

City Planning Commission

Staff Report

Tuesday, March 10, 2026

Zoning Docket 028-26

Prepared by: Mitchell S. Kogan

Date: February 17, 2026

Deadline for CPC action: May 9, 2026

CC Deadline: 60 days from receipt

City Council District: B – Harris

Applicant: 521 St. Joseph, LLC

Request: Conditional use to permit a hotel in CBD-6 Urban Core Neighborhood Intensity Mixed-Use District and the Transient Lodging Interim Zoning District

Property description: Square 161, Lot 6, in the First Municipal District, bounded by Saint Joseph Street, Camp Street, Julia Street, and Magazine Street

Municipal address(es): 521 Saint Joseph Street

Description

The subject property, located on Saint Joseph Street in CBD-6 Urban Core Neighborhood Mixed-Use District, is currently developed with a residential structure that, per the applicant, was utilized as a 2.5 story townhouse that consists of 3,690sqft of gross space. The structure as it currently stands supports a three-bedroom apartment and a common space. The property was utilized as a CSTR with the request to now convert the structure into a hotel. Per a narrative provided by the applicant, the intent to convert the existing dwelling into a hotel by creating four units: one on the first floor, two on the second floor, and one on the third (2.5th floor).

Reason for Commission Review

Per **Article 17, Section 17.3.A (Table 17-1: Permitted and Conditional Uses)** a hotel is a permitted use under the CBD-6 District. However, per City Council Motion M-25-530, which established the Transient Lodging Interim Zoning District, all transient lodging uses that are permitted by-right in the underlying zoning district are reclassified as conditional uses, while all transient lodging uses that are conditional uses in the underlying zoning district remain as conditional uses.

The City Planning Commission is required to make a recommendation on all conditional use applications prior to City Council action, in accordance with **Article 4, Section 4.3.D.3 – Action by the City Planning Commission** of the Comprehensive Zoning Ordinance.

Evaluation of approval standards

The City Planning Commission recommendation and the City Council decision on applications for a conditional use shall, on the basis of all information submitted, evaluate the impact of the conditional use on and the compatibility of the use with surrounding properties and neighborhoods to ensure the appropriateness of the use at a particular location. The Commission and Council are required to specifically consider the extent to which the proposed use meets the approval standards contained in **Article 4, Section 4.3.F Approval Standards** of the Comprehensive Zoning Ordinance. In this section, the staff evaluates the application using those standards.

<i>The proposed use at the specified location is consistent with the policies embodied in the adopted Master Plan.</i>	
Met	The Master Plan identifies the subject site as Mixed-Use Downtown, where the goal is to support and encourage a vibrant 24-hour live-work-play environment in the Central Business District (CBD) and provide areas to support a high-density office corridor. A hotel falls into the range of uses intended for this area.
<i>The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.</i>	
Met	The subject site is located within the CBD-6 Urban Core Neighborhood Mixed-Use District where the proposed hotel use would otherwise be permitted by right. The CBD-6 District is intended to provide for a downtown neighborhood environment with a mix of housing types, supporting residential services and commercial uses conveniently situated with respect to employment opportunities.
<i>The proposed use meets all standards specifically applicable to the use as set forth in Article 20 and all environmental performance standards of Section 21.3.</i>	
Met	There are not any use standards outlined in Article 20 regarding hotels in the CBD-6 District; however, all environmental standards are required to be met.
<i>The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and, as required by the particular circumstances, includes improvements or modifications either on-site or within the public right-of-way to mitigate development-related adverse impacts.</i>	
Met	The proposed hotel will be unaltered and therefore no physical changes will affect the character of the neighborhood. The use of the site as a hotel is appropriate as the zoning and master plan both reference hotel as a land use.
<i>Any variance of zoning standards meets the approval standards of Section 4.6.F.</i>	
Met	No variances are requested/required at this time.
<i>The proposed use is not materially detrimental to the public health, safety, and welfare, or results in material damage or prejudice to other property in the vicinity.</i>	
Met	The proposed hotel does not pose a unique or detrimental use within the CBD-6 District.

Additionally, City Council motion M-25-530, which created Transient Lodging Interim Zoning District, requires that applications for transient lodging facilities be evaluated against the following additional

approval standards:


<i>Will the proposed Transient Lodging Use prevent the development of long-term housing, including affordable and workforce housing?</i>
While it is difficult to gauge if this proposal prevents the development of long-term housing since this is not publicly owned property (and, thus, the City does not have direct control over the ultimate use of the property), staff would note that the CBD-6 District is technically a commercial zoning and permits a number of types of uses to operate. As such, a residential dwelling is likely not the highest and best use of the site, given the fact that commercial uses are permitted by right.
<i>Will the proposed Transient Lodging Use reduce the amount of long-term housing, including affordable and workforce housing?</i>
The conversion of a former residential structure-turned CSTR into a hotel means that yes, a reduction in housing compared to the pre-STR condition will be a result of this. However, staff would again note that the CBD-6 District is a commercial zoning. As such, a residential dwelling is likely not the highest and best use of the site, given the fact that more intense uses are permitted by right.
<i>Will the proposed Transient Lodging Use be located along a major arterial street or within 600 feet of a transit stop?</i>
Yes. The subject site is bound by Camp Street, Magazine Street, and Julia Street. Bus lines run along Camp and Magazine Streets, while the Saint Charles Streetcar line is also within 600 feet of the site.
<i>Has the subject property been adjudicated liable of City Code violations related to prior Transient Lodging Uses?</i>
Per OneStop, there does not appear to be a record of the subject site being adjudicated liable of City Code violations.
<i>How many additional Transient Lodging Uses exist within 1,000 feet of the subject property?</i>
Per the Dept. of Revenue and STR Bureau, there is 1 Hotel within 1,000ft of the subject property, and 25 CSTRs:
Figure 1: Hotels


Figure 2: Commercial Short Term Rentals



Staff Recommendation

The staff recommends **APPROVAL** of Zoning Docket 028/26 subject to the following:

Provisos

1. The approval of the application is limited to Transient Lodging Use and any variances specifically granted as part of this application. With the exception of any variances that are specifically granted as part of this approval, the Transient Lodging Use shall be compliant with all relevant requirements of the zoning ordinance.
2. 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 4, Section 4.3H** of the Comprehensive Zoning Ordinance will void the conditional use approval.

