

City Planning Commission Meeting
Tuesday, January 13, 2015

CPC Deadline: 02/27/15
CC Deadline: 03/31/15
City Council District C - Ramsey

PRELIMINARY STAFF REPORT

To: City Planning Commission
Zoning Docket: 008/15

Prepared by: Nicholas Kindel
Date: December 23, 2014

I. GENERAL INFORMATION:

Applicant: Bena Capital, LLC

Request: This is a request for a conditional use to permit a cocktail lounge in an HMC-2 Historic Marigny/Tremé Commercial District and an AC Arts & Cultural Overlay District.

Location: The petitioned property is located on Square 5, Lot 22, in the Third Municipal District, bounded by Esplanade Avenue, Chartres, Frenchmen and Decatur Streets. The municipal addresses are 514-516 Frenchmen Street. The property is within the Marigny Local Historic District. (PD 7)

Description: The subject site is a rectangular lot fronting on Frenchmen Street. The property measures 46 feet 10 inches in width along Frenchmen Street, 127 feet 11 inches in depth on the Chartres Street side, and 128 feet in depth on the Esplanade Avenue side for a total area of approximately 5,995 square feet. The site is occupied by a 7,017 square foot two-story structure that occupies nearly the entirety of the site. The structure was previously used as a printing facility and was vacant for a number of years. The structure was recently renovated and has a restaurant and a theater on the ground floor. The City Planning Commission staff has not been able to confirm the use of the second floor.¹

The applicant proposes to convert the existing restaurant, Bamboula's, into a cocktail lounge. Two years ago, there was a request to create a cocktail lounge with live entertainment at this location.² This request was made prior to the building's renovation, and the applicant was requesting that the entire building be a cocktail lounge with live entertainment. This request was recommended for denial by the City Planning Commission and was subsequently withdrawn prior to any action by the City Council. The applicant then decided to renovate the building as two separate permitted uses, a restaurant, Bamboula's, at 516 Frenchmen Street and a theater without alcoholic beverage sales, Festival Hall

¹ The staff has not been able to find any approved plans for the second floor in LAMA, the City's permit database. A nola.com article indicates the second floor is being used as a musician greenroom and a party room.
http://www.nola.com/music/index.ssf/2014/10/frenchmen_theatre_looks_ahead.html

² Zoning Docket 002/13

Theatre or the Frenchmen Theatre,³ at 514 Frenchmen Street. The applicant now proposes to convert the existing restaurant into a cocktail lounge. According to the submitted floor plans, the cocktail lounge will include a bar, seating area, restrooms, a kitchen, and a walk-in cooler. There is no stage shown on the site plan, but they will presumably provide live entertainment as they currently do. As the building occupies nearly the entire site, no off-street parking or loading spaces are proposed.

Why is City Planning Commission action required?

Cocktail lounges are conditional uses in the HMC-2 Historic Marigny/Tremé Commercial District, per **Article 9, Section 9.5.5 Conditional Uses** of the Comprehensive Zoning Ordinance. The City Planning Commission is required to make a recommendation on all Conditional Use requests 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 are the surrounding land uses and zoning?

The subject site is located within the Faubourg Marigny neighborhood on Frenchmen Street, just off of its intersection with Esplanade Avenue. It is within the Frenchmen Street commercial corridor, which extends for multiple blocks along Frenchmen Street between Esplanade Avenue and North Rampart Street. The commercial corridor is divided between two zoning districts, an HMC-2 Historic Marigny/Tremé Commercial District (within which the subject site is located) and an adjacent HMC-1 Historic Marigny/Tremé Commercial District. The subject site is located in the HMC-2 District, which includes the portion of the Frenchmen Street commercial corridor nearest Esplanade Avenue, as well as most properties along and just off of Elysian Fields Avenue between North Peters Street and Dauphine Street. The remainder of the Frenchmen Street commercial corridor is located within the HMC-1 District, which extends for multiple blocks primarily along Frenchmen Street roughly between Decatur Street and North Rampart Street. Aside from these HMC-1 and HMC-2 Historic Marigny/Tremé Commercial Districts extending along Frenchmen Street and Elysian Fields Avenue, much of the neighborhood is residential in nature, divided between a number of HMR-1, HMR-2, and HMR-3 Historic Marigny/Tremé Residential Districts.

The area was developed in the mid to late 19th Century and is characterized by a rich historic building stock dating from that period. The Frenchmen Street commercial corridor features single- and two-story structures that occupy nearly the entireties of the lots on which they are located. These structures normally feature ground floor, pedestrian-oriented commercial units with upper floors, where present, occupied by

³ This theater received a variance for 27 off-street parking spaces in BZA Docket 161-13.

residential units. Because structures are built to or near front and side property lines, off-street parking spaces are not provided on most sites.

The Frenchmen Street commercial corridor features a variety of small retail and service establishments that are oriented toward the patronage of local residents and tourists. These businesses include a number which operate primarily during the day, including a book shop, a small grocery store, and standard restaurants. Though these daytime uses exist, the corridor is better known for its nighttime uses, including a number of live entertainment venues. These include cocktail lounges and a number of businesses that are licensed as standard restaurants but provide live entertainment and operate, at least intermittently, as de facto cocktail lounges. The uses that are in the immediate vicinity of the subject site include Maison, a live music venue, which abuts the site to one side; a lot that is currently under construction as mixed use structure with a restaurant and residential abuts the site to the other side; and residential properties that abut it to the rear. Directly opposite Frenchmen Street from the subject site is a restaurant that appears to operate as a bar, 13, a hotel, a multiple-family residence, and an office/health clinic.

While the Frenchmen Street corridor is primarily commercial, the Faubourg Marigny neighborhood in which it is located is mostly residential in character. The surrounding areas feature well-maintained historic residences, including many single-and two-story structures. These residences are situated closely to one another, as they are built to the public street and feature only shallow side and rear setbacks.

AC Arts & Cultural Overlay District

In recent years, as the Frenchmen Street commercial corridor has become a prominent destination for live music for both locals and tourists, the City Planning Commission and City Council has aimed to support live music venues but balance them with a variety of other uses in a manner that enhances the overall quality of life in the area.⁴ To achieve this, in 2004 the City Council created the Frenchmen Street AC Arts & Cultural Overlay District. The AC District overlay allows live entertainment (including live music) as an accessory use in both cocktail lounges and standard restaurants.⁵ However, it restricts the live entertainment venues both in size and number, as it limits live entertainment venues to 4,000 square feet in floor area and aims for a ratio of approximately 20% cocktail lounges and 80% other uses.⁶ As noted in the 2004 Frenchmen Street Arts & Cultural

⁴ *Frenchmen Street Arts & Cultural Overlay District Study*, August 10, 2004, pg. 2.

⁵ **Article 10, Section 10.13.6** *Live Entertainment as an Accessory Use Authorized in the District* of the Comprehensive Zoning Ordinance.

⁶ **Article 10, Section 10.13.1** *Purpose of the District* of the Comprehensive Zoning Ordinance. It should be noted that the restriction is applied to cocktail lounges, not restaurants, because the intent of the restriction is to limit nighttime land uses. As the AC District overlay allows restaurants to have only non-amplified live entertainment limited to three performers only during specified hours, restaurants are not considered to be the types of live entertainment venues that need to be limited in number. In contrast, cocktail lounges are subject to fewer restrictions than standard restaurants, including no limitations on performance times. Since this creates the potential for a greater impact by cocktail lounges on the character of the neighborhood, especially during nighttime hours, the AC District overlay

Overlay District Study, this ratio was based primarily on the approximate ratio of cocktail lounges to other uses that existed when the overlay was created.

There is no formal count of the number of cocktail lounges in the Frenchmen Street AC District overlay. Conducting a survey is difficult because the corridor currently features not only legitimate licensed cocktail lounges, but also businesses that are licensed as standard restaurants but which provide late night live entertainment and operate essentially as cocktail lounges. As such, any formal count of the cocktail lounges within the overlay would have to determine whether the count should include only licensed cocktail lounges or both licensed cocktail lounges and restaurants that operate as de facto cocktail lounges. In the staff's opinion, such a count should include both licensed and de facto cocktail lounges. Since all businesses that operate as cocktail lounges, whether licensed as cocktail lounges or not, have similar impacts on the character of the AC District overlay, all should be included when determining the AC District overlay's ratio of cocktail lounges to other uses.

Since there is no formal count of the number of cocktail lounges, the staff conducted an informal count of all uses in the AC District overlay on December 22, 2014 as part of a site visit. This count gives a general sense of the current land use pattern of properties in the AC District overlay but should not be considered to be a formal, completely accurate representation of current land uses.

Frenchmen Overlay AC Informal Land Use Summary		
Uses	Number	Percent
Cocktail lounges (and restaurants operating as cocktail lounges)	14	28%
Residential and/or offices	8	16%
Restaurants	7	14%
Retail	4	8%
Residential	3	6%
Office	3	6%
Hotel	3	6%
Personal services	2	4%
Vacant or under construction	2	4%
Other	4	8%
Total	50	

The 14 live music venues that the staff identified are listed in the table below. Some of the live music venues that are widely perceived as operating essentially as cocktail lounges are in fact licensed as standard restaurants.

finds it necessary to restrict their number.

Summary of Cocktail Lounges or Restaurants Operating as Cocktail Lounges ⁷		
Address	Business	Occupational license classification ⁷
435 Esplanade	Dragon Den	Full Service Restaurant
437 Esplanade	Miss Jean's/Mojitos	Full Service Restaurant
501 Esplanade	Checkpoint Charlie's	No Information Available
500 Frenchmen	Vaso	Full Service Restaurant
508 Frenchmen	Maison	Full Service Restaurant
532 Frenchmen	Blue Nile	Full Service Restaurant
536 Frenchmen	Three Muses	No Information Available
517 Frenchmen	13	Full Service Restaurant
525 Frenchmen	Yuki	No Information Available
609 Frenchmen	Apple Barrel	Drinking Places (Alcoholic Beverages)
623 Frenchmen	Spotted Cat	No Information Available
606 Frenchmen	Café Negril	Full Service Restaurant
618 Frenchmen	d.b.a.	Drinking Places (Alcoholic Beverages)
626 Frenchmen	Snug Harbor	Full Service Restaurant

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

Zoning: 1929 - J Industrial District
1953 - J Light Industrial District
1970 - HMC-2 Historic Marigny/Tremé Commercial District
2015 - HMC-2 Historic Marigny/Tremé Commercial District

Land Use: 1929 - Commercial
1949 - Commercial
1999 - Commercial⁸
2015 - Commercial

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

Since 2000, there have been multiple zoning applications in the Frenchmen Street AC Arts & Cultural Overlay District, indicating the district's appeal as a popular nightlife and live entertainment destination. Two of these applications, Zoning Docket 002/13 and Zoning Docket 47/10, are considered recent (within the past five years), but the older applications remain relevant to the current request because they pertain to the

⁷ This information found by the City Planning Commission staff in LAMA, the City's permitting database in December 2014. This information may exclude licenses in instances where the data from the Bureau of Revenue does not match a City GIS address.

⁸ The 1999 Land Use Plan provides generalized land use information and is not lot-specific.

establishment of the AC Arts & Cultural Overlay District or because they represent requests similar to that made for the subject site.

Zoning Docket 002/13 was a request for a conditional use to permit a cocktail lounge with live entertainment in an HMC-2 Historic Marigny/Tremé Commercial District and an AC Arts & Cultural Overlay District. The municipal address is 514 Frenchmen Street. The City Planning Commission recommended denial. The request was withdrawn by the applicant prior to City Council action. *This request is for the subject site.*

Zoning Docket 047/10 was a request for a conditional use to permit a cocktail lounge in an HMC-1 Historic Marigny/Tremé Commercial District and an AC Arts & Cultural Overlay District. The municipal address is 606 Frenchmen Street. The City Planning Commission recommended denial. The request was withdrawn by the applicant prior to City Council action. *This site is located within one (1) block of the subject site. This site, also the subject of Zoning Docket 12/01, is occupied by Cafe Negril, which is licensed as a standard restaurant but appears to operate as a de facto cocktail lounge.*

Zoning Docket 112/08 was a request for a zoning map amendment to extend the boundary of the AC Arts & Cultural Overlay District to include Lot 4 or Lots 4 and Parts 5 and 6 of Square 6 in an HMC-1 Historic Marigny/Tremé Commercial District in the Third Municipal District, bounded by Frenchmen, Decatur and Chartres Streets and Elysian Fields Avenue. The municipal addresses are 2100 through 2108 Chartres Street and 531 Frenchmen Street. The City Planning Commission recommended denial of the request, which was subsequently denied by the City Council. *This site is located on an adjacent square.*

Zoning Docket 063/07 was a request for a conditional use to permit a cocktail lounge in an existing structure in an HMC-2 Historic Marigny/Tremé Commercial District and an AC Arts & Cultural Overlay District. The municipal address is 1407 Decatur Street. The City Planning Commission's action resulted in a vote of no legal majority. The request died due to lack of action by the City Council. *This site is located on the subject square at the intersection of Decatur and Frenchmen Streets. The site is occupied by Vaso, which is licensed as a standard restaurant but appears to operate as a de facto cocktail lounge.*

Zoning Docket 052/05 was a request for a conditional use to permit a cocktail lounge in an HMC-1 Historic Marigny/Tremé Commercial District and an AC Arts & Cultural Overlay District. The municipal address is 640 Frenchmen Street. The City Planning Commission's action resulted in a vote of no legal majority. The City Council subsequently approved the conditional use request. *This site is located within two blocks of the subject site. Though the conditional use application was approved, the site currently operates as a standard restaurant, Marigny Brasserie, and not as a cocktail lounge.*

Zoning Docket 017/05 was a request for a conditional use to permit a cocktail lounge in an HMC-1 Historic Marigny/Tremé Commercial District and an AC Arts & Cultural Overlay District. The municipal address is 630 Frenchmen Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located within two blocks of the subject site. Though the conditional use application was approved, the site currently operates as a standard restaurant, Cafe Rose Nicaud, and not as a cocktail lounge.*

Zoning Docket 095/04 was a request by City Council Motion M-04-632 for a text amendment to the Comprehensive Zoning Ordinance to amend Article 10, Overlay Zoning Districts to add Section 10.13 Arts & Cultural Overlay Zoning District pursuant to the recommendations of the Frenchmen Street Arts & Cultural Overlay District study. The City Planning Commission's recommendation was for approval. The City Council subsequently approved the request. *This action created the Frenchmen Street Arts & Cultural Overlay District within which the subject site is located.*⁹

Zoning Docket 094/04 was a request by City Council Motion M-04-631 for a zoning change for all properties along Frenchmen Street between Royal Street and Esplanade Avenue pursuant to the recommendations of the Frenchmen Street Arts & Cultural Overlay District Study and pending the establishment of an Arts & Cultural Overlay District. The request was recommended for approval by the City Planning Commission and subsequently approved by the City Council. *This action was associated with the creation of the Frenchmen Street Arts & Cultural Overlay District.*

Zoning Docket 012/01 was a request for a conditional use to permit a cocktail lounge in an HMC-1 Historic Marigny/Tremé Commercial District. The municipal address is 606 Frenchmen Street. The application was withdrawn by the applicant prior to City Planning Commission action. *This site is located within one block of the subject site. This site, also the subject of Zoning Docket 47/10, is occupied by Cafe Negril, which is licensed as a standard restaurant but appears to operate as a de facto cocktail lounge.*

Zoning Docket 047/00 was a request for a conditional use to permit a cocktail lounge in an HMC-1 Historic Marigny/Tremé Commercial District. The municipal address is 616-18 Frenchmen Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located within two blocks of the subject site. It is occupied by d.b.a, which is a licensed cocktail lounge.*

Zoning Docket 046/00 was a request for a conditional use to permit a cocktail lounge in an HMC-1 Historic Marigny/Tremé Commercial District. The municipal address is 623 Frenchmen Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located within two blocks of the subject site. It is occupied by the Spotted Cat. The occupational license*

⁹The Arts & Cultural Overlay District includes the 400, 500, 600 blocks of Frenchmen Street as well as the 1400 block of Decatur Street, the 400 block (odd side) of Esplanade Avenue, and 501 Esplanade Avenue.

information provided to the City Planning Commission does not indicate if it is licensed as a restaurant or cocktail lounge.

