



**Bedroom #6**



**Bedroom #7**



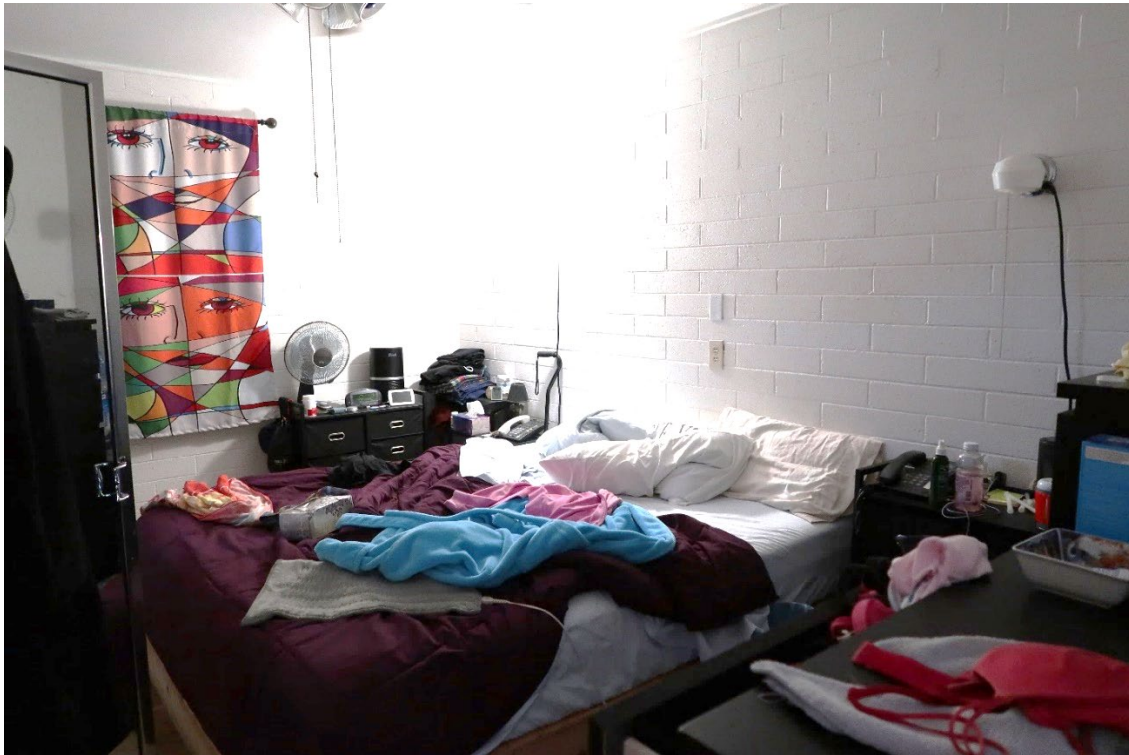
**Bedroom #8**



**Bedroom #9**



**Bedroom #10**



Following Pictures are of Other Areas of the Business



















# Attachment No. 8

Business License Revocation Letter dated  
July 28, 2021



# City of Arcadia

## Development Services Department

Jason Kruckeberg  
Assistant City Manager/  
Development Services  
Director

SENT VIA CERTIFIED MAIL

July 28, 2021

Saybrook Media Group Inc.  
Attn: Melvin Harris  
529 Las Tunas Drive  
Arcadia, CA 91007

**SUBJECT:** Business License Revocation of Saybrook Media Group, Inc., Business License Account No. 063881

**BUSINESS ADDRESS:** 529 Las Tunas Drive

Dear Mr. Harris:

On July 22, 2021, an Inspection Warrant (copy enclosed) was served by City staff to your business, Saybrook Media Group, Inc. (herein referred to as "Saybrook") located at 529 Las Tunas Drive, and an inspection was conducted to determine if the subject property is being used as a residence. The inspection was prompted by the following:

1. On April 14, 2021, the Arcadia Police Department ("APD") was contacted by an individual (via telephone and in-person) attempting to register his residence as a sex offender who informed APD that he had lived at Saybrook's subject business location since April 10, 2021. According to the registrant, Saybrook runs a phone sex business for the Dr. Susan Block Institute, and he and several others work for Saybrook, operate the company's phone system, and live at the subject business location. According to the registrant, those who live at the subject property live there rent free in exchange for their work. Since use of the subject property as a residence is prohibited by the City's zoning regulations, APD informed the registrant that he could not register the subject property as his residence.
2. Based on this information, it was determined that Saybrook was unlawfully using the subject property for residential activity in violation of its zoning regulations. In addition, a sex phone business is an "adult business" use that is prohibited in every zone except the M-1 Zone and requires an Adult Business Regulatory Permit per Arcadia Municipal Code ("AMC") Section 9104.02.020.
3. Accordingly, on April 20, 2021, this office issued a Notice of Violation ("NOV") (copy enclosed) to Saybrook citing AMC section 6216.7(2), "business has expanded partially or wholly converted to another business without the required City approval or permits." The NOV gave Saybrook until May 3, 2021 to comply.
4. On April 27, 2021 this office discovered an online advertisement (copy enclosed) for a job at Saybrook for a "live-in" position. The job advertisement included photographs of the subject property including the kitchen, shower, bedroom with mattress, and laundry facilities.
5. In response to the NOV issued on April 20, 2021, a Saybrook business associate, Mr. Maximillian Lobkowicz informed this office that his wife is a therapist (business owner of Dr. Susan Block Institute) and is not involved in his business, and he admitted that all of Saybrook employees, including himself stay overnight at the subject site for several days to complete work when on a deadline. In addition, when Mr. Lobkowicz was informed of the online advertisement for a job at Saybrook for a "live-in" position he didn't deny the online advertisement and explained it wasn't for a "live-in" position not to permanently stay at Saybrook, but to stay overnight for few days out of the week.
6. On May 3, 2021, this office received an email from Mr. Lobkowicz stating that Saybrook is not in violation of any Arcadia ordinances.
7. On June 2, 2021, this office issued a second NOV (copy enclosed) to Saybrook citing AMC sections 9102.03.20 [Land Use Regulations and Allowable Uses], 9109.01.090, and 9108.15.070(A)(1). The NOV informed Saybrook that overnight stay is not allowed in a professional office building. In addition, Saybrook must cease and desist use of the property for short-term lodging. The business license is strictly for office use. The use of the property for short-term lodging/overnight stay is in violation of the AMC and may constitute ground for revocation of Saybrook's business license under AMC, Section 6216.7(3).

240 West Huntington Drive  
Post Office Box 60021  
Arcadia, CA 91066-6021  
(626) 574-5415  
(626) 447-3309 Fax  
www.ArcadiaCA.gov

8. On June 15, 2021, this office received an email from Mr. Lobkowitz stating that Saybrook is not in violation of any Arcadia city ordinances.

