

**City Planning Commission Meeting  
Tuesday, December 9, 2014**

**CPC Deadline: 01/23/15  
CC Deadline: 02/24/15  
City Council District: E  
Council Member: Gray**

**PRELIMINARY STAFF REPORT**

**To:** City Planning Commission  
**Zoning Docket:** 122-14

**Prepared by:** Dale Thayer  
**Date:** November 14, 2014

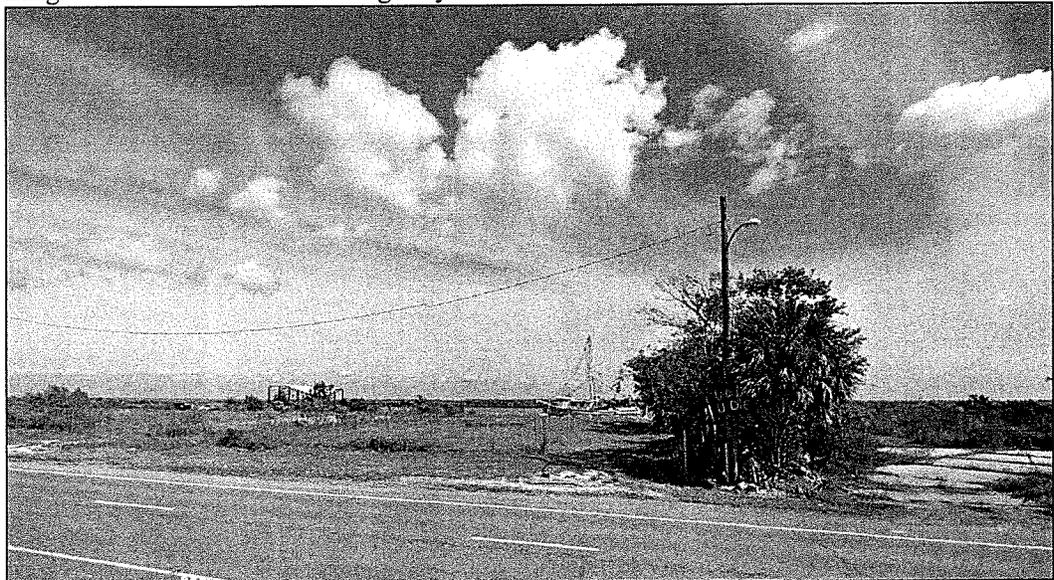
**I. GENERAL INFORMATION:**

**Applicant:** DAO CHENG WEI AND XIU H. LI

**Request:** This is a request for a Conditional Use to permit a wholesale seafood business in an NU Non-Urban District.

**Location:** The petitioned property is located on an undesignated square, on Prairie Lands Pt. Parcel 2, Lot 10, in the Third Municipal District, bounded by Chef Menteur Highway, Victory Road, and Highway 11. The municipal address is 57023 OR 19841 Chef Menteur Highway. (PD 11)

**Description:** Image #1: 19801 Chef Menteur Highway



Source: Google Maps (Street View): Image Date Oct. 2013

The petitioned site is located on two (2) lots (Prairie Lands Pt. Parcel 2 and Lot 10) fronting on Chef Menteur Highway (State Highway 90). When combined, the parcel measures sixty five feet (65') in width (Chef Menteur Hwy. side), one hundred eighty six feet (186') in depth (northwest side), approximately one hundred seventy one feet (171') in depth (southeast side), and sixty five feet in rear width (Venetian Waterway side) for a total area of seventeen thousand nine hundred square feet (17,900 sq. ft.) or approximately 0.41 acres. The site is

currently vacant land with an approximate four feet (4') in height chain link fence along the length of the front and side property lines.

The applicant proposes to develop the site with a seafood warehouse business. The main structure is a proposed one-story warehouse that measures forty feet (40') in width by eighty feet (80') in depth for a total floor area of three thousand two hundred (3,200 sq. ft.). The main structure also measures twenty feet (20') in height. A covered porch is attached along the southeast side of the main structure measuring twenty five feet (25') in width by twenty five feet (25') in depth. The proposed warehouse and covered porch are setback approximately eighty four feet (84') from the front property line, eight feet (8') from the northwest side property line, twenty seven feet (27') from the southeast property line and fifteen feet (15') from the rear property line.

The interior of the main structure is primarily open space with two (2) freezers, one (1) ice machine, a restroom and a sink area. There are two (2) entrance points to the warehouse. The first is the main structure's entrance, located toward the Chef Menteur side of the building and accessed by a staircase. The second entrance is located along the southeast side of the building. This entrance is developed with a ramp and a dock that accesses the covered porch area. The main structure is accessed via an entrance door and a bay door at this location. One (1) additional bay door is also located along the southeast side of the building and near the main structure's front entrance.

The site will be accessed by a twelve feet (12') in width driveway (via curb cut) adjacent to Chef Menteur Highway. One (1) designated handicapped parking space is located at the end of the driveway and adjacent to the southeast side ramp. A large non-paved area is located in the area between the front façade of the main structure and the front property line. The entirety of the site is sloped toward the Venetian Waterway with one (1) swale located along the entirety of the side property lines for stormwater collection and run-off.

### **Why is City Planning Commission action required?**

Dockside wholesale seafood businesses are conditional in the NU Non-Urban District.<sup>1</sup> The City Planning Commission is required to make a recommendation on all applications for conditional use requests prior to City Council action, in accordance with **Article 16, Section 16.2.3. Planning Commission Recommendation** and **Article 16, Section 16.6.4. Procedures for Conditional Use Permits** of the Comprehensive Zoning Ordinance.

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<sup>1</sup> **Article 10, Section 10.5.5 Conditional Uses**, subsection 17, of the *Comprehensive Zoning Ordinance*.

## II. ANALYSIS

### A. What is the zoning of the surrounding areas? What is the existing land use and how are the surrounding areas used?

Image #2: Adjacent and Surrounding Properties



Source: Google Maps (Aerial View): Image Date 2014

The petitioned site fronts on Chef Menteur Highway and is located within a NU Non-Urban District. To the east, is vacant land followed by a residential dwelling. To the west, an existing bar/nightclub is located adjacent to the petitioned site followed by a vacant land and concrete slabs providing access to the Venetian Waterway. To the south, is a fire station followed by vacant land. All adjacent properties described above front onto Chef Menteur Highway and are included in the NU Non-Urban District.

### B. What is the zoning and land use history of the site?

#### *Zoning and Land Use History*

**Zoning:** 1929 – Not Mapped  
1953 – Not Mapped  
1970 – NU Non-Urban District

**Land Use:** 1929 – Not Mapped  
1949 – Not Mapped  
1999 – Residential – Single Family <sup>2</sup>

<sup>2</sup> The 1999 Land Use Plan presented a generalized description of existing land use; it was not lot-specific.

**C. Have there been any recent zoning changes or conditional uses in the area? If so, do these changes indicate any particular pattern or trend?**

In the past five (5) years, zero (0) zoning actions have been requested within a one thousand seven hundred and fifty linear foot radius (1,320 lf) or 0.25 miles of the site.

**D. What are the comments from the design review staff?**

The applicant proposes to construct a wholesale seafood business in an NU Non-Urban District. The petitioned site is located on two (2) lots that combine for a total area of 17,900 sq. ft. or approximately 0.41 acres. The site is currently vacant land with an approximate four feet (4') in height chain link fence along the length of the front and side property lines. Due to the request being located on two (2) lots, the staff recommends the following proviso:

- The applicant shall resubdivide all lots within the petitioned site into one lot of record prior to the issuance of the Certificate of Use and Occupancy.