This indicates that since the creation of the Frenchmen Street AC Arts & Cultural Overlay District in 2004, the City Planning Commission has usually not supported the granting of conditional uses for new cocktail lounges. It has recommended the denial of two applications (Zoning Docket 002/13 and 047/10) and did not have a legal majority recommendation for two others (Zoning Dockets 063/07 and 052/05). It supported one application, Zoning Docket 17/05. The City Council's actions on these applications since 2004 have been mixed.

In addition to the requests listed above, which pertain to the Frenchmen Street AC Arts & Cultural Overlay District, there have also been a few applications for properties that are outside of the overlay district but within five blocks of the subject site.

Zoning Docket 125/14 was a request for an amendment to Ordinance No. 25,607 MCS (Zoning Docket 097/13, which amended Ordinance No. 24,562 MCS to allow the development to contain those uses that are permitted by right in the HMC-1 District) to permit a wine shop with on-premises tasting and the sale of alcoholic beverages for off-premises consumption, in an HMLI Historic Marigny/Tremé Light Industrial District. The municipal address is 511 Marigny Street. The City Planning Commission recommended approval of this request, which has not yet been considered by the City Council. *This site is located approximately three blocks from the subject site.*

Zoning Docket 097/13 was a request for an amendment to Conditional Use Ordinance No. 24,562 MCS (Zoning Docket 019/11) which permitted a residential/commercial mixed use in an existing structure, to permit restaurant, office or retail tenants in the ground floor commercial spaces, in an HMLI Historic Marigny/Tremé Light Industrial District. The municipal address is 511 Marigny Street. The City Planning Commission recommended approval of this request, which was subsequently approved by the City Council. *This site is located approximately three blocks from the subject site.*

Zoning Docket 023/13 was a request for a conditional use to permit wine bar, wine shop and wine education in an HMC-1 Historic Marigny/Tremé Commercial District. The municipal addresses are 1938-40 Burgundy Street. The City Planning Commission vote resulted in no legal majority, and the application was withdrawn prior to City Council action. *This site is located approximately five blocks from the subject site.*

Zoning Docket 024/11 was a request for a Zoning Change from an HMR-1 Historic Marigny/Tremé Residential District to an HMC-1 Historic Marigny/Tremé Commercial District. The municipal address is 1913 Royal Street. The City Planning Commission recommended denial of the request. The request was withdrawn prior to action by the City Council. *The request was made to allow the sale of alcoholic beverages at a standard restaurant located approximately three blocks from the subject site.*

Zoning Docket 019/11 was a request for the rescission of Ordinance Nos. 13,368 MCS and 22,037 MCS and a Conditional Use to permit Residential/Commercial Mixed Uses in an existing structure in an HMR-3 Historic Marigny/Tremé Residential District and an HMLI Historic Marigny/Tremé Light Industrial District. The municipal addresses are 511-29 Marigny Street and 2308 Chartres Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located approximately three blocks from the subject site.*

These applications are not indicative of a pattern or trend.

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

The applicant proposes to convert an existing restaurant into a cocktail lounge. The site is located at 514 Frenchmen Street in an HMC-2 Historic Marigny/Tremé Commercial District and an AC Arts & Cultural Overlay District. The applicant has not indicated if there will be any exterior renovations to the structure proposed for this structure. All exterior renovations or improvements visible from the public right-of-way are subject to review and approval by the Historic District Landmarks Commission. Therefore, the staff recommends the following proviso:

- Any modifications, alterations or improvements to the exterior of the structure on the petitioned site shall be subject to the approval of the Historic District Landmarks Commission.

The subject lot has a width of approximately 47 feet, a depth of 128 feet and comprises an area of approximately 5,995 square feet. The structure on the site is a two-story rectangular building which, with the exception of two alleyways, covers the site from property line to property line. The structure contains an area of approximately 5,234 square feet on the first floor and 1,783 square feet on the second floor level.¹⁰ From the proposed cocktail lounge, there are three ingress/egress points, all from Frenchmen Street. Two ingress/egress points lead directly onto Frenchmen Street, and the other one is through an alleyway exit. The applicant did not submit a site plan or elevation plans with the application. A detail site plan with dimensions and areas should be submitted to the City Planning Commission staff for review. If any exterior work is proposed, the applicant shall submit elevations that have been approved by the Historic District Landmarks Commission. The provided floor plans should include dimension and areas as well and should accurately reflect the proposed configuration of the proposed cocktail lounge.¹¹ A stage is not shown on the floor plans, but if the applicant wants to provide live entertainment, there should be only one stage to limit the intensity of the proposed

¹⁰ These floor area figures are from the previous staff report for Zoning Docket 002/13 because the floor plans that were submitted with the current application do not include any dimensions.

¹¹ The floor plan does not show the existing stage that is located at the restaurant. It is possible that the applicant proposes to eliminate the stage as part of this request, but it is highly unlikely. Therefore, the floor plans should accurately represent the proposed configuration of the cocktail lounge.

use. Should the application be recommended for approval, the staff recommends the following provisos:

- The applicant shall submit a detailed site plan and floor plan to the staff of the City Planning Commission includes measurements and space labels. If any exterior work is proposed, the applicant shall submit elevations that have been approved by the Historic District Landmarks Commission.
- The proposed cocktail lounge shall be limited to one performance/stage area.

AC Arts & Cultural Overlay District Standards

While the applicant has not specified any proposed hours of operation, the staff believes that the proposed venue will maintain similar business hours as other establishments along Frenchmen Street. The adjacent theatre that is located in the same building behind the proposed cocktail lounge was permitted without alcohol sales and would require a conditional use to sell alcohol.¹² Staff is concerned that if this establishment is converted into a cocktail lounge, it would serve as the de facto bar for the adjacent theater. Therefore, the staff recommends a proviso prohibiting alcoholic beverage sales for the theater.

In addition, there is a large metal roll up door between the restaurant and theater. If approved, the applicant could open the door and combine the two venues creating a large music club. The theater is currently permitted without alcoholic beverage sales and allowing these two venues to operate as one would allow the theater to have alcohol sales without the proper permits. In addition, the purpose statement of the AC Arts & Cultural Overlay District has a limit of 4,000 square feet for new live entertainment venues.¹³ The combined venue would be approximately 5,200 square feet.¹⁴ If this request is approved, the staff recommends a proviso to replace the metal door with a permanent wall separating the two venues.

- Alcoholic beverage sales from the cocktail lounge for consumption at the adjacent theater shall be prohibited.
- The applicant shall replace the metal roll up door with a permanent wall that would separate the proposed cocktail lounge from the adjacent theater and remove any interior access connections between the two separate uses.

¹² Per an April 4, 2014 letter regarding the occupational license for the Festival Hall Theatre at 516 Frenchmen Street from the Zoning Administrator, alcoholic beverage sales in theatres are a conditional use at this location.

¹³ Per **Article 10, Section 10.13.1**.

¹⁴ Since the applicant did not submit a detailed site or floor plans, this is an estimate because the staff is unsure of the exact size of the ground floor of the building.

The applicant has not indicated if there would be live entertainment at the proposed cocktail lounge, which is an authorized accessory use for a cocktail lounge in the Arts & Cultural Overlay District.¹⁵ If the applicant is proposing live entertainment, it shall be subject to the standards of Article 10, Section 10.13.6. Should this application be approved, the staff recommends the following provisos:

- All establishments providing live entertainment shall hold the appropriate Live Entertainment Permit (Mayoralty Permit).
- All establishments providing live entertainment shall be subject to a closed doors/windows policy during any performance.
- All establishments providing live entertainment shall be subject to the applicable noise, litter, and other laws of the City, including the Comprehensive Zoning Ordinance, Building Code, City Code, and Life Safety Code.
- A cocktail lounge may provide live entertainment, including a permanent area for dancing, but shall not provide live adult entertainment, music played solely by a disc jockey, or karaoke. All cocktail lounges shall hold a Class A General ABO Permit and a Live Entertainment Permit (With or Without Admissions), if providing live entertainment.
- Cocktail lounges shall contain noise to levels specified in the Noise Ordinance by soundproofing the live entertainment area.

Screening and Litter Abatement

The applicant has not indicated on the plans the area(s) within which refuse would be contained, nor was any screening or pick-up frequency indicated within the submitted materials. Should this application be approved, the staff recommends the following proviso:

- The applicant shall submit a revised site plan, indicating a designated dumpster/trash storage area, appropriately screened from the public right-of-way with a minimum six (6) foot high opaque fence, subject to review and approval by the staff of the City Planning Commission. Except for pick-up times, the dumpster/trash cans must remain in the designated trash area. In no case shall litter be stored so that it is visible from any public right-of-way.
- The applicant shall submit a litter abatement program letter to the Department of Sanitation for review and approval. The letter shall include the stated location of

¹⁵ City Planning Commission staff assumes that there will be live entertainment at the proposed cocktail lounge since there is currently live entertainment at the existing restaurant.

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 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.

Signage

The applicant has not submitted signage plans. It is necessary that all existing or proposed signage meet the requirements of the HMC-2 Historic Marigny/Tremé Commercial District and be approved by the Historic District Landmarks Commission. In addition, in order to mitigate the visual effects of signage and potential litter problems commonly associated with cocktail lounges, the staff recommends the following provisos:

- The applicant shall submit sign plans indicating compliance with **Article 9, Section 9.5.6 Permitted Signs** of the HMC-2 Historic Marigny/Tremé Commercial District. Any proposed exterior signage shall be subject to the review and approval of the Historic District Landmarks Commission.
- No signage promoting alcoholic beverages shall be permitted on the exterior of the building or visible from the exterior of the building.

Miscellaneous

Lastly, to ensure the Department of Safety and Permits does not issue building permits which are contradictory to the requirements of the conditional use, 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 requirements? Can they be provided on site? If not, is a waiver required?

Description of surrounding streets

The site is located along Frenchmen Street, which runs in a general north-south direction through the Marigny Triangle before terminating at Esplanade Avenue south of the site.

Frenchmen Street, like most streets in the interior of the Marigny Triangle, is a narrow one-way street providing a single travel lane and a parking lane on each side. Frenchmen Street can experience a heavy volume of traffic associated with the commercial uses that flank it, particularly during the evening hours when the restaurants and cocktail lounges within the corridor draw most of their customers. This traffic includes a mix of vehicular traffic associated with people driving to the corridor, attempting to park in the corridor or on surrounding blocks, and the non-automobile traffic of people walking and bicycling to the corridor. The other nearby streets traversing the interior of the Marigny Triangle carry relatively low levels of traffic at most times, although there can be some spill-over of automobile, pedestrian, and bicycle traffic from Frenchmen Street onto these surrounding streets on weekend evenings, as people travel into and out of the Frenchmen Street corridor.

While the streets on the interior of the Marigny Triangle are narrow, single-lane streets, the streets forming the edges of the Marigny Triangle, Esplanade Avenue, Elysian Fields Avenue, and McShane Place/Saint Claude Avenue, are multiple lane streets that are designed for and carry higher volumes of traffic. These streets carry substantial volumes of traffic between the Faubourg Marigny and adjacent neighborhoods at all times. During those evening times when the Frenchmen Street corridor is busiest, they also are used by vehicles traveling toward and away from Frenchmen Street.

Traffic impact

Like the other music venues in the Frenchmen Street corridor, the proposed cocktail lounge would draw the greatest volume of customers during later evening hours at the times of scheduled performances. The proposed cocktail lounge could accommodate a large number of customers at peak times. However, the applicant is proposing to convert an existing restaurant into a cocktail lounge. Given that there is already an existing impact with the restaurant, the conversion to a cocktail lounge would limit the increase in traffic. In addition, many visitors to the Frenchmen Street corridor walk, bicycle, or visit multiple venues as part of one driving trip, it is likely that the actual increase in the level of vehicular traffic within the corridor and on surrounding streets would be relatively limited.

The cocktail lounge is most likely to significantly increase traffic in the surrounding streets if it attracts a large number of driving customers that would not otherwise visit the Frenchmen Street corridor. This is most likely if the cocktail lounge books relatively well-renowned performers with a broad fan base that do not already perform at Frenchmen Street venues.¹⁶ This could result in an overall increase in traffic during performance times, adding to congestion on Frenchmen Street and surrounding streets during those times.

¹⁶This is more likely if the cocktail lounge and theater are used as one venue.

While this is possible, it is more likely that the cocktail lounge would not cause many new visits to the corridor by drivers. It is more likely that those drivers visiting the cocktail lounge would do so as part of “bar-hopping” trip they would otherwise make. These customers normally park at one location and then visit a series of cocktail lounges and music venues. The proposed cocktail lounge would simply be an additional stop on these trips. Since these trips to the corridor would occur regardless of whether or not the proposed cocktail lounge were present, the addition of the cocktail lounge would not produce an increase in the vehicular traffic levels associated with those customers.

Additionally, since the Frenchmen Street corridor is a destination for both neighborhood residents and tourists, many of whom stay in the nearby French Quarter, many of the cocktail lounge’s customers would not drive to the site. Similar to the other Frenchmen Street music venues, this cocktail lounge would presumably attract many tourists, who would walk to the site, and neighborhood residents, who would walk or bicycle. Given these factors, it is likely that while the proposed cocktail lounge would generate some increase in traffic during peak evening hours, this increase would be manageable and would not excessively increase congestion on the surrounding streets.

Parking

The subject site is within an HMC-2 Historic Marigny/Tremé Commercial District that extends across a portion of the Frenchmen Street corridor. Unlike the other Historic Marigny/Tremé Districts, which do not have off-street parking requirements, the HMC-2 District does have parking requirements. This is due to the relatively high intensity of many of the uses that are permitted in the HMC-2 District and their orientation towards customers from across the city, not just the surrounding neighborhood.

There is not any off-street parking proposed by the applicant. The structure occupies most of the lot, and there is not an opportunity to provide any off-street parking on-site. The proposed cocktail lounge is required to provide off-street parking spaces at a rate of one per 150 square feet of floor area, pursuant to **Article 15, Section 15.2** of the Comprehensive Zoning Ordinance. One space per 150 square feet of floor area is the same off-street parking requirement for the existing restaurant. Since the parking is grandfathered for the existing restaurant and the change of use does not require any additional parking, there is no off-street parking required for the proposed cocktail lounge.