In order to confirm whether Saybrook abated the AMC violation of residential use, which isn't allowed in the zone for the subject property, an Inspection Warrant was served on July 22, 2021. During the inspection, it was discovered that the subject business location has ten (10) rooms that are being used as bedrooms (see attached photos) and contained other evidence of unlawful residential use of the property. **Therefore, Saybrook's business license is hereby revoked as follows for two independent reasons:**

- A. The Arcadia Municipal Code (AMC) violation constitutes grounds for revocation of your business license under AMC section 6216.7 [Suspension or Revocation], which states, "The License Officer may suspend or revoke any business license upon receipt of information from any source that: (3) The holder of the license has violated any of the conditions of said license or has violated or permitted to be violated any law or laws of the United States or the State, or any ordinance applicable to the premises where the business covered by said license is conducted, or in connection with said business...."
- B. Saybrook's business license was conditionally approved as office use only. One of the conditions of approval was that the subject rooms were to be maintained as office space and storage (see enclosed business license certificate and floor plan). Numerous rooms required to be used as storage were observed being used as bedrooms as discovered on July 22, 2021; therefore, Saybrook has violated the conditions of said license which is grounds for revocation according to AMC section 6216.7 (3) as listed above.
- C. In addition, the subject business address is zoned C-O Professional Office. The C-O zone is intended to provide sites for development as administrative, financial, business, professional, medical and governmental offices. (AMC, § 9102.03.010.) Residential uses are prohibited in the C-O zone. (AMC, § 9102.03.020.) The City has a permissive zoning code, so only expressly permitted uses are allowed. Residential uses are not listed as a permitted use in the C-O zone. (AMC, § 9102.03.020, Table 2-8.) Therefore, they are prohibited unless the Development Services Department Director makes a finding that they are sufficiently similar to an expressly permitted use as to be allowed on the same basis in accordance with AMC section 9102.03.020(B). No such finding has been made. Therefore, your residential use of the subject property within the C-O zone is prohibited under the AMC Development Code and is in violation of the City's Zoning Ordinance applicable to the premises where the business covered by said license is conducted, which is grounds for revocation of Saybrook's business license in accordance with AMC section 6216.7(3).

**Please be advised that continuing to operate your business in the City constitutes unlicensed business activity, which violates the Arcadia Municipal Code and is subject to further enforcement.**

**Immediately wind down all business activities and discontinue the residential use of the property immediately.**

Per Arcadia Municipal Code Section 6216.8 (attached) you may appeal this decision within ten (10) days of the date of this notice. An appeal must be made in writing and delivered to the Business License Division by **5:30 p.m. on Monday, August 9, 2021**. If you fail to appeal the revocation is final and you will be deemed to have failed to exhaust your administrative remedies.

If you have any questions, you may contact me at (626) 574-5430 or by email at: [Aabeyta@ArcadiaCA.gov](mailto:Aabeyta@ArcadiaCA.gov)

Sincerely,  
DEVELOPMENT SERVICES DEPARTMENT  
Community Development Division / Business License Division



Amber Abeyta  
Business License Officer

- C: Hot Kid LLC c/o Anne W. Yeh, Property Owner  
Brandon Sanchez, City Attorney's Senior Prosecution Counsel  
Lisa Flores, Planning & Community Development Administrator  
Lieutenant Foley, Arcadia Police Department  
Detective Quiroz, Arcadia Police Department

Enclosure

1 STEPHEN P. DEITSCH, Bar No. 089318  
stephen.deitsch@bbklaw.com  
2 BRANDON A. SANCHEZ, Bar No. 300718  
brandon.sanchez@bbklaw.com  
3 BEST BEST & KRIEGER LLP  
2855 E. Guasti Road, Suite 400  
4 Ontario, California 91761  
Telephone: (909) 989-8584  
5 Facsimile: (909) 944-1441

6 Attorneys for Applicant  
CITY OF ARCADIA  
7

EXEMPT FROM FILING FEES PURSUANT  
TO GOVERNMENT CODE SECTION 6103.

8 SUPERIOR COURT OF THE STATE OF CALIFORNIA  
9 COUNTY OF LOS ANGELES—NORTH CENTRAL DISTRICT  
10 GLENDALE COURTHOUSE  
11

12 IN THE MATTER OF THE INSPECTION  
OF:  
13  
14 529 LAS TUNAS DRIVE, ARCADIA,  
CALIFORNIA 91007  
15  
16 APN: 5787-024-021  
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Warrant No.: \_\_\_\_\_  
[PROPOSED]  
INSPECTION WARRANT  
[Code Civ. Proc., §§ 1822.50–1822.60.]

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INSPECTION WARRANT

Upon review of the City of Arcadia's ("City") Application for Inspection Warrant ("Application"), the Memorandum of Points and Authorities attached thereto, the Declaration of Business License Officer Amber Abeyta, and all other evidence available to the Court, and upon proof being made before me this day that there is probable cause to believe that there are building, fire, safety, plumbing, electrical, health, labor, or zoning code violations on the property located at 529 Las Tunas Drive, Arcadia, California 91007 ("Subject Property")—

THIS INSPECTION WARRANT IS HEREBY DIRECTED to any Code Services Officer, Building and Safety Inspector, Fire Inspector, Environmental Inspector, Planning or Zoning Inspector, Animal Control Officer, Arcadia City Attorney, County Health Inspector, Arcadia Police Officer, and any other individual acting as an agent of the City of Arcadia ("YOU").

YOU ARE HEREBY AUTHORIZED IN THE NAME OF THE PEOPLE to enter and inspect the Subject Property as authorized by Code of Civil Procedure sections 1822.50 through 1822.60, which shall include the interior and exterior of any open fields, yards, structures, buildings, homes, houses, sheds, garages, and rooms located on or at the Subject Property ("Inspection"). The purpose of this Inspection will be to verify the existence, scope, and extent of any violations of the Arcadia Municipal Code ("AMC") or other State laws, that exist on the Subject Property.

YOU ARE FURTHER AUTHORIZED to photograph or videotape the Inspection for the purpose of preserving evidence of violations of the Arcadia Municipal Code. Any peace officer may accompany the execution of this Inspection Warrant in order to keep the peace and to prevent any interference with the execution of this Inspection Warrant. Any animal control officer may accompany the execution of this Inspection Warrant in order to control or take into custody

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1 any uncontrolled animal on the premises.

2

3 YOU ARE FURTHER AUTHORIZED to conduct the Abatement between the hours of  
4 8:00 a.m. and 6:00 p.m.

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7 advance notice of the Inspection.

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9 YOU ARE FURTHER AUTHORIZED to conduct the Inspection in the absence of an  
10 owner or occupant of the Subject Property because the absence of such persons is reasonably  
11 necessary to effectuate this Inspection Warrant.

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13 YOU ARE FURTHER AUTHORIZED to use reasonable force, if necessary, to enter the  
14 Subject Property, or any structures thereon, to conduct the Inspection on the Subject Property,  
15 with the assistance of the Arcadia Police Department or a locksmith.

16

17 Unless otherwise extended or renewed, this Inspection Warrant shall be effective for a  
18 period of 14 days from the date of signature. This Inspection Warrant shall be returned to this  
19 Court within 30 days following expiration of the Inspection Warrant.

