

CITY PLANNING COMMISSION
CITY OF NEW ORLEANS

HELENA MORENO
MAYOR

ROBERT D. RIVERS
EXECUTIVE DIRECTOR

LARRY W. MASSEY, JR.
DEPUTY DIRECTOR

City Planning Commission
Final Staff Report
Tuesday, March 10, 2026

Zoning Docket 029-26

Prepared by: Ava Monnet

Date: February 17, 2026

Deadline for CPC action: April 25, 2026

CC Deadline: 60 days from receipt

City Council District: B – Harris

Applicant: 527 St Joseph, LLC

Request: Conditional use to permit a hotel in a CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District and the Transient Lodging Interim Zoning District

Property description: Square 161, Lots 1 and 2, in the First Municipal District, bounded by St. Joseph Street, Camp Street, Magazine Street, and Julia Street

Municipal address(es): 527 St. Joseph Street

Description

Figure 1: Subject Site



The subject property, located on St. Joseph Street in a CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use and the Transient Lodging Interim Zoning Districts, is developed as a 4-story, unoccupied, multi-use building totaling 18,800 square feet. The site consists of two lots of record and has a combined area of approximately 4,967 square feet.

The applicants propose to reuse the existing building as a hotel with 8 units. The first floor would contain a three-bedroom unit and a one-bedroom unit. The second through fourth floors would each contain two two-bedroom units.

(Source: Provided by Applicant)

