

City Planning Commission Meeting
Tuesday, April 28, 2015

CPC Deadline: 06/12/15
CC Deadline: 07/14/15
City Council District: C – Ramsey

PRELIMINARY STAFF REPORT

To: City Planning Commission
Zoning Docket: 036/15

Prepared by: Stephen Kroll
Date: April 15, 2015

I. GENERAL INFORMATION:

Applicant: 533 Toulouse, LLC

Request: This is a request for a conditional use to permit a cigar bar in a VCC-2 Vieux Carré Commercial District.

Location: The petitioned property is located on Square 26, Lots A or 14 and 15, in the Second Municipal District, bounded by Toulouse, Chartres, Decatur, and Wilkinson Streets. The municipal address is 533 Toulouse Street. (PD 1B)

Description: The subject property is a rectangular lot located on Toulouse Street between Decatur and Chartres Streets in the Vieux Carré. The lot measures 34 feet, 7 inches in width, 73 feet, 6 inches in depth, and approximately 2,550 square feet in area. It is developed with a pair of contiguous buildings dating from about 1860. Both structures are two-bay buildings of masonry construction, with the structure along the Decatur Street-side of the site standing two stories in height and the structure along the Chartres Street-side being three stories in height. The structures were originally quite plain in design but were modified in 1961 through the addition of cast iron balconies and a Colonial Revival entryway.

The two structures' ground floors are connected for use as a single 2,376 square foot unit, while the upper floors are used as a single residential unit. The ground floor commercial unit is occupied by La Habana Hemingway Cigar Bar, which is an establishment that is currently licensed as a restaurant but operates as a de facto cigar bar, as it is oriented toward the sale of cigars and alcoholic beverages for on-premises consumption. The establishment features a bar and kitchen area, a seating area at the front of the unit, which contains rental lockers for cigars, a humidor room in the middle of the unit, and a large seating area at the rear of the unit.

The Comprehensive Zoning Ordinance does not allow for the establishment of new cocktail lounges, including cigar bars, in the VCC-2 District. However, the City Council is considering City Council Motion M-15-85, which, if approved, would amend the text of the Comprehensive Zoning Ordinance to define a new use, "Cigar Bar," and classify cigar bars as conditional uses in the VCC-2 District. Pursuant to that proposed text amendment, the applicant requests a conditional

use to allow a cigar bar at this site, allowing La Habana Hemingway Cigar Bar to potentially become legally established.

Why is City Planning Commission action required?

City Council Motion M-15-85 proposes the amendment of **Article 2, Section 2.2 Definitions** of the Comprehensive Zoning Ordinance to define a new use, “Cigar Bar.” It further proposes the amendment of **Article 8, Section 8.5.5 Conditional Uses** of the Comprehensive Zoning Ordinance to classify “Cigar Bar” as a conditional use in the VCC-2 Vieux Carré Commercial District.

This conditional use application to allow a cigar bar is being made in accordance with those proposed changes to the Comprehensive Zoning Ordinance. The City Planning Commission is required to make a recommendation on all conditional use applications prior to City Council action, in accordance with **Article 16, Section 16.6.4. Procedures for Conditional Use Permits** of the Comprehensive Zoning Ordinance.

II. ANALYSIS

A. What is the zoning of the surrounding areas? What is the existing land use and how are the surrounding areas used?

The petitioned site is located within a VCC-2 Vieux Carré Commercial District which covers the largely commercial part of the Vieux Carré that is near the Mississippi River and upriver of Jackson Square. It is generally bounded to the river-side by Decatur Street to the river-side, to the lake-side by the rear property lines of parcels along Bourbon Street, and by Iberville Street to the downriver side. Its downriver boundary is staggered between Saint Ann Street, Pirate Alley, Saint Peter Street, and the rear property line of parcels fronting on Wilkinson Street. The VCC-2 District is centered on the Chartres and Royal Streets, which run the length of the district.

As is the case for the Vieux Carré, the VCC-2 District is characterized by a building stock that spans centuries. Most of its structures are 19th century buildings that were constructed after the after the fire of 1794, although there are a very limited number of surviving 18th century buildings in the district, as well as 20th century buildings. The structures include French and Spanish colonial structures, as well as early American buildings which generally measure between one and five stories in height, with most structures being between one and three stories. Particularly in this portion of the Vieux Carré, structures are generally of masonry construction and are built to or near front and side property lines, with open spaces being mostly restricted to rear yards, courtyards, and other small open spaces.

Despite the VCC-2 District’s overall orientation toward commercial development, the area has a mixed-use land use pattern characterized by a commercial, residential, and institutional uses. Residential uses are primarily multiple-family residences, often in structures which feature ground-level commercial units. Commercial uses include many

restaurants, as well as various types of small businesses, including a notable collection of antique shops along Royal Street, as well art galleries, clothing stores, and other small retail stores. The particular mix of land uses immediately neighboring the subject site include to one side a hot dog restaurant, which is in the ground floor of 537 Toulouse Street; to the other side, 517 Toulouse Street, a building which was formerly occupied by Ralph & Kacoo's restaurant and which is proposed to be renovated for mixed-use by a restaurant and residences; a tobacco retail shop called Happy Hookah at 511 Toulouse Street; a silversmith shop at the intersection of Toulouse and Chartres Streets; a relatively large surface parking lot located directly across Toulouse Street from the site; and a variety of nearby restaurants.

This VCC-2 District is neighbored by several zoning districts which are oriented primarily toward commercial and entertainment use. To the river-side of this VCC-2 District is a VCE-1 Vieux Carré Entertainment District located between Decatur, North Peters, Iberville, and Conti Streets. This district is generally characterized by a variety of historic two-, three- and four-story, masonry structures that are predominantly occupied by a mixture of ground-level tourism and entertainment related uses, including cocktail lounges and music venues. Structures often also contain residential uses on upper stories.

Also to the river-side of the VCC-2 District in which the subject site is located is a VCS-1 Vieux Carré Service District spanning the area between North Peter Street and the Mississippi River between Iberville and Saint Peter Streets. This area features tourist-oriented retail and service uses in structures originally used for industrial purposes, as well as a series of large surface parking lots along North Peters and Decatur Streets.

To the upriver-side of the VCC-2 District is a CBD-3 Central Business District located approximately one block from the site, which covers properties on multiple squares along Canal Street from North/South Peters Street to North/South Saratoga Street. This district is characterized by a mix of four-to-six story tall 19th century commercial structures, which are typically occupied by ground-level commercial uses and offices, hotel rooms, and vacant floor area on upper stories, as well as much taller 20th century structures on larger sites, including hotels.

The VCC-2 District is abutted to the lake-side by a VCE Vieux Carré Entertainment District along Bourbon Street between Iberville and Saint Ann Streets. This section of Bourbon Street is famous for the a variety of t-shirt shops, restaurants, cocktail lounges, nightclubs, cabarets, and other entertainment venues that occupy the structures that line it, most of which are in structures standing between two- and four-stories in height.

B. What is the zoning and land use history of the site?

Zoning

1929 – 'H' Vieux Carré District

1953 – 'H-2' Vieux Carré Commercial District

1970 – Vieux Carré Commercial District

Land use

1929 – Industrial

1949 – Industrial

1999 – Commercial¹

C. Have there been any recent zoning changes or conditional uses in the area? If so, do these changes indicate any particular pattern or trend?

In the past five (5) years, there have been the following zoning actions (including zoning change and conditional use applications) for properties located within an approximately five (5) block radius of the site:

Zoning Docket 035/15 is a request to permit the expansion of an existing hotel in a VCC-2 Vieux Carré Commercial District. The municipal addresses are 200-214 Royal Street. The City Planning Commission and the City Council have not yet considered the request. *This site is located approximately four (4) blocks from the subject site.*

Zoning Docket 001/15 was a request for a zoning change from a VCR-1 Vieux Carré Residential District to a VCC-1 Vieux Carré Commercial District. The municipal addresses are 917-923 Conti Street. The City Planning Commission recommended denial of the request. The applicant withdrew the request prior to its consideration by the City Council. *This site is located approximately five (5) blocks from the subject site.*

Zoning Docket 115/14 was a request for a conditional use to permit a hotel in a VCS-1 Vieux Carré Service District. The municipal address is 111 Iberville Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council.

Zoning Docket 121/13 was a request for a conditional use to permit a supper club in a VCE-1 Vieux Carré Entertainment District. The municipal addresses are 233-235 North Peters Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located approximately four (4) blocks from the subject site.*

Zoning Docket 123/12 was a request for an amendment to Ordinance No. 15,423 MCS, as amended by Ordinance No. 17,700 MCS, which permitted the expansion of an existing nightclub in a VCE-1 Vieux Carré Entertainment District, to permit the expansion of an existing nightclub into a ground floor retail space. The municipal addresses are 227-29 Decatur Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located approximately four (4) blocks from the subject site.*

These recent zoning actions are not indicative of any trends that are relevant to the current application.

¹ The 1999 Land Use Plan provides a depiction of land use that is generalized typically at the square level and may not accurately represent the land use of any particular parcel.

In addition to these recent zoning actions, which are related to specific properties, the City Planning Commission recently considered an amendment to the text of the zoning ordinance to create a “cigar bar” use definition and classify cigar bars as conditional uses in the VCC-2 District. That text amendment was considered under Zoning Docket 031/15.

Zoning Docket 031/15 was a request for a text amendment to the Comprehensive Zoning Ordinance to 1) amend Article 2, Section 2.2 Definitions of the Comprehensive Zoning Ordinance to define a new use, “Cigar Bar”; and 2) amend Article 8, Section 8.5.5 *Conditional Uses* of the Comprehensive Zoning Ordinance to classify “Cigar Bar” as a conditional use in the VCC-2 Vieux Carré Commercial District. The City Planning Commission recommended denial of the request. The City Council has not yet acted on the request.

If this text amendment is adopted, it would potentially allow a cigar bar to be established at 533 Toulouse Street as a conditional use. The conditional use application for 533 Toulouse Street considered in this report is made in conjunction with the text amendment proposal.

D. What are the comments from the design review staff?

The site is a rectangular parcel located on Toulouse Street between Decatur and Charters Streets in the Vieux Carré which measures approximately 34 feet in width, 73 feet in depth, and 2,482 square feet in area. The Orleans Parish Assessor’s office identifies the property as alternately including one lot, Lot A, and two lots, Lots 14 and 15. A 2008 Act of Sale and a 1991 survey provided by the applicant describe the property as being Lots 14 and 15. The City’s zoning map indicates the property as being Lot A. As a matter of standard policy and to ensure buildings do not cross lot lines, the staff typically recommends that sites formed by multiple lots be consolidated into a single lot. If the property is in fact two lots and not one lot, it would be necessary for the lots to be consolidated into one.

- The applicant shall demonstrate whether the property is formed by one or two lots, subject to the approval of the City Planning Commission staff. If the property is formed by two lots, the lots shall be consolidated into a single lot of record prior to the finalization of the conditional use.

The site is developed with a pair of contiguous buildings dating from about 1860 which occupy the entire site except for a small rear yard area. One of the structures stands two stories in height while the other is three stories. Both structures are two-bay buildings of masonry construction which were originally plan in design but were modified in 1961 through the addition of cast iron balconies and a Colonial Revival entryway.

The structures’ ground floors are combined into a single commercial unit which measures 2,376 square feet in area, according to the plans submitted by the applicant. The unit is

occupied by La Habana Hemingway Cigar Bar, which is an establishment that is currently licensed as a restaurant but operates as a de facto cigar bar, as noted above. The front of the unit is divided between a bar area with an adjacent a kitchen, restrooms, a seating area which contains a pair of sofas arranged around a coffee table, a small area where rental lockers are located, restrooms, and an approximately 300 square foot humidor room. At the rear of the unit is an approximately 700 square foot seating room, which features tables, chairs, and other seating around its perimeter.

On the building's exterior, the cigar bar is identified by a two-faced sign that is oval in shape and which hangs from a second-floor balcony. As the signage and encroach over the public right-of-way, it is necessary for the applicant to make arrangements with the Department of Property Management for those encroachments.

- The applicant shall secure the appropriate rights to utilize City property in connection with any and all encroachments in accordance with the requirements of the Department of Property Management, Office of Real Estate and Records

According to the Vieux Carré Commission staff, the cigar bar's exterior signage has not been approved by the Vieux Carré Commission. The applicant has been cited by the Vieux Carré Commission for installing signage without Vieux Carré Commission approval². It is necessary for all exterior signage to comply with the applicable regulations of the VCC-2 District in **Article 8, Section 8.5.6** of the Comprehensive Zoning Ordinance and to be approved by the Vieux Carré Commission.

- The applicant shall submit an exterior signage plan indicating the size, locations, materials, and other characteristics of all signage installed on the exterior of the building or visible from the exterior of the building. All signage shall comply with **Article 8, Section 8.5.6** of the Comprehensive Zoning Ordinance. All signage shall be approved by the City Planning Commission staff and the Vieux Carré Commission.

