

City Planning Commission Meeting
Tuesday, March 24, 2015

CPC Deadline: 05/08/15
CC Deadline: 06/09/15
Council District: C - Ramsey

PRELIMINARY STAFF REPORT

To: City Planning Commission
Zoning Docket: 028/15

Prepared by: Larry Massey, Jr.
Date: March 12, 2015

I. GENERAL INFORMATION:

Applicant: 2704 St. Claude Avenue, LLC

Request: This is request for a Conditional Use to permit a theater with the sale of alcoholic beverages for on-premises consumption in an HMC-2 Historic Marigny/Tremé Commercial District.

Location: The petitioned site is located on Square 366, Lot 24, in the Third Municipal District, bounded by Saint Claude Avenue and Port, Saint Ferdinand, and North Rampart Streets. The municipal addresses are 2704-2706 Saint Claude Avenue. (PD 7)

Description: The subject site is a narrow rectangular lot with frontage on Saint Claude Avenue between Port and Saint Ferdinand Streets, and located within the Faubourg Marigny local historic district. It measures 29.17 feet in width, 98 feet in depth, and an area of 2,917 square feet. The site is occupied by a two-story building with 2,889 square feet of total interior area. The building also has unenclosed space comprised of two exterior balconies and staircases that totals 248 square feet.

The first-floor façade of the building is located on the Saint Claude Avenue frontage with the stairway that leads to the second floor and protrudes three feet into the Saint Claude Avenue right-of-way. This long narrow structure extends 85.44 feet into the 98 foot deep lot. The remainder of the rear portion of the lot consists of a paved waiting area and two concrete slabs raised six inches in height that once supported two sheds. These slabs now support a bike rack and chairs for patrons waiting to enter the theater. The building is set back 2.17 feet from its upriver side property line and 7.73 feet from its downriver side property line. The wider setback on the downriver side provides a walkway that leads from Saint Claude Avenue to the public entrance on the side of the building.

The applicant intends to renovate the rear portion of the first floor to construct a bar to serve alcoholic beverages to patrons of the theater and any walk-up customers. The space proposed to be converted into a bar is currently being used

to sell merchandise associated with the theater and its shows. Theaters are allowed to serve alcoholic beverages in the HMC-2 district, provided that the right is specifically granted by the conditional use ordinance.

Why is City Planning Commission action required?

Article 9, Section 9.5.5 *Conditional Uses* of the Comprehensive Zoning Ordinance states that theaters with alcoholic beverages and amusement places are conditional uses in the HMC-2 Historic Marigny/Tremé Commercial District. The City Planning Commission is required to make a recommendation on all conditional use applications prior to City Council action, in accordance with **Article 16, Section 16.6.4. Procedures for Conditional Use Permits** of the Comprehensive Zoning Ordinance.

II. ANALYSIS

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

The petitioned site is located within an HMC-2 Historic Marigny/Tremé Commercial District that is mostly continuous along both sides of Saint Claude Avenue between Elysian Fields Avenue and Saint Ferdinand Street. The purpose of the district is to provide more intensive commercial uses than the HMC-1 Historic Marigny/Tremé Commercial District. The district is typically located on major traffic arteries than can accommodate the increased intensity of the commercial uses. The petitioned property is also within the Residential Diversity Overlay District which is bounded by Elysian Field and Saint Claude Avenues, and North Peters and Press Streets. Though the petitioned property is within this overlay district, it is not subject to the requirements of the overlay because **Article 10, Section 10.12** *District Combinations* of the Comprehensive Zoning Ordinance states that the provisions of this overlay district do not affect any underlying non-residential district. Nearby uses within this district include a coffee shop, a wine shop, a small grocery store, fast food restaurant, bicycle shop, and many residential units either as stand-alone uses or located above ground level commercial uses.

Immediately north of Saint Claude Avenue and the petitioned property's HMC-2 Historic Marigny/Tremé Commercial District is an RD-3 Two-Family Residential District that is book-ended on one side by the C-1 General Commercial District along Franklin Avenue and on the other side by the LI Light Industrial and HI Heavy Industrial Districts located adjacent to the railroad tracks along Press Street. This area is occupied mostly by warehouses and other uses that may benefit from close proximity to the railroad.

