

# CITY PLANNING COMMISSION PLANNING ADVISORY COMMITTEE

## AGENDA – November 20, 2013

There will be a meeting of the Planning Advisory Committee on Wednesday, November 20, 2013 at 2:00 p.m. The meeting will be held in the One Stop Shop conference room A, City Hall Room 7W03.

- 1) **Consideration:** Minutes from the October 30, 2013 PAC meeting.
- 2) **Consideration:** **ZONING DOCKET 121/13** – Request by RICE BUILDING LLC AND CARLO DEMATTEO for a Conditional Use to permit a supper club in a VCE-1 Vieux Carré Entertainment District on Square 6, Lots 9, 10 and 11, in the Second Municipal District, bounded by North Peters, Iberville, Bienville and Clinton Streets. The municipal addresses are 233-235 North Peters Street. (PD 1B)
- 3) **Consideration:** **ZONING DOCKET 123/13** – Request by WILLIE A. JEFFERSON for a Conditional Use to permit a cocktail lounge in a B-1 Neighborhood Business District on Square 340, Lot A, in the Second Municipal District, bounded by North Broad, Saint Ann, Dumaine and North Dorgenois Streets. The municipal addresses are 800 North Broad Street and 2655 Saint Ann Street. (PD 4)
- 4) **Consideration:** **ZONING DOCKET 124/13** – Request by LAM-KING ENTERPRISES LLC for an Exceptional Use to permit the expansion of an automobile body repair shop in a C-1 General Commercial District and the ICUC Inner City Urban Corridor District overlay on Square 776, Lot S or A, in the First Municipal District, bounded by South Carrollton Avenue, Tulane Avenue, Airline Highway and Interstate 10. The municipal addresses are 4045-4049 South Carrollton Avenue. (PD 4)
- 5) **Consideration:** A request by Seventh Magazine, L.L.C., for a grant of servitude for air rights on/over a portion of Magazine St. public right-of-way, adjacent to Lot 8A , Square 153, 4<sup>th</sup> Municipal District, bounded by Camp, 6<sup>th</sup>, 7<sup>th</sup>, and Magazine St., for the proposed encroachments of a canopy and light fixtures. The municipal address is 2929-2937 Magazine St.
- 6) **Consideration:** 2014 Planning Advisory Committee Meeting Schedule
- 7) **Consideration:** Election of Chair and Vice Chair for 2014

- 8) **Any Other Matters:** The next Planning Advisory Committee meeting will be held on Wednesday, December 18, 2013, at 2:00 p.m. in the One Stop Shop conference room A, City Hall, Room 7W03.

Respectfully yours,

Leslie T. Alley, Deputy Director  
November 13, 2013

The PAC was formed to meet and advise the Executive Director of the CPC on technical issues needed in the preparation of reports required as part of CPC official duties. The purpose of the PAC is to eliminate duplicated efforts, and to assist the public in determining the necessary department/agencies to meet with to resolve any technical problems that may need to be discussed or resolved prior to consideration by the CPC. A vote of "no objection" by the PAC does not give any blanket approval for a particular project or a zoning issue or a re-subdivision request, or a sale or lease of city-owned property, but only a statement on the technical issues considered by PAC.

# CITY PLANNING COMMISSION PLANNING ADVISORY COMMITTEE

## Minutes – October 30, 2013

A meeting of the Planning Advisory Committee was held on Wednesday, October 30, 2013 at 2:00 PM in the One Stop Shop conference room A, City Hall Room 7W03. Those in attendance were:

### MEMBERS

Denise McCray (SWB)  
Mark Johnson (SWB)  
Robert Gros-Potter (SWB)  
Elsie Cobb-Wright (RER)  
Max Camp (RER)  
Arlen Brunson (CPC)  
Tica Hartman (PPW)  
Lary Hesdorffer (VCC)  
Ed Horan (S&P)  
Richard Scheirman (DPW)

### GUESTS

Matthew Tranchina  
Nickie Smith  
Rod Wimberley  
Mary Anne Lynch  
Claude Mauberret

### CPC STAFF

Editha Amacker  
Stephen Kroll

### NON-VOTING DEPARTMENTS

Christopher Ard (ITI)  
William Gilchrist (City of New Orleans)

- 1) **Consideration:** Minutes from the October 9, 2013 PAC meeting.

The committee passed a motion to accept the minutes with corrections to the dates in the minutes and agenda.

- 2) **Consideration:** A request for a sidewalk café franchise for a restaurant located at 95 French Market Place.

VCC indicated that additional information was requested from the applicant. DPW noted that they also need additional information about the proposal. The committee passed a motion to defer the request pending receipt of the requested information.

- 3) **Consideration:** A grant of servitude of air and ground rights on/over portions of Decatur and Iberville Streets public right-of-ways, adjacent to Square 30, Lots 1, 2, and 3, 2<sup>nd</sup> M.D., bounded by: Iberville St., Chartres St., Bienville St., and Decatur St., for proposed encroachments of a balcony with supporting columns. The municipal address is 201 Decatur St.

The applicant's representative noted that there are no support columns for the balcony. VCC indicated that the proposal has been approved by the Commission. The committee passed a motion of no objection subject to further review by RER.

- 4) **Consideration:** A grant of servitude of air rights on/over a portion of Union St. public right-of-way, adjacent to Square 263, Lots A and 2, 1<sup>st</sup> Municipal District, bounded by O'Keefe Ave., Perdido St., Baronne St., and Union St., for proposed encroachments of cantilevered balconies and an outward swing door. The municipal address is 920 Union St.

The committee passed a motion of no objection subject to further review by RER.

- 5) **Consideration:** Sale of a portion of Jennifer St. (a.k.a. Harrison St.) and East 9<sup>th</sup> St., Orleans Subdivision, 5<sup>th</sup> Municipal District, bounded by Squares 50, 51, 56, and 57.

The committee passed a motion of no objection subject to further review by RER.

- 6) **Consideration:** Sale of a portion of Mabel St. (a.k.a. Cleveland St.), between Sq. 47 and Sq. 50, Orleans Subdivision, 5<sup>th</sup> Municipal District, bounded by 12<sup>th</sup> St. and East 9<sup>th</sup> St.

The committee passed a motion of no objection subject to further review by RER.

- 7) **Consideration:** Sale of a portion of McKinley St., between Sq. 40 and Sq. 47, Orleans Subdivision, 5<sup>th</sup> Municipal District, bounded by 12<sup>th</sup> St. and East 9<sup>th</sup> St.

The committee passed a motion of no objection subject to further review by RER.

- 8) **Consideration:** A grant of servitude of air and ground rights on/over a portion of Ursulines Ave. public right-of-way, adjacent to Square 55, Lot 32, 2<sup>nd</sup> M.D., bounded by: Bourbon St., Royal St., Gov. Nicholls St., and Ursulines Ave. for proposed encroachments of a balcony, columns, and railing. The municipal address is 715 Ursulines Ave.

The applicant noted that Cox asked them to move their cable box. SWB noted that a 3' clearance is needed from the columns. RER asked the applicant to submit the information they received from other agencies. VCC indicated that the

applicant needs to resubmit their proposal to VCC. The committee passed a motion of no objection subject to further review by SWB, VCC, and RER.

- 9) **Consideration:** A grant of servitude of air and ground rights on/over a portion of Frenchmen St. public right-of-way, adjacent to Square 5, Lot 21, 2<sup>nd</sup> M.D., bounded by: Esplanade Ave., Chartres St., Frenchmen St., and Decatur St., for proposed encroachments of a gallery, columns, and railing. The municipal address is 520 Frenchmen St.

CPC noted, for HDLC, that the applicant needs to submit revised plans for review by HDLC. DPW indicated that the applicant will need to apply for a permit. The committee passed a motion subject to further review by DPW, HDLC, and RER.

- 10) **Consideration:** An exchange of the following properties between the City of New Orleans and the Orleans Parish School Board:

Square 57, Elmwood, 5<sup>th</sup> M.D., bounded by Seine Street, Idaho Street, Memorial Park Drive, and Indiana Street, currently owned by the Orleans Parish School Board, and

Squares 228 and 229, 5<sup>th</sup> M.D., bounded by Socrates Street, LB Landry Street, Lamarque Street, and Hendee Street, currently owned by the City of New Orleans.

ITI indicated that there is a right-of-way between Squares 228 and 229. DPW noted that the applicant would be responsible for any existing utility lines. The committee made a motion of no objection to proposal, with the inclusion of the right-of-way between Squares 228 and 229, subject to further review by CPC and RER.

- 11) **Any Other Matters:** The next Planning Advisory Committee meeting will be held on Wednesday, November 20, 2013, at 2:00 p.m. in the One Stop Shop conference room A, City Hall, Room 7W03.