Pursuant to **Article 10, Section 10.5.5(17) - Dockside wholesale seafood business**, the request is subject to the following conditions:

- a. Maintenance of the dock area or other areas in a clean manner and free of noxious odors by the continuous sluicing of the areas.
- b. Storage or shipping containers (filled or empty) kept in a completely enclosed area prior to shipping.
- c. A vessel (land or water) shall be permitted to occupy dock space for only a reasonable length of time for loading or unloading.
- d. Satisfactory evidence that permits required by State or City agencies have been secured or applied for prior to issuance of a building permit or use and occupancy certificate, and that these permits are renewed annually as may be required.

The applicant states that rear property line, bounding the Venetian Waterway, will not be utilized as part of the site's operations. For this reason, the condition of **Article 10, Section 10.5.5.17(a)** is not a part of this request. The site plans do not depict the presence of shipping containers or an area which shipping containers will be stored. However, due to the request being a wholesale business and the large size of the parcel, the staff believes there is the opportunity to place storage or shipping containers on the site whether it is a temporary or permanent fixture. Pursuant to the conditions of **Article 10, Section 10.5.5.17(b)**, the staff recommends the following proviso:

- The applicant shall keep all storage or shipping containers within a completely enclosed area with regard to all normal business operations.

**Article 10, Section 10.5.5.17(c)** states that a vessel (land or water) shall be permitted to occupy dock space for only a reasonable length of time for loading or unloading. As stated above, the applicant does not intend to utilize the Venetian Waterway as a part of normal operations for the wholesale business. However, the staff observed a boat being docked along the rear of the property during their site visit (see Image #1 above). The applicant states that inbound and outbound deliveries will utilize over-the-road (land) transportation vehicles. The applicants submitted site plans show a covered porch which could also be utilized as a dock for the proposed business. As with **Article 10, Section 10.5.5.17(b)**, the staff believes there is the opportunity to utilize vessels (land or water) for storage purposes on the site (land or water) whether it is a temporary or permanent fixture. Pursuant to the conditions of **Article 10, Section 10.5.5.17(c)**, the staff recommends the following proviso:

- The applicant shall occupy dock space (land) or bulkhead space (water) for only a reasonable length of time for loading or unloading of vessels (land or water).

**Article 10, Section 10.5.5.17(d)** states that satisfactory evidence that permits required by State or City agencies have been secured or applied for prior to issuance of a building permit or use and occupancy certificate, and that these permits are renewed annually as may be required. As the petitioned property is located outside of New Orleans levee systems and immediately adjacent to a water way, the staff recommends the following proviso:

- The applicant shall provide written approval from the United States Army Corp of Engineers (USACE) for permission (Wetlands Determination) for all land development activities, as needed.
- The applicant shall provide written approval from the United States Army Corp of Engineers (USACE) for permission (Clean Water Act (CWA) Section 404 permitting) for all development activities over open waters of the United States, as needed.

#### *Exterior of the Site*

According to the plans submitted by the applicant and a field visit conducted by staff, the site is currently vacant land. The site fronts onto Chef Menteur Highway, while the rear property line bounds the Venetian Waterway. The main structure is a proposed one-story warehouse that measures forty feet (40') in width by eighty feet (80') in depth for a total floor area of three thousand two hundred (3,200 sq. ft.). The main structure also measures twenty feet (20') in height. A covered porch is attached along the southeast side of the main structure measuring twenty five feet (25') in width by twenty five feet (25') in depth. The proposed warehouse and covered porch are setback approximately eighty four feet (84') from the front property line, eight feet (8') from the northwest side property line, twenty seven feet (27') from the southeast property line and fifteen feet (15') from the rear property line. The petitioned site is subject to the requirements of **Article 10, Section 10.5.7 – Height, Area and Yard Requirements** which states that the use is regulated to the most restrictive classification within which the subject or

applicable use would be permitted. The use of “Dockside Wholesale Seafood Business” only appears within the conditional use category of the NU District. However, the use could be compared to the HI Heavy Industrial District for uses not abutting a residential district. The petitioned site meets these standards for depth of front and rear yard areas, width of side yards and height; therefore, no waivers or provisos are necessary.

### *Interior of the Site*

The interior of the main structure is primarily open space with two (2) freezers, one (1) ice machine, a restroom and a sink area. There are two (2) entrance points to the warehouse. The first is the main structure’s entrance, located toward the Chef Menteur side of the building and accessed by a staircase. The second entrance is located along the southeast side of the building. This entrance is developed with a ramp and a dock that accesses the covered porch area. The main structure is accessed via an entrance door and a bay door at this location. One (1) additional bay door is also located along the southeast side of the building and near the main structure’s front entrance.

### *Ingress/Egress*

The site will be accessed by a twelve feet (12’) in width driveway (via curb cut) adjacent to Chef Menteur Highway. One (1) designated handicapped parking space is located at the end of the driveway and adjacent to the southeast side ramp. A large non-paved area is located in the area between the front façade of the main structure and the front property line. Aside from a grease trap location, the applicant states the area will remain grass covered open space. The entirety of the site is sloped toward the Venetian Waterway with one (1) swale located along the entirety of the side property lines for stormwater collection and run-off. The staff believes the proposed parking area beyond the driveway is oddly configured and the proposed grease trap could be relocated to an area that is not directly in front of the proposed structure. For these reasons, the staff recommends the following provisos:

- The applicant shall design an impervious off-street parking and loading area along the entirety of the eastern most side of the structure extending to the established eastern most driveway line.
- The applicant shall relocate the proposed grease trap to an area of the site not located between the front façade of the structure and the front property line.

### *Building Design*

The applicant proposes a prefabricated, metal building for the proposed site. The applicant did not provide alternative structural designs at the time of application. The staff did locate other large metal structures along this portion of Chef Menteur Highway such as the adjacent Fire Station (see Image #3 below). However, there are also examples of large structures with a more finished façade building design (see Image #4 below).

Image #3: Adjacent Fire Station

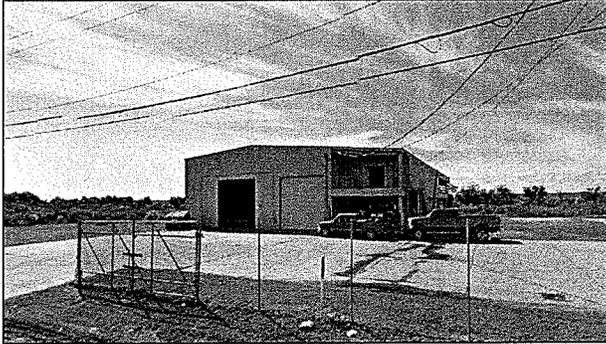
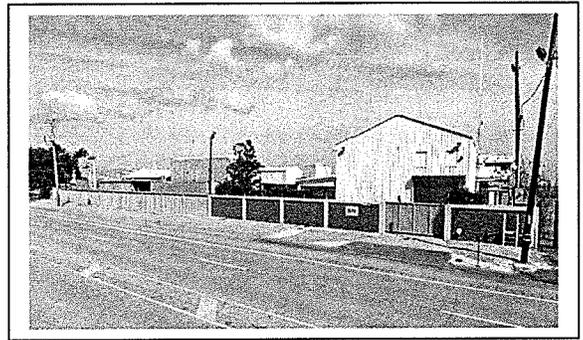


Image #4: Adjacent Boat Repair Facility



For this reason, the staff recommends the following proviso:

- The applicant shall submit alternative building designs for the proposed main structure, subject to the review and approval of the staff of the City Planning Commission.

*Performance Standards – Hours of Operation*

The applicant proposes hours of operation as Monday through Friday 9:00 a.m. to 5:00 p.m., closed on Saturday and Sunday. Because of this, the staff recommends the following provisos:

- The applicant shall establish hours of operation as Monday through Friday 9:00 a.m. to 5:00 p.m., closed on Saturday and Sunday.