Just east of the property and perpendicular to Saint Claude Avenue is an LI Light Industrial and HI Heavy Industrial district which is located adjacent to the railroad tracks at Press Street and is occupied mostly by warehouses and other uses that may require proximity to an active railroad track. Just riverside of Saint Claude Avenue there is an HMR-3 Historic Marigny/Tremé Residential District that is largely unbroken from

Marigny Street to Saint Ferdinand Street and is mostly developed with single- and two-family residences. Many key intersections within this area, mostly along Franklin Avenue are classified HMC-1 Historic Marigny/Tremé Commercial District and contain restaurants, bars, coffee shops, and a number of small less intense commercial uses.

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

Zoning:

1929 – ‘F’ Commercial District
1953 – ‘F’ Heavy Commercial District
1974 – HMC-2 Historic Marigny/Tremé Historic District

Land Use:

1929 – Residential
1949 – Residential
1999 – Residential – Single/Two Family¹

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

There have been the following zoning actions within five blocks of the subject site in the past five years:

Zoning Docket 092-13 was a request for a conditional use to permit four residential units in an HMR-3 Historic Marigny/Tremé Residential District. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *The location is one block from the petitioned site.*

Zoning Docket 048-13 was a request for a conditional use to permit a wholesale bakery in an HMLI Historic Marigny/Tremé Light Industrial District. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *The location is two blocks from the petitioned site.*

Zoning Docket 079-12 was a request for a conditional use to permit a cocktail lounge in an HMC-2 Historic Marigny/Tremé Commercial District. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council with an additional proviso to permit a wine bar/wine shop at the site. *The location is two blocks from the petitioned site.*

¹ The 1999 Land Use Plan provides land use information that is generalized and not lot-specific.

Zoning Docket 097/11 was a request for a conditional use to permit an amusement place with alcoholic beverages in an HMC-2 Historic Marigny/Tremé Commercial District. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This location is four blocks from the petitioned site.*

Zoning Docket 033/10 was a request for a conditional use to permit a commercial building occupying more than 10,000 square feet of floor area with uses including, but not limited to, a neighborhood center, offices, personal services, retail shops, and a standard restaurant, in an HMC-2 Historic Marigny/Tremé Commercial District. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This location is four blocks from the petitioned site.*

These requests illustrate the amount of commercial building activity that has occurred near the petitioned property in the last five years. This includes a petition to establish a bakery, and several nighttime entertainments uses. One of these dockets also involved the renovation of the former Universal Furniture store on St. Claude into a neighborhood center, office space, personal services clinic, retail shops and a restaurant. The current use within the building at 2706 Saint Claude is a theater which compliments the growing number of entertainment venues along the Saint Claude corridor. The approval of the current application for this conditional use would be consistent with past actions that have led to this area's success.

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

The petitioned site is developed with a two-story building located in the Faubourg Marigny local historic district. The building's first floor currently houses an approximately 600 square foot, 35-seat theater area and a merchandise area of approximately 100 square feet. The building's second floor contains rehearsal, administrative, media, and writing offices which range from approximately 150 to 180 square feet each. There is also an approximately 200 square foot space in the rear of the second floor of the building reserved as a green room for performers. The second floor also has a balcony in the front of the building and deck in the rear, measuring approximately 105 and 45 square feet; respectively.

The larger of the two side yard setbacks (7.73 feet) provides the main point of access to the property by patrons of the theater which leads to the building's entrance approximately 50 feet from the front property line. Beyond the theater's entrance to the rear of the property is a small outdoor area, roughly 500 square feet in area, which the applicant described as a waiting area for patrons before the start of a performance. This walkway combined with the waiting area in the rear should be sufficient to contain theater patrons awaiting a performance, and not cause any conflicts or obstructions on the sidewalk near the venue. Additionally, the two platforms illustrated on the plans are

slabs that once supported accessory structures. The applicant ensured staff that no performances are planned to be held in the outdoor area.

The submitted plans do not include any plans to install landscaping on-site or within the right-of-way. The site is entirely paved and almost entirely occupied by the building and access ways to the building. There is a landscaping strip in the Saint Claude Avenue right-of-way that could benefit from a tree planting. Such planting would require the approval from the State of Louisiana because Saint Claude is a state roadway.

- The applicant shall secure approval from the Louisiana Department of Transportation and Development to plant one tree in the Saint Claude Avenue right-of-way adjacent to the petitioned property.