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21 Dated: July 13, 2021

*Suzette Clover*  
\_\_\_\_\_  
JUDGE OF THE SUPERIOR COURT

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Development Services Department
Business License Division
240 West Huntington Drive
Post Office Box 60021
Arcadia, CA 91066-6021

CITY OF ARCADIA
BUSINESS LICENSE DIVISION
NOTICE OF VIOLATION

DATE OF VIOLATION: 4/20/21

Table with violation details: Business Address/Location of Violation (529 Las Tunas Drive, Arcadia, CA 91007), Business License Number (063881), Business Name (Saybrook Media Group, Inc.), Business Owner (Saybrook Media Group, Inc.), Telephone Number ((626) 461-5948), Mailing Address (Same as business address), City (Arcadia), State (CA), Zip (91007)

YOU ARE IN VIOLATION OF THE FOLLOWING ARCADIA MUNICIPAL CODE SECTION(S):

- AMC 6211: No person shall engage in business in or transact and carry on any business trade, profession, calling or occupation in the City without a City of Arcadia Business License.
AMC 6211.1: Application Contents. No person shall file or cause to be filed an application for a permit containing false or fraudulent statements.
AMC 6212.5: Same. Not Transferable. No license shall be transferred or assigned, nor shall such license be construed as authorizing any person other than the licensee to engage in the business thus licensed.
AMC 6216: Separate license shall be obtained for each branch establishment or location of the business engaged in, and each license shall authorize the licensee to engage only in the business licensed therefor at the location and in the manner designated in such license.
AMC 6216.2: Every person having a business license under this chapter and carrying on a business or pursuit at a fixed place of business shall keep such licensed posted in a conspicuous place in such place of business so as to be easily seen.
AMC 6220.14: Commercial Building Rental. For every person engaged in the business or occupation of conducting the rental of commercial building property.

- Other: AMC 6216.7(2) -The business has expanded, or partially or wholly converted to another business without required City approvals and permits....
Other:
Other:

This notice has been mailed/posted pursuant to 9404.2.D of the Arcadia Municipal Code. In addition, a copy of this notice will be mailed to the property owner. Further information may be obtained by contacting the undersigned.

Remarks/Required Actions: The subject business is currently operating an illegal sex phone business and utilizing the facility as a residence. Neither of these uses are allowed on this property, which is zoned C-O, Professional Office Zone. This is in violation against the zoning and your approved business license, which limit the use to "office use" only. Additionally, operating a phone sex business is considered as an "Adult Oriented Business," which is only permitted in a M-1, Industrial zone and it is subject to a discretionary review process.

Notice is hereby given that the violation(s) must be corrected by May 3, 2021. It is the responsibility of the business owner to notify this office when the above corrections have been completed. Failure to correct the violations in the time period given will result in the issuance of an administrative citation that includes a monetary fine and/or the revocation of your business license.

Amber Abeyta (Business License Officer Name), 4/19/21 (Date), (626) 574-5430 (Phone), Aabeyta@ArcadiaCA.gov (Email)

C: Hot Kid LLC c/o Anne W Yeh, Bu, Property Owner

<https://bonoboville.com/classifieds/80051/seeking-artist-social-media-writer-web-designer-it-computer-savvy-or-personal-assistant/admin-office/?fbclid=IwAR0GtcRP0QCZFJeffMHpoi1rf9pmo5INlh9SjL0nUPhGAVZUvB0An7xl2MU>

## Seeking Artist, Social Media, Writer, Web Designer, IT, Computer Savvy, or Personal Assistant

Category: JOBS → admin / office

Posted By: Harry Sapien

Phone: (626) 662-0195

### Additional Photos:



### More Information

We have a Live-in Position that is open to a wide range of talents and skill sets. If you are an artist, fashion designer, photographer, writer, know how to use social media, graphic artist, web designer, IT, or personal assistant or willing to learn then you can apply.

We are an online company centered around Dr. Susan Block— a world renown sexologist. We run The Dr. Susan Block Institute and produce The Dr. Susan Block Show and FDR Radio.

[www.DrSusanBlock.com](http://www.DrSusanBlock.com)

[www.DrSusanBlockInstitute.com](http://www.DrSusanBlockInstitute.com)

[www.DrSusanBlock.com/home](http://www.DrSusanBlock.com/home)

[www.Bonoboville.com](http://www.Bonoboville.com)

[www.DrBlocksPleasureShop.com](http://www.DrBlocksPleasureShop.com)

We publish content online as well as produce magazines, books, journals, and various projects. We also run an online store that sells various items to include art, photographs, and physical products.

Your job will depend on your skill set but in general, you will work four hours per day six days per week (with some light office/admin work required) and in exchange we provide room and board, utilities, internet and even food is paid for.

Because of COVID we are seeking people who are freelancers and work their own hours, preferably are trying to create their own labels, brands, etc and spend the majority of their time/work online or isolated. Obviously, if you go out to shop or for work that is fine, we just ask that you are safe and wear a mask.

We are a group of laid back hippie-dippie-make-love-not-war liberals that believe in freedom and equality. We do not discriminate based on race, age, sexual orientation etc and we ask that you be the same or else please don't apply for this job.

Everyone here is a professional with amazing skill sets: writers, artists, musicians, tech wizards, business weenies, web design, etc.

We are a growing company and if you want to get more directly involved there is opportunity for advancement and to earn money (completely voluntary and not required).

Your room is a private room with private shower and bathroom, looks out into the courtyard with a private entrance. We are in a great affluent neighborhood in Arcadia / Temple City area (15 minutes east of Downtown LA) with great shopping and parks just a few minutes walk away. The street is also along two major bus routes. Facility has an industrial kitchen and on site laundry room and tons of privacy and space and is quiet.

If interested please tell us about yourself, include social media links, samples of your work (if applicable) and a resume.

EMAIL: [SaybrookMedia@gmail.com](mailto:SaybrookMedia@gmail.com)

Lastly, don't forget to send us contact information so we can get ahold of you.

SENT VIA CERTIFIED MAIL

CITY OF ARCADIA  
BUSINESS LICENSE  
NOTICE OF VIOLATION

COPY



Development Services Department  
Business License Division  
240 West Huntington Drive  
Post Office Box 60021  
Arcadia, CA 91066-6021

DATE OF VIOLATION: 6/2/21

Business Address/Location of Violation 529 Las Tunas Drive, Arcadia, CA 91007		Business License Number 063881	
Business Name Saybrook Media Group, Inc.	Business Owner Saybrook Media Group, Inc.	Telephone Number (626) 461-5948	
Mailing Address Same as business address	City Arcadia	State CA	Zip 91007

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**AMC 6211**

No person shall engage in business in or transact and carry on any business trade, profession, calling or occupation in the City without a City of Arcadia Business License.

**AMC 6211.1.**

Application Contents. No person shall file or cause to be filed an application for a permit containing false or fraudulent statements.

**AMC 6212.5.**

Same. Not Transferable. No license shall be transferred or assigned, nor shall such license be construed as authorizing any person other than the licensee to engage in the business thus licensed.

Other: The business address is zoned C-O Professional Office. Under AMC section 9102.03.020, the C-O Professional Office zoning designation expressly prohibits hotel and motel use. Under AMC section 9109.01.090, "Hotel" is defined as "[a] commercial establishment offering overnight visitor accommodations, but not providing room rentals on an hourly basis. A hotel or motel may include ancillary facilities such as common meeting rooms, dining facilities, and guest amenities." Therefore, staying overnight on a regular basis at the business address is prohibited under the AMC Development Code. Violations of the AMC Development Code are a public nuisance under AMC section 9108.15.070(A)(1).

*This notice has been mailed/posted pursuant to 9404.2.D of the Arcadia Municipal Code. In addition, a copy of this notice will be mailed to the property owner. Further information may be obtained by contacting the undersigned.*

Remarks/Required  
Actions:

Cease and desist use of the property for short-term lodging. The business license is strictly for office use. The use of the property for short-term lodging is in violation of the AMC and may constitute grounds for revocation of the license under AMC section 6216.7(3).