*Trash Storage and Litter Abatement*

The submitted site plan does not indicate the location of a dumpster and trash containment area for the site. For these reasons, the staff recommends the following provisos:

- A dumpster area shall be located on the site, screened from view by an opaque wooden or masonry fence, with latched gate, that is at least six (6) feet tall.
- The applicant shall provide to the City Planning Commission a litter abatement program letter approved by the Department of Sanitation, inclusive of the stated location of trash storage, the type, and quantity of trash receptacles, the frequency of trash pickup by a contracted trash removal company, and the clearing of all litter from the sidewalks and the street right-of-way. The name and phone number of the owner/operator of the business shall be included in this letter to be kept on file in case of any violation. In no case shall trash be stored so that it is visible from the public right-of-way.

### *Landscaping & Lighting*

There are no landscaping or lighting requirements at this location. The staff believes the proposed site is consistent with other developments located along this portion of Chef Menteur Highway. In addition, the 84' setback of the site's main structure mitigates visual impact to the adjacent roadway and no stand-alone or mast lighting is proposed. For these reasons, no waivers or provisos are necessary.

### *Signage*

The applicant has not included a signage plan with this application. The staff anticipates that no new signage will be proposed at the site. However, if the applicant elects to propose new signage, the staff recommends the following proviso:

- The applicant shall submit signage plans, if proposed, which will include details of all proposed signage for the site, to which show compliance with **Article 10, Section 10.5.6 – Permitted Signs** of the Comprehensive Zoning Ordinance.

### *Fencing*

The applicant proposes to retain the existing five feet (5') in height metal chain link fence encompassing the side and front property lines of the site. The application states some small repairs are needed but the existing fence is structurally sound. The staff agrees that once minor repairs are completed, the existing fence is sufficient for site operations. For this reason, no waivers or provisos are necessary

- E. What is the potential traffic impact? What are the off-street parking and off-street loading requirements? Can the required number of off-street parking spaces be provided on site, or would a waiver be required?**

### *Streets*

Chef Menteur Highway is a major street according to the *New Century New Orleans Major Streets Plan*. Chef Menteur Highway is a four-lane, two-way roadway with a neutral ground in the center of the roadway and no parking lanes on either side. As stated above, Chef Menteur Highway is also State Highway 90 that carries a significant amount of traffic. Chef Menteur Highway is also developed with a 50' right-of-way on both sides of the roadway. The proposed use is not likely to significantly increase traffic or impact on Chef Menteur Highway.

### *Loading*

According to **Article 15, Section 15.3 Table 15.G**, a wholesale establishment that has a floor area of 2,000 to 10,000 square feet is required to provide one (1) off-street loading space. The proposed structure's total floor area is 3,825 sq. ft.; therefore, one (1) designated loading area is necessary.

For this reason, the staff recommends the following proviso:

- The applicant shall provide for one (1) off-street loading space.

*Parking*

Table 1: Current Uses – Retail and Residential

Proposed Use	Total Floor Area (sq. ft.)	Section 15.2.1 (Table 15.A) Requirement	Required Off-Street Parking
Wholesale	3,825	1 per 2 employees on maximum working shift	2
<b>Total Spaces</b>			<b>2</b>

The applicant states that not more than three (3) employees will be working at the site during normal business hours. For this reason, the staff recommends the following proviso:

- The applicant shall provide a total of two (2) off-street parking spaces (including one (1) handicapped space) at the proposed site.

**F. Are there any comments from other agencies, departments or committees?**

The request was considered at the Planning Advisory Committee meeting on November 19, 2014. The applicant summarized the request to the Committee. A representative of the Sewerage and Water Board (S&WB) stated that no sewer connections exist at this location. The applicant stated that the site will be equipped with a self-supporting sewer treatment plant (leach field). A representative of the Department of Public Works (DPW) stated that Chef Menteur was a State Highway and therefore also outside of their jurisdiction. A representative from the City Planning Commission (CPC) asked about utilization of the adjacent waterway and building design. The applicant stated that all site operations will use land ingress/egress transportation and the waterway will not be used as a part of the proposed business. The applicant then stated that the building will be consistent with a generic, pre-fabricated metal design of other properties along this section of Chef Menteur Highway. The S&WB representative re-stated that all sewer related services were outside of their regulatory jurisdiction and the applicant should consult with the State of Louisiana Department of Health with regard to sanitary sewer regulations.

Based upon these discussions during the Planning Advisory Committee, the staff recommends the following provisos:

- The applicant shall consult with and secure the approval of the State of Louisiana Department of Health with regard to sanitary sewer regulations for the proposed self-supporting sewer treatment plant (leach field).

- The applicant shall revise the site plans to depict the location of all proposed above ground sewer system structures, if applicable.

**G. What effects or impacts would the proposed conditional use have on adjacent properties?**

The potential impacts of a wholesale seafood business at this location are expected to be minimal. The petitioned site is located in a mostly undeveloped and rural portion of New Orleans East. Immediately adjacent uses include vacant land along both side property lines, a waterway at the rear of the site and a fire station located across Chef Menteur Highway. The petitioned use would provide a service to the area that did not previously exist at this location. Because of this, traffic on Chef Mentuer Highway may increase as a result of the business. However, due to the wholesale nature of the request, the staff believes traffic demand on Chef Menteur Highway would not increase significantly.

The staff believes all anticipated effects and impacts as a result of the proposed conditional use have been addressed in the Design Review section above relating to signage, litter, screening and landscaping. The staff also believes that the existing hours of operation will mitigate perceived impacts concerning noise and litter.

**III. Are the proposed actions supported by or in conflict with the policies and strategies of the *Plan for the 21<sup>st</sup> Century*?**

The proposal is **consistent with** the *Plan for the 21st Century*, commonly known as the Master Plan. “Chapter 14: Land Use Plan” of the Master Plan designates the future land use of the petitioned site as “Mixed-Use Maritime.” The goal, range of uses, and development character for that designation are copied below:

**MIXED-USE MARITIME**

**Goal:** Preserve and provide areas for maritime-related residential and commercial uses east of Chef Pass on properties adjacent to Chef Menteur Highway in Lake St. Catherine (Planning District 11), along a certain portion of the Mississippi River Gulf Outlet near Interstate 510, and around harbors along Lake Pontchartrain.

**Range of Uses:** Single-family residential, fishing camps and boathouses, marinas, yacht clubs, maritime associations, community sailing, maritime-related businesses and supporting commercial uses. New development shall only be permissible in accordance with State regulations.

**Development Character:** Scale (height and massing) and allowed uses to match existing character of surrounding areas.

The applicant requests a Conditional Use to permit a wholesale seafood business in an NU Non-Urban District. The staff believes the request is consistent with the goal, range of uses, and development character of the future land use designation of Mixed-Use Maritime.

#### IV. SUMMARY

Zoning Docket 122-14 is a request for a Conditional Use to permit a wholesale seafood business in an NU Non-Urban District. The petitioned site is located on two (2) lots fronting on Chef Menteur Highway (State Highway 90). When combined, the parcel measures 65' in width (Chef Menteur Hwy. side), 186' in depth (northwest side), approximately 171' in depth (southeast side), and 65' in rear width (Venetian Waterway side) for a total area of 17,900 sq. ft. or approximately 0.41 acres. The site is currently vacant land with an approximate four feet (4') in height chain link fence along the length of the front and side property lines.