Performance Standards

The applicant is proposing that the bar operate between the hours of 6 p.m. and 12 a.m. Wednesday through Sunday, with the possibility of an expansion of these hours of operation. The bar is proposed to serve beer, wine, and liquor and is expected to be mainly for patrons of the theater, though the applicant will not refuse service to walk-up customers. The staff expresses concern with the bar directly serving outside of the theater in the waiting area because of the possibility of disturbances to the adjacent uses. The theater has allowed patrons to bring their own alcohol to shows since May 2014 and has admitted to no neighborhood disturbance in that period. Though no disturbances by the use are known, staff recommends the following operational standards to ensure that nearby residences are not affected by this use:

- The theater shall cease the sale and consumption of alcoholic beverages to the exterior of the building by 12:00 a.m.
- Music of any kind shall be prohibited on the exterior of the building. Doors and windows, with the exception of the dutch door between the bar and exterior waiting area shall remain closed during performances.

Signage/Lighting

At the time of this writing, no signage or lighting plans had been submitted. To ensure that any proposed signage and lighting complies with the requirements of both the Historic Districts Landmarks Commission and the Comprehensive Zoning Ordinance, the staff recommends the following provisos:

- Signage shall be limited to that which is permitted by **Article 9, Section 9.5.6 Permitted Signs** of the HMC-2 Historic Marigny/Tremé Commercial District.

Any proposed signage shall be subject to the review and approval of the staff of the Historic District Landmarks Commission and the City Planning Commission. No signage indicating any alcoholic beverage shall be visible from the public right-of-way.

- The developer shall submit a detailed exterior lighting plan, subject to the review and approval of the staffs of the Historic District Landmarks Commission and the City Planning Commission. Fixtures shall be arranged in such a way to reduce glare on any adjacent residential uses.

Trash Storage/Litter Abatement

An area for trash/refuse storage has not been noted on the site plans. The dumpster location/trash storage area that addresses the needs of the venue will need to be designated on the site plan. Trash receptacles shall be kept out of view from the public right-of-way and shall be moved curbside for pickup only at designated time of trash pickup. At no time should the trash receptacles be stored within the public right-of-way. The applicant shall conduct a daily litter abatement program, which shall include clearing of all litter from the sidewalks adjacent to the property and periodic cleaning of the adjacent street right-of-way. With regard to trash disposal, the staff recommends:

- The developer shall submit a revised site plan, which shall include a designated dumpster/trash storage area screened from view, subject to further review and approval by the staff of the City Planning Commission.
- The applicant shall provide to the City Planning Commission staff a letter outlining a litter abatement program, approved by the Department of Sanitation, inclusive of the location of refuse storage out of the public rights-of-way, the frequency of trash pickup, the clearing of all litter from the adjacent rights-of-way, and the periodic cleaning of the adjacent street rights-of-way, as necessary. The name and phone number of the owner/operator of the establishment shall be kept on file in case of any violation.

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

Traffic

This site is located on Saint Claude Avenue, which is a state highway that provides one of the few bridge crossings at the Industrial Canal. On its western end, this roadway terminates near Saint Bernard Avenue where the majority of traffic is diverted onto North

Rampart Street or Saint Bernard Avenue, and local traffic onto Henriette Delille Street. Saint Claude Avenue is a four-lane highway divided by a neutral ground measuring approximately 35 feet. The four vehicular lanes are bookended by a striped bicycle lane and a parking lane nearest the sidewalk. The petitioned property is also two blocks away from an active railroad crossing at Press Street.

The volumes of traffic carried by Saint Claude Avenue can be heavy due to its Industrial Canal crossing and intermittent stoppages of vehicular traffic due to passing trains. The roadway reaches its highest volumes in the mornings and late afternoons with commuters coming from and going home to down river communities such as the Lower Ninth Ward and communities in Saint Bernard and Plaquemines Parishes. However, in later evening hours, when the theater would be expected to operate, traffic is typically relatively light. As such, the streets should have more than sufficient capability to accommodate any additional level of traffic produced by the theater, which should be limited due to the 35-seat theater capacity.

Parking

Theaters and business offices are required to provide off-street parking in the HMC-2 Historic Marigny/Tremé Commercial District. This property, given its square footage of theater seating and office space, is required a total of nine off-street parking spaces. The property was determined by the Department of Safety and Permits to have grandfathered exactly nine spaces because the previous use also required that number of spaces. Additionally, many theater patrons will probably arrive by means other than personal vehicles, including bicycling, walking, and transit, all of which have dedicated facilities on this roadway. There is also on-street parking available near the venue that theater patrons could utilize if they drive to the venue.