Operational restrictions

Under the definition of "cigar bar" in the City Code and considered for the Comprehensive Zoning Ordinance in Zoning Docket 031/15, cigar bars required to generate as little as 10% of their income from the on-site sale of cigars and the rental of humidors and up to 90% of their income from the sale of other products, such as alcoholic beverages or food. Given that under this definition, La Habana Hemingway Cigar Bar, could potentially generate 90% of its income from the sale of alcoholic beverages, the staff believes it could potentially operate similarly to a cocktail lounge selling only alcoholic beverages. Given these potentially similar operational characteristics, the staff believes it should be subject to the sorts of operational standards that are commonly applied to cocktail lounges which are approved through the conditional use process. Therefore, the staff recommends the following standard provisos, should the conditional use be approved:

² Notice of violation sent from the Vieux Carré Commission to the applicant, dated February 13, 2015.

- The cigar bar shall operate only between the hours of 10 a.m. and 12 midnight on Sundays through Thursdays and between 10 a.m. and 2 a.m. on Fridays and Saturdays.
- The sale of alcoholic beverages shall be restricted to those for consumption on-premises. Package liquor sales for consumption off-premises shall be prohibited.
- No alcoholic beverages shall be consumed in the public right-of-way adjacent to the site. The use of “to go” cups shall be prohibited unless the logo or name of the business is noted on the cups.
- No signage promoting alcoholic beverages or video poker shall be permitted on the exterior of the building or visible from the exterior of the building.

These standard operational restrictions are intended to ensure that businesses which derive (or could potentially derive) most of their income from the sale of alcoholic beverages for on-premises consumption from becoming a nuisance to nearby land uses (particularly residential land uses) due to late hours of operation, loitering, litter, and other activities sometimes associated with businesses selling alcoholic beverages for on-premises consumption.

On a site visit, the staff noticed that a speaker is installed in an exterior doorframe and directed outward toward the sidewalk rather than inward toward the interior of the cocktail lounge. The speaker was installed without the approval of the Vieux Carré Commission and the applicant was cited by the Vieux Carré Commission³. However, the applicant has not corrected the violation and the applicant continues to use the speaker to project music into the public street. The staff believes that it is completely inappropriate for a speaker to be present which is directed toward the public street and which contributes to excessive noise in the public street. If the conditional use is approved, the speaker should be removed.

- No music of any kind shall be projected to the exterior of the structure. All speakers on the exterior of the building and/or which are directed toward the exterior of the building shall be removed. All remaining speakers shall be directed toward the interior of the structure. The allowable locations and directions of all speakers shall be indicated on a site plan and shall be subject to the review and approval of the City Planning Commission staff.

Trash Storage and Litter Abatement

The plans submitted by the applicant do not indicate how the cigar bar’s trash is managed. The plans do not indicate the locations of the proposed dumpsters or trash containers, To ensure that the location of trash storage does not pose any problems and

³ Notice of violation sent from the Vieux Carré Commission to the applicant, dated February 13, 2015.

that trash is managed in accordance with the requirements of the Department of Sanitation, the staff recommends the following proviso:

- The applicant shall modify the site plan to indicate the exact size and locations of trash storage areas within the structure, subject to the review and approval of the City Planning Commission staff.
- The applicant shall provide to the City Planning Commission staff a letter issued by the Department of Sanitation indicating that it has approved a litter abatement program for the use. The litter abatement program shall include the locations of trash storage, the type and quantity of trash receptacles, the frequency of trash pickup by a contracted trash removal company, and the clearing of all litter from the sidewalks and the street rights-of-way. The name and phone number of the owner/operator of the development shall be included in this letter to be kept on file in case of any violation.

Lastly, to ensure the Department of Safety and Permits does not issue licenses for the cigar bar until the conditional use is finalized through the recordation of plans approved by the City Planning Commission, the staff recommends the following proviso:

- The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one year time period or failure to request an administrative extension as provided for in **Article 16, Section 16.9.11** of the Comprehensive Zoning Ordinance will void the conditional use approval.

E. What is the potential traffic impact? What are the off-street parking and off-street loading requirements? Can the required number of off-street parking spaces be provided on site, or would a waiver be required?

Traffic impact

The site is located on Toulouse Street, which is part of the Vieux Carré's colonial-era grid street network street of narrow streets oriented in a roughly symmetrical pattern around Jackson Square. In this network, streets within the interior of the Vieux Carré are single lane, one-way streets with parking lanes on one or both sides. Toulouse Street is a one-way carrying traffic in a river-bound direction with one off-street parking lane on the left side of the street. Due to the mixed-use nature of this portion of the Vieux Carré, which is characterized by structures usually having ground floor commercial uses (which are commonly oriented toward visitors to the city) commercial uses on their ground floors, often with residential units on upper levels, this portion of the Vieux Carré street network is used by a mix of visitors to and residents of the Vieux Carré, who travel on foot and bike, in addition to by automobile. These streets carry significant volumes of vehicular and pedestrian traffic at virtually all times.

The cigar bar does not currently generate levels of vehicular or pedestrian traffic that should be considered excessive for the VCC-2 District and the staff does not expect that it will in the future, should this conditional use application be approved. Like restaurants, existing cocktail lounges, and similar entertainment and dining uses in the VCC-2 District, this cigar bar presumably draws and will draw most of its traffic in evening hours and on weekends, with fairly low levels of traffic during weekday, daytime hours. The volumes of traffic should be relatively modest, given the cigar bar's relatively small size, and should not exceed that generated by comparably-sized standard restaurants and other uses that are permitted by right in the VCC-2 District.

Parking requirement

In accordance with **Article 15, Section 15.2.2** of the Comprehensive Zoning Ordinance, no off-street parking spaces are required for uses in the VCC-2 District. None exist or are proposed, nor is it possible for any to be provided on the site.

Loading requirement

In accordance with **Article 15, Section 15.3.1** and **Table 15.G** of the Comprehensive Zoning Ordinance, no off-street loading spaces are required for uses in the VCC-2 District.

F. Are there any comments from other agencies, departments or committees?

The conditional use request was considered by the Planning Advisory Committee at its meeting on April 8, 2015. The representative of the Vieux Carré Commission its concern that it would be premature to comment on this proposal before the related application (Zoning Docket 031/15) for a text amendment to define "Cigar Bar" in the Comprehensive Zoning Ordinance and classify it as a conditional use in the VCC-2 District is considered by the City Council. The committee passed a motion to indefinitely defer its consideration of the conditional use application until the City Council acts on the text amendment application.

G. What effects or impacts would the proposed conditional use have on adjacent properties?

In evaluating the effects or impact on surrounding properties that might result from the granting of a conditional use to allow a cigar bar to be legally established at 533 Toulouse Street, the staff will assume that the cigar bar would be permitted to derive as little as 10% of its income from the on-site sale of cigars and the rental of humidors and up to 90% of its income from the sale of other products, such as alcoholic beverages. This would be consistent with the cigar bar definition recently adopted for the City Code by the City Council and the cigar bar definition which is proposed for the Comprehensive Zoning Ordinance.

Under this definition, the operational characters of the cigar bar and its potential impacts on surrounding properties would very greatly depending on how it is operated. If the cigar bar is operated (either by the applicant or by a subsequent owner or operator) so that the vast majority of its income is derived from the sale of cigars and the rental of humidors with a relatively low proportion of income derived from alcoholic beverage sales, it would likely be a relatively low-impact use. This manner of operation would likely lead to relatively early hours of operation, a relatively low number of patrons at the establishment at one time, and relatively relaxed atmosphere which might be assumed to be more conducive to sitting and talking. In such a case, most of the activity associated with the business' operation would occur within the building during daytime and evening hours and, as a result, there is relatively little potential for there to be excessive operational impacts on nearby properties.

It appears that thus far, the applicant has managed the business in just such a manner. According to the applicant, a relatively large proportion of the businesses' income is from cigar sales and humidor rental with a relatively low proportion of income derived from the sale of alcoholic beverages for on-premises consumption. Although the staff has conducted site visits to the business only during daytime hours and cannot characterize its night-time operational characteristics, the business appears based on that experience to be innocuous and inoffensive to surrounding properties. The only aspect of the property's operation that has thus far appeared offensive to the staff is its practice of using exterior speakers to project music into Toulouse Street. Should the applicant correct that practice and otherwise operate the business as it does currently, it would likely be relatively inoffensive in the future.

In contrast, if the business is operated differently by the applicant or a subsequent operator, there is potential that it would be offensive to surrounding properties. If the business begins to operate into early morning hours, to derive a larger proportion of its income from alcoholic beverage sales, and/or to otherwise fail to responsibly manage the business or the behavior of its customers, there is a greater likelihood that it will become a nuisance that has a significant and excessive negative impact on surrounding. This importance of responsible management is the case not only for cigar bars but also cocktail lounges, restaurants, and other similar businesses.

While the staff acknowledges that in the future the cigar bar may or may not operate in an inoffensive manner depending on the quality of its management (by the applicant or by a subsequent owner or operator), the staff is not comfortable supporting the granting of a conditional use to allow a cigar bar at this site or at another in the VCC-2 District. As the staff noted in Zoning Docket 032/15, which considered the associated text amendment proposal, the cigar bar definition in the City Code and proposed for the Comprehensive Zoning Ordinance does not make a meaningful distinction between cigar bars and other forms of cocktail lounges. Due to their substantial similarity under that definition, cigar bars should be regulated similarly to other cocktail lounges for zoning purposes. Since the VCC-2 District does not allow new cocktail lounges, it should similarly not allow this cigar bar or any other new cigar bar.

III. Is the proposed action supported by or in conflict with the policies and strategies of the *Plan for the 21st Century: New Orleans 2030*?

In accordance with the Home Rule Charter of the City of New Orleans, a land use action is consistent with the *Plan for the 21st Century* (commonly referred to as the Master Plan) if it furthers, or at least does not interfere with, the goals, policies, and guidelines, including design guidelines, in the Land Use Element of the Master Plan and is compatible with the proposed future uses, densities, and intensities designated in the Land Use Element of the Plan. The subject site at 533 Toulouse Street is within an area designated by Chapter 14 of the Master Plan (the Land Use Plan) as “Mixed-Use Historic Core.” The goal, range of uses, and development character for that designation are reproduced below:

MIXED-USE HISTORIC CORE

Goal: Increase convenience and walkability for neighborhood residents and visitors within and along edges of historic core neighborhoods.

Range of Uses: A mixture of residential, neighborhood business, and visitor-oriented businesses. Uses may be combined horizontally or vertically, and some structures may require ground floor retail with residence or offices on upper floors. In some areas where current or former industrial use is verified, existing buildings may be appropriate for craft and value added industry.

Development Character: The density, height, and mass of new development will be consistent with the character and tout ensemble of the surrounding historic neighborhood. Appropriate transitions will be provided to surrounding residential areas.

As it would be a type of cocktail lounge (based on the definitions in the City Code and proposed for the Comprehensive Zoning Ordinance) the proposed cigar bar would be similar to other cocktail lounges in that it would provide a service to both neighborhood residents and visitors. This sort of use is allowable under the “range of uses” identified for the Mixed-Use Historic Core designation, which include neighborhood- and visitor-oriented businesses. Due to this consistency with the allowable range of uses, the staff believes the proposal is **consistent** with the *Plan for the 21st Century*.

While the Master Plan determines the range of uses that are allowable under a particular future land use designation, not all of those uses will be allowed in every zoning district that is consistent with that land use designation. As the staff noted in Zoning Docket 031/15 when evaluating the text amendment to create a cigar bar definition and allow cigar bars as conditional uses in the VCC-2 District, not every zoning district will allow the full range of uses that are consistent with their Master Plan designation. In accordance with the differing purposes of different zoning districts, many zoning districts will allow a more limited range of uses than the full range of uses that are consistent with their Master Plan designation.

As an example of this, the VCC-2 District allows as permitted and conditional uses a more limited range of uses than is consistent with the Mixed-Use Historic Core designation. Cocktail lounges are currently prohibited outright in the VCC-2 District even though they are consistent with the purpose of the Mixed-Use Historic Core designation to allow neighborhood- and visitor-oriented businesses. Given that cocktail lounges are currently prohibited in the VCC-2 District and given the similarity between cocktail lounges and cigar bars (based on the definitions in the City Code and proposed for the Comprehensive Zoning Ordinance), it may not be advisable for cigar bars in general (including this particular cocktail lounge) to be allowed in the VCC-2 District even though cigar bars are allowable under the “range of uses” identified for the Mixed-Use Historic Core designation.

IV. SUMMARY

Zoning Docket 036/15 considers a request for a conditional use to allow a cigar bar to be established at 533 Toulouse Street. The property is occupied by an existing establishment, La Habana Hemingway Cigar Bar, which is currently licensed as a restaurant but operates as a de facto cigar bar, as it is oriented toward the sale of cigars and alcoholic beverages for on-premises consumption. The applicant requests that a conditional use be granted to allow it to become legally established as a cigar bar. This request is made in conjunction with a City Council-initiated proposal to define “cigar bar” in the Comprehensive Zoning Ordinance and classify cigar bars as conditional uses in the VCC-2 District.

It should be noted that the City Planning Commission recommended denial of the text amendment proposal. At the recommendation of the City Planning Commission staff, the Commission did not support the proposal create in the zoning ordinance a definition similar to the City Code definition which would define a cigar bar as a cocktail lounge deriving as little as 10% of its income from cigar sales and humidor rental and as much as 90% of its income from the sale of alcoholic beverages and to additionally classify cigar bars as a conditional use in the VCC-2 District only at 533 Toulouse Street, the only property to have an application pending as of March 6, 2015. Based its evaluation that the text amendment was not advisable, the City Planning Commission staff similarly does not support the granting of a conditional use to permit a cocktail lounge at 533 Toulouse Street.