Notice is hereby given that the violation(s) must be corrected within 14 days of the date of this NOV. It is the responsibility of the business owner to notify this office when the above corrections have been completed. Failure to correct the violations in the time period given will result in the issuance of an administrative citation that includes a monetary fine and/or the revocation of your business license.

Amber Abeyta  
Business License Officer Name

*Amber Abeyta*  
Business License Officer Signature

6/2/21  
Date

Phone: (626) 574-5430

Email: Aabeyta@ArcadiaCA.gov

C: Hot Kid LLC c/o Anne W Yeh, Bu, Property Owner

# BUSINESS LICENSE CERTIFICATE

# CITY OF ARCADIA

The person, firm or corporation named below is granted this certificate pursuant to the provisions of the City Business Tax Ordinance to engage in, carry on or conduct the business, trade, calling, profession, exhibition or occupation described below. Issuance of certificate is not an endorsement, nor certification of compliance with other ordinances or laws, nor an assurance that the proposed use is in conformance with the city zoning regulations. This certificate is issued without verification that the taxpayer is subject to or exempt from licensing by the State of California

**Business Name:** Saybrook Media Group Inc.  
**Business Location:** 529 LAS TUNAS DR  
ARCADIA, CA 91007-8426

**Description:** Office Use And Storage

**Business Owner(s):** Saybrook Media Group, Inc.  
Melvin Harris

OFFICE USE ONLY . SQ. FT.  
OF OFFICE SPACE SHALL BE  
MAINTAINED AT ALL TIME

SAYBROOK MEDIA GROUP INC.  
529 LAS TUNAS DR  
ARCADIA, CA 91007-8426

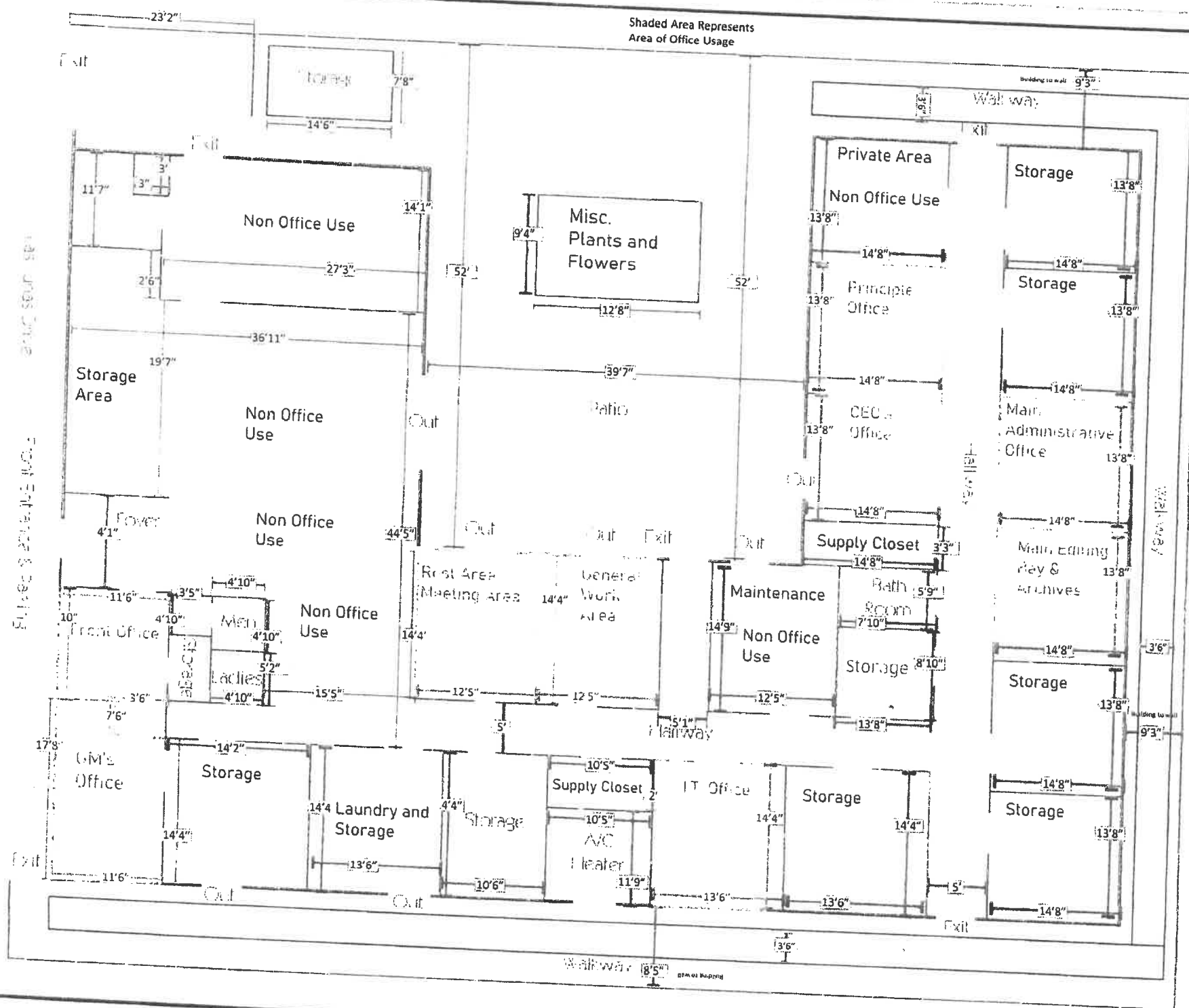
<b>Account Number:</b>	. 063881
<b>License Fee:</b>	\$ 258.70
<b>Effective Date:</b>	01/01/2021
<b>Expiration Date:</b>	12/31/2021

Starting January 1, 2021, Assembly Bill 1607 requires the prevention of gender-based discrimination of business establishments. A full notice is available in English or other languages by going to: <https://www.dca.ca.gov/publications/>