**Item # 2**

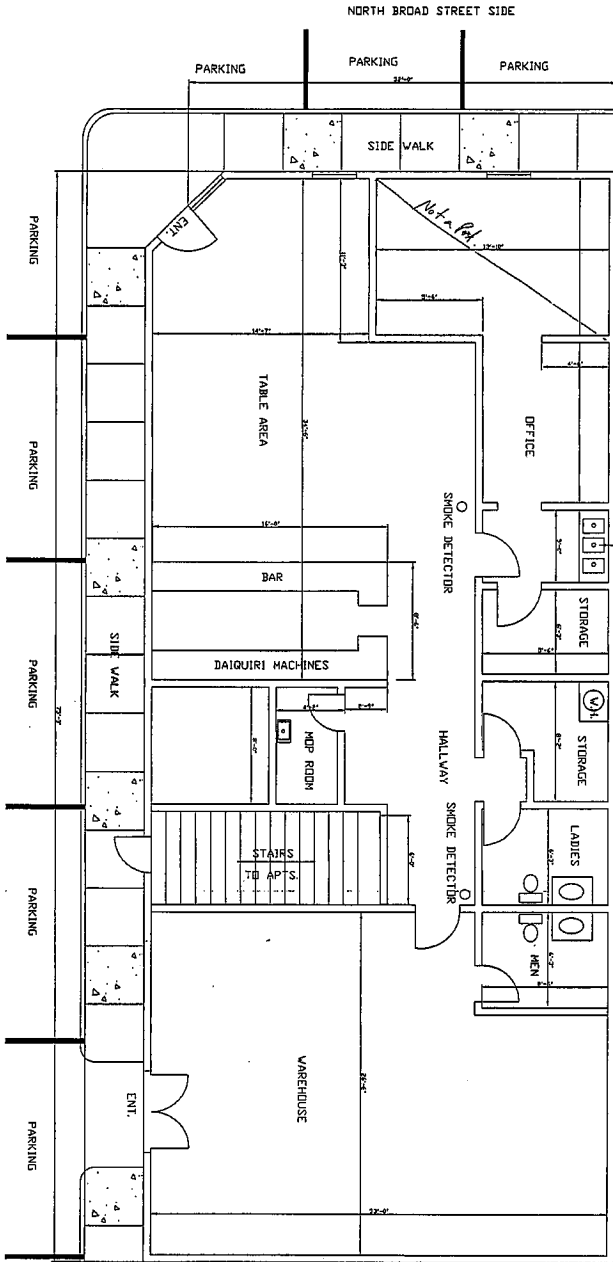
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**Item # 3**

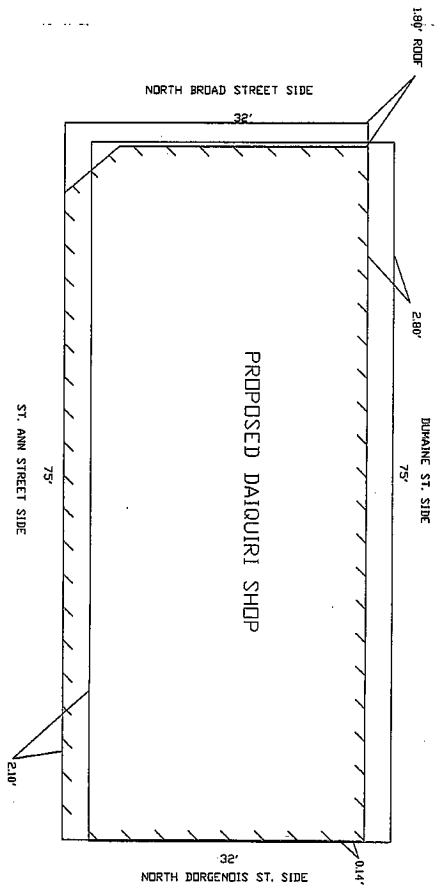
**Consideration: ZONING DOCKET 123/13** – Request by WILLIE A. JEFFERSON for a Conditional Use to permit a cocktail lounge in a B-1 Neighborhood Business District on Square 340, Lot A, in the Second Municipal District, bounded by North Broad, Saint Ann, Dumaine and North Dorgenois Streets. The municipal addresses are 800 North Broad Street and 2655 Saint Ann Street. (PD 4)





ST. ANN STREET SIDE  
FLOOR PLAN

PLOT PLAN



PROPOSED DAIQUIRI SHOP FOR  
WILLIE JEFFERSON SR.  
800 N. BROAD ST.  
NEW ORLEANS, LOUISIANA  
SCALE: 1/4" = 1'-0"

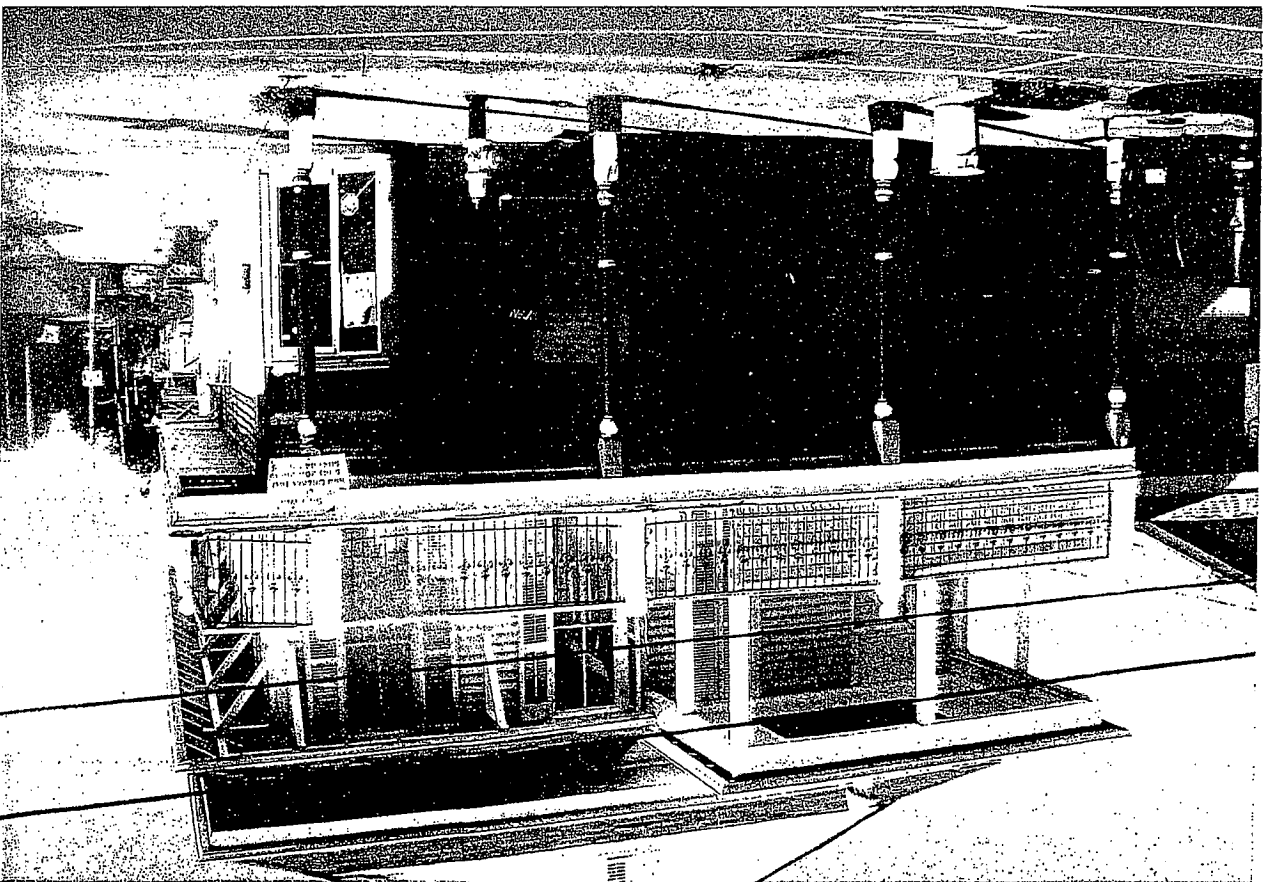
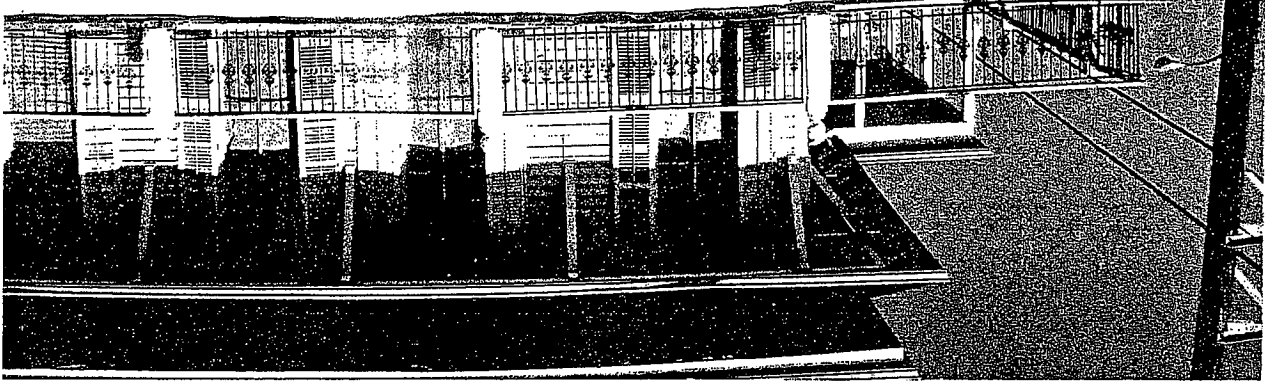
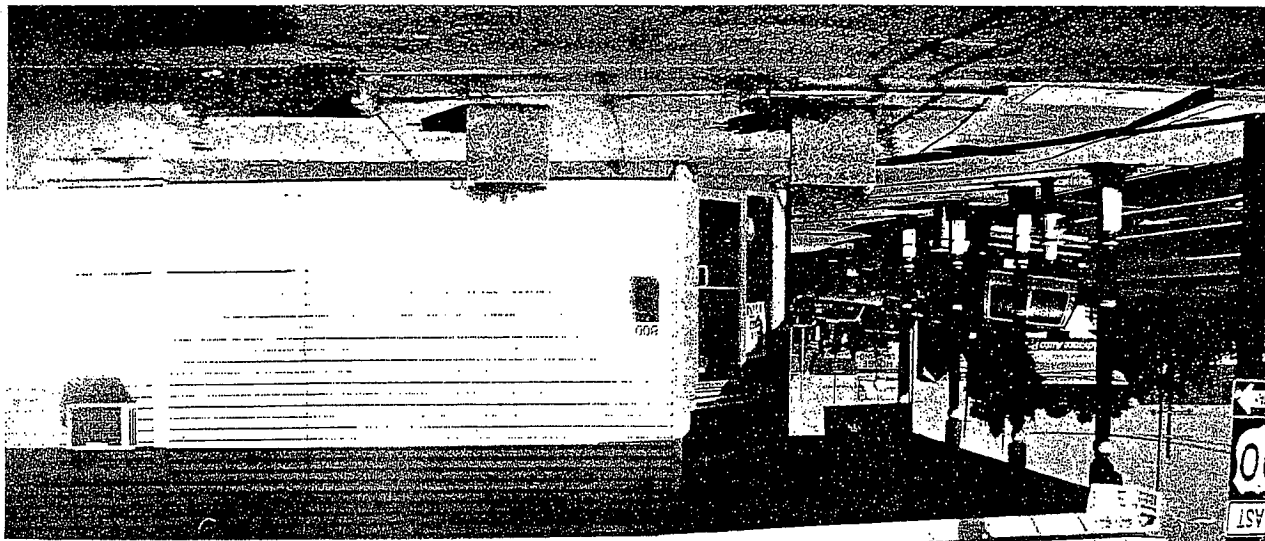
PROPOSED DAIQUIRI SHOP