Loading

No off-street loading spaces are required on-site. The building measures 2,889 square feet in area and **Article 15, Section 15.3.2.** and **Table 15.G Loading Requirements** requires loading spaces for theaters 5,000 and above.²

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

The request was considered by the Planning Advisory Committee at its March 4, 2015 meeting. The representative of the Historic District Landmarks Commission noted that any proposals for signage must be approved by the Historic District Landmarks Commission.

² For the purposes of calculating a loading requirement, the theater is classified as a “place of public assembly.” **Article 15, Section 15.3** and **Table 15.G** of the Comprehensive Zoning Ordinance requires places of public assembly with a floor areas above 5,000 square feet.

The representative of the Department of Property Management's Division of Real Estate and Records noted that Saint Claude Avenue is a state roadway and, therefore, not under the review by the City of New Orleans.

The committee passed a motion of no objection subject to further review by the City Planning Commission and the Historic District Landmarks Commission.

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

The HMC-2 Historic Marigny/Tremé Commercial District is intended to permit more intense commercial uses than the HMC-1 Historic Marigny/Tremé Commercial District and, as such, is located on major traffic arteries that can provide access to these more intense uses. The theater can legally operate now because theaters are listed as a permitted use in the HMC-2. The applicant submitted a conditional use application because the HMC-2 district requires theaters that serve alcoholic beverages to be approved as a conditional use.

When evaluating this request, it is necessary to compare the impacts of the proposed conditional use for a theater with alcoholic beverages, which currently hosts comedy performances, with a venue having similar theatrical performances but not alcoholic beverage sales. Any venue having live performances, even one not selling alcoholic beverages, would be expected to produce some impacts in terms of noise, activity, and litter associated with people traveling to or congregating outside of the theater. The introduction of alcoholic beverage sales within the facility would likely not significantly increase these levels of noise, activity, and litter, because the theater currently allows patrons to bring alcoholic beverages to performances. In this respect, there is not much difference in the current and proposed activities on site, other than patrons would have the option to purchase alcoholic beverages at the theater to consume during an event. The staff is concerned with the selling of alcoholic beverages to patrons and walk-up customers outside of the theater. The rear portion of this property abuts two residential properties, and the establishment of a bar could increase the chance for disturbances to the nearby residential uses. The recommendation to require the outdoor consumption and sale of alcoholic beverages to cease by 12:00 a.m. on all operating days will help minimize this possibility of disturbances.

While the sale of alcoholic beverages would most likely cause the theater to be no more impactful towards other properties than it would be if it were not selling alcoholic beverages, the staff nonetheless believes that the theater's operational characteristics should be restricted somewhat to ensure that it is responsibly managed. To this end, the staff recommends operational standards that would prohibit music outside of the theater and restrict operating hours in order to minimize the amusement place's noise impacts. The staff also recommends standard provisos that are intended to address other potential impacts of the theater, such as litter and the glare of the theater's lighting on adjacent

properties. The adoption and adherence to these provisos would allow the applicant to use this theater in the manner which it intends while also reducing the potential for noise impacts and other impacts to the public right-of-way and surrounding properties.

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

In accordance with Section 5-404 of 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, including design guidelines, that are contained in the Land Use Element of the Master Plan and if it is compatible with the uses, densities, and intensities designated for its site on the Future Land Use Map. "Chapter 14: Land Use Plan" of the Master Plan, which includes the Future Land Use Maps, 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 copied below:

MIXED-USE HISTORIC CORE

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

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

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

The request would permit the sale of alcoholic beverages for consumption on-premises at a theater in a HMC-2 Historic Marigny/Tremé Commercial District. The establishment of uses selling alcoholic beverages within specific land use designations throughout the city is not directly addressed in the Master Plan. As long as the proposal is not inconsistent with the Master Plan, the decision as to whether or not to grant a conditional use may be made on a case-by-case basis.