**TO BE POSTED IN A CONSPICUOUS PLACE**

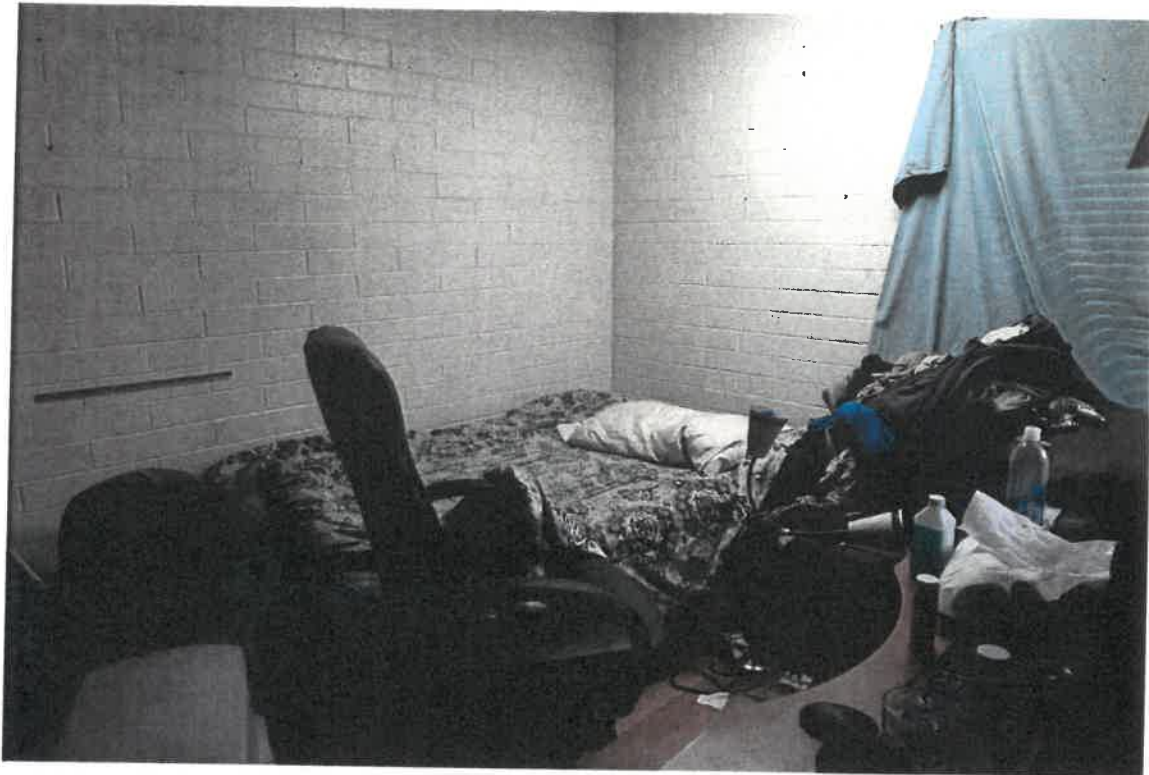
**NOT TRANSFERABLE**

Shaded Area Represents  
Area of Office Usage



Saybrook Media Group, Inc. – Photos of Office Space Used as Bedrooms

**Bedroom #1**



**Bedroom #2**



Saybrook Media Group, Inc. – Photos of Office Space Used as Bedrooms

**Bedroom #3**



**Bedroom #4**



Saybrook Media Group, Inc. – Photos of Office Space Used as Bedrooms

**Bedroom #5**



**Bedroom #6**

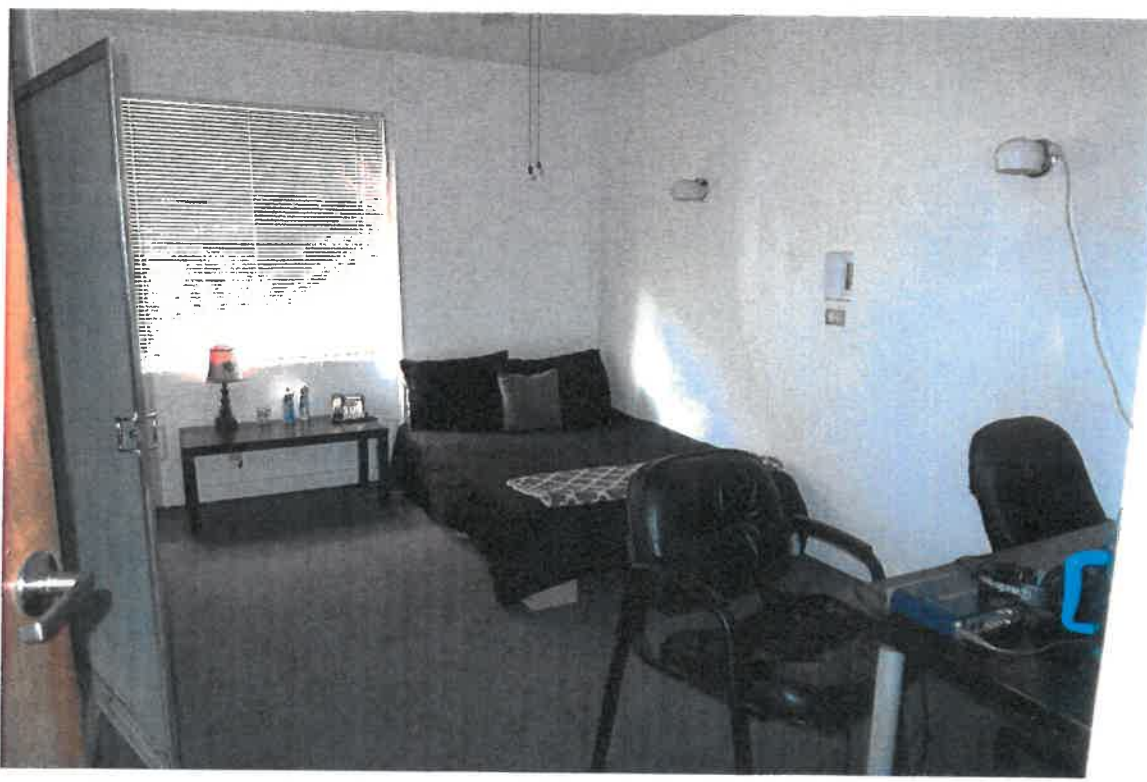


Saybrook Media Group, Inc. – Photos of Office Space Used as Bedrooms

**Bedroom #7**

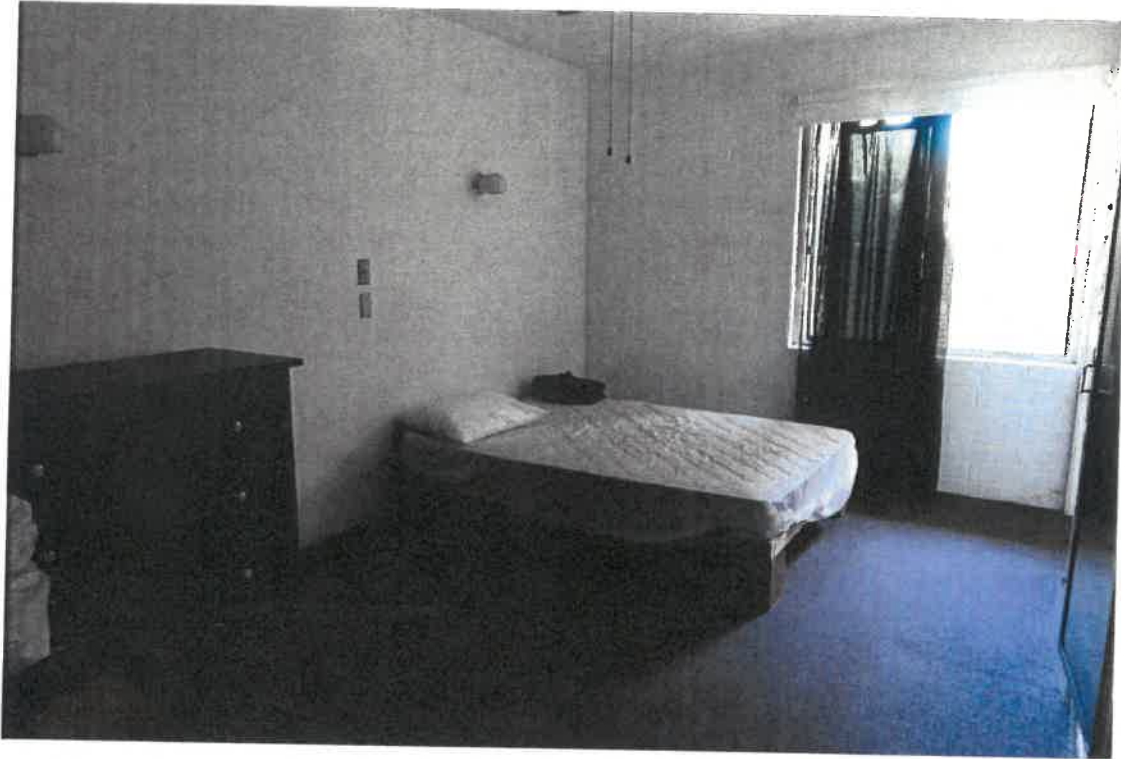


**Bedroom #8**

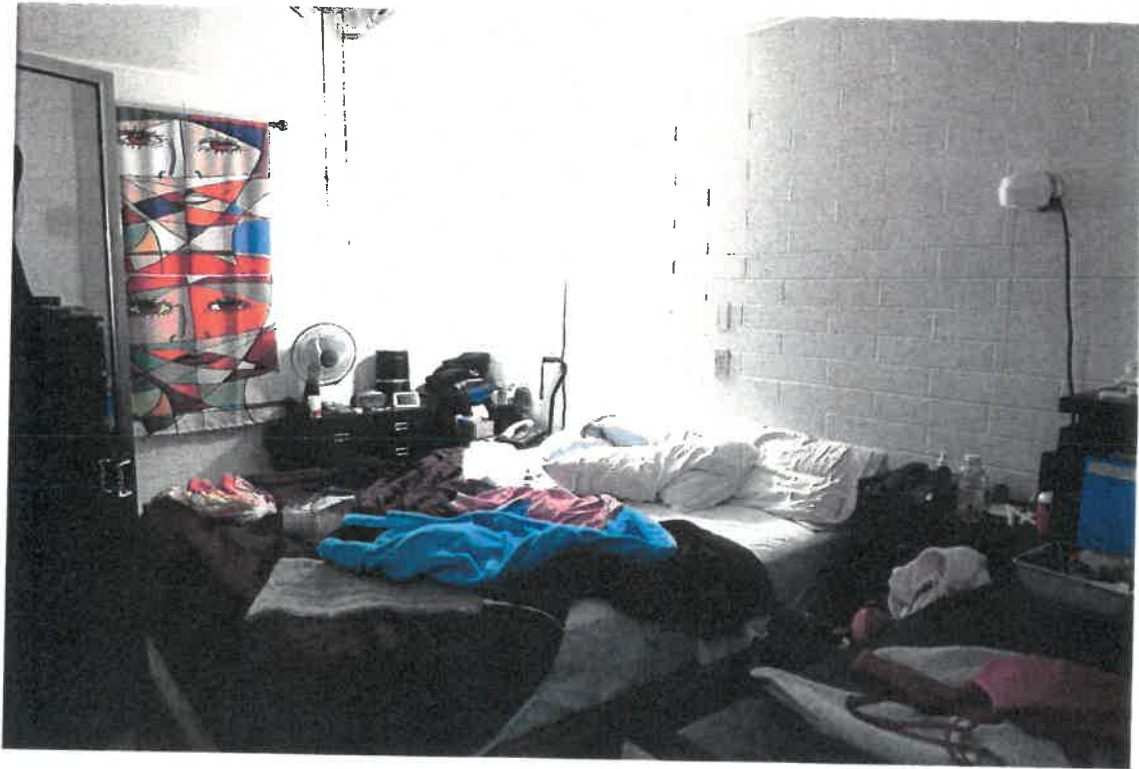


Saybrook Media Group, Inc. – Photos of Office Space Used as Bedrooms

**Bedroom #9**



**Bedroom #10**





ARCADIA MUNICIPAL CODE  
SECTION 6216.7. SUSPENSION OR REVOCATION

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6216.7. - SUSPENSION OR REVOCATION.

The License Officer may suspend or revoke any business license upon receipt of information from any source that:

- (1) The holder of the license, or his or her employee, agent, partner, director, officer, controlling stockholder or manager has knowingly made any false, misleading or fraudulent statement of material facts in the application for the license or permit, or in any report or record required to be filed with the city's police department, county health department, or any other city department or office in connection with the operation of the business; or
- (2) The business has been expanded, or partially or wholly converted to another business without the required City approvals and permits; or
- (3) The holder of the license has violated any of the conditions of said license, or has violated or permitted to be violated any law or laws of the United States or the State, or any ordinance applicable to the premises where the business covered by said license is conducted, or in connection with said business; or
- (4) The holder of the license, or his or her employee, agent, partner, director, officer, controlling stockholder or manager has, in the conduct of the same or any similar business, been guilty of fraud, misrepresentation or conduct detrimental to the public welfare which includes operations or activities that do not comport with the peace, health, safety and convenience of the public such as (a) operation of a business prohibited by local or state law (b) allowance of activities that are or become a public nuisance which includes the disruptive conduct of business patrons whether on or immediately off the premises where such patrons disturb the peace, obstruct traffic, damage property, engage in criminal conduct, violate the law and otherwise impair the free enjoyment of life and property.

(Amended by Ord. 2263 adopted 12-1-09)

**Editor's note**— Ord. No. 2263, § 15, adopted Dec. 1, 2009, amended § 6216.7, in its entirety and enacted new provisions to read as herein set out. Prior to amendment, § 6216.7 pertained to Revocation. See "Ordinance List and Disposition Table" for derivation.

6216.8. - APPEAL AND FINAL DETERMINATION.