City Planning Commission Meeting (March 10, 2026)

The staff summarized the application and presented its recommendation for approval. The applicant came to the podium to further elaborate on the request, and there was subsequent general discussion from the Commission. Commissioner Flick made a motion to approve the request, with a second by Commissioner Steeg.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 028/26 IS HEREBY RECOMMENDED FOR APPROVAL, SUBJECT TO TWO (2) PROVISOS. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

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YEAS: Flick, Jordan, Poche, Witry, Steeg

NAYS: N/A

ABSENT: Kepper , Joshi-Gupta



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521

CBD-6

851

857
867
869

831

843

842

Magazine St

Saint Joseph St

580

900

Contemporary Arts Center
900

901

491

490

521 St. Joseph St.

ADDRESS: 521 St. Joseph Street
New Orleans, LA 70130

LEGAL: Lot 6 , Sq. 161, 1st District, Orleans Parish

SITE SIZE: 22.9'x 91.0', or 2,089 +/- SF (per development drawings, 21.2 x 91.0 per tax records)

BRIEF DESCRIPTION OF IMPROVEMENTS: The subject consists of a 2.5 story, 160 +/- year old townhouse building with some 3,891 SF of gross space. The building is to be exhaustively renovated and enlarged by the current owner with luxury materials (tile baths, period wood flooring, granite kitchens, etc.) to contain some 3,690 SF of usable building area. The property is to feature "white box" retail space on the first level of 1,045 SF, two apartment units of 535 and 650 SF on the second level, and a 1,210 SF apartment on the third level. The second and third floors are to be expanded by some 334 SF each in a rear addition with covered courtyard space underneath at the first level.

The subject's improvements are situated on Lot 6 (per city records) of Square 161, First District of New Orleans, measuring some 22.9' front on St. Joseph Street by a depth of 91.0', or 2,089 +/- SF, according to development drawings (21.2 x 91.0 according to tax records).

The site is improved with a 2.5 story masonry townhouse building fronting St. Joseph Street

The site is located across from the Contemporary Arts Center and just around the corner from the WWII Museum, the two biggest attractions in the district.

Street Access

St. Joseph Street is a fairly busy two-lane, one-way street in this portion running perpendicular to the river and extending toward Loyola Avenue. Access to the area is via a number of major

arteries including Howard Avenue and Poydras Street. Interstate 10, the major interstate highway in the Metropolitan New Orleans Area, is accessible via the Pontchartrain Expressway approximately three blocks from the appraised property.

Floor Descriptions

521 St. Joseph is a 2.5 story building with 4 units.

Floor one:

Floor one has 1 unit Labeled Ground Floor

Unit Ground Floor has 1 bedroom

Bedroom 1 has 2 Queen beds

Living room has 1 Sofa Bed

There are 2 full baths

Floor Two:

Floor 2 has 2 units Labeled 1 & 2

Unit 1 has 1 bedroom

Bedroom 1 has 1 Queen bed

There is 1 full bath

Unit 2 has 1 bedroom

Bedroom 1 has 1 Queen bed

There is 1 full bath

Floor (2.5) Three:

Floor 2.5 has 1 unit labeled Unit 3

Unit 3 has 2 bedrooms

Bedroom 1 has 1 Queen bed

Bedroom 2 has 1 Double bed

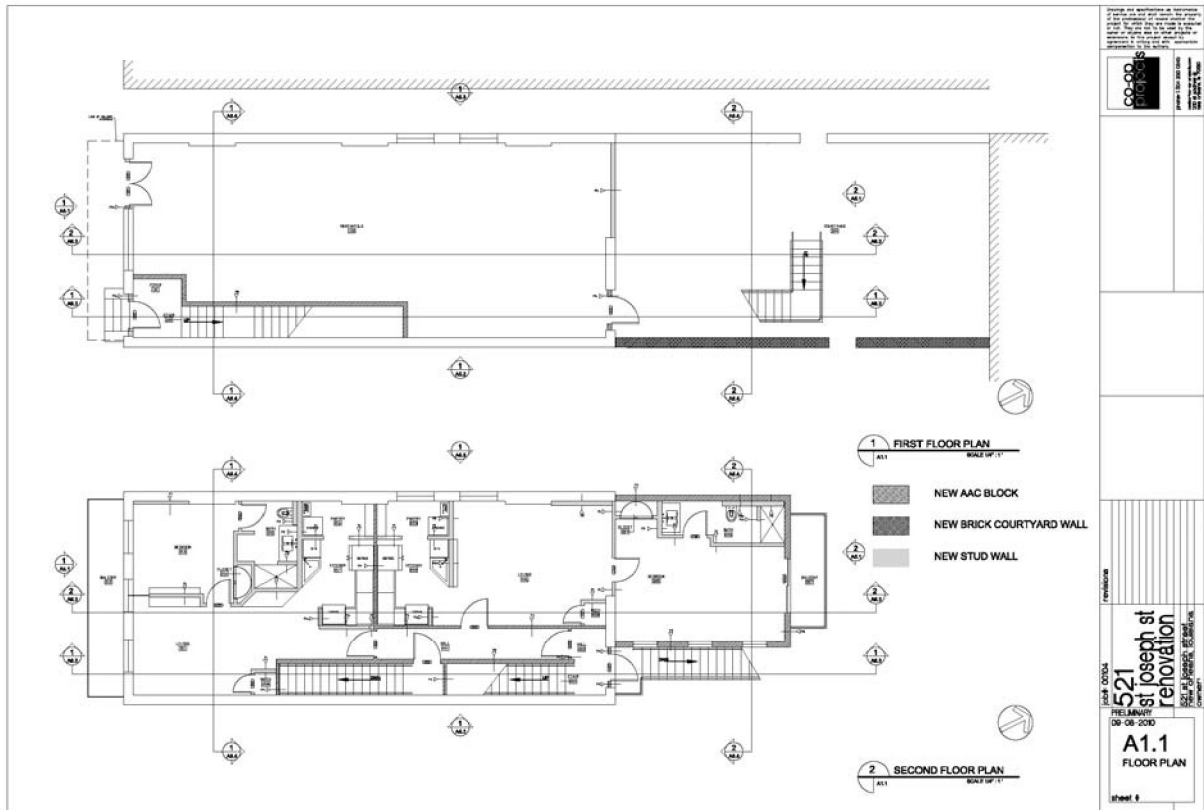
There are 2 full baths

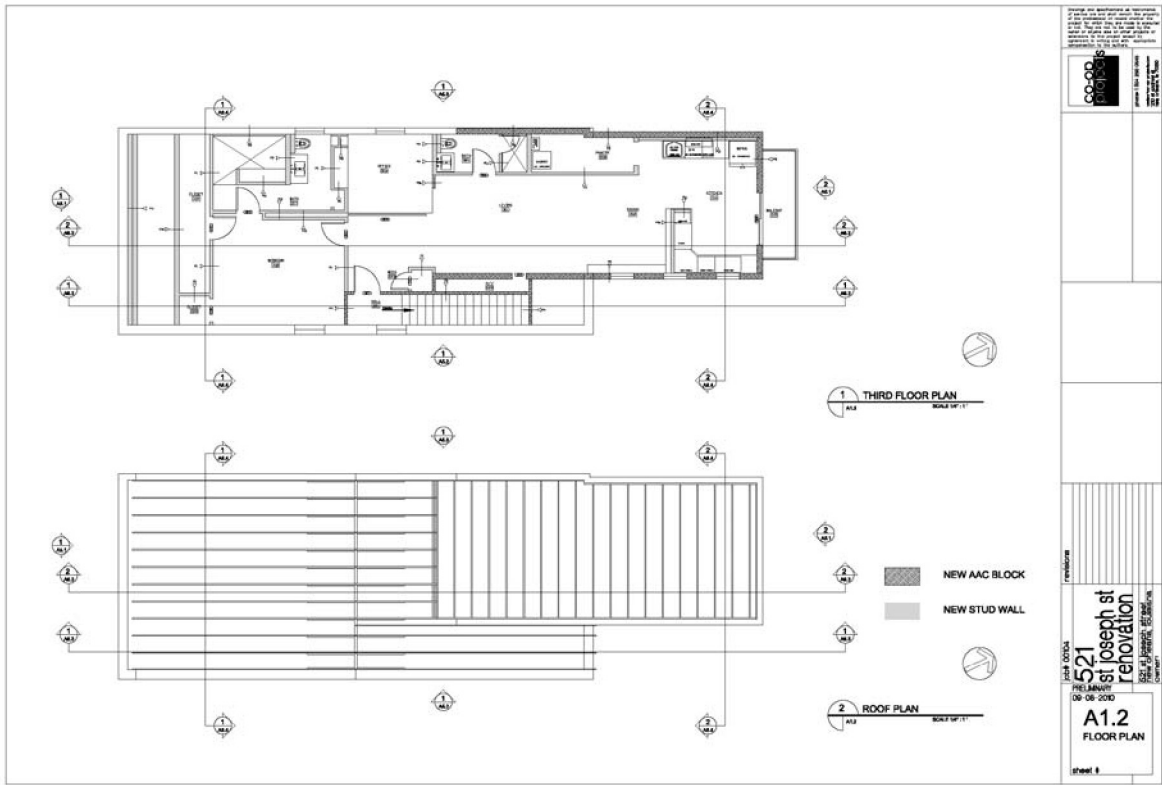
Ground Floor also serves as a storage room. The 200 sqft lobby will be located at 527 Saint Joseph Street. The two buildings share a green space between the two buildings.

DESCRIPTION OF IMPROVEMENTS

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No finish schedule was provided in the construction documents reviewed for this report and the light fixtures, bath fixtures, and appliances are to be provided by owner. The representation of the owner was that all elements would be high-end, luxury components and materials and **this report assumes that level of quality**. The building is to be sprinklered according to the plans reviewed.







521 St. Joseph St Photos

From Cortizas, Richard <rcortizas@joneswalker.com>

Date Mon 1/19/2026 4:00 PM

To Cortizas, Richard <rcortizas@joneswalker.com>







Richard Cortizas

Partner and Chief Culture and Inclusion Officer

D: 504.582.8372

rcortizas@joneswalker.com

PROPERTY OWNERS AND OCCUPANTS WITHIN 300 FEET

Name	Mailing Address	Mailing City	Mailing St
2043 Spanish Oaks LLC	405 Filmore Ave	New Orleans	LA
432 Julia LLC	432 Julia St	New Orleans	LA
468 St Joseph LLC	712 Vintage St	Kenner	LA
521 St Joseph LLC	527 St Joseph St	New Orleans	LA
527 St Joseph LLC	527 St Joseph St	New Orleans	LA
800 Camp Street LLC, Etals	616 Jefferson Hwy	Jefferson	LA
819 Magazine Owner LLC	4021 Magazine St	New Orleans	LA
828 Camp Street LLC	120 Terry Pkwy	Gretna	LA
840 Camp LLC, C/O Frances Quin	842 Camp St Unit 7	New Orleans	LA
843 Camp St Development LLC	1067 Allen Toussaint Blvd	New Orleans	LA
862 Camp Street LLC	862 Camp St Unit 1	New Orleans	LA
913 Magazine Street LLC	913 Magazine St Ste 200	New Orleans	LA
Adolfo E Garcia	448 Julia St Unit 201	New Orleans	LA
Albert P Grammer	1616 Butternut Ave	New Orleans	LA
Aris W Cox	842 Camp St Unit 6	New Orleans	LA
Arthur III Roger	448 Julia St Unit 102	New Orleans	LA
Arts Center Contemporary	900 Camp St	New Orleans	LA
Aucoin Tifani Dawn	448 Julia St Apt 206	New Orleans	LA
Augustine Charles L Jr, Etal	403 Blossom St	Gretna	LA
Blake N Boyd	920 Poeyfarre St Unit 118	New Orleans	LA
Bol Properties LLC, Attn: Ajsa Nikolic MD New	900 Magazine St	New Orleans	LA
Breakwater Investments LLC	601 Poydras St Ste 1500	New Orleans	LA
Bruemfieldsophiac	PO Box 52005	New Orleans	LA
Camp Street Gallery LLC	701 Edwards Ave	New Orleans	LA
Chehbar Joseph	2233 St Charles Ave Apt 208	New Orleans	LA
Christopher K Wolff	1109 Shirley Rd	Bunkie	LA
City Of New Orleans	1300 Perdido St	New Orleans	LA
Convention Plantcreations in	827 Magazine St	New Orleans	LA
Current Resident	432 Julia St	New Orleans	LA
Current Resident	444 Saint Joseph St	New Orleans	LA
Current Resident	448 Julia St	New Orleans	LA
Current Resident	448 Julia St Ste 101	New Orleans	LA