Loading

The site is also subject to the loading space requirements of **Article 15, Section 15.3.1** and **Table 15.G** of the Comprehensive Zoning Ordinance. The current use of the site as a restaurant and the proposed use of the site as a cocktail lounge require one off-street loading space. Since the restaurant does not provide any off-street loading spaces, this requirement is grandfathered to the site. Therefore, the cocktail lounge is not required to provide any loading spaces. As the structure occupies nearly the entire site, the applicant

does not propose any off-street loading spaces. Delivery vehicles serving the cocktail lounge would park on-street, as is the case with other businesses in the corridor. The applicant indicated that there is an existing on-street loading zone approved in front of the building, but the Department of Public Works has not installed the proper signage. The applicant should continue to work with the Department of Public Works to properly mark the loading zone.

F. Comments from other agencies/departments/committees

The proposal was considered by the Planning Advisory Committee at its meeting of December 17, 2014. The applicant's representative described the project, stating that they wanted to convert the existing restaurant to a cocktail lounge. The representative noted that they are having difficulty getting more than 50% of sales from food, but noted that they would still serve food in addition to alcoholic beverages. There were some questions from the Committee regarding the current operation of the business, the scope of the conditional use request, the adjacent theater, and the difference between this application and the one that was denied two years ago.

The Historic District Landmarks Commission said that there are outstanding violations regarding lighting, signage, and ceiling fans that need to be resolved. The Department of Property Management, Division of Real Estate and Records noted that they are working on a long term lease of air and ground rights for the encroachments, but that the lease had not yet been completed. The City Planning Commission made a motion of no objection subject to further review by the City Planning Commission, Historic District Landmarks Commission, and the Division of Real Estate and Records. The motion was seconded by the Division of Real Estate and Records and was adopted. The Department of Safety and Permits voted in opposition of the motion. To address the comments made by other departments and agencies, the staff recommends the following provisos:

- The applicant shall resolve all outstanding code violations with the Historic District Landmarks Commission.
- The applicant shall secure the appropriate rights to utilize City property in conjunction with any and all encroachments in accordance with the requirements of the Department of Property Management, Division of Real Estate and Records.

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

In reviewing the proposed cocktail lounge, the staff must determine whether or not it is consistent with the requirements of the Frenchmen Street AC Arts & Cultural Overlay District. The overlay district was created in 2004 to support the development of arts and cultural businesses in the Frenchmen Street corridor. It does this by allowing for various businesses by right (including art galleries, museums, theaters, and supportive businesses, including coffee shops). It also allows for live entertainment in restaurants and cocktail

lounges, subject to certain performance standards. While the overlay district promotes live entertainment, it is also careful to create a balance between live entertainment venues and other uses so that live entertainment venues do not overwhelm the corridor, threatening the character of the surrounding residential areas.¹⁷

The Arts & Cultural Overlay District seeks to achieve this balance between live entertainment venues and other uses by limiting both the number and size of live entertainment venues in the corridor. The AC District restricts the number of live entertainment venues by requiring that there be a ratio of approximately 20% cocktail lounges and 80% other uses¹⁸ in the corridor. It appears that more than 20% of the overlay's land uses are cocktail lounges, so an additional cocktail lounge would conflict with the limitation on cocktail lounges. In addition, there is a maximum allowed size of 4,000 square feet for live entertainment venues in the corridor. While the proposed cocktail lounge appears to be less than 4,000 square feet, there is a metal roll-up door that connects the proposed cocktail lounge to the adjacent theater and would allow both venues to essentially operate as one. The combined restaurant and theater would likely be greater than the 4,000 square feet maximum size limit.

The 20% cocktail lounge/80% other use requirement

In an effort to ensure that there is a balance between cocktail lounges and other nighttime uses, and daytime uses such as retail stores, cafés, bakeries, and service uses, the overlay requires a ratio of approximately 20% cocktail lounges and 80% other uses.¹⁹ Currently, of the approximately 50 land uses within the overlay district, there appear to be 14 cocktail lounges and restaurants with live entertainment that essentially operate as cocktail lounges. As such, cocktail lounges constitute approximately 28% of all land uses within the district. Since many of these cocktail lounges and restaurants with live entertainment operate essentially as cocktail lounges (whether appropriately licensed or not), the staff has in recent years concluded that tipping point of the desired balance of 20% cocktail lounges to 80% other uses had been reached and that the approval of additional cocktail lounges would endanger the Frenchmen Street corridor's mixed use atmosphere.²⁰

Consistent with this determination that the desired balance of cocktail lounges and other uses has been achieved, the staff has recommended the denial of recent applications to allow additional cocktail lounges.²¹ Similarly, the current request should be denied. If this

¹⁷ Article 10, Section 10.13.1 Purpose of the District of the Comprehensive Zoning Ordinance.

¹⁸ Article 10, Section 10.13.1 Purpose of the District of the Comprehensive Zoning Ordinance.

¹⁹ Article 10, Section 10.13.1 Purpose of the District of the Comprehensive Zoning Ordinance.

²⁰ This concern is discussed in the staff reports for Zoning Docket 052/05, Zoning Docket 063/07, Zoning Docket 047/10, and Zoning Docket 002/13.

²¹ The staff recommended the denial of conditional use applications for new cocktail lounges (Zoning Docket 63/07 and Zoning Docket 47/10). It also recommended denial of a request to expand Arts & Cultural Overlay District to include a site that was occupied by a licensed standard restaurant that operated as a de facto cocktail lounge (Zoning Docket 112/08).

application is approved, the number of cocktail lounges (and restaurants with live music which operate as cocktail lounges) would increase to about 15, causing the percentage of cocktail lounges to increase to 30% and would further exceed the 20%/80% ratio desired for the Frenchmen Street corridor.

4,000 square feet maximum size for live entertainment venues

In addition to balancing the uses along Frenchmen Street, the Arts & Cultural Overlay District limits the size of new live entertainment venues to 4,000 square feet. This would prevent large music clubs from opening, which could overwhelm the nearby residential neighborhoods. The restaurant/proposed cocktail lounge appears to be less than 4,000 square feet, but there is a metal roll up door that connects the cocktail lounge to the adjacent theater. Opening this metal door would allow for these two separate uses to essentially operate as one large music venue. This is problematic for a couple of reasons. First, there is a size limit for live entertainment venues in the Arts & Cultural Overlay District, and the combined venues would be greater than the 4,000 square foot limit. Second, the adjacent theater is allowed only without alcohol sales and the proposed cocktail lounge could serve as the de facto bar for that theater. A large live entertainment venue would have an increased impact on the surrounding residential area than the separate, smaller cocktail lounge and theater. The 4,000 square foot limitation is imposed in order to allow only small-scale live entertainment venues that do not produce high levels of noise, large crowds, and intense levels of vehicular traffic and demand for parking. If approved, the recommend proviso to replace the metal door with a wall is required to ensure compliance with these requirements.

There are different standards for live entertainment in restaurants and cocktail lounges in the Arts & Cultural Overlay District.²² If the conditional use is approved, there would no longer be any limitations on amplified music, no more than three band members, hours of performances, and the other limitation in **Article 10, Section 10.13.7.3**. Live entertainment at cocktail lounges is more intense and would have a significant impact on the nearby residential area if this conditional use is approved.

III. Is the proposed action consistent with the goals, policies, and guidelines of the *Plan for the 21st Century*?

In accordance with the Home Rule Charter of the City of New Orleans, a land use action is consistent with the Master Plan if it furthers, or at least does not interfere with, the goals, policies, and guidelines in the Land Use Element of the Master Plan and is compatible with the uses, densities, and intensities of the designation of its site on the

²² The existing restaurant appears to be operating beyond the limits for live entertainment for restaurants in the Arts & Cultural Overlay District, per **Article 10, Section 10.13.7.3**. The restaurant appears to have musical acts with more than three members playing amplified music, performance continue after 11pm during the week and 1am on weekends, and there is a permanent stage (These violations can be seen in pictures and the live entertainment schedule on Bamboula's website: <http://www.clubbamboulas.com/>). All of these items are prohibited in standard restaurants.

Future Land Use Map. The request for a conditional use to permit a cocktail lounge is not addressed in and therefore is consistent with the *Plan for the 21st Century*, commonly known as the Master Plan. “Chapter 14: Land Use Plan” of the Master Plan designates the future land use of the petitioned site as “Mixed-Use Historic Core.” The goal, range of uses, and development character for that designation are provided 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 residences 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.

The request is to permit a cocktail lounge in an existing historic structure. The subject structure is characteristic of the height, massing, and density of the other structures in the surrounding area, and would not be changed as part of the proposal. The future land use map designation for the site envisions a mixture of commercial and residential uses in close proximity to one another. The proposed cocktail lounge fits within the range of uses. The Master Plan does not, however, directly address the location or concentration of uses selling alcoholic beverages within particular land use designations. As a result, the proposed action would not specifically interfere with the goals and policies of the Master Plan, and should therefore be considered **consistent** with it. In such cases, the decision as to whether or not to grant a conditional use must be made on a case-by-case basis upon an evaluation of the impacts of the proposed use.

IV. SUMMARY

Zoning Docket 008/15 is a conditional use request to permit a cocktail lounge at 516 Frenchmen Street in the Frenchmen Street Arts & Cultural Overlay District. The applicant proposes converting an existing restaurant into a cocktail lounge on the ground floor of an existing building. The Frenchmen Street Arts & Cultural Overlay District aspires to create a mixture of daytime and nighttime uses, with a limited number of small-scale live entertainment venues. This mixture of uses is intended to protect the character of the district and limit the impacts of cocktail lounges and other live entertainment venues on surrounding residential areas. To accomplish this mixture, the district imposes a requirement that no more than approximately 20% of the overlay district’s uses be

cocktail lounges and 80% be other uses. Furthermore, it limits live entertainment venues (including cocktail lounges with live entertainment) to 4,000 square feet.

The current proposal is potentially in conflict with both requirements. The 20% cocktail lounge/80% other use ratio appears to have already been exceeded due to the number of licensed cocktail lounges and de facto cocktail lounges that exist in the overlay district. The approval of this application would cause the number of cocktail lounges to further exceed this 20% requirement. Additionally, the proposed cocktail lounge, which is connected to the adjacent theater, would exceed the 4,000 square foot limitation for live music venues. If the request is approved, it could undermine the overlay district's efforts to create a balance between live entertainment and neighborhood quality of life.

V. PRELIMINARY STAFF RECOMMENDATION²³

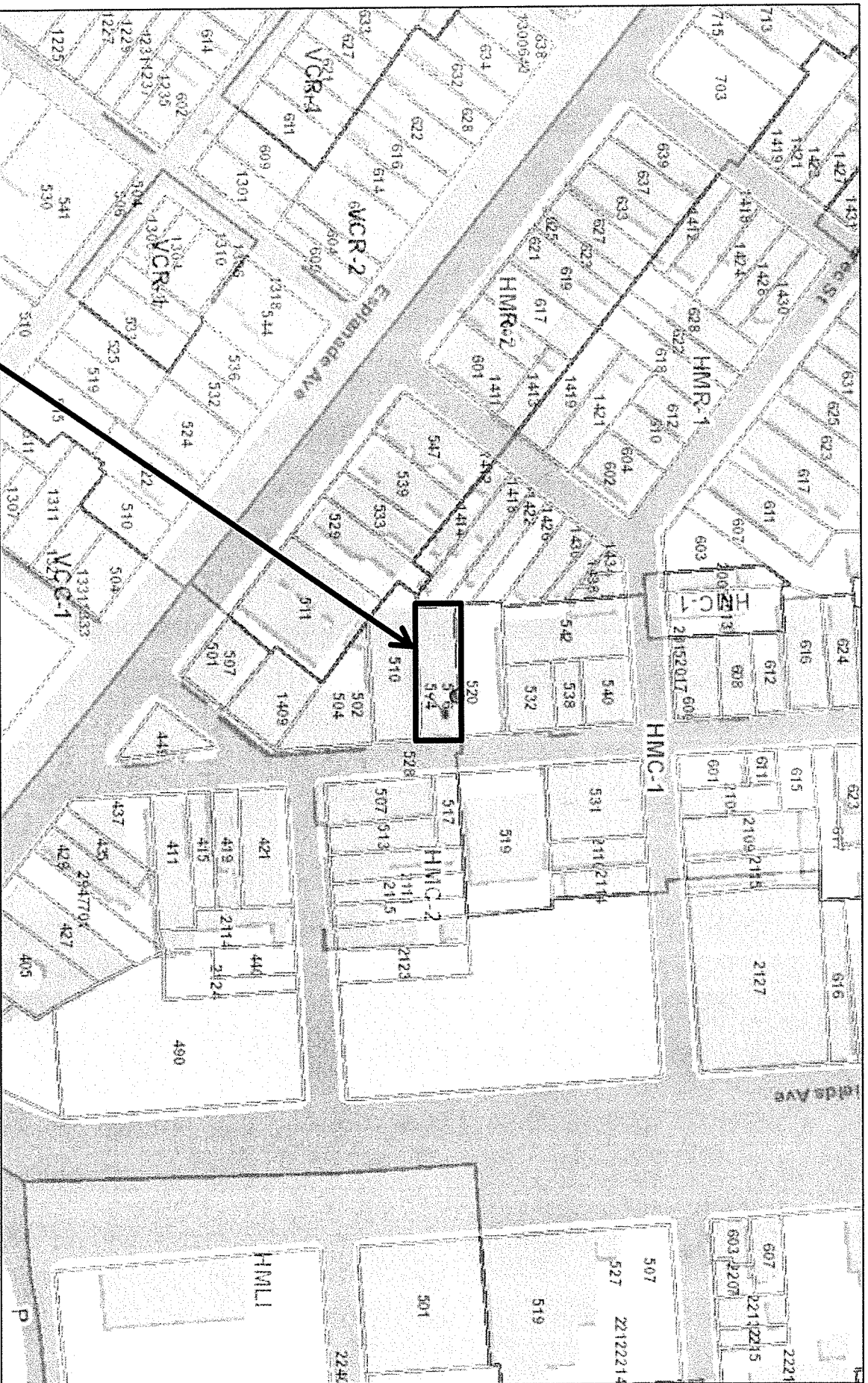
The staff recommends **DENIAL** of Zoning Docket 008/15, a request for a conditional use to permit a cocktail lounge in a HMC-2 Historic Marigny/Tremé Commercial District and an AC Arts & Cultural Overlay District.

VI. REASONS FOR RECOMMENDATION

1. The request is in conflict with the requirements of the Frenchmen Street AC Arts & Cultural Overlay District, which limits the number and size of cocktail lounges in order to achieve a balance between daytime and nighttime uses in the Frenchmen Street corridor.
2. The proposed cocktail lounge would generate significant levels of noise and activity, which would likely be experienced well into the night. The cumulative impact of the noise and activity resulting from the proposed cocktail lounge and the existing cocktail lounges in the corridor could compromise the quality of life in the residential areas surrounding the Frenchmen Street corridor.

