

# REGINELLIS EXPANSION

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**CONDITIONAL USE APPLICATION SUBMISSION**

5961 MAGAZINE STREET, NEW ORLEANS, LA 70113

06/03/24

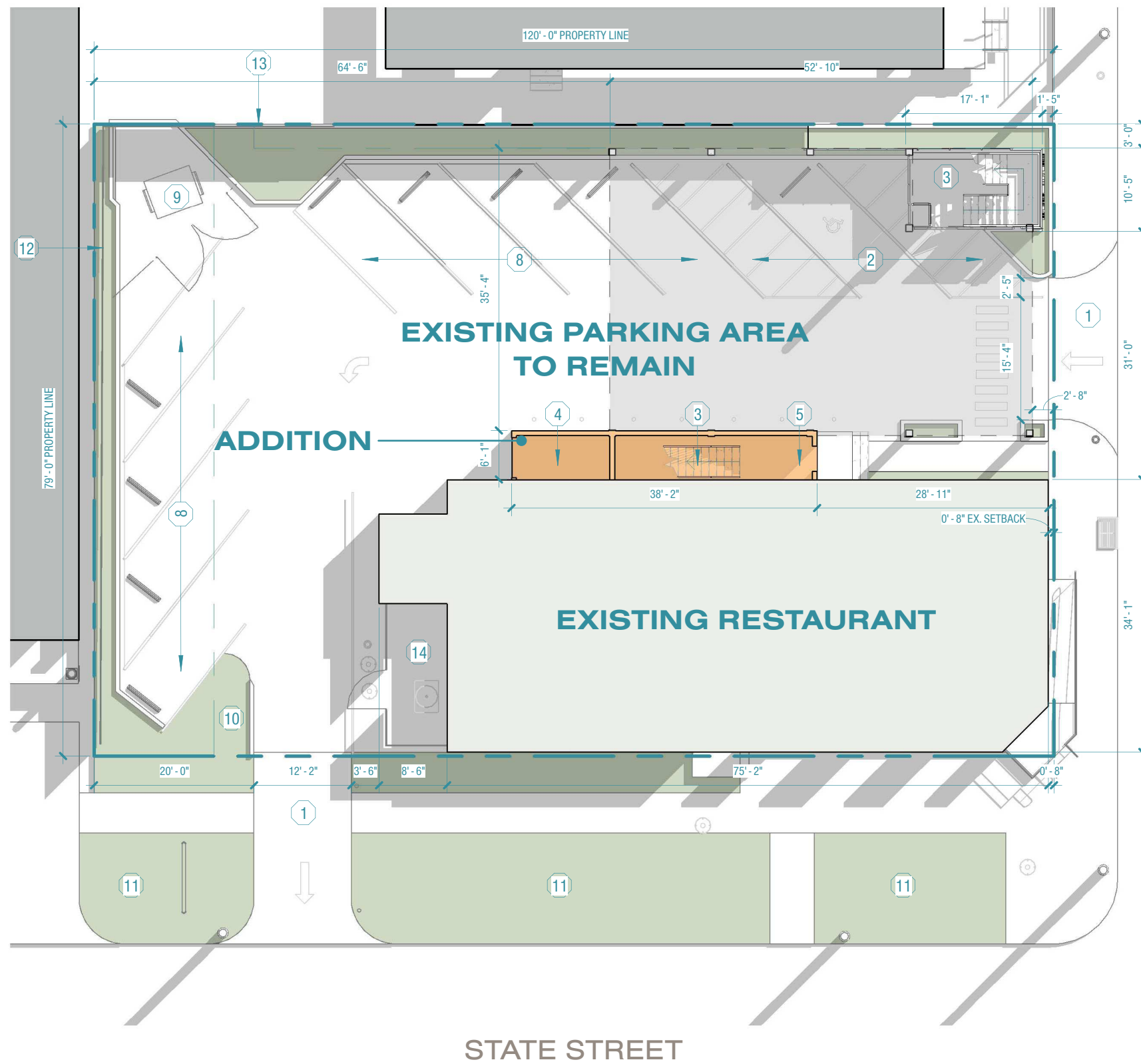


CICADA

ELEONORE STREET [SIDE]

CAMP STREET [SIDE]

MAGAZINE STREET



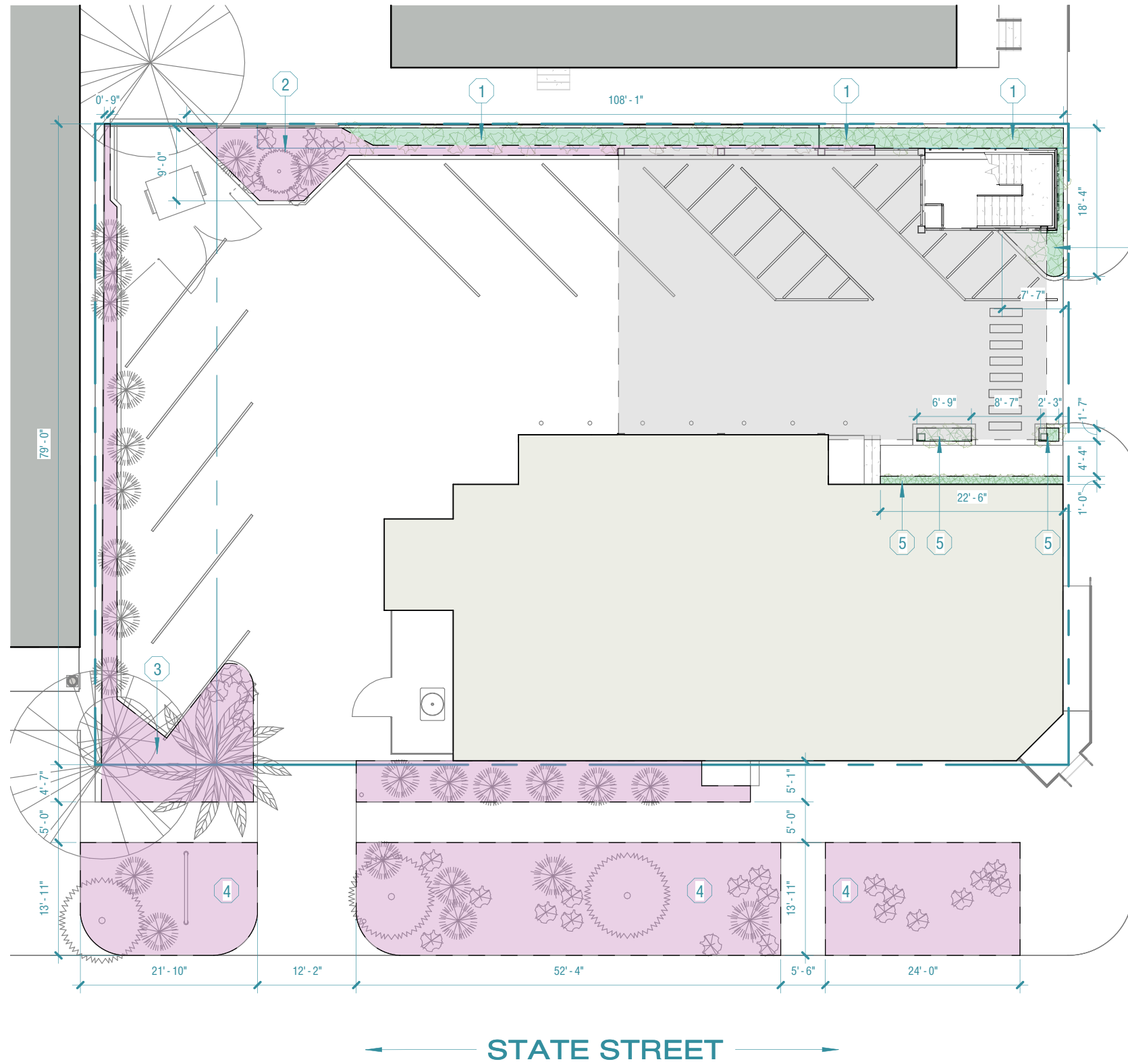
SITE PLAN NOTES

- 1 EXISTING DRIVE TO REMAIN
- 2 NEW PARKING STRIPING; REDUCTION OF (1) TYPICAL PARKING SPACE (0 SPACES REQUIRED BY CODE)
- 3 NEW EGRESS STAIR
- 4 NEW BACK OF HOUSE DELIVERY ENTRY
- 5 NEW SHARED SIDE ENTRY
- 8 EXISTING PARKING TO REMAIN
- 9 EXISTING DUMPSTER ENCLOSURE TO REMAIN
- 10 837 SF PERMEABLE LANDSCAPE AREA WITHIN PROPERTY BOUNDARY, SEE LANDSCAPE PLAN
- 11 EXISTING LANDSCAPING TO REMAIN
- 12 EXISTING 7'-0" CHAIN LINK FENCE TO REMAIN
- 13 NEW 7'-0" CHAIN LINK FENCE AT PROPERTY LINE
- 14 EXISTING HVAC AREA TO REMAIN

1/16" = 1'-0"

SITE PLAN

5961 MAGAZINE ST // CONDITIONAL USE APPLICATION



NEW PLANTING  
 EXISTING PLANTING

### LANDSCAPE NOTES

- 1 NEW GARDEN BEDS TO BE CONSTRUCTED & PLANTED; SPECIES TO INCLUDE NATIVE STAR JASMINE TO GROW UP METAL MESH SCREENING, OTHER TROPICAL NATIVES SUCH AS CANNA LILY, FERNS & LOUISIANA IRISES
- 2 EXISTING LANDSCAPE BED TO REMAIN; SPECIES INCLUDE BOXWOOD
- 3 EXISTING LANDSCAPE BED TO REMAIN; SPECIES INCLUDE BOXWOOD, PALM TREE, TALL GRASSES, PHILODENDRON
- 4 EXISTING R.O.W. PLANTINGS TO REMAIN; SPECIES INCLUDE NATIVE GROUNDCOVER, LEOPARD PLANT, JAPANESE MAPLE, APARAGUS FERN, CANNA LILY, LOUISIANA IRIS
- 5 NEW PATHWAY BEDS TO BE CONSTRUCTED & PLANTED; SPECIES TO INCLUDE NATIVE GRASSES, LEOPARD PLANTS, HORSETAIL REED

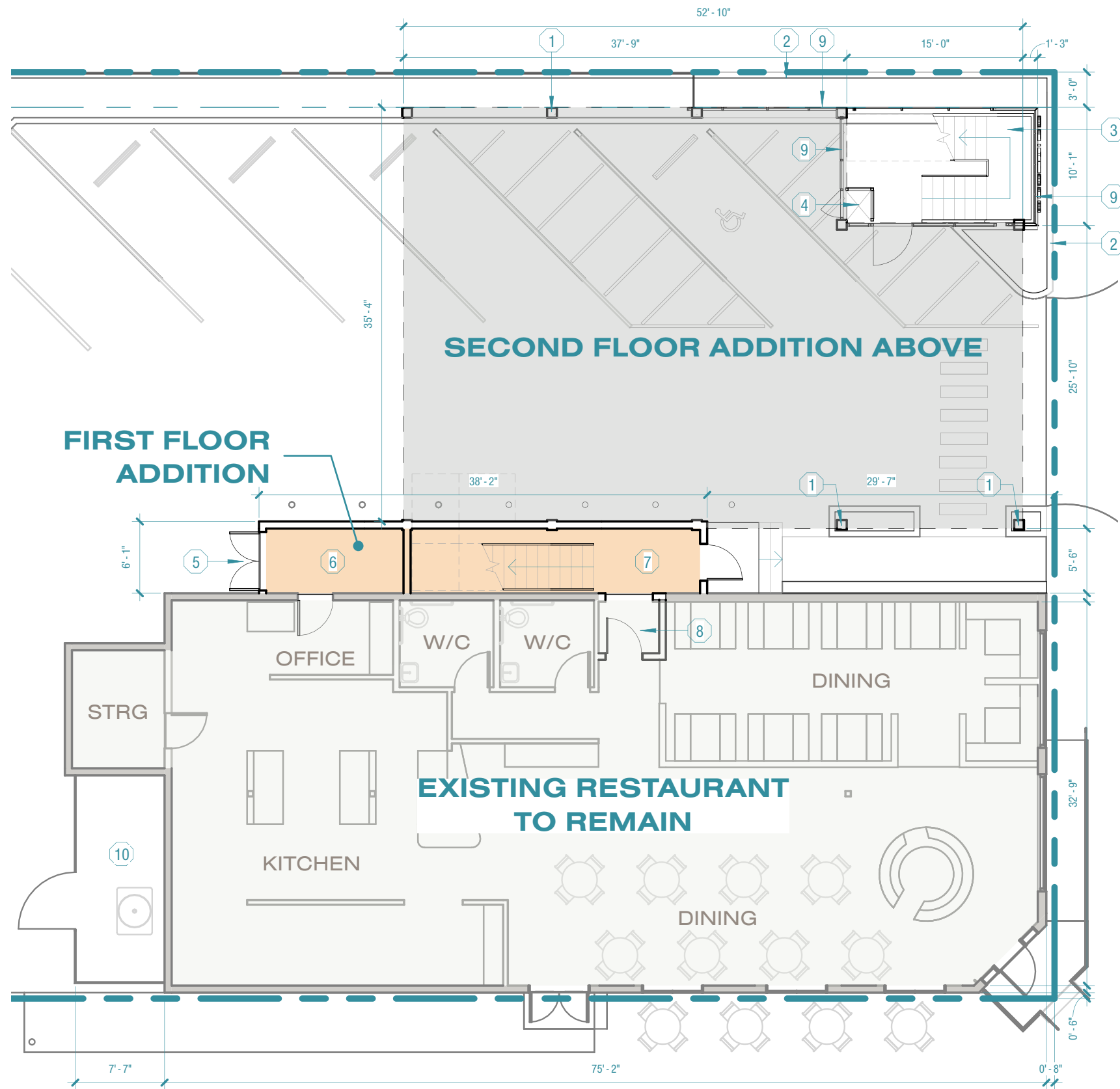
MAGAZINE STREET

STATE STREET

1/16" = 1'-0"