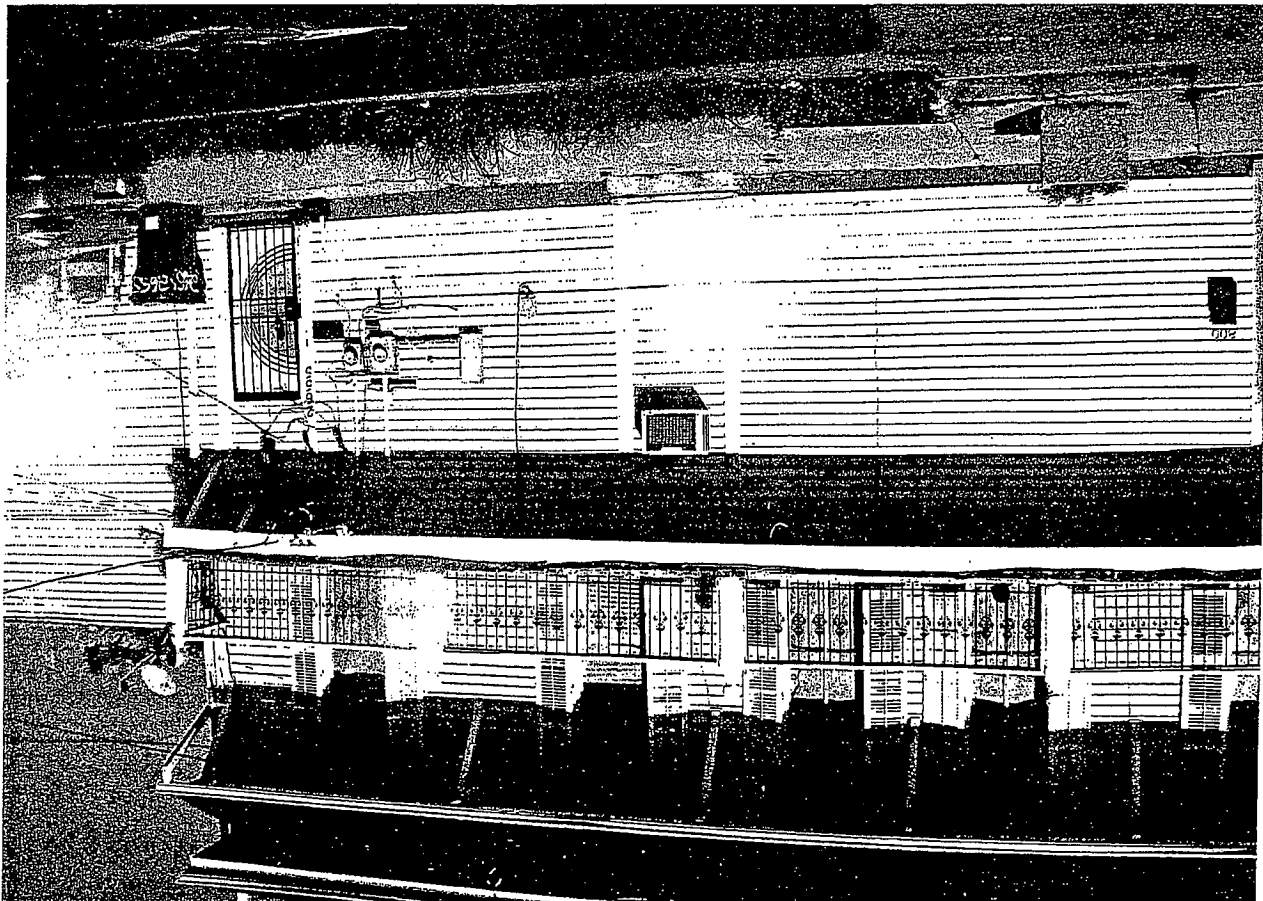
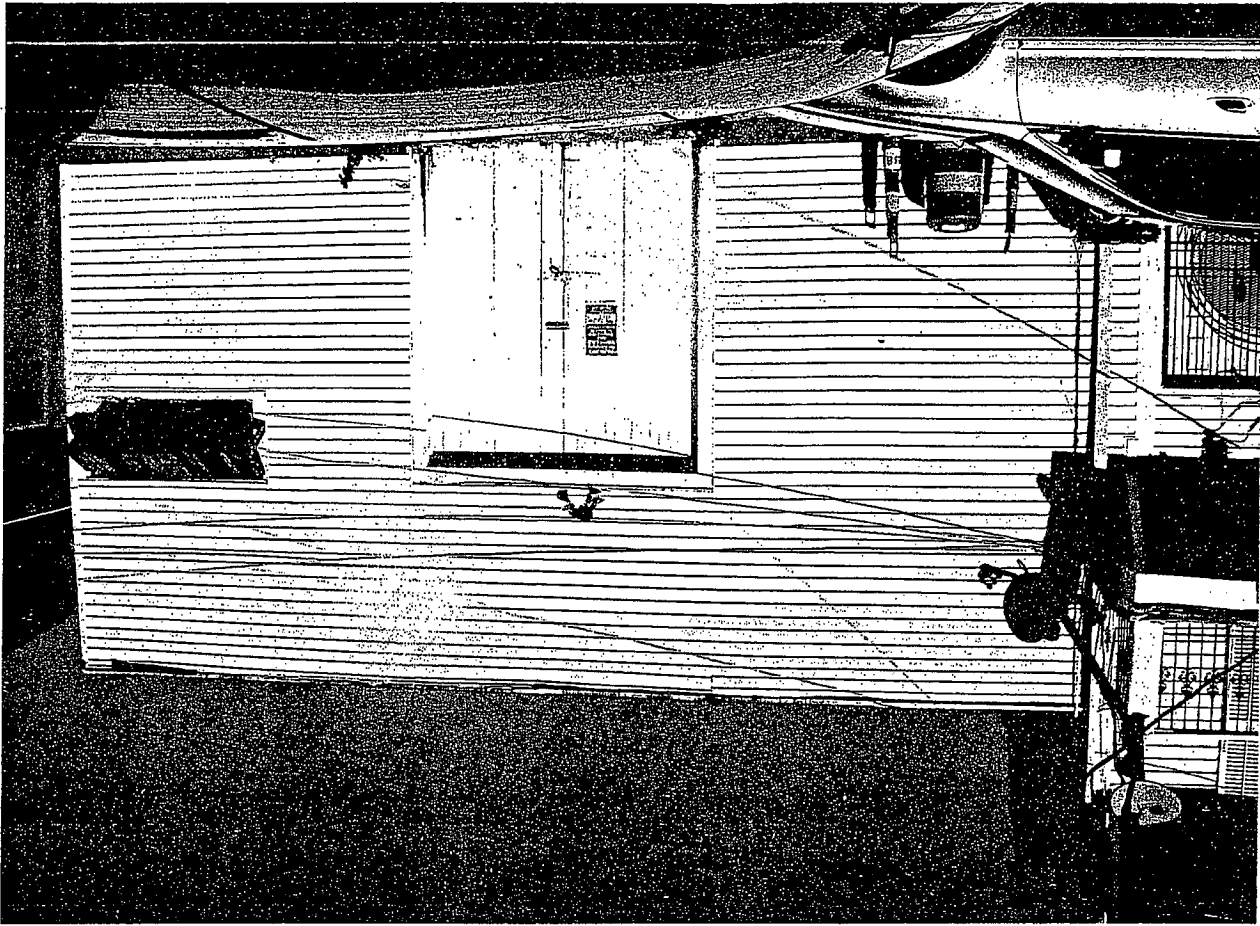
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NEW ORLEANS, LOUISIANA

