

1 EXHIBIT "A"
2 ORDINANCE NO. 22-__
3

4 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
5 INGLEWOOD, CALIFORNIA, TO APPROVE ZONING CODE
6 AMENDMENT 2021-003 (ZCA-2021-003) TO AMEND
7 ARTICLES 1, 7, 10, 10.2, 10.3, 10.3.1, 10.4, 10.5, 10.5.1, 10.6,
8 10.7, 10.8, 11.1, AND 19 OF CHAPTER 12 (PLANNING AND
9 ZONING) OF THE INGLEWOOD MUNICIPAL CODE TO
10 ESTABLISH REGULATIONS FOR HOOKAH LOUNGES.
11

12 *(Revisions are underlined. Strike through lines represent ~~deleted text~~.)*
13

14 WHEREAS, on May 4, 2022 the Planning Commission conducted a
15 public hearing for the matter and approved Resolution No. __ entitled:
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17 A RESOLUTION OF THE PLANNING COMMISSION OF
18 THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING
19 AND RECOMMENDING TO THE CITY COUNCIL FOR
20 APPROVAL OF ZONING CODE AMENDMENT ZCA 2021-003
21 TO AMEND CHAPTER 12 OF THE INGLEWOOD
22 MUNICIPAL CODE (IMC) TO ESTABLISH REGULATIONS
23 FOR HOOKAH LOUNGES.

24 (Zoning Code Amendment ZCA-2021-003)

25 WHEREAS, On _____, the City Council scheduled a public hearing
26 for _____; and,

27 WHEREAS, notice of the time and place of the hearing was given as required
28 by law and,

WHEREAS, the City Council afforded all persons interested in the
matter of the proposed amendments to the Inglewood Municipal Code, or in
any matter or subject related thereto, an opportunity to address the City

1 Council and be heard and to submit any testimony or evidence in favor or
2 against the proposed Code amendments; and,

3 **WHEREAS**, after taking public testimony and considering the issues,
4 the City Council determined that certain changes specified herein, should be
5 made to the text of Articles 1, 7, 10, 10.2, 10.3, 10.3.1, 10.4, 10.5, 10.5.1, 10.6,
6 10.7, 10.8, 11.1, and 19 of Chapter 12 of the Inglewood Municipal Code; and,

7 **NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF INGLEWOOD,**
8 **CALIFORNIA, DOES ORDAIN AS FOLLOWS:**

9 **SECTION 1.**

10 1. That the proposed Hookah Lounge amendment supports the intent of
11 the Inglewood General Plan in that it:

12 a. Provides for the orderly development and redevelopment of the city
13 while preserving a measure of diversity among its parts because the
14 Code amendment will allow for the city to regulate the proliferation
15 of Hookah Lounges in the City of Inglewood. Additionally, the
16 Special Use Permit requirement will allow these uses to be
17 adequately conditioned.

18 b. Helps promote the development of commercial uses which will
19 complement those which are already located in the City of Inglewood
20 because the code amendment will require a Special Use Permit and
21 allow a greater diversity of new commercial uses.

22 2. The changes to the text of Chapter 12 regarding Hookah Lounges does
23 not constitute an establishment of unique standards, offering special
24 privilege to a particular individual or group of individuals because the
25 code amendment will apply citywide.

26 3. That the proposed amendment to establish regulations for Hookah
27 Lounges is exempt from further review under the California
28 Environmental Quality Act (CEQA), therefore a notice of exemption
(EA-CE-2021-053) has been prepared.

1 **SECTION 2.**

2 Section 12-1.54.3. (Hookah Lounge) is hereby added to Chapter 12 of the
3 Inglewood Municipal Code to read as follows:

4 **Section 12-1.54.3. Hookah Lounge**

5 “Hookah Lounge” shall mean any business whose primary or ancillary
6 business operation is engaged in the retail sale of tobacco for consumption by
7 customers on the premises by the smoking of tobacco or other substances
8 through one or more hookah pipes (also known as a waterpipe, shisha, or
9 narghile) designed with a tube passing through an urn of water, including but
10 not limited to establishments known as hookah bars, hookah lounges,
11 hookah cafés, and the like.

12 **SECTION 3.**

13 The text of Article 7 (“C-2” General Commercial Zone Regulations),
14 Section 12-24. (Permitted Uses) of Chapter 12 of the Inglewood Municipal Code
15 is hereby modified to read as follows:

16 **Section 12-24. C-2 Zone Permitted Uses.**

17 (A) The following uses when conducted entirely within a fully
18 enclosed building:

19 (28) Smoke Shops. New or expanded smoke shops are prohibited within
20 five thousand two hundred eighty feet of another smoke shop, prohibited
21 within six hundred feet of any school, public playground or nonprofit youth
22 facility, and are subject to Special Use Permit approval.

23 (B) The following uses are permitted whether within a fully enclosed
24 building or not:

25 (1) Automobile sales.

