

MINUTES
INGLEWOOD PLANNING COMMISSION MEETING
WEDNESDAY, MAY 4, 2022

(1) PLEDGE OF ALLEGIANCE:

The City of Inglewood Planning Commission held its Planning Commission meeting on Wednesday, May 4, 2022, in the City Council Chambers, on the ninth floor, in City Hall. Following the Pledge of Allegiance by Commissioner Cheryl Shaw-Williams, the meeting was called to order at 7:00 p.m.

(2) ROLL CALL:

Present: Chairman Larry Springs
Commissioner Patricia Patrick
Commissioner David Rice
Commissioner Aide Trejo
Commissioner Cheryl Shaw-Williams

Excused

Absence: Mindy Wilcox, AICP, Planning Manager

Staff: Christopher E. Jackson, Sr., ECDD Director
Bernard McCrumby, Acting Planning Manager
Eddy Ikemefuna, Senior Planner
Marissa Fewell, Planner
Christine Rivera, Assistant Planner
Sean May, Planning Technician
Michael Pan, Assistant City Attorney
Evangeline Lane, Secretary
Via Community Phone Call Coverage:
AT&T Conference Call Operator Rep.

(3) STAFF COMMUNICATIONS:

Mr. McCrumby, Acting Planning Manager announced that staff has received no communications from the public, but staff has made a few minor modifications to the Ordinance coming before you this evening, which has been provided to you and a copy has already been uploaded to the City's Website.

(4) PUBLIC COMMENTS:

None (Confirmed by AT&T Operator).

(5) MINUTES APPROVAL:

Chairman Springs called for a vote to approve April 6, 2022 minutes.

Motion to Approve April 6, 2022 Minutes by Commissioner Trejo and second by Commissioner Rice.

The motion passed with the following roll call vote:

Ayes: Commissioners Rice, Trejo, Shaw-Williams and
Chairman Springs.

Abstained: Commissioner Patrick

(6) NON-PUBLIC HEARINGS:

6A: SPECIAL USE PERMIT NO. 2022-001 (SP-2022-001), 945 SOUTH PRAIRIE AVENUE.

A public hearing to consider an application by Ben Moradzadeh for Special Use Permit No. 2022-001 (SP-2022-001) to allow a 1,023 square-foot addition and exterior and interior alterations to an existing nonresidential structure that exceeds twenty thousand dollars (\$20,000.00) on an approximately 17,000 square-foot, C-2 (General Commercial)/MEOZ (Medical Enterprise Overlay) zoned property at 945 South Prairie Avenue.

The applicant has requested that this item be postponed to the Planning Commission Meeting of June 1, 2022.

6B: ZONING CODE AMENDMENT NO. 2021-003 (ZCA-2021-003), REGULATIONS FOR HOOKAH LOUNGES CITYWIDE.

A public hearing to consider Zoning Code Amendment No. 2021-003 (ZCA 2021-003) to establish regulations for Hookah Lounges.

Ms. Marissa Fewell, Planner made the staff presentation.

Chairman Springs asked the Planning Commission if there were any questions for staff.

Commissioner Patrick asked staff -

- For clarification, is this ordinance for Chapter 12 of the City of Inglewood's Municipal Code for the consideration to establish new guidelines if the City is to add any new Hookah Lounges?
- Just wanting to understand why is this item coming before the planning commission and for what purpose.
- Also she stated that she noticed the comparison of Hookah Lounges and Smoke Shops is often used, are there any smoke shops here in Inglewood already and if so, where are they?
 - Ms. Fewell responded to Commissioner Patrick's questions.
 - Mr. McCrumby also responded to Commissioner Patrick's question.
- As we are comparing Hookah Lounges to Cafés per the present code, will this mean that some Hookah Lounges will be serving food to their patrons?
 - Mr. McCrumby responded to Commissioner Patrick's question.

Commissioner Rice asked staff -

- Also for clarification, what is the deal or difference between a Smoke Shop and a Hookah Lounge, they're both dealing with smoking, correct?
 - Mr. Jackson, Sr., responded to Commissioner Rice's questions.

Commissioner Trejo asked staff -

- Also needing clarification on what is the purpose of a hookah lounge?
- Are Hookah Lounges used to pedal marijuana into a smoke pipe and pass it among its participants?
- Last, per the staff report, there are two licensed smoke shops already here in the City of Inglewood, does this statement mean that there are some illegal Hookah Lounges here in Inglewood?
- When applicants come into the City to apply for their business licenses did they truthfully state that they were opening an actual Hookah Lounge?

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- With the Hookah Lounge being compared to a Café, has any Hookah Lounge attempted to state that they were going to open a Café, and then switch from a Café to Hookah Lounge?
- Was the purpose of this new code amendment regarding Hookah Lounges and smoke shops a result of IPD having such a difficult time with illegal Hookah Lounges operating at all hours of the evening such as past 1:00am and 2:00am, along with trespassing and illegal activity by the participants of these establishments who were not licensed to operate in the first place?
- Next question is if we the planning commission approve this zoning code amendment, will it require the present licensed Hookah Lounges to have to modify their present activities in order to stay operating?
 - Ms. Fewell responded to Commissioner Trejo's question.
 - Mr. McCrumby responded to Commissioner Trejo's question.
 - Mr. Jackson, Sr., responded to Commissioner Trejo's question.

Chairman Springs opened the floor for the Planning Commission for further comments and or questions.