It should be noted that if the conditional use is ultimately granted to allow a cigar bar at 533 Toulouse Street, any negative impacts that cigar bar may have on nearby properties would vary depending on its management by the applicant or by a subsequent owner or operator. If operated responsibly, the cigar bar could in the future be a low-intensity use that would have no significant negative impacts on surrounding properties. If not managed responsibly, there is a potential that it could become a nuisance to nearby properties. In attempt to ensure that the cigar bar is responsibly managed and inoffensive to its surroundings, the staff recommends that if the conditional use is granted it be subject to standard provisos typically imposed on cocktail lounges

V. PRELIMINARY STAFF RECOMMENDATION⁴

The staff recommends **denial** of Zoning Docket 036/15, a request for a conditional use to permit a cigar bar in a VCC-2 Vieux Carré Commercial District.

VI. REASON FOR RECOMMENDATION

1. Based on the definition for “cigar bar” in the City Code and proposed for the Comprehensive Zoning Ordinance, a cigar bar would be essentially the same in operational character as other types of cocktail lounges. As new cocktail lounges are not allowed in the VCC-2 Vieux Carré Commercial District, new cigar bars should similarly not be allowed in the VCC-2 District, including the particular cigar bar proposed for this site.

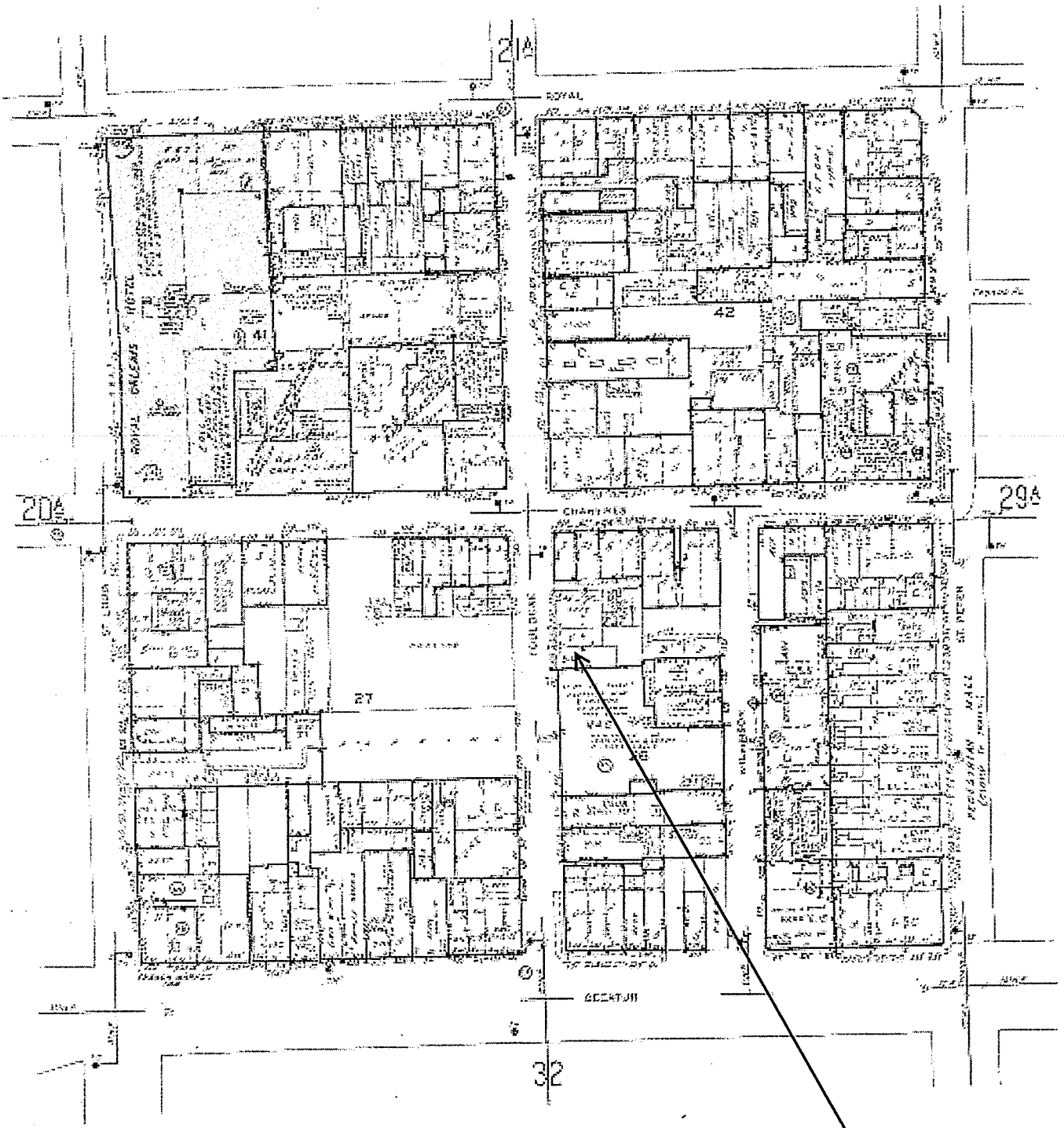
VII. NEIGHBORHOOD PARTICIPATION PROGRAM

The staff would like to briefly comment on the Neighborhood Participation Program conducted for this application. The applicant conducted two NPP meetings for the application. The first was held on March 5, 2015. The applicant’s representative could not confirm whether all neighborhood organizations which are required to be notified as part of the NPP process were notified of the March 5, 2015 meeting. The applicant held a second NPP meeting on March 12, 2015 in an effort to ensure full compliance with the NPP requirements, including the notification of neighborhood organization.

The staff also notes that the NPP process requires a City-provided sign indicating that a property is the subject of a zoning-related application to be posted at the property for at least fifteen consecutive days prior to the public hearing. A paper temporary sign was posted at this property on April 13, 2015 and subsequently replaced by the City-provided sign. Including the day the paper temporary sign was posted, by the April 28, 2015 public hearing, the posted notice will have been present at the site for a 15 day period starting on April 13, 2015.

⁴ The recommendation is subject to change by the City Planning Commission





2A

ROYAL

HOTEL CHATELAIN

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20A

29A

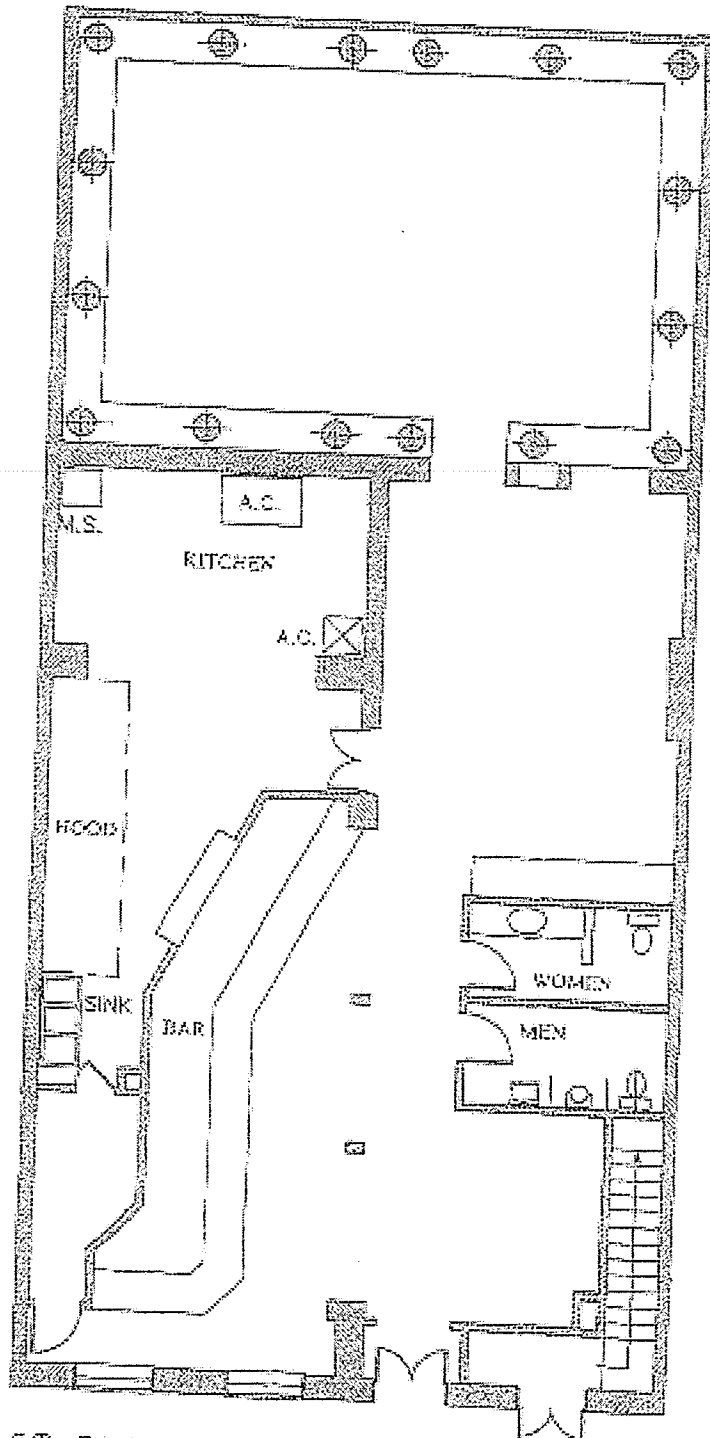
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SECRETARIAT