## LANDSCAPE PLAN

5961 MAGAZINE ST // CONDITIONAL USE APPLICATION



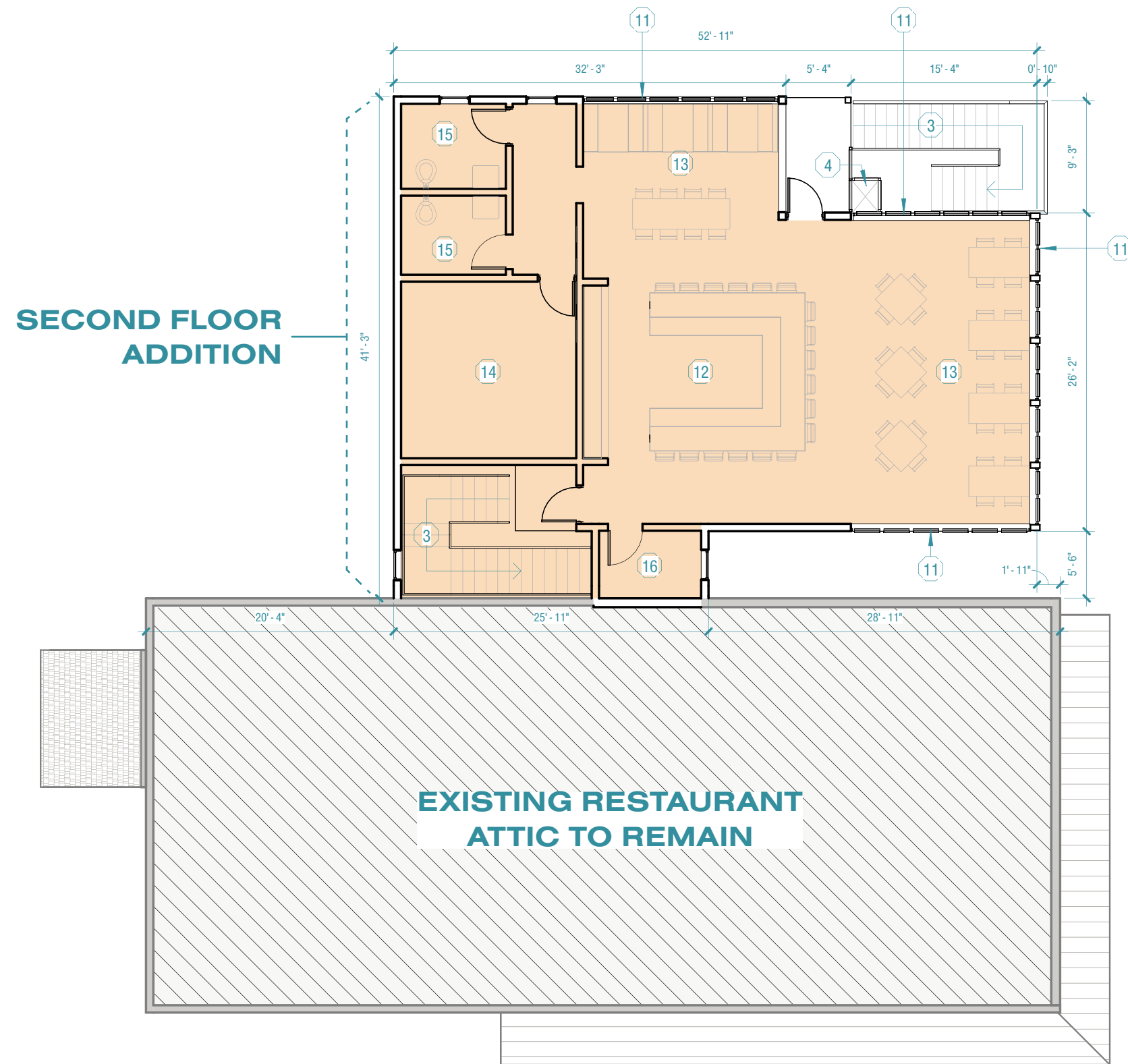
### FLOOR PLAN NOTES

- 1 NEW COLUMN SUPPORTING 2ND FLOOR ADDITION
- 2 NEW CURB FOR LANDSCAPING BED
- 3 NEW EGRESS STAIR
- 4 NEW DUMBWAITER
- 5 NEW BACK OF HOUSE DELIVERY ENTRY
- 6 NEW B.O.H. STORAGE
- 7 NEW ENCLOSED SIDE ENTRY & STAIRWELL
- 8 NEW ENTRY VESTIBULE (ONLY WORK WITHIN EXISTING RESTAURANT)
- 9 METAL MESH SURROUNDING STAIR FOR LANDSCAPING AND SECURITY
- 10 EXISTING HVAC / MECH AREA TO REMAIN
- 11 OPERABLE SHUTTERS
- 12 FULL-SERVICE BAR
- 13 COVERED INDOOR/OUTDOOR SEATING AREA
- 14 PREP KITCHEN INCLUDING NEW HOOD
- 15 BATHROOM
- 16 STORAGE / OFFICE

3/32" = 1'-0"

## FIRST FLOOR PLAN

5961 MAGAZINE ST // CONDITIONAL USE APPLICATION



### FLOOR PLAN NOTES

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## SECOND FLOOR PLAN

5961 MAGAZINE ST // CONDITIONAL USE APPLICATION

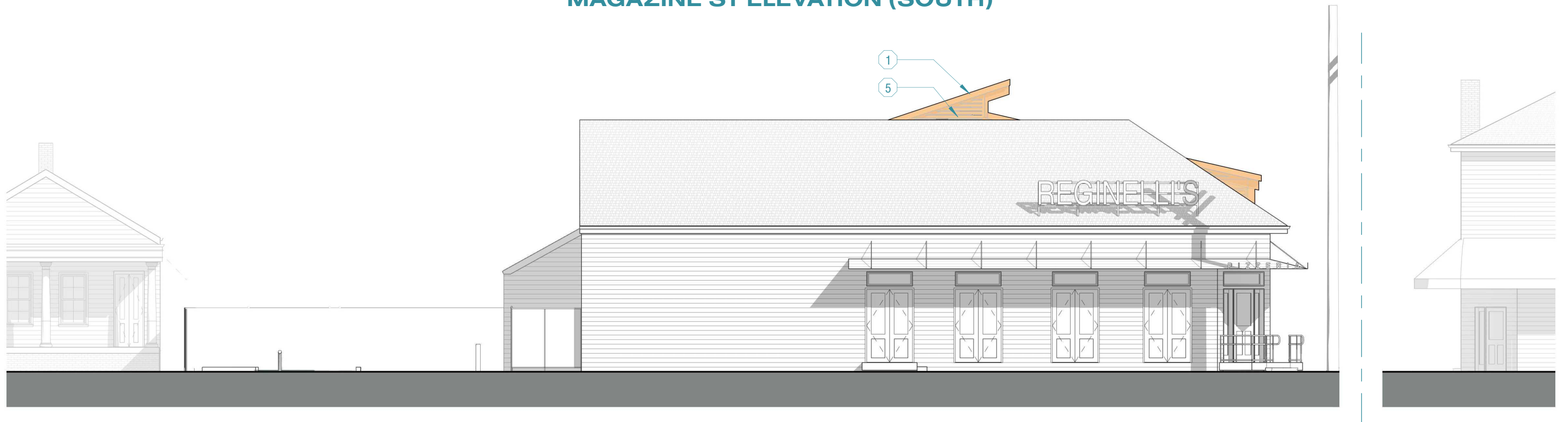
3/32" = 1'-0"

# ELEVATION NOTES

- 1 STANDING SEAM METAL ROOFING
- 2 PAINTED OPERABLE SHUTTERS
- 3 PAINTED HARDIE SIDING
- 4 METAL MESH LANDSCAPE SCREENING
- 5 PTD OPEN SLATS FOR VENTILATION
- 6 SMOOTH PAINTED STUCCO



**MAGAZINE ST ELEVATION (SOUTH)**

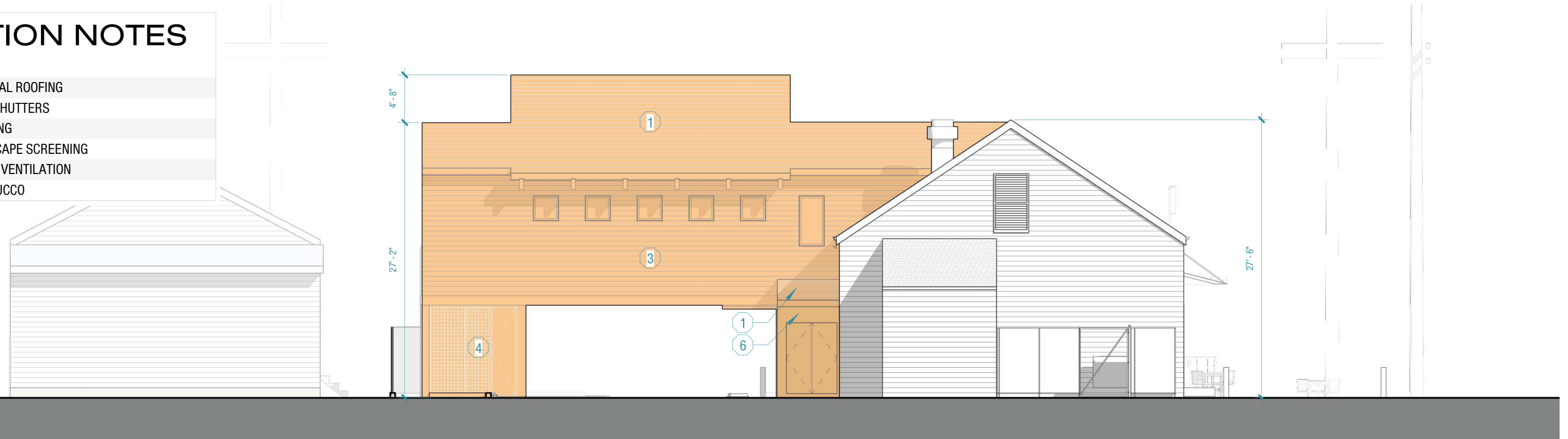


**STATE ST ELEVATION (WEST)**

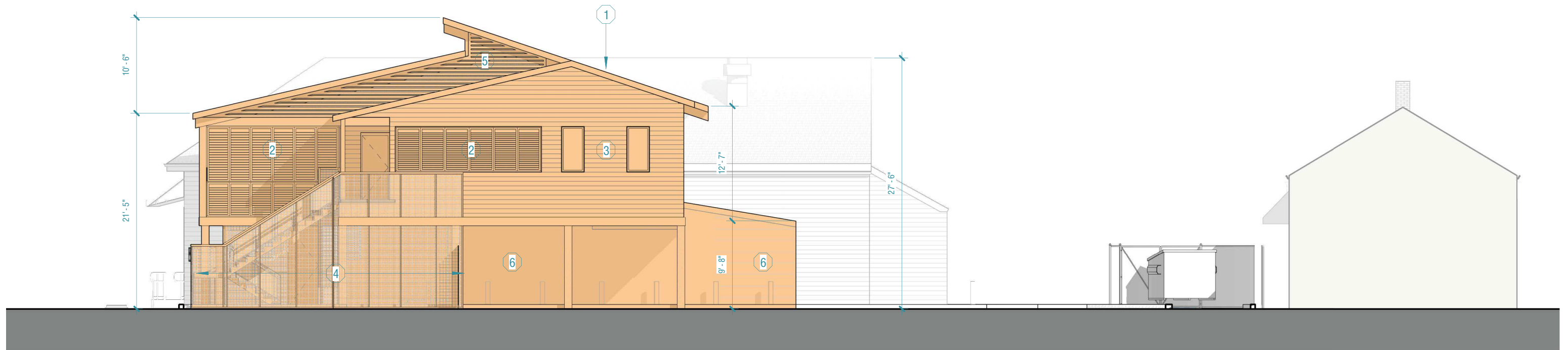
3/32" = 1'-0"