Current Resident	448 Julia St Ste 102	New Orleans	LA
Current Resident	448 Julia St Ste 103	New Orleans	LA
Current Resident	448 Julia St Ste 201	New Orleans	LA
Current Resident	448 Julia St Ste 202	New Orleans	LA
Current Resident	448 Julia St Ste 203	New Orleans	LA
Current Resident	448 Julia St Ste 204	New Orleans	LA
Current Resident	448 Julia St Ste 205	New Orleans	LA
Current Resident	448 Julia St Ste 206	New Orleans	LA
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Current Resident	448 Julia St Ste 410a	New Orleans	LA
Current Resident	448 Julia St Ste 412	New Orleans	LA
Current Resident	468 Saint Joseph St	New Orleans	LA
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Current Resident	522 Julia St	New Orleans	LA
Current Resident	527 Saint Joseph St	New Orleans	LA
Current Resident	527 Saint Joseph St HM	New Orleans	LA
Current Resident	527 Saint Joseph St Unit A	New Orleans	LA
Current Resident	527 Saint Joseph St Unit B	New Orleans	LA
Current Resident	527 Saint Joseph St Unit C	New Orleans	LA
Current Resident	527 Saint Joseph St Unit D	New Orleans	LA
Current Resident	527 Saint Joseph St Unit E	New Orleans	LA
Current Resident	527 Saint Joseph St Unit F	New Orleans	LA
Current Resident	527 Saint Joseph St Unit G	New Orleans	LA
Current Resident	528 Julia St	New Orleans	LA
Current Resident	541 Saint Joseph St	New Orleans	LA
Current Resident	601 Saint Joseph St	New Orleans	LA
Current Resident	603 Saint Joseph St	New Orleans	LA
Current Resident	801 Constance St	New Orleans	LA
Current Resident	815 Constance St	New Orleans	LA

Current Resident	815 Magazine St	New Orleans	LA
Current Resident	818 Camp St	New Orleans	LA
Current Resident	819 Magazine St	New Orleans	LA
Current Resident	820 Magazine St	New Orleans	LA
Current Resident	821 Magazine St	New Orleans	LA
Current Resident	823 Camp St	New Orleans	LA
Current Resident	825 Camp St	New Orleans	LA
Current Resident	827 Camp St	New Orleans	LA
Current Resident	828 Camp St	New Orleans	LA
Current Resident	829 Camp St	New Orleans	LA
Current Resident	831 Magazine St	New Orleans	LA
Current Resident	834 Camp St	New Orleans	LA
Current Resident	835 Camp St	New Orleans	LA
Current Resident	837 Camp St	New Orleans	LA
Current Resident	838 Camp St	New Orleans	LA
Current Resident	838 Camp St Apt A	New Orleans	LA
Current Resident	838 Camp St Apt B	New Orleans	LA
Current Resident	838 Camp St Apt C	New Orleans	LA
Current Resident	840 Camp St	New Orleans	LA
Current Resident	842 Camp St Unit 1	New Orleans	LA
Current Resident	842 Camp St Unit 2	New Orleans	LA
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Current Resident	842 Camp St Unit 4	New Orleans	LA
Current Resident	842 Camp St Unit 5	New Orleans	LA
Current Resident	842 Camp St Unit 6	New Orleans	LA
Current Resident	842 Camp St Unit 7	New Orleans	LA
Current Resident	842 Magazine St	New Orleans	LA
Current Resident	843 Camp St	New Orleans	LA
Current Resident	843 Magazine St	New Orleans	LA
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Current Resident	849 Camp St	New Orleans	LA
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Current Resident	863 Camp St	New Orleans	LA
Current Resident	866 Camp St	New Orleans	LA
Current Resident	867 Camp St	New Orleans	LA
Current Resident	867 Magazine St	New Orleans	LA
Current Resident	869 Magazine St	New Orleans	LA
Current Resident	900 Camp St Ste 358	New Orleans	LA
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Current Resident	907 Camp St	New Orleans	LA
Current Resident	911 Magazine St	New Orleans	LA
Current Resident	913 Magazine St	New Orleans	LA
Current Resident	916 Magazine St	New Orleans	LA
Current Resident	919 Magazine St	New Orleans	LA
Current Resident	922 Magazine St	New Orleans	LA
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Current Resident	923 Constance St Apt 321	New Orleans	LA
Current Resident	923 Constance St Apt 322	New Orleans	LA
Current Resident	923 Constance St Apt 323	New Orleans	LA
Current Resident	923 Constance St Apt 324	New Orleans	LA
Current Resident	923 Magazine St	New Orleans	LA
Current Resident	927 Camp St	New Orleans	LA
Current Resident	928 Camp St	New Orleans	LA
Curtis Leszczynski	448 Julia St Unit 204	New Orleans	LA
Daniel M Payne	8025 Kristina Ln	North Richland Hills	TX
David A Ware	842 Camp St #4	New Orleans	LA
David Barber	6315 Seven Oaks Ave	Baton Rouge	LA
Dcla Holdings LLC	448 Julia St Unit 310	New Orleans	LA
Diana L Keeley	5738 N Austin Ave	Chicago	IL
Discount Realty LLC	2714 Canal St	New Orleans	LA
Donald A Jr Clement	448 Julia St Unit 308	New Orleans	LA
Douglas Paul Coleman	1739 Great Oak Dr	Baton Rouge	LA
Duane A Schrader	448 Julia St Unit 205	New Orleans	LA
DVL Properties III LLC	935 Gravier St Ste1905	New Orleans	LA
Elizabeth M Muir	448 Julia St #304	New Orleans	LA
Ernest G Waites	448 Julia St Unit 306	New Orleans	LA
Fertitta Joseph D Jr	527 St Joseph St	New Orleans	LA

Fertitta Joseph D Jr	842 Camp St Unit 3	New Orleans	LA
Freda Silverman Katz, Etals	3164 Club Dr	Destin	FL
Gary Lee Falnes	1634 W Saratoga St	Ferndale	MI
Goss Advisors Real Estate LLC	PO Box 13130	Ruston	LA
Gravier Development LLC, C/O Tchoupitoulas F	208 Bienville St Unit 1	New Orleans	LA
Gregory Fontenot	448 Julia St #218	New Orleans	LA
Gutierrez Roberto Cruz Jr	5190 Miramar St	Eugene	OR
Haindel Christian J	102 Hawthorn Pl	Mandeville	LA
Horacio S Baca	448 Julia St Unit 219	New Orleans	LA
James Niego	1212 Steepleview Ln	Mc Kinney	TX
Jared Scott Scheinuk	448 Julia St Unit 217	New Orleans	LA
John J Sullivan	862 Camp St	New Orleans	LA
Joseph A Fertitta	842 Camp St Unit 1	New Orleans	LA
Kathleen D Calongne	861 Camp St	New Orleans	LA
Kirn Property LLC	9 Finch St	New Orleans	LA
Leonard K Bartlett	448 Julia St #312	New Orleans	LA
Lisa Walburn Carey	448 Julia St Unit 303	New Orleans	LA
Louise and Anne LLC	822 Camp St	New Orleans	LA
Loup Garou Studios LLC	800 N Causeway Blvd	Metairie	LA
LRM Property Management LLC, LRM Property	85 Round Hill Rd	Belvedere Tiburon	CA
Magazine/St Joseph LLC	PO Box 52005	New Orleans	LA
Marc S Katsanis	448 Julia St #401	New Orleans	LA
Mary A Gilday	448 Julia St Unit 209	New Orleans	LA
Matthew D Dick	863 Camp St	New Orleans	LA
Michael A Mahoney	1107 Lovette Ln	Daphne	AL
Moseley Rockne L	1305 St Mary St	New Orleans	LA
Multimedia Holdings LLC	PO Box 10203	New Orleans	LA
Neil Mark Dorfman	1 W Galvez Ct	Gulf Breeze	FL
Nesbit Nicholas	448 Julia St Unit 208	New Orleans	LA
Ogden Museum of Southern Art Inc	925 Camp St	New Orleans	LA
Peter M Trapolin	917 Magazine St	New Orleans	LA
Philip E Reso	448 Julia St Unit 313	New Orleans	LA
Pontchartrain Charters LLC	308 Twin River Dr	Covington	LA
R Hutter Juanita	PO Box 275	Chalmette	LA