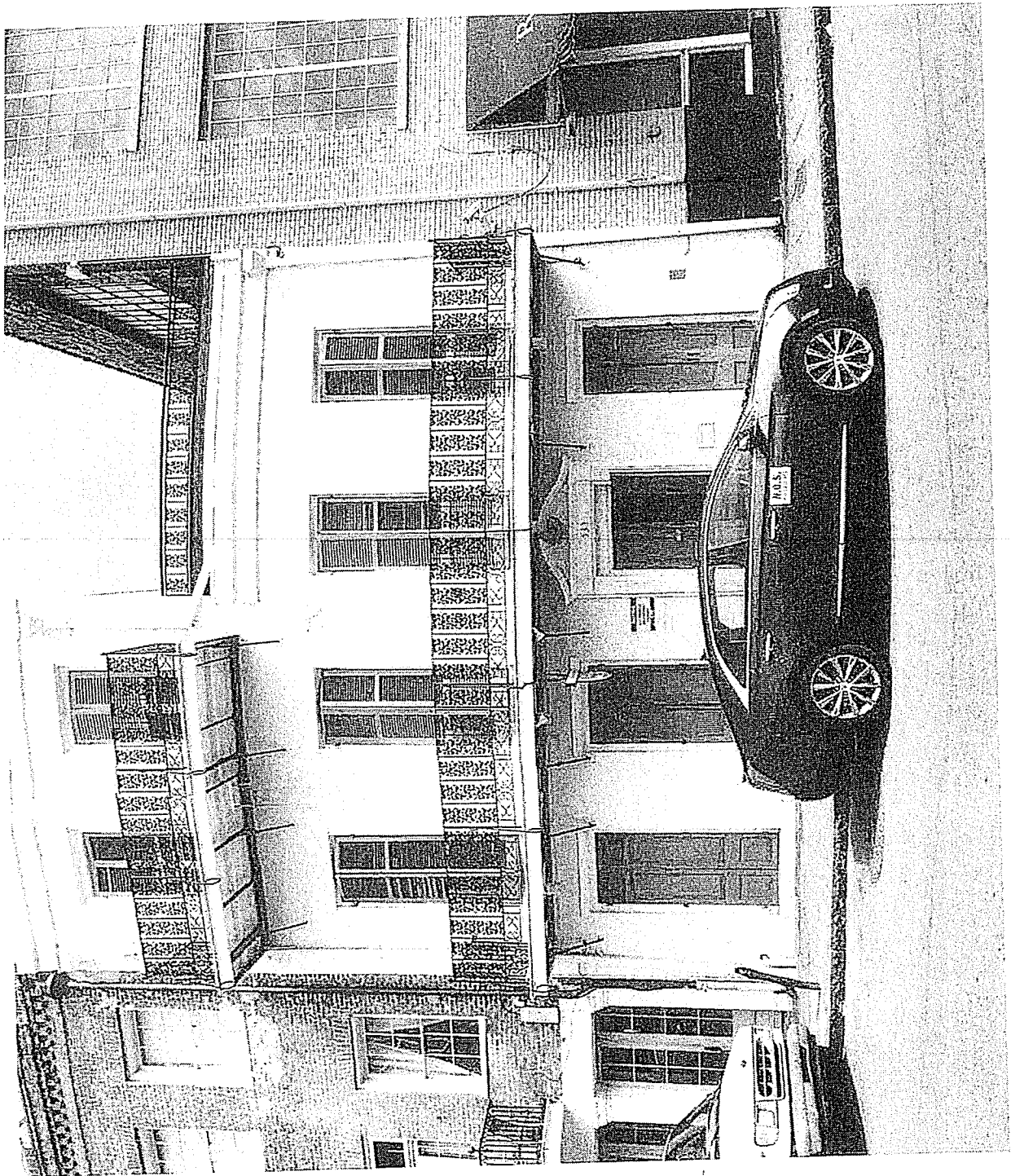
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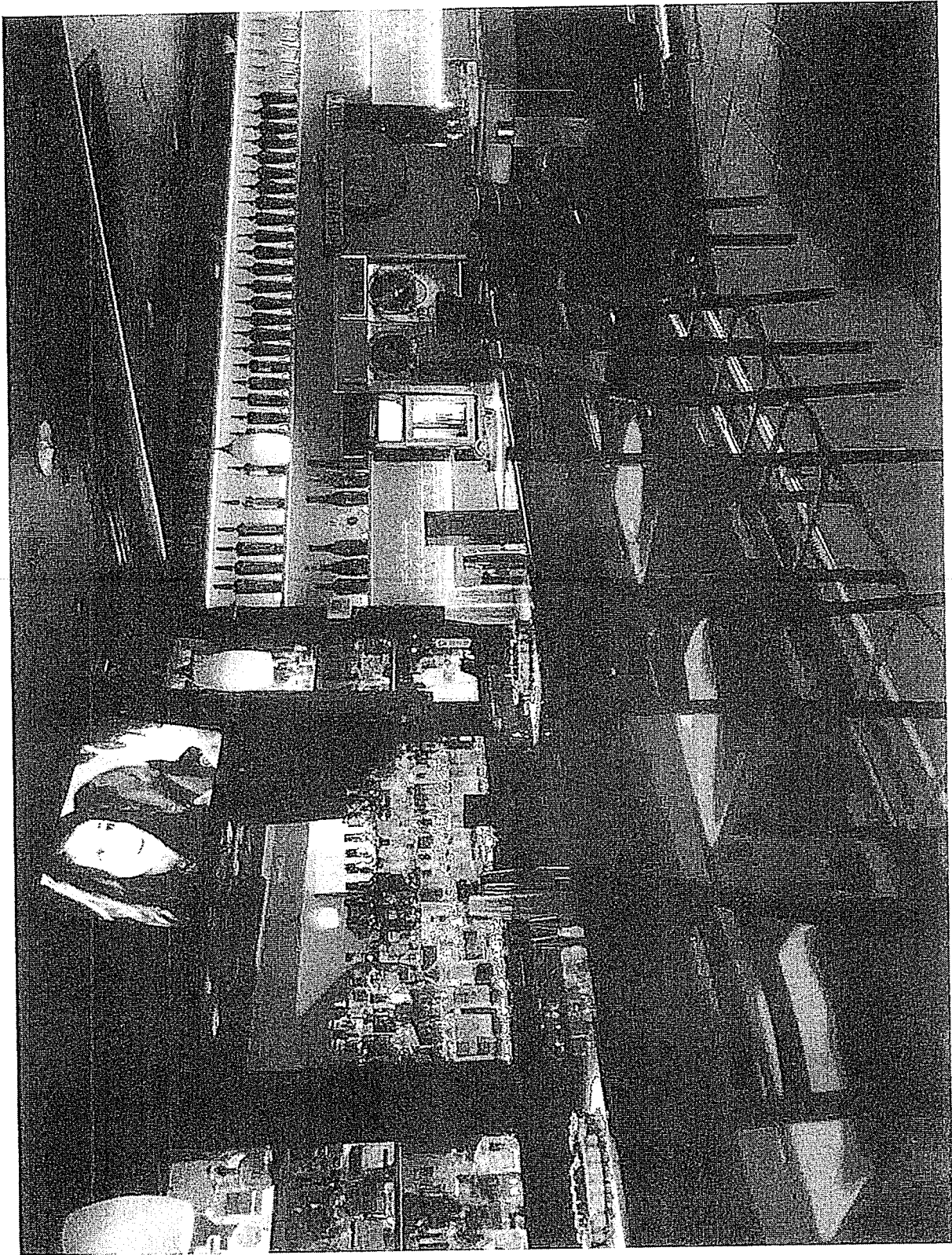
513 TOULOUSE STREET
NEW ORLEANS, LOUISIANA



FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

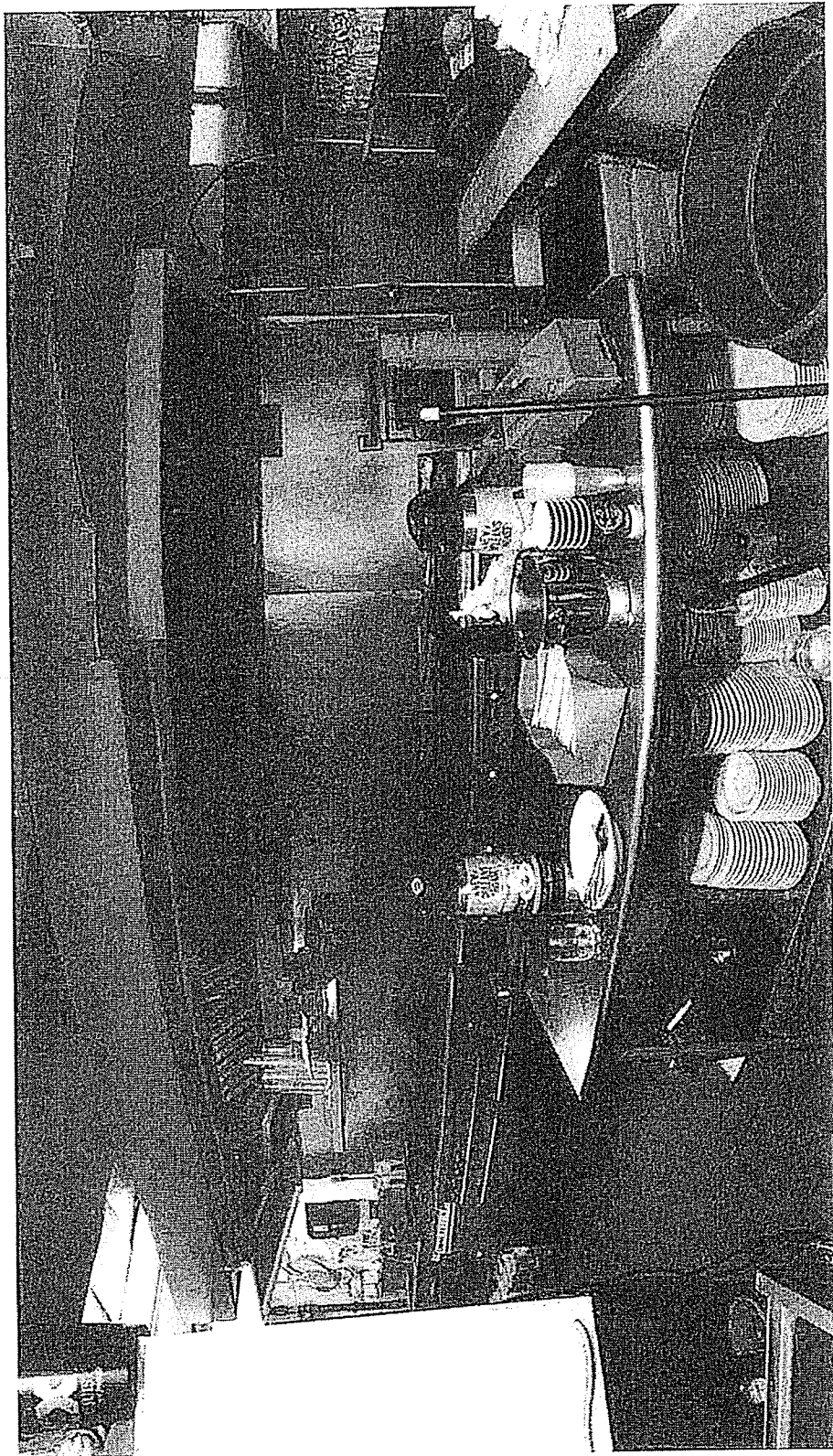
2,376 SQ. FT.











**NEIGHBORHOOD PARTICIAPATION PROGRAM
SUMMARY REPORT
FOR
533 Toulouse Street
NEW ORLEANS, LOUISIANA
FOR A
CONDITIONAL USE APPLICATION
LA HABANA HEMINGWAY CIGAR BAR**

**Submitted By:
Christopher J. Kane
Adams and Reese, LLP
701 Poydras Street, Ste. 4500
New Orleans, Louisiana 70163
(504) 585-0155**

New Orleans City Planning Commission
c/o Robert D. Rivers, Executive Director
1300 Perdido Street, 7th Floor
New Orleans, Louisiana 70112

RE: NPP Summary Report for Conditional Use Application at 533 Toulouse Street,
New Orleans, Louisiana

Dear Ladies and Gentlemen:

As a prerequisite to the filing of the enclosed Application for Conditional Use Request, and in compliance with Article XVI, Section 16.9.2.1, et seq., I submit the following information for your files:

1. On Friday, February 27, 2015, we mailed (First Class, U.S. Mail) the Invitation to Meeting letter attached hereto as Exhibit A, to all of the parties listed on Exhibit B. The list of parties to provide notice was prepared by the New Orleans City Planning Commission Staff. The First Class, U.S. Mail notices were sent by Adams And Reese, LLP. Additionally, the invitation notices was hand delivered on Friday, February 27, 2015 to all local addresses by the owner, Sergio Cabrera.
2. On Thursday, March 5, 2015, we hosted the NPP Pre-Application Meeting at 533 Toulouse Street, New Orleans, Louisiana from 10:00 a.m. – 12:00 p.m., C.S.T., a copy of the sign in sheet for the meeting is attached hereto as Exhibit C.
3. As the sign-in sheet will reflect, in addition to the owner, Sergio Cabrera, the following individuals attended this meeting:

Erin Cook
533 Toulouse Street, 2nd Floor Condo
New Orleans, Louisiana
504-722-4438
erincook45@gmail.com

Sergio Rafael Cabrera
533 Toulouse Street
New Orleans, Louisiana
504-994-7046

Deanna Dematteo
504-756-2530
Deanna2484@gmail.com

Hamza Seddihi
504-377-7405
Hseddihi89@yahoo.com

Christopher J. Kane
701 Poydras Street, Suite 4500
New Orleans, Louisiana 70131
504-585-0155
Christopher.Kane@arlaw.com

Joseph Casler
333 Julia Street
New Orleans, Louisiana 70130
Jcasler44@hotmail.com

Ron Sholes, Jr.
504-358-9197
sholesr@gmail.com

4. Available at the meeting, we had one hand-out (attached hereto as Exhibit D) to distribute to any interested parties.
5. The following is a summary of the discussion that took place at the meeting:

The meeting was called to order at approximately 10:15 a.m. when it appeared that no additional interested parties would be attending. The business owner opened the meeting by providing an update of the status of his State ATC permits, current operational status and his operational plans in the near and long term as a properly permitted cigar bar.

Mr. Cabrera, and his counsel, Mr. Kane, explained that the conditional use being requested is to ensure that Mr. Cabrera's current operations are in compliance with City law. They explained that there is currently no definition for a "Cigar Bar" within the City's Comprehensive Zoning Ordinance. They explained that the New Orleans City Council, on Thursday, February 26, 2015, requested the City Planning Commission to study and consider a definition for a Cigar Bar as a permitted conditional use. Mr. Cabrera explained that his application is for that conditional use. There was a discussion of the definition provided by a proposed ordinance by the New Orleans City Council. Mr. Cabrera stated that he desires to sell cigar products, and to offer fine scotches, bourbons, and wines for pairings for on-site consumers. Mr. Cabrera explained that he intends to continue to offer a food menu, although this is currently a small portion of his total revenue and will remain a small portion of his business model as dictated by his customers wants. Mr. Cabrera explained that his primary source of revenue is from the sale of cigars. Mr. Cabrera explained the importance of on-site use of the cigars and the significant interest in the Cigar Locker Rentals on-site. Mr. Cabrera explained that cigar products are more than 50% of his total revenues. Mr. Cabrera expressed that if he is approved for the Cigar Bar designation he would maintain his current hours schedule and

his current business operations. Mr. Cabrera expressly stated that he had no interest in operating in the late night market.

Ms. Cook, who is a neighbor immediately above La Habana's, expressed complete support for the conditional use permit being requested by Mr. Cabrera. Ms. Cook expressed that La Habana's maintains reasonable hours, is not a noise nuisance and creates no irritation to her residence and quality of life. Ms. Cook expressed that Mr. Cabrera's business was a quality business and a benefit to the immediate neighbors and community. Ms. Cook described Mr. Cabrera as a good neighbor who she felt comfortable raising any issues should they arise in the future.

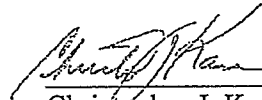
Several patrons of La Habana, including Mr. Casler and Mr. Sholes, Jr., expressed support for the conditional use permit being requested by Mr. Cabrera. The patrons confirmed that La Habana does not stay open late, attracts a professional and responsible crowd and that the establishment is not noisy or a nuisance to the immediate neighbors and community as a large.