# ELEVATION NOTES

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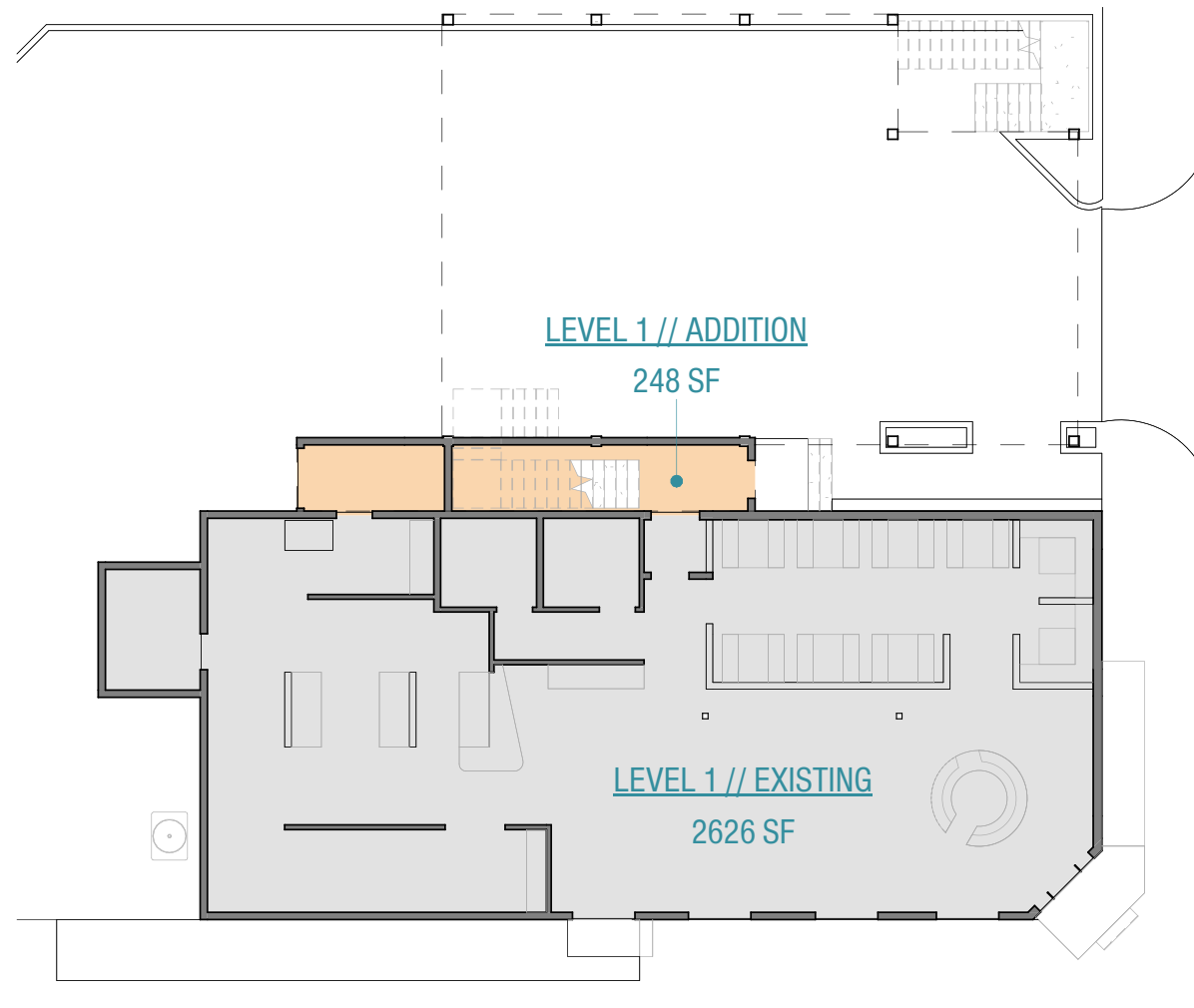


REAR ELEVATION (NORTH)

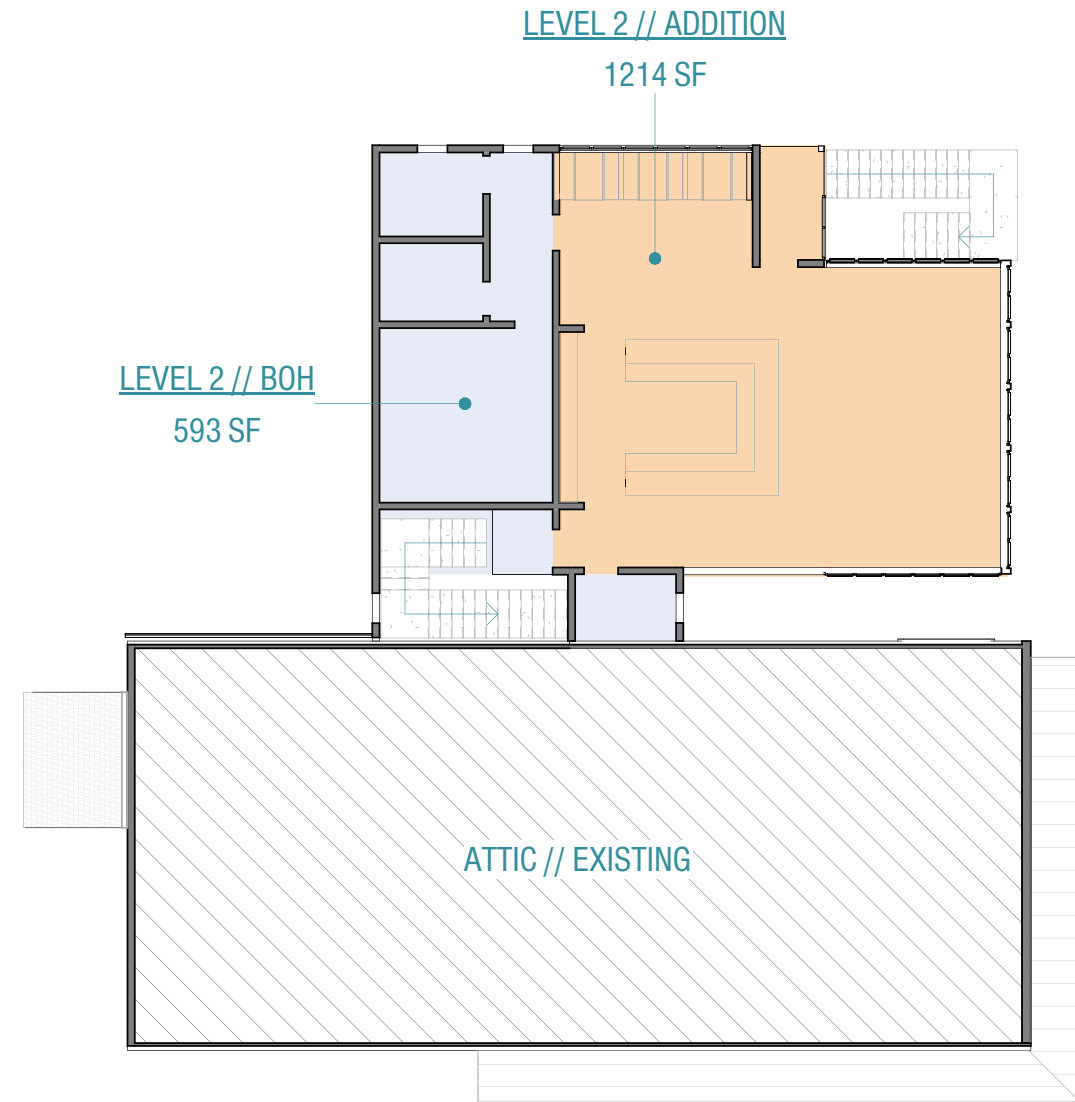


SIDE YARD ELEVATION (EAST)

3/32" = 1'-0"



**LEVEL 1 AREA PLAN**

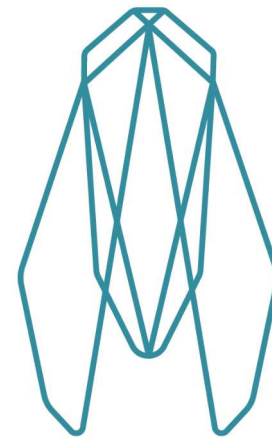


**LEVEL 2 AREA PLAN**

AREA SCHEDULE	
LEVEL 1 // EXISTING	2626 SF
LEVEL 1 // ADDITION	248 SF
	2874 SF
LEVEL 2 // ADDITION	1214 SF
LEVEL 2 // BOH	593 SF
	1807 SF
Grand total	4681 SF

1/16" = 1'-0" 







Received by _____
Sign Provided <input type="radio"/> Date _____
Tracking Number _____

## LAND-USE REQUEST APPLICATION

### LAND-USE PROCESS

APPLICANT RESPONSIBILITIES	CITY ACTIONS	NOTES
Schedule a pre-application conference with the CPC staff.		The applicant or agent must meet with CPC staff to review the application.
Perform NPP Outreach		Staff will explain requirements including Neighborhood Participation Program outreach in pre-app meeting: <a href="https://www.nola.gov/city-planning/neighborhood-participation-program/">https://www.nola.gov/city-planning/neighborhood-participation-program/</a>
Submit Application to CPC Staff.	Review application/Return if incomplete and provide applicant with sign	All applications must be completed before being assigned a zoning docket number.
	Initiate legally required advertising of request.	Request is advertised 3 times in the newspaper and signs are posted in the vicinity of the request site.
Review staff's report prior to the public hearing.	CPC staff prepares a report of your request and forwards it to the Commission and petitioner.	Staff report on your request is forwarded to the Commission and to you prior to the Public Hearing.
Attend CPC Public Hearing.	Public Hearing is held approximately 6 weeks after a complete, correct application is received.	Proponents and opponents are allowed to address concerns and issues at the public hearing.
	CPC recommendation is forwarded to the City Council with a suggested hearing date.	The staff report (inc. CPC recommendation) is sent to the City Council. The Council schedules a hearing date.
	Petitioner and those who spoke at the CPC Hearing are notified by the Clerk of Council of hearing	Clerk of Council notifies proponents and opponents of the scheduled hearing date, ~ 10 days prior to hearing.
Attend City Council Public Hearing (City Hall-City Council Chambers).	City Council takes action	If Council votes for denial, the process ends here. If Council votes for approval, the Council will instruct the City Attorney's Office to prepare an ordinance. Once introduced, the ordinance must lay over for 21 days before it can be adopted. After adoption, the Mayor signs the ordinance.

**If no site plan or title restriction is required, submit your application for permitting.**

**If title restrictions are required, submit recorded title restrictions per ordinance to the CPC (and Safety & Permits when applying for permits.)**

<b>If site plans are required,</b> revised final plans must be submitted to CPC staff within 1 year final ordinance date.	CPC staff verifies compliance, and will approve the drawings.	The final site plans must contain all required information, including all Waivers & Provisos from the Final Ordinance must be listed on the title page.
Take 5 copies of the Final CPC Staff-approved plans for recordation Office of Conveyances.	CPC staff will give the applicant one copy of the approved drawings and the transmittal letter authorizing the recordation to the applicant.	CPC staff will notify the applicant when the final plans have been signed.
After recordation, the applicant must resubmit 1 recorded copy to CPC & Safety & Permits.	CPC staff will collect one (1) copy of the recorded plans.	Once plans have been recorded, the CPC staff is legally authorized to change the Zoning Map.

### LAND-USE FEE SCHEDULE

- Zoning Change:
  - Lots 0-4,999 sq ft \$1,000
  - Lots 5,000-24,999 sq ft \$2,000
  - Lots 25,000-74,999 sq ft \$3,000
  - Lots 75,000 sq ft or more \$4,000
- Conditional Use/Planned Development:
  - Structures between 0-4,999 sq ft \$1,160
  - Structures between 5,000-24,999 sq ft \$2,320
  - Structures between 25,000-74,999 sq ft \$3,480
  - Structures of 75,000 sq ft or more \$4,640
- Conditional Use Established Two-Family, Multi-Family, and Townhouse Dwellings:
  - No increase in floor area \$500
  - Increase in floor area \$700
- Text Amendment: \$1,500



Received by _____
Sign Provided <input type="radio"/> Date _____
Tracking Number _____

## LAND-USE REQUEST APPLICATION

Please submit complete applications via email to [CPCinfo@nola.gov](mailto:CPCinfo@nola.gov) or in person at 1300 Perdido St., 7th Floor, New Orleans, LA 70112. Incomplete applications will not be accepted and will be returned to the applicant.

