

# CITY PLANNING COMMISSION PLANNING ADVISORY COMMITTEE

## AGENDA – June 18, 2014

There will be a meeting of the Planning Advisory Committee on June 18, 2014 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 June 4, 2014 PAC meeting.
- 2) **Consideration:** **ZONING DOCKET 060/14** – Request by CITY COUNCIL MOTION M-14-206 for the rescission of Ordinance No. 16,900 MCS (Zoning Docket 007/95), which granted a Conditional Use to permit a child care center in a CBD-1 Central Business District, on Square 299, Lots 14, 15, and an undesignated lot, in the First Municipal District, bounded by Loyola and Tulane Avenues and Gravier and South Rampart Streets, and to otherwise provide with respect thereto. The municipal address is 234 LOYOLA AVENUE. (PD 1A)
- 3) **Consideration:** A request by Julia Street Partners, L.L.C., for a grant of a predial servitude, for the proposed encroachment of an awning on/over the Carondelet Street public right-of-way, adjacent to Lot 3-A, Square 218, 1<sup>st</sup> M.D., bounded by Girod Street, St Charles Ave., Julia Street, and Carondelet Street. The municipal address of the property is 740 Carondelet Street.
- 4) **Consideration:** A request by Deveney Communication, L.L.C., for a grant of a predial servitude, for the proposed encroachment of a miniature streetcar statue on/over the Magazine Street public right-of-way, across the street from its office at 1582 Magazine Street, adjacent to Lots 6, 7, 9, 10, Square 149, 1<sup>st</sup> M.D., bounded by Felicity St., Orange St., Camp St., Magazine Street, and Richard St.. The municipal address of the property is 1581 Magazine Street.
- 5) **Consideration:** A request by Congregation of the Corpus Christi Roman Catholic Church for a grant of a predial servitude, for the proposed encroachments of fence enclosure, concrete steps, and ramp and existing encroachment of fence enclosure on/over the N. Galvez St., D’Abadie St., and N. Johnson St public rights-of-way, adjacent to Square 1036, Historic 7<sup>th</sup> Ward, 3<sup>rd</sup> M.D., bounded by N. Galvez St, D’Abadie St., St. Bernard Ave, N. Johnson St., and Onzaga Street The municipal address of the property is 2022 St. Bernard Avenue.

- 6) **Any Other Matters**: The next Planning Advisory Committee meeting will be held on Wednesday, July 2, 2014, at 2:00 p.m. in the One Stop Shop conference room A, City Hall, Room 7W03.

Respectfully yours,

Robert D. Rivers, Director  
June 12, 2014

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 – June 4, 2014

A meeting of the Planning Advisory Committee was held on Wednesday, June 4, 2014 at 2:00 PM in the One Stop Shop conference room A, City Hall Room 7W03. Those in attendance were:

### MEMBERS

LaJoyce Steib (SWB)  
Mark Johnson (SWB)  
Denise McCray(SWB)  
Max Camp (RER)  
Arlen Brunson (CPC)  
Tracy St. Julien (HDLC)  
Tica Hartman (PPW)  
Louis Haywood (DPW)  
Bao Vu (DPW)  
Kisha Gaudin (DPW)  
Edward Horan (S&P)

### GUESTS

Joe Crowley, Perez  
Corinne Villavaso, The Villavaso Group  
Chris Sarpy  
Willie Murray, Carver Theater  
Janet Hays

### CPC STAFF

Christopher Mills  
Stephen Kroll  
Rachel Mays  
Editha Amacker

### NON-VOTING DEPARTMENTS

Christopher Ard (ITI)

1) **Consideration:** Minutes from the May 21, 2014 PAC meeting.

The representative from Sewerage and Water Board noted corrections to Items #2 and 8#. The committee passed a motion of no objection with the corrections.

2) **Consideration:** A request by R and D Enterprises Gulf Region, Inc., for a grant of a predial servitude, for the proposed encroachment of a cantilever balcony on/over the St. Louis Street public right-of-way (and existing balcony on/over St. Louis Street and Burgundy Street public rights-of-way), adjacent to Lot 9, Square 99, 2<sup>nd</sup> M.D., bounded St. Louis Street, N. Rampart Street, Toulouse Street, and Burgundy Street. The municipal address of the property is 501 Burgundy Street.

CPC noted comments from the representative from the Vieux Carré Commission via email. The representative indicated that they have no objection provided that the proposed design is the same as that approved by the Vieux Carré Commission in April 2013. The applicant confirmed that it was the same design. The committee passed a motion of no objection subject to further review by Real Estate and Records.