The actions taken pursuant to Section 6216.6 and 6216.7 require at least ten (10) days' written notice to the applicant. Within ten (10) days of the date of the notice of denial, suspension or revocation, the applicant may file an appeal to the Business Permit and License Review Board.

Upon the filing of an appeal, and within thirty (30) days of the date of such appeal, or as soon thereafter as possible, a hearing shall be conducted by the Board. Any

ARCADIA MUNICIPAL CODE  
SECTION 6216.7. SUSPENSION OR REVOCATION

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Board member who has any financial interest in the outcome of the hearing or is unable to make a fair, impartial and unbiased determination shall not participate in either the hearing or in any determination or recommendation after the hearing. Prior to the hearing, City staff may, in their sole and absolute discretion, request the presence of an attorney from the City Attorney's office at the hearing, if one is not already scheduled to appear, or his/her designee, in order to present evidence on behalf of the City. During the hearing, all parties involved shall have the right to offer testimonial, documentary, and tangible evidence bearing upon the issues and may be represented by counsel. The Board shall not be bound by the formal rules of evidence and may require the presentation of additional evidence from any party involved. Any hearing under this Section may be continued for a reasonable time for the convenience of a party or witness at the request of the permit applicant or permit holder, or any other party. Extensions of time or continuances sought by a permit applicant or permit holder shall not be considered delay on the part of the City and shall not be deemed to constitute failure by the City to provide for prompt decisions on permit denials, suspensions, or revocations.

At the conclusion of the hearing, but no later than ten (10) days thereafter, the Board shall, by a majority vote of the members present at the hearing, order that the license be revoked, suspended, reinstated, or reinstated contingent upon the applicant performing some remedial action such as, but not limited to, paying a fine or penalty. The Board may also prevent the holder of a revoked or suspended license from applying for a new license within one year or such other certain, specified reasonable time period as the Board deems prudent. In lieu of conducting a hearing itself, but only upon recommendation of the City Manager, the Board may choose to refer the matter to an Administrative Law Judge provided by the Office of Administrative Hearings pursuant to Government Code Section 27727. After referral and a hearing, the Administrative Law Judge shall render a written decision based solely on the relevant ordinance and findings of fact within five (5) days of the hearing. The written decision of the Administrative Law Judge shall carry the same weight and authority as decisions of the Board.