Commissioner Rice asked staff -

- Concerned about the size of the Hookah Lounge buildings and that if they are being compared to Café's because of the parking ratio's, that it will possibly hinder any new Hookah Lounge business from opening here in Inglewood, because at present there are no buildings with a large enough parking area to allow the Hookah Lounge to operate within the code's specifications and requirements, thus causing any new Hookah Lounge business to fail.

Chairman Springs asked the operator to open the phone lines for the public to comment For or Against this item.

FOR / AGAINST:

None, confirmed per the AT&T Operator.

Chairman Springs seeing none, asked the Planning Commission for a motion.

MOTION:

Commissioner Rice made the motion to affirm categorical exemption EA-CE-2021-053, and adopt the attached resolution recommending City Council adoption of Zoning Code Amendment No. 2021-003 (ZCA-2021-003), with two additional conditions, 1. Change the hours of operation to 9:00am until 11:00pm and 2. Require an increased parking ratio of 300 square feet for every 1 parking space and 3. No Loitering Outside of the Hookah Lounge to keep all patrons inside of the Lounge and was seconded by Commissioner Shaw-Williams,

Mr. Pan, Assistant City Attorney made a statement to the Planning Commission regarding a California Labor Code, Labor Code Section 6404.5 that there will be no smoking in a work place, and if the planning commission limits the Hookah Lounges to only "In-Doors", there will be very looming circumstances in operating the Hookah Lounge, which is why the Lounge is being kept open during business hours, this is why they are set up in this manner.

Commissioner Rice asked the question -

- What's the difference between the Hookah Lounge and a Cigar Club?
 - Mr. Pan responded to Commissioner Rice's question.
 - Mr. Jackson also responded to Commissioner Rice's question.

Chairman Springs stated that with this information he asks that Commissioner Rice withdraw his motion and Commissioner Shaw-Williams withdraw her second of the motion.

Commissioner Rice has withdrawn his initial motion and the second to the motion was withdrawn by Commissioner Shaw-Williams.

Commissioner Trejo asked staff -

- With any motion that is made at tonight's meeting, will any new Hookah Lounges be required to follow these new guidelines and procedures including parking and hours of operations?
 - Mr. McCrumby responded to Commissioner Trejo's question.

Commissioner Patrick asked staff -

- The present two Hookah Lounges will they have to adhere to the new hours of operation, also what are their current hours of operation, and also, if they close will they have to abide by these new regulations?
 - Mr. McCrumby responded to Commissioner Patrick's question.

Commissioner Shaw-Williams asked staff -

- If these present Hookah Lounges have issues with code enforcement and have too many infractions, will their licenses be revoked and then if they attempt to start up a new Hookah Lounge will they then be subject to the new requirements?
 - Mr. Jackson responded to Commissioner Shaw-Williams' question.

Chairman Springs asked staff and/or the Assistant City Attorney -

- Per Commissioner Patrick's question as to why wouldn't the current Hookah Lounges have to conform to the new regulations?
 - Mr. Jackson responded to Chairman Springs' question.

Chairman Springs stated that there are no more questions and that it is time for a motion for this Zoning Code Amendment?

MOTION:

Commissioner Rice made the motion to affirm categorical exemption EA-CE-2021-053, and adopt the attached resolution recommending City Council adoption of Zoning Code Amendment No. 2021-003 (ZCA-2021-003), with two additional conditions, 1. Change the hours of operation to 9:00am until 11:00pm and 2. Require an increased parking ratio of 300 square feet for every 1 parking space and was seconded by Commissioner Shaw-Williams, that Resolution No. 1929

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING AND RECOMMENDING TO THE CITY COUNCIL FOR APPROVAL ZONING CODE AMENDMENT NO. 2021-003 (ZCA-2021-003), TO ESTABLISH REGULATIONS FOR HOOKAH LOUNGES CITYWIDE.

Be approved.

The motion was carried by the following roll call vote:

Yeas: Commissioners Patrick, Rice, Trejo, Shaw-Williams and
Chairman Springs.

Mr. McCrumby explained there is no appeal process, and that the recommendation will go directly to the City Council for adoption.

(7) PUBLIC COMMENTS:

None, (Confirmed by AT&T Operator).

Chairman Springs closed the hearings to the public and asked for the Planning Commission Initiatives.

(8) COMMISSION INITIATIVES:

Commissioner Patrick -

- Happy Mother's Day.

Commissioner Rice -

- Happy Mother's Day.

Commissioner Trejo -

- Thank you for the Mother's Day Wish and she wished everyone a Happy Mother's Day.

Commissioner Shaw-Williams -

- Happy Cinco de Mayo, and Happy Mother's Day!

Chairman Springs -

- Thank you to the Food 4 Less Corporation for revamping and fixing the Food 4 Less store on the south-west corner of Crenshaw Boulevard and Century Boulevard. Fantastic job at the store.
- Dollar Tree on the south-east corner of 5th Avenue and Manchester Boulevard, the parking lot needs immediate attention to address the unkempt appearance. Ask for Code Enforcement to address this situation.
- Congratulate a Classmate of his, Mr. Terry Hayes, who is here in the City of Inglewood and working on the new People Mover project.
- Wishing all mother's a very Happy Mother's Day!

(10) ADJOURNMENT:

Chairman Springs wished everyone a good evening and adjourned tonight's meeting at 7:46pm.

Evangeline Lane, Secretary
City Planning Commission
Inglewood, California

Approved this 1st Day
of June 2022.

Chairman Larry Springs
City Planning Commission