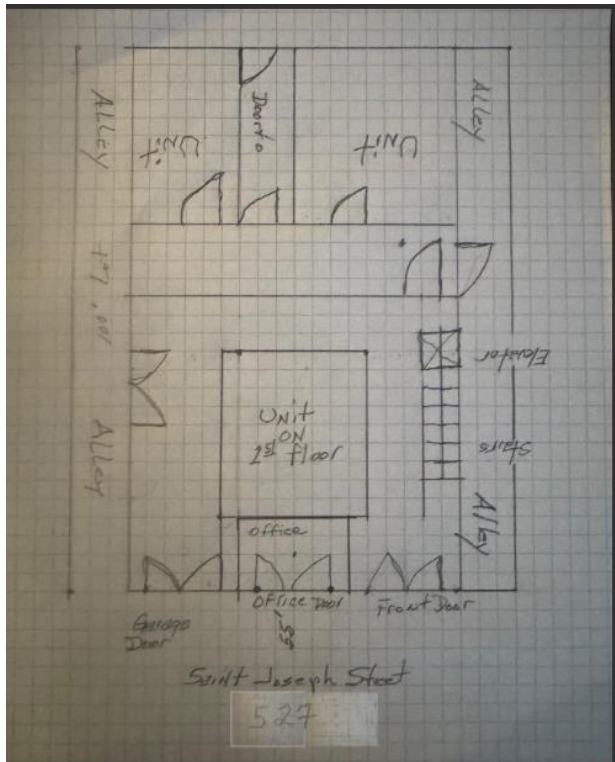


Figure 2: First Floor Rendering

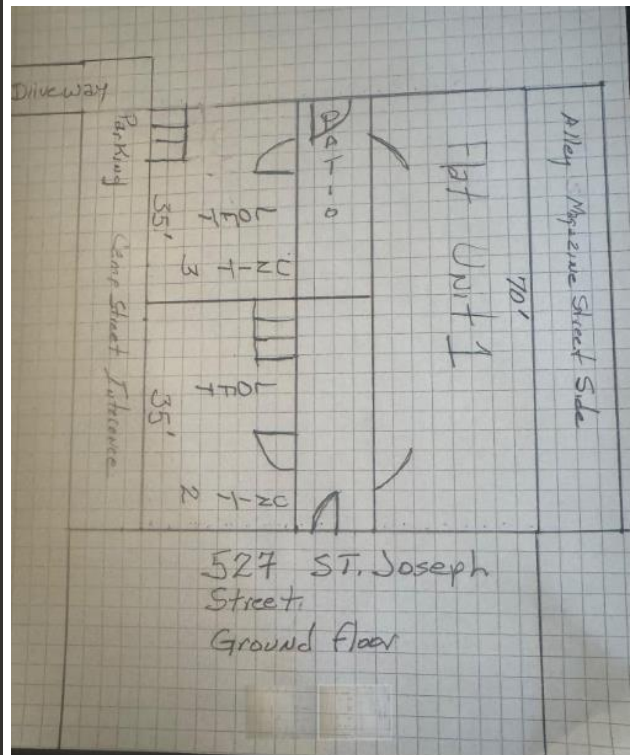


Figure 3: Ground Floor Rendering

Reason for Commission Review

Per **Article 17, Section 17.3.A (Table 17-1: Permitted and Conditional Uses)**, a hotel is a conditional use in the CBD-5 District. Additionally, 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>	
<u>Met</u>	The Master Plan identifies the subject site as Mixed-Use Downtown Core Neighborhood, where the goal is to support and encourage a compact, walkable, transit-oriented, mixed-use neighborhood at the core of the city. 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>	
<u>Met</u>	The subject site is located within the CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District where hotels are a conditional use. The purpose of the CBD-5 District is to provide for a downtown neighborhood environment through a mix of housing types and supporting residential services and commercial uses. A hotel is a commercial use that is consistent with the zoning district.
<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>	
<u>Met</u>	<ol style="list-style-type: none"> 1. Whether there is already a Hotel/Motel established or approved within the CBD-5 District blockface. Hotels/Motels should generally be limited to one (1) per blockface./ Met. The zoning changes mid-block and this application would provide the only hotel within the CBD-5 portion of the blockface. 2. Whether the Hotels/Motels is 100 room/suites or less. Larger Hotels/Motels should be discouraged./Met. The hotel is less than 100 rooms.

	<p>3. Whether the proposal involves the conversion of dwellings to Hotels/Motels. Residential conversion should be discouraged./ Met. The building is currently unutilized and has previously been listed on lodging sites, such as booking.com.</p> <p>4. Whether the proposed Hotel/Motel would primarily replace a vacant or surface parking lot. Conversion of vacant lots and surface parking lots should be encouraged. N/A</p> <p>The use standards, as outlined in Article 20, 20.3.XXX for hotels in a CBD-5 District and listed above, are all met. All environmental performance standards will have to be met.</p>
<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>	
<u>Met</u>	The proposed hotel utilizes a historic building that is well integrated into the neighborhood. No physical modifications to the site are needed to ensure its continued compatibility with the neighborhood.
<i>Any variance of zoning standards meets the approval standards of Section 4.6.F¹.</i>	
<u>Met</u>	No variances are requested.
<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>	
<u>Met</u>	The proposed hotel does not pose a unique or detrimental use within the CBD-5 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>	
It is difficult to gauge if this proposal prevents the development of long-term housing since the future use of the site will be dictated by market conditions. Should long-term housing become financially desirable to the owner in the future, the hotel units could easily be adapted to long-term residential units.	
<i>Will the proposed Transient Lodging Use reduce the amount of long-term housing, including affordable and workforce housing?</i>	
The proposed hotel will not reduce the amount of long-term housing as the site is currently vacant.	
<i>Will the proposed Transient Lodging Use be located along a major arterial street or within 600 feet of a transit stop?</i>	
The site is bounded by Julia Street, Camp Street, Magazine Street, and St. Joseph Street, with Magazine St. being a major arterial street. The streetcar line runs along St. Charles Ave. which is a block and a half away, and contains a transit stop at the corner of St. Charles and St. Joseph.	
<i>Has the subject property been adjudicated liable of City Code violations related to prior Transient Lodging Uses?</i>	

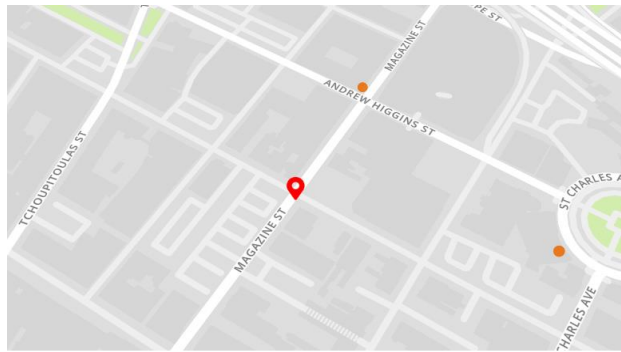
¹ [Article 4, Section 4.6.F Approval Standards](#)

Per OneStop, there does not appear to be a record of the subject site being adjudicated liable of City Code violations.