²³ Subject to modification by the City Planning Commission

City of New Orleans Property Viewer



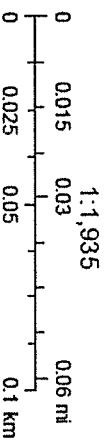
December 23, 2014

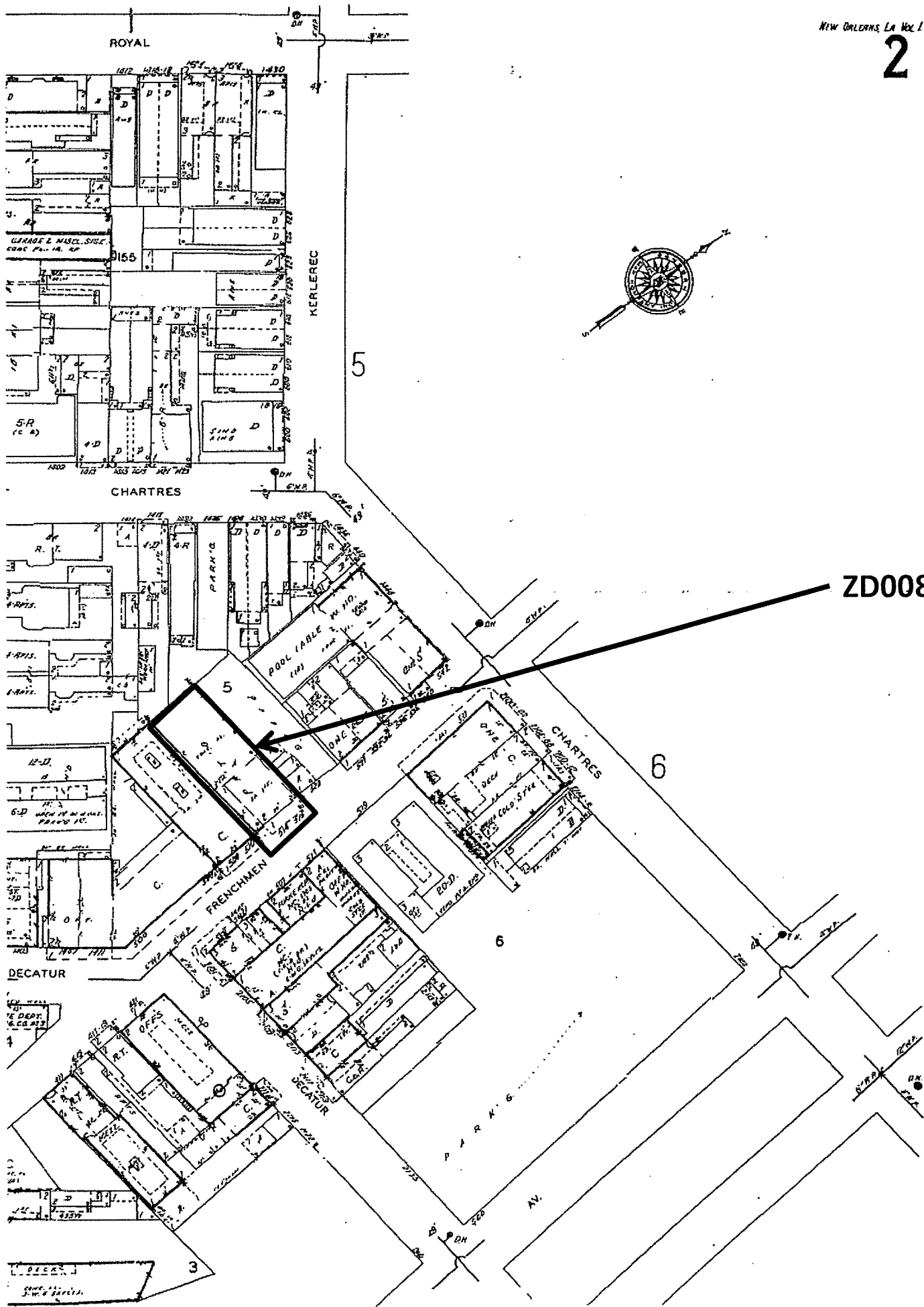


Override 1

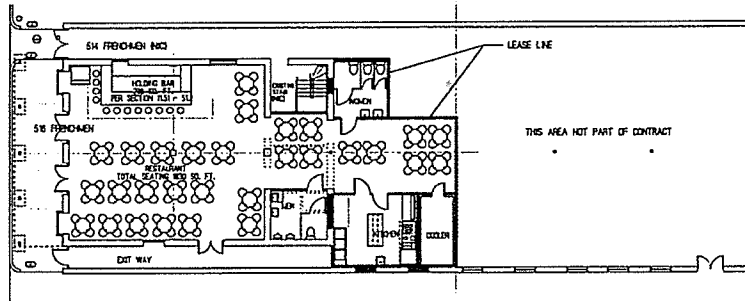
ZD008/15: 514 Frenchmen Street

HMC-2 Historic Marigny/Tremé Commercial District

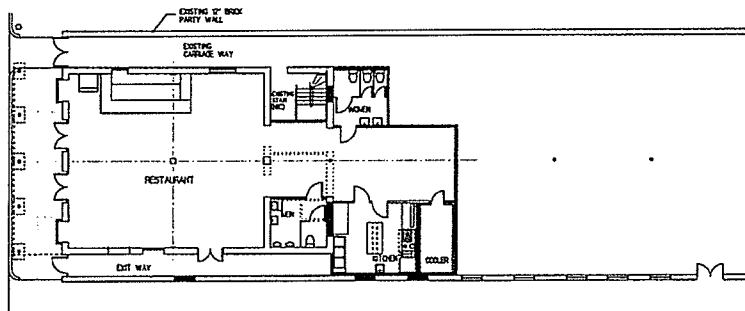




ZD008/15



FURNITURE LAYOUT
SCALE 1/8" = 1'-0"



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

- LEGGED
- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE DEMOLISHED
- NEW WALLS

FRENCHMEN STREET

THIS PLAN IS THE PROPERTY OF L. DOW OLIVER + ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF L. DOW OLIVER + ASSOCIATES, INC.

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ARCHITECTS

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TENANT RENOVATIONS TO 516 FRENCHMEN STREET

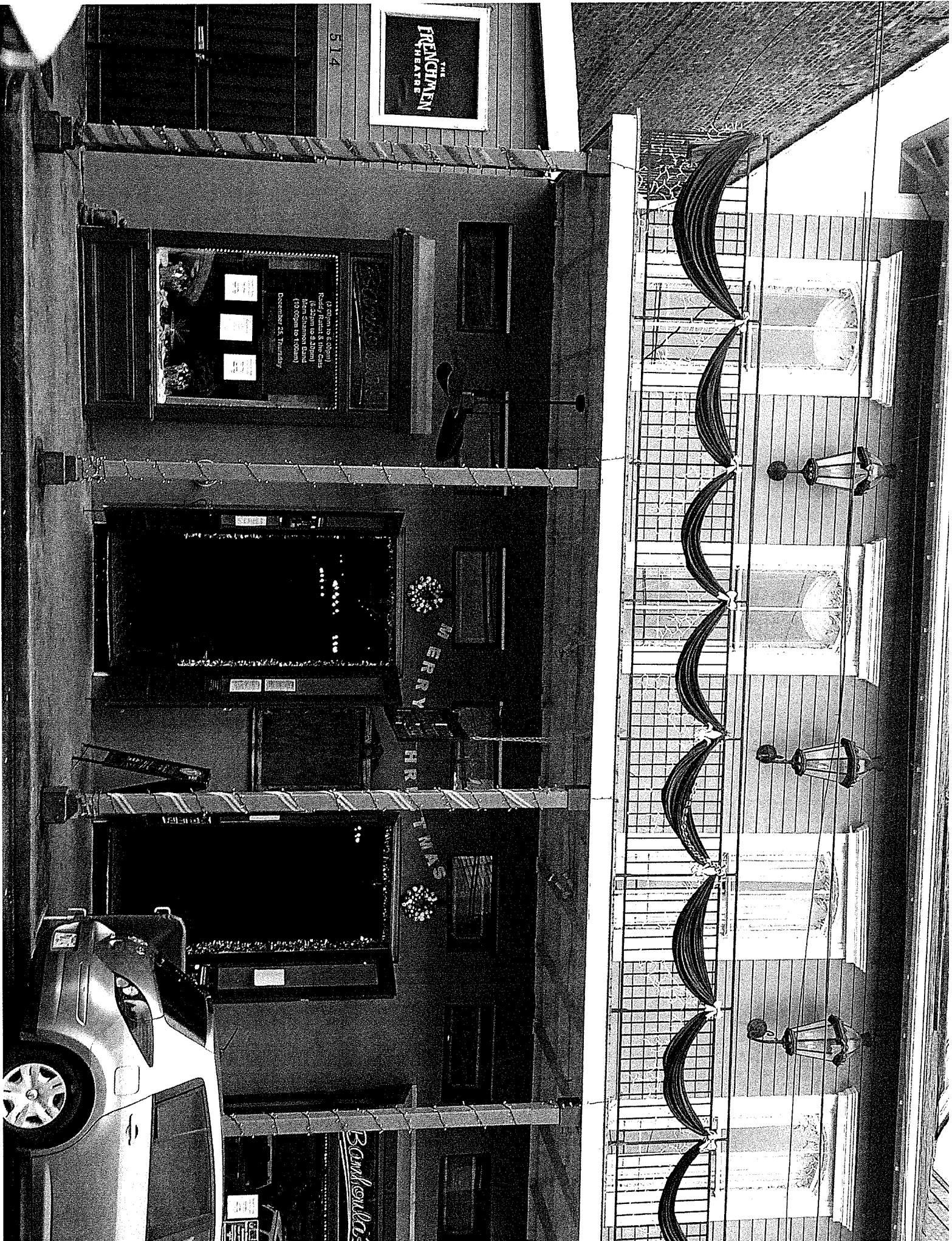
REVISED FIRST FLOOR PLAN
FURNITURE LAYOUT

2

Frenchmen Street Arts & Cultural Overlay District Informal Land Use Suvery

Address	Business	Street	Arts & Cultural	Overlay	District	Informal Land Use	Suvery	Cocktail Lounge?	Occupational License
400 Elysian Fields	Central Parking	Parking Lot						N	
405 Esplanade	Hotel Monnaie	Hotel						N	
427 Esplanade	Residence	Residential						N	
435 Esplanade	Dragon Den	Cocktail Lounge						Y	Full Service Restaurant
437 Esplanade	Miss Jean s/Mojitos	Cocktail Lounge						Y	Full Service Restaurant
417 Frenchmen	Frenchman Hotel	Hotel						N	
421 Frenchmen	Louisiana Music Factory	Retail						N	
421 Frenchmen	Office	Office						N	
449 Esplanade	Fire Station	Institutional						N	
501 Esplanade	Checkpoint Charles	Cocktail Lounge						Y	No Information Available
505 Esplanade	Residential/Office	Residential and/or Office						N	
1409 Decatur	Residential/Office	Residential and/or Office						N	
500 Frenchmen	Vaso	Restaurant/Cocktail Lounge						Y	Full Service Restaurant
502 Frenchmen	Residential/Office	Residential and/or Office						N	
504 Frenchmen	Monat's	Restaurant						N	
508 Frenchmen	Maison	Restaurant/Cocktail Lounge						Y	Full Service Restaurant
514 Frenchmen	Frenchman Theatre	Theater						N	
516 Frenchmen	Bamboula's	Restaurant						N	Full Service Restaurant
520 Frenchmen	Underconstruction	Underconstruction						N	
532 Frenchmen	Blue Nile	Restaurant/Cocktail Lounge						Y	Full Service Restaurant
536 Frenchmen	Three Muses	Restaurant/Cocktail Lounge						Y	No Information Available
538 Frenchmen	Residential/Office	Residential and/or Office						N	
542 Frenchmen	Praline Connection	Restaurant						N	
501 Frenchmen	Downtown Tatoo	Tatoo Parlor						N	
505 Frenchmen	Residential/Office	Residential and/or Office						N	
507 Frenchmen	NO AIDS	Office						N	
517 Frenchmen	13	Restaurant/Cocktail Lounge						Y	Full Service Restaurant
519 Frenchmen	Festiva Travel Services	Hotel						N	
525 Frenchmen	Yuki	Restaurant/Cocktail Lounge						Y	No Information Available
2106 Chartres	Residential/Office	Residential and/or Office						N	
601 Frenchmen	Dat Dog	Restaurant						N	
609 Frenchmen	Apple Barrel	Cocktail Lounge						Y	Drinking Places (Alcoholic Beverages)

Address	Business	Type of Use	Cocktail Lounge?	Occupational License
611 Frenchmen	Adolfo's	Restaurant	N	
615 Frenchmen	Vacant	Vacant	N	
617 Frenchmen	Frenchman Art Market	Outdoor Market	N	
623 Frenchmen	Spotted Cat	Cocktail Lounge	Y	No Information Available
2100 Royal	Residential	Residential	N	
2017 Chartres	Residential	Residential	N	
600 Frenchmen	Faubourg Art and Books	Retail	N	
602 Frenchmen	Frenchmen Grocery	Retail	N	
606 Frenchmen	Café Negril	Restaurant/Cocktail Lounge	Y	Full Service Restaurant
610 Frenchmen	Electric Ladyland	Tattoo Parlor	N	
618 Frenchmen	d.b.a.	Cocktail Lounge	Y	Drinking Places (Alcoholic Beverages)
620 Frenchmen	Office	Office	N	
622 Frenchmen	Michael Bike	Retail	N	
624 Frenchmen	Residential/Office	Residential and/or Office	N	
626 Frenchmen	Snug Harbor	Restaurant/Cocktail Lounge	Y	Full Service Restaurant
632 Frenchmen	Café Rose Nicaud	Restaurant	N	
634 Frenchmen	Residential/Office	Residential and/or Office	N	
640 Frenchmen	Café Marigny	Restaurant	N	
Total Uses		50		
Cocktail Lounges		14		
% Cocktail Lounges		28%		