Randall C Poche	PO Box 855	Lutcher	LA
Rebecca A Uhle	448 Julia St 405	New Orleans	LA
Rebecca Jean Webb	448 Julia St Apt 220	New Orleans	LA
River Properties Capital Investors LLC	7809 Hwy 18	Saint James	LA
Robert A Borne	448 Julia St Unit 311	New Orleans	LA
Robert B Settlemire	612 Taper Dr	Seal Beach	CA
Robert L Condon	448 Julia St Unit 402	New Orleans	LA
Roger Dale II Ramsey	448 Julia St Unit 202	New Orleans	LA
Rylee Hayes, Etals	448 Julia St Unit 210	New Orleans	LA
Sewerage and Water Board of New Orleans	625 St Joseph St	New Orleans	LA
Shaw Ralph L, Sandi A Johnson	333 Julia Street Apt 306	New Orleans	LA
Silver Sanford Sandy	448 Julia St #400	New Orleans	LA
Sophia C Bruemfield	P/O/ Box 52005	New Orleans	LA
St Joe Housing II LLC Et Al, C/O Erik Beelman	4514 Bancroft Dr	New Orleans	LA
Stephanie L Langhoff	448 Julia St Unit 314	New Orleans	LA
Stuart K Hara	448 Julia St Unit 408	New Orleans	LA
Tamara Marie Lafont	448 Julia St Unit 203	New Orleans	LA
The Circle C Trust	448 Julia St Unit 207	New Orleans	LA
The Duane Simmons and Scott Silzer Livin	921 Lafayette St #4	New Orleans	LA
The National World War II Museum Inc	945 Magazine St	New Orleans	LA
Timothy M Connelly	448 Julia St Unit 404	New Orleans	LA
Wayne C Ducote, C/O Tchoupitoulas Partners	208 Bienville St Unit 1	New Orleans	LA

PROPERTY OWNERS AND OCCUPANTS WITHIN 300 FEET

Name	Mailing Address	Mailing City	Mailing St
Downtown Development District c/o Seth Knuds	201 St. Charles Avenue, Suite 3912	New Orleans	LA
Magazine Street Merchants Association c/o Ala	P. O. Box 15028	New Orleans	LA
Lafayette Square Association	818 Baronne Street	New Orleans	LA
City Council District B, Lesli Harris	1300 Perdido Street, 2W10	New Orleans	LA

Mailing Zip

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70130
70152
70122
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Mailing Zip	Email
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70130	ddd@downtownnola.com
70175	guide@magazinstreet.com
70130	duplantier@bellsouth.net
70112	lesli.harris@nola.gov

**521 St. Joseph
St New Orleans, La. 70130**

12/22/25

Dear Neighbors:

On behalf of the property owner of 521 St. Joseph St New Orleans, La. 70130 (521 St Joseph LLC), we are pleased to invite our neighbors to a Neighborhood Participation Program (NPP) meeting for a presentation on a proposed application for a Conditional Use to allow a hotel at 521 St. Joseph St. The property is zoned CBD-6 which allows a hotel use as a permitted right. However, the City-wide Transient Lodging Interim Zoning District mandates that all new hotel use applications be made by Conditional Use application.

As part of the NPP approval procedures our application must be heard by the Planning Commission and the City Council.

Because you are a neighbor or otherwise interested in the neighborhood, we are inviting you to a NPP meeting where you can learn more about the plans and present questions or concerns. This letter is being delivered through U.S. Mail. At the meeting, we will provide a sign-in sheet to obtain email addresses, so that we can keep you updated if there are any changes to the plans.

***The NPP meeting will take place:
Thursday January 15, 2026 at 5:00 pm
At 527 St. Joseph St New Orleans, La. 70130***

If you are unable to attend and would like to receive information from the meeting, or if you have any additional questions or comments, please contact Richard Cortizas at rcortizas@joneswalker.com or (504) 582-8372.

We hope to see you at the meeting.

Sincerely,

521 St Joseph LLC




521 St. Joseph (Conditional Use)

From Cortizas, Richard

To Lesli Harris <Lesli.Harris@nola.gov>

Cc CPCINFO <CPCINFO@nola.gov>; Cortizas, Richard <rcortizas@joneswalker.com>

 1 attachment (36 KB)

521 st joseph npp letter.pdf;

Dear Councilmember Harris,

Please find attached a NPP Meeting Notice which we mailed today to all of the neighboring addresses as provided by the City Planning staff. A courtesy copy is provided to you in accordance with the CPC guidelines.

Our team looks forward to working with you on this proposed exciting development. Please do not hesitate to contact me should you have any questions.

Thank you,

Richard

Richard Cortizas

Partner and Chief Culture and Inclusion Officer

D: 504.582.8372

rcortizas@joneswalker.com



Jones Walker LLP
201 St. Charles Ave, Ste 5100
New Orleans, LA 70170
joneswalker.com



521 St. Joseph St Conditional Use Application

From Cortizas, Richard

To ddd@downtownnola.com <ddd@downtownnola.com>

Cc CPCINFO <CPCINFO@nola.gov>; Cortizas, Richard <rcortizas@joneswalker.com>

 1 attachment (36 KB)

521 st joseph npp letter.pdf;

Dear Downtown Development District (C/O Seth Knudsen),

Please find attached a NPP Meeting Notice which we mailed today to all of the neighboring addresses as provided by the City Planning staff. A courtesy copy is provided to you in accordance with the CPC guidelines.

Our team looks forward to working with you on this proposed exciting development. Please do not hesitate to contact me should you have any questions.