IV. SUMMARY

Zoning Docket 028-15 relates to the desire of the applicant to sell alcoholic beverages at a currently operating theater which hosts live comedy routines Wednesday through Sunday. Theaters are permitted by-right in the HMC-2 Historic Marigny/Tremé Commercial District, but the sale of alcoholic beverage at theaters requires conditional

use approval. The staff believes that the levels of noise, traffic, and other activity that would be associated with the use of the theater as an amusement place with the sale of alcoholic beverages would be essentially the same as would be generated by the theater if it did not sell alcoholic beverages. As such, the sale of alcoholic beverages would not be significantly impactful on surrounding properties. The staff therefore is supportive of the application but recommends various provisos for the use, as well as a series of provisos requiring the approval of relevant City departments.

V. PRELIMINARY STAFF RECOMMENDATION³

The CPC staff recommends **approval** of Zoning Docket 028/15, subject to eight (8) provisos.

Provisos

1. The applicant shall secure approval from the Louisiana Department of Transportation and Development to plant one tree in the Saint Claude Avenue right-of-way adjacent to the petitioned property.
2. Signage shall be limited to that which is permitted by **Article 9, Section 9.5.6 Permitted Signs** of the HMC-2 Historic Marigny/Tremé Commercial District. Any proposed signage shall be subject to the review and approval of the staff of the Historic District Landmarks Commission and the City Planning Commission. No signage indicating any alcoholic beverage shall be visible from the public right-of-way.
3. The developer shall submit a detailed exterior lighting plan, subject to the review and approval of the staffs of the Historic District Landmarks Commission and the City Planning Commission. Fixtures shall be arranged in such a way to reduce glare on any adjacent residential uses.
4. The theater shall cease the sale and consumption of alcoholic beverages to the exterior of the building by 12:00 a.m.
5. Music of any kind shall be prohibited on the exterior of the building. Doors and windows, with the exception of the dutch-door between the bar and exterior waiting area shall remain closed during performances.
6. The developer shall submit a revised site plan, which shall include a designated dumpster/trash storage area screened from view, subject to further review and approval by the staff of the City Planning Commission.

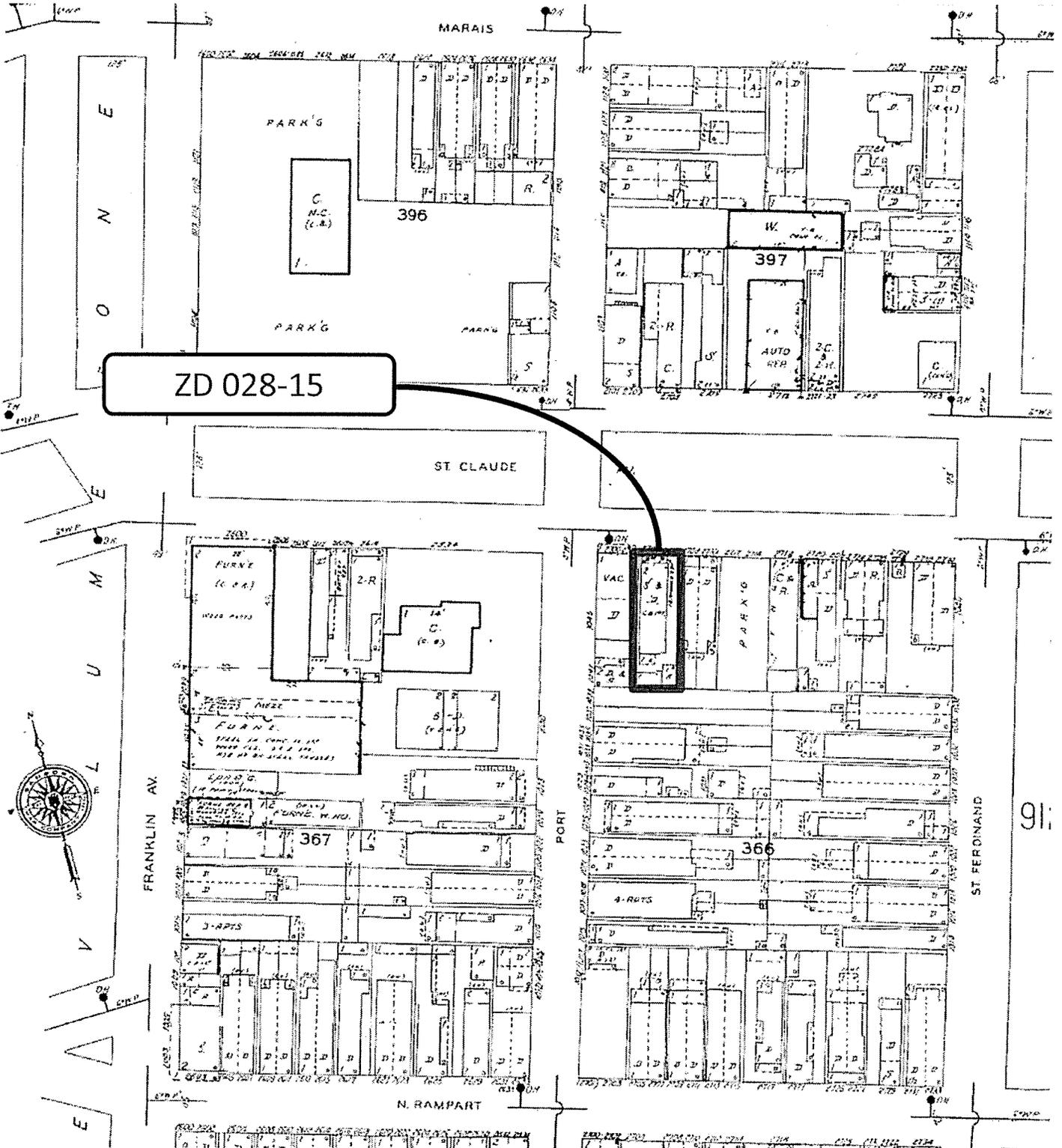
³ Subject to modification by the City Planning Commission