THE FRENCHMEN THEATRE

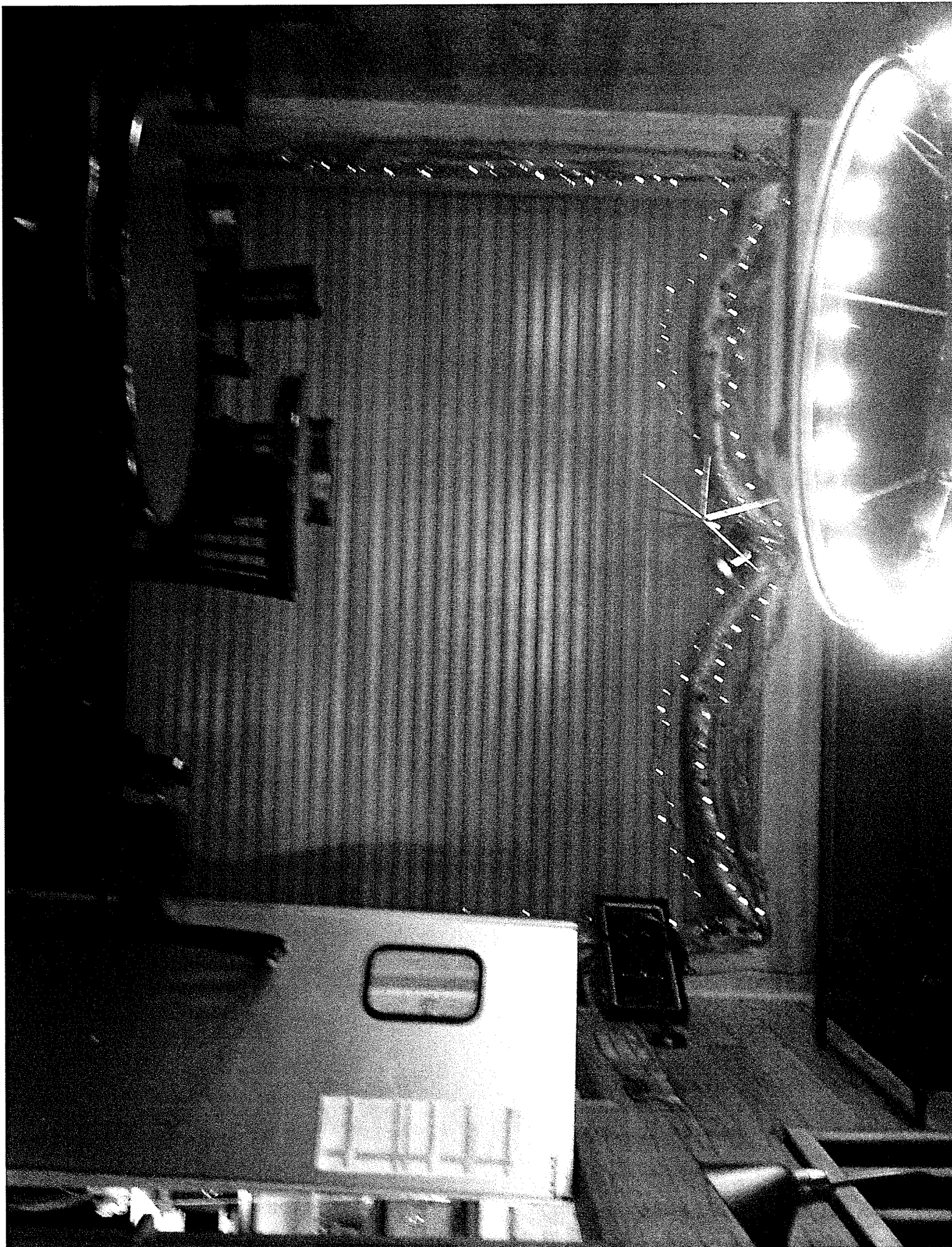
514

(10:00pm to 8:00pm)
Ready, Ratched & the Cats
(6:30pm to 9:30pm)
Betty's Spinnin' Buns
(10:00pm to 10:00pm)
December 28, Thursday

MERRY CHRISTMAS

Banshees





Bamboula's

514 Frenchmen Street

New Orleans, LA 70116

CPC: Neighborhood Participation Project

Community Meeting

RE: Application to convert current Restaurant license to a Bar & Restaurant License

Meeting Minutes

Presented By: Rebekah Williams

Time/Location: 10:30am

Bamboula's 514 Frenchmen Street New Orleans, LA 70116

Attendees: *(See Attached Sign-in Sheet)*

James Cahn, Ken Caron, Bernard Marino, Ben Dominach, Tierney Monaghan, Lisa Suarez, Vaughn Mordenti, Rebekah Williams, Peter Dilorio, Andre' Laborde

Farbourg Marigny Improvement Association (FMIA): Ken Caron, Lisa Suarez

I. Introductions

Welcome all those in attendance and introduce Rebekah Williams, Agent/ Representative of Bamboula's.

Rebekah Williams then called the meeting to order, introduced the topic for discussion and opened a round table conversation, encouraging all attendees to speak freely about the above stated topic.

II. Questions/ Discussion

- 1.) **(Asked By: James Cahn)** Why are you applying for a different type of license?
(Response: Rebekah W.) *Prior to Bamboula's opening there was a moratorium in place with the City of New Orleans that prevented the type of license we are seeking now from being issued. That moratorium has since expired without renewal so we are now applying to be licensed as a Bar (and Restaurant) rather than solely a restaurant.*

- 2.) **(Asked by: Bernard Caron)** What's the difference between the type of license you have now and the one that you are seeking?
(Response: Rebekah W.) *The main difference has to do with sales percentages: When you are licensed solely as a restaurant state law requires you to meet certain sales requirements; specifically, food sales must equal more than 50 percent of your overall revenue. When you are licensed as a Bar (that serves food) as we will be, those sales percentage requirement laws do not apply.*

- 3.) **(Asked By: Ken Caron)** What Services do you provide that benefit the immediate Community?
(Response By: Rebekah W.) *First of all: We took a dilapidated building that was vacant, graffiti covered and an eyesore on the street and worked very hard, for over a year, invested more than \$1 million in the property to restore, improve and return it to commerce. It now conforms to the historical era and character of the neighborhood and is a beautiful testament to both the growth and stability of Frenchmen Street and the surrounding community. We are a large location and employ residents of the neighborhood; we are also open during the day (at 11:00am) to serve lunch, which ultimately provides more daytime services on Frenchmen street. We also provide live entertainment on a daily basis for our guests. That entertainment is in form of music; all performed by local musicians, students, members of NOCA and other community based organizations. This gives them an avenue to support their families, hone their craft and promote the culture of music that helps to set our city and specifically our community apart from any other in the world.*

III. Roundtable Results

Over all the meeting went very well. All attendees were outspoken and engaged in the process. The topic and purpose of the meeting was made clear. Questions, answers and discussions flowed freely and easily.

Based upon this meeting and the dialogue that ensued due to the forum we found only minimal opposition, and only by two people in attendance. Although we, Bamboula's, answered all of their questions and addressed all of their concerns, they stated that they would not be persuaded to support any applicant or application of this nature. Moreover, the majority in attendance, both local business owners and residents of the community showed open and outspoken support and approval of our application. These persons have pledged to make their support known to the City Planning Commission and the City Council. Letters of consent and endorsement from those in support will be submitted to the Commission for its further review and consideration.

MONTGOMERY LAW CENTER, LLC

Connie S. Montgomery, Attorney

Connie Montgomery

1011 Veterans Memorial Blvd. Metairie, LA

Phone: 504-598-5666

▶ City Planning Commission; City of New Orleans
City Council : City of New Orleans

Dear Commission and Council Members :

To supplement my clients petition: Bamboula's, located at 514 Frenchmen Street, and their efforts to convert their current licensing status from a *Class A Standard Restaurant* to a licensed *Bar/Cocktail Lounge and Restaurant* I have reviewed the current zoning and overlay guidelines outlined in the City of New Orleans Comprehensive Zoning Ordinance and Municipal Code.

As stated in the Municipal Code:

- **Section 10.13. - AC Arts & Cultural Overlay District.**

10.13.1. Purpose of the District.

The purpose of the Arts & Cultural Overlay District is to sustain established and to promote new arts and cultural uses including a limited number of small-scale (up to 4,000 square feet) live entertainment venues in neighborhood business or mixed use areas that are compatible with the character of nearby residential neighborhoods. The Arts & Cultural Overlay District seeks to maintain and reinforce small-scale uses, a balance of daytime and night-time uses, and a ratio of approximately twenty (20) percent cocktail lounges and eighty (80) percent other uses.

(Ord. 21,813 § 1 (part), adopted 12/16/04)


10.13.2. Areas of Applicability.

This district is intended for application to a commercially-zoned, minimum two (2) contiguous block area, when initiated by City Council motion, and when the area proposed for application is designated as an Arts and Cultural Corridor in the Arts & Culture Element of the City's Master Plan.

Therefore, please review the attached business survey conducted of the two (2) contiguous blocks of Frenchmen Street located between the 400-600 blocks. This study clearly shows the current percentage of cocktail lounges to other uses is 13.8%. Therefore by allowing the addition of Bamboula's request would only accelerate that percentage to 16.6%, still not exceeding the 80/20 rule defined in the Arts and Cultural Overlay District Guidelines. For your convenience I have attached a copy of the study conducted in order to conclude my findings.

Please don't hesitate to contact me should you have any questions.

With Regards,


Connie S. Montgomery, Atty

FRENCHMEN STREET BUSINESSES & CURRENT LOCAL LICENSING STATUS

Street Number	Trade Name	Location Address	Zoning District	Type of Business	As Licensed w/ Revenue/ABO	Owner Name	Phone Number	Notes
405	Ms. Jeans Place	405 Frenchmen St New Orleans, LA 70116	HMC 2	Restaurant	Standard Restaurant		504-252-4800	Addressed @ 437 Esplanade
417	Frenchmen Hotel	417 Frenchmen St New Orleans, LA 70116	HMC 2	Hotel	Hotel		504-945-5443	
421	Louisiana Music Factory	421 Frenchmen St New Orleans, LA 70116	HMC 2	Retail/Music Store	Retail Outlet		504-586-1094	
421	Dolce Advertisement	421 Frenchmen St New Orleans, LA 70116	HMC 2	Advertising/ Media	Business Agency		504-949-9052	
421	OffBeat Magazine	421 Frenchmen St New Orleans, LA 70116	HMC 2	Media/ Publications	Publication		504-944-4300	
501	Downtown Tattoos	501 Frenchmen St New Orleans, LA 70116	HMC 2	Tattoos	Tattoo Parlor		504-266-2211	
507	NO/AIDS Task Force	507 Frenchmen St New Orleans, LA 70116	HMC 2	Community Service	Social Services		504-945-4000	
517	13 Monaghan	517 Frenchmen St New Orleans LA 70116	HMC 2	Restaurant	Restaurant		504-942-1345	
519	Frenchmen Orleans	519 Frenchmen St New Orleans LA 70116	HMC 1	Hotel/ Time Share	Condominium/Hotel		504-943-3100	
525	YUKI	525 Frenchmen St New Orleans LA 70116	HMC 1	Restaurant/Bar	Restaurant		504-943-1122	
2100	Café Brazil	2100 Chartres St New Orleans, LA 70116	HMC 1	Bar	Reported Vacant		504-949-0851	
1407	Vaso Lounge	1407 Decatur St New Orleans, LA 70116	HMC 2	Restaurant	Restaurant		504-272-0929	
504	Monat's Café	504 Frenchmen St New Orleans, LA 70116	HMC 2	Restaurant	Restaurant		504-949-4115	
	Apts	Located above Monat's and Vaso			Not Reported			4 Individual Units
508	Maison	508 Frenchmen St New Orleans, LA 70116	HMC 2	Restaurant/ Bar	Restaurant/Bar		504-371-5543	
514	Bamboula's	514 Frenchmen St New Orleans, LA 70116	HMC 2	Restaurant/Bar	Restaurant		504-944-8461	
516	Festival Hall Theatre	516 Frenchmen St New Orleans, LA 70116	HMC 2	Theatre	Theatre		504-944-8464	
520	BUSINESS UNDER CONSTRUCTION	520 Frenchmen St New Orleans, LA 70116	HMC 1	Restaurant/Bar	Pending			
534	Blue Nile	534 Frenchmen St New Orleans, LA 70116	HMC 1	Bar	Bar		504-948-2583	
536	Three Muses	536 Frenchmen St New Orleans, LA 70116	HMC 1	Restaurant/Bar	Restaurant		504-298-8746	
542	Praline Connection	542 Frenchmen St New Orleans, LA 70116	HMC 1	Restaurant	Restaurant		504-943-3934	
600	Faubourg Marigny/ Fab On Frenchmen	600 Frenchmen St New Orleans, LA 70116	HMC 1	Retail/ Book Store	Retail		504-947-3700	
602	Frenchmen Dell	602 Frenchmen St New Orleans, LA 70116	HMC 1	Grocery/ Dell	Grocery/Dell		504-944-6800	
606	Café Negril	606 Frenchmen St New Orleans, LA 70116	HMC 1	Restaurant	Restaurant		504-944-4744	
622	Michael's Bicycles	622 Frenchmen St New Orleans, LA 70116	HMC 1	Retail/ Bike Repair	Retail		504-944-3731	
618	DBA	618 Frenchmen St New Orleans, LA 70116	HMC 1	Bar	Bar		504-942-3731	
626	Snug Harbor	626 Frenchmen St New Orleans, LA 70116	HMC 1	Restaurant/ Bar	Restaurant		504-949-0696	
632	Café Rose Niclaud	632 Frenchmen St New Orleans, LA 70116	HMC 1	Café/ Coffee	Grocery		504-949-3300	
640	Marigny Brassiere	640 Frenchmen St New Orleans, LA 70116	HMC 1	Restaurant	Café/ Restaurant		504-945-4472	
601	Dat Dog Restaurant	601 Frenchmen St New Orleans, LA 70116	HMC 1	Restaurant	Restaurant		504-948-3800	
611	Adolfo's Restaurants	611 Frenchmen St New Orleans, LA 70116	HMC 1	Restaurant	Restaurant		504-309-3362	
609	Apple Barril Bar	609 Frenchmen St New Orleans, LA 70116	HMC 1	Restaurant/ Bar	Restaurant		504-948-3800	
623	Spotted Cat	611 Frenchmen St New Orleans, LA 70116	HMC 1	Bar	Bar		504-941-1149	
619	Flea Market/Lot	619 Frenchmen St New Orleans, LA 70116	HMC 1	Retail/ Flea Market	Retail		504-949-0312	
2110	St. Christophers Inn	2110 Royal St New Orleans, LA 70116	HMC 1	Apartments	Not Reported			
610	Electric Ladyland Tattoos	610 Frenchmen St New Orleans, LA 70116	HMC 1	Tattoo Parlor	Tattoo Parlor		504-947-8286	

Organization Name: Seventh Ward Neighborhood Association

Point of Contact: Dr. Mona Lisa Saloy

Phone Number: 504-343-0689

Email: seventhwardassoc@aol.com

Street Address: P.O. Box 8411

City: New Orleans

Zip: 70182

Organization Name: Faubourg Marigny Improvement Association

Point of Contact: Miles Swanson

Phone Number: 504-710-8789

Email: president@faubourgmarigny.org

Street Address: 2401 Burgundy Street, Box 10

City: New Orleans

Zip: 70117

Organization Name: Citizens Action Committee

Point of Contact: Anthony N. Johnson

Phone Number: 504-598-4032

Email: tonyberu@cox.net

Street Address: 1427 Dauphine Street

City: New Orleans

Valerie McMillan

City Planner

Print

<https://us-mg6.mail.yahoo.com/neo/launch?.rand=05f6n0hq4mm5l#3...>

New Orleans City Planning Commission

1300 Perdido Street # 7W03

New Orleans, LA 70112

504.658.7007

Applicant Name	Address	City	ST	Zipcode
Cahn Jules L	Et Al	New Orleans	LA	70130
Moore Curtis Jr	Cecil Kaigler	New Orleans	LA	70116
New Orleans Timeshare, L.L.C.	1440 Bourbon St	New Orleans	LA	70116
Intercity Escrow Services	6210 Stoneridge Mall Rd Ste 140	Pleasanton	CA	94588
Intercity Escrow Services	6210 Stoneridge Mall Rd	Pleasanton	CA	94588
Intercity Escrow Services	6210 Stoneridge Mall Rd			140
Bodenheimer Ruth S	547 Esplanade Ave	New Orleans	LA	70116
Brave New World Invest L L C	P.O Box 729	Kings Beach	CA	96143
501 Esplanadel L C	2133 St Charles Av	New Orleans	LA	70130
Hamilton Catherine L	Etais C/O Mooring Tax Asset	Atlanta	GA	30384
Monala LLC	2423 Decatur St	New Orleans	LA	70117
Strub Richard L	529 Esplanade Av	New Orleans	LA	70116
Strub Richard L	529 Esplanade Avenue	New Orleans	LA	70116
Jwl Number Six LLC	P.O. Box 4009	New Orleans	LA	70178
Plaisance Johnny	539 Esplanade Avenue	New Orleans	LA	70116
Wegmann Mary K	2019 Chartres St	New Orleans	LA	70116
Perrow Jonathan F	600 Kerlerec Street	New Orleans	LA	70116
Alford Henry J	Milo B Kennedy	New Orleans	LA	70116
606-12 Frenchmenstreet LLC	901 Tchoupitoulas St	New Orleans	LA	70130
Cahn James L	901 Tchoupitoulas St	New Orleans	LA	70130
611 Esplanade,Llc	23747 Highway 40	Bush	LA	70431
613-617 Esplanadeave Assc	Inc C/O Jean Lafitte House	New Orleans	LA	70116
Jones Brian R	611 Kerlerec St	New Orleans	LA	70116
El-Jaouhari LLC	1122 Decatur St	New Orleans	LA	70116
J & R Rental Properties L L C	Et Al	New Orleans	LA	70152
Craig Anna M	7273 Canal Bl	New Orleans	LA	70124-3
Kenny Robert T	524 Esplanade Ave	New Orleans	LA	70116
Cummings Sean B	544 Esplanade Ave	New Orleans	LA	70116
Chesnut Stephen N	1413 Chartres St	New Orleans	LA	70116
Sawyer Jack M	1414 Chartres St	New Orleans	LA	70116
Chartres Streetcondos ,Llc	212 Veterans Blvd	New Orleans	LA	70116
Melcher Evan D	Etal	Metairie	LA	70005
Rausa Michael	1418 Chartres Stunit C	San Diego	CA	92116
Boasso Lawrence J	222 Wilkinson St	New Orleans	LA	70116
Drobish Camilla F	319 Adrienne Street	Mandeville	LA	70448
		Lafayette	LA	70506