- 3) **Consideration: ZONING DOCKET 052/14** – Request by B.O.I. CONSTRUCTION, LLC for a Conditional Use to permit four townhouses and a single-family residence in an LI Light Industrial District, on Square 242, Part Lot 5 and 6 and Lots 6 and 7 or Lot 5 and part of Lot 6 and Lot 7 and part of Lot 7 or Lot 5-HF6 and Lot 7-HF6, in the First Municipal District, bounded by Carondelet, Terpsichore, and Baronne Streets and Martin Luther King, Jr. Boulevard. The municipal addresses are 1503-09 CARONDELET STREET. (PD 2)

The Department of Public Works questioned a number of curb cuts for the townhouse style development. The Department of Parks and Parkways recommended addition of street trees along Carondelet Street and M. L. King Jr. Boulevard, where appropriate, subject to further review. The HDLC stated that they need to verify a landmark report for the adjacent property to see if the parking lot is a part of it.<sup>1</sup> The Sewerage and Water Board recommended further review of the connection to the sewer and water lines along M. L. King Jr. Boulevard. The Committee passed a motion of no objection subject to further review by the City Planning Commission, the Department of Public Works, the Department of Parks and Parkways, HDLC and the Sewerage and Water Board.

- 4) **Consideration: ZONING DOCKET 053/14** – Request by 99 CORPORATION, INC. for a Conditional Use to permit the sale of alcoholic beverages for on-premises consumption at an existing amusement place within a C-1 General Commercial District and the Eastern New Orleans UC Urban Corridor District, on an undesignated square, Lot H-6 or H6, in the Third Municipal District, bounded by Chef Menteur Highway, Michoud Boulevard, and the Interstate 510 North on-ramp. The municipal addresses are 13235 CHEF MENTEUR HIGHWAY, SUITE D AND 4646 MICHOU BOULEVARD. (PD 10)

A representative for the applicant described the proposal. A motion of no objection was passed subject to further review by the City Planning Commission.

- 5) **Consideration: ZONING DOCKET 054/14** – Request by 2802 MAGAZINE STREET, LLC for a Conditional Use to permit the sale of alcoholic beverages for on-premises consumption at a restaurant in a B-1A Neighborhood Business District, on Square 128, Lot KM, in the Fourth Municipal District, bounded by Magazine, Sixth, and Constance Streets and Washington Avenue. The municipal address is 2802 MAGAZINE STREET. (PD 2)

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<sup>1</sup> The HDLC confirmed that the petitioned property is not a part of the site addressed in the landmark report.

None of the representatives of the agencies and departments that were present had any comments relevant to the sale of alcoholic beverages at the proposed restaurant. The representative of the Historic District Landmarks Commission noted that the restaurant's signage would need to secure its approval before permits are issued. There was discussion among the representatives present about whether a tree protection plan had been required for the oak tree on Magazine Street before building permits were issued for the structure. The Committee passed a motion of no objection to the request subject to further review by the City Planning Commission and the Historic District Landmarks Commission for the conditional use application. The motion also noted that there were concerns related to the protection of the oak tree.

- 6) **Consideration: ZONING DOCKET 056/14** – Request by CARVER THEATER, LLC for an Amendment to Ordinance No. 23,859 MCS (Zoning Docket 091/09, which granted a Zoning Change from an RD-3 Two-Family Residential District to a C-1A General Commercial District, on Square 268, Lot 5 or 15; a Zoning Change from an RD-3 Two-Family Residential District to a B-1 Neighborhood Business District, on Square 268, Lot R; and which administratively amended Ordinance No. 23,347 MCS to permit the expansion of an existing structure, on Square 268, Lots 1 or 12, 2 or 11, 3 or 10, A or 13, B or 14, 4, 108, 16 or S, and 5 or 15, and to permit the establishment of accessory parking lots in an RD-3 Two-Family Residential District on Square 268, Lots 97A, 19 or S, and 20 or A, and on Lots 7 and 8 of Square 253, in the Second Municipal District, bounded by Orleans Avenue, North Prieur, Saint Ann, and North Galvez Streets) to permit modifications to the approved site plan specific to right-of-way improvements, including sidewalks, curb cuts, fencing, ramps, and stair landings, on Square 268, Lot A-1, in the Second Municipal District, bounded by Orleans Avenue and North Johnson, North Galvez, and Saint Ann Streets. The municipal address is 2101 ORLEANS AVENUE. (PD 4)

The agent for the applicant explained that the purpose for the amendment is to address concerns with construction on the site. The representative from the Historic District Landmarks Commission indicated that the night lighting and wanted to check on the review of modifications to the ramp. The representative from the Department of Public Works indicated that the applicant has addressed their concerns regarding the ramp, sidewalks, and curbs. The representatives from Sewerage and Water Board would like to review the location of the street trees on St. Ann and N. Johnson Streets. The committee passed a motion of no objection subject to further review by Sewerage and Water Board, Historic District Landmarks Commission, and City Planning Commission.