(Amended by Ord. 2263 adopted 12-1-09)

**Editor's note**— Ord. No. 2263, § 16, adopted Dec. 1, 2009, amended § 6216.8, in its entirety and enacted new provisions to read as herein set out. Prior to amendment, § 6216.8 pertained to Notice of Appeal. See "Ordinance List and Disposition Table" for derivation.

# Attachment No. 9

Saybrook's Business License Application,  
Business License Certificate and Floor Plan

**DBA** Saybrook Media Group Inc.

**Account #** 063881

<b>DBA</b>	Saybrook Media Group Inc.	<b>Bus. Status</b>	Pending	<b>Ownership</b>	Corporation
<b>Bus Name</b>	Saybrook Media Group Inc.	<b>Lic. Status</b>	Pending	<b>Expiration Date</b>	12/31/2020
<b>Address</b>	529 LAS TUNAS DR	<b>Account #</b>	063881	<b>Rates</b>	STD - Retail/Service
<b>City</b>	ARCADIA, CA 91007-8426	<b>License #</b>	063881		
<b>Location</b>	Inside	<b>Phone</b>	(626) 461-5948		
<b>Loc. Type</b>		<b>Alt Phone</b>		<b>Geo Areas</b>	
<b>Mail Addr</b>	529 LAS TUNAS DR	<b>Fax Num</b>			
<b>Mail City</b>	ARCADIA, CA 91007-8426	<b>Start Date</b>	01/02/2020		
<b>Mail (Add'l)</b>		<b>Close Date</b>			

### Additional Information

<b>E-Mail</b>	[REDACTED]	<b>Sales Tax</b>	
<b>Website</b>		<b>FEIN</b>	[REDACTED]
<b>License Desc</b>	Office Use And Storage	<b>SEIN</b>	--
<b>Business Type</b>	1130 - Administrative Office		
<b>NAIC Code</b>	561110 - Office Administrative Services	<b>State License</b>	
<b>SIC Code</b>	8741007 - Office Management Services	<b>Type</b>	
		<b>Exp. Date</b>	

### Custom Fields

### Owner Information

<b>Name</b>	Saybrook Media Group, Inc.	<b>Status</b>	Active	<b>Date of Birth</b>	
<b>Title</b>		<b>Start Date</b>	01/02/2020	<b>Driver's License</b>	
<b>Street</b>	529 LAS TUNAS DR	<b>End Date</b>	[REDACTED]	<b>SSN</b>	
<b>City</b>	ARCADIA, CA 91007-8426	<b>Phone</b>	[REDACTED]	<b>Contact Type</b>	Business Owner
		<b>Phone 2</b>	[REDACTED]		
		<b>Email</b>	[REDACTED]		
<b>Name</b>	Melvin Harris	<b>Status</b>	Active	<b>Date of Birth</b>	[REDACTED]
<b>Title</b>	secretary	<b>Start Date</b>	01/02/2020	<b>Driver's License</b>	[REDACTED]
<b>Street</b>	[REDACTED]	<b>End Date</b>	[REDACTED]	<b>SSN</b>	[REDACTED]
<b>City</b>	[REDACTED]	<b>Phone</b>	[REDACTED]	<b>Contact Type</b>	Business Owner
		<b>Phone 2</b>	[REDACTED]		
		<b>Email</b>	[REDACTED]		

### Emergency Contact(s)

<b>Name</b>	Melvin Harries	<b>Phone</b>	[REDACTED]
<b>Title</b>	Secretary	<b>Phone2</b>	[REDACTED]
<b>Street</b>	[REDACTED]	<b>Email</b>	[REDACTED]
<b>City</b>	[REDACTED]		
<b>Attn</b>			

### Alarm Information

NO ALARM INFORMATION AVAILABLE



**BUSINESS LICENSE APPLICATION**  
**City Review and Approval**  
 PLEASE PRINT CLEARLY -- All questions must be answered.

Please check one:  New Application  Change of Address

Business Name Saybrook Media Group Inc  
 Business Address (Include Unit No.) 529 Las Tunas, Arcadia CA 91007  
 Owner(s) of Business Saybrook Media Group Inc  
 Phone No. 626)461-5212 Email Saybrookmedia@gmail.com

**Business Location Information**

- Is the business located on the:  Ground floor  Upper floor (indicate the floor No.) \_\_\_\_\_
- Square footage of the business/unit: 1497 Warehouses Only: \_\_\_\_\_ Office Space Offices Storage \_\_\_\_\_
- Is this a sublease?  Yes  No If yes, provide the business name of the primary tenant: \_\_\_\_\_

**Type of Business**

- |   |   |  |  |
|---|---|--|--|
| <input checked="" type="checkbox"/> Office        | <input type="checkbox"/> Restaurant           | <input type="checkbox"/> Retail  | <input type="checkbox"/> Retail Food Sales |
| <input type="checkbox"/> Service                  | <input type="checkbox"/> Warehouse            | <input type="checkbox"/> Professional (State licensed occupation i.e., medical, dental.....) |  |
| <input type="checkbox"/> Industrial/Manufacturing | <input type="checkbox"/> Educational Services | <input type="checkbox"/> Other: _____  |  |

Description of business activities: The company is archiving and cataloging years worth of internally generated files, print, media and memorabilia. This facility will be used for storing the aforementioned materials and professional office usage.

Proposed hours of operation: 10am to 6pm Number of Employees: Four

- Is this a change of ownership?  Yes  No
- Is this a change of address? If yes, provide your current business license account number: \_\_\_\_\_  Yes  No
- Will alcohol be served or sold on site?  Yes  No
- Will any aspect of the business be conducted outdoors, including sales, storage, services, or seating?  Yes  No

**Wastewater Discharge Questionnaire Section**

Will your business discharge wastewater from other than restrooms, drinking fountains, showers, or air conditioners used for human comfort? Yes  No

Will your business discharge any wastewater from any manufacturing, processing, institutional, commercial, or any other operation where the wastewater includes significant quantities of non-human origin? Yes  No

If your business is the same as the previous tenant, did the previous tenant have an Industrial Wastewater Discharge Permit? Yes  No

Please check if your business includes one of the following:

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Chemical Laboratories    | <input type="checkbox"/> Auto Repair Shop             | <input type="checkbox"/> Radiator Shop                              |
| <input type="checkbox"/> Film Processing Services | <input type="checkbox"/> Automotive Service Station   | <input type="checkbox"/> Centralized Food Processing Facilities     |
| <input type="checkbox"/> Bakeries                 | <input type="checkbox"/> Car Wash or Truck Wash       | <input type="checkbox"/> Centralized Film Processing Facilities     |
| <input type="checkbox"/> School                   | <input type="checkbox"/> Kennels and Animal Hospitals | <input type="checkbox"/> Cleaners and Laundries (not-coin operated) |

**I CERTIFY THAT I HAVE READ THE STATEMENTS CONTAINED IN THIS APPLICATION AND THEY ARE TRUE AND CORRECT.**

Date: 11/18/19 Signature of Applicant(s): *Robert Harvey*



**BUSINESS LICENSE APPLICATION**  
**City Review and Approval**

PLEASE PRINT CLEARLY - All questions must be answered.