Mccardell James E	307 St John Street	Bay St Louis	MS	39520
Mc Cardell James E	307 St John Street	Bay St Louis	MS	39520
Kirchberg Karl J	13344 Chef Menteur Hw., A & B	New Orleans	LA	70129
The 1421 Chartres St	Condominium	New Orleans	LA	70116
Brave New Worldinvestment	Box 163	Crystal Bay	NV	89402
Carvalho Richard J	2005 Chartres St	New Orleans	LA	70116
Wegmann Mary K	2019 Chartres St	New Orleans	LA	70119
Salgado Adgenor	2100 Chartres St	New Orleans	LA	70116
Needham Jeanette Z	Etals	New Orleans	LA	70116
Kirshner Richard J	2109 Decatur St	New Orleans	LA	70116
Kirshner Richard J	2109 Decatur St	New Orleans	LA	70116
Kirshner Richard J	2109 Decatur St	New Orleans	LA	70116
Mitchell James A	5036 Yale St	New Orleans	LA	70116
Hero George A	429 Planters Canal Rd	Metairie	LA	70006
Ducote Wayne C	C/O Tchoupitoulas Partners	Belle Chasse	LA	70037
Ducote Wayne C	C/O Tchoupitoulas Partners	601 Poydras St Suite 2	LA	70130
Means William H Jr	101 Stratmore Circle	601 Poydras St Suite 2	LA	70130
Bena Capital LLC	516 Frenchmen St	Bossier City	LA	71111
Kfk Acquisitions LLC	1205 St Charles Ave Ste D	New Orleans	LA	70116
Kfk Acquisitions LLC	1205 St Charles Ave Ste D	New Orleans	LA	70130
Hotel Villa Convento LLC	616 Ursuline St	New Orleans	LA	70116
Brave New World Invest L L C	P.O. Box 729	Kings Beach	CA	96143
French Market Corporation	1008 N Peters St	New Orleans	LA	70116
Bishop Darrell K	1101 Saint Paul St.	Baltimore	MD	21202
Mccardell Patrick M	1421 Chartres St	New Orleans	LA	70116
Mc Cardell Patrick	1421 Chartres Street	New Orleans	LA	70116
Frenchmen Street LLC	421 Hector Ave	New Orleans	LA	70116
Esteve Philip J	1317 Pasadena Ave.	Metairie	LA	70005
Kfk Acquisitions LLC	1205 St Charles Ave Ste D	Metairie	LA	70001
Bana, LLC	2015 Magazine St	New Orleans	LA	70130
The 524 Shop LLC	412 East 31St Ave	New Orleans	LA	70130
Frenchmen Hotel Properties LLC	2420 Athania Parkway Suite 200	New Orleans	LA	70130
Ddfrenchmen LLC	601 Frenchmen St	Covington	LA	70433
Frenchmen Hotel Properties LLC	2420 Athania Parkway Suite 200	Metairie	LA	70001
Intercity Escrow Services	6210 Stoneridge Mall Rd	New Orleans	LA	70116
Hart Guy F	4612 Lakewood Dr	Metairie	LA	70001
City Of New Orleans	1300 Perdido St Room 5W17	Pleasanton	CA	94588
		Metairie	LA	70002
		New Orleans	LA	70112

City Of New Orleans	1300 Perdido St Room 5W17	New Orleans	LA	70112
City Of New Orleans	1300 Perdido St Room 5W17	New Orleans	LA	70112
Pts Properties, LLC	3016 River Oaks Dr.	Monroe	LA	71211
Mecardell Patrick M	1421-23 Chartres St	New Orleans	LA	70116
Ballerio Geoffrey L	1432 Chartres St	New Orleans	LA	70116
Pofranx LLC	87 Flamingo Street	New Orleans	LA	70124
Pofranx LLC	87 Flamingo Street	New Orleans	LA	70124
Gates Jarvis L	511 Marigny St, Apt 106	New Orleans	LA	70117
Kearby Norma L	P.O. Box 33004	Santa Fe	NM	87594
511 Esplanade Avel L C	C/O Loretta Doussan	Metairie	LA	70005
Cahn Jules L	P O Box 52005	New Orleans	LA	70152-
Johnson Hugh A	1418 Chartres St Unit B	New Orleans	LA	70116
Sizemore Properties LLC	1720 Nicholson Dr	Baton Rouge	LA	70802
Dupuy Mark B	471 Dorado Dr	Mandeville	LA	70471
Marino Bernard J 3	1418 Chartres St Unit D	New Orleans	LA	70116
Boesch George E Jr	1218 Southridge Dr	Mandeville	LA	70448
Oilar Michael	1418 Chartres St Unith	New Orleans	LA	70116
Beno 5 LLC	1239 First St	New Orleans	LA	70130
Libby-Haines Noah L	1440 Chartres St	New Orleans	LA	70116
Thomas Shawnmary	Etal	New Orleans	LA	70116
Perasso William R	2109 Chartres St	New Orleans	LA	70116
Intercity Escrow Services	5960 Inglewood Dr	Pleasanton	CA	94588
Cresson Charles E	5518 Canal Blvd	New Orleans	LA	70124
Cambay Quarter, LLC	87 Flamingo St	New Orleans	LA	70124
Norma L Kearby Revocable Trust	P.O. Box 33004	Santa Fe	NM	87594-31
Perasso William R	565 Geary St #105	San Francisco	CA	94102
	Unit 5			
	400 Metairie Hammon			
	#35			
	1421 Chartres St Unit			
	Suite 125			

Address	Contact
524 Esplanade Ave	Kenny Robert T 524 Esplanade Ave, New Orleans, LA 70116
2112 Chartres St	Mitchell James A 5036 Yale St, Metairie, LA 70006
Artist Design Group	Brave New Worldinvestment Box 163, Crystal Bay, NV 89402
1446 Chartres St	Ducote Wayne C C/O Tchoupitoulas Partners 601 Poydras St Suite 2011, New Orleans,
Praline Connection - Special Event	
2124 Decatur St	Strub Richard L 529 Esplanade Avenue, New Orleans, LA 70116
533 Esplanade Ave	Pofranx LLC 87 Flamingo Street, New Orleans, LA 70124
1428 Chartres St	Perasso William R 565 Geary St #105, San Francisco, CA 94102
2111 Chartres St	The 1421 Chartres St Condominium, New Orleans, LA 70116
1426 Chartres St	New Orleans Timeshare, L.L.C. 1440 Bourbon St, New Orleans, LA 70116
519 Frenchmen St	Kirshner Richard J 2109 Decatur St, New Orleans, LA 70116
Festiva Travel Services	Bena Capital LLC 516 Frenchmen St, New Orleans, LA 70116
2109 Decatur St	611 Esplanade,LLc 23747 Highway 40, Bush, LA 70431
Scott Edwards Photography	Carvalho Richard J 2005 Chartres St, New Orleans, LA 70116
516 Frenchmen St	Salgado Adgenor 2100 Chartres St, New Orleans, LA 70116
611 Esplanade Ave	Kfk Acquisitions LLC 1205 St Charles Av Suite D, New Orleans, LA 70130
23747 Highway 40, Bush, LA 70431	Bodenheimer Ruth S 547 Esplanade Ave, New Orleans, LA 70116
2005 Chartres St	Chesnut Stephen N 1413 Chartres St
2100 Chartres St	
Me'lange	
618 Kerlerec St	
547 Esplanade Ave	
Lanaux Mansion	
1413 Chartres St	

	1413 Chartres St, New Orleans, LA 70116
510 Esplanade Ave	Means William H Jr 101 Stratmore Circle, Bossier City, LA 71111
601 Frenchmen St	Ddfrenchmen LLC 601 Frenchmen St, New Orleans, LA 70116
534 Frenchmen St	Sizemore Properties LLC 1720 Nicholson Dr #35, Baton Rouge, LA 70802
Blue Nile	Kfk Acquisitions LLC 1205 St Charles Ave Ste D, New Orleans, LA 70130
601 Kerlerec St	Cummings Sean B 544 Esplanade Ave, New Orleans, LA 70116
544 Esplanade Ave	Kfk Acquisitions LLC 1205 St Charles Ave Ste D, New Orleans, LA 70130
614 Kerlerec St	Cahn Jules L Et Al 901 Tchoupitoulas St, New Orleans, LA 70130
508 Frenchmen St	Frenchmen Hotel Properties LLC 2420 Athania Parkway Suite 200, Metairie, LA 70001
Louisiana Gaming Operations	Frenchmen Street LLC 421 Hector Ave, Metairie, LA 70005
417 Frenchmen St	Monala LLC 2423 Decatur St, New Orleans, LA 70117
A Hotel The Frenchmen	Cresson Charles E 5518 Canal Blvd, New Orleans, LA 70124
421 Frenchmen St	Brave New World Invest L L C P.O Box 729, Kings Beach, CA 96143
Jeffery T. Greenberg,Aplic	Strub Richard L 529 Esplanade Av, New Orleans, LA 70116
517 Frenchmen St	Plaisance Johnny 539 Esplanade Avenue, New Orleans, LA 70116
David J Larson	Cahn Jules L P O Box 52005, New Orleans, LA 70152- 0
501 Frenchmen St	Pluta Virginia 626 Kerlerec St, New Orleans, LA 70116
500 Frenchmen St	613-617 Esplanadeave Assc Inc C/O Jean Lafitte House 613 Esplanade Ave, New Orleans, LA 7011
Mona's Cafe	Frenchmen Hotel Properties LLC
529 Esplanade Ave	
539 Esplanade Ave	
520 Esplanade Ave	
626 Kerlerec St	
613 Esplanade Ave	
411 Frenchmen St	

2116 Chartres St	2420 Athania Parkway Suite 200, Metairie, LA 70001 Hart Guy F
2105 Decatur St	4612 Lakewood Dr, Metairie, LA 70002 Hotel Villa Convento LLC
1415 Chartres St	616 Ursuline St, New Orleans, LA 70116 Gates Jarvis L
2113 Chartres St	511 Marigny St, Apt 106, New Orleans, LA 70117 Bcno 5 LLC
Courtney B Black	1239 First St, New Orleans, LA 70130
1418 Chartres St	Oilar Michael 1418 Chartres St Unith, New Orleans, LA 70116
530 Esplanade Ave	Craig Anna M 7273 Canal Bl, New Orleans, LA 70124-3501
1440 Chartres St	Libby-Haines Noah L 1440 Chartres St, New Orleans, LA 70116
2011 Chartres St	Wegmann Mary K 2019 Chartres St, New Orleans, LA 70119
2119 Decatur St	Hero George A 429 Planters Canal Rd, Belle Chasse, LA 70037
2019 Chartres St	Wegmann Mary K 2019 Chartres St, New Orleans, LA 70116
Faubourg Marigny Art & Books, Frenchmen Deli	Needham Jeanette Z
2105 Chartres St	Etals 2105 Chartres St, New Orleans, LA 70116
Steven Morgan	El-Jaouhari LLC
405 Frenchmen St	1122 Decatur St, New Orleans, LA 70116
Mojitos	Cambray Quarter, LLC
1422 Chartres St	87 Flamingo St, New Orleans, LA 70124
2117 Decatur St	Kirshner Richard J 2109 Decatur St, New Orleans, LA 70116
1421 Chartres St	Mc Cardell James E 307 St John Street, Bay St Louis, MS 39520
2122 Decatur St	Ducote Wayne C C/O Tchoupitoulas Partners 601 Poydras St Suite 2011, New Orleans,
2123 Decatur St	French Market Corporation 1008 N Peters St, New Orleans, LA 70116
1432 Chartres St	Ballero Geoffrey L

1436 Chartres St	1432 Chartres St, New Orleans, LA 70116 Pofranx LLC
536 Frenchmen St Three Muses	87 Flamingo Street, New Orleans, LA 70124 Jwl Number Six LLC P.O. Box 4009, New Orleans, LA 70178
2111 Decatur St	Kirshner Richard J 2109 Decatur St, New Orleans, LA 70116
511 Esplanade Ave	511 Esplanade Avel L C C/O Loretta Doussan 400 Metairie Hammond Highway #3B, Metairie,
622 Kerlerec St	Morrison Benjamin A 622 Kerlerec St, New Orleans, LA 70116- 701
1414 Chartres St	Sawyer Jack M 1414 Chartres St, New Orleans, LA 70116
500 Elysian Fields Ave	City Of New Orleans 1300 Perdido St Room 5W17, New Orleans, LA 70112
608 Kerlerec St La Maison Faubourg Marigny Guest House	Dupuy Mark B 471 Dorado Dr, Mandeville, LA 70471
601 Esplanade Ave	Alford Henry J Milo B Kennedy 601 Esplanade AV Apt 1, New Orleans, LA 70116
600 Kerlerec St	Perrow Jonathan F 600 Kerlerec Street, New Orleans, LA 70116
449 Esplanade Ave	City Of New Orleans 1300 Perdido St Room 5W17, New Orleans, LA 70112
505 Esplanade Ave	501 Esplanadel L C 2133 St Charles Av, New Orleans, LA 70130
540 Frenchmen St	Moore Curtis Jr Cecil Kaigler 542 Frenchmen St, New Orleans, LA 70116
606 Frenchmen St Cafe Negril	606-12 Frenchmenstreet LLC 901 Tchoupitoulas St, New Orleans, LA 70130
2114 Decatur St	Norma L Kearby Revocable Trust P.O. Box 33004, Santa Fe, NM 87594-3004
519 Frenchmen St Festiva Travel Services	New Orleans Timeshare, L.L.C. 1440 Bourbon St, New Orleans, LA 70116
519 Frenchmen St 102 Festiva Travel Services	Intercity Escrow Services 6210 Stoneridge Mall Rd Ste 140, Pleasanton, CA 94588
519 Frenchmen St 103	New Orleans Timeshare, L.L.C.