The applicant proposes to develop the site with a seafood warehouse business. The main structure is a proposed one-story 3,200 sq. ft. warehouse. A covered porch is attached along the southeast side of the main structure. The proposed warehouse and covered porch are setback approximately 84' from the front property line, 8' from the northwest side property line, 27' from the southeast property line and 15' from the rear property line. The interior of the main structure is primarily open space with two (2) freezers, one (1) ice machine, a restroom, a sink area and two (2) entrance points. The site will be accessed by a 12' in width driveway (via curb cut) adjacent to Chef Menteur Highway to be followed by parking and loading areas. A large non-paved area is located in the area between the front façade of the main structure and the front property line. The entirety of the site is sloped toward the Venetian Waterway with one (1) swale located along the entirety of the side property lines for stormwater collection and run-off.

The staff believes the proposed use would not be offensive to surrounding properties in terms of its operational characteristics. This position is backed by the modest hours of operation in a relatively rural setting. The proposed use would have operational and building characteristics similar to the other properties along this section of Chef Menteur Highway intersections, all of which produce some level of traffic, activity, and noise that are appropriate for the corridor. The staff is therefore supportive of the request and recommends standard provisos intended to address developmental standards as well as site design and operation.

#### V. PRELIMINARY STAFF RECOMMENDATION<sup>3</sup>

The staff recommends **APPROVAL** of Zoning Docket 122/14, to permit a Conditional Use for a wholesale seafood business in an NU Non-Urban District, subject to seventeen (17) provisos.

##### *Provisos*

1. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete

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<sup>3</sup> Subject to modification by the City Planning Commission

the conditional use process by properly recording plans within a one year time period or failure to request an administrative extension as provided for in **Article 16, Section 16.9.11** of the Comprehensive Zoning Ordinance will void the conditional use approval.

2. The applicant shall resubdivide all lots within the petitioned site into one lot of record prior to the issuance of the Certificate of Use and Occupancy.
3. The applicant shall keep all storage or shipping containers within a completely enclosed area with regard to all normal business operations.
4. The applicant shall occupy dock space (land) or bulkhead space (water) for only a reasonable length of time for loading or unloading of vessels (land or water).
5. The applicant shall provide written approval from the United States Army Corp of Engineers (USACE) for permission (Wetlands Determination) for all land development activities, as needed.
6. The applicant shall provide written approval from the United States Army Corp of Engineers (USACE) for permission (Clean Water Act (CWA) Section 404 permitting) for all development activities over open waters of the United States, as needed.
7. The applicant shall design an impervious off-street parking and loading area along the entirety of the eastern most side of the structure extending to the established eastern most driveway line.
8. The applicant shall relocate the proposed grease trap to an area of the site not located between the front façade of the structure and the front property line.
9. The applicant shall submit alternative building designs for the proposed main structure, subject to the review and approval of the staff of the City Planning Commission.
10. The applicant shall establish hours of operation as Monday through Friday 9:00 a.m. to 5:00 p.m., closed on Saturday and Sunday.
11. A dumpster area shall be located on the site, screened from view by an opaque wooden or masonry fence, with latched gate, that is at least six (6) feet tall.
12. The applicant shall provide to the City Planning Commission a litter abatement program letter approved by the Department of Sanitation, inclusive of the stated location of trash storage, the type, and quantity of trash receptacles, the frequency of trash pickup by a contracted trash removal company, and the clearing of all litter from the sidewalks and the street right-of-way. The name and phone number

of the owner/operator of the business shall be included in this letter to be kept on file in case of any violation. In no case shall trash be stored so that it is visible from the public right-of-way.

13. The applicant shall submit signage plans, if proposed, which will include details of all proposed signage for the site, to which show compliance with **Article 10, Section 10.5.6 – Permitted Signs** of the Comprehensive Zoning Ordinance.
14. The applicant shall provide for one (1) off-street loading space.
15. The applicant shall provide a total of two (2) off-street parking spaces (including one (1) handicapped space) at the proposed site.
16. The applicant shall consult with and secure the approval of the State of Louisiana Department of Health with regard to sanitary sewer regulations for the proposed self-supporting sewer treatment plant (leach field).
17. The applicant shall revise the site plans to depict the location of all proposed above ground sewer system structures, if applicable.

#### **VI. REASONS FOR RECOMMENDATION**

1. The negative impacts associated with the proposed use can be mitigated through the use of staff recommended provisos.
2. The proposed use is consistent with the Master Plan.
3. The site, located on a major street, is appropriate for the use as it is located within a NU Non-Urban District.

**VII.** Should the applicant desire changes to any recommended waivers or provisos, the applicant is encouraged to bring any proposed alternative language for discussion at the meeting.