- 7) **Consideration: ZONING DOCKET 057/14** – Request by MINH V. NGUYEN for a Conditional Use to permit the sale of alcoholic beverages for off-premises consumption at a retail store in an LI Light Industrial District and the Lafitte Greenway Revitalization Corridor Interim Zoning District, on Square 272, Lots A and B, in the Second Municipal District, bounded by North Galvez, Saint Louis, Conti, and North Johnson Streets. The municipal addresses are 432 NORTH GALVEZ STREET AND 2120-2126 ST LOUIS STREET. (PD 4)

The representative of the Department of Property Management, Division of Real Estate and Records said that it would need to review the application further to determine if there are any encroachments over the public right-of-way that would require a lease of servitude. The committee passed a motion of no objection subject to further review by the City Planning Commission and the Department of Property Management, Division of Real Estate and Records.

- 8) **Any Other Matters:** The next Planning Advisory Committee meeting will be held on Wednesday, June 18, 2014, at 2:00 p.m. in the One Stop Shop conference room A, City Hall, Room 7W03.

The Chairman asked that the committee representatives bring copies of their respective applications to the meeting in order to assist the applicants. The representatives from the Department and the Department of Parks and Parkways indicated concerns about the request. The representative from the Department of Public Works asked that the Chairman forward this request to their department head.

Respectfully yours,

Robert D. Rivers, Director  
June 4, 2014

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Item #2

**Consideration: ZONING DOCKET 060/14** – Request by CITY COUNCIL MOTION M-14-206 for the rescission of Ordinance No. 16,900 MCS (Zoning Docket 007/95), which granted a Conditional Use to permit a child care center in a CBD-1 Central Business District, on Square 299, Lots 14, 15, and an undesignated lot, in the First Municipal District, bounded by Loyola and Tulane Avenues and Gravier and South Rampart Streets, and to otherwise provide with respect thereto. The municipal address is 234 LOYOLA AVENUE. (PD 1A)