26 (a) The retail sale of new automobiles and, as an ancillary use, the
27 retail sale of used automobiles which are traded in as partial payment for new
28 automobiles purchased at the same location.

1 (b) The retail sale of used automobiles, if conducted on a lot not less
2 than one acre in size and subject to Special Use Permit approval. No inoperable
3 or disassembled automobile shall be sold or stored on the premises and no
4 automobile repair shall be permitted on the premises.

5 (c) The retail sale of classic/vintage, collectible and luxury
6 automobiles along Centinela Avenue as specified in Section 12-24.9.

7 (d) The sales of commercial trucks, buses and other motorized vehicles
8 not typical for personal or family-use transportation is prohibited in the C-2
9 Zone.

10 (2) Rental of trailers for hauling purposes, only as an incidental use
11 at service stations, and subject to Special Use Permit approval.

12 (3) Plant nurseries.

13 (4) Newsstands.

14 (5) Parking lots. (Vehicle storage prohibited.)

15 (6) Accessory uses which by their nature cannot reasonably be
16 conducted within an enclosed building.

17 ~~—— (d) The sales of commercial trucks, buses and other motorized vehicles~~
18 ~~not typical for personal or family-use transportation is prohibited in the C-2~~
19 ~~Zone.~~

20 (7) Hookah Lounge. New or expanded Hookah Lounges are
21 prohibited within 600 (six hundred) feet of any school, public playground, or
22 nonprofit youth facility, and are subject to Special Use Permit approval.

23 (D) Prohibited Uses. Notwithstanding the above listed uses, any use
24 not specified and any of the following uses are prohibited in the C-2 General
25 Commercial Zone:

26 ~~(28) Smoke Shops. New or expanded smoke shops are prohibited within~~
27 ~~five thousand two hundred eighty feet of another smoke shop, prohibited~~
28 ~~within six hundred feet of any school, public playground or nonprofit youth~~
~~facility, and are subject to Special Use Permit approval.~~

1 **SECTION 4.**

2 The text of Article 10 (“C-R” Commercial Recreation Zone), Section 12-
3 27 (Permitted Uses) of Chapter 12 of the Inglewood Municipal Code is hereby
4 modified to read as follows:

5 **Section 12-27. Permitted Uses.**

6 (21) Hookah Lounge. New or expanded Hookah Lounges are prohibited
7 within 600 (six hundred) feet of any school, public playground, or nonprofit
8 youth facility, and are subject to Special Use Permit approval.

9 **SECTION 5.**

10 The text of Article 10.2 (“MU-1” Mixed-Use 1 Zone), Section 12-31.21
11 (Permitted Uses) of Chapter 12 of the Inglewood Municipal Code is hereby
12 modified to read as follows:

13 **Section 12-31.21. Permitted Uses.**

14 (2) Hookah Lounge. New or expanded Hookah Lounges are prohibited
15 within 600 (six hundred) feet of any school, public playground, or nonprofit
16 youth facility, and are subject to Special Use Permit approval.

17 **SECTION 6.**

18 The text of Article 10.3 (“MU-2” Mixed-Use 2 Zone), Section 12-31.26.
19 (Permitted Uses.) of Chapter 12 of the Inglewood Municipal Code is hereby
20 modified to read as follows:

21 **Section 12-31.26. Permitted Uses.**

22 (2) Hookah Lounge. New or expanded Hookah Lounges, subject to
23 Special Use Permit approval and the following limitations:

24 a) Prohibited within 600 (six hundred) feet of any school, public
25 playground, or nonprofit youth facility; and

26 b) Maximum size of 2,500 square feet.

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1 **SECTION 7.**

2 The text of Article 10.3.1 (“MU-2A” Mixed-Use 2A Zone), Section 12-
3 31.29. (Permitted Uses.) of Chapter 12 of the Inglewood Municipal Code is
4 hereby modified to read as follows:

5 **Section 12-31.29. Permitted Uses.**

6 Permitted uses shall be as identified in the Westchester/Veterans
7 Transit Oriented Development Plan as well as the following:

8 (1) Smoke Shops. New or expanded smoke shops are prohibited within
9 5,280 (five thousand two hundred eighty) feet of another smoke shop,
10 prohibited within 600 (six hundred) feet of any school, public playground or
11 nonprofit youth facility, and are subject to Special Use Permit approval.

12 (2) Hookah Lounge. New or expanded Hookah Lounges are prohibited
13 within 600 (six hundred) feet of any school, public playground, or nonprofit
14 youth facility, and are subject to Special Use Permit approval.

15 **SECTION 8.**

16 The text of Article 10.4 (“MU-3” Mixed-Use 3 Zone), Section 12-31.31.
17 (Permitted Uses.) of Chapter 12 of the Inglewood Municipal Code is hereby
18 modified to read as follows:

19 **Section 12-31.31. Permitted Uses.**

20 (2) Hookah Lounge. New or expanded Hookah Lounges are prohibited
21 within 600 (six hundred) feet of any school, public playground, or nonprofit
22 youth facility, and are subject to Special Use Permit approval.