# CITY OF NEW ORLEANS PROPERTY VIEWER



SEARCH



MEASURE



LAYERS



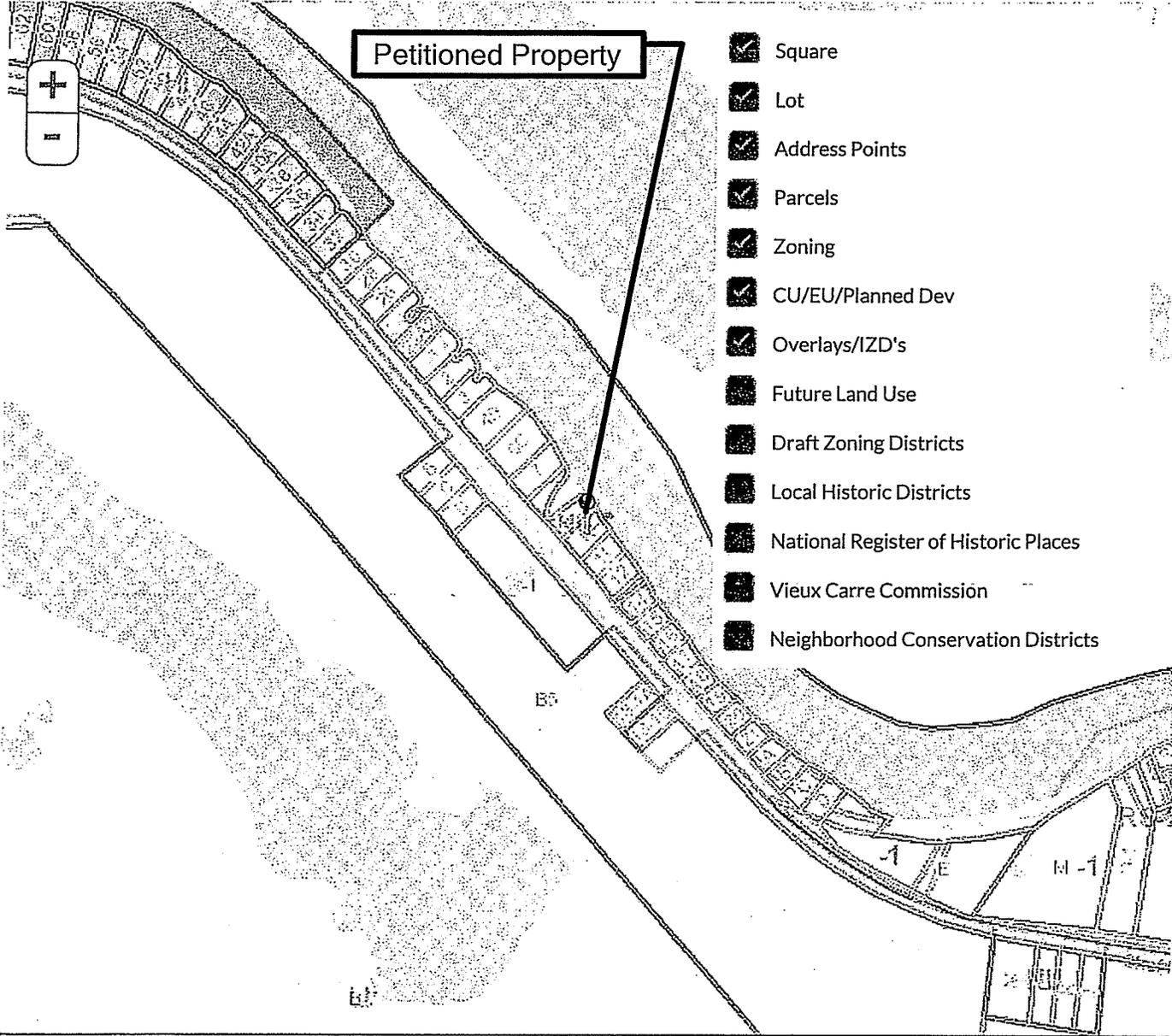
BASEMAP



PRINT



HELP



## PROPERTY INFORMATION

Site Address: 57023 CHEF MENTEUR HWY, LA

GeoPIN: 41119591

## ZONING

Zoning District: NU

Zoning Description: Non-Urban District

DRAFT Zoning: M-MU

DRAFT Zoning Description: Maritime M

Future Land Use: MARI

Future Land Use Description: Mixed-Use

Last Updated: Thu Dec 19 2013







August 6, 2014

Dear Neighbor:

Our company, Wei Seafood, owns the vacant lot directly across the street from the Engine 31 Fire Station. We would like to open a 3200 square foot seafood warehouse at this location. It would operate as a storage for shellfish products. The hours of operation will vary depending on seasonal variables and business but will not operate beyond of 9am to 8pm.

The site is in a location where a dockside seafood warehouse is Conditional Use, which means we are required to apply for approval to build this warehouse. Our application has to be heard by the City Planning Commission and the City Council. Because you are a nearby neighbor or otherwise interested in the neighborhood, I am inviting you to a meeting where you can learn more about what we propose, and present questions or concerns. We are required to do this before we submit our applications to the City Planning Commission.

The meeting will take place:  
August 23rd, 2014

19841 Chef Menteur Hwy

New Orleans, LA

This letter is being delivered through U.S. Mail and through hand deliver. At the meeting, I'll provide a sign-in sheet to obtain contact information, so that I can keep you updated if there are any changes to the plans.

I've enclosed some plans to give you a better idea of what we'd like to do. The seafood warehouse would be fenced in with an opening facing Chef Menteur Hwy for access. The site is now vacant and we plan to start construction within a month of approval. Our contractor estimates that the work would take approximately 6 months.

If you have questions or comments, here's how to reach me. I hope to see you at the meeting August 23. If you plan on attending R.S.V.P. with me by calling, texting, or emailing me.

Sincerely,  
William Wei

3721 Despaux Dr. Chalmette, LA 70043

[williamwei75@gmail.com](mailto:williamwei75@gmail.com)

504-314-9204  
~~504-355-6288~~

August 26, 2014

## Wei Seafood Warehouse

**Overview:** This report provides results of the implementation of the Project Neighborhood Participation Program for property located at 19841 Chef Menteur Hwy across the street from the street from the Engine 31 Fire Station. We intend to file for a Conditional Use permit so a seafood warehouse will be permitted. This report provides a summary of contact with citizens, neighbors, public agencies, and interested parties. Opportunities have been provided to learn about and comment on the proposed plans and actions. Comments, sign-in lists, letters, summary sheets, and other materials are attached.

### **Contact:**

Dao Cheng Wei  
3721 Despaux Dr.  
Chalmette, LA 70043  
Email: [williamwei75@gmail.com](mailto:williamwei75@gmail.com)

**Neighborhood Meetings:** The following date and location of the meeting where citizens were invited to discuss our proposal( comments, sign in lists, and other feedback are attached).

1.) August 23, 2014- Proposed Site, 19841 Chef Menteur Hwy, 10am-11am, 5 people in attendance.

### **Correspondence and Telephone Calls:**

- 1.) August 6, 2014 - letters mailed to contact list, including homes, apartments, neighborhood associations, churches, and schools.
- 2.)August 8, 2014 - discussed proposal with neighbor Tracy Lombard via phone call.
- 3.)August 11, 2014 - discussed meeting with neighbor Tracy Lombard via phone call.
- 4.)August 14, 2014 - discussed meeting with Oliver Peneguy via email.
- 5.)August 19, 2014 - discussed meeting with neighbor Tracy Lombard via phone call. ‘

### **Results:**

There were 11 people invited to the community meeting. See summary below

- 1.) Summary of concerns, issues, and problems.
  - Odor from crab products
  - Hours of operation -
  - Two boats on bayou on the property(not owned by us)
- 2.) How concerns, issues, and problems will be addressed:

- After every single day of operation, all areas where crabs have occupied will be cleaned with chlorine to reduce the odor. If upon opening of business, the odor does become pungent, we will research into other products that will absorb the odor to prevent it from spreading into the air of neighbors.

- We have agreed with all citizens who attended the meeting to reduce our hours down to a standard 9am-5pm.

- The boats do not belong to us but we are currently in the process of contacting the owners of the boats to remove them as soon as possible.

3.)Concerns, issues, and problems not addressed and why:

- none

### **Sign-in Information**

The following is all the information recorded at the meeting on Saturday, August 23, 2014.

James Brousse, P.O. Box 145 Arabi, LA 70032, 504-459-5968

Jay Nix, 19919 Chef Menteur Hwy New Orleans, LA 70043, 504-669-4940

Reuben Francis, 19585 Chef Menteur Hwy New Orleans, LA 70043

Mary Dake, 19759 Chef Menteur Hwy New Orleans, LA 70043, 504-254-0357

Oliver Peneguy, Maritime Development Center, LLC, [wopeneguy@bellsouth.net](mailto:wopeneguy@bellsouth.net), 228-547-6207

The following is the information recorded from phone calls that were made in regards of this project.

Tracy Lombard, 504-208-7923

Notifications ZD 122-14

Type	Source	Name	Address1	Address2	City	St	Zip	DayPhone	MobilePhone
Business	County	Goldspeed Inc	C/O Preventive Main Center #2	59 Montego Dr.	Kenner	LA	70065		
Business	County	Self Service Drive Thru Inc	Checkers Dr In # 409	4300 W Cypress St Suite 600	Tampa	FL	33607		
Person	County	Mc Donalds Corp017/0086	P O Box 66207	Amf Ohare	Chicago	IL	60666		
Business	County	4500 Chef Menteur LLC	4957 Folse Dr		Metairie	LA	70005		
Person	County	Vicknair Marguerite L	1632 Tiffany Ln		Mandeville	LA	70448-7083		
Person	County	Triguna Israel	Nandita Israel Family Limited Partne	833 East Plaza Circle Suite 100	Yuma	AZ	85365		
Person	County	Popeyes Famous Fried Chicken	Inc C/O Property Tax Dept	P.O. Box Bh001	San Antonio	TX	78201		
Person	County	Wal-Mart Real Estate Business	2001 S. E. 10Th St		Bentonville	AR	72716-0550		
Person	County	Lanasa August J	1010 Common St Ste 2200		New Orleans	LA	70112-2455		
Business	County	National Bank Ofcommerce	C/O lcg Inc	P O Box 810490	Dallas	TX	75381-0490		
Person	County	The Kagy Family Trust	Etal	19248 Pebble Beach Pl	Northridge	CA	91326		
Business	County	Dems Partnership	C/O F Joseph Drolla Jr, Esq	212 Veterans Nl Suite 201	Metairie	LA	70005		
Business	County	Wagner World LLC	4817 Prytania St		New Orleans	LA	70115		
Person	County	La Nasa August J	Et Als	1010 Common St/Ste 2340	New Orleans	LA	70112		
Person	County	Burger King #5783	3000 Executive Pkwy Ste 515		San Ramon	CA	94583-4254		