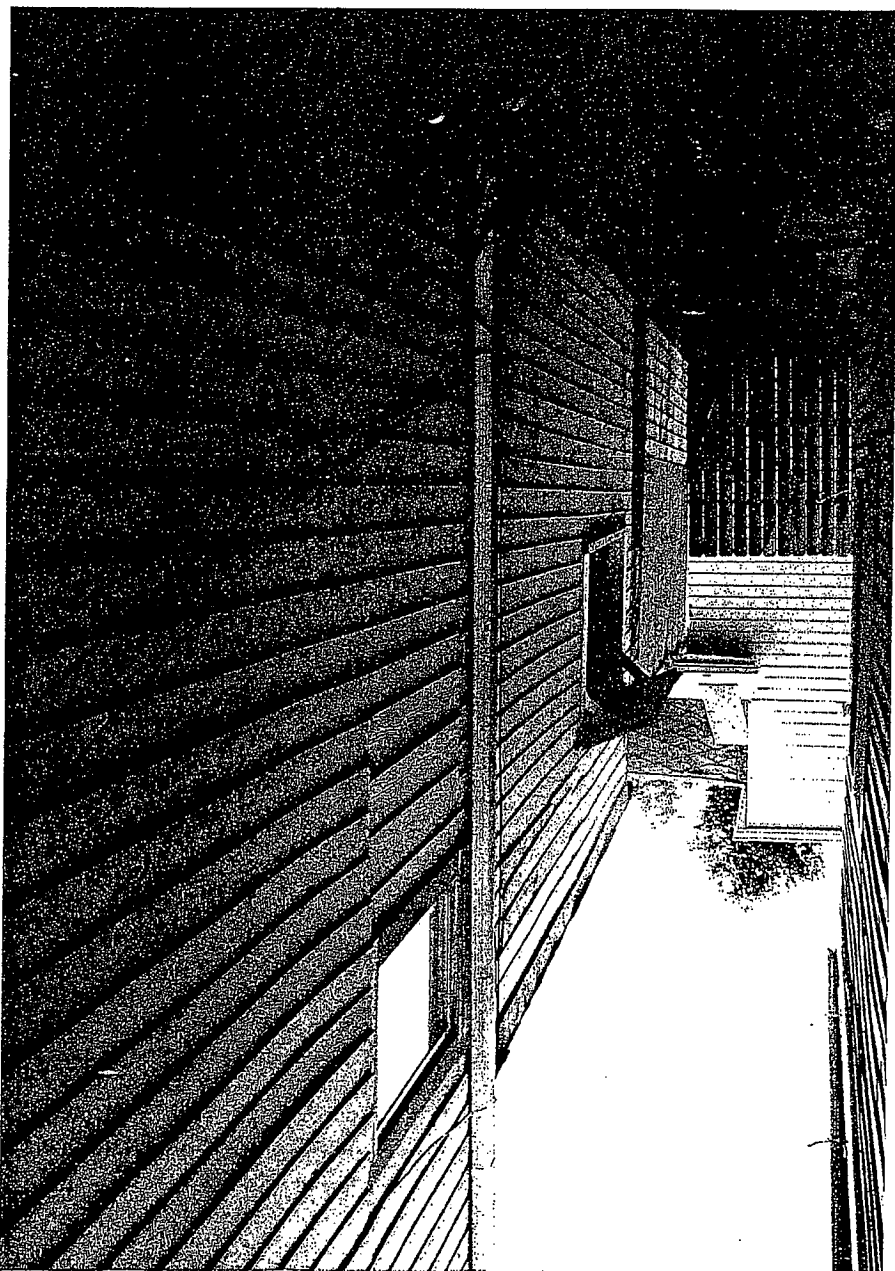
9/16/2013

SHEET

1

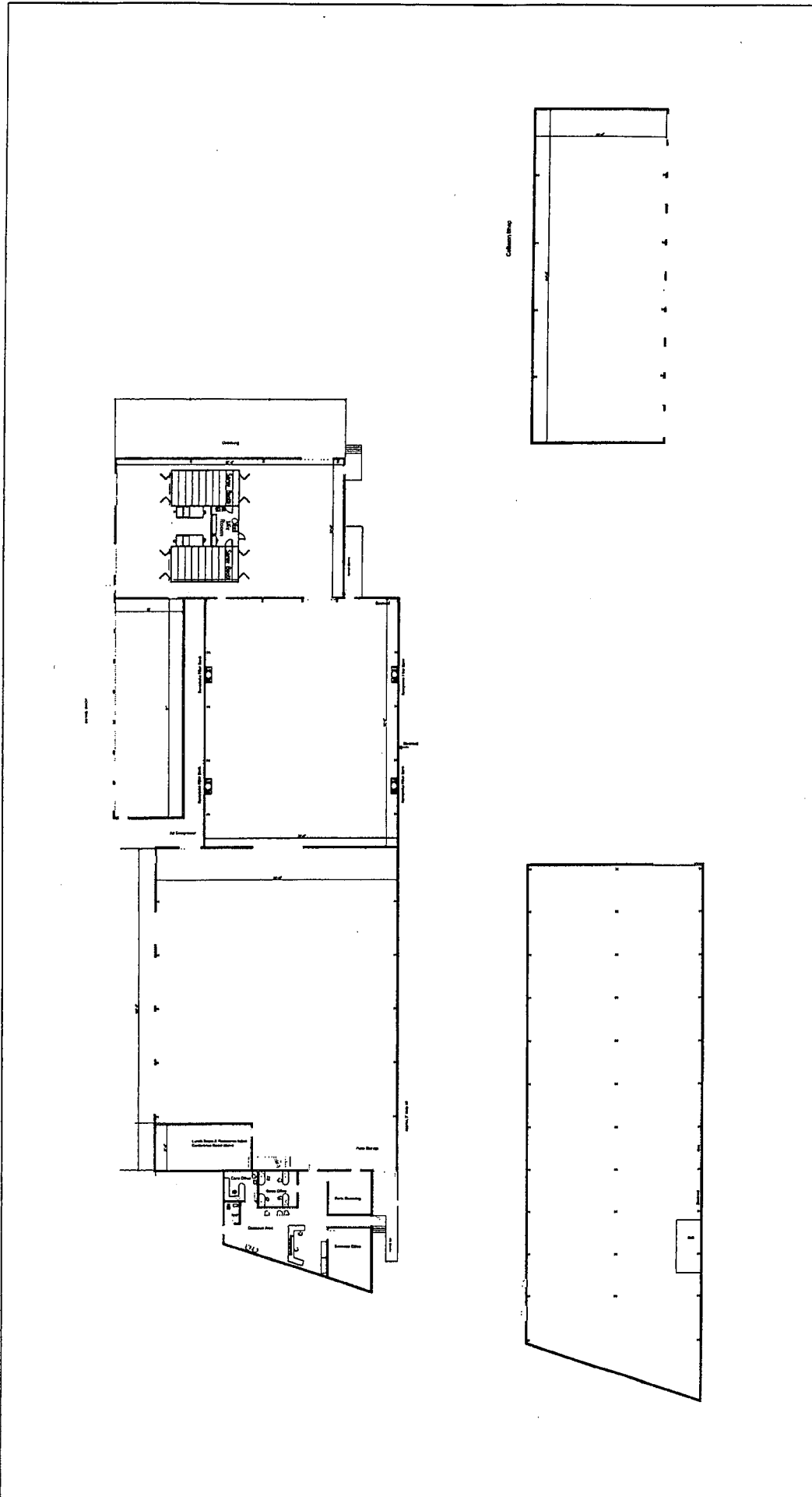






**Item # 4**

**Consideration: ZONING DOCKET 124/13** – Request by LAM-KING ENTERPRISES LLC for an Exceptional Use to permit the expansion of an automobile body repair shop in a C-1 General Commercial District and the ICUC Inner City Urban Corridor District overlay on Square 776, Lot S or A, in the First Municipal District, bounded by South Carrollton Avenue, Tulane Avenue, Airline Highway and Interstate 10. The municipal addresses are 4045-4049 South Carrollton Avenue. (PD 4)