How many additional Transient Lodging Uses exist within 1,000 feet of the subject property?

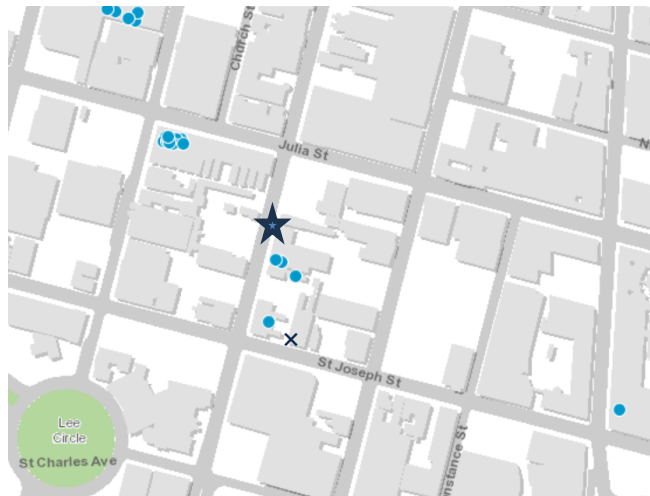
Per maps and data via the Short-Term Rental Administration's Registry of Short-Term Rentals², there are very few transient lodging uses within 1,000 feet of the subject property. See **Figures 6 and 7** below.

Figure 3: Hotels Motels BBs in immediate vicinity



(Source: Short Term Rental Administration)

Figure 4: STR Active Licenses



(Source: Short Term Rental Administration)

Staff Recommendation

The staff recommends **APPROVAL** of Zoning Docket 029/26 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 [Short Term Rental Administration's Registry of Short-Term Rentals](#)

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. Commissioner Flick made a motion to approve the request, with a second by Commissioner Poche. The motion passed unanimously.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 029/26 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.

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.