Neighborhood Associations

PD 11

20 122214

Organization Name	Street	City	State	Zip	Point of Contact	Position	Telephone Number	Email Address	Boundaries
Bayou Sauvage Homeowners Association	19768 Chef Menteur Highway	New Orleans	LA	70129	Mary Dake		504-254-0357	maynard@acadfac.com.net	Hwy 11, Hwy 90, Victory Drive
Lake Catherine Neighborhood Association	P.O. Box 278	New Orleans	LA	70129	Carol Giardina		504-331-5226	lakecatherineassociation@yahoo.com	Chef Menteur Bridge, Rigolets Bridge, Lake Catherine, Lake Pontchartrain

Delivered By CPC

# CONTACT PERSON

MARY DAKE  
19759 CHEF HWY  
NOLA 70129  
504-254-0357

MONCREUX2@yahoo.com

100ft 0

TEMPORARY  
Release

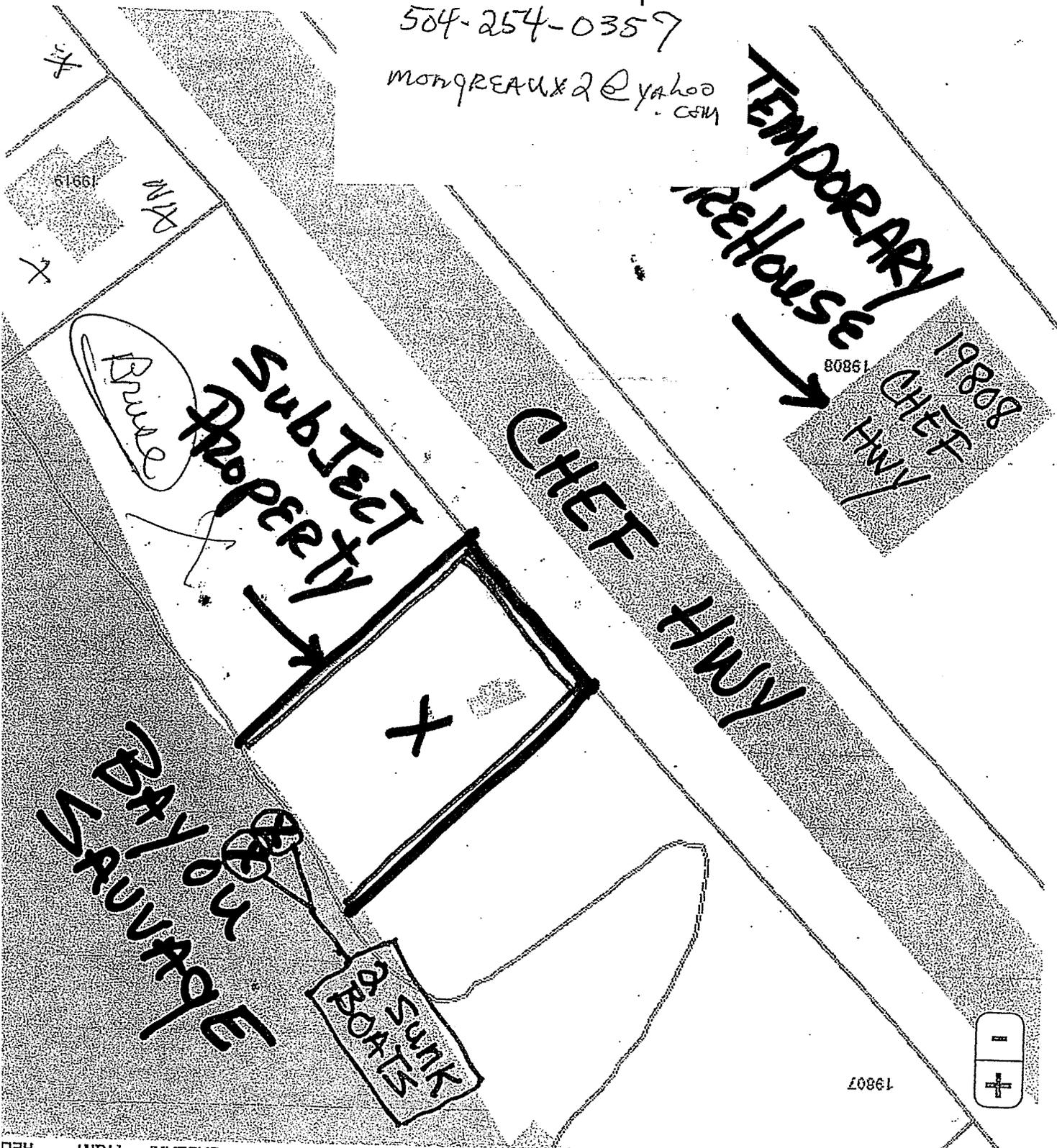
19808  
CHEF  
HWY

SUBJECT  
PROPERTY

CHEF HWY

KIN'S  
STATS  
DEPT

ART  
CONTRACT



August 6, 2014

Dear Neighbor:

Our company, Wei Seafood, owns the vacant lot directly across the street from the Engine 31 Fire Station. We would like to open a 3200 square foot seafood warehouse at this location. It would operate as a storage for shellfish products. The hours of operation will vary depending on seasonal variables and business but will not operate beyond of 9am to 8pm.

The site is in a location where a dockside seafood warehouse is Conditional Use, which means we are required to apply for approval to build this warehouse. Our application has to be heard by the City Planning Commission and the City Council. Because you are a nearby neighbor or otherwise interested in the neighborhood, I am inviting you to a meeting where you can learn more about what we propose, and present questions or concerns. We are required to do this before we submit our applications to the City Planning Commission.

The meeting will take place:  
August 23rd, 2014

19841 Chef Menteur Hwy

New Orleans, LA

This letter is being delivered through U.S. Mail and through hand deliver. At the meeting, I'll provide a sign-in sheet to obtain contact information, so that I can keep you updated if there are any changes to the plans.

I've enclosed some plans to give you a better idea of what we'd like to do. The seafood warehouse would be fenced in with an opening facing Chef Menteur Hwy for access. The site is now vacant and we plan to start construction within a month of approval. Our contractor estimates that the work would take approximately 6 months.

If you have questions or comments, here's how to reach me. I hope to see you at the meeting August 23. If you plan on attending R.S.V.P. with me by calling, texting, or emailing me.

Sincerely,  
William Wei

3721 Despaux Dr. Chalmette, LA 70043

[williamwei75@gmail.com](mailto:williamwei75@gmail.com)