Thank you,

Richard

Richard Cortizas

Partner and Chief Culture and Inclusion Officer

D: 504.582.8372

rcortizas@joneswalker.com



1/23/26, 11:27 AM

Inbox - Ava Monnet - Outlook

Jones Walker LLP
201 St. Charles Ave, Ste 5100
New Orleans, LA 70170
joneswalker.com




521 St. Joseph St (Conditional Use Application)

From Cortizas, Richard

To guide@magazinestreet.com <guide@magazinestreet.com>

Cc CPCINFO <CPCINFO@nola.gov>; Cortizas, Richard <rcortizas@joneswalker.com>

 1 attachment (36 KB)

521 st joseph npp letter.pdf;

Dear Magazine Street Merchants Association c/o Alan Watts

Please find attached a NPP Meeting Notice which we mailed today to all of the neighboring addresses as provided by the City Planning staff. A courtesy copy is provided to you in accordance with the CPC guidelines.

Our team looks forward to working with you on this proposed exciting development. Please do not hesitate to contact me should you have any questions.

Thank you,

Richard

Richard Cortizas

Partner and Chief Culture and Inclusion Officer

D: 504.582.8372

rcortizas@joneswalker.com



1/23/26, 11:27 AM

Inbox - Ava Monnet - Outlook

Jones Walker LLP
201 St. Charles Ave, Ste 5100
New Orleans, LA 70170
joneswalker.com

Thursday, January 15, 2026
NPP Meeting – 521 St. Joseph Street

	NAME/ORGANIZATION please print	Email Address	Address
1	RICHARD L. KATZ	RLK1901@attorn.com	935 GARVICK ST
2	JOSEPH FERTITTA	JFERTITTA19@GMAIL.COM	527 SAINT JOSEPH ST
3	GAIL FERTITTA	GGF51@AOL.COM	527 ST. JOSEPH ST
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**521 St. Joseph, LLC
NPP meeting**

Meeting Location: 527 St. Joseph Street, New Orleans, LA
Re: Neighborhood Participation Program (NPP) Meeting Notes
Date: January 15, 2026
Scheduled Time: 5:00 p.m.
Meeting Commenced: 5:11 p.m.
Meeting Concluded: 5:26 p.m.

Applicant Representatives in Attendance:

Joseph Fertitta and Todd Guerin, 1039 Constance St., LLC
Richard Cortizas and Elizabeth Bourg, Jones Walker LLP

Neighbors/Guests in Attendance:

Richard L. Katz

Meeting Summary:

Richard Cortizas introduced Jay Fertitta and Todd Guerin (1039 Constance St., LLC).

Richard Cortizas explained the purpose of the NPP meeting: to inform neighbors of a proposed Conditional Use application that would allow the existing Commercial Use to operate as a hotel as required by City of New Orleans Transient Lodging Over-lay District.

The noted that the notes of this meeting will become a report and part of the Conditional Use application. Richard explained the Conditional Use review and approval process per the City's Comprehensive Zoning Ordinance.

Richard explained that as a hotel the city has more oversight. A hotel requires staffing. A hotel has higher safety standards. A hotel does have a different tax regulation.

Richard Katz: Asked about the staffing and as to why two NPP meetings for adjoining properties (i.e. 521 & 527 St. Joseph St.)

Jay Fertitta: Explained staffing of the hotel and that it would meet city Transient Lodging requirements.

Richard Cortizas: Explained that each Conditional Use application is independent and requires its own application and NPP.

Richard reiterated meeting notes will go into a report that becomes part of a conditional use application that is submitted to City Planning Commission ("CPC") who in turn makes

recommendations to the City Council who either approves/disapproves or approves with conditions. Richard mentioned how any additional questions or comments can be submitted up until the presentation hearing by the CPC which is March 10, 2026.

Richard Katz: Wished all well on the Conditional Use application and stated that he could see a lot of effort was put into the building and that a nice building like this has a positive impact on the neighborhood – It makes all the difference.

Richard Cortizas thanked all and the meeting concluded.



Building/Construction
Related Permit



Received by	_____
Sign Provided	<input type="radio"/> Date _____
Tracking Number	_____

LAND-USE REQUEST APPLICATION

Please submit complete applications via email to CPCinfo@nola.gov or in person at 1300 Perdido St., 7th Floor, New Orleans, LA 70112. Incomplete applications will not be accepted and will be returned to the applicant.

Type of application: Text Amendment Zoning Change Conditional Use/Planned Development

Address of Property for which this application is being filed. 521 ST JOSEPH ST, LA, 70130

APPLICANT INFORMATION

Applicant Identity: Property Owner Agent

Applicant Name Richard Cortizas

Applicant Address 201 St. Charles Ave Suite 5100

City New Orleans State Louisiana Zip 70170

Applicant Contact Number 504-582-8372 Email rcortizas@joneswalker.com

PROPERTY OWNER INFORMATION

SAME AS ABOVE

Property Owner Name 521 ST JOSEPH LLC

Property Owner Address 521 ST JOSEPH ST, LA, 70130

City NEW ORLEANS State Louisiana Zip 70130

Property Owner Contact Number _____ Email _____

SPECIFIC ZONING REQUEST

Conditional Use to allow a hotel use.

PROPERTY LOCATION

Square Number(s) 161 Lot Number(s) 069

Bounding Streets Magazine Camp Julia

Zoning CBD-6 Municipal District 1

Tax Bill Number 103103011 Planning District _____

DESCRIPTION OF PROJECT (Attachments are acceptable)

Commercial property formerly permitted for STR being converted to hotel use (CBD-6). Interim Transient Lodging Overlay District



Building/Construction
Related Permit



Received by _____
Sign Provided <input type="radio"/> Date _____
Tracking Number _____

LAND-USE REQUEST APPLICATION

ACKNOWLEDGMENTS

I (we) hereby affirm that ownership and property information presented on this application is current and accurate and, further, that the undersigned meet the requirements of Article 16 of the Comprehensive Zoning Ordinance to submit this application. I (we) acknowledge that inaccurate or incomplete ownership, improper authorization, or property identification will make this application and resulting actions null and void. I (we) the undersigned owner and authorized agent of the area of land described above, hereby submit for your approval the above stated request.

Owner Signature Joseph D. Furtelle Date 1/18/26

Agent Signature _____ Date _____

If ownership is joint, each owner must be listed. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation (full document filed with the Secretary of State) and a Board Resolution authorizing an individual or agent to sign on its behalf must be included. If ownership is a LLC, Articles of Organization (full document filed with the Secretary of State) and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, submit proof of ownership documents, such as copies of the recorded act of sale, act of exchange, act of donation, cash sale or deed.