234 Loyola Ave, New Orleans, LA 70112

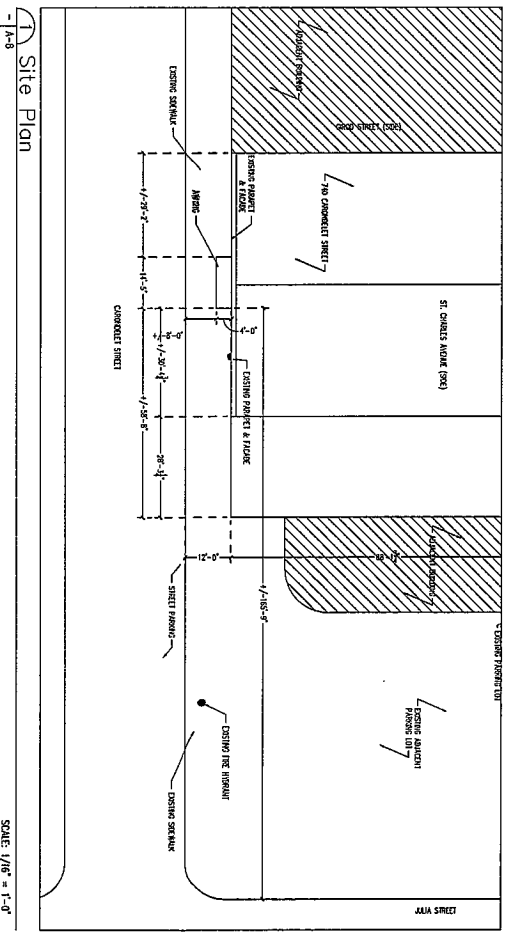
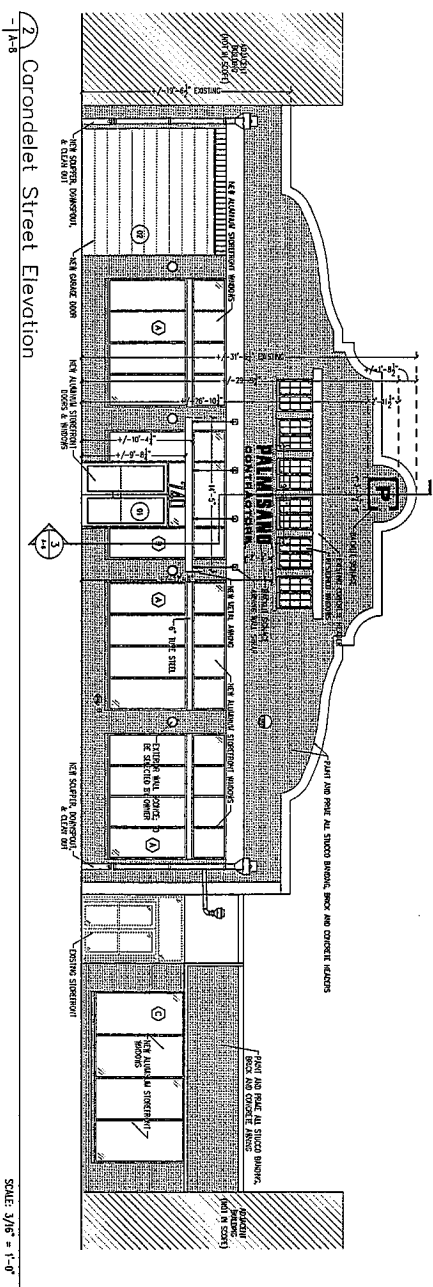
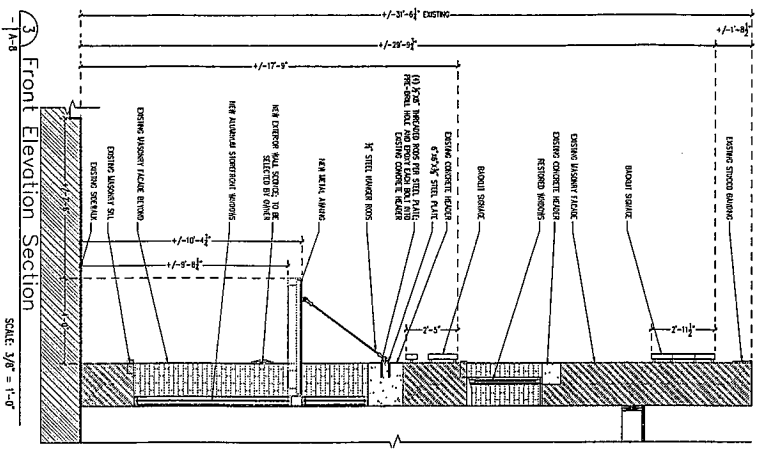
Explore this area





Item #3

Consideration: A request by Julia Street Partners, L.L.C., for a grant of a predial servitude, for the proposed encroachment of an awning on/over the Carondelet Street public right-of-way, adjacent to Lot 3-A, Square 218, 1<sup>st</sup> M.D., bounded by Girod Street, St Charles Ave., Julia Street, and Carondelet Street. The municipal address of the property is 740 Carondelet Street.



Joseph e. Flynn  
architect

Palmisano Contractors Office  
Demolition and Interior Build-Out  
740 Carondelet St.  
New Orleans, Louisiana 70130



Joseph E. Flynn, Architect  
8903 Jefferson Hwy  
River Ridge, LA, 70123  
504.453.1555