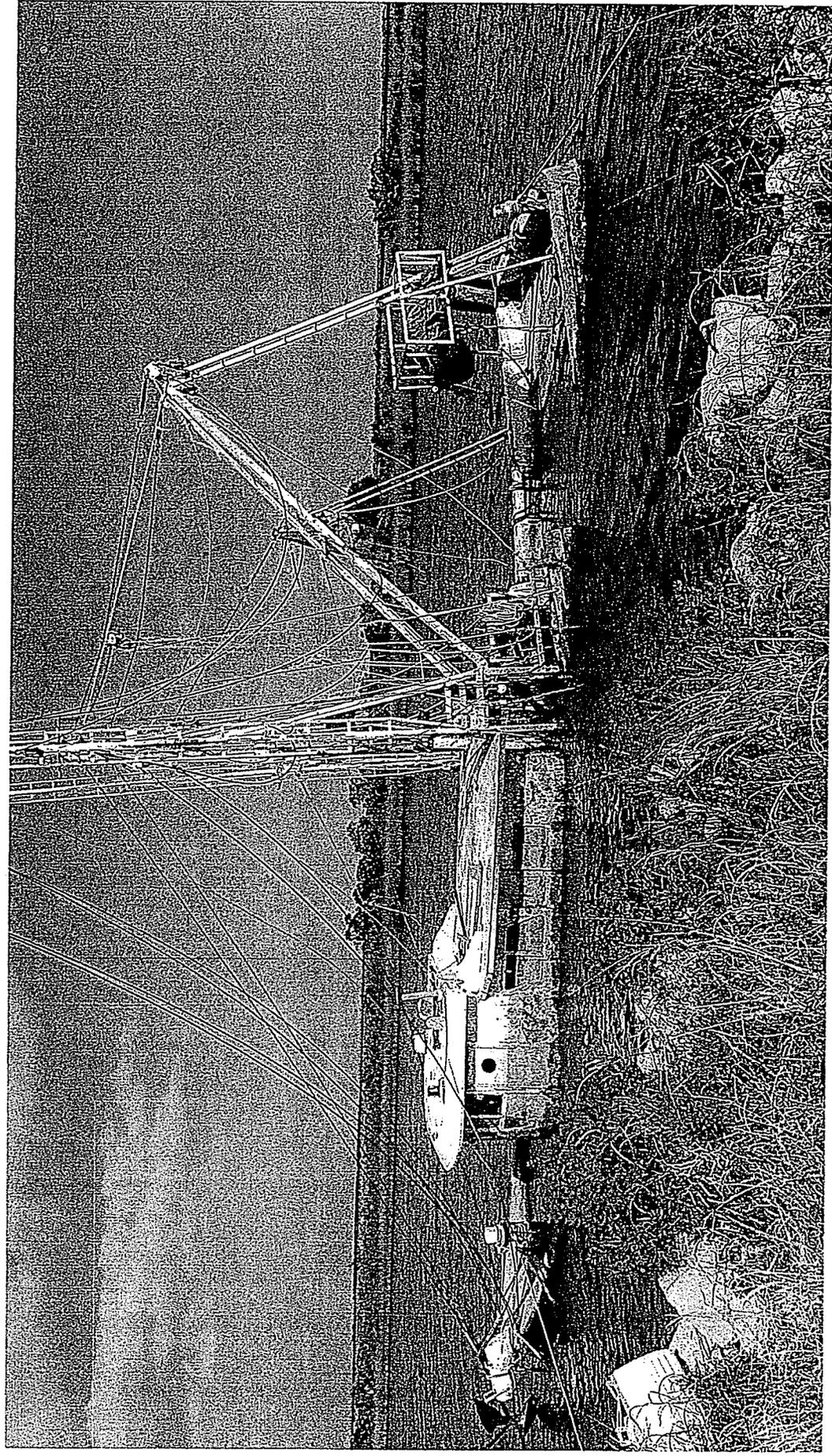
504-314-9204  
504-355-6288

Sat @ 10:00 AM

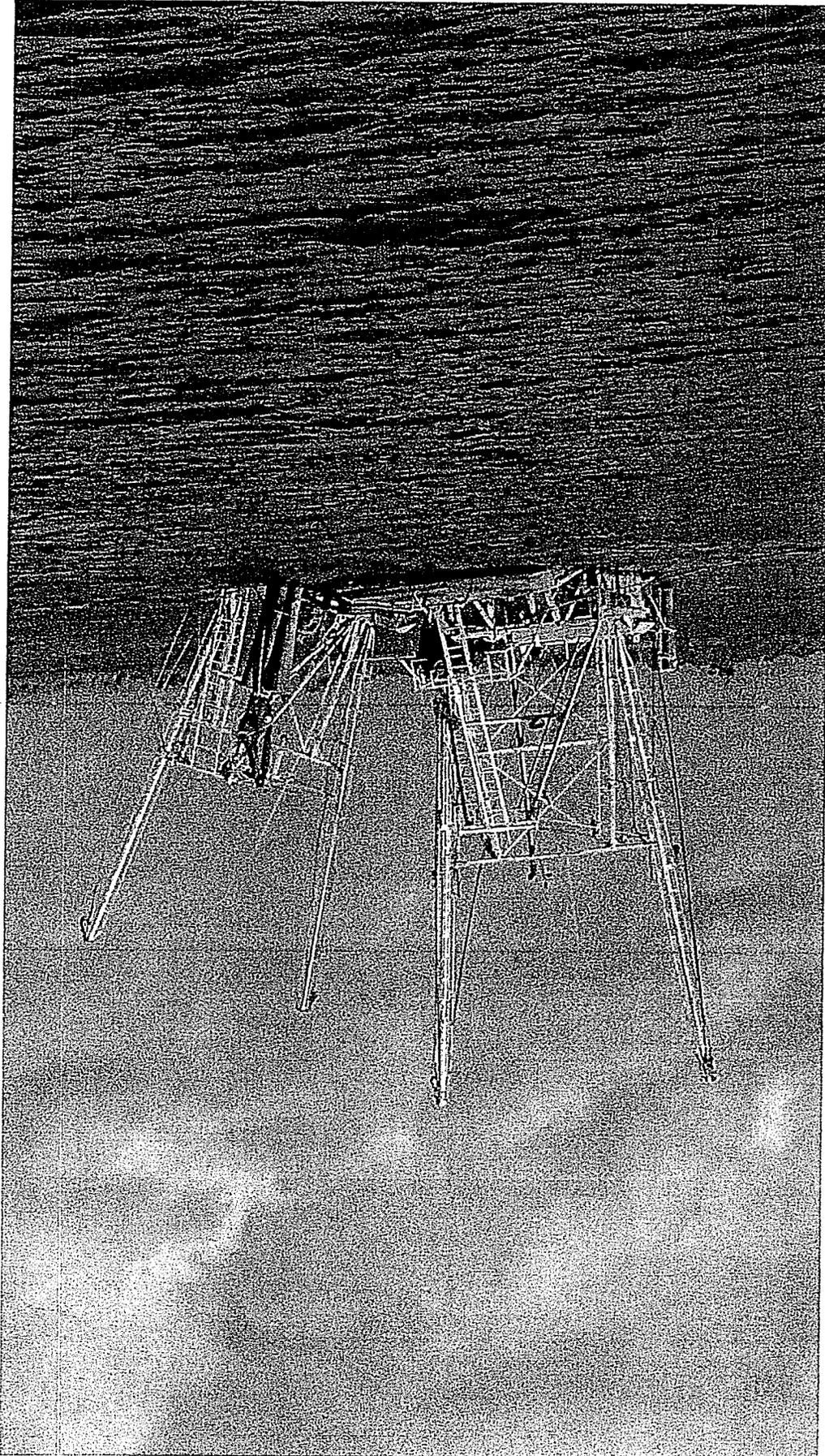
Mitchell - Eric &

The New Orleans City Planning Commission (CPC) will hold its next regularly scheduled public hearing and meeting on Tuesday December 09, 2014 at 1:30 P.M. in the City Council Chamber in City Hall, 1300 Perdido St. You have received this notice because you own or occupy a property that is near another property/ies) on the agenda for the above-noted CPC meeting. The request only applies to the property/ies) described below. As a neighbor, you are being notified should you wish to comment on the request. You may speak at the public hearing or submit written comments to the CPC offices by 5 P.M. on the Monday eight days preceding the meeting.