Festiva Travel Services	1440 Bourbon St, New Orleans, LA 70116
519 Frenchmen St 104	New Orleans Timeshare, L.L.C.
Festiva Travel Services	1440 Bourbon St, New Orleans, LA 70116
519 Frenchmen St 105	New Orleans Timeshare, L.L.C.
Festiva Travel Services	1440 Bourbon St, New Orleans, LA 70116
519 Frenchmen St 106	New Orleans Timeshare, L.L.C.
Festiva Travel Services	1440 Bourbon St, New Orleans, LA 70116
519 Frenchmen St 107	New Orleans Timeshare, L.L.C.
Festiva Travel Services	1440 Bourbon St, New Orleans, LA 70116
519 Frenchmen St 201	Intercity Escrow Services
Festiva Travel Services	6210 Stoneridge Mall Rd Suite 140, Pleasanton, CA 94588
519 Frenchmen St 202	Intercity Escrow Services
Festiva Travel Services	6210 Stoneridge Mall Rd Suite 140, Pleasanton, CA 94588
519 Frenchmen St 203	Intercity Escrow Services
Festiva Travel Services	6210 Stoneridge Mall Rd Ste 140, Pleasanton, CA 94588
519 Frenchmen St 204	Intercity Escrow Services
Festiva Travel Services	6210 Stoneridge Mall Rd Ste 140, Pleasanton, CA 94588
519 Frenchmen St 205	Intercity Escrow Services
Festiva Travel Services	6210 Stoneridge Mall Rd Suite 140 140
519 Frenchmen St 206	Intercity Escrow Services
Festiva Travel Services	6210 Stoneridge Mall Rd Ste 140, Pleasanton, CA 94588
519 Frenchmen St 207	Intercity Escrow Services
Festiva Travel Services	6210 Stoneridge Mall Rd Ste 140, Pleasanton, CA 94588
519 Frenchmen St 301	Intercity Escrow Services
Festiva Travel Services	6210 Stoneridge Mall Rd Ste 140, Pleasanton, CA 94588
519 Frenchmen St 302	Intercity Escrow Services
Festiva Travel Services	6210 Stoneridge Mall Rd Suite 140, Pleasanton, CA 94588
519 Frenchmen St 303	Intercity Escrow Services
Festiva Travel Services	5960 Inglewood Dr Suite 125, Pleasanton, CA 94588
519 Frenchmen St 304	New Orleans Timeshare, L.L.C.
Festiva Travel Services	1440 Bourbon St, New Orleans, LA 70116
519 Frenchmen St 305	New Orleans Timeshare, L.L.C.
Festiva Travel Services	1440 Bourbon St, New Orleans, LA 70116
519 Frenchmen St 306	New Orleans Timeshare, L.L.C.
Festiva Travel Services	1440 Bourbon St, New Orleans, LA 70116
520 Esplanade Av	J & R Rental Properties L L C

	Et Al P O Box 52005, New Orleans, LA 70152
519 Frenchmen St 101	Intercity Escrow Services
Festiva Travel Services	6210 Stoneridge Mall Rd Ste 140, Pleasanton, CA 94588
1418 Chartres St A	Chartres Streetcondos ,Llc
	212 Veterans Blvd, Metairie, LA 70005
1418 Chartres St A2	Melcher Evan D
	Etal 1416 Monroe Avenue, San Diego, CA 92116
1418 Chartres St B	Johnson Hugh A
	1418 Chartres St Unit B, New Orleans, LA 70116
1418 Chartres St C	Rausa Michael
	1418 Chartres Stunit C, New Orleans, LA 70116
1418 Chartres St D	Marino Bernard J 3
	1418 Chartres St Unit D, New Orleans, LA 70116
1418 Chartres St E	Boasso Lawrence J
	222 Wilkinson St, Mandeville, LA 70448
1418 Chartres St F	Boesch George E Jr
	1218 Southridge Dr, Mandeville, LA 70448
1418 Chartres St G	Drobish Camilla F
	319 Adrienne Street, Lafayette, LA 70506
1421 Chartres St 1	Pts Properties, LLC
	3016 River Oaks Dr., Monroe, LA 71211
1421 Chartres St 2	Pts Properties, LLC
	3016 River Oaks Dr., Monroe, LA 71211
1421 Chartres St 3	Mccardell James E
	307 St John Street, Bay St Louis, MS 39520
1421 Chartres St 4	Thomas Shawnmary
	Etal 1421 Chartres St Unit #4, New Orleans, LA 70116
1421 Chartres St 5	Mccardell Patrick M
	1421-23 Cartres St Unit 5, New Orleans, LA 70116
1421 Chartres St 6	Mccardell Patrick M
	1421 Chartres St # 6, New Orleans, LA 70116
1421 Chartres St 7	Mc Cardell Patrick
	1421 Chartres Street #6, New Orleans, LA 70116
519 Frenchmen St	New Orleans Timeshare, L.L.C.
Festiva Travel Services	1440 Bourbon St, New Orleans, LA 70116
520 Frenchmen St	The 524 Shop LLC

412 East 31st Ave, Covington, LA 70433

415 Frenchmen St	
1407 Decatur St	
500 Frenchmen St	
535 Barracks St	
534 Esplanade Ave	

CPCinfo

From: Lisa Suarez <president@faubourgmarigny.org>
Sent: Monday, January 05, 2015 10:28 AM
To: CPCinfo
Cc: Gretchen Bomboy; Kash Schriefer
Subject: DOCKET # 008/15
Attachments: Bamboula's & Frenchmen St 1.jpeg; Amplified Live Music Bamboula Frenchmen.jpg; Bamboula's & Frenchmen St (3).jpeg; Speakers Bamboula Frenchmen.jpg

January 5, 2015

DOCKET # 008/15

City Planning Commission

City of New Orleans

1300 Perdido Street

New Orleans, LA 70112

Dear Commissioners,

We, The FMIA, were very encouraged by your standing with us in our resolution to protect the Frenchmen Street Arts and Cultural Overlay in February of 2013, by denying Bena Capital their desire to open a music club. The 20% music to 80% other uses had already exceeded 50% at that time. We were appreciative of your firm and united stand.

Bena Capital subsequently applied for and received permits to open a restaurant. They, however, proceeded to build out a music club with three stages, almost exactly as they had planned to do before you denied them the privilege. (In electronic version, please see attachments displaying disregard of Overlay requirements, and other rules.*)

They have been the worst possible neighbor, raising the ire of the clubs on Frenchmen Street. 100% of their advertising is for a Music Club. They do have a footnote that they also have some food, which is such that the emphasis is definitely not on food. *They have barricaded off the public parking and kept their doors wide open, all against the rules of the Overlay. Their residential neighbors are at their wits end regarding the volume of sound emanating from the rear of the building and their extended hours.

This application for a conditional use for a Cocktail Lounge, is an end run around the Commission's ruling of 2013 denying them permission for a music club. It would grant them exactly what you denied them in 2013. They, from appearances, never had an intent to be a restaurant and Safety and Permits has been unable to control them.

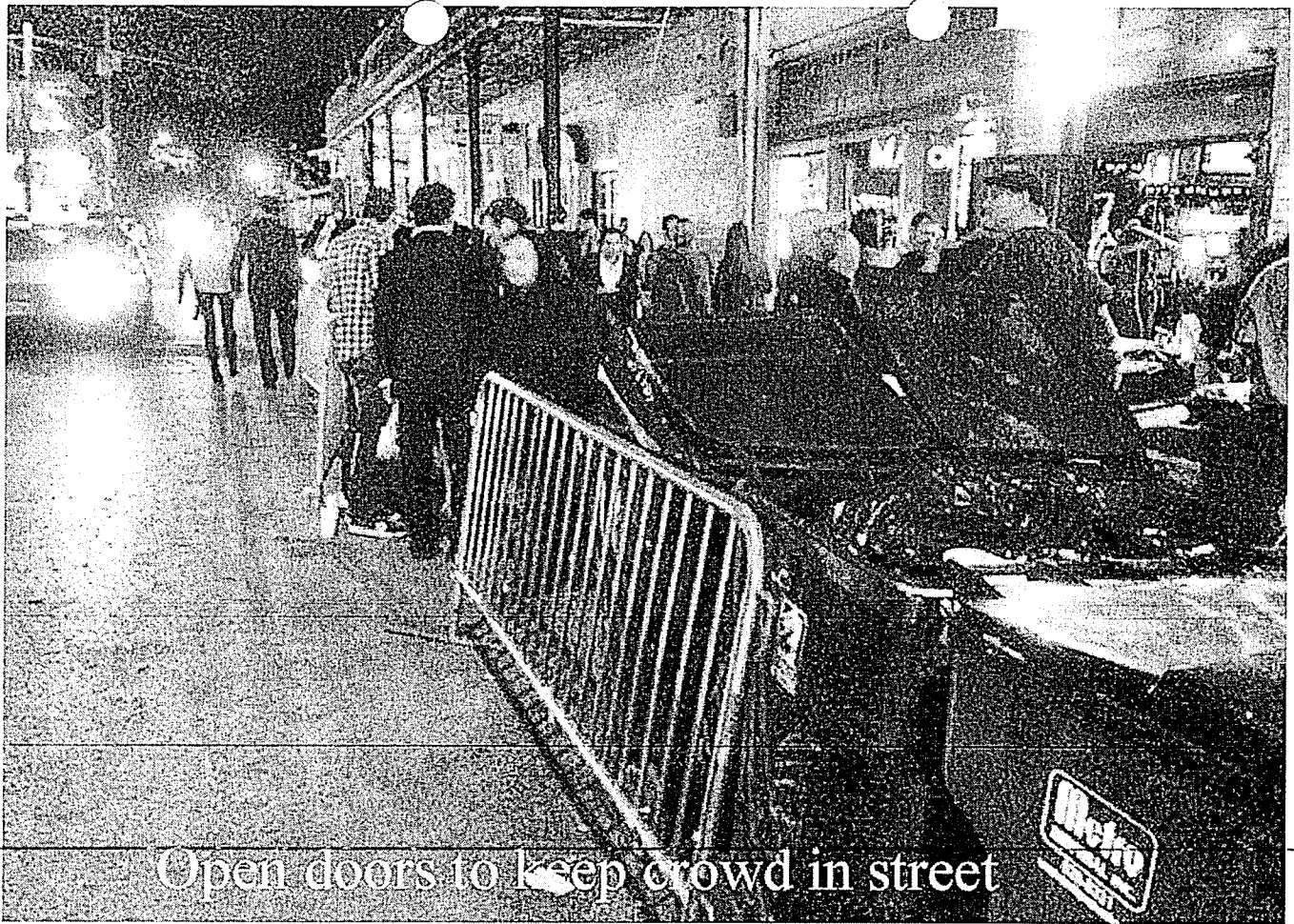
Please stand with us, the FMIA, again and support your original decision of DENIAL for the Cocktail Lounge conditional use.

If you feel that another cocktail permit should be granted on Frenchmen Street it should first go to one of the three clubs that preceded them in operating outside the law, thereby making one of them legal as they have been there longer.