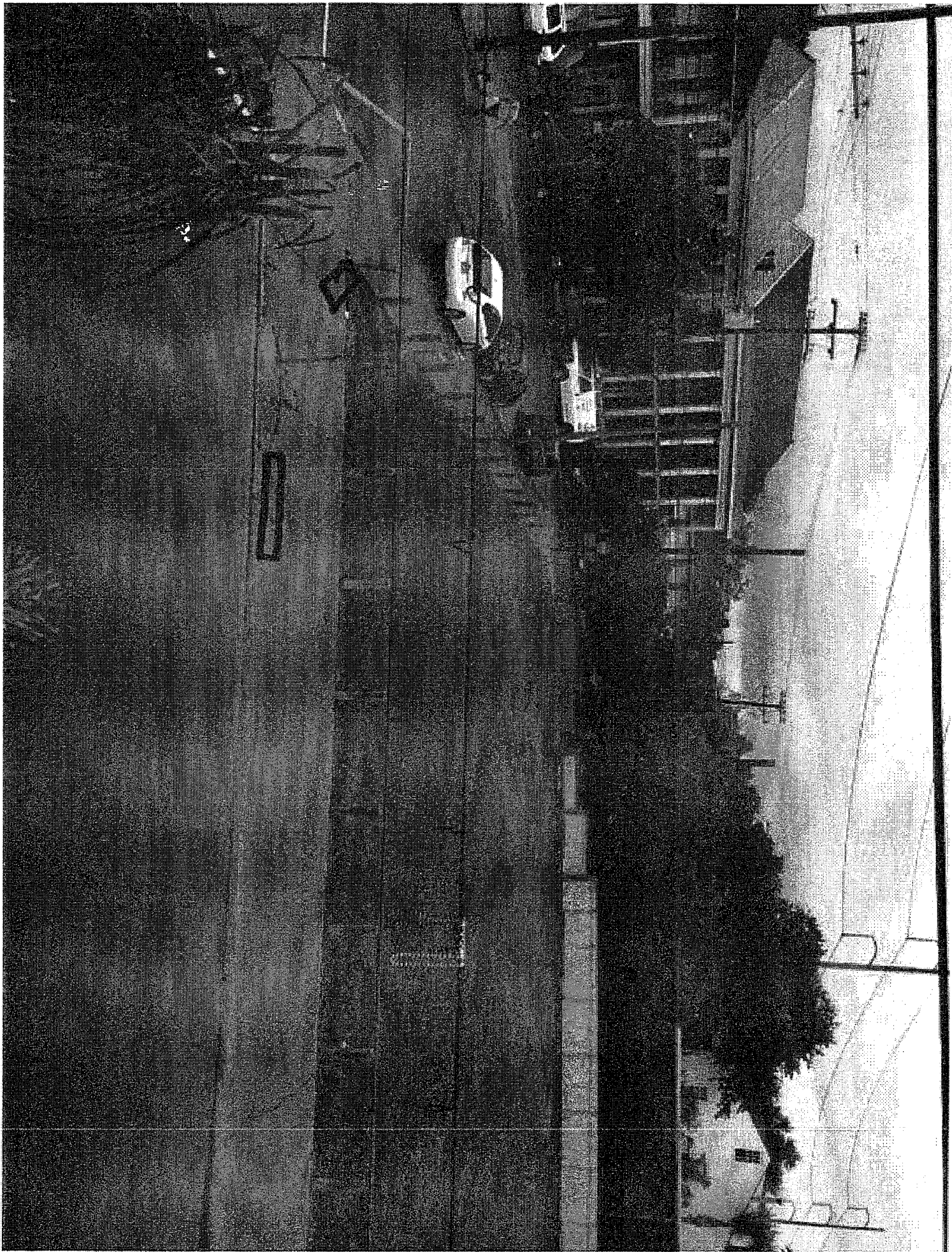
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DATE: 04/11/17  
SHEET: EXTERIOR SIGNAGE  
SCALE: 3/8\"/>