CBD-5

Notre Dame St

Julia St

CBD-2

Saint Joseph St

Camp St

CBD-6

Magazine St

CBD-3

Contemporary Arts Center
Contemp. Arts

CBD-3

OS-N

Constance St

The National
D-day Museum

Andrew Higgins Dr

OS-N

N Diamond St
S Diamond St

HU-MU

MU-1

Calliope St

Poeyfarre St

CBD-2

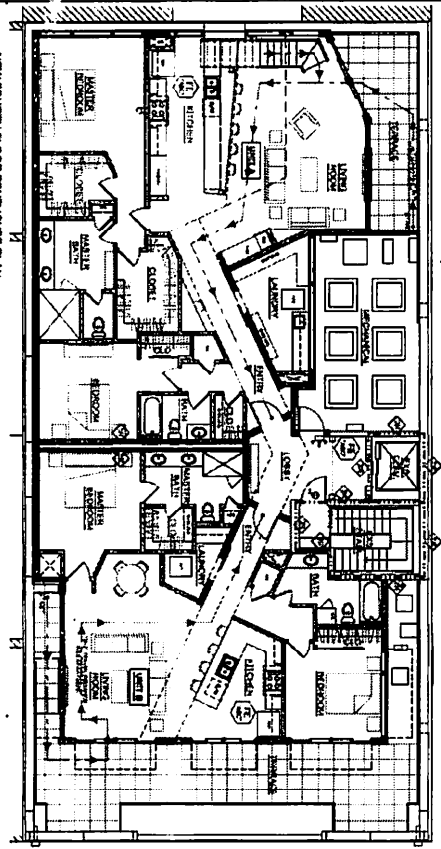
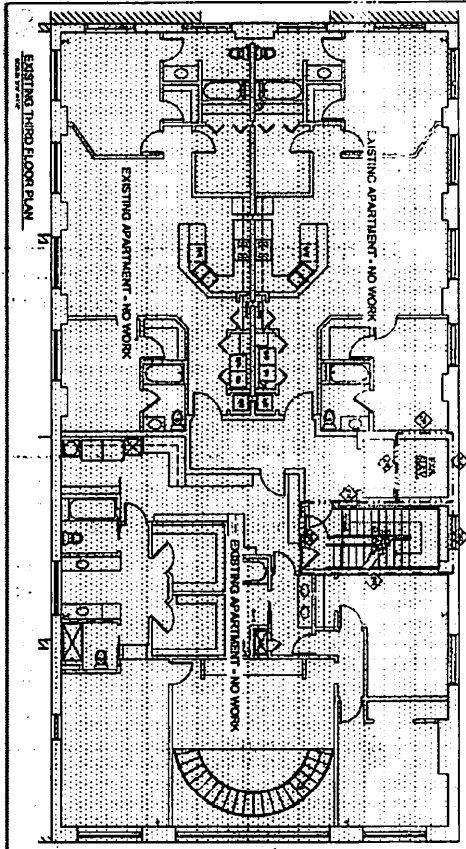
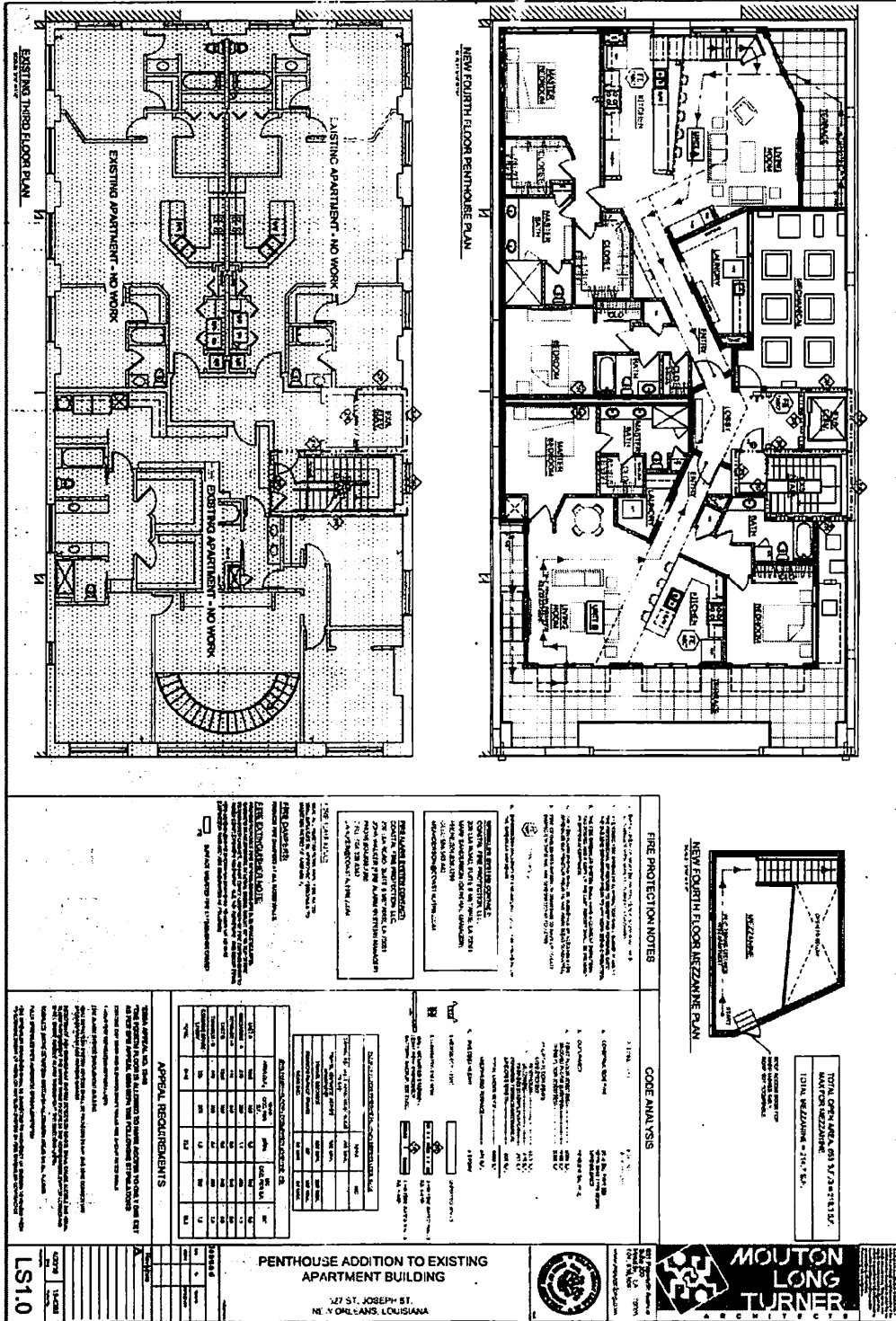
00ft