ATTACHMENTS	TEXT AMENDMENT	ZONING CHANGE	CONDITIONAL USE/PLANNED DEVELOPMENT
<input checked="" type="radio"/> <b>Completed application</b> with all required information & signed by owner or authorized agent.	Required	Required	Required
<input checked="" type="radio"/> <b>Authorization from Property Owner.</b> If ownership is joint, each owner must be listed. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation (full document filed with the Secretary of State) and a Board Resolution authorizing an individual or agent to sign on its behalf must be included. If ownership is a LLC, Articles of Organization (full document filed with the Secretary of State) and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, submit proof of ownership documents, such as copies of the recorded act of sale, act of exchange, act of donation, cash sale or deed.		Required	Required
<input checked="" type="radio"/> <b>Accurate survey or legal description</b> showing or describing the legal boundaries of the site.		Required	Required
<input checked="" type="radio"/> <b>Photographs</b> of the subject site(s) and building(s).		Required	Required
<input checked="" type="radio"/> <b>Neighborhood Participation Program Documents</b> including NPP summary report, contact list, NPP meeting invitation, NPP comment cards, neighborhood email notices, and meeting sign-in sheet. Refer to the Neighborhood Participation Guide for more information.	Required	Required	Required
<input checked="" type="radio"/> <b>Site Plan</b> of the entire lot(s) showing property lines and all buildings or structures, with distance from property line indicated. All off-street parking areas, driveways, interior streets, paving, mechanical equipment, or other surfaces should be shown and dimensioned on the plans.			Required
<input checked="" type="radio"/> <b>Landscape Plans</b> including the location, quantity, size, name, and condition of all existing and proposed plant materials and trees. All landscaped areas should be shown and dimensioned on the plans. A description of all tree preservation measures on-site and in the public right-of-way should be included.			Required
<input checked="" type="radio"/> <b>Architectural Elevations</b> of each side of the proposed structure(s) indicating height, architectural elements such as windows, doors, materials, textures, and other information.			Required
<input checked="" type="radio"/> <b>Floor Plan(s)</b> of the entire structure(s) showing room use, dimensions, walls, doors, windows, major appliances, plumbing fixtures, stairs, or other egress.			Required
<input type="radio"/> <b>Recommendations or approvals</b> from HDLC, or VCC, or City Council (regarding demolition), where applicable.			May Be Required
<input type="radio"/> <b>Design Advisory Committee (DAC) Recommendation</b> , when required by Article 4, Section 4.5.B of the Comprehensive Zoning Ordinance.			May Be Required



Building/Construction  
Related Permit



Received by _____
Sign Provided <input type="radio"/> Date _____
Tracking Number _____

## LAND-USE REQUEST APPLICATION

Please submit complete applications via email to [CPCinfo@nola.gov](mailto:CPCinfo@nola.gov) or in person at 1300 Perdido St., 7th Floor, New Orleans, LA 70112. Incomplete applications will not be accepted and will be returned to the applicant.

Type of application:  Text Amendment  Zoning Change  Conditional Use/Planned Development

Address of Property for which this application is being filed. 5961 / 5955 MAGAZINE ST, NEW ORLEANS, LA 70115

### APPLICANT INFORMATION

Applicant Identity:  Property Owner  Agent

Applicant Name ADRIENNE CATALANO, CICADA

Applicant Address 4933 MAGAZINE ST, SUITE 202

City NEW ORLEANS State LA Zip 70115

Applicant Contact Number 337.581.3740 Email ADRIENNE@CICADATEAM.COM

### PROPERTY OWNER INFORMATION SAME AS ABOVE

Property Owner Name DARRYL REGINELLI, DRR VENTURES LLC

Property Owner Address 5961 MAGAZINE ST

City NEW ORLEANS State LA Zip 70115

Property Owner Contact Number 504-782-9353 Email darryl@reginellis.com

### SPECIFIC ZONING REQUEST

CONDITIONAL USE TO ALLOW AN ADDITION TO AN EXISTING RESTAURANT, STANDARD WITHIN A MAGAZINE STREET USE RESTRICTION OVERLAY DISTRICT

### PROPERTY LOCATION

Square Number(s) 16 Lot Number(s) A+B

Bounding Streets MAGAZINE STATE ELEONORE

Zoning HU-B1 Municipal District DISTRICT A

Tax Bill Number 615112001 and 615112002 Planning District UPTOWN

### DESCRIPTION OF PROJECT (Attachments are acceptable)

The existing building and parking lot will be subdivided into 1 lot, and the proposed addition above the parking lot will be raised above grade to maintain the majority of the existing parking on site. It will contain an open air dining and bar experience with a prep kitchen and bathrooms. The new addition will be connected to the east side of the existing building through a conditioned stair core.



Building/Construction  
Related Permit



Received by _____
Sign Provided <input type="checkbox"/> Date _____
Tracking Number _____

# LAND-USE REQUEST APPLICATION

## ACKNOWLEDGMENTS

I (we) hereby affirm that ownership and property information presented on this application is current and accurate and, further, that the undersigned meet the requirements of Article 16 of the Comprehensive Zoning Ordinance to submit this application. I (we) acknowledge that inaccurate or incomplete ownership, improper authorization, or property identification will make this application and resulting actions null and void. I (we) the undersigned owner and authorized agent of the area of land described above, hereby submit for your approval the above stated request.

Owner Signature *Dorothy Recinelli* Date June 3 2024

Agent Signature *ADRIENNE CATALANO* Date 6/2/2024

If ownership is joint, each owner must be listed. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation (full document filed with the Secretary of State) and a Board Resolution authorizing an individual or agent to sign on its behalf must be included. If ownership is a LLC, Articles of Organization (full document filed with the Secretary of State) and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, submit proof of ownership documents, such as copies of the recorded act of sale, act of exchange, act of donation, cash sale or deed.

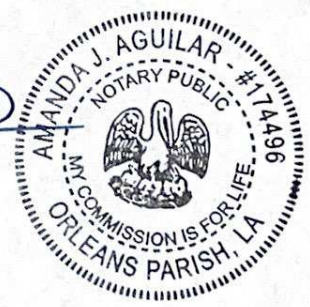
STATE OF LOUISIANA, PARISH OF ORLEANS

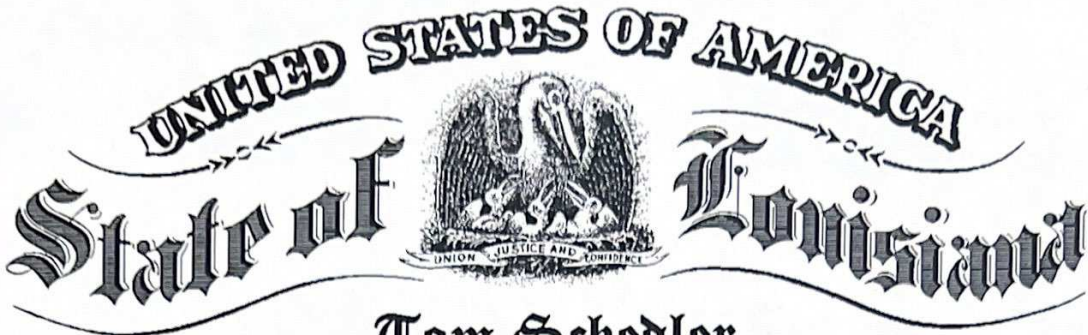
Before me, the undersigned authority, personally appeared the person(s) whose signature are affixed above, all of the full age of the majority, who declared under oath to me, Notary, that they are the owners or authorized agents of the property described above, and that their signatures were executed freely and voluntarily and that they are duly qualified to sign.

Sworn to and subscribed before me this 3<sup>rd</sup> day of June, 2024

My Commission expires at death

*[Handwritten Signature]*





**Tom Schedler**  
SECRETARY OF STATE

*As Secretary of State of the State of Louisiana I do hereby Certify that*

a copy of the Articles of Organization and Initial Report of

**DRR VENTURES, LLC**

Domiciled at NEW ORLEANS, LOUISIANA,

Was filed and recorded in this Office on January 07, 2011,

And all fees having been paid as required by law, the limited liability company is authorized to transact business in this State, subject to the restrictions imposed by law, including the provisions of R.S. Title 12, Chapter 22.

In testimony whereof, I have hereunto set my hand and caused the Seal of my Office to be affixed at the City of Baton Rouge on,

January 12, 2011

*Secretary of State*

HL 40397150K



Certificate ID: 10131372#D5D52

To validate this certificate, visit the following web site, go to **Commercial Division, Certificate Validation**, then follow the instructions displayed.  
[www.sos.louisiana.gov](http://www.sos.louisiana.gov)

Tom Schedler  
SECRETARY OF STATE

State of Louisiana  
Secretary of State



COMMERCIAL DIVISION  
225.925.4704

January 12, 2011

Administrative Services  
225.932.5317 Fax  
Corporations  
225.932.5314 Fax  
Uniform Commercial Code  
225.932.5318 Fax

The attached document of DRR VENTURES, LLC was received and filed on January 7, 2011.

HL 40397150K

ARTICLES OF ORGANIZATION

Tom Schedler  
Secretary of State



ARTICLES OF ORGANIZATION

(R.S. 12:1301)

Domestic Limited Liability Company  
Enclose \$75.00 filing fee  
Make remittance payable to  
Secretary of State  
Do not send cash

Return to: Commercial Division  
P. O. Box 94126  
Baton Rouge, LA 70804-9126  
Phone (225) 925-4704  
Web Site: www.sos.louisiana.gov

STATE OF LOUISIANA

PARISH/COUNTY OF JEFFERSON

1. The name of this limited liability company is: DRR VENTURES, LLC

2. This company is formed for the purpose of: (check one)

Engaging in any lawful activity for which limited liability companies may be formed.

\_\_\_\_\_  
(use for limiting activity)

3. The duration of this limited liability company is: (may be perpetual) perpetual

4. Other provisions: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signatures:

Anthony Reginelli, Jr.

On this 1<sup>st</sup> day of January, 2011, before me, personally appeared  
ANTHONY REGINELLI, JR., to me known to be the person described in and who  
executed the foregoing instrument, and acknowledged that he/she executed it as his/her free act and deed.  
NOTARY NAME MUST BE TYPED OR PRINTED WITH NOTARY #

Kristina M. Kent  
Notary Signature

KRISTINA M. KENT -  
Notary Public, State of Louisiana  
My Commission is issued for life.  
Bar # 33214



ARTICLES OF ORGANIZATION

Tom Schedler  
Secretary of State



LIMITED LIABILITY COMPANY INITIAL REPORT  
(R.S. 12:1305 (E))

- The name of this limited liability company is: DRR VENTURES, LLC
- The location and municipal address, not a post office box only, of this limited liability company's registered office:  
323 OCTAVIA ST., NEW ORLEANS, La., 70115
- The full name and municipal address, not a post office box only, of each of this limited liability company's registered agent(s) is/are:  
Anthony Reginelli, Jr. 323 Octavia St., New Orleans, La. 70115
- The names and municipal addresses, not a post office box only, of the first managers, or the members:  

<u>DARRYL REGINELLI</u>	<u>ANTHONY REGINELLI, JR</u>
<u>MEMBER</u>	<u>MEMBER</u>
<u>323 OCTAVIA ST.</u>	<u>46 BERESFORD DR.</u>
<u>New Orleans, La. 70115</u>	<u>METAIRIE, LA. 70001</u>

To be signed by each person who signed the articles of organization:

Anthony Reginelli, Jr.  
ANTHONY REGINELLI, JR

AGENT'S AFFIDAVIT AND ACKNOWLEDGEMENT OF ACCEPTANCE

I hereby acknowledge and accept the appointment of registered agent for and on behalf of the above named limited liability company.

Registered agent(s) signature(s):

Anthony Reginelli, Jr.  
ANTHONY REGINELLI, JR.

Sworn to and subscribed before me, the undersigned Notary Public, on this date:

NOTARY NAME MUST BE TYPED OR PRINTED WITH NOTARY #

14th January,  
2011.

Kristina M. Kent  
 KRISTINA M. KENT  
 Notary Public, State of Louisiana  
 Notary Signature My Commission is issued for life.

BAF # 33214

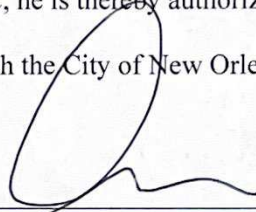
AFFIDAVIT OF ACCEPTANCE OF APPOINTMENT  
BY DESIGNED REGISTERED AGENT

To the City of New Orleans  
State of Louisiana

STATE OF LOUISIANA

PARISH OF ORLEANS

On this 3<sup>rd</sup> day of June 2024, before me, Notary Public in and for the State and Parish aforesaid, personally came and appeared Darryl J. Reginelli who is to me known to be the person, and who, being duly sworn, acknowledged to me that he does hereby accept appointment as the Registered Agent of DRR Ventures, LLC, which is a company authorized to transact business in the State of Louisiana. As the representative Agent of DRR Ventures, LLC, he is thereby authorized to engage, negotiate and execute all contracts and agreements with the City of New Orleans.



DARRYL J. REGINELLI

SWORN TO AND SUBSCRIBED

BEFORE ME ON THE DAY, MONTH,

AND YEAR FIRST ABOVE SET FORTH.

