

**CITY PLANNING COMMISSION  
DESIGN ADVISORY COMMITTEE  
MINUTES– November 18, 2020**

**CPC ITEMS:**

1. **Consideration:** Minutes from October 21, 2020 DAC Meeting
2. **Consideration: Design Review Docket 111/17** - This is a request by T & N Salem, LLC to permit a shopping center in a GC General Commercial District on a site with more than 100 feet frontage in a CT Corridor Transformation Design Overlay District. (AN)

The CPC staff re-summarized the nature of the request explaining that this item has been before the DAC at an earlier meeting and received a recommendation of a denial with comments to be addressed after the applicants went before the Board of Zoning Adjustments. The applicants went before the BZA at the August hearing and received three waivers for excessive front yard setback, insufficient rear yard setback, and parking as the predominant design element. With these approved waivers, the applicants are proposing a site that is compliant with the CZO. Based on previous recommendations from DAC, the applicants modified the front elevations to keep the doors and windows consistent and lined ADA ramps up with the doors and awnings.

The representative from the Department of **Parks and Parkway** commented that landscape plans have been approved and made a motion to **approve** subject to further review by the City Planning Commission staff. The representative from the Historic District Landmarks Commission (**HDLC**) **seconded** the motion which **passed unanimously**.

3. **Consideration: Design Review Docket 153/20** – Request by Chinese Tea Garden, LLC to permit an office in a S-B1 Suburban Business District on a site with more than 100 feet of frontage in an EC Enhancement Corridor Design Overlay District (JF)

The CPC staff presented the project and noted the aspects of the project that are not in line with the CZO. The applicant was not present for the meeting and there were no comments submitted on the project.

The representative from **Parks and Parkways** made a motion to **defer** the item until the **December 16<sup>th</sup> meeting** in order to allow the applicant to bring their plans into compliance or articulate the waivers that are needed for the design. The motion was **seconded** by the **Capital Projects** representative and **unanimously approved**.

4. **Consideration: Design Review Docket 157/20** – Request by 3835 Tulane, LLC to permit a bar to install a new canopy in an MU-1 Medium Intensity Mixed-Use District and an EC Enhancement Corridor Design Overlay District. (AN)

The applicants presented their proposed canopy explaining the need to add more outdoor seating due to COVID-19 distancing measures. The applicants also explained their increase

in outdoor landscaping as well. The representative from the Historic District Landmarks Commission (HDLC) made a comment to keep the awning as a simple design and keep it as a true awning to not add any additional architectural elements to the existing building.

The representative from **Parks and Parkway** made a motion to **approve** subject to further review by City Planning Commission Staff. The representative from the **Capital Projects Administration** **seconded** the motion which was **unanimously approved**.

5. **Consideration: Design Review Docket 174/20** – Request by the City Of New Orleans to permit a renovation of a public facility (NOFD HQ) in a S-LB1 Suburban Lake Area Neighborhood Business District on a site with more than 100 feet frontage in GC Greenway Corridor Design Overlay District. (JC)

This item was originally scheduled for this meeting but not heard at this meeting. It was deferred to the December 16<sup>th</sup>, 2020 DAC meeting.