**LEGEND**

(1) ESTIMATING	XXXX
(2) BODY	XXXX
(3) PAINT	XXXX
(4) REASSEMBLE	XXXX
(5) WASH / DETAIL	XXXX
(6)	
(7)	
(8)	
(9)	
(10)	

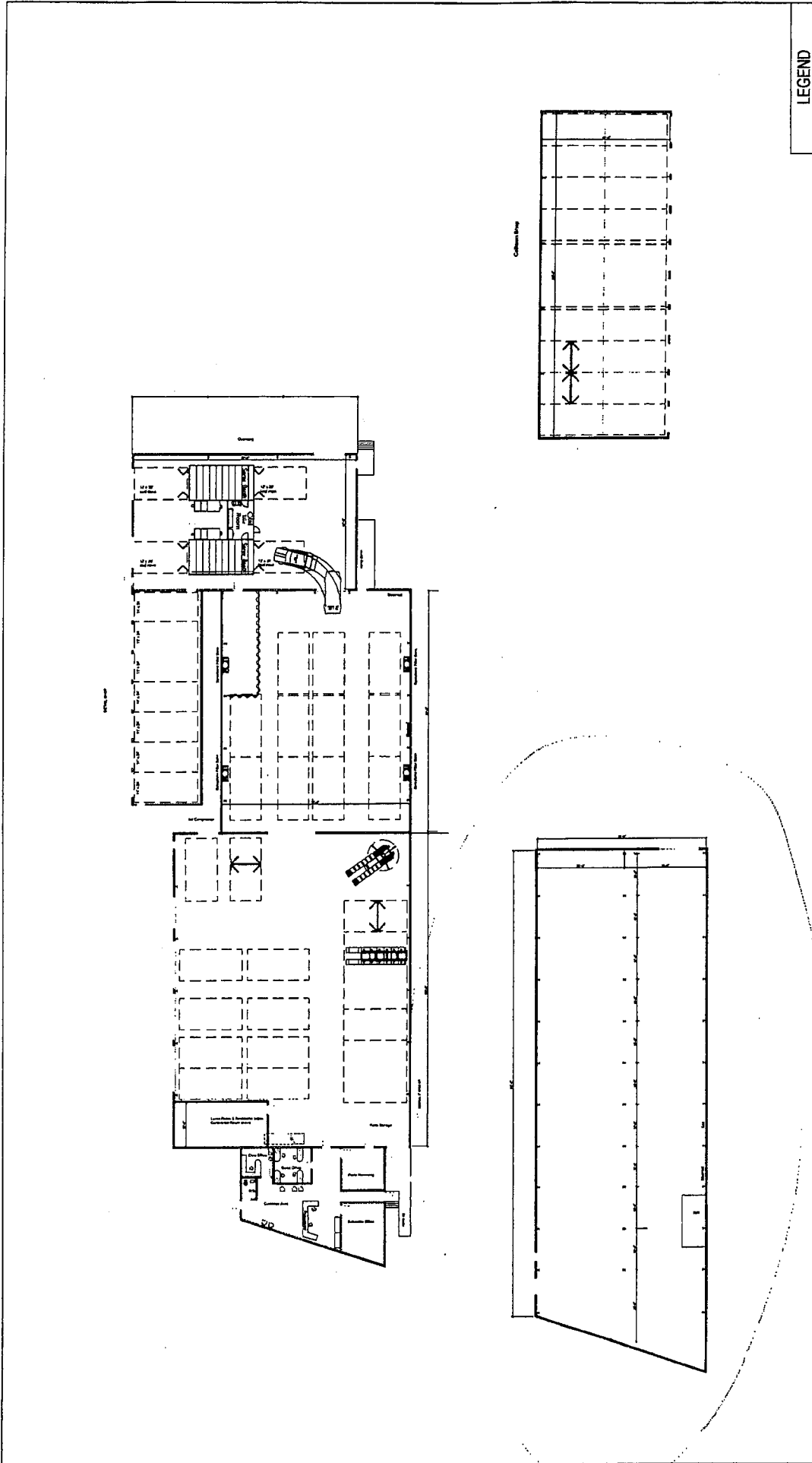
# PROPERTY

<b>CHAMPS COLLISION NEW ORLEANS, LA</b>	
COLLISION REPAIR DESIGN SERVICES	
SCALE: 1/8"=1'	DATE: 12/18/12
DRAWN BY: JAL	CHECKED BY:
JOB NUMBER:	DRAWING NUMBER: proposal 1
	REV. <span style="border: 1px solid black; padding: 2px;">6</span>

**SHERWIN WILLIAMS**  
Automotive Finishes

COLLISION REPAIR DESIGN SERVICE  
FOR THE  
COLLISION REPAIR SERVICES of  
Sherwin-Williams Automotive Finishes Corp.  
Troy, MO 64686

These plans are not to be construed as  
warranting or endorsing. Any warranty  
or coverage, including but not limited to, shall  
be made by and contract of the property  
owner. Sherwin-Williams Automotive Finishes  
shall be notified in the job file.



**SHERWIN WILLIAMS**  
Automotive Finishes

These plans are not to be construed as  
being a warranty of work. Any work  
described herein is to be done in  
accordance with the specifications of  
Sherwin-Williams. All dimensions and quantities  
shall be verified on the job site.

**CHAMPS COLLISION  
NEW ORLEANS, LA**

**COLLISION REPAIR DESIGN SERVICES**

SCALE: 1/8"=1'-0"  
DRAWN BY: JAL  
JOB NUMBER:  
DRAWING NUMBER: proposal 1

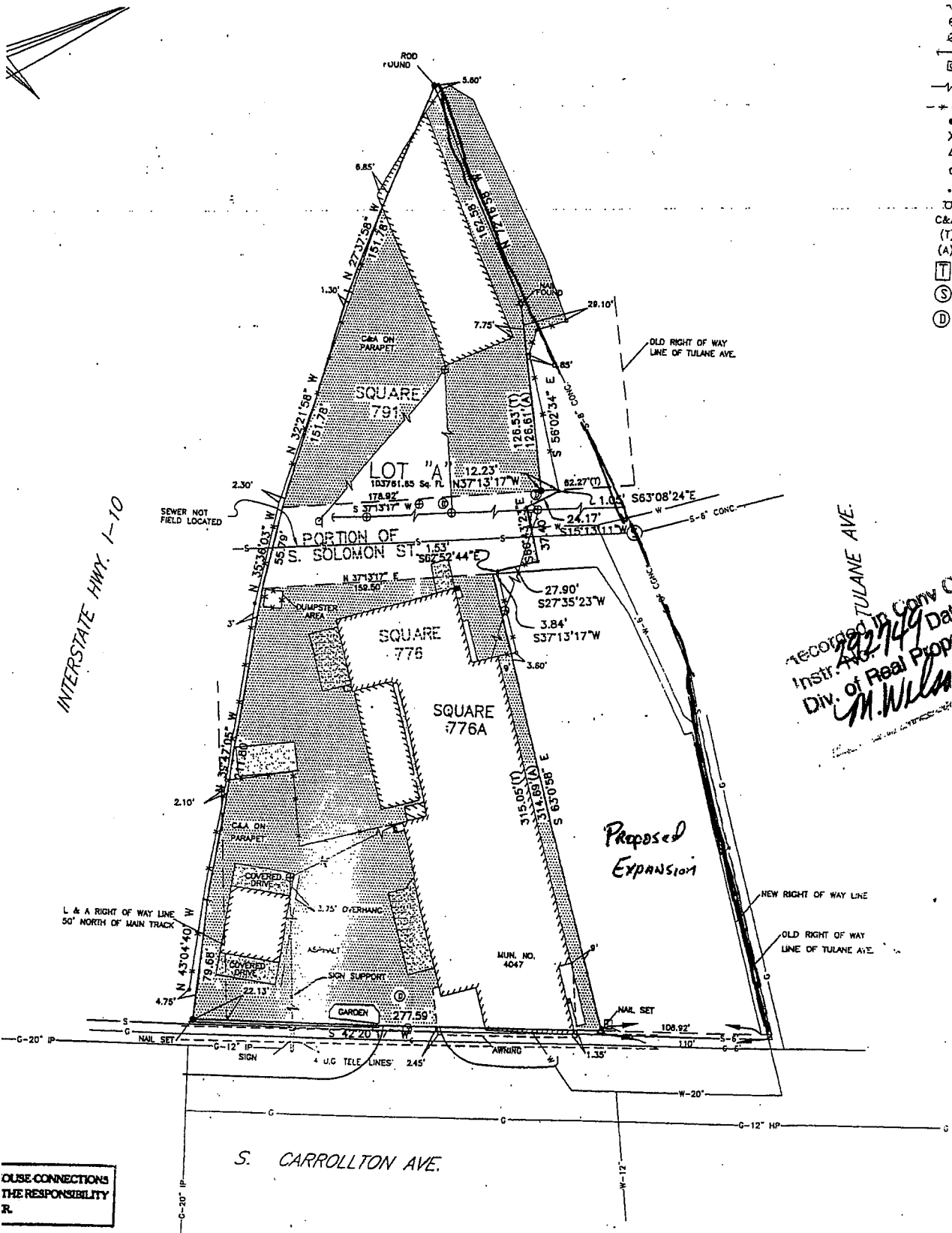
DATE: 12/18/12  
CHECKED BY:

REV. A

LEGEND	
(1) ESTIMATING	CC01
(2) BODY	CC02
(3) PAINT	CC03
(4) REASSEMBLE	CC04
(5) WASH / DETAIL	CC05
(6)	CC06
(7)	CC07
(8)	CC08
(9)	CC09
(10)	CC10

EXISTING

C&A  
 (S)  
 (S)  
 (S)  
 (S)  
 (S)  
 (S)  
 (S)  
 (S)



INTERSTATE HWY. 1-10

TULANE AVE.

RECORDED IN Conv C  
 Instr. No. 174149 Dat  
 Div. of Real Prop  
 M. W. L.

*Proposed Expansion*

HOUSE CONNECTIONS  
 THE RESPONSIBILITY  
 IS

S. CARROLLTON AVE.

NOTICE  
 THIS SUBDIVISION MUST BE  
 RECORDED WITH THE OFFICE  
 OF THE REGISTRAR OF  
 CONVEYANCES WITHIN 30  
 DAYS FROM DATE OF APPROVAL

APPROVED BY PLANNING COMMISSION  
 BY *[Signature]*  
 EXECUTIVE DIRECTOR, CITY PLANNING COMMISSION  
 SUBDIVISION DOCKET NO. 174123 DATE 7/3/08

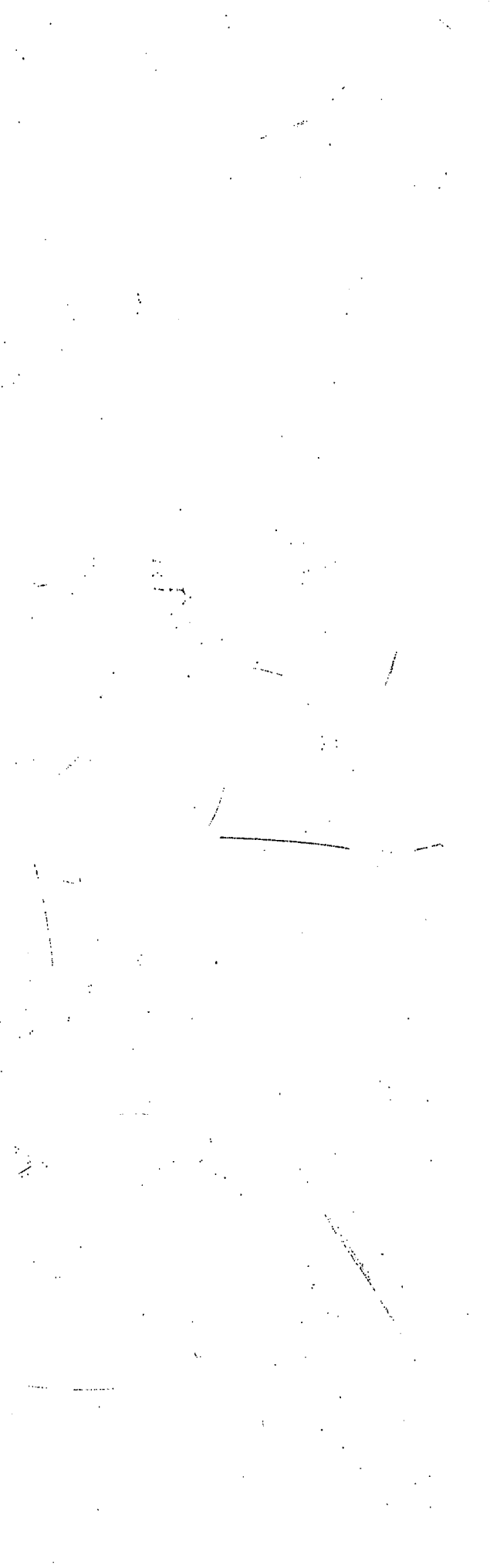
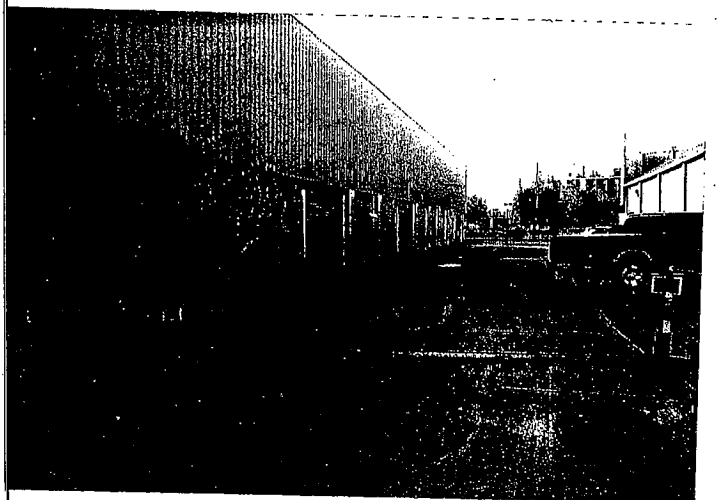
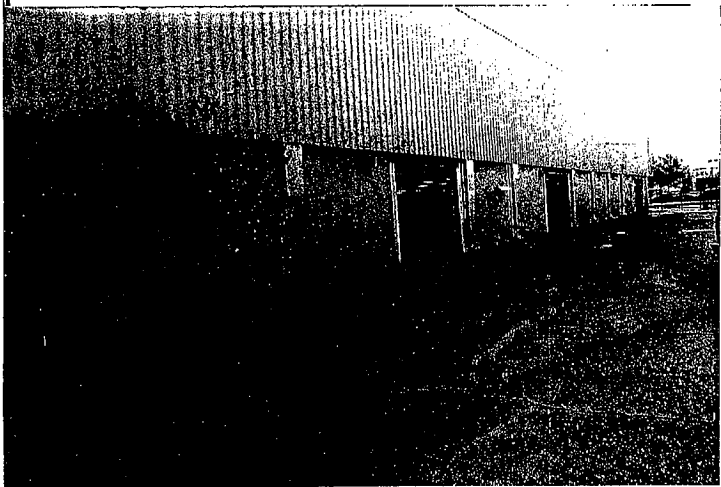
SEWER HOUSE CON  
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 WATER HOUSE CON  
 181545