  
NOTARY PUBLIC

NOTE: If the Agent is a Corporation authorized to act as an agent then the affidavit must be executed by an officer of the corporation.

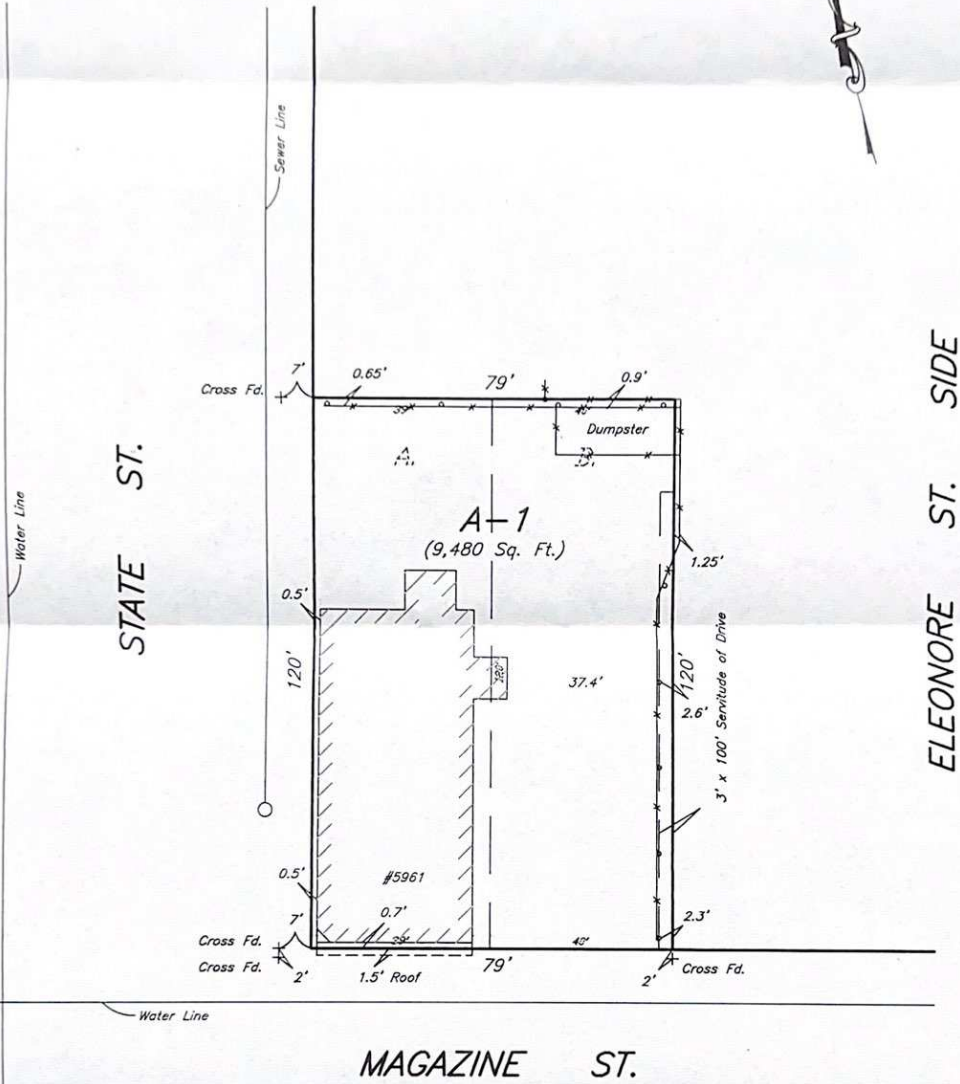
THIS DOCUMENT NOT  
PREPARED BY  
THE UNDERSIGNED NOTARY  
ATTESTING TO THE SIGNATURES ONLY

**SQ. NO. 16, BLOOMINGDALE  
SIXTH DISTRICT**

**NEW ORLEANS, LA  
ORLEANS PARISH**

A Resubdivision of Lots A & B into Lot A-1.

**CAMP ST. SIDE**



No Trees in Public R/W

Note:  
Improvements may not be to scale for clarity.  
The dimensions shown prevail over scale.

THE SERVITUDES SHOWN ON THIS PLAT ARE LIMITED TO THOSE FURNISHED TO US. THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING DATA FOR THIS SURVEY.

July 13, 2012. Found as shown.

THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP INDICATES THAT THE ABOVE DESCRIBED PROPERTY IS LOCATED IN FIA ZONE

90° Lot angles as per plan.

Date: February 9, 2012

Scale: 1" = 30'

This plat represents an actual ground survey made by me or under my direct supervision and control and meets the requirements for the Standards of Practice for Boundary Surveys as found in Louisiana Administrative Code TITLE 46:LS 4359 Chapter 25 for a Class "C" survey.  
Made at the request of DRR Ventures, LLC.



Gilbert, Kelly & Couturie, Inc., Surveying & Engineering  
2121 N. Causeway Blvd., Metairie LA 70001 (504) 836-2121

**SURVEY**

PHOTOGRAPHS



# REGINELLI'S EXPANSION // NPP OVERVIEW

DATE: MAY 30, 2024  
TIME: 5:00 PM  
LOCATION: REGINELLI'S  
5961 MAGAZINE STREET, NEW ORLEANS, LA, 70115  
ATTENDEES: 23 PEOPLE

## NPP SUMMARY REPORT

### 1. OVERVIEW

- This report provides results of the implementation of the Neighborhood Participation Program for the property located at 5961 Magazine St on the northeast corner of State and Magazine Streets. The applicant intends to file an application to request a conditional use for the property to allow for a Restuarant, Standard (addition to their existing Restuarant, Standard) within the Magazine Street Use Restriction Overlay District. This report provides a summary of contacts 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, petitions, letters, summary sheets, and other materials are attached.

### 2. NEIGHBORHOOD MEETINGS

- The following dates and locations of all meetings where citizens were invited to discuss the applicant's proposal [comments and sign in lists are attached].
  - May 30, 2024  
Reginelli's Pizzeria, 5961 Magazine Street  
5pm – 6:30pm  
23 people in attendance

### 3. CORRESPONDENCE AND TELEPHONE CALLS

- May 7, 2024: Meeting with Councilmember Giarrusso to discuss the project
- May 8, 2024: Meeting with CPC to discuss pre-application for Conditional Use
- May 8, 2024: Owner reached out to Nieghborhood representative via email to set up a meeting
- May 15, 2024: NPP meeting notices sent to contact list, neighborhood associations and district council member
- May 17, 2024: Meet with Tori Emmerling of ARNA at Reginelli's to discuss the project
- May 21, 2024: Email with Paulette Rivasto discuss NPP meeting
- May 30, 2024: NPP Meeting

# REGINELLI'S EXPANSION // NPP OVERVIEW

DATE: MAY 30, 2024  
TIME: 5:00 PM  
LOCATION: REGINELLI'S  
5961 MAGAZINE STREET, NEW ORLEANS, LA, 70115  
ATTENDEES: 23 PEOPLE

## NPP SUMMARY REPORT

### 4. RESULTS

- 173 persons / addresses were invited to the NPP Meeting  
23 people attended NPP Meeting  
11 people submitted comment cards  
5 people emailed owner about the project
- Concerns, issues and problems expressed by attendees:
  - Primary concern was that more restaurant occupants would mean more congested parking in the surrounding neighborhood, as well as more traffic
  - Concerns about additional noise from the proposed project
  - Concerns about clientele and the future of the business
  - Safety concerns
- How concerns, issues and problems will be addressed:
  - PARKING: The proposed project is designed to be constructed above the existing parking lot in order to maintain all but 1 existing parking spaces on site. No parking is required for the project per zoning code, but the owner is keeping all the parking he can despite that
  - CLIENTELE: The new restaurant addition will continue to serve the same clientele that Reginellis has had for the past 27 years, locals in a family-friendly environment. The extended menu will be tailored to a higher end clientele by providing craft cocktails and food that complements the existing restaurant and clientele. The operating hours will remain the same as the existing restaurant (if not fewer hours).
  - NOISE: The owner reiterates that his current/future clientele consists of families and locals expecting the environment of a standard pizza place. There will be no live music, or unnecessarily loud music. The owner has never had issues with noise, and will continue to be conscious of all neighbors.
  - SAFETY: The owner will secure the parking area after hours.
- Concerns, issues and problems that will not be addressed and why:
  - ADDITIONAL PARKING: Due to the nature of the site, it is not possible to provide additional parking
- How parties on the contact list will stay informed, and will be provided an opportunity to further discuss the request if desired:
  - The owner provided his phone number and email address for anyone with additional questions/concerns. The owner and designer also explained how everyone could keep track of the project via OneStop's NoticeMe feature.

# REGINELLI'S EXPANSION // NPP MEETING NOTES

DATE: MAY 30, 2024  
TIME: 5:00 PM  
LOCATION: REGINELLI'S  
5961 MAGAZINE STREET, NEW ORLEANS, LA, 70115  
ATTENDEES: 23 PEOPLE

## NPP MEETING NOTES

- Welcome and introduction of speakers
- Explanation of NPP Meeting process, sign-in sheet, comment cards, format of meeting, etc. Agendas are handed out.
- Overview of what Conditional Use we're applying for and why, explanation of Magazine Street Use Restriction Overlay District
- Project Overview
  - Owner explains idea behind the project and our proposal
  - Owner gives history of his business and relationship to the neighborhood
  - Designer gives presentation of design goals, floor plans, site context and inspiration, code requirements, and renderings
- Public Comments
  - **Q:** Neighbor states he's happy with the design and really likes the Owner and Reginelli's as a business, but is concerned about parking  
—  
**A:** Owner explains that he is open to doing anything in his power to alleviate the parking pressure to the neighborhood. He mentions that he will talk to the developer of the neighboring property (commercial new construction across State Street) to see if there would be any way to lease some spaces from his lot when those business (i.e. starbucks) aren't open. Designer points out that the Owner came to them with the concept of the addition, adamant about keeping the existing parking lot to the greatest extent possible. She points out that he would be within his right by code to expand the restaurant on the ground level and eliminate all parking as no spaces are required by code. He is taking it upon himself to make the parking situation more manageable at a monetary cost to himself and his business.
  - **Q:** Neighbor has concern about 66 added seats to the restaurant. Says even if diners came to the restaurant in cars of 4 people, that would still amount to 16 parking spaces that aren't accounted for.  
—  
**A:** Owner explains that he will do the best he can to make the parking work, and will talk to the developer of the adjacent development about the potential for a shared parking agreement. Designer points out that there are no parking requirements for restaurants under 5,000SF along magazine street. There are many world-class restaurants within blocks of our site that offer zero parking. Locals know how parking works along magazine and are likely to Uber, walk, or bike to the restaurant. Locals will not expect to be guaranteed a parking spot.

# REGINELLI'S EXPANSION // NPP MEETING NOTES

DATE: MAY 30, 2024  
TIME: 5:00 PM  
LOCATION: REGINELLI'S  
5961 MAGAZINE STREET, NEW ORLEANS, LA, 70115  
ATTENDEES: 23 PEOPLE

- **Q:** Neighbor concerned about noise. Asks if we've done any studies on sound traveling from the site. Asks if we plan to have live music  
—  
**A:** Owner clarifies that we aren't planning to have live music, and aren't allowed by code to do so. Designer states that sound restrictions are often included in provisos for Conditional Use approvals
  
- **Q:** Neighbor asks about operating hours.  
—  
**A:** Owner says that the addition would not have extended hours, and actually would likely be closed during slow hours. Would be primarily opened up for evenings/weekends. Owner also clarifies that operating hours were limited in his original Conditional Use approval, and will likely also be included as a proviso for this Conditional Use approval if it's granted.
  
- **Q:** Neighbor says he likes the design that we're proposing, and will be glad to look at a beautiful structure instead of an ugly parking lot.  
—  
**A:** Owner says that he's very pleased with the proposed design. CICADA came recommended by Steve Dumez, and he's been pleased with their interpretation of his vision. Designer thanks the neighbor for the compliment.
  
- **Q:** Neighbor concerned about rowdiness/noise and this turning into a college bar.  
—  
**A:** Owner says that isn't his clientele, and has never been. Reginellis is a family restaurant and will continue to operate as one. Owner also clarifies that the menu would offer mid-range craft cocktails, not cheap drinks. Owner also says to look at his reputation over the last 27 years he's been in business. Designer also points out that by code, the restaurant will be required to generate at least 50% of their profit from food sales, so it will remain a restaurant as required by code.
  
- **Q:** Neighbor concerned about delivery trucks not being able to drive under the addition, would they be blocking the street?  
—  
**A:** Designer pulls up the site plan to explain that delivery trucks could access the rear portion of the parking lot where it is uncovered. Owner guarantees that delivery trucks will utilize the rear of the parking lot.



# REGINELLI'S EXPANSION // NPP MEETING NOTES

DATE: MAY 30, 2024  
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ATTENDEES: 23 PEOPLE

- **Q:** Neighbor concerned about safety and unhoused people using the covered parking area for shelter

—

**A:** Owner clarifies that he intends to close off the parking area after hours to secure it

- Neighbor offers suggestion for more bike racks along State Street to encourage more people to bike to the restaurant.