STATE OF LOUISIANA, PARISH OF ORLEANS

Before me, the undersigned authority, personally appeared the person(s) whose signature are affixed above, all of the full age of the majority, who declared under oath to me, Notary, that they are the owners or authorized agents of the property described above, and that their signatures were executed freely and voluntarily and that they are duly qualified to sign.

Sworn to and subscribed before me this 18th day of January 2026

My Commission expires At Death

RICHARD F. CORTIZAS
NOTARY PUBLIC
State of Louisiana
My Commission Is Issued For Life
La. Bar Roll No. 28890
Notary ID No. 77448



Received by _____
Sign Provided <input type="radio"/> Date _____
Tracking Number _____

LAND-USE REQUEST APPLICATION

LAND-USE PROCESS

APPLICANT RESPONSIBILITIES	CITY ACTIONS	NOTES
Schedule a pre-application conference with the CPC staff.		The applicant or agent must meet with CPC staff to review the application.
Perform NPP Outreach		Staff will explain requirements including Neighborhood Participation Program outreach in pre-app meeting: https://www.nola.gov/city-planning/neighborhood-participation-program/
Submit Application to CPC Staff.	Review application/Return if incomplete and provide applicant with sign	All applications must be completed before being assigned a zoning docket number.
	Initiate legally required advertising of request.	Request is advertised 3 times in the newspaper and signs are posted in the vicinity of the request site.
Review staff's report prior to the public hearing.	CPC staff prepares a report of your request and forwards it to the Commission and petitioner.	Staff report on your request is forwarded to the Commission and to you prior to the Public Hearing.
Attend CPC Public Hearing.	Public Hearing is held approximately 6 weeks after a complete, correct application is received.	Proponents and opponents are allowed to address concerns and issues at the public hearing.
	CPC recommendation is forwarded to the City Council with a suggested hearing date.	The staff report (inc. CPC recommendation) is sent to the City Council. The Council schedules a hearing date.
	Petitioner and those who spoke at the CPC Hearing are notified by the Clerk of Council of hearing	Clerk of Council notifies proponents and opponents of the scheduled hearing date, - 10 days prior to hearing.
Attend City Council Public Hearing (City Hall-City Council Chambers).	City Council takes action	If Council votes for denial, the process ends here. If Council votes for approval, the Council will instruct the City Attorney's Office to prepare an ordinance. Once introduced, the ordinance must lay over for 21 days before it can be adopted. After adoption, the Mayor signs the ordinance.

If no site plan or title restriction is required, submit your application for permitting.

If title restrictions are required, submit recorded title restrictions per ordinance to the CPC (and Safety & Permits when applying for permits.)

If site plans are required, revised final plans must be submitted to CPC staff within 1 year final ordinance date.	CPC staff verifies compliance, and will approve the drawings.	The final site plans must contain all required information, including all Waivers & Provisos from the Final Ordinance must be listed on the title page.
Take 5 copies of the Final CPC Staff-approved plans for recordation Office of Conveyances.	CPC staff will give the applicant one copy of the approved drawings and the transmittal letter authorizing the recordation to the applicant.	CPC staff will notify the applicant when the final plans have been signed.
After recordation, the applicant must resubmit 1 recorded copy to CPC & Safety & Permits.	CPC staff will collect one (1) copy of the recorded plans.	Once plans have been recorded, the CPC staff is legally authorized to change the Zoning Map.

LAND-USE FEE SCHEDULE

- | | | |
|--|---|--|
| <input type="radio"/> Zoning Change: <ul style="list-style-type: none"> • Lots 0-4,999 sq ft \$1,000 • Lots 5,000-24,999 sq ft \$2,000 • Lots 25,000-74,999 sq ft \$3,000 • Lots 75,000 sq ft or more \$4,000 | <input type="radio"/> Conditional Use/Planned Development: <ul style="list-style-type: none"> • Structures between 0-4,999 sq ft \$1,160 • Structures between 5,000-24,999 sq ft \$2,320 • Structures between 25,000-74,999 sq ft \$3,480 • Structures of 75,000 sq ft or more \$4,640 | <input type="radio"/> Conditional Use Established Two-Family, Multi-Family, and Townhouse Dwellings: <ul style="list-style-type: none"> • No increase in floor area \$500 • Increase in floor area \$700 <input type="radio"/> Text Amendment: \$1,500 |
|--|---|--|



Building/Construction
Related Permit



Received by _____
Sign Provided <input type="radio"/> Date _____
Tracking Number _____

LAND-USE REQUEST APPLICATION

Please submit complete applications via email to CPCinfo@nola.gov or in person at 1300 Perdido St., 7th Floor, New Orleans, LA 70112. Incomplete applications will not be accepted and will be returned to the applicant.

ATTACHMENTS	TEXT AMENDMENT	ZONING CHANGE	CONDITIONAL USE/PLANNED DEVELOPMENT
<input type="radio"/> Completed application with all required information & signed by owner or authorized agent.	Required	Required	Required
<input type="radio"/> Authorization from Property Owner. If ownership is joint, each owner must be listed. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation (full document filed with the Secretary of State) and a Board Resolution authorizing an individual or agent to sign on its behalf must be included. If ownership is a LLC, Articles of Organization (full document filed with the Secretary of State) and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, submit proof of ownership documents, such as copies of the recorded act of sale, act of exchange, act of donation, cash sale or deed.		Required	Required
<input type="radio"/> Accurate survey or legal description showing or describing the legal boundaries of the site.		Required	Required
<input type="radio"/> Photographs of the subject site(s) and building(s).		Required	Required
<input type="radio"/> Neighborhood Participation Program Documents including NPP summary report, contact list, NPP meeting invitation, NPP comment cards, neighborhood email notices, and meeting sign-in sheet. Refer to the Neighborhood Participation Guide for more information.	Required	Required	Required
<input type="radio"/> Site Plan of the entire lot(s) showing property lines and all buildings or structures, with distance from property line indicated. All off-street parking areas, driveways, interior streets, paving, mechanical equipment, or other surfaces should be shown and dimensioned on the plans.			Required
<input type="radio"/> Landscape Plans including the location, quantity, size, name, and condition of all existing and proposed plant materials and trees. All landscaped areas should be shown and dimensioned on the plans. A description of all tree preservation measures on-site and in the public right-of-way should be included.			Required
<input type="radio"/> Architectural Elevations of each side of the proposed structure(s) indicating height, architectural elements such as windows, doors, materials, textures, and other information.			Required
<input type="radio"/> Floor Plan(s) of the entire structure(s) showing room use, dimensions, walls, doors, windows, major appliances, plumbing fixtures, stairs, or other egress.			Required
<input type="radio"/> Recommendations or approvals from HDLC, or VCC, or City Council (regarding demolition), where applicable.			May Be Required
<input type="radio"/> Design Advisory Committee (DAC) Recommendation , when required by Article 4, Section 4.5.B of the Comprehensive Zoning Ordinance.			May Be Required



Nancy Landry
SECRETARY OF STATE

As Secretary of State of the State of Louisiana, I do hereby Certify that
the attached document(s) of

521 ST. JOSEPH, LLC

are true and correct and are filed in the Louisiana Secretary of State's Office.