23 **SECTION 9.**

24 The text of Article 10.5 (“MU-4” Mixed-Use 4 Zone), Section 12-31.36.
25 (Permitted Uses) of Chapter 12 of the Inglewood Municipal Code is hereby
26 modified to read as follows:

27 **Section 12-31.36. Permitted Uses.**

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1 (2) Hookah Lounge. New or expanded Hookah Lounges are prohibited
2 within 600 (six hundred) feet of any school, public playground, or nonprofit
3 youth facility, and are subject to Special Use Permit approval.

4 **SECTION 10.**

5 The text of Article 10.5.1 (“MU-A” Mixed-Use Arts Cluster Zone),
6 Section 12-31.38. (Permitted Uses.) of Chapter 12 of the Inglewood Municipal
7 Code is hereby modified to read as follows:

8 **Section 12-31.38. Permitted Uses.**

9 Permitted uses shall be as identified in the Westchester/Veterans
10 Transit Oriented Development Plan as well as the following:

11 (1) Smoke Shops. New or expanded smoke shops are prohibited within
12 5,280 (five thousand two hundred eighty) feet of another smoke shop,
13 prohibited within 600 (six hundred) feet of any school, public playground or
14 nonprofit youth facility, and are subject to Special Use Permit approval.

15 (2) Hookah Lounge. New or expanded Hookah Lounges are prohibited
16 within 600 (six hundred) feet of any school, public playground, or nonprofit
17 youth facility, and are subject to Special Use Permit approval.

18 **SECTION 11.**

19 The text of Article 10.6 (“MU-C” Mixed-Use Corridor Zone), Section 12-
20 31.41. (Permitted Uses) of Chapter 12 of the Inglewood Municipal Code is
21 hereby modified to read as follows:

22 **Section 12-31.41. Permitted Uses.**

23 (2) Hookah Lounge. New or expanded Hookah Lounges are prohibited
24 within 600 (six hundred) feet of any school, public playground, or nonprofit
25 youth facility, and are subject to Special Use Permit approval.

26 **SECTION 12.**

27 The text of Article 10.7 (“H-C” Historic Core Zone), Section 12-31.46.
28 (Permitted Uses) of Chapter 12 of the Inglewood Municipal Code is hereby

1 modified to read as follows:

2 **Section 12-31.46. Permitted Uses.**

3 (2) Hookah Lounge. New or expanded Hookah Lounges are prohibited
4 within 600 (six hundred) feet of any school, public playground, or nonprofit
5 youth facility, and are subject to Special Use Permit approval.

6 **SECTION 13.**

7 The text of Article 10.8 (“C-N” Commercial Neighborhood Zone), Section
8 12-31.51. (Permitted Uses) of Chapter 12 of the Inglewood Municipal Code is
9 hereby modified to read as follows:

10 **Section 12-31.51. Permitted Uses.**

11 (2) Hookah Lounge. New or expanded Hookah Lounges are prohibited
12 within 600 (six hundred) feet of any school, public playground, or nonprofit
13 youth facility, and are subject to Special Use Permit approval.

14 **SECTION 14.**

15 The text of Article 11.1 (“M-1L” Limited Manufacturing Zone), Section
16 12-32.10. (Permitted Uses) of Chapter 12 of the Inglewood Municipal Code is
17 hereby modified to read as follows:

18 **Section 12-32.10. Permitted Uses.**

19 (18) Hookah Lounge. New or expanded Hookah Lounges are prohibited
20 within 600 (six hundred) feet of any school, public playground, or nonprofit
21 youth facility, and are subject to Special Use Permit approval.

22 **SECTION 15.**

23 The text of Article 19 (Parking Regulations), Section 12-44. (Commercial
24 Parking Requirements) of Chapter 12 of the Inglewood Municipal Code is
25 hereby modified to read as follows:

26 (n) Restaurants, Bars, and Cafés, and Hookah Lounges. One parking
27 space for each one hundred fifty square feet of gross floor area.

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1 **SECTION 16.**

2 The City Clerk shall certify to the passage and adoption of this
3 ordinance and to its approval by the City Council and shall cause the same to
4 be published in accordance with the City Charter and thirty days from the final
5 passage and adoption, this ordinance shall be in full force and effect.

6 This ordinance to amend Chapter 12 (Planning and Zoning) of the
7 Inglewood Municipal Code to establish regulations for Hookah Lounges
8 citywide is passed, approved and adopted by the City Council of the City of
9 Inglewood this _____ day of _____ 2022.

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JAMES T. BUTTS
MAYOR OF THE CITY OF
INGLEWOOD, CALIFORNIA

Attest:

AISHA L. THOMPSON
CITY CLERK

(SEAL)