—

Owner says that he does already have a bike rack that is underutilized, but could look into the idea.

- Multiple neighbors expressed that they liked the proposal, but they were just concerned about the additional parking strain on the neighborhood. Multiple people stated that they like Reginelli's as a local business and that they appreciate how the Owner has been operating.
- Owner thanks everyone for coming to the meeting. Designer reiterates that anyone is welcome to drop a comment card into the bucket, and that all comments will be recorded as part of our Conditional Use application.

# NPP CONTACT LIST

Properties within 300 ft.			
Name	Mailing Address	Mailing City	Mailing St
Lavignebaker Realty LLC	1204 Bluff Dr	Slidell	LA
Holly A Mckenzie	1314 Jackson Ave	New Orleans	LA
State Street Nola Investments LLC	1539 Jackson Ave Ste 100	New Orleans	LA
Joseph L Reece	15827 Noble Point Dr	Anchorage	AK
John D Trahan	1718 North Ave D	Crowley	LA
Swift Merchant Capital LLC	179 Hickory Ave	New Orleans	LA
Craig Alan Lundberg	2201 Glyndon Ave	Venice	CA
The Living Trust of Roberto Mendez and Miekio Tes	2420 Lowerline St	New Orleans	LA
David L Pesses	246 Evangeline Dr	Mandeville	LA
Winford-Orleans LLC	251 Normandle Dr	Opelousas	LA
Magazine Street Nola Investments LLC	2630 Peniston St	New Orleans	LA
Boys Town Louisiana Inc	300 N Broad St Suite 106	New Orleans	LA
Ancona Investments LLC	307 Burdette St	New Orleans	LA
Drr Ventures LLC	323 Octavia St	New Orleans	LA
Vickie K Rezaei Declr of Trust	340 E Randolph St Unit 2606	Chicago	IL
Joseph H Walter	392 Central Park W Apt 17P	New York	NY
Michael L Roßfen	3960 Floyd Dr	Baton Rouge	LA
Magazine Street Partners LLC	4625 E Mansfield Ave	Englewood	CO
Johnathon D Weeks	4811 Icon Way	Palm Springs	CA
Amanda R Coleman	560 Fawn Dr	San Anselmo	CA
Current Resident	5900 Camp St	New Orleans	LA
Current Resident	5901 Magazine St	New Orleans	LA
Home For The Aged Protestant	5919 Magazine St	New Orleans	LA
Protetant Home For Aged Infirm	5920 Camp St	New Orleans	LA
Current Resident	5920 Magazine St	New Orleans	LA
Current Resident	5922 Magazine St	New Orleans	LA
Current Resident	5924 Magazine St	New Orleans	LA
Current Resident	5926 Magazine St	New Orleans	LA
Miguel Saballos	5929 Camp St	New Orleans	LA
Current Resident	5930 Magazine St	New Orleans	LA
Current Resident	5931 Constance St	New Orleans	LA
Current Resident	5932 Magazine St	New Orleans	LA
Fred A Vandenberg	5933 Camp St	New Orleans	LA
Current Resident	5933 Constance St	New Orleans	LA
Current Resident	5933 Magazine St	New Orleans	LA
Clay Vallon Bland	5935 Constance St	New Orleans	LA
Current Resident	5935 Magazine St	New Orleans	LA
Current Resident	5936 Magazine St	New Orleans	LA
Debra A Sabador	5936 Magazine St 8	New Orleans	LA
Walter F IV Marcus	5936 Magazine St Unit 1	New Orleans	LA
Current Resident	5936 Magazine St Unit 1	New Orleans	LA
Kenneth M Kruse	5936 Magazine St Unit 2	New Orleans	LA
Current Resident	5936 Magazine St Unit 2	New Orleans	LA
Current Resident	5936 Magazine St Unit 3	New Orleans	LA
Current Resident	5936 Magazine St Unit 4	New Orleans	LA
Current Resident	5936 Magazine St Unit 5	New Orleans	LA
Current Resident	5936 Magazine St Unit 6	New Orleans	LA
Current Resident	5936 Magazine St Unit 7	New Orleans	LA
Current Resident	5936 Magazine St Unit 8	New Orleans	LA
Current Resident	5937 Constance St	New Orleans	LA
Current Resident	5937 Magazine St	New Orleans	LA
Timothy G Schafer	5938 Camp St	New Orleans	LA
Current Resident	5939 Constance St	New Orleans	LA
E Squared Properties LLC	5939 Magazine St	New Orleans	LA
Current Resident	5940 Magazine St	New Orleans	LA
Monica J Manzela	5940 Magazine St 102	New Orleans	LA
David Christopher Tidmore	5940 Magazine St Suite 202	New Orleans	LA
Timothy S Thompson	5940 Magazine St Unit 101	New Orleans	LA
Current Resident	5940 Magazine St Unit 101	New Orleans	LA
Current Resident	5940 Magazine St Unit 102	New Orleans	LA
Current Resident	5940 Magazine St Unit 103	New Orleans	LA
Current Resident	5940 Magazine St Unit 201	New Orleans	LA
Current Resident	5940 Magazine St Unit 202	New Orleans	LA
Alissa J Allison	5940 Magazine St Unit 203	New Orleans	LA
Current Resident	5940 Magazine St Unit 203	New Orleans	LA
Current Resident	5940 Magazine St Unit 204	New Orleans	LA
Current Resident	5941 Constance St	New Orleans	LA
Current Resident	5941 Magazine St	New Orleans	LA
Freeman Robert L Jr	5943 Constance St	New Orleans	LA
Current Resident	5943 Magazine St	New Orleans	LA
Current Resident	5944 Magazine St	New Orleans	LA
Current Resident	5947 Constance St	New Orleans	LA
Current Resident	5948 Magazine St	New Orleans	LA
Current Resident	5949 Constance St	New Orleans	LA
Paul M Bel	5949 Magazine St	New Orleans	LA
Current Resident	5950 Magazine St	New Orleans	LA
Paul William D St	5951 Constance St	New Orleans	LA
Current Resident	5951 Magazine St	New Orleans	LA
Current Resident	5952 Magazine St	New Orleans	LA
Current Resident	5953 Constance St	New Orleans	LA
Current Resident	5953 Magazine St	New Orleans	LA
Current Resident	5955 Magazine St	New Orleans	LA
Current Resident	5956 Magazine St	New Orleans	LA
Current Resident	5960 Magazine St	New Orleans	LA
Current Resident	5961 Magazine St	New Orleans	LA
Current Resident	5967 Constance St	New Orleans	LA
Leon J III Clement	6000 Magazine St	New Orleans	LA
Current Resident	6001 Magazine St	New Orleans	LA
Current Resident	6001 Magazine St HM	New Orleans	LA
Current Resident	6001 Magazine St Ste A	New Orleans	LA
Current Resident	6001 Magazine St Ste B	New Orleans	LA

Current Resident	6001 Magazine St Ste C	New Orleans	LA
Current Resident	6001 Magazine St Ste D	New Orleans	LA
Current Resident	6002 Magazine St	New Orleans	LA
Current Resident	6004 Magazine St	New Orleans	LA
Current Resident	6006 Magazine St	New Orleans	LA
Current Resident	6008 Magazine St	New Orleans	LA
Current Resident	6010 Magazine St	New Orleans	LA
Current Resident	6012 Magazine St	New Orleans	LA
Current Resident	6019 Constance St	New Orleans	LA
Joseph G III Gorman	6020 Camp St	New Orleans	LA
Current Resident	6020 Magazine St	New Orleans	LA
Current Resident	6021 Magazine St	New Orleans	LA
Current Resident	6022 Magazine St	New Orleans	LA
Current Resident	6023 Magazine St	New Orleans	LA
Current Resident	6024 Camp St	New Orleans	LA
Current Resident	6024 Magazine St	New Orleans	LA
Current Resident	6025 Magazine St	New Orleans	LA
Rafael C Reyna	6026 Camp St	New Orleans	LA
Paul M Jones	6027 Magazine St	New Orleans	LA
Current Resident	6028 Camp St	New Orleans	LA
SSW Properties LLC	6028 Magazine St	New Orleans	LA
Adams George G Jr Adams Virginia Melara	6029 Magazine St	New Orleans	LA
Current Resident	6030 Camp St	New Orleans	LA
Current Resident	6031 Magazine St	New Orleans	LA
A R Wirth Holdings LLC	6034 Pitt St	New Orleans	LA
Am & Aw Properties LLC	629 Baronne St	New Orleans	LA
6315 Magazine LLC	6315 Magazine St	New Orleans	LA
Current Resident	703 State St	New Orleans	LA
William P Andrews	708 State St	New Orleans	LA
Current Resident	709 State St	New Orleans	LA
Current Resident	709 State St Apt A	New Orleans	LA
Current Resident	709 State St Apt B	New Orleans	LA
Current Resident	709 State St Apt C	New Orleans	LA
Current Resident	710 State St	New Orleans	LA
David K Hall	712 State St	New Orleans	LA
Warren J Jr Greenwood	715 State St	New Orleans	LA
Cheryl Haney Maureen	718 State St	New Orleans	LA
Current Resident	720 State St	New Orleans	LA
Current Resident	721 State St	New Orleans	LA
Nicholas A Moraites	728 State St	New Orleans	LA
Joseph I Constans	729 State St	New Orleans	LA
Current Resident	731 State St	New Orleans	LA
Current Resident	735 State St Apt A	New Orleans	LA
Current Resident	735 State St Apt B	New Orleans	LA
Current Resident	735 State St Apt C	New Orleans	LA
Current Resident	736 State St	New Orleans	LA
Current Resident	738 State St	New Orleans	LA
Current Resident	741 State St	New Orleans	LA
Current Resident	800 Eleonore St	New Orleans	LA
Current Resident	808 State St	New Orleans	LA
Bucaro Andrew G Bucaro Monique Patty	814 State St	New Orleans	LA
Current Resident	816 State St	New Orleans	LA
Current Resident	817 State St	New Orleans	LA
Current Resident	818 State St	New Orleans	LA
Current Resident	819 State St	New Orleans	LA
Current Resident	820 State St	New Orleans	LA
Current Resident	821 State St	New Orleans	LA
Current Resident	823 State St	New Orleans	LA
DHR Property LLC	824 Dakin St	Jefferson	LA
Harold S Jr Andry	825 State St	New Orleans	LA
Current Resident	827 State St	New Orleans	LA
Current Resident	830 State St	New Orleans	LA
Miriam A Holiar	831 State St	New Orleans	LA
Christine D Breaux	832 State St	New Orleans	LA
Current Resident	833 State St	New Orleans	LA
Carey M Kaufman	836 State St	New Orleans	LA
Current Resident	838 Eleonore St	New Orleans	LA
Susan L Couvillon	839 State St	New Orleans	LA
Jeanne H Boughton	900 State St	New Orleans	LA
Jacqueline P Avegno	901 State St	New Orleans	LA
910 Owner 1	910 State St	New Orleans	LA
Michael R Howard	911 State St	New Orleans	LA
Fe And Se Investments LLC C/O Frank E Schmidt	1137 Jefferson Ave	New Orleans	LA
The Schaefer Family Irrevocable Trust C/O Kenneth	5931 Constance St	New Orleans	LA
Eight-O-Eight State LLC C/O Susan Crowton	53 Pinecrest Dr	Covington	L
Bloomingtondale Palms LLC C/O William W Messersmit	916 Leontine St	New Orleans	LA
Patricia Jackson ET Al	6019 Constance St	New Orleans	LA
Alson B Davis ET Al	6030 Camp St	New Orleans	LA
Robert L Seegers Etal	2903 Pargoud Blvd	Monroe	LA
Mary Melanson Etals	15 Bayou Oaks Dr	Crowley	LA

# NPP CONTACT LIST

## Neighborhood Organizations

Organization Name: Audubon Riverside Neighborhood Association

Point of Contact: Tom Rey

Email: tomasneworleans@gmail.com

Street Address: 5208 Magazine Street PMB 174

City: New Orleans

Zip: 70115

Organization Name: Magazine St. Merchants Association

Point of Contact: Alan Watts

Phone Number: 504-342-4435

Email: guide@magazinestreet.com

Street Address: P. O. Box 15028

City: New Orleans

Zip: 70175

## Council Member

Joe Giarrusso

1300 Perdido Street Rm. 2W80

New Orleans, LA 70112

Phone: (504) 658-1010

Fax: (504) 658-1016

[Joseph.Giarrusso@nola.gov](mailto:Joseph.Giarrusso@nola.gov)

# NPP MEETING INVITATION

May 15, 2024

Dear Neighbor,

Please join Reginelli's Pizzeria for a Neighborhood Participation Program (NPP) meeting regarding the property at 5961 Magazine St.