After the meeting concluded around 11:05 a.m., the owner and counsel remained at the meeting location for an additional 25 minutes on the chance that a participant arrived late. No further participants arrived.

6. We did not receive any written comments at the pre-application meeting, nor have we received any other written or oral comments or concerns regarding the proposed Conditional Use Application since that time.

Should you have any further questions, please do not hesitate to contact me directly at (504) 585-0155 or at Christopher.kane@arlaw.com

RESPECTFULLY SUBMITTED,



Christopher J. Kane
Attorney and Agent for La Habana
Hemingway Cigar Bar

February 26, 2015

Dear Neighbor,

I am the owner of La Habana Hemingway Cigar Bar ("La Habana"), which is located at 533 Toulouse St. This property is currently operating as a retail cigar establishment offering a variety of high end cigars, high end scotch, wines, and spirits as pairings, as well as an available food menu for our patrons. We are requesting a conditional use to operate a "Cigar Bar." Our hours of operation are 11:00 a.m. to 9:00 p.m. Monday through Thursday, and 10:00 a.m. to 11:00 p.m. Friday through Sunday and will remain as such if the zoning matter is approved.

Because you are a neighbor in close proximity to this property or are otherwise interested in this area, we are inviting you to an informational meeting where you can learn more about what La Habana will be requesting in its application to the City Planning Commission. Under the newly adopted Neighborhood Participation Program ("NPP"), this meeting is a prerequisite to submitting a complete application to the City Planning Commission.

The NPP meeting will take place:

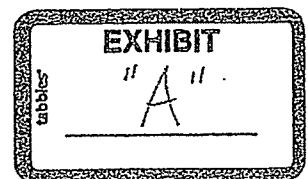
**Thursday, March 5th at 10:00am
La Habana Hemingway Cigar Bar, at 533 Toulouse St.**

This letter is being delivered through First Class, Pre-Paid, U.S. Mail. At the meeting, we will provide a sign-in-sheet to obtain your contact information so that we can keep you updated on any changes to the plans.

If you have any questions or comments, please feel free to contact me using the information listed herein. Otherwise, I look forward to seeing you at the meeting scheduled for October 27, 2014.

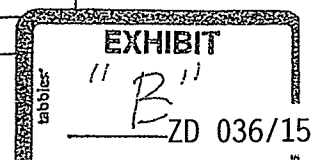
Sincerely,

Sergio Cabrera
533 Toulouse Street
New Orleans, LA 70130
sergiocigars@yahoo.com
504-994-7046 cell
504-522-5007 work



ZD 036/15

Name	Address1	Address2	City	St
609 Decatur LLC	Et Al C/O James Salles	615 Canal St	New Orleans	LA
M S Rau Antiques LLC	C/O William D Rau	630 Royal St	New Orleans	LA
Vtm Properties, LLC	201 Carroll St		Mandeville	LA
501 Rue Decaturs, LLC	Et Al C/O William T Finn, Esq	1100 Poydras St Ste 3100	New Orleans	LA
Meaux & Co LLC	C/O James Conte & Matthew Guidry	1114 Burgundy St	New Orleans	LA
Mosca Nicholas G	Et Al	510 Wilkinson St Unit 2	New Orleans	LA
Arapis Peter P Jr	Et Al	220 4Th St S E #4	Washington	DC
Wolff Edmond P	4409 Folse Dr		Metairie	LA
Apasra Properties, LLC	442 Canal St #206		New Orleans	LA
Bruno Properties L C	Et Al C/O Frank S Bruno	964 Topaz St	New Orleans	LA
508 Toulouse Developmen	516 Bienville		New Orleans	LA
Rk Restaurants Holdings In	8568 South Us Hwy 59		Nacogdoches	TX
Clibe, LLC	123 Walnut St #701		New Orleans	LA
Wilkinson Group LLC	13 Rosedown Ct		New Orleans	LA
Supreme Court Parking LL	C/O Edmond H Fitzmaurice III	P O Box 1393	Madisonville	LA
508 Chartres Street LLC	104 Metairie Heights		Metairie	LA
Steinberg Morris	C/O Brent Ramirez	527 Decatur St	New Orleans	LA
Konos Pete G	911 Eagle Dr		Houma	LA
St Louis St Properties LLC	104 Metairie Heights Avenue		Metairie	LA
533 Toulouse LLC	4100 West Esplanade Ave		Metairie	LA
Bienville St. Outback, LLC	Et Als C/O Mr Peter Waters	5920 Perrier St	New Orleans	LA
Kemper & Leila Williams	Foundation	533 Royal St	New Orleans	LA
537 Toulouse Street LLC	4100 West Esplanade Av		Metairie	LA
Washburn James G	Etal	355 Jasmine Dr	Mandeville	LA
K & L Investments L C	534 St Louis St		New Orleans	LA
600 Chartres, LLC	C/O Paul J Leaman, Jr	600 Chartres St	New Orleans	LA
Apasra Properties, LLC	442 Canal St Ste 206		New Orleans	LA
604-08 Chartres, LLC	C/O Paul J Leaman Jr	600 Chartres St	New Orleans	LA
609 Decatur LLC	C/O 615 Canal St		New Orleans	LA
Le Petit Theatredu Vieux	Carre		New Orleans	LA
Rizzuto 617 Decatur LLC	200 Bourbon St		New Orleans	LA
Chartres Group LLC	90 Oriole St		New Orleans	LA
W & J Investmentsinc	630 Royal St		New Orleans	LA
625 Chartres LLC	P O Box 24967		New Orleans	LA
Ogden Mattie F	322 Winchester Cr. Rd.		Waynesville	NC
H. S. Batture, LLC	935 Graiver St Ste 1800		New Orleans	LA
H. S. Batture, LLC	935 Gravier St Ste 1800		New Orleans	LA
Tuthill Jacqueline C	75 Egret St		New Orleans	LA
The Napoleon Corp	Etal	1154 Papworth St	Metairie	LA
Denise B Merlone Separat	Denise B Melone (Trustee)	425 California St 11Th Fl	San Francisco	CA
Amedee Gloria L	Etal	532 Chartres St Unit 1	New Orleans	LA
Decatur Acquisition, LLC	119 Mulberry		Metairie	LA
Dawson Michael L	100 Annie Ln		Luling	LA
Murphy James A	1323 Rue Beauvais		Mandeville	LA
616 St Peter St LLC	605 Canal St		New Orleans	LA
521 St Louis Street, LLC	110 Veterans Bl Ste 525		Metairie	LA



Kehoe Patrick G, Jr	29 Farnham Pl		Metairie	LA
Carleton Kurt M	106 Vista Dr		Lafayette	LA
Boise Investments LLC	247 Garden Rd		New Orleans	LA
Case Charles P	Etal	Three Hydro St	Manitou Springs	CO
Naquin Scott R	521 St Louis St 5		New Orleans	LA
Bartlett Harvey S, III	4609 Page Dr		Metairie	LA
Richmond Place Realty LLC	12 Richmond Pl		New Orleans	LA
Griffie James F	521 St Louis St	Unit 9	New Orleans	LA
Rania Mk, LLC	104 Metairie Heights		Metairie	LA
Michael W Long Dds Retire	46-261 Goldenrod Lane		Palm Desert	CA
Tref LLC	Etal	33875 Cypress Bluff Dr	Denham Spring	LA
Leaman And Company Inc	600 Chartres St		New Orleans	LA
Jackson Square	701 Decatur St		New Orleans	LA
Lacomb Sonya	614 Madison St		Lafayette	LA
535-537 Decatur LLC	511 Bourbon St		New Orleans	LA
Parsons Mark D	Etal	555 Ne 15Th Street Apt 27H	Miami	FL
615 Toulouse Street Holding	44 Avenida Menendez		St Augustine	FL
Le Petit Theatre Du Vieux	616 St Peter St		New Orleans	LA
C 4 Holding, LLC	1000 Bourbon St #313		New Orleans	LA
The French Eighth(Walgreen	Lease) C/O Wec 98E-2, Tax Dept	P O Box 1159	Deerfield	IL
Le Petit Salon Club	620 St Peter St		New Orleans	LA
Rau Mendel S	630 Royal St		New Orleans	LA
535-37 Decatur LLC	511 Bourbon St		New Orleans	LA
508 Chartres Street LLC	104 Metairie Heights Ave.		Metairie	LA
Preston Sandra K	530 Chartres St Unit 3		New Orleans	LA
Savard Jill M	109 Sharpsburg Dr		Lafayette	LA
Stoilova Irina	839-Toulouse St Unit C		New Orleans	LA
Vasquez Jesus D	Et Al	515 E Highland Ave	Mount Prospect	IL
Hannabury Shane	2405 Wild Cherry Way		Dallas	TX
Royal Orleans Hotel Partne	C/O The Berger Co Inc	100 Conti St	New Orleans	LA
515 Toulouse LLC	620 Decatur St Suite E		New Orleans	LA
515 Toulouse LLC	620 Decatur St Suite E		New Orleans	LA
The City Of New Orleans	1300 Perdido St Room 5W17		New Orleans	LA
515 Toulouse LLC	537 W Broussard Rd		Lafayette	LA
501 Rue Decatur, LLC	Et Al C/O Michael C. Valentino	101 Burgundy St	New Orleans	LA

Zip
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Address Label	OwnerName
535 Decatur St	535-537 Decatur LLC
531 St Louis St	St Louis St Properties LLC
525 St Louis St	B Merlone Separate Property Denise
537 Toulouse St	Shane Hannabury
611 Decatur St	609 Decatur LLC
522 Chartres St	Supreme Court Parking LLC
631 Toulouse St	Su Lu Ette De LLC
617 Decatur St	Rizzuto 617 Decatur LLC
520 Toulouse St	Supreme Court Parking LLC
619 Toulouse St	Clibe, LLC
527 Decatur St	Morris Steinberg
540 Toulouse St	K & L Investmentsl L C
515 Toulouse St	515 Toulouse LLC
615 Toulouse St	615 Toulouse Street Holdings LLC
535 Chartres St	& Leila Williams Kemper
510 Wilkinson St	Edmond P Wolff
512 Chartres St	The City Of New Orleans
511 Toulouse St	Apasra Properties, LLC
600 Royal St	Trusts Cahn
508 Chartres St	508 Chartres Street LLC
534 Chartres St	Bienville St. Outback, LLC
533 Toulouse St	533 Toulouse LLC
609 Decatur St	609 Decatur LLC
521 St Louis St	508 Chartres Street LLC, 521 St Louis Street,
619 Decatur St	French Eighth(Walgreen The
605 Toulouse St	Jesus D Vasquez
539 Decatur St	Decatur Acquisition, LLC
440 Chartres St	St Louis Stilc 520
629 Chartres St	Mattie F Ogden
615 Decatur St	Vtm Properties, LLC
615 Chartres St	Leaman And Company Inc
623 Toulouse St	W & J Investmentsinc
528 Wilkinson St	C 4 Holding, LLC
620 Chartres St	Chartres Group LLC
625 Chartres St	625 Chartres LLC

530 Chartres St	Roebuck Properties, LLC
610 Royal St	Lmn Royal
519 Chartres St	Royal Orleans Hotel Partners II, LLC
616 St Peter St	Petit Theatredu Vieux Le, Petit Theatre Du Vie
518 Chartres St	Clibe, LLC
616 Toulouse St	& Leila Williams Kemper
504 Chartres St	The Napoleon Corp
616 Royal St	Trusts Cahn
517 Toulouse St	Rk Restaurants Holdings Inc
531 Decatur St	Pete G Konos
514 Toulouse St	Toulouse Development,Llc 508
627 Toulouse St	Larroque Adrien L
617 Chartres St	Clibe, LLC
537 Chartres St	M S Rau Antiques LLC
613 Decatur St	Apasra Properties, LLC
601 Chartres St	Apasra Properties, LLC
500 St Peter St	The City Of New Orleans
604 Chartres St	604-08 Chartres, LLC
537 Chartres St	M S Rau Antiques LLC
510 Wilkinson St 1	Meaux & Co LLC
510 Wilkinson St 2	Nicholas G Mosca
510 Wilkinson St 3	Peter P Jr Arapis
513 Decatur St	501 Rue Decatur, LLC
513 Decatur St 2	Propertiesl L C Bruno
517 Toulouse St	515 Toulouse LLC
530 Chartres St	Gloria L Amedee
535 Decatur St A	535-37 Decatur LLC
535 Decatur St B	535-537 Decatur LLC
535 Decatur St C	535-537 Decatur LLC
535 Decatur St D	535-537 Decatur LLC
535 Decatur St E	535-537 Decatur LLC
537 Toulouse St	537 Toulouse Street LLC
539 Toulouse St A	Michael L Dawson
539 Toulouse St B	Mark D Parsons
539 Toulouse St C	Irina Stoilova
539 Toulouse St D	James G Washburn