● OFFICIAL USE ONLY ●

DEVELOPMENT SERVICES

FIRE DEPARTMENT

PUBLIC WORKS SERVICES

**BUSINESS LICENSE:**

(If applicable, inspections must be made and approved prior to issuance of a business license.)

**WASTEWATER DISCHARGE PERMIT:**

Previous business use:

Comments:

An Industrial Wastewater Discharge Permit:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- Is not required
- May be required
- Is required

Date previous business closed:

Approved  Denied

Date: \_\_\_\_\_

\_\_\_\_\_

Date: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

By: \_\_\_\_\_

**PLANNING REVIEW:**

Zoning: C-O

Comments:

Conditions of Approval:

Approved  Denied

Conditionally Approved

office use

Attached

Date: 12/17/19

\_\_\_\_\_

floor plan

By: WJ

\_\_\_\_\_

with 1,407

sq. ft. of

office space  
shall be  
maintained  
at all time.



CITY OF  
ARCADIA

### BUSINESS LICENSE APPLICATION

#### City Review and Approval

PLEASE PRINT CLEARLY - All questions must be answered.

● OFFICIAL USE ONLY ●

**DEVELOPMENT SERVICES**

**FIRE DEPARTMENT**

**PUBLIC WORKS SERVICES**

**BUSINESS LICENSE:**

(If applicable, inspections must be made and approved prior to issuance of a business license.)

**WASTEWATER DISCHARGE PERMIT:**

Previous business use:

Comments:

An Industrial Wastewater Discharge Permit:

Is not required

May be required

Is required

Date previous business closed:

Approved  Denied

Date: \_\_\_\_\_

Date: 1/2/2020

Reviewed by: \_\_\_\_\_

By: M. Krikorian

**PLANNING REVIEW:**

Zoning: C-C

Comments:

Conditions of Approval:

Approved  Denied

Conditionally Approved

office use

• Attached

Date: 12/17/19

FLOOR PLAN

By: VP

with 1,400 sq. ft. of

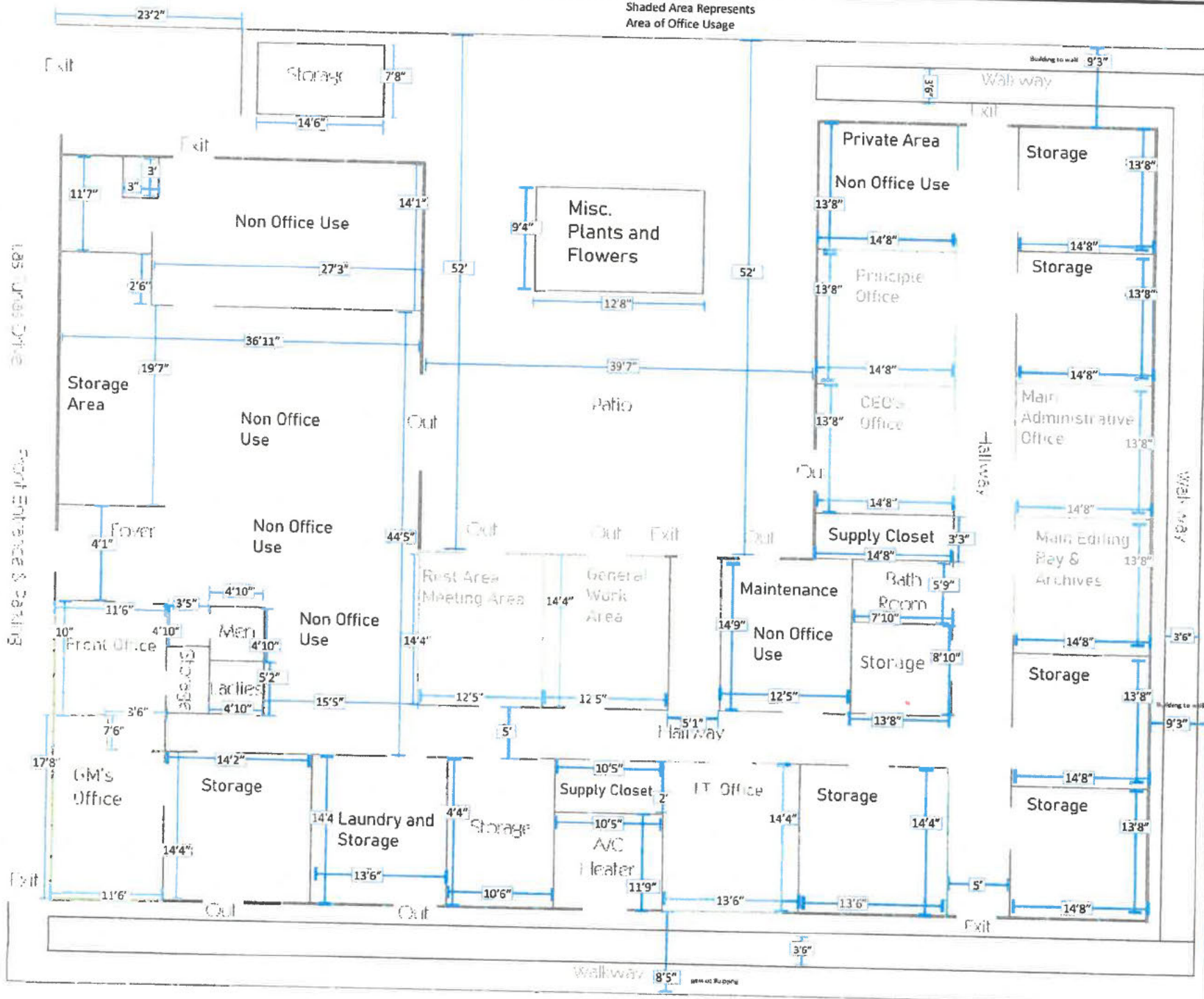
office space

shall be

maintained

at all time.

Shaded Area Represents  
Area of Office Usage



# BUSINESS LICENSE CERTIFICATE

# CITY OF ARCADIA

Person, firm or corporation named below is granted this certificate pursuant to the provisions of the City Business Tax Ordinance to engage in, carry out, or conduct the business, trade, calling, profession, exhibition or occupation described below. Issuance of certificate is not an endorsement, nor a guarantee of compliance with other ordinances or laws, nor an assurance that the proposed use is in conformance with the city zoning regulations. This certificate is issued without verification that the taxpayer is subject to or exempt from licensing by the State of California.

**Business Name:** Saybrook Media Group Inc.  
**Business Location:** 529 LAS TUNAS DR  
ARCADIA, CA 91007-8426

**Description:** Office Use And Storage

**Business Owner(s):** Saybrook Media Group, Inc.  
Melvin Harris

OFFICE USE ONLY . SQ. FT.  
OF OFFICE SPACE SHALL BE  
MAINTAINED AT ALL TIME

SAYBROOK MEDIA GROUP INC.  
529 LAS TUNAS DR  
ARCADIA, CA 91007-8426

<b>Account Number:</b>	063881
<b>License Fee:</b>	\$ 258.70
<b>Effective Date:</b>	01/01/2021
<b>Expiration Date:</b>	12/31/2021

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**TO BE POSTED IN A CONSPICUOUS PLACE**

**NOT TRANSFERABLE**