**Date:** Thursday, May 30  
**Time:** 5:00 p.m.  
**Location:** Reginelli's Pizzeria (5961 Magazine St)

Reginelli's Pizzeria would like to expand its existing footprint by building an elevated covered addition over the existing parking lot. The proposed addition to the flagship pizzeria aims to increase seating capacity and provide an outdoor dining experience while retaining the vast majority of their existing parking. Careful study and consideration has been given to understand the best way to expand and provide covered outdoor seating, while respecting the existing neighborhood and maintaining the existing parking lot.

The hours of operation would remain the same as the existing restaurant and all but one parking space will remain in the proposed plan. The addition would be raised above the existing parking lot and occupy approximately 1810 sf, with the front pedestrian entrance on Magazine Street and an additional egress / access stair to the outdoor deck accessible from the downtown side of the existing parking lot. The existing building would remain and would receive minor renovation in order to connect the addition to the existing restaurant.

5961 Magazine St is located in an HU-B1 HISTORIC URBAN NEIGHBORHOODS NON-RESIDENTIAL DISTRICTS, where a Restaurant, Standard is a permitted Use according to Article 12, Section 12.2.A (Table 12-1) of the Comprehensive Zoning Ordinance. However, 5961 Magazine St also sits within the Magazine St Use Restriction Overlay District which requires any proposed Restaurant, Standard to go through the conditional use process in accordance with Section 4.3 of the Comprehensive Zoning Ordinance. This means we are required to apply for approval to build a proposed addition to our existing restaurant. Our application must be heard by the City Planning Commission and the City Council, and we are required to complete the NPP meeting before submitting our application to the City Planning Commission for review.

If we receive approval, we plan to start the construction work within two months of the approval and estimate that the work should take about six months.

Because you are a nearby neighbor or otherwise interested in the neighborhood, I am inviting you to an NPP meeting where you can learn more about what we propose, and present questions or concerns. This letter is being delivered through U.S. Mail and through hand delivery. At the meeting, I'll provide a sign-in sheet to obtain email addresses, so that I can keep you updated if there are any changes to the plans.

If you are unable to attend and would like to receive information from the meeting, or have any additional questions or comments, please feel free to contact me before our meeting on May 30th. I hope to see you at the meeting.

Sincerely,

Darryl Reginelli  
darryl@reginellis.com  
(504) 782-9353

NPP MEETING COMMENT CARD

DATE: MAY 30, 2024

NAME/ADDRESS OF PROJECT: REGINELLI'S EXPANSION  
5961 MAGAZINE STREET

COMMENT/QUESTION: The project looks beautiful  
and would improve the property value  
of the neighborhood. Glad the existing  
parking will remain.

CONTACT (OPTIONAL)

NAME: M'ELISE Trahan

EMAIL: judgemtrahan@crowley-la.com

ADDRESS: 5936 Magazine St Unit #3  
New Orleans, LA 70815

NPP MEETING COMMENT CARD

DATE: MAY 30, 2024

NAME/ADDRESS OF PROJECT: REGINELLI'S EXPANSION  
5961 MAGAZINE STREET

COMMENT/QUESTION:

PARKING PARKING  
PARKING

CONTACT (OPTIONAL)

NAME: Susan Couvillon

EMAIL: susanCouvillon@yahoo.com

ADDRESS: 839 STATE

NPP MEETING COMMENT CARD

DATE: MAY 30, 2024

NAME/ADDRESS OF PROJECT: REGINELLI'S EXPANSION  
5961 MAGAZINE STREET

COMMENT/QUESTION: Too big, too close to street,  
"canyon" on Magazine St, cannot  
get around hours, big party means  
lots of parking

CONTACT (OPTIONAL)

NAME: Mary Looney

EMAIL: mlooney2095@cox.net

ADDRESS: 5902 Chestnut 70115

NPP MEETING COMMENT CARD

DATE: MAY 30, 2024

NAME/ADDRESS OF PROJECT: REGINELLI'S EXPANSION  
5961 MAGAZINE STREET

COMMENT/~~QUESTION~~: PARKING IS ALREADY OVER-  
CROWDED — ESPECIALLY THE DELIVERY TRUCKS  
BLOCKING OUR CARS IN EVEN THOUGH THEY COULD  
PULL INTO REGINELLI LOT (BEFORE OPEN HOURS)

CONTACT (OPTIONAL) IT WILL GREATLY INCONVENIENCE

NAME: Neighborhood

EMAIL: P6661 Audrey

ADDRESS: 825 STATE



NPP MEETING COMMENT CARD

DATE: MAY 30, 2024

NAME/ADDRESS OF PROJECT: REGINELLI'S EXPANSION  
5961 MAGAZINE STREET

COMMENT/QUESTION:

Appreciate that they designed the structure with parking not compromised. Good design! Thanks for addressing the neighbor's concerns, send it!

CONTACT (OPTIONAL)

NAME:

EMAIL:

ADDRESS:

NPP MEETING COMMENT CARD

DATE: MAY 30, 2024

NAME/ADDRESS OF PROJECT: REGINELLI'S EXPANSION  
5961 MAGAZINE STREET

COMMENT/QUESTION:

Seems to be a reasonable, very moderate expansion, that preserves the parking

CONTACT (OPTIONAL)

NAME:

Frank Walk, Jr

EMAIL:

fwalk-j@comcast.com

ADDRESS:

1579 Henry Ct. No 10118

NPP MEETING COMMENT CARD

DATE: MAY 30, 2024

NAME/ADDRESS OF PROJECT: REGINELLI'S EXPANSION  
5961 MAGAZINE STREET

COMMENT/QUESTION:

Great Project. people bike, walk, uber & Lyft. Parking doesn't have to be an issue

CONTACT (OPTIONAL)

NAME:

EMAIL:

ADDRESS:

NPP MEETING COMMENT CARD

DATE: MAY 30, 2024

NAME/ADDRESS OF PROJECT: REGINELLI'S EXPANSION  
5961 MAGAZINE STREET

COMMENT/QUESTION:

In favor of the project. I understand the concern about parking, but the increased parking due to the addition would seem to be on weekend evenings when there should be less parking pressure.

CONTACT (OPTIONAL)

NAME: JOHN TRAHAN

EMAIL: jdrahan1@cox.net

ADDRESS: 5936 Magazine Unit 3



NPP MEETING COMMENT CARD

DATE: MAY 30, 2024

NAME/ADDRESS OF PROJECT: REGINELLI'S EXPANSION  
5961 MAGAZINE STREET

COMMENT/QUESTION:

Problems: Parking will be worse  
more Alcohol Consumption  
more Redistain Traffic  
more Promises that are unrealistic

CONTACT (OPTIONAL)

NAME: Timothy G. Johner

EMAIL: tashome@me.com

ADDRESS: 5938 Camp

NPP MEETING COMMENT CARD

DATE: MAY 30, 2024

NAME/ADDRESS OF PROJECT: REGINELLI'S EXPANSION  
5961 MAGAZINE STREET

COMMENT/QUESTION:

Wow, what a great project! Covering a surface parking lot with such a beautiful structure is a win-win for the neighbors to the street. What a great neighbor!

CONTACT (OPTIONAL)

NAME:

EMAIL:

ADDRESS:

NPP COMMENT CARDS

NPP MEETING COMMENT CARD

DATE: MAY 30, 2024

NAME/ADDRESS OF PROJECT: REGINELLI'S EXPANSION  
5961 MAGAZINE STREET

COMMENT/QUESTION: I LOVE THE REGINELLI'S  
NEW PROJECT CAN WAIT.

CONTACT (OPTIONAL)

NAME: DARREN JACKSON

EMAIL:

ADDRESS: 755 STAGE 52 apt B

# NPP SIGN IN SHEET

## NPP MEETING SIGN-IN SHEET

Meeting Date/Time: MAY 30, 2024 // 5:00 PM

Meeting Location: 5961 MAGAZINE STREET

Project Name/Address: REGINELLI'S EXPANSION // 5961 MAGAZINE STREET

Name	Organization	Address	City/State/Zip	Phone Number	Email Address
Mark Winger	Neighbor	1000 Eleanor St	New Orleans LA 70115	(504) 715-6106	winger.m@icloud.com
Mary Rooney	Neighbor	5902 Chestnut	NOLA 70115	504 913 0180	mrooney2095@cox.net
Christine Seay	Neighbor	830 State St.	NOLA 70118	504 296-4064	ChristineSeay@att.net
Ava Siff	"	6038 Atomp.	"	504-525-2433	ava.siff@nola.gov
DEBRA SALBADOR	NETGHBOR	5936 MAGAZINE	NOLA 70115	504-512-0398	debrase@bador@gmail.com
Melise Trahan	Neighbor	5936 Magazine #3	NOLA	337-288-5535	melisetrahan@hotmail.com
John Trahan	"	"	#3 NOLA	337-288-3584	jdtrahan1@cox.net
Dorothy Nelson	"	1015 Eleanor	"	504-554-6087	
Cumelia + Gene AP After	"	903 Eurom	NOLA	504 975-4666	japf@a
<del>John Trahan</del>	"				BenSouth.n.a
Lynn Trahan	"	1598 Jeffers	NOLA	337-3036898	
Pat Trahan	"	"	NOLA	337-288-8001	ptrahan1@gmail.com
Charles Nelson	Neighbor	1015 Eleanor	NOLA	504/884-5493	
PEGGY ANDRY	"	825 STATE	"	504/450 9694	
Ruby Andry	"	825 STATE	"		
BILL GONIBER	"	1027 Eleanor	"	901/774/6257	WSNEISSA@ATTNIL.COM
F Walker, Jr	"	1579 Henry Clay New Orleans 70118		504 628 8637	fwalkerj@juni.com





**5961 Magazine St // NPP Notice**

7 messages

**Adrienne Catalano** <adrienne@cicadateam.com>  
 To: "cpcinfo@nola.gov" <cpcinfo@nola.gov>  
 Cc: Matt DeCotiis <matt@cicadateam.com>

Fri, May 17, 2024 at 10:50 AM

Hi there,

Please see attached for notice of our NPP Meeting for the renovation at 5961 Magazine Street.

Best,  
**Adrienne Catalano**  
 DESIGNER  
 337.581.3740  
[www.cicada.xyz](http://www.cicada.xyz)

CICADA

 **240514\_Reginelli's NPP Letter.pdf**  
 56K

**Sabine E. Lebailleur** <selebailleur@nola.gov>  
 To: "adrienne@cicadateam.com" <adrienne@cicadateam.com>

Fri, May 17, 2024 at 12:15 PM

Hi Adrienne,

I have two important edits for you to make to your letter:

- In the third paragraph, please include the bold underline reference I inserted in this sentence:

"However, [5961 Magazine Street](#) also sits within the Magazine Street Use Restriction Overlay District, which requires, **pursuant to Article 18, Section 18.20.B.1 of the CZO**, any proposed restaurant, Standard to go through the conditional use process in accordance with Section 4.3 of the CZO.

- The proposed meeting date of May 30<sup>th</sup> will not meet the minimum requirement. That is because the NPP meeting must be held no less than 14 days after the date that the meeting notice is provided to the contact list. Therefore, if you were to put all the letters in the mail and email all the required parties this afternoon, the earliest date possible for the meeting would be Friday 31<sup>st</sup>. If they are mailed out tomorrow, the earliest possible would be Saturday June 1<sup>st</sup>. Please revise the date accordingly.

Sincerely,

**Sabine Lebailleur** (she/her/hers)

Assistant Planning Administrator | New Orleans City Planning Commission  
 Office of Business and External Services  
 1300 Perdido Street, 7th Floor | New Orleans, LA 70112

Office: (504) 658-7008  
[selebailleur@nola.gov](mailto:selebailleur@nola.gov)

**RESOURCES:**[Application forms](#)

[Property Viewer](#) (check the zoning of a property)  
[Comprehensive Zoning Ordinance](#)

[One Stop App](#)<https://nola.gov/city-planning/frequently-asked-questions/>

**From:** CPCINFO <CPCINFO@nola.gov>  
**Sent:** Friday, May 17, 2024 11:56 AM  
**To:** Sabine E. Lebailleur <selebailleur@nola.gov>  
**Subject:** FW: 5961 Magazine St // NPP Notice

# EMAIL NOTICES

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**From:** Adrienne Catalano <adrienne@cicadateam.com>  
**Sent:** Friday, May 17, 2024 10:51 AM  
**To:** CPCINFO <CPCINFO@nola.gov>  
**Cc:** Matt DeCotiis <matt@cicadateam.com>  
**Subject:** 5961 Magazine St // NPP Notice

**EMAIL FROM EXTERNAL SENDER: DO NOT click links, or open attachments, if sender is unknown, or the message seems suspicious in any way. DO NOT provide your user ID or password. If you believe that this is a phishing attempt, use the reporting tool in your Outlook to send this message to Security.**

[Quoted text hidden]

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**Adrienne Catalano** <adrienne@cicadateam.com>  
To: Matt DeCotiis <matt@cicadateam.com>

Fri, May 17, 2024 at 1:38 PM

**Adrienne Catalano**  
DESIGNER  
337.581.3740  
[www.cicada.xyz](http://www.cicada.xyz)

CICADA

[Quoted text hidden]

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**Adrienne Catalano** <adrienne@cicadateam.com>  
To: "Sabine E. Lebailleur" <selebailleur@nola.gov>  
Cc: "Stephen K. Kroll" <skroll@nola.gov>, Matt DeCotiis <matt@cicadateam.com>

Fri, May 17, 2024 at 2:01 PM

Hi Sabine,

Apologies for not giving more context to my previous email. We had the attached NPP letter approved by Stephen Kroll on Tuesday, May 14, and mailed out all of the letters on Wednesday, May 15 (see receipt attached).