539 Toulouse St E	James A Murphy
616 St Peter St R	616 St Peter St LLC
600 Chartres St	600 Chartres, LLC
521 St Louis St	Patrick G, Jr Kehoe
521 St Louis St	Kurt M Carleton
521 St Louis St	Boise Investments LLC
521 St Louis St	Charles P Case
521 St Louis St	Scott R Naquin
521 St Louis St	Harvey S, III Bartlett
521 St Louis St	Jacqueline C Tuthill
521 St Louis St	Richmond Place Realty LLC
521 St Louis St	James F Griffiee
534 Chartres St	Rania Mk, LLC
534 Chartres St	Sonya Lacombe
534 Chartres St	Tref LLC
534 Chartres St	W Long Dds Retirement Plan Michael
534 Chartres St	Tref LLC
532 Chartres St 3	Sandra K Preston
532 Chartres St 4	Jill M Savard
519 Wilkinson St	Wilkinson Group LLC
516 Wilkinson St	515 Toulouse LLC

OwnerAddress

511 Bourbon St New Orleans, LA 70130
104 Metairie Heights Avenue Metairie, LA 70001
Denise B Melone (Trustee) 425 California St 11Th Fl San Francisco, CA 94104
2405 Wild Cherry Way Dallas, TX 75206
C/O 615 Canal St New Orleans, LA 70130
C/O Edmond H Fitzmaurice III P O Box 1393 Madisonville, LA 70447
3207 Castlewind Dr Katy, TX 77450
200 Bourbon St New Orleans, LA 70130
C/O Edmond H Fitzmaurice III P O Box 1393 Madisonville, LA 70447
123 Walnut St #701 New Orleans, LA 70118
C/O Brent Ramirez 527 Decatur St New Orleans, LA 70130
534 St Louis St New Orleans, LA 70130
620 Decatur St Suite E New Orleans, LA 70130
44 Avenida Menendez St Augustine, FL 32084
Foundation 533 Royal St New Orleans, LA 70130-0580
4409 Folse Dr Metairie, LA 70006
1300 Perdido St Room 5W17 New Orleans, LA 70112
442 Canal St #206 New Orleans, LA 70130
Et Al C/O Hibernia Natl Bank P O Box 61964 New Orleans, LA 70161
104 Metairie Heights Ave. Metairie, LA 70001
Et Als C/O Mr Peter Waters 5920 Perrier St New Orleans, LA 70115
4100 West Esplanade Ave Metairie, LA 70002
Et Al C/O James Salles 615 Canal St New Orleans, LA 70130
104 Metairie Heights Metairie, LA 70005
Lease) C/O Wec 98E-2, Tax Dept P O Box 1159 Deerfield, IL 60015
Et Al 515 E Highland Ave Mount Prospect, IL 60056
119 Mulberry Metairie, LA 70005
440 Chartres St New Orleans, LA 70130
322 Winchester Cr. Rd. Waynesville, NC 28786
201 Carroll St Mandeville, LA 70448
600 Chartres St New Orleans, LA 70130
630 Royal St New Orleans, LA 70130
1000 Bourbon St #313 New Orleans, LA 70116
90 Oriole St New Orleans, LA 70124
P O Box 24967, New Orleans, LA 70184

Etal 1000 Bourbon St #235 New Orleans, LA 70116
705 Orleans New Orleans, LA 70116
C/O The Berger Co Inc 100 Conti St New Orleans, LA 70130
Carre New Orleans, LA 70116
123 Walnut St #701 New Orleans, LA 70118
Foundation 533 Royal St New Orleans, LA 70130-0580
Etal 1154 Papworth St Metairie, LA 70005
Et Al C/O Hibernia Natl Bank P O Box 61964 New Orleans, LA 70161
8568 South Us Hwy 59 Nacogdoches, TX 75964
911 Eagle Dr Houma, LA 70364
25 Hickory St New Orleans, LA 70123
2659 De Soto St, New Orleans, LA 70119
123 Walnut St #701 New Orleans, LA 70118
C/O William D Rau 630 Royal St New Orleans, LA 70130
442 Canal St #206 New Orleans, LA 70130
442 Canal St Ste 206 New Orleans, LA 70130
1300 Perdido St Room 5W17 New Orleans, LA 70112
C/O Paul J Leaman Jr 600 Chartres St New Orleans, LA 70130
C/O William D Rau 630 Royal St New Orleans, LA 70130
C/O James Conte & Matthew Guidry 1114 Burgundy St New Orleans, LA 70116
Et Al 510 Wilkinson St Unit 2 New Orleans, LA 70116
Et Al 220 4Th St S E #4 Washington, DC 20003
Et Al C/O Michael C. Valentino 101 Burgundy St New Orleans, LA 70112
Et Al C/O Frank S Bruno 964 Topaz St New Orleans, LA 70124
537 W Broussard Rd Lafayette, LA 70506
Etal 532 Chartres St Unit 1 New Orleans, LA 70130
511 Bourbon St New Orleans, LA 70130
511 Bourbon St New Orleans, LA 70130
511 Bourbon St New Orleans, LA 70130
511 Bourbon St New Orleans, LA 70130
511 Bourbon St New Orleans, LA 70130
4100 West Esplanade Av Metairie, LA 70002
100 Annie Ln Luling, LA 70070
Etal 555 Ne 15Th Street Apt 27H Miami, FL 33132
839-Toulouse St Unit C New Orleans, LA 70130
Etal 355 Jasmine Dr Mandeville, LA 70471

1323 Rue Beauvais Mandeville, LA 70471
605 Canal St New Orleans, LA 70130
C/O Paul J Leaman, Jr 600 Chartres St New Orleans, LA 70130
29 Farnham Pl Metairie, LA 70005
106 Vista Dr Lafayette, LA 70503
247 Garden Rd New Orleans, LA 70123
Etal Three Hydro St Manitou Springs, CO 80829
521 St Louis St 5 New Orleans, LA 70130
4609 Page Dr Metairie, LA 70003
75 Egret St New Orleans, LA 70124
12 Richmond Pl New Orleans, LA 70115
521 St Louis St Unit 9 New Orleans, LA 70130
104 Metairie Heights Metairie, LA 70001
614 Madison St Lafayette, LA 70501
Etal 33875 Cypress Bluff Dr Denham Springs, LA 70706
46-261 Goldenrod Lane Palm Desert, CA 92260
Etal 33875 Cypress Bluff Dr Denham Springs, LA 70706
530 Chartres St Unit 3 New Orleans, LA 70130
109 Sharpsburg Dr Lafayette, LA 70508
13 Rosedown Ct New Orleans, LA 70131
620 Decatur St Suite E New Orleans, LA 70130

LA HABANA HEMINGWAY CIGAR BAR
Meeting Sign-In

Project:NPP

Date: 03/05/15

Time:10AM

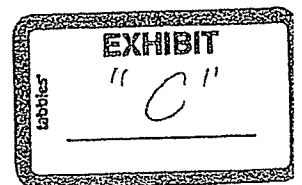
ADDRESS

533 Boulevard
2nd Floor
583 Boulevard

201 Poydras ST
VOCAL 30131

333 Julia St
330 Hill 70130

ADDRESS	Print Name	Phone	Email
	1. Erin Cook	504-722-4438	erincCook45@gmail.com
	2. Sergio Rafael	504-914-7046	SergioCigars@yahoo.com
	3. Deanna DeMatteo	504-756-2530	deanna2484@gmail.com
	4. Amza Seddiki	504-377-7405	hseddiki39@yahoo.com
201 Poydras ST VOCAL 30131	5. Christopher Kame	504-565-0155	christopher.kame@alcoa.com
333 Julia St # 330 Hill 70130	6. Joseph Caster	504-202-2501	jcaster44@hotmail.com
	7. Ron Sholes Sr	(504) 358-9197	sholesr@gmail.com
	8.		
	9.		
	10.		
	11.		
	12.		
	13.		
	14.		
	15.		
	16.		
	17.		
	18.		



La Habana Hemingway Cigar Bar Cigar Locker Rental Agreement

Lessor:

La Havana Hemingway Cigar Bar
533 Toulouse St
New Orleans, La 70130

Lessee:

Name: _____

Address: _____

Phone: _____

Email: _____

Cigar Locker

The location of the Cigar Locker will be designated by number and name plate posted on the door of the Cigar Locker.

This specific Agreement is for Locker Bay _____ Cigar Locker Number: _____

NAME PLATE: _____

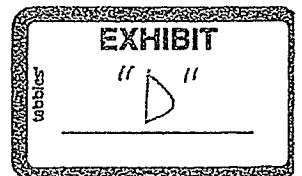
• Lockers allows for 1 key. If key is lost fee for replacement? Change lock?

Term

A. The Original Term of this Cigar Locker Agreement shall be for 12 months. Access to the Cigar Locker by the Lessee(s) shall be limited to normal business hours to be determined by the Lessor. Lessor agrees that this agreement is not transferable or assignable without lessee's specific written permission.

B. Either party to this agreement shall have the right to terminate this agreement upon thirty (30) days written notice sent via first class mail to the above listed address. La Habana Hemingway Cigar Bar reserves the right to terminate this agreement at any time if the lessee breaches any term or condition within this Agreement. Furthermore it is the lessees sole responsibility to remove any contents of the Cigar Locker within seven (7) days of notice of termination. Failure to do so may result in the discard of the locker contents.

Rent



ZD 036/15

Commencing on the first day of this agreement the Lessee agrees to pay and/or further authorizes La Habana Hemingway to charge against the attached credit card the following: *(check one)*

___ \$45 per month (paid monthly)

___ \$500 per year (paid yearly in full)

___ \$1000 per year, includes a \$500 gift certificate to the cigar bar (paid yearly in full)

Cigar Locker Use Agreement

Lessee(s) shall use the Premises only for the purpose of storing cigars compliant with State and Federal regulations and not for any other purpose. Members may not sell or distribute cigars or alcohol from their locker. Only cigars bought at this establishment will be stored in the locker. No alcohol of any kind will be stored. Any breach of this agreement will result in an immediate cancelation of the agreement with funds that have already been paid nonrefundable.

Compliance with Laws

Lessee agrees that no activities shall be conducted on the premises of La Habana Hemingway Cigar Bar or within the Cigar Locker or use made thereof which will be unlawful, improper, or contrary to any federal, state or local laws, bylaws, ordinances, codes, rules and regulations in force in the state of Louisiana. Lessee shall at all times be fully responsible for complying with all federal, state or local laws, bylaws, ordinances, codes, rules and regulations applicable to Lessee's use of the Cigar Locker.

Lessor's Access

Lessor shall have the responsible right to enter any Cigar Locker at any hour for the purpose of inspecting, installing, cleaning, repairing, or replacing any portions of the Cigar Locker. Lessee shall have the right to enter the Premises at any hour during operation time for the purpose of accessing their locker.

Signatures Confirming Agreement

La Habana Hemingway Cigar Bar

By: _____ *(print)*

Sign: _____

Lessee:

By: _____ *(print)*

Sign: _____

La Habana Hemingway Cigar Bar - Credit Card Authorization Form

I, _____, hereby give La Habana Hemingway Cigar Bar permission to use my credit card for payment of invoices delivered to the below mentioned company.

Credit Card #: _____ Exp _____

Security Code _____

Credit Card Type: **Visa MC AMEX** (circle one)

Billing Address:

This authorization is for payment of merchandise/cigar locker by:

Company/Cardholder Name: _____

Shipping Address: _____

Please Check one of the following:

____ Keep on file for full payment of invoices for the above referenced account
____ One time use only. Payment on account in the amount of: \$ _____
Please Note: You must provide either a drivers license or passport showing the
cardholder's signature.

Signature: _____ Date: _____
This form is for your protection as well as ours. Thank you for our cooperation.

MAR13'15 02:38PM

**NEIGHBORHOOD PARTICIPATION PROGRAM
SUMMARY REPORT
FOR
SECOND NPP MEETING
FOR
533 Toulouse Street
NEW ORLEANS, LOUISIANA
FOR A
CONDITIONAL USE APPLICATION
LA HAVANA HEMINGWAY CIGAR BAR**

March 12, 2015

**Submitted By:
Christopher J. Kane
Adams and Reese, LLP
701 Poydras Street, Ste. 4500
New Orleans, Louisiana 70163
(504) 585-0155**

ZD 036/15

New Orleans City Planning Commission
c/o Robert D. Rivers, Executive Director
1300 Perdido Street, 7th Floor
New Orleans, Louisiana 70112

RE: Conduction Use Application No. 15-10143
533 Toulouse Street, New Orleans, Louisiana
2nd NPP Summary Report for Conditional Use Application

Dear Ladies and Gentlemen:

In connection with Mr. Sergio Cabrera's March 6, 2015 filed Conditional Use Application (Application Number 15-10143), we provide this supplemental report pertaining to a second NPP meeting that was held on March 12, 2015. This NPP meeting was in addition to the required Article XVI, Section 16.9.2.1, et seq. This report is being provided in advance of the due date to receive information for this matter to be reviewed and considered by the City Planning Commission staff. I submit the following information for your files:

1. On Friday, March 6, 2015, we mailed (First Class, U.S. Mail) the Invitation to Meeting letter attached hereto as Exhibit A, to all of the parties listed on two spreadsheets and a list of three (3) neighborhood organization groups, which were provided by the New Orleans City Planning Commission, and attached here to as Exhibit B. The list of parties to provide notice was prepared by the New Orleans City Planning Commission Staff. The First Class, U.S. Mail notices were sent by Adams and Reese, LLP.
2. On Friday, March 12, 2015, we hosted a second NPP Meeting at 533 Toulouse Street, New Orleans, Louisiana from 10:00 a.m. – 12:00 p.m., C.S.T., a copy of the sign in sheet for the meeting is attached hereto as Exhibit C.
3. As the sign-in sheet will reflect, in addition to the owner, Sergio Cabrera, the following individuals attended this meeting:

Sergio Rafael Cabrera
533 Toulouse Street
New Orleans, Louisiana
504-994-7046

Hamza Seddihi
504-377-7405
Hseddihi89@yahoo.com

Christopher J. Kane
701 Poydras Street, Suite 4500
New Orleans, Louisiana 70131
504-585-0155
Christopher.Kane@arlaw.com

Carol Gniady
carolniady@frenchquatercitizens.org
504-658-1859

Meg Lousteau
meglousteau@vcpora.org
504-621-4080

Jenna Burke
info@vcpora.org
504-581-7200

Ronald Jaeger
The Grill
ronaldjaegerjr@yahoo.com
504-495-1189

4. Available at the meeting, we had two hand-outs, a copy of the cigar locker agreements and a site plan for the facility, both of which are attached to the Application.
5. The following is a summary of the discussion that took place at the meeting:

The meeting was called to order at approximately 10:00 a.m. The business owner opened the meeting by providing a historical perspective of the uses and prior business occupants at 533 Toulouse Street, as well as the history of his business operation prior to locating at the subject site and since being onsite. Mr. Cabrera, and his counsel, Mr. Kane, explained that the conditional use application is being sought to ensure that Mr. Cabrera's current operations are in compliance with City law. They explained that there is currently no definition for a "Cigar Bar" within the City's Comprehensive Zoning Ordinance. They explained that the New Orleans City Council, on Thursday, February 26, 2015, requested the City Planning Commission to study and consider a definition for a Cigar Bar as a permitted conditional use. Mr. Cabrera explained that his application is for that conditional use.