**527 St. Joseph St.
LEGAL DESCRIPTION**

THAT CERTAIN PORTION OF GROUND, together with all the improvements thereon and all the rights, ways, privileges, servitudes, and appurtenances thereunto belonging, or in anywise appertaining, situated in the First District of the City of New Orleans, State of Louisiana in SQUARE 161, bounded by St. Joseph, Julia, Camp and Magazine Streets, according to a print of survey by E.L. Eustis, C.E. & Surveyor, dated April 24, 1940, annexed to an Act of Public Inventory before Arthur V. Flotte, N.P., dated October 17, 1961, said portion of ground is designated as LOT NOS. ONE (1) and TWO (2) and commences at a distance of one hundred ten feet, no inches and four lines (110'0"4") from the corner of Camp and St. Joseph Streets and measures forty-nine feet, eleven inches and two lines (49'11"2") front on St. Joseph Street in the direction of Magazine Street, same width in the rear by a depth of one hundred feet, no inches and no lines (100'0"0") between equal and parallel lines. A ten-foot (10') common alley adjoins said portion of ground on the side lot line nearer to Magazine Street. And in accordance with survey of Walker & Avery, Inc., dated March 29, 1988. The improvements thereon bear Municipal Nos. 527-531 St. Joseph Street.

Being the same property acquired by Todd J. Guerin, A Professional Accounting Corporation, by act registered in Conveyance Office Instrument No. 209273, Orleans Parish, Louisiana.

Being the same property acquired by Gayle Guerin Fertitta and Joseph D. Fertitta, Jr. by Act of Exchange dated the 21st of May, 2001.



FIRE PROTECTION NOTES

1. Fire alarm pull stations shall be provided in accordance with NFPA 72, Chapter 17.1.
2. Fire extinguishers shall be provided in accordance with NFPA 10, Chapter 4.1.
3. Fire escape routes shall be provided in accordance with NFPA 101, Chapter 10.2.
4. Fire alarm systems shall be provided in accordance with NFPA 72, Chapter 17.2.
5. Fire extinguishers shall be provided in accordance with NFPA 10, Chapter 4.1.
6. Fire escape routes shall be provided in accordance with NFPA 101, Chapter 10.2.
7. Fire alarm systems shall be provided in accordance with NFPA 72, Chapter 17.2.
8. Fire extinguishers shall be provided in accordance with NFPA 10, Chapter 4.1.
9. Fire escape routes shall be provided in accordance with NFPA 101, Chapter 10.2.
10. Fire alarm systems shall be provided in accordance with NFPA 72, Chapter 17.2.
11. Fire extinguishers shall be provided in accordance with NFPA 10, Chapter 4.1.
12. Fire escape routes shall be provided in accordance with NFPA 101, Chapter 10.2.

