

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250



July 2, 2021

Bridget Leahy
Amman Hookah Café and Lounge
6225 Flintwood Road
Parker, CO 80134

Re: Initial Submission Review: Amman Hookah Lounge and Café – Conditional Use
Application: DA-2275-00
Case Number: 1974-6012-03

Dear Ms. Leahy:

Thank you for your initial submission, which we started to process on June 14, 2021. We reviewed it and attached our comments along with this cover letter. After our initial review, we have determined that another submission is not required.

Your Planning Commission hearing has been scheduled for Wednesday, July 14, 2021.

Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained, to include checking with adjacent builders if development activity and/or sales are taking place on properties adjacent to your site.

As always, if you have any comments or concerns, please let me know. I may be reached at (303)-739-7126 or kkreimey@auroragov.org

Sincerely,



Kim Kreimeyer
Senior Planner
City of Aurora, Planning Department

cc: Scott Campbell, Neighborhood Services
Laura Rickhoff, ODA
Filed: K:\\$DA\2275-00rev1.rtf



Initial Submission Review

PLANNING DEPARTMENT COMMENTS

1. Please revise the Letter of Introduction to include and address the approval criteria for the infill site. Explaining how the project complies with the approval criteria is critical to convey to the Planning Commission for their review. Please email the revised Letter of Introduction to me by noon on July 6, 2021.
2. Neighborhood Comments:
 - 2A. The required referrals were made to registered HOA's and abutting property owners. No neighborhood referral comments were received; therefore, no neighborhood meeting will be required.
3. Building modifications will be needed for smoking within the hookah lounge. See Building Division comments below.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Building Division (John Lichtner / JLichtne@auroragov.org / 303-739-7623)
 - 4A. The space located at 16050 E Dartmouth Ave, Unit 2 has been approved for a tobacco retail store, no smoking is permitted, ventilation system modification required.
5. Tri-County Health Department (Annemarie Heinrich Forture/ aheinrich@tchd.org / 720-200-1585)
 - 5A. See attached comment letter below.



June 23, 2021

Kimberly Kreimeyer
City of Aurora Planning and Development Services
15151 E. Alameda Parkway
Aurora, CO 80012

RE: Amman Hookah Lounge and Cafe, DA-2275-00
TCHD Case No. 7063

Dear Ms. Kreimeyer,

Thank you for the opportunity to review and comment on Conditional Use Permit for a proposed hookah lounge located at the southeast corner of E Dartmouth Avenue and S Kittredge Way. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

Hookah Smoke

Hookah use is associated with many of the same health risks as cigarette smoking including lung cancer, respiratory disease, and low birth weight in babies. Hookah smoking also presents additional health risks unique to the use of charcoal while smoking such as exposure to metals. Additionally, hookah presents a risk of infectious disease including tuberculosis, herpes, influenza, and hepatitis because of the sharing of mouthpieces in a smoking session. Secondhand smoke is recognized as a Class A carcinogen and is a serious health concern for adults, children, and even pets. There is no risk-free level of exposure to secondhand smoke. Even short exposures are associated with immediate negative health effects. Given prolonged exposure to secondhand smoke, the health of employees and staff of the establishment are a particular concern. To mitigate some of the exposure to secondhand smoke, TCHD recommends a proper odor and smoke absorbing ventilation and exhaust system. The lounge should be well-ventilated private area that is partitioned off from access to all other areas of the business and is designated to prevent the flow of smoke to any other area of the business; air should be directed outside of the building. Employees should have access to a smoke-free area.

Youth Exposure to Tobacco and Tobacco Advertising

Colorado Clean Indoor Air Act (CCIAA) provisions put in place more than ten years ago to protect Coloradans from secondhand smoke have produced Colorado's first "smoke-free generation." Children born in 2006 or later have grown up in community environments where social smoking is the exception not the norm. Smoke-free policies are an important component of de-normalization of smoking and of comprehensive tobacco prevention programs in the community. According to studies compiled by the CDC and the Surgeon General, youth are more likely to use tobacco if they see that tobacco use is acceptable or normal among their peers or when media show tobacco use as a normal, socially acceptable activity.

HB20-1001, a comprehensive tobacco control and prevention bill passed in Colorado in 2020, requires that all newly established tobacco retailers be greater than 500 feet from schools.



Amman Hookah Lounge and Cafe
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TCHD recommends the City confirm the proposed location meets the required setback. State law now also restricts all sales of tobacco to only those over age 21.

TCHD also recommends that the City of Aurora restrict outdoor and visible advertising or signage in order to reduce the acceptability and use of tobacco products among youth and young people. Moreover, TCHD recommends that hookah consumption occurring within the lounge should not be visible to the public. Furthermore, TCHD recommends the following to prevent youth access to tobacco:

1. All employees of the proposed retail outlet should complete the free Responsible Tobacco Sales Training, available here: <http://responsibletobaccosales.org/responsible-tobacco-sales/>. This training outlines State laws related to tobacco sales and provides guidance on topics such as checking for fraudulent identification.
2. To ensure compliance with applicable state and federal laws, the City should conduct regular compliance checks.
3. Should the retailer fail a compliance check, the City should institute penalties such as suspension or revocation of the CUP and their ability to sell tobacco products.

TCHD is available to provide technical assistance on topics related to tobacco use prevention and local regulation opportunities. If you have any questions or would like to discuss opportunities to address tobacco use in Aurora, please contact Taylor Roberts, Chronic Disease Prevention Coordinator, by phone at 720-200-1663 or email at troberts@tchd.org.

Please feel free to contact me at 720-200-1585 or aheinrich@tchd.org if you have any questions on TCHD's comments.

Sincerely,

Annemarie Heinrich Fortune, MPH/MURP
Land Use and Built Environment Specialist

cc: Sheila Lynch, Dylan Garrison, Maura Proser, Taylor Roberts, TCHD