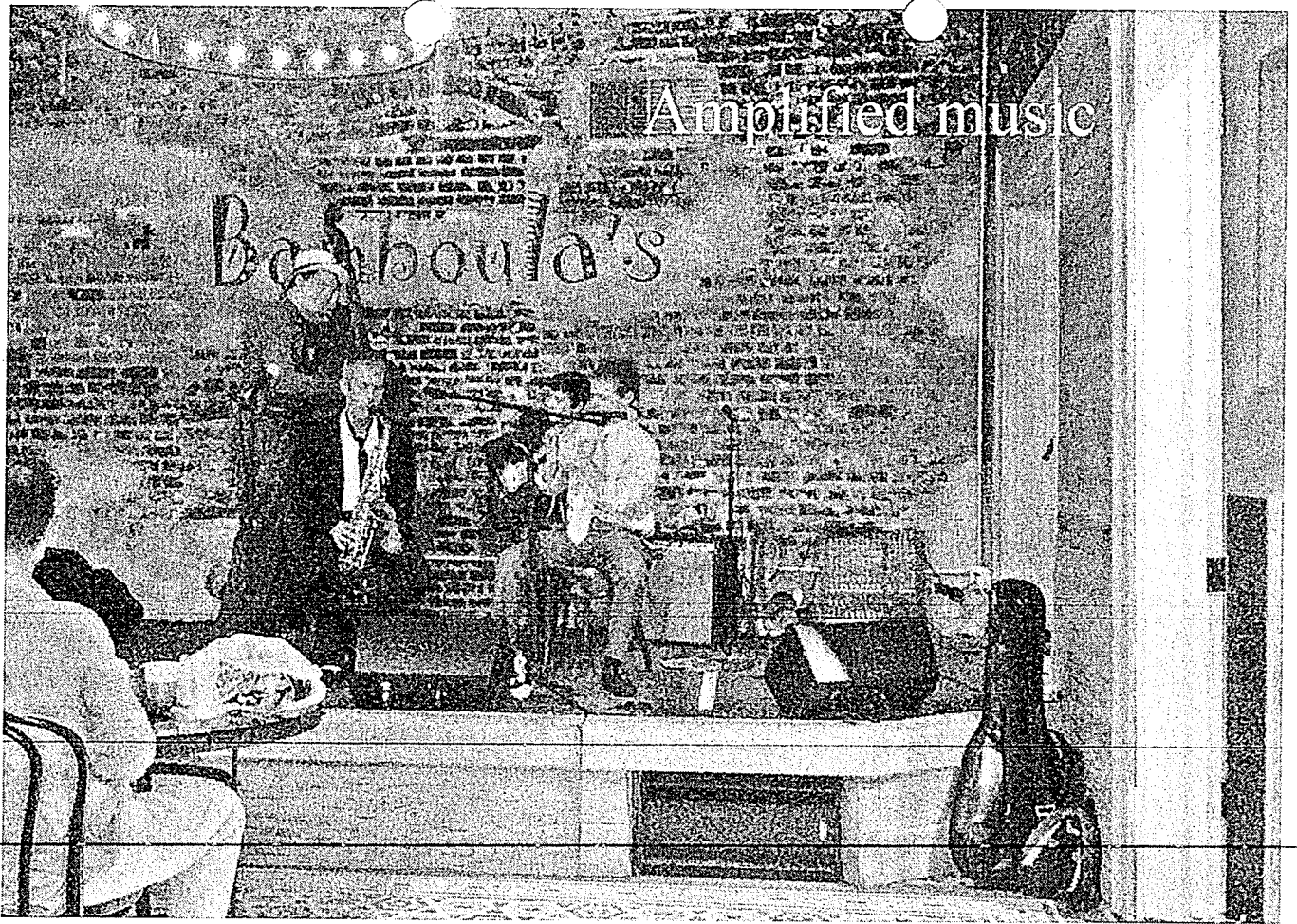
Sincerely,

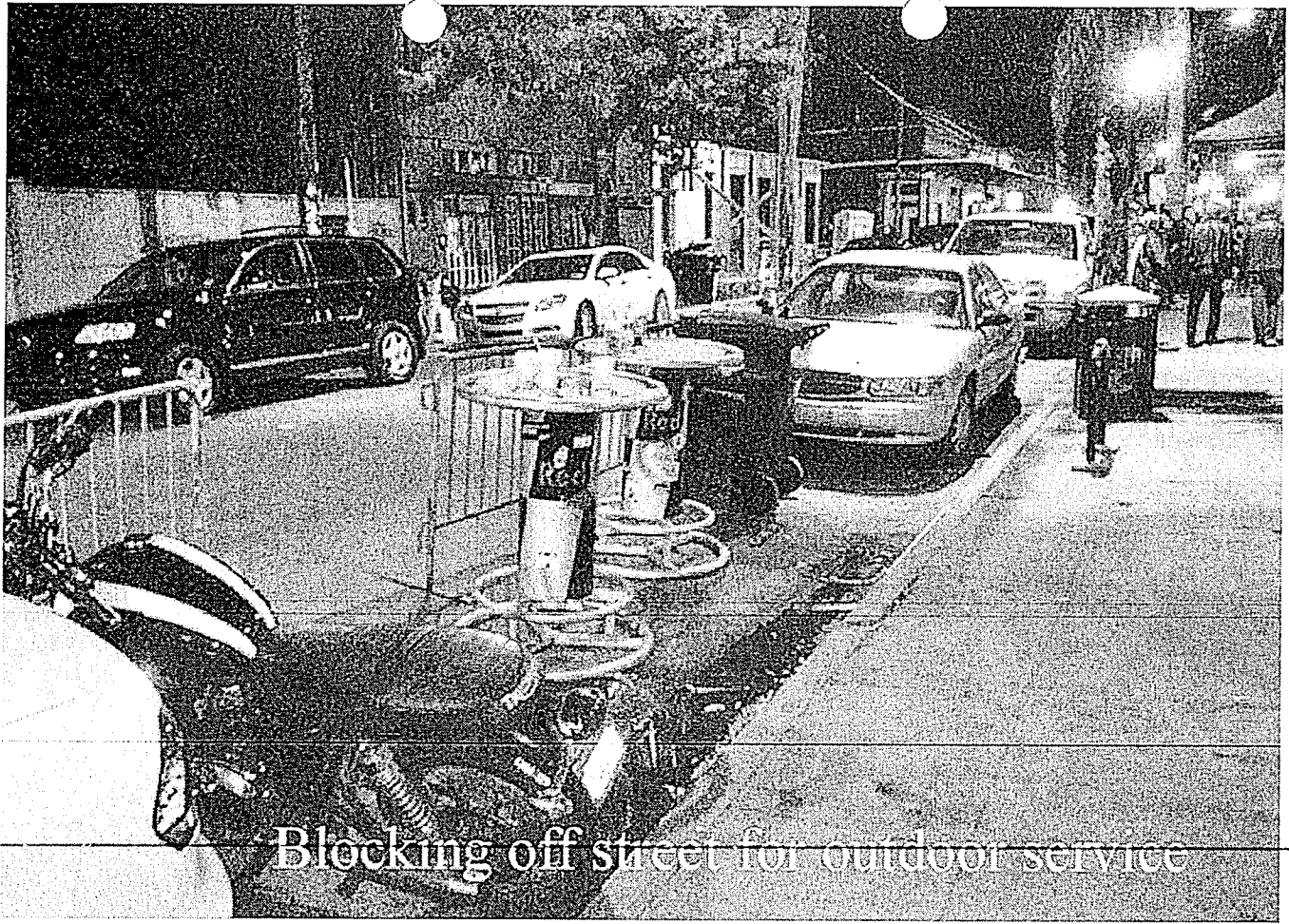
Lisa Suarez

President, Faubourg Marigny Improvement Association

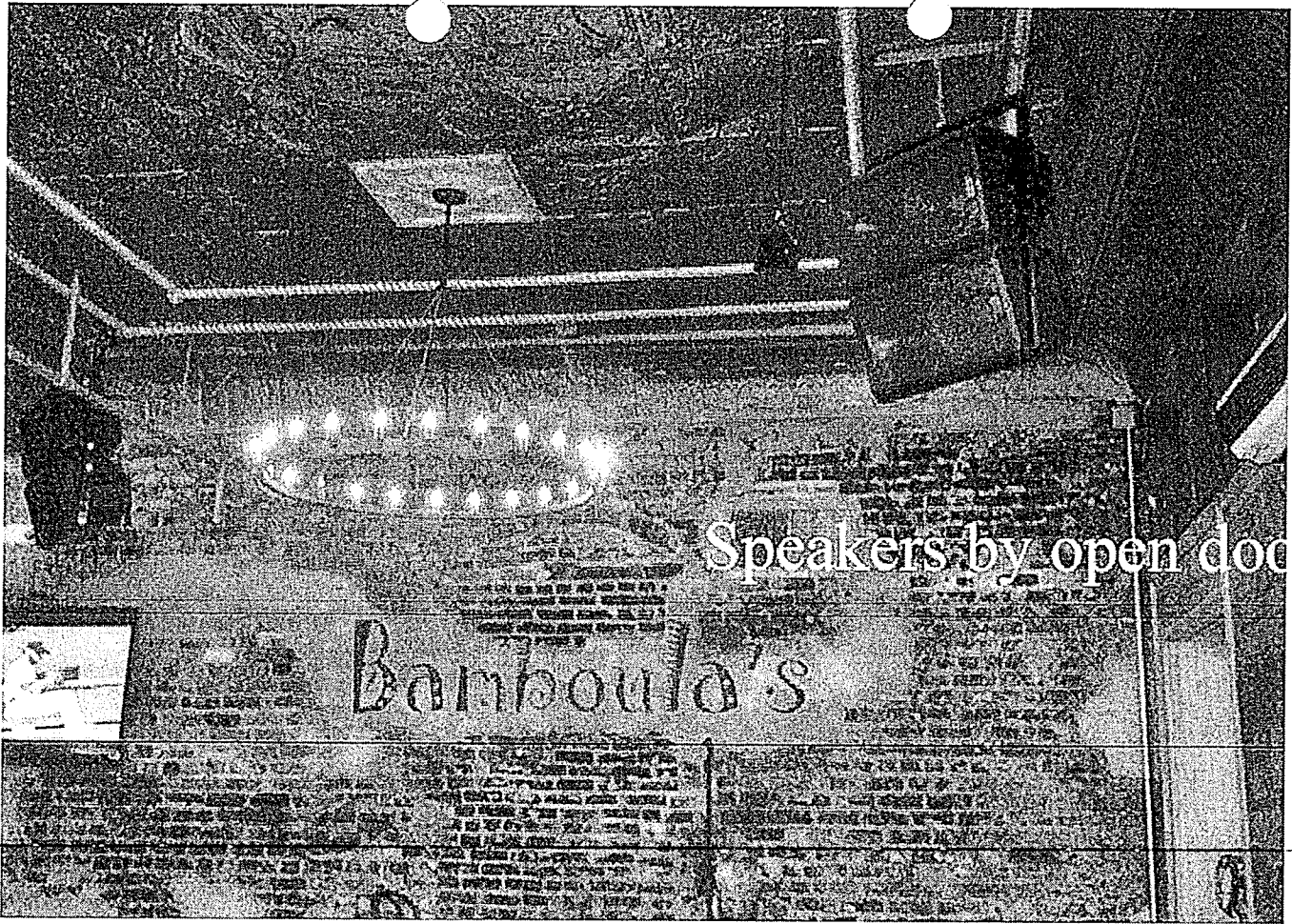


Open doors to keep crowd in street





Blocking off street for outdoor service



Speakers by open door

Bamboula's

CPCinfo

From: Lisa Suarez <president@faubourgmarigny.org>
Sent: Monday, January 05, 2015 10:43 AM
To: CPCinfo
Subject: Addendum to DOCKET # 008/15
Attachments: BAMBOOLA ADS.pdf

Attachment verifying additional violations of Zoning:

FIRST AD SHOWS THEY ADVERTISE AS A MUSIC VENUE NOT A RESTAURANT.
Second shows that the theater is being advertised as a reception hall which
is not in their zoning. Parties are not plays.

Thank-you again for your kind consideration,
Lisa Suarez
president, FMIA

LIVE MUSIC NIGHTLY

September 19, 2014 Friday
The Transfers 12:00pm to 5:00pm 3P
Ed Mills Blues 4 Sale 6:30pm to 9:30pm 4P
Water "Wolfman" Washington and the Roadmasters
10:00pm till

September 20, 2014 Saturday
Jane Harvey Brown Jazz 12:30pm to 4:30pm 4P
"Closed for Private Party"
John Lisi Band 15:30pm to 9:30pm
Spyboy featuring the LPS Horns 10:00pm till

September 21, 2014 Sunday
James St Pierre Plus 13:00pm to 6:00pm 2P
John Lisi Blues 7:00pm to 11:00pm 3P

September 22, 2014 Monday
Mark Appleford 12:30pm to 5:30pm 1P
Messy Cookers Jazz 17:30pm to 11:30pm 3P

September 23, 2014 Tuesday
Vivaz 14:30pm to 7:30pm 3P
Dana & the Boneshakers 18:00pm to 12:00am 3P

September 24, 2014 Wednesday
Swinging Gypsies 13:00pm to 5:00pm 3P
Jamie Ann Vessels 16:30pm to 9:30pm 3P
Big Pearl Band 116:00pm to 1:00am 4P

September 25, 2014 Thursday
John Embanks 13:00pm to 5:00pm 2P
Kenny Gantora 16:30pm to 9:30pm 4P
The Pentones 10:00pm to 1:00am 4P

September 26, 2014 Friday
Christopher Johnson 13:00pm to 5:00pm 3P
Carl LeBlanc 15:30pm to 9:30pm 3P
110:00pm till

September 27, 2014 Saturday
Festival Hall Theatre
Murder Mystery Dinner Theatre 16:00pm to 10:00pm
Bamboula's Front Stage
Abby Diamond 12:00pm to 5:00pm 4P
Eugene 15:30pm to 9:30pm
Smoky Froenwell Band 110:00pm till 4P

September 28, 2014 Sunday
Justin Donovan 13:00pm to 6:00pm 1P
John Lisi Blues 17:00pm to 11:00pm 3P

September 29, 2014 Monday
Chris Christy 13:00pm to 6:00pm 1P
Messy Cookers Jazz 17:30pm to 11:30pm 3P

September 30, 2014 Tuesday
Vivaz 14:30pm to 7:30pm 3P
Dana & the Boneshakers 18:00pm to 12:00am 3P

FEED YOUR SOUL

TEQUILA TACO TUESDAYS

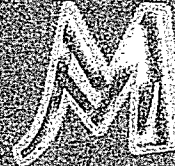
PINT NIGHT THURSDAYS

lunch dinner late night

www.bamboulasnola.com

@bamboulasnola

514 Frenchmen St



NEW MENU

INTRODUCING THE FRENCHMEN

NOW BOOKING CASUAL
OR FORMAL GATHERINGS
HOLIDAYS, PRIVATE PARTIES
CONVENTION MEETINGS

THEATRE

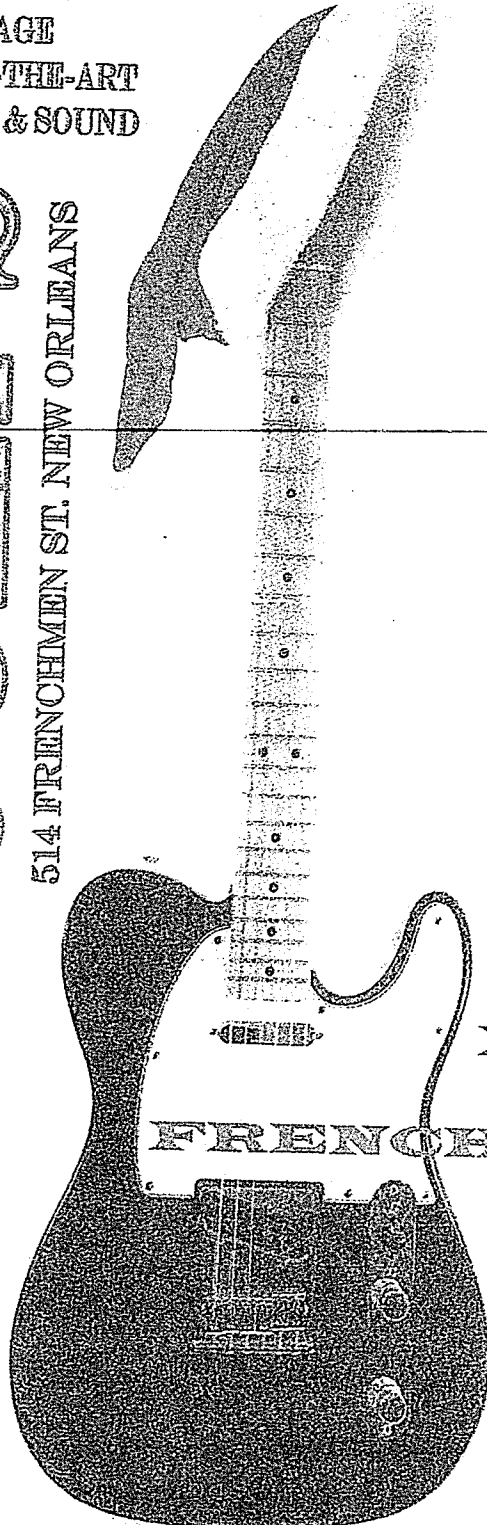
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BEAT
ON
FRENCHMEN
ST



January 5, 2015

DOCKET # 008/15

City Planning Commission
City of New Orleans
1300 Perdido Street
New Orleans, LA 70112

Dear Commissioners,

We, The FMIA, were very encouraged by your standing with us in our resolution to protect the Frenchmen Street Arts and Cultural Overlay in February of 2013, by denying Bena Capital their desire to open a music club. The 20% music to 80% other uses had already exceeded 50% at that time. We were appreciative of your firm and united stand.

Bena Capital subsequently applied for and received permits to open a restaurant. They, however, proceeded to ~~build out a music club with three stages, almost exactly as they had planned to do before you denied them the~~ privilege. In electronic version, please see attachments displaying disregard of Overlay requirements, and other rules.*

They have been the worst possible neighbor, raising the ire of the clubs on Frenchmen Street. 100% of their advertising is for a Music Club. They do have a footnote that they also have some food, which is such that the emphasis is definitely not on food. *They have barricaded off the public parking and kept their doors wide open, all against the rules of the Overlay. Their residential neighbors are at their wits end regarding the volume of sound emanating from the rear of the building and their extended hours.

~~This application for a conditional use for a Cocktail Lounge, is an end run around the Commission's ruling of 2013 denying them permission for a music club. It would grant them exactly what you denied them in 2013. They, from appearances, never had an intent to be a restaurant and Safety and Permits has been unable to control them.~~

Please stand with us, the FMIA, again and support your original decision of DENIAL for the Cocktail Lounge conditional use.

If you feel that another cocktail permit should be granted on Frenchmen Street it should first go to one of the three clubs that preceded them in operating outside the law, thereby making one of them legal as they have been there longer.

Sincerely,

Lisa Suarez,
President