CODE ANALYSIS

Code	Existing	Proposed	Notes
1. Fire alarm	None	Required	See Fire Protection Notes
2. Fire extinguishers	None	Required	See Fire Protection Notes
3. Fire escape routes	None	Required	See Fire Protection Notes
4. Fire alarm systems	None	Required	See Fire Protection Notes
5. Fire extinguishers	None	Required	See Fire Protection Notes
6. Fire escape routes	None	Required	See Fire Protection Notes
7. Fire alarm systems	None	Required	See Fire Protection Notes
8. Fire extinguishers	None	Required	See Fire Protection Notes
9. Fire escape routes	None	Required	See Fire Protection Notes
10. Fire alarm systems	None	Required	See Fire Protection Notes
11. Fire extinguishers	None	Required	See Fire Protection Notes
12. Fire escape routes	None	Required	See Fire Protection Notes

APPEAL REQUIREMENTS

THE APPELLANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE APPELLANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE APPELLANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.

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7. Fire alarm systems	None	Required	See Fire Protection Notes
8. Fire extinguishers	None	Required	See Fire Protection Notes
9. Fire escape routes	None	Required	See Fire Protection Notes
10. Fire alarm systems	None	Required	See Fire Protection Notes
11. Fire extinguishers	None	Required	See Fire Protection Notes
12. Fire escape routes	None	Required	See Fire Protection Notes

PENTHOUSE ADDITION TO EXISTING APARTMENT BUILDING

127 ST. JOSEPH ST.
NEW ORLEANS, LOUISIANA

MOUTON LONG TURNER

LS1.0

527 St. Joseph St.

ADDRESS::

527 St. Joseph Street,
New Orleans, Louisiana 70130

LEGAL:

Lots 1 & 2, Square 161, 1st District, New Orleans
Louisiana

BRIEF DESCRIPTION OF
IMPROVEMENTS:

A Mixed-Use Property

The subject property is a 15,000 square foot three-story mixed-use building with one commercial unit and five residential units. The subject as proposed includes the addition of a fourth floor with two additional penthouse units, bringing the GBA to 18,796 square feet.

The subject property is a rectangular shaped, interior tract fronting 49.9 feet on the north side of St. Joseph Street, by a depth of 100 feet between equal and parallel lines. The subject site has a determined area of 4,990 square feet or 0.11 acres.

The subject property is located in the “CBD- Warehouse Neighborhood”. The site is located east of I-10 from US-90 Pontchartrain Expressway to with its western boundary being the Mississippi River. The subject site is a highly accessible with both public transportation lines as well as vehicular transportation arteries serving the area. The area is accessible North to South by Convention Center Boulevard and Loyola Avenue. Poydras Street and the US-90 Pontchartrain Expressway are the primary streets leading east to west from the Mississippi River to I-10. The Pontchartrain Expressway and I-10 are the primary interstates leading in and out of this part of the city.

Floor Descriptions

527 St Joseph is a 4 story building with 8 units.

Floor one:

Floor one has two units Labeled E and H

Unit E has 3 bedrooms

Bedroom1 has 2 Single beds

Bedroom 2 has 1 Double bed

Bedroom 3 has 1 Double bed

The Loft has a Sofa Bed

There are 4.5 baths

Unit H has 1 bedroom (Presently used for Storage)

Bedroom 1 has 1 Queen Bed

There is 1 bathroom

Floor two:

Floor two has two units labeled A and B

Unit A has 2 bedrooms

Bedroom 1 has 1 Queen bed

Bedroom 2 has 1 Queen bed

There are 2 full baths

Unit B has 2 bedrooms

Bedroom 1 has 1 Queen bed

Bedroom 2 has 1 Queen bed

There are 2 full baths

Floor Three:

Floor three has two units labeled C and D

Unit C has 2 bedrooms
Bedroom 1 has 1 Queen bed
Bedroom 2 has 1 Queen bed
There are 2 full baths

Unit D has 2 bedrooms
Bedroom 1 has 1 Queen bed
Bedroom 2 has 1 Queen bed
There are 2 full baths