**2. D. 94/08**

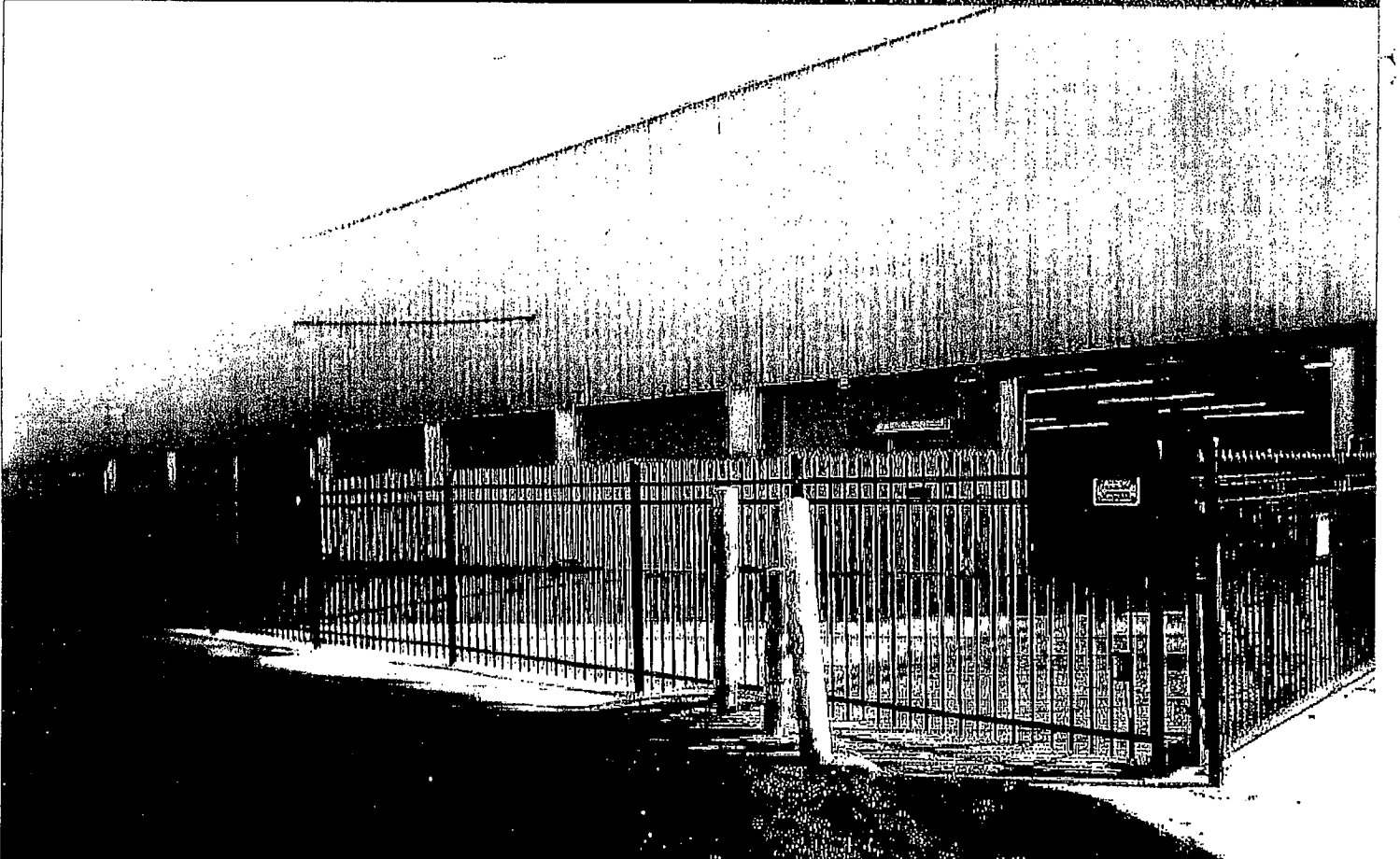
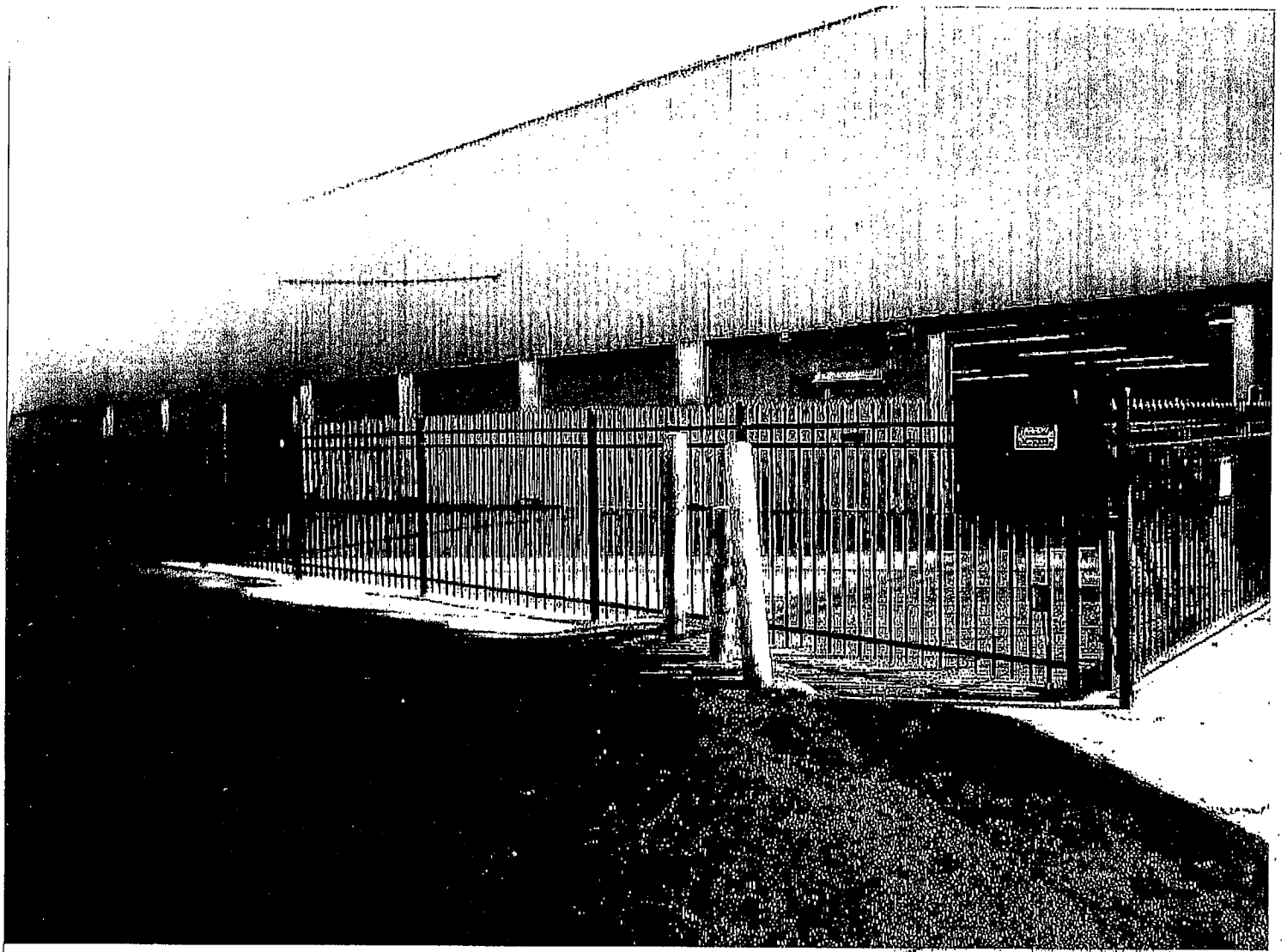








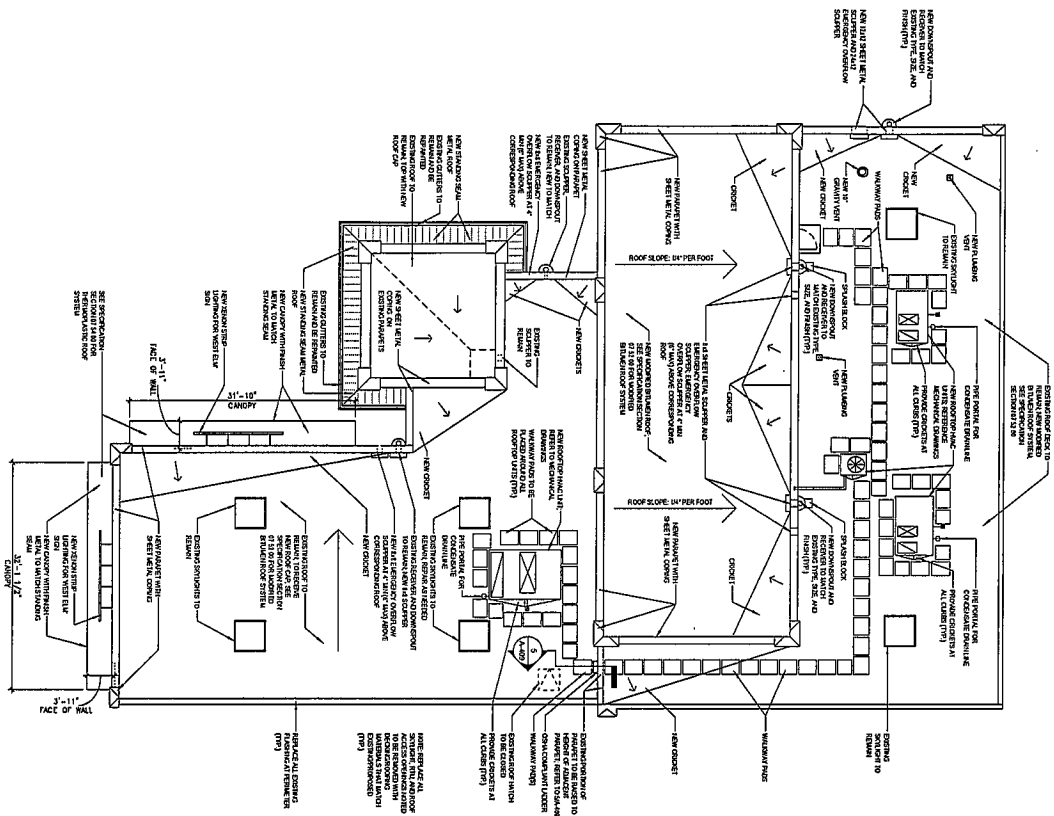




### Item # 5

**Consideration:** A request by Seventh Magazine, L.L.C., for a grant of servitude for air rights on/over a portion of Magazine St. public right-of-way, adjacent to Lot 8A , Square 153, 4<sup>th</sup> Municipal District, bounded by Camp, 6<sup>th</sup>, 7<sup>th</sup>, and Magazine St., for the proposed encroachments of a canopy and light fixtures. The municipal address is 2929-2937 Magazine St.