We've already met with a representative from the ARNA neighborhood association as well as Councilmember Giarrusso to discuss the project, and they've already also received letters and emails.

Just sent the notice to the general CPC email for good measure.

Best,  
**Adrienne Catalano**  
DESIGNER  
337.581.3740  
[www.cicada.xyz](http://www.cicada.xyz)

CICADA

[Quoted text hidden]

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**Adrienne Catalano** <adrienne@cicadateam.com>  
To: Stephen Kroll <skroll@nola.gov>  
Cc: Matt DeCotiis <matt@cicadateam.com>

Mon, May 20, 2024 at 10:11 AM

Hi Stephen,

Following up about our Conditional Use / NPP timeline. Just want to verify that we've hit all of the right marks to continue with our NPP meeting as planned. Please let us know how we should proceed with the process.

Best,  
**Adrienne Catalano**  
DESIGNER  
337.581.3740  
[www.cicada.xyz](http://www.cicada.xyz)

CICADA

[Quoted text hidden]

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**Sabine E. Lebailleur** <selebailleur@nola.gov>  
To: Adrienne Catalano <adrienne@cicadateam.com>  
Cc: "Stephen K. Kroll" <skroll@nola.gov>, Matt DeCotiis <matt@cicadateam.com>

Mon, May 20, 2024 at 10:35 AM

Ok, saving this to your NPP file then. Thank you!

**Sabine Lebailleur** (she/her/hers)

Assistant Planning Administrator | New Orleans City Planning Commission  
Office of Business and External Services  
1300 Perdido Street, 7th Floor | New Orleans, LA 70112

Office: (504) 658-7008  
[selebailleur@nola.gov](mailto:selebailleur@nola.gov)

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**5961 Magazine // NPP Notice**

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Adrienne Catalano <adrienne@cadateam.com>

Fri, May 17, 2024 at 10:52 AM

To: "TomasNewOrleans@gmail.com" <TomasNewOrleans@gmail.com>, "guide@magazinestreet.com" <guide@magazinestreet.com>, "Joseph I. Giarrusso" <Joseph.Giarrusso@nola.gov>

Hello,

Please see attached for notice our our NPP Meeting for the renovation at 5961 Magazine Street

Best,  
**Adrienne Catalano**  
DESIGNER  
337.581.3740  
[www.cicada.xyz](http://www.cicada.xyz)

CICADA

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 **240514\_Reginelli's NPP Letter.pdf**  
56K



# EMAIL CORRESPONDENCE

From: Ray Cannata ray@redeemernola.com  
Date: May 18, 2024 at 3:11:59 PM  
To: darryl@reginellis.com

Dear Darryl,

Thanks for the letter about the proposed improvements to the Reginellis spot. Not sure if I can make the meeting on the 30th or not.

I probably have an over-sized interest here. My office is just half of a block downtown from there. My home for the past 18 years has been just two blocks in the other direction, toward the park. I've always been a pretty regular patron at Reginellis. I don't really drive, so I walk past y'all all day long. I used to be ARNA (neighborhood assoc.) president years ago. Etc.

Anyway, the project generally sounds like a big plus to me. And my default is always to favor whatever is favored by the local (non-nat'l-chain) businesses unless they give me some reason to be concerned. Folks like you are what keeps our hood so walkable, and provide so much of the employment we need.

So I was glad to learn about your plans. I just can't fully visualize them from your description. I'm very curious to see this. Are there any renderings or illustrations posted online? Maybe your architect could post something in the restaurant, or on your web page.

Best to you on this.

Let me know if y'all need any help.

Cheers,  
ray cannata

--

rev. dr. raymond fortier cannata | Redeemer Presbyterian Church  
7100 St. Charles @ Broadway (meet Sun. 9:30am)  
5937 Magazine St. (office/mail) New Orleans, LA 70115 [www.redeemernola.com](http://www.redeemernola.com)

EMAIL CORRESPONDENCE

From: Ray Cannata ray@redeemernola.com  
Subject: Re: Reginellis Expansion: NPP Agenda and Presentation  
Date: May 30, 2024 at 8:56:41 PM  
To: Darryl Reginelli darryl@reginellis.com

Looks great to me. I'm excited for yall and our block.

Hope you can save the tree next to Paul's driveway. I really love your landscaping. And our hood needs all the trees it can get.

thanks for sending this.

ray

On Thu, May 30, 2024 at 5:19 PM Ray Cannata <ray@redeemernola.com> wrote:  
thanks!

On Thu, May 30, 2024 at 3:44 PM Darryl Reginelli <darryl@reginellis.com> wrote:  
Here's the presentation

100 St. Charles @ Broadway (next Sun. 9:30am)  
237 Magazine St. (office) New Orleans, LA 70116 www.redeemernola.com

Begin forwarded message:

**From:** Adrienne Catalano <adrienne@cicadateam.com>  
**Date:** May 30, 2024 at 12:51:54 PM CDT  
**To:** Darryl Reginelli <darryl@reginellis.com>  
**Cc:** Matt DeCotiis <matt@cicadateam.com>  
**Subject:** Reginellis Expansion: NPP Agenda and Presentation

Hi Darryl,

See attached for the presentation and agenda we've prepared for the Reginelli's Expansion NPP Meeting this afternoon. Feel free to forward the documents on to any neighbors who cannot attend this afternoon.

Best,  
**Adrienne Catalano**

EMAIL CORRESPONDENCE

From: Paulette Rivas privas62@gmail.com  
Subject: Meeting May 30th Possible Postponement  
Date: May 21, 2024 at 3:00:16 PM  
To: darryl@reginellis.com

Darryl

Would you mind changing the date of May 30th meeting as that is Memorial Day week and first week that all the schools are out? Many, many of our neighbors are out of town that week, including me!

Please let me know if this is feasible as many people would like to be in attendance!

Thanks

Paulette Rivas

504 390-1200

Sent from my iPhone

# EMAIL CORRESPONDENCE

From: Paulette Rivas [privas62@gmail.com](mailto:privas62@gmail.com)  
Subject: Re: Meeting May 30th Possible Postponement  
Date: May 22, 2024 at 5:17:02 PM  
To: Darryl Reginelli [darryl@reginellis.com](mailto:darryl@reginellis.com)

Thanks, Darryl, for responding! I am on the neighborhood association board and we did send out a notice regarding the meeting, but, like I said in my email many people will be out of town!

Thank you..

Paulette

Sent from my iPhone

On May 22, 2024, at 4:46 PM, Darryl Reginelli <[darryl@reginellis.com](mailto:darryl@reginellis.com)> wrote:

Paulette,

I spoke with my architect and due to the city guidelines it is not possible to cancel the meeting without incurring excessive costs and delays. I'm sorry you will not be able to attend in person but I would be happy to email you the presentation on or before the meeting. I'm not sure but it is possible that there may be other meetings which you could attend in the near future and the Neighborhood Association will keep everyone informed. Thanks for reaching out.

Darryl Reginelli

On May 21, 2024, at 3:00 PM, Paulette Rivas <[privas62@gmail.com](mailto:privas62@gmail.com)> wrote:

Darryl

Would you mind changing the date of May 30th meeting as that is Memorial Day week and first week that all the schools are out? Many, many of our neighbors are out of town that week, including me!

Please let me know if this is feasible as many people would like to be in attendance!

Thanks

Paulette Rivas

504 390-1200

EMAIL CORRESPONDENCE

From: kalpublic@aol.com  
Date: May 30, 2024 at 11:39:59 AM  
To: darryl@reginellis.com  
Cc: cpcinfo@nola.gov

Subject: Reginelli's Pizzeria, Corner State St & Magazine: Proposed Expansion

Dear Mr. Reginelli,

We received your letter of May 15, 2024 and appreciate you advising of your intentions.

I am the operating manager of the LLC owning 821 State St and 823 State St -- 2 houses next to your restaurant. Of course for the record any project that might add further parking congestion to the block we have no choice but to vote "no".

It's wonderful to see the commercialization on Magazine St but as it affects parking there is a fine balance already and anything that can disturb the balance needs to be approached with care. I personally leave this up to the City Planning Commission who are the experts.

Sincerely,

Jeno Kalozdi  
Operating Manager  
Swift Merchant Capital LLC  
179 Hickory Ave  
New Orleans, LA 70123

EMAIL CORRESPONDENCE

From: Joseph Reece [jreece@gci.net](mailto:jreece@gci.net)  
Subject: NPP Meeting [Partnership NPP Agenda and Presentation](#)  
Date: May 30, 2024 at 10:37:12 AM  
To: [darryl@reginellis.com](mailto:darryl@reginellis.com)

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Darryl, [Very helpful. Nice meeting](#)

I own the house at 817 State Street next-door to your restaurant. I am out of town and will not be able to attend the NPP meeting tonight.

Your business has been a very good neighbor over the years since you took over the property, and I appreciate all the effort it has taken to make it a well maintained and family friendly location. My concern is about the height of the addition you are proposing, and whether it will inhibit my ability to install solar panels on my house. I have retired from my practice of law, and plan to live in New Orleans permanently beginning next year. I would like to install solar panels on the house, and I would appreciate any information you can give me that would be relevant to this issue. If you would like to call me, my cell phone is [504-909-9686](tel:504-909-9686).

Joseph Reece

Sent from my iPhone [View in browser](#)

[View in browser](#)  
CADA  
[View in browser](#)

EMAIL CORRESPONDENCE



From: Joseph Reece [jreece@gci.net](mailto:jreece@gci.net)  
Subject: Re: Reginellis Expansion: NPP Agenda and Presentation  
Date: May 30, 2024 at 7:44:42 PM  
To: Darryl Reginelli [darryl@reginellis.com](mailto:darryl@reginellis.com)

Thanks! Very helpful. Nice design.

Sent from my iPhone

On May 30, 2024, at 12:42 PM, Darryl Reginelli <[darryl@reginellis.com](mailto:darryl@reginellis.com)> wrote:

Here's the project

Begin forwarded message:

**From:** Adrienne Catalano <[adrienne@cicadateam.com](mailto:adrienne@cicadateam.com)>  
**Date:** May 30, 2024 at 12:51:54 PM CDT  
**To:** Darryl Reginelli <[darryl@reginellis.com](mailto:darryl@reginellis.com)>  
**Cc:** Matt DeCotiis <[matt@cicadateam.com](mailto:matt@cicadateam.com)>  
**Subject:** Reginellis Expansion: NPP Agenda and Presentation

Hi Darryl,

See attached for the presentation and agenda we've prepared for the Reginelli's Expansion NPP Meeting this afternoon. Feel free to forward the documents on to any neighbors who cannot attend this afternoon.

Best,  
**Adrienne Catalano**

[www.cicada.xyz](http://www.cicada.xyz)

**CICADA**

<240530\_NPP Agenda Handouts.pdf>

Dear Neighbors,

Reginellis Pizza plans to expand by building a second-floor seating area over their parking lot. When they first built the city required a certain number of parking spaces respective to the number of seats. Now the owners want more seating and are going to lose one space. I live next door and have no problems with the restaurant. Right now, I sometimes must park 1 or 2 blocks from my house. Also now the large delivery trucks and garbage dumpster have access to load and unload from the existing parking lot. Where will they go when the new addition is there? My family and I have lived next to a number of restaurants at this location for many years. Loud customers, loud delivery trucks in the early morning, dumpster retrieval at 4 or 5 in the morning, terrible smells from the dumpster in the summer, rodent problems, driveway blocked by customers, rude intoxicated customers, extremely loud car stereos. etc. We have endured all these things with little complaint.

I love my neighborhood! I love the commercial/residential mix! My family has lived here for over 100 years. The neighborhood is oversaturated with businesses with no parking! A juice bar was built at 5808 Magazine and was required to have one parking space, as soon as they opened, they put a storage shed in that space. Just this year an interior designer and a spa were allowed to convert a residential double at 5823/25 Magazine into two commercial spaces with no parking.

This issue concerns us all! Family legend says we came here on a prison ship and we're still here. Please help preserve our unique culture. Business should not be allowed to run roughshod over the residential neighbors in the pursuit of profit.

**OUR QUALITY OF LIFE MUST MATTER MORE THAN PROFIT!**

*If you have any questions please feel free to email or call me*

*Sincerely,*

*Paul Bel and Melissa St Clair*

504-231-0460

[pbel@rocketmail](mailto:pbel@rocketmail)

504-231-4360

[mls.stclair@gmail.com](mailto:mls.stclair@gmail.com)