

# CITY PLANNING COMMISSION

## DESIGN ADVISORY COMMITTEE

### MINUTES – December 13, 2023

#### MINUTES:

1. Minutes from the November 8th, 2023 meeting.  
**HDLC** representative made a motion to **APPROVE**, seconded by the **CPA** representative and unanimously adopted the motion passes.
2. Design Advisory Committee 2024 Calendar.  
**CPA** representative makes a motion to **APPROVE**, seconded by the **HDLC** representative and unanimously adopted the motion passes.

**DAC MEETING RECORDING:** [City Planning Commission's YouTube Page](#)

#### CPC ITEMS:

3. **Re-Consideration**: Design Review DR043-23  
**Location:** 1923 St. Charles Avenue  
**Submitted by:** EskewDumezRipple – William Netter  
**Contact:** [wnetter@eskewdumezripple.com](mailto:wnetter@eskewdumezripple.com)  
**Staff:** Valerie McMillan  
**Contact:** [Valerie.McMillan@nola.gov](mailto:Valerie.McMillan@nola.gov)

Design Review DR043-23 is an administrative design review for new construction of a six-story hotel including a ground floor restaurant, and roof top bar with over 40,000 square feet in a CPC Character Preservation Corridor Design Overlay District per CZO **Article 18.14, Section 18.14.A.**

**CPA** representative makes a motion to **APPROVE** subject to two (2) provisos, seconded by **HDLC** representative and unanimously adopted the motion passes.

*Provisos:*

- Consider articulation of the scooped entranceway to remain consistent with arches on the first floor
  - Consider adding a horizontal register along ground floor to provide balance of the vertical emphasis
4. **Consideration**: Design Review DR047-23  
**Location:** 5000 Gentilly Road

**Submitted by:** Kelly Duggan  
**Contact:** [kelly@webreconsulting.com](mailto:kelly@webreconsulting.com)  
**Staff:** Cameron Boissiere  
**Contact:** [Cameron.Boissiere@nola.gov](mailto:Cameron.Boissiere@nola.gov)

Design Review DR047-23 is an administrative design review per **Article 4, Section 4.5.** of the CZO is a request to construct a hotel over 40,000 square feet.

**CPC** representative requests the applicant provide more contextual information on the use of the facility specifically the entranceway.

**CPC** representative makes a motion for **DEFFERAL**, seconded by the **HDLC** representative.

5. **Consideration:** Design Review DR049-23  
**Location:** 4300 Washington Avenue  
**Submitted by:** John Lambertson, Jr.  
**Contact:** [john@carubbaengineering.com](mailto:john@carubbaengineering.com)  
**Staff:** Valerie Goines  
**Contact:** [Valerie.Goines@nola.gov](mailto:Valerie.Goines@nola.gov)

Design Review DR049-23 is an administrative design review for an addition to an existing structure in an EC Enhancement Corridor Overlay District.

**CPC** representative makes a motion to **APPROVE**, subject to two (2) provisos, seconded by the **PKWYS** representative unanimously adopted and the motion passes.

- Consider consulting with Safety and Permits on transparency along appropriate elevation to satisfy design requirements
- Consider identifying the front entrance using awning or means that highlight the front entranceway

6. **Consideration:** Zoning Docket 005/24  
**Location:** 4001 Behrman Highway  
**Submitted by:** Phillip Meador  
**Contact:** [phillip.meador@hva.cc](mailto:phillip.meador@hva.cc)  
**Staff:** Sarah King  
**Contact:** [Sarah.king@nola.gov](mailto:Sarah.king@nola.gov)

Design Review (ZD005-23) is an administrative design for new construction in a CT Corridor Transformation Design Overlay District.

**CPC** representative suggests future consideration of pedestrian connection to the residential area and proximity to Behrman Park.

**CPC** representative makes a motion to **APPROVE**, subject to one (1) proviso, seconded by CPA representative unanimously adopted and the motion passes.

*Proviso:*

- Consider surrounding area with improved bike path connection and pedestrian experience from front door to the sidewalk

#### **NON-CPC ITEMS:**

7. **Consideration:** Design Review DR051-23  
**Location:** 2700 Lafitte Avenue  
**Submitted by:** Mathes Brierre Architects, Tony Alfortish  
**Contact:** [talfortish@mathesbrierre.com](mailto:talfortish@mathesbrierre.com)  
**Staff:** Ava Monnet  
**Contact:** [Ava.monnet@nola.gov](mailto:Ava.monnet@nola.gov)

Design Review DR051-23 is an administrative design review for a public project.

**CPC** representative recommends having an anchor tenant as a permanent presence utilizing a flexible workspace.

**HDLC** representative makes a motion to **APPROVE**, seconded by **CPA** representative unanimously adopted and the motion passes.

8. **Consideration:** Design Review DR052-23  
**Location:** 3211 Treasure Street  
**Submitted by:** Chase Marshall Architects  
**Contact:** [nickmarshall@chasemarshall.com](mailto:nickmarshall@chasemarshall.com)  
**Staff:** Ava Monnet  
**Contact:** [Ava.monnet@nola.gov](mailto:Ava.monnet@nola.gov)

Design Review DR052-23 is an administrative design review for a public project.

**CPA** representative makes a motion to **APPROVE**, seconded by the **CPC** representative unanimously adopted and the motion passes.