Prior to the discussion of substantive issues, Ms. Lousteau inquired as to the status of the pending application and the NPP process. A discussion was had regarding the first NPP that occurred on March 5, 2015 and the reason that the Applicant and his counsel decided to have a second NPP. Mr. Kane stated that the purpose of the second NPP was to ensure absolute compliance with the NPP rules, both by the letter of the law as well as the spirit of the law.

Ms. Lousteau expressed concern that since Mr. Cabrera has ignored the zoning requirements for his establishment. Ms. Lousteau and Ms. Gniady stated that Mr. Cabrera was not operating as a restaurant, and as such he was prohibited from operating a "bar" as a result of the cocktail bar moratorium in the VCC-2 District. Ms. Lousteau and Ms. Gniady likewise expressed concern about the impact Mr. Cabrera's requested conditional use would have on the quality of life in the French Quarter, as well as the public policy concerns related to "spot" zoning and overall compliance with the existing and proposed CZO. Ms. Lousteau reminded the attendees of the seven (7) year effort that many have made in working on the new CZO and how she does not recall attending any meeting where a request for a "cigar bar" conditional use definition was requested. At around the 10:15-10:20 a.m. mark in the meeting, Ms. Burke arrived. Ms. Burke provided limited public comment, but did generally acknowledge her support for concerns and policy considerations offered from Ms. Lousteau and Ms. Gniady.

Additionally, the attendees discussed the proposed definition by the New Orleans City Council for "cigar bar." Mr. Cabrera and Mr. Kane affirmed that the proposed definition was not provided by the Applicant to the Councilmember, but that they have reviewed it. Mr. Cabrera and Mr. Kane discussed how there are model municipal ordinances and definitions from other jurisdictions, as well as industry leaders, that can be used in the process. Mr. Cabrera and Mr. Kane stated that they are willing to work with any concerned interest to work on a definition that eliminates or limits the concern of a "cigar bar" permit being used to circumvent the moratorium or definition of "cocktail bar." There was then some discussion on the tobacco sales levels of this establishment, and what might be appropriate to consider for sales levels of tobacco versus alcohol volumes for a "cigar bar."

Mr. Jaeger, who is an adjacent neighbor and restaurateur, supports Mr. Cabrera's application. Mr. Jaeger made the point that a "cigar bar" is no different than a "restaurant" who also sells alcohol. Mr. Jaeger stated that the only difference is that one's primary product was food, while the other was cigar products. In both instances, alcohol is not a significant revenue generator and it merely compliments the primary use of the establishment.

Ms. Lousteau, Ms. Gniady and Ms. Burke informed the Applicant and other attendees that they apologized for needing to leave, but they had another important meeting to attend. Mr. Cabrera and Mr. Kane asked if any of them had any questions regarding the details of Mr. Cabrera's operations, and they informed the attendees that they did not have any questions.

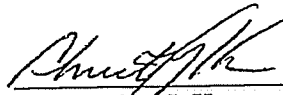
During the course of the meeting, at least two tourists stopped to patron the establishment, but they did not participate in the meeting, and they did not sign-in.

After the end of the meeting, Mr. Cabrera and Mr. Kane agreed to send to Ms. Lousteau, Ms. Gniady, and Ms. Burke the pending application filed on March 6, 2015, which includes a report from the Initial NPP meeting. Likewise, Ms. Gniady requested a photographic copy of the publically displayed ATC permits, which request was granted.

6. We did not receive any written comments at the pre-application meeting, nor have we received any other written or oral comments or concerns regarding the proposed Conditional Use Application since that time.

Should you have any further questions, please do not hesitate to contact me directly at (504) 585-0155 or at Christopher.kane@arlaw.com

RESPECTFULLY SUBMITTED,



Christopher J. Kane
Attorney and Agent for La Habana
Hemingway Cigar Bar

March 6, 2015

Dear Neighbor,

I am the owner of La Habana Hemingway Cigar Bar ("La Habana"), which is located at 533 Toulouse St. This property is currently operating as a retail cigar establishment offering a variety of high end cigars, high end scotch, wines, and spirits as pairings, as well as an available food menu for our patrons. We are requesting a conditional use to operate a "Cigar Bar." Our hours of operation are 11:00 a.m. to 9:00 p.m. Monday through Thursday, and 10:00 a.m. to 11:00 p.m. Friday through Sunday and will remain as such if the zoning matter is approved.

On March 5, 2015, La Habana held an initial Neighborhood Participation Program ("NPP") meeting. It has come to our attention that, while all neighbors, as indicated by the contact list provided by the City Planning Commission, were provided written notice via First Class Mail and in compliance with Section 16.9 of the Comprehensive Zoning Ordinance of the City of New Orleans, that one or more of the three (3) neighborhood groups may not have received noticed of the NPP meeting. As such, and because you are a neighbor in close proximity to this property or are otherwise interested in this area, we are inviting you to second informational meeting where you can learn more about what La Habana is requesting in its application to the City Planning Commission. At the conclusion of this meeting, and in advance of the March 16, 2015 filing deadline, La Habana will supplement its NPP report to the City Planning Commission, to the extent it is required. The purpose of this second informational meeting is to ensure that all interested neighbors and interested parties have an opportunity to learn about the La Habana's application and provide any comments and/or concerns.

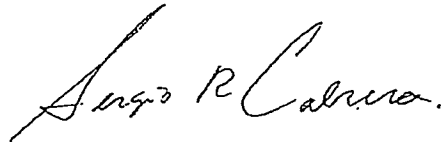
The NPP meeting will take place:

Thursday, March 12th at 10:00am
La Habana Hemingway Cigar Bar, at 533 Toulouse St.

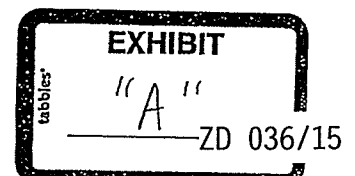
This letter is being delivered through First Class, Pre-Paid, U.S. Mail. At the meeting, we will provide a sign-in-sheet to obtain your contact information so that we can keep you updated on any changes to the plans.

If you have any questions or comments, please feel free to contact me using the information listed herein. Otherwise, I look forward to seeing you at the meeting scheduled for October 27, 2014.

Sincerely,



Sergio Cabrera
533 Toulouse Street
New Orleans, LA 70130
sergiocigars@yahoo.com
504-994-7046 cell
504-522-5007 work



Name	Address1	Address2	City	St
609 Decatur LLC	Et Al C/O James Salles	615 Canal St	New Orleans	LA
M S Rau Antiques LLC	C/O William D Rau	630 Royal St	New Orleans	LA
Vtm Properties, LLC	201 Carroll St		Mandeville	LA
501 Rue Decateurs, LLC	Et Al C/O William T Finn, Esq	1100 Poydras St Ste 3100	New Orleans	LA
Meaux & Co LLC	C/O James Conte & Matthew Guidry	1114 Burgundy St	New Orleans	LA
Mosca Nicholas G	Et Al	510 Wilkinson St Unit 2	New Orleans	LA
Arapis Peter P Jr	Et Al	220 4Th St S E #4	Washington	DC
Wolff Edmond P	4409 Folse Dr		Metairie	LA
Apasra Properties, LLC	442 Canal St #206		New Orleans	LA
Bruno Properties L C	Et Al C/O Frank S Bruno	964 Topaz St	New Orleans	LA
508 Toulouse Developmen	516 Bienville		New Orleans	LA
Rk Restaurants Holdings Ir	8568 South Us Hwy 59		Nacogdoches	TX
Clibe, LLC	123 Walnut St #701		New Orleans	LA
Wilkinson Group LLC	13 Rosedown Ct		New Orleans	LA
Supreme Court Parking LL	C/O Edmond H Fitzmaurice III	P O Box 1393	Madisonville	LA
508 Chartres Street LLC	104 Metairie Heights		Metairie	LA
Steinberg Morris	C/O Brent Ramirez	527 Decatur St	New Orleans	LA
Konos Pete G	911 Eagle Dr		Houma	LA
St Louis St Properties LLC	104 Metairie Heights Avenue		Metairie	LA
533 Toulouse LLC	4100 West Esplanade Ave		Metairie	LA
Bienville St. Outback, LLC	Et Als C/O Mr Peter Waters	5920 Perrier St	New Orleans	LA
Kemper & Leila Williams	Foundation	533 Royal St	New Orleans	LA
537 Toulouse Street LLC	4100 West Esplanade Av		Metairie	LA
Washburn James G	Etal	355 Jasmine Dr	Mandeville	LA
K & L Investments L C	534 St Louis St		New Orleans	LA
600 Chartres, LLC	C/O Paul J Leaman, Jr	600 Chartres St	New Orleans	LA
Apasra Properties, LLC	442 Canal St Ste 206		New Orleans	LA
604-08 Chartres, LLC	C/O Paul J Leaman Jr	600 Chartres St	New Orleans	LA
609 Decatur LLC	C/O 615 Canal St		New Orleans	LA
Le Petit Theatredu Vieux	Carre		New Orleans	LA
Rizzuto 617 Decatur LLC	200 Bourbon St		New Orleans	LA
Chartres Group LLC	90 Oriole St		New Orleans	LA
W & J Investmentsinc	630 Royal St		New Orleans	LA
625 Chartres LLC	P O Box 24967		New Orleans	LA
Ogden Mattie F	322 Winchester Cr. Rd.		Waynesville	NC
H. S. Batture, LLC	935 Graiver St Ste 1800		New Orleans	LA
H. S. Batture, LLC	935 Gravier St Ste 1800		New Orleans	LA
Tuthill Jacqueline C	75 Egret St		New Orleans	LA
The Napoleon Corp	Etal	1154 Papworth St	Metairie	LA
Denise B Merlone Separate	Denise B Melone (Trustee)	425 California St 11Th Fl	San Francisco	CA
Amedee Gloria L	Etal	532 Chartres St Unit 1	New Orleans	LA
Decatur Acquisition, LLC	119 Mulberry		Metairie	LA
Dawson Michael L	100 Annie Ln		Luling	LA
Murphy James A	1323 Rue Beauvais		Mandeville	LA
616 St Peter St LLC	605 Canal St		New Orleans	LA
521 St Louis Street, LLC	110 Veterans Bl Ste 525		Metairie	LA