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7. The applicant shall provide to the City Planning Commission staff a letter outlining a litter abatement program, approved by the Department of Sanitation, inclusive of the location of refuse storage out of the public rights-of-way, the frequency of trash pickup, the clearing of all litter from the adjacent rights-of-way, and the periodic cleaning of the adjacent street rights-of-way, as necessary. The name and phone number of the owner/operator of the establishment shall be kept on file in case of any violation.
 8. The Department of Safety and Permits shall issue no building permits or licenses 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.

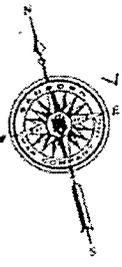
VI. REASONS FOR RECOMMENDATION

1. Those negative impacts associated with the theater selling alcoholic beverages, a conditional use, should be approximately the same as those associated with a theater not selling alcoholic beverages, which is a permitted use. These impacts can be sufficiently mitigated by the recommended provisos.
2. The request for the sale of alcoholic beverages at the theater is not in conflict with the *Plan for the 21st Century*.

- VII.** Should the applicant desire changes to any recommended waivers or provisos, the applicant is encouraged to bring any proposed alternative language for discussion at the meeting.



ZD 028-15



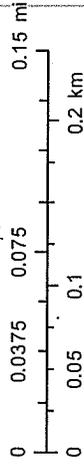
911

City of New Orleans Property Viewer



March 9, 2015

1:4,514



ST. CLAUDE THEATER AND BAR

2706 ST. CLAUDE, NEW ORLEANS, LA 70117

- *CHANGE OF USE
- *NO CHANGE OF FOOTPRINT
- *NO CHANGE OF OCCUPANCY

INDEX OF SHEETS

CS-000.00	COVER SHEET
T-000.01	FILING INFORMATION
T-100.01	SITE PLAN
DM-100.01	DEMOLITION PLAN AND NOTES
A-100.01	CONSTRUCTION PLAN AND NOTES
A-200.01	EXISTING / PROPOSED ELEVATIONS AND NOTES
A-600.00	EGRESS AND FIRE SAFETY DIAGRAMS OF THE FIRST AND SECOND FLOOR

OWNER:

THE NEW MOVEMENT
 2706 St. Claude Ave.
 New Orleans, LA 70117
 TNMComedy.com
 225.278.2032 (P)

Contact: Brock LaBorde
 E-mail: brocklaborde@gmail.com

ARCHITECT:

ADAMICK ARCHITECTURE
 1222 Annunciation St.
 New Orleans, LA 70130
 504.322.1220 (P)

Contact: Alexander Adamick
 E-mail: alex@adamickarchitecture.com

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 ARCHITECTURE
 1222 ANNUNCIATION ST.
 NEW ORLEANS, LA 70130
 504.322.1220