40250925K	ORIGF	7/19/2010	2 page(s)
46605895	25 AR	8/6/2025	1 page(s)

In testimony whereof, I have hereunto set my hand and caused the Seal of my Office to be affixed at the City of Baton Rouge on,

January 18, 2026

Nancy Landry

Secretary of State
WEB 40250925K



Certificate ID: 12139727#JUL73

To validate this certificate, visit the following web site, go to **Business Services**, **Search for Louisiana Business Filings**, **Validate a Certificate**, then follow the instructions displayed.

www.sos.la.gov

**STATE OF LOUISIANA
ARTICLES OF ORGANIZATION
(R.S. 12:1301)**

- 1. The name of this limited liability company is:** 521 ST. JOSEPH, LLC
- 2. This company is formed for the purpose of:** engaging in any lawful activity for which limited liability companies may be formed
- 3. The duration of this limited liability company is (may be perpetual):**
PERPETUAL
- 4. Other Provisions:**

By typing my name below, I hereby certify that I am the organizer.

Electronic Signature: TODD J. GUERIN (7/12/2010)

**LIMITED LIABILITY COMPANY INITIAL REPORT
(R.S. 12:1305 (E))**

- 1. The name of this limited liability company is:** 521 ST. JOSEPH, LLC
- 2. The location and municipal address, not a post office box only, of this limited liability company's registered office:**

6421 PERKINS ROAD
BUILDING A, SUITE 1-B
BATON ROUGE, LA 70808

- 3. The full name and municipal address, not a post office box only, of each of this limited liability company's registered agent(s) is/are:**

TODD GUERIN
6421 PERKINS ROAD
BUILDING A, SUITE 1-B
BATON ROUGE, LA 70808

- 4. The name and municipal address, not a post office box only, of the managers or members:**

TODD GUERIN (Manager)
6421 PERKINS ROAD
BUILDING A, SUITE 1-B
BATON ROUGE, LA 70808

By typing my name below, I hereby certify that I am the organizer.

Electronic Signature: TODD J. GUERIN (7/12/2010)

SECRETARY OF STATE






Agent Affidavit and Acknowledgement of Acceptance

Charter Number: 40250925K

Charter Name: 521 ST. JOSEPH, LLC

The agent / agents listed below accept the appointment of registered agent for and on behalf of the Charter Name above.

Date Responded	Agent(s)	Agent(s) Electronic Signature
07/19/2010	TODD GUERIN	TODD GUERIN

<p>Nancy Landry Secretary of State</p> 	<p>LIMITED LIABILITY COMPANY ANNUAL REPORT For Period Ending 7/19/2025</p>	 40250925K  2025
<p>Mailing Address Only (INDICATE CHANGES TO THIS ADDRESS IN THIS BOX)</p> <p>40250925 K 521 ST. JOSEPH, LLC</p> <p>6421 PERKINS ROAD BUILDING A, SUITE 1-B BATON ROUGE, LA 70808</p>	<p>1</p>	<p>(INDICATE CHANGES TO THIS ADDRESS IN THIS BOX)</p> <p>Registered Office Address in Louisiana (Do not use P. O. Box)</p> <p>6421 PERKINS ROAD BUILDING A, SUITE 1-B BATON ROUGE, LA 70808</p>
		<p>Federal Tax ID Number</p>
<p>Our records indicate the following registered agents for the company. Indicate any changes or deletions below. All agents must have a Louisiana address. Do not use a P. O. Box. A</p> <p>NEW REGISTERED AGENT REQUIRES A NOTARIZED SIGNATURE.</p> <p>TODD GUERIN 6421 PERKINS ROAD BUILDING C SUITE B BATON ROUGE, LA 70808</p>		
<p>I hereby accept the appointment of registered agent(s).</p>	<p>Sworn to and subscribed before me on NOTARY NAME MUST BE TYPED OR PRINTED WITH NOTARY #</p>	
<p>New Registered Agent Signature</p>	<p>Notary Signature</p>	<p>Date</p>
<p>This report reflects a maximum of three members/managers for the company. Indicate any changes or deletions below. Include a listing of all names and addresses. Do not use a P. O. Box. If additional space is needed attach an addendum. <i>Officer titles, such as president or secretary are not acceptable.</i></p>		
<p>TODD GUERIN Manager 6421 PERKINS ROAD BUILDING B SUITE C BATON ROUGE, LA 70808</p> <p>JCSEPH FERTITTA Member 6421 PERKINS ROAD BUILDING B SUITE C BATON ROUGE, LA 70808</p>		
<p>The filing of a false public record, with the knowledge of its falsity, is a crime, subjecting the filer to the fine or imprisonment or both under R.S. 14:133.</p>		
<p>SIGN →</p>	<p>To be signed by a manager, member, or agent</p> <p>Todd J Guerin (SIGNED ELECTRONICALLY)</p>	<p>Title</p> <p>Member</p>
	<p>Signee's address</p>	<p>Phone</p>
		<p>Date</p> <p>08/06/2025</p>
		<p>Email Address</p> <p>ON FILE</p>
		<p>(For Office Use Only)</p>
<p>Enclose filing fee of \$30.00</p> <p>Make remittance payable to Secretary of State Do Not Send Cash Do Not Staple</p> <p>web site: www.sos.louisiana.gov</p>		<p>Return by: 7/19/2025</p> <p>To: Commercial Division P. O. Box 94125 Baton Rouge, LA 70804-9125 Phone (225) 925-4704</p>
<p>DO NOT STAPLE</p>		<p>2</p>

UNSIGNED REPORTS WILL BE RETURNED

City Planning Commission Speaker Card

11

Date: 3/10

I would like to speak regarding CPC Docket: 028/26

IN SUPPORT

Name: Richard Cortez

Address: 521 St. Joseph St

I am the applicant for this docket

I'd like to cede my time to: _____

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: [Signature]

City Planning Commission Speaker Card

11

Date: 3/10/26

I would like to speak regarding CPC Docket: 028/26

IN SUPPORT

Name: Jeffrey Good

Address: 201 St. Charles, NOLA 70170

I am the applicant for this docket

I'd like to cede my time to: Richard Cortez

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: [Signature]