① ROOF PLAN - RENOVATION  
1/8" = 1'-0"



**GENERAL NOTES**

- 1) ALL WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS.
- 2) ALL WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS.
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**ROOF PLAN - RENOVATION**

CADD PLOT:  
DRAWN BY:  
DATE: 10/22/2013  
REVIEWED:  
DATE:

JDA PROJECT NUMBER: PRET-13-00372

**WEST ELM**

2928 Magazine Street  
New Orleans, LA 70115

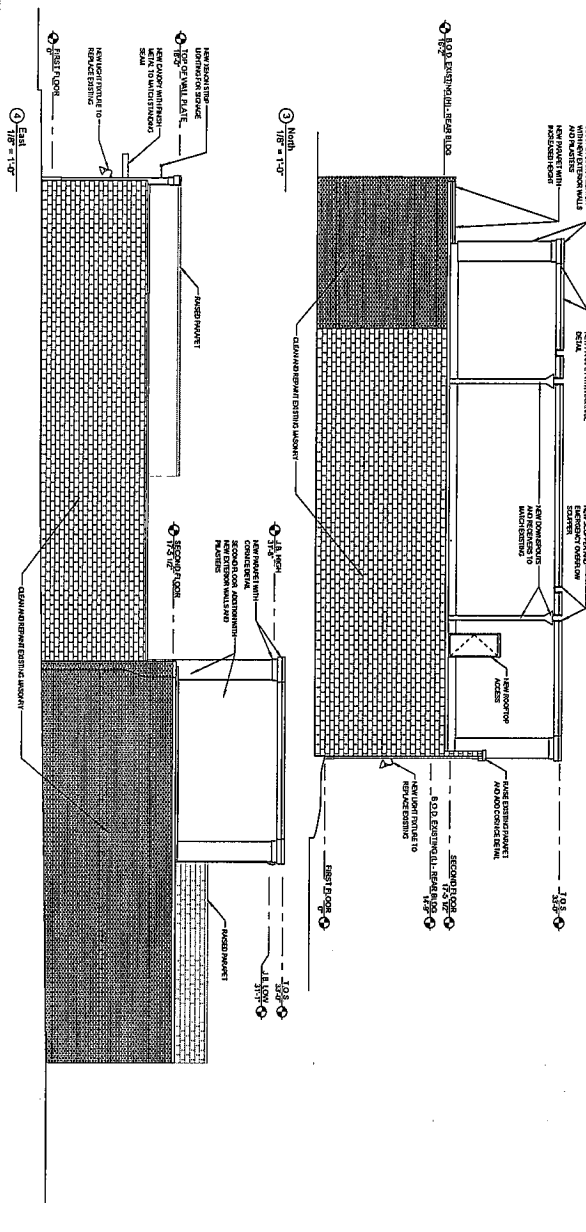
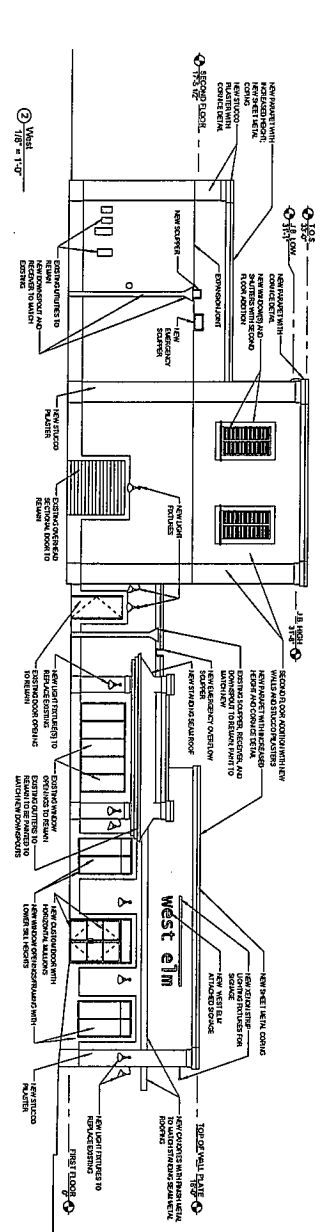
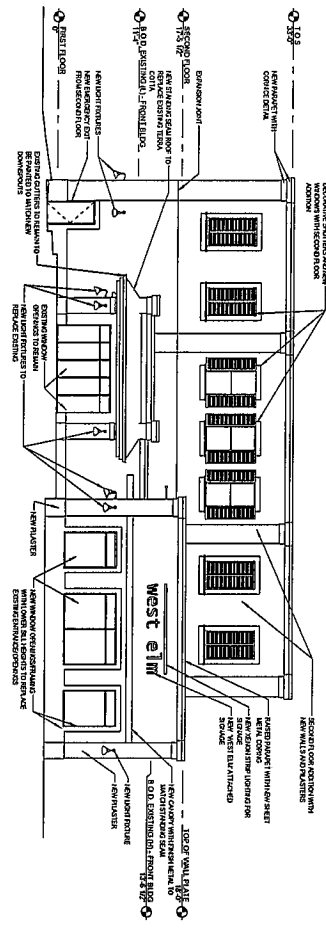
NO.	DATE	BY	DESCRIPTION

WE HEREBY CERTIFY THAT THE PLAN AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED REGISTERED PROFESSIONAL ARCHITECT IN THE STATE OF LOUISIANA AS REQUIRED BY ME AND MY BOARD OF ARCHITECTS.



**jared ducote • architect**

800 South Barracks Street, Suite 210-B  
New Orleans, LA 70112  
Phone: (504) 586-3262  
850-430-1562 (p)  
850-430-1564 (f)



EXTERIOR ELEVATIONS - RENOVATION  
 CADD PLOT:  
 DRAWN BY:  
 DATE: 10/25/11  
 REVISED:  
 A-211

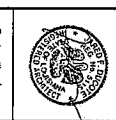
IDA PROJECT NUMBER PRET-13-00372

WEST ELM  
 2929 Magazine Street  
 New Orleans, LA 70115

NO.	DATE	BY	DESCRIPTION

REVISIONS

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT OR ENGINEER IN THE STATE OF THE STATE OF LOUISIANA AS PROVIDED BY THE PROFESSIONAL ENGINEERING AND ARCHITECTURE ACT OF 1907.



jared ducote · architect  
 600 South Burwick Street, Suite 210-6  
 Metairie, Louisiana 70002  
 504-885-1552 (p)  
 504-885-1554 (c)



**Item # 6**

**Consideration:** 2014 Planning Advisory Committee Meeting Schedule

CITY PLANNING COMMISSION  
CITY OF NEW ORLEANS

M E M O R A N D U M

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**TO:** City Planning Commission and Planning Advisory Committee (PAC) Members  
**FROM:** Leslie T. Alley, Deputy Director  
**DATE:** November 4, 2013  
**SUBJECT:** PAC Schedule for 2014

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<u>PAC Submission Deadline</u>	<u>PAC Meeting Date</u>	<u>City Planning Hearing Date</u>
December 9, 2013	January 8	January 28
January 13	January 22	February 11
January 27	February 5	February 25
February 10	February 19	March 11
February 24	March 5	March 25
March 10	March 19	April 8
March 24	April 2	April 22
April 14	April 23	May 13
April 28	May 7	May 27
May 12	May 21	June 10
May 23	June 4	June 24
June 9	June 18	July 8
June 23	July 2	July 22
July 14	July 23	August 12
July 28	August 6	August 26
August 11	August 20	September 9
August 25	September 3	September 23
September 15	September 24	October 14
September 29	October 8	October 28
October 13	October 22	November 11
November 10	November 19	December 9
December 8	December 17	January 13, 2015