09 FEBRUARY 2015	CD
08 FEBRUARY 2015	DD
28 JANUARY 2015	SD
Project: #1402	
ST. CLAUDE THEATER	
2706 ST. CLAUDE NEW ORLEANS, LA 70117	

SEAL & SIGNATURE: [Signature]

DATE: 02/20/2015

PROJECT NO.: 1052

DRAWING BY: A/A

CHECK BY: A/A

DWG NO.: CS-000.01

SCALE: 1/8" = 1'-0"

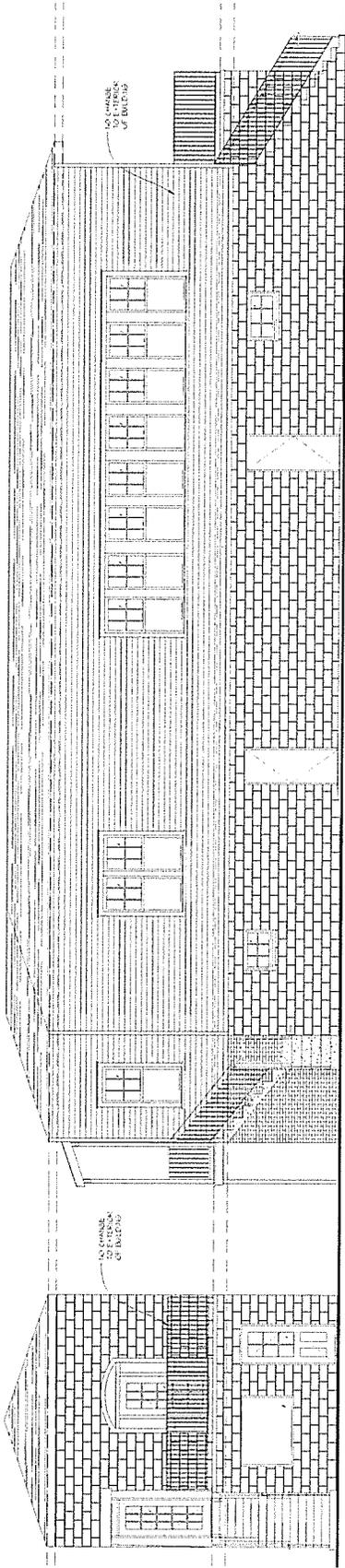
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ADAMICK
ARCHITECTURE
 1222 ANNUNCIATION ST.
 NEW ORLEANS, LA 70130
 504.322.1220

09 FEBRUARY 2015 CD
 06 FEBRUARY 2015 DD
 28 JANUARY 2015 SD

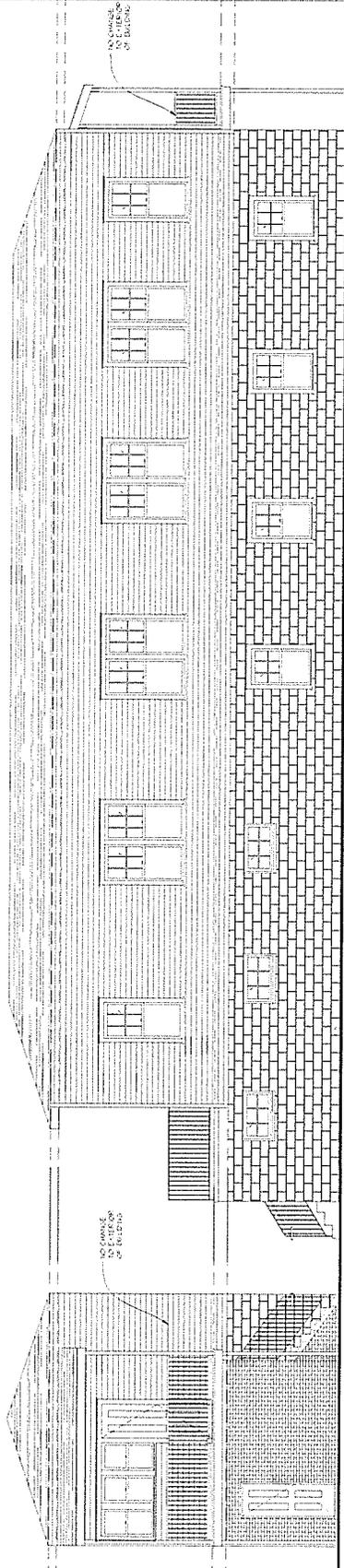
PROJECT #1402
 ST. CLAUDE THEATER
 2705 ST. CLAUDE
 NEW ORLEANS, LA 70117

SCALE: 1/8" = 1'-0"
 DATE: 02/09/2015
 PROJECT NO.: 1506
 DRAWING BY: A.A.
 CHECKED BY: A.A.
 DWG. NO.: A-200.01
 OCCUPANCY: THEATRE
 INSTRUMENT: 478



