

# CITY PLANNING COMMISSION

## DESIGN ADVISORY COMMITTEE

### MINUTES – October 16th, 2024

#### Committee Members

Haley Molina, City Planning Commission – Chair – Present  
H.V. Nagendra, Capital Projects Administration - Vice Chair - Present  
Eleanor Burke, Historic District Landmarks Commission - Absent  
Rafe Rabalais, Regional Transit Authority – Provided comments  
Lindsay Glatz, Arts Council - Absent  
Louis Haywood, Department of Public Works – Provided comments  
William Kraus, Parks and Parkways - Absent  
Stephen Kroll, City Planning Commission - Present

#### MINUTES:

1. Approval of the **September 18th, 2024** meeting minutes.  
The **CPC** representative made a motion for **APPROVAL** that was seconded by the **CPA** representative and was unanimously adopted.

**DAC MEETING RECORDING:** [City Planning Commission - YouTube](#)

#### CPC ITEMS:

2. **Item 2:** Consideration of DR038-24  
**Property Location:** 1521 St. Charles Avenue  
**Contact:** Louis Kong, Architect (louisk499@gmail.com)  
**Project Planner:** Ava Monnet, (ava.monnet@nola.gov)  
**Request:** This request is for an administrative design review, including review by the Design Advisory Committee, in accordance with **Article 4, Section 4.5 and Article 18, Section 18.14** for an addition to a proposed restaurant in a CPC Character Preservation Corridor Design Overlay. The building modifications are to be reviewed in accordance with 15.3.B Building Design Standards for the Commercial Center and Institutional Campus Districts.  
**Documents:** <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR038-24>

The applicant requested to defer this item to the November 20<sup>th</sup> DAC meeting.

The **CPC** representative made a motion to **DEFER** DR038-24 to the November 20<sup>th</sup> DAC meeting, that was seconded by the **CPA** representative and unanimously adopted.

3. **Item 3:** Consideration of DR039-24  
**Property Location:** 1320 Broad Street

**Contact:** Rebecca Gieger, (becca@shermanstrategiesllc.com)

**Project Planner:** Alyssa White, (Alyssa.white@nola.gov)

**Request:** Administrative design review for 'site plan only', including review by the Design Advisory Committee, in accordance with **Article 4, Section 4.5.B and Article 18, Section 18.15** of the CZO for the conversion of an existing commercial structure into a medical office on a site with over 100 feet of frontage within an EC Enhancement Corridor Design Overlay District and that is located at the major intersections of Esplanade Avenue and North Broad Street.

**Documents:** <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR039-24>

The **DPW** representative provided comments that the parking along Esplanade will need further review by the Department of Public Works. The parking spaces are located in the public right-of-way and will require a discussion with Zoning Administrators to address the issue.

The **CPA** representative noted that the location of the dumpster area is obtrusive, and the applicant should consider re-locating the dumpster and add screening to lessen the visual impact from the street.

The **CPC** representative explained that consideration to the site design should emphasize landscaping in order to improve the prominence of concrete at the site.

The **CPA** representative made a motion for **APPROVAL**, subject to the proposed modifications that was seconded by the CPC representative and unanimously adopted.

*Provisos:*

- 1.) The applicant shall remove parking spaces along Esplanade side of the property or provide a survey showing approval of the existing condition from The Department of Public Works and The Department of Safety and Permits.
- 2.) The applicant shall address the obtrusive location of the dumpster by relocating it to a less prominent view from the intersection and add additional screening.
- 3.) The applicant shall remove concrete surfacing and replace with landscaping in accordance with Article 23.

#### **Non-CPC Items**

4. **Item 4:** Consideration of DR040-24

**Property Location:** 5139 Canal Boulevard

**Contact:** Jefferson Parish (ninette.barrios@jeffparish.gov)

**Project Planner:** N/A

**Request:** This request is for an administrative design review, including review by the Design Advisory Committee, in accordance with **Article 4, Section 4.5** for a public project that includes a Jefferson Parish Transit Shelter on Canal Boulevard.

**Documents:** <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR040-24>

The **CPC** representative stated that the design of the transit shelter does not deviate from the standard design of other shelters.

The **CPA** representative made a motion for **APPROVAL**, seconded by the **CPC** representative, and unanimously adopted.