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20141129\_132351.jpg

11/29/2014

BAYOU SAUVAGE HOMEOWNERS ASSOCIATION, VICTORY ROAD, VENETIAN ISLES AND CHEF HIGHWAY COMMUNITY

COMMENTS SHEET ABOUT A REQUEST TO BUILD A WHOLESALE SEAFOOD BUSINESS AT 19841 CHEF MENTEUR HIGHWAY 11/20/2014

\*NAME Donald Desjardins

COMMENTS Against Factory

ADDRESS 20131 Victory

PHONE 504-283-8231

EMAIL donald.desjardins@G.Mail.com

\*NAME Anthony DiLodovico

COMMENTS Against Factory

ADDRESS 20151 Victory

PHONE 504-491-2665

EMAIL Adiendone@cox.net

\*NAME DAN Gallagher

COMMENTS Against Factory

ADDRESS 20171 Victory Rd.

PHONE 504-957-8107

EMAIL dainilgo@hotmail.com

\*NAME Richard Povey

COMMENTS Against Factory

ADDRESS Victory Dr.

PHONE 504 738-2880

EMAIL \_\_\_\_\_

BAYOU SAUVAGE HOMEOWNERS ASSOCIATION, VICTORY ROAD, VENETIAN ISLES AND CHEF HIGHWAY COMMUNITY

COMMENTS SHEET ABOUT A REQUEST TO BUILD A WHOLESALE SEAFOOD BUSINESS AT 19841 CHEF MENTEUR HIGHWAY 11/20/2014

\*NAME Bica Larkin Gaudet  
ADDRESS 20033 Victory Rd.

COMMENTS Against

PHONE 504 914 9618  
EMAIL elarkinstudio@yahoo.com

\*NAME ALVIN FERNANDEZ  
ADDRESS 4231 San Remo Rd  
PHONE 504-756-0111

COMMENTS NO

EMAIL \_\_\_\_\_  
\*NAME ERMA POOLE  
ADDRESS 4231 San Remo Rd  
PHONE 504-481-9948  
EMAIL ernie703@aol.com

COMMENTS Against

\*NAME LACE POOLE  
ADDRESS 4231 SAN Remo Rd  
PHONE 504-430-8487

COMMENTS AGAINST

EMAIL \_\_\_\_\_

BAYOU SAUVAGE HOMEOWNERS ASSOCIATION, VICTORY ROAD, VENETIAN ISLES AND CHEF HIGHWAY COMMUNITY

COMMENTS SHEET ABOUT A REQUEST TO BUILD A WHOLESALE SEAFOOD BUSINESS AT 19841 CHEF MENTEUR HIGHWAY 11/20/2014

\*NAME JAMES & KAREN RICHARD COMMENTS Against - a seafood processing plant  
ADDRESS 4241 SAN REMO RD WOLA would reduce property values and not would  
PHONE 504-957-4000 70129 conflict with the residents.  
EMAIL steldjrn@gmail.com

\*NAME FRANCOIS FEU COMMENTS Against  
ADDRESS 20259 OLD SPANISH TR  
PHONE 628-2400  
EMAIL

\*NAME FRANK MUGEND COMMENTS AGAINST  
ADDRESS 4270 SAN ROMO RD  
PHONE 415-1748  
EMAIL

\*NAME Edward M. Lombard, Jr. COMMENTS Against - ~~concerned about odor it would create~~  
ADDRESS 19945 CHEF MENTEUR HWY concerned about odor it would create  
PHONE (504) 208-7923 and reduce property value  
EMAIL

BAYOU SAUVAGE HOMEOWNERS ASSOCIATION, VICTORY ROAD, VENETIAN ISLES AND CHEF HIGHWAY COMMUNITY

COMMENTS SHEET ABOUT A REQUEST TO BUILD A WHOLESALE SEAFOOD BUSINESS AT 19841 CHEF MENTEUR HIGHWAY 11/20/2014

*NAME	Mitchell Gaudet	COMMENTS	Bad weigh bars and unable to
ADDRESS	20033 Victory Rd NOLA		clean up the sunk boats - Bad
PHONE	504 220-9100		idea and not zoned for <del>the</del>
EMAIL	mittellxxx@cox.com		requests urge - NO!
*NAME	Mary Deke	COMMENTS	removed of two sections best in form of Mr. Kwi property side,
ADDRESS	19759 Chef Menteur		working hours' team - laptop; no shipping crates by water
PHONE	504.254.0357		Mr. Kwi said in a meeting
EMAIL	monqrea.v.2@yahood.com		Mr. Kwi said he would not use the water-way for any business-related
*NAME			so why does he need water front property; no dumping of seafood
ADDRESS			COMMENTS on any other waste to <del>be</del> unknown in the waterway
PHONE			must have extensive security; control of <del>the</del> barge being a
EMAIL			good neighbor among homes in the area; maintain a
*NAME			clean and healthy environment for Bayou Sauvage
ADDRESS			
PHONE			
EMAIL			

BAYOU SAUVAGE HOMEOWNERS ASSOCIATION, VICTORY ROAD, VENETIAN ISLES AND CHEF HIGHWAY COMMUNITY

COMMENTS SHEET ABOUT A REQUEST TO BUILD A WHOLESALE SEAFOOD BUSINESS AT 19841 CHEF MENTEUR HIGHWAY 11/20/2014

\*NAME James A. Brovise Sr.  
 ADDRESS 6280 Pentt Dr.  
 PHONE 504-288-3594 cell: 504-419-5948  
 EMAIL Oldriver2@netzero.net

COMMENTS I own the property next to where the building is to be built, I have no objection to the business being next to me as long as the owner doesn't cause any environmental or noise problems that smell, since he will be dealing with seafood products. I also would like him

\*NAME JAMES NIX  
 ADDRESS 19819 CHEF MENTEUR HWY  
 PHONE 504-668-4940  
 EMAIL JAY PARKWAY@GMAIL.COM

COMMENTS I AM NOT IN FAVOR OF A DOCKSIDE SEAFOOD WHOLESALE. I own the property 300 feet from his subject property. A seafood business should be removed before any safety and health approvals or permits are issued for zoning. I am not a bayou sauvage boat traffic to or from property business. Business to and from bayou sauvage only. I am only from 8am to 4pm. Need a good noise barrier approval, sound barrier, and lighting must continue above and below ground.

\*NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 PHONE \_\_\_\_\_  
 EMAIL \_\_\_\_\_

COMMENTS \_\_\_\_\_

\*NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 PHONE \_\_\_\_\_  
 EMAIL \_\_\_\_\_

COMMENTS \_\_\_\_\_

\*NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 PHONE \_\_\_\_\_  
 EMAIL \_\_\_\_\_

COMMENTS \_\_\_\_\_

\*NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 PHONE \_\_\_\_\_  
 EMAIL \_\_\_\_\_

COMMENTS \_\_\_\_\_

\*NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 PHONE \_\_\_\_\_  
 EMAIL \_\_\_\_\_

COMMENTS \_\_\_\_\_

BAYOU SAUVAGE HOMEOWNERS ASSOCIATION, VICTORY ROAD, VENETIAN ISLES AND CHEF HIGHWAY COMMUNITY

COMMENTS SHEET ABOUT A REQUEST TO BUILD A WHOLESALE SEAFOOD BUSINESS AT 19841 CHEF MENTEUR HIGHWAY 11/20/2014

\*NAME Dr. Adrian L. Lamoreaux  
ADDRESS 2659 DeSoto St  
PHONE 504-473-3239  
EMAIL \_\_\_\_\_

COMMENTS My property is at 20533 Chef, Menteur Hwy. My concerns are traffic congestion (heavy trucks) and abrs from processing seafood. This

\*NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
PHONE \_\_\_\_\_  
EMAIL \_\_\_\_\_

COMMENTS area has always been very pleasant. I am not in favor of this development.

\*NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
PHONE \_\_\_\_\_  
EMAIL \_\_\_\_\_

COMMENTS \_\_\_\_\_

\*NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
PHONE \_\_\_\_\_  
EMAIL \_\_\_\_\_

COMMENTS \_\_\_\_\_