EXHIBIT

"EZD 036/15"

tabbles

Kehoe Patrick G, Jr	29 Farnham Pl		Metairie	LA
Carleton Kurt M	106 Vista Dr		Lafayette	LA
Boise Investments LLC	247 Garden Rd		New Orleans	LA
Case Charles P	Etal	Three Hydro St	Manitou Springs	CO
Naquin Scott R	521 St Louis St 5		New Orleans	LA
Bartlett Harvey S, III	4609 Page Dr		Metairie	LA
Richmond Place Realty LLC	12 Richmond Pl		New Orleans	LA
Griffee James F	521 St Louis St	Unit 9	New Orleans	LA
Rania Mk, LLC	104 Metairie Heights		Metairie	LA
Michael W Long Dds Retire	46-261 Goldenrod Lane		Palm Desert	CA
Tref LLC	Etal	33875 Cypress Bluff Dr	Denham Spring	LA
Leaman And Company Inc	600 Chartres St		New Orleans	LA
Jackson Square	701 Decatur St		New Orleans	LA
Lacomb Sonya	614 Madison St		Lafayette	LA
535-537 Decatur LLC	511 Bourbon St		New Orleans	LA
Parsons Mark D	Etal	555 Ne 15Th Street Apt 27H	Miami	FL
615 Toulouse Street Holdin	44 Avenida Menendez		St Augustine	FL
Le Petit Theatre Du Vieux C	616 St Peter St		New Orleans	LA
C 4 Holding, LLC	1000 Bourbon St #313		New Orleans	LA
The French Eighth(Walgree	Lease) C/O Wec 98E-2, Tax Dept	P O Box 1159	Deerfield	IL
Le Petit Salon Club	620 St Peter St		New Orleans	LA
Rau Mendel S	630 Royal St		New Orleans	LA
535-37 Decatur LLC	511 Bourbon St		New Orleans	LA
508 Chartres Streef LLC	104 Metairie Heights Ave.		Metairie	LA
Preston Sandra K	530 Chartres St Unit 3		New Orleans	LA
Savard Jill M	109 Sharpsburg Dr		Lafayette	LA
Stoilova Irina	839-Toulouse St Unit C		New Orleans	LA
Vasquez Jesus D	Et Al	515 E Highland Ave	Mount Prospect	IL
Hannabury Shane	2405 Wild Cherry Way		Dallas	TX
Royal Orleans Hotel Partne	C/O The Berger Co Inc	100 Conti St	New Orleans	LA
515 Toulouse LLC	620 Decatur St Suite E		New Orleans	LA
515 Toulouse LLC	620 Decatur St Suite E		New Orleans	LA
The City Of New Orleans	1300 Perdido St Room 5W17		New Orleans	LA
515 Toulouse LLC	537 W Broussard Rd		Lafayette	LA
501 Rue Decatur, LLC	Et Al C/O Michael C. Valentino	101 Burgundy St	New Orleans	LA

Zip
70130
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92260
70706
70130
70116- 0
70501
70130
33132
32084
70116
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60015
70116- 0
70116- 0
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70001
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70508
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60056
75206
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70112
70506
70112

Address Label	OwnerName
535 Decatur St	535-537 Decatur LLC
531 St Louis St	St Louis St Properties LLC
525 St Louis St	B Merlone Separate Property Denise
537 Toulouse St	Shane Hannabury
611 Decatur St	609 Decatur LLC
522 Chartres St	Supreme Court Parking LLC
631 Toulouse St	Su Lu Ette De LLC
617 Decatur St	Rizzuto 617 Decatur LLC
520 Toulouse St	Supreme Court Parking LLC
619 Toulouse St	Clibe, LLC
527 Decatur St	Morris Steinberg
540 Toulouse St	K & L Investmentsl L C
515 Toulouse St	515 Toulouse LLC
615 Toulouse St	615 Toulouse Street Holdings LLC
535 Chartres St	& Leila Williams Kemper
510 Wilkinson St	Edmond P Wolff
512 Chartres St	The City Of New Orleans
511 Toulouse St	Apasra Properties, LLC
600 Royal St	Trusts Cahn
508 Chartres St	508 Chartres Street LLC
534 Chartres St	Bienville St. Outback, LLC
533 Toulouse St	533 Toulouse LLC
609 Decatur St	609 Decatur LLC
521 St Louis St	508 Chartres Street LLC, 521 St Louis Street,
619 Decatur St	French Eighth(Walgreen The
605 Toulouse St	Jesus D Vasquez
539 Decatur St	Decatur Acquisition, LLC
440 Chartres St	St Louis Stllc 520
629 Chartres St	Mattie F Ogden
615 Decatur St	Vtm Properties, LLC
615 Chartres St	Leaman And Company Inc
623 Toulouse St	W & J Investmentsinc
528 Wilkinson St	C 4 Holding, LLC
620 Chartres St	Chartres Group LLC
625 Chartres St	625 Chartres LLC

530 Chartres St	Roebuck Properties, LLC
610 Royal St	Lmn Royal
519 Chartres St	Royal Orleans Hotel Partners II, LLC
616 St Peter St	Petit Theatre du Vieux Le, Petit Theatre Du Vie
518 Chartres St	Clibe, LLC
616 Toulouse St	& Leila Williams Kemper
504 Chartres St	The Napoleon Corp
616 Royal St	Trusts Cahn
517 Toulouse St	Rk Restaurants Holdings Inc
531 Decatur St	Pete G Konos
514 Toulouse St	Toulouse Development, Llc 508
627 Toulouse St	Larroque Adrien L
617 Chartres St	Clibe, LLC
537 Chartres St	M S Rau Antiques LLC
613 Decatur St	Apasra Properties, LLC
601 Chartres St	Apasra Properties, LLC
500 St Peter St	The City Of New Orleans
604 Chartres St	604-08 Chartres, LLC
537 Chartres St	M S Rau Antiques LLC
510 Wilkinson St 1	Meaux & Co LLC
510 Wilkinson St 2	Nicholas G Mosca
510 Wilkinson St 3	Peter P Jr Arapls
513 Decatur St	501 Rue Decatur, LLC
513 Decatur St 2	Properties I L C Bruno
517 Toulouse St	515 Toulouse LLC
530 Chartres St	Gloria L Amedee
535 Decatur St A	535-37 Decatur LLC
535 Decatur St B	535-537 Decatur LLC
535 Decatur St C	535-537 Decatur LLC
535 Decatur St D	535-537 Decatur LLC
535 Decatur St E	535-537 Decatur LLC
537 Toulouse St	537 Toulouse Street LLC
539 Toulouse St A	Michael L Dawson
539 Toulouse St B	Mark D Parsons
539 Toulouse St C	Irina Stoilova
539 Toulouse St D	James G Washburn

539 Toulouse St E	James A Murphy
616 St Peter St R	616 St Peter St LLC
600 Chartres St	600 Chartres, LLC
521 St Louis St	Patrick G, Jr Kehoe
521 St Louis St	Kurt M Carleton
521 St Louis St	Boise Investments LLC
521 St Louis St	Charles P Case
521 St Louis St	Scott R Naquin
521 St Louis St	Harvey S, III Bartlett
521 St Louis St	Jacqueline C Tuthill
521 St Louis St	Richmond Place Realty LLC
521 St Louis St	James F Griffee
534 Chartres St	Rania Mk, LLC
534 Chartres St	Sonya Lacombe
534 Chartres St	Tref LLC
534 Chartres St	W Long Dds Retirement Plan Michael
534 Chartres St	Tref LLC
532 Chartres St 3	Sandra K Preston
532 Chartres St 4	Jill M Savard
519 Wilkinson St	Wilkinson Group LLC
516 Wilkinson St	515 Toulouse LLC

OwnerAddress

511 Bourbon St New Orleans, LA 70130
104 Metairie Heights Avenue Metairie, LA 70001
Denise B Melone (Trustee) 425 California St 11Th Fl San Francisco, CA 94104
2405 Wild Cherry Way Dallas, TX 75206
C/O 615 Canal St New Orleans, LA 70130
C/O Edmond H Fitzmaurice III P O Box 1393 Madisonville, LA 70447
3207 Castlewind Dr Katy, TX 77450
200 Bourbon St New Orleans, LA 70130
C/O Edmond H Fitzmaurice III P O Box 1393 Madisonville, LA 70447
123 Walnut St #701 New Orleans, LA 70118
C/O Brent Ramirez 527 Decatur St New Orleans, LA 70130
534 St Louis St New Orleans, LA 70130
620 Decatur St Suite E New Orleans, LA 70130
44 Avenida Menendez St Augustine, FL 32084
Foundation 533 Royal St New Orleans, LA 70130-0580
4409 Folse Dr Metairie, LA 70006
1300 Perdido St Room 5W17 New Orleans, LA 70112
442 Canal St #206 New Orleans, LA 70130
Et Al C/O Hibernia Natl Bank P O Box 61964 New Orleans, LA 70161
104 Metairie Heights Ave. Metairie, LA 70001
Et Als C/O Mr Peter Waters 5920 Perrier St New Orleans, LA 70115
4100 West Esplanade Ave Metairie, LA 70002
Et Al C/O James Salles 615 Canal St New Orleans, LA 70130
104 Metairie Heights Metairie, LA 70005
Lease) C/O Wec 98E-2, Tax Dept P O Box 1159 Deerfield, IL 60015
Et Al 515 E Highland Ave Mount Prospect, IL 60056
119 Mulberry Metairie, LA 70005
440 Chartres St New Orleans, LA 70130
322 Winchester Cr. Rd. Waynesville, NC 28786
201 Carroll St Mandeville, LA 70448
600 Chartres St New Orleans, LA 70130
630 Royal St New Orleans, LA 70130
1000 Bourbon St #313 New Orleans, LA 70116
90 Oriole St New Orleans, LA 70124
P O Box 24967, New Orleans, LA 70184

Etal 1000 Bourbon St #235 New Orleans, LA 70116
705 Orleans New Orleans, LA 70116
C/O The Berger Co Inc 100 Conti St New Orleans, LA 70130
Carre New Orleans, LA 70116
123 Walnut St #701 New Orleans, LA 70118
Foundation 533 Royal St New Orleans, LA 70130-0580
Etal 1154 Papworth St Metairie, LA 70005
Et Al C/O Hibernia Natl Bank P O Box 61964 New Orleans, LA 70161
8568 South Us Hwy 59 Nacogdoches, TX 75964
911 Eagle Dr Houma, LA 70364
25 Hickory St New Orleans, LA 70123
2659 De Soto St, New Orleans, LA 70119
123 Walnut St #701 New Orleans, LA 70118
C/O William D Rau 630 Royal St New Orleans, LA 70130
442 Canal St #206 New Orleans, LA 70130
442 Canal St Ste 206 New Orleans, LA 70130
1300 Perdido St Room 5W17 New Orleans, LA 70112
C/O Paul J Leaman Jr 600 Chartres St New Orleans, LA 70130
C/O William D Rau 630 Royal St New Orleans, LA 70130
C/O James Conte & Matthew Guidry 1114 Burgundy St New Orleans, LA 70116
Et Al 510 Wilkinson St Unit 2 New Orleans, LA 70116
Et Al 220 4Th St S E #4 Washington, DC 20003
Et Al C/O Michael C. Valentino 101 Burgundy St New Orleans, LA 70112
Et Al C/O Frank S Bruno 964 Topaz St New Orleans, LA 70124
537 W Broussard Rd Lafayette, LA 70506
Etal 532 Chartres St Unit 1 New Orleans, LA 70130
511 Bourbon St New Orleans, LA 70130
511 Bourbon St New Orleans, LA 70130
511 Bourbon St New Orleans, LA 70130
511 Bourbon St New Orleans, LA 70130
511 Bourbon St New Orleans, LA 70130
4100 West Esplanade Av Metairie, LA 70002
100 Annie Ln Luling, LA 70070
Etal 555 Ne 15Th Street Apt 27H Miami, FL 33132
839-Toulouse St Unit C New Orleans, LA 70130
Etal 355 Jasmine Dr Mandeville, LA 70471

1323 Rue Beauvais Mandeville, LA 70471
605 Canal St New Orleans, LA 70130
C/O Paul J Leaman, Jr 600 Chartres St New Orleans, LA 70130
29 Farnham Pl Metairie, LA 70005
106 Vista Dr Lafayette, LA 70503
247 Garden Rd New Orleans, LA 70123
Etal Three Hydro St Manitou Springs, CO 80829
521 St Louis St 5 New Orleans, LA 70130
4609 Page Dr Metairie, LA 70003
75 Egret St New Orleans, LA 70124
12 Richmond Pl New Orleans, LA 70115
521 St Louis St Unit 9 New Orleans, LA 70130
104 Metairie Heights Metairie, LA 70001
614 Madison St Lafayette, LA 70501
Etal 33875 Cypress Bluff Dr Denham Springs, LA 70706
46-261 Goldenrod Lane Palm Desert, CA 92260
Etal 33875 Cypress Bluff Dr Denham Springs, LA 70706
530 Chartres St Unit 3 New Orleans, LA 70130
109 Sharpsburg Dr Lafayette, LA 70508
13 Rosedown Ct New Orleans, LA 70131
620 Decatur St Suite E New Orleans, LA 70130

French Quarter Business Association

Paul Miller

504-522-3435

President2011@fqba.org

400 N. Peters Street, Ste. 209

New Orleans, LA 70130

French Quarter Citizens, Inc

Susan Klein

504-722-7557

pres@frenchquartercitizens.org

sklein@frenchquartercitizens.org

632 N. Rampart St.

New Orleans, LA 70116

Vieux Carre Property Owners, Residents, and Associates Inc

Meg Lousteau

504-621-4080

meglousteau@vcpora.org

P.O. Box 56095

New Orleans, LA 70156

LA HABANA HEMINGWAY CIGAR BAR
Meeting Sign-In

Project: NPP

Date: 03/12/15

Time: 10AM

	Print Name	Phone	Email
1.	CAROL GRADY	648-1859	CAROLGRADY@FRUCH DUANVILLECIGARS.COM
2.	Meg Lovstear	621-4080	Meglovstear@vcporn.org
3.	RONALD JAEGER	495-1189	RONALDJAEGERTRE@yahoo.com
4.	Jenna Burke	581-7200	info@vcporn.org
5.	CHRIS KANE	585-0155	Christopher.Kane@ aflaw.com
6.	Sergio Cabrera		SergioCigars@yahoo.com
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