EXISTING/PROPOSED FRONT ELEVATION
 1/8" = 1'-0"

EXISTING/PROPOSED LEFT ELEVATION
 1/8" = 1'-0"



EXISTING/PROPOSED REAR ELEVATION
 1/8" = 1'-0"

EXISTING/PROPOSED RIGHT ELEVATION
 1/8" = 1'-0"

Project NPP Report

Date of Report: February 5, 2015

Project Name: The New Movement/Rosewood LLC

Overview: This report provides results of the implementation of the Project Neighborhood Participation Program for property located at 2706 St. Claude Avenue, one building away from Port Street. The applicant intends to file an application to change the property's conditional use to include a liquor license. This report provides a summary of contacts with citizens, neighbors, public agencies, and interested parties. Opportunities have been provided to learn about and comment on the proposed plans and actions. Comments, sign-in lists, petitions, letters, summary sheets, and other materials are attached.

Contact:

Brock LaBorde
1420 Philip St. #1
New Orleans, LA 70130
225-278-2032
Email: brocklaborde@gmail.com

Neighborhood Meetings: The following dates and locations of all meetings where citizens were invited to discuss the applicant's proposal (comments, sign-in lists, and other feedback are attached).

1. January 30, 2015 – The New Movement, 2706 St. Claude Ave., 11am – 11:45am, Brock LaBorde, Chris Trew met with Bill Walker of neighborhood association One Marigny
2. January 30, 2015 – The New Movement, 2706 St. Claude Ave., 12pm – 12:45pm, Brock LaBorde, Chris Trew met with Dawne Massey of neighborhood association St. Claude Main Street
3. February 4, 2015 - 2509 Burgundy, home of Secretary Gretchen Bomboy, 8pm – 8:30pm, Brock LaBorde, Chris Trew, Tami Nelson, & architect Alec Adamick met with the Faubourg Marigny Improvement Association
4. February 5, 2015 – The New Movement, 2706 St. Claude Ave., 5:30pm – 6pm – 5 neighbors in attendance. Chris Trew, Tami Nelson, Brock LaBorde met with all interested neighbors

Correspondence and Telephone Calls:

1. January 29, 2015 – letters mailed to contact list, including homes, apartments, neighborhood associations, churches, and schools.
2. January 29-30, 2015 – letters distributed within 300 ft. radius of proposed project. Discussed proposal with neighbors Bill and Dean Reynolds.

Results:

There were 75 persons/addresses invited to the community meeting (including all names on the contact list provided by CPC staff). See summary below:

1. Summary of concerns, issues, and problems.
 - Types of alcohol to be served
 - Proposed hours of operation for the bar
 - Outdoor smoking policy
 - Restrictions on non-theater patron customers at the bar
 - Increased noise
2. How concerns, issues, and problems will be addressed:
 - We will be serving beer, wine, and liquor.
 - The bar will operate an hour before shows begin until an hour after the final show of the night (currently estimated at 6pm-12am Wed-Sun), although we reserve the right to expand programming and hours of bar operation.
 - We will monitor all outdoor smoking on the premises and ensure that there are no issues among the neighboring properties. We have purchased and displayed appropriate ashtrays.
 - Currently, we would not refuse service to walk-up customers to the bar, but we fully expect that sort of traffic to be minimal with our space as the patrons outside have to be quiet (both for the neighborhood and because of the shows inside the theater), and there is relatively no interior bar space, so most customers will have to be coming to and leaving from shows.
 - We are prepared to construct a fence that is the maximum allowable according to HDLC standards, as well as construct additional noise-abatement solutions as needed. We don't expect noise to be a problem as currently the space is BYOB and we have had no neighborhood disturbances since we began operating and running shows in May 2014. Signs will be posted to keep the noise down and we will have door interns posted at all shows to encourage people to be quiet.