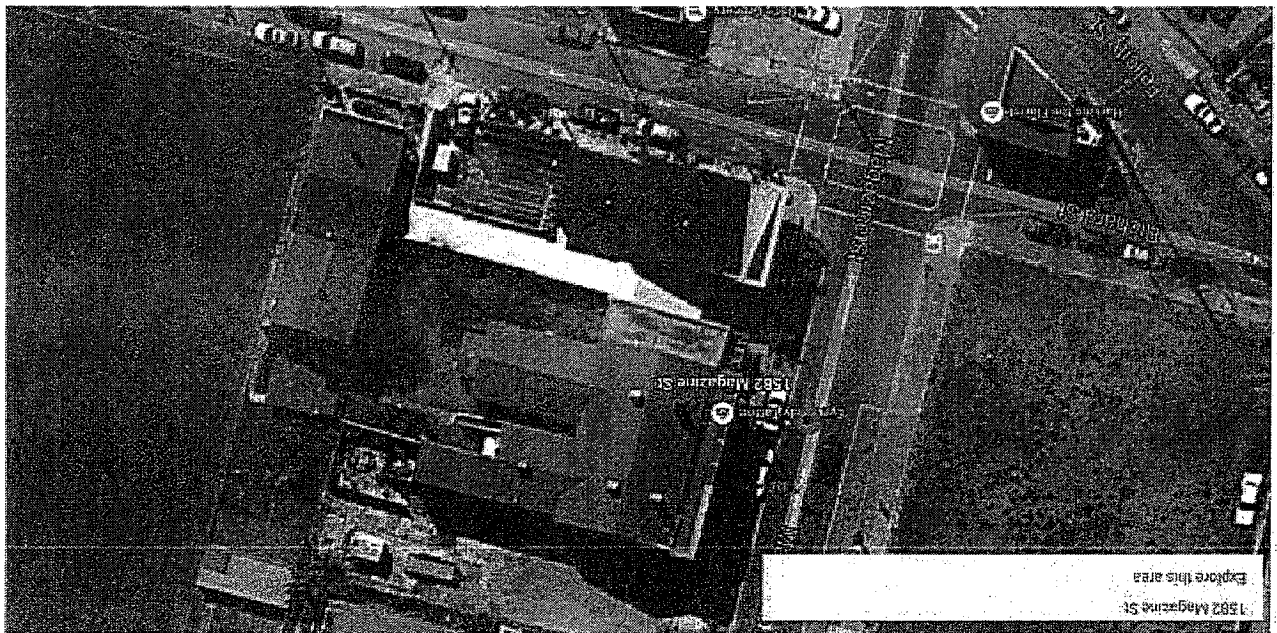
Construction Documents

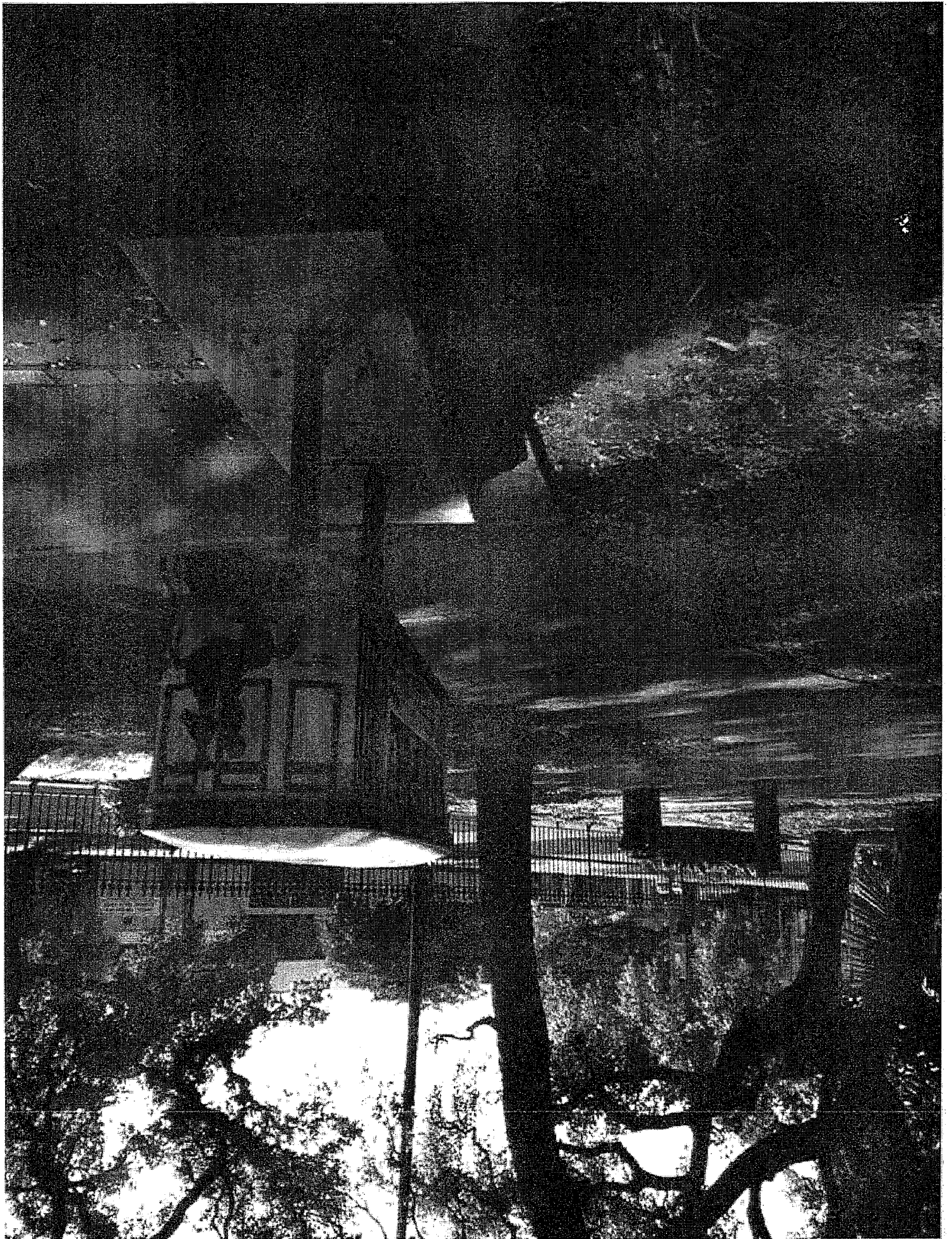
Item #4

Consideration: A request by Deveney Communication, L.L.C., for a grant of a predial servitude, for the proposed encroachment of a miniature streetcar statue on/over the Magazine Street public right-of-way, across the street from its office at 1582 Magazine Street, adjacent to Lots 6, 7, 9, 10, Square 149, 1<sup>st</sup> M.D., bounded by Felicity St., Orange St., Camp St., Magazine Street, and Richard St.. The municipal address of the property is 1581 Magazine Street.







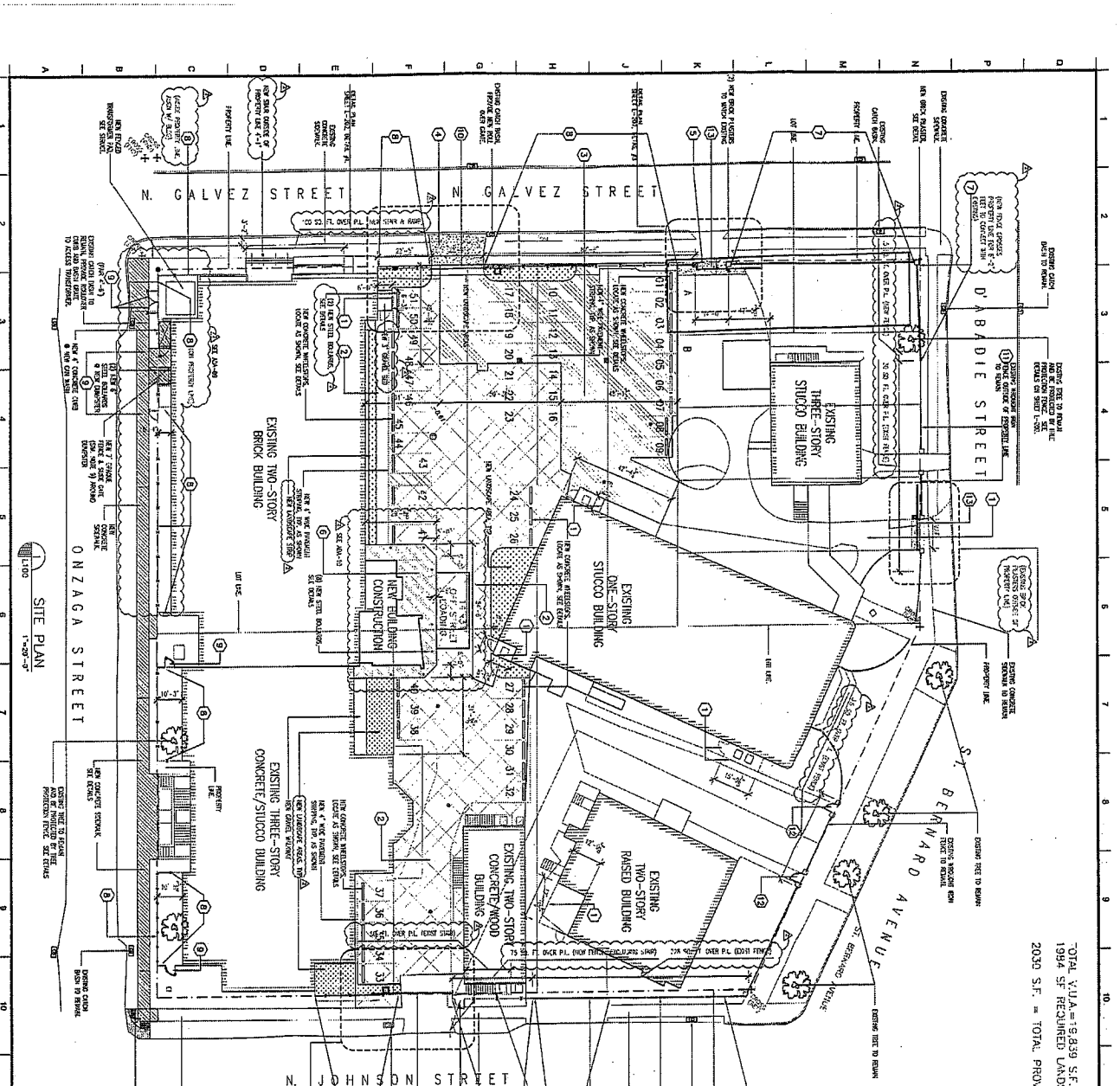






Item #5

Consideration: A request by Congregation of the Corpus Christi Roman Catholic Church for a grant of a predial servitude, for the proposed encroachments of fence enclosure, concrete steps, and ramp and existing encroachment of fence enclosure on/over the N. Galvez St., D'Abadie St., and N. Johnson St public rights-of-way, adjacent to Square 1036, Historic 7<sup>th</sup> Ward, 3<sup>rd</sup> M.D., bounded by N. Galvez St, D'Abadie St., St. Bernard Ave, N. Johnson St., and Onzaga Street  
The municipal address of the property is 2022 St. Bernard Avenue.



TOTAL V.L.A. = 16,839 S.F. x 10% =  
1683.9 S.F. REQUIRED LANDSCAPING  
2030 S.F. = TOTAL PROVIDED LANDSCAPING

- PAVEMENT NOTES**
1. IN ORDER TO RECEIVE THE SUBMITTALS, THE SUBMITTER SHALL BE CONTACTED AND HURD FOR A BIDDING MEETING TO REVIEW THE SUBMITTALS. THE SUBMITTER SHALL BE RESPONSIBLE FOR THE COST OF THE BIDDING MEETING. THE SUBMITTER SHALL BE RESPONSIBLE FOR THE COST OF THE BIDDING MEETING. THE SUBMITTER SHALL BE RESPONSIBLE FOR THE COST OF THE BIDDING MEETING.
  2. ALL ASPHALT DRIVEWAYS SHALL BE 4" THICK ASPHALT OVER 4" THICK GRANULAR FILL. ALL ASPHALT DRIVEWAYS SHALL BE 4" THICK ASPHALT OVER 4" THICK GRANULAR FILL.
  3. CONCRETE SHALL BE 3000 PSI WITH 4% FIBER. ALL CONCRETE SHALL BE 3000 PSI WITH 4% FIBER.
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**Mathes Briere**  
ARCHITECTS

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PROJECT TITLE: CORPUS CHRISTI SCHOOL BUILDING RENOVATIONS

2022 ST. BERNARD AVE. NEW ORLEANS, LOUISIANA

CONSTRUCTION DOCUMENTS

DESIGNED BY: KS CHECKED BY: KS  
DRAWN BY: SH DATE: 5/17/2013  
PROJECT NO.: 10507 SHEET NO.: L100

REVISIONS

NO.	DESCRIPTION/REVISIONS	DATE
1	ISSUED	05/17
2	REVISIONS	05/17
3	REVISIONS	05/17
4	REVISIONS	05/17

KEY PLAN

1. NEW WOOD SCREENED FENCE AND 4'-0" HIGH 1/2" DIA. POSTS SEE DETAILS.

2. NEW 2" ASPHALT WEARING COURSE OVER EXISTING ASPHALT BASE.

3. NEW ASPHALT PAVING OVER STONE BASE COURSE. SEE DETAIL.

4. NEW CONCRETE CURB, JAPAN, 60/40 MIX.

5. NEW CONCRETE PAVEMENT, 60/40 MIX AND 2" ASPHALT WEARING COURSE. SEE DETAILS FOR GRABBER AND LANDSCAPE.

6. NEW CONCRETE ENTRY AREA, 60/40 MIX AND 2" ASPHALT WEARING COURSE. SEE DETAILS FOR GRABBER AND LANDSCAPE.

7. NEW CUSTOM WEAVER STEEL FENCE TO MATCH EXISTING IRON FENCE IN FRONT OF BUILDING. SEE DETAIL.

8. NEW 7'-0" HIGH STEEL FENCE, ALUMINUM SCREENS BY ANCHOR FENCE CO.

9. NEW 3'-0" HIGH STEEL POST AND RAIL FENCE BY ALBERTSON FENCE OR APPROVED EQUAL, 4'-0" DIA. POSTS.

10. ELECTRICALLY OPERATED ALUMINUM GATE, THROTTLED IN GATE BY ALBERTSON FENCE OR APPROVED EQUAL.

11. ALL NEW CUSTOM AND EXISTING STEEL FENCES TO BE FINISHED AND PAINTED TO MATCH EXISTING FINISH.

12. NEW CUSTOM WEAVER STEEL PRESISTENT GATE, THROTTLED IN GATE BY ALBERTSON FENCE OR APPROVED EQUAL.

13. NEW CUSTOM WEAVER STEEL PRESISTENT GATE, THROTTLED IN GATE BY ALBERTSON FENCE OR APPROVED EQUAL.

14. EXISTING WEAVER STEEL GATE TO BE FINISHED AND PAINTED TO MATCH EXISTING FINISH.