

CITY PLANNING COMMISSION

DESIGN ADVISORY COMMITTEE

FINAL MINUTES – June 18, 2025

Committee Members

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

MINUTES:

Item 1: The **RTA** representative made a motion for **APPROVAL** of the **May 21, 2025** meeting minutes that was seconded by the **CPC** representative and unanimously adopted.

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

CPC ITEMS:

Item 2: DR031-25

Property Location: 3940 Thalia Street

Contact: Fresia Galvez, (Fresia@zachsmithconsulting.com)

Project Planner: Valerie McMillan, (Valerie.McMillan@nola.gov)

Request: This request is for an administrative 'site plan' design review, including review by the Design Advisory Committee, in accordance with **Article 4, Section 4.5.F** and **Article 18, Section 18.15** for the conversion of a brewery into an indoor amusement facility on a site with over 100 feet in an EC Enhancement Corridor Design Overlay District.

Documents: <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR031-25>

CPC staff explained that the review is for site plan only. The building design has been reviewed by **HDLC** based upon the architectural and cultural significance of The Gem Theater as a designated landmark site. The applicant is seeking a variance from the off-street parking requirements.

DAC committee members agreed that landscape plans (ZD089-20) shall be incorporated into the current design review for approval.

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

Item 3: Consideration of DR035-25

Property Location: 1729 Short Street

Contact: Samuel Bavidó, (sam@bavidoarchitecture.com)

Project Planner: Charles Row, (Charles.row@nola.gov and Laura Byran Lbbryan@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 18.32** for the expansion of a residentially zoned structure in the University Area Design Overlay.

Documents: <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR036-25>

CPC staff summarized the project as a single-family residence located in the University Area Design Overlay that will remain a single-family residence with an additional 122 square foot office space. Staff further explained the project as contextually fitting in with the surrounding neighborhood and that the proposal will have little to no impact on the surrounding properties.

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

Item 4: DR037-25

Property Location: 1901 Leon C. Simon Drive

Contact: Bill Chauvin (abowman@chauvin.com)

Project Planner: Julia Nickle (Julia.nickle@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.F, Article 18, Section 18.15, and Article 20, Section 20.3.Z** for the amendment to Design Review 116-21, a campus development plan for Hynes primary educational facility.

Documents: <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR037-25>

The applicant explained the addition of the gymnasium to the existing Hynes Campus plan. The owner has expressed interest in adding additional landscaping to the St. Anthony Street side of the site as well as landscaping to buffer utilities on site.

The **CPC** representative requested information about interaction between the Ben Franklin High School parking area and the circulation of traffic within the proposed addition.

The applicant explained that a fence surrounds the primary and secondary areas for pick-up and drop-off of younger students. Whereas parents of older students and buses have a separate designated location for drop-off and pick-up on the campus.

The **CPC** representative suggested removal of parking on the North side of the gymnasium to create a quad or pedestrian continuation between the buildings.

The applicant responded that other areas on site have been completely secured and designated as a quad designed with grass, a playground structure, and paved access to the basketball court. The area connecting the gymnasium to the soccer field is also fenced in and made visible for staff to oversee the safety of students.

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

Proviso:

1. Increased landscaping along Saint Anthony Street to buffer utilities and improve the appearance of the site from the major intersection.

Item 5: DR038-25

Property Location: 8800 S. Claiborne Ave

Contact: Julia Sharp (sksharpe@wdgnola.com)

Project Planner: Mitchell Kogan (Mitchell.Kogan@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.F and Article 18, Section 18.15** for a new Sewage and Water Board Operations Center on a site with over 100 ft in an EC Enhancement Corridor Design Overlay District

Documents: <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR038-25>

CPC staff provided an overview and noted that 6 bicycle parking spaces are required in accordance with LI Light Industrial District standards.

The **CPC** representative suggested the applicant provide a phasing of the development to expedite permitting while the site plan is designed. The subsequent phase should provide a thoughtful approach to the site conditions around the structure.

The **DPW** representative expressed opposition to the building design that does not mimic the elaboration of the existing structures on site.

The **HDLC** representative supported a different approach as not to create a faux historic design. However, suggested that improvements could be made to the building design, including increased window to wall ratio at living spaces.

The **CPC** representative commented that the site renderings show the building as situated on a large concrete surface and the building is not grounded to the site. The **CPC** representative suggested a more attractive entryway that blends the structure into the site. This could be through architectural features like a porch with shading, a more aesthetic accessible ramp, and landscaping to soften the entry.

The **PKWYS** representative asks about the future tree planting on the site that could help to improve the site. The applicant responded that there is a hesitation with trees because of the underground utilities on the site could be disrupted by root systems. Landscaping opportunities on the site would be located near the levee side of the site with more shrub-based landscaping options rather than trees.

The **RTA** representative noted that bicycle parking is important for staff accessibility to the site.

The **HDLC** representative made a motion for **APPROVAL** subject to four (4) provisos, that was seconded by the **CPC** representative and adopted.

YEAS: Molina, Burke, Szilagi, Haywood, Kraus, Kroll

NAYS: Nagendra

Provisos:

1. Modify the site plan to show phase one, (building) and phase two (site work).
2. The applicant shall provide revised drawing to show larger windows to provide access to natural light of the interior spaces of the buildings.
3. The applicant shall provide site plans showing the detail of the green space along the levee portion of the site.
4. Modify front building façade to include architectural features (such as a porch, or a more aesthetic accessible ramp entry) ground the site from the pedestrian level.

Non-CPC Items

Item 6: DR036-25

Property Location: 1200 Mirabeau Avenue

Contact: Nick Chiappetta, (Nick@mrpittman.com)

Project Planner: N/A

Request: This is a non-CPC design review application for a Water Garden Park.

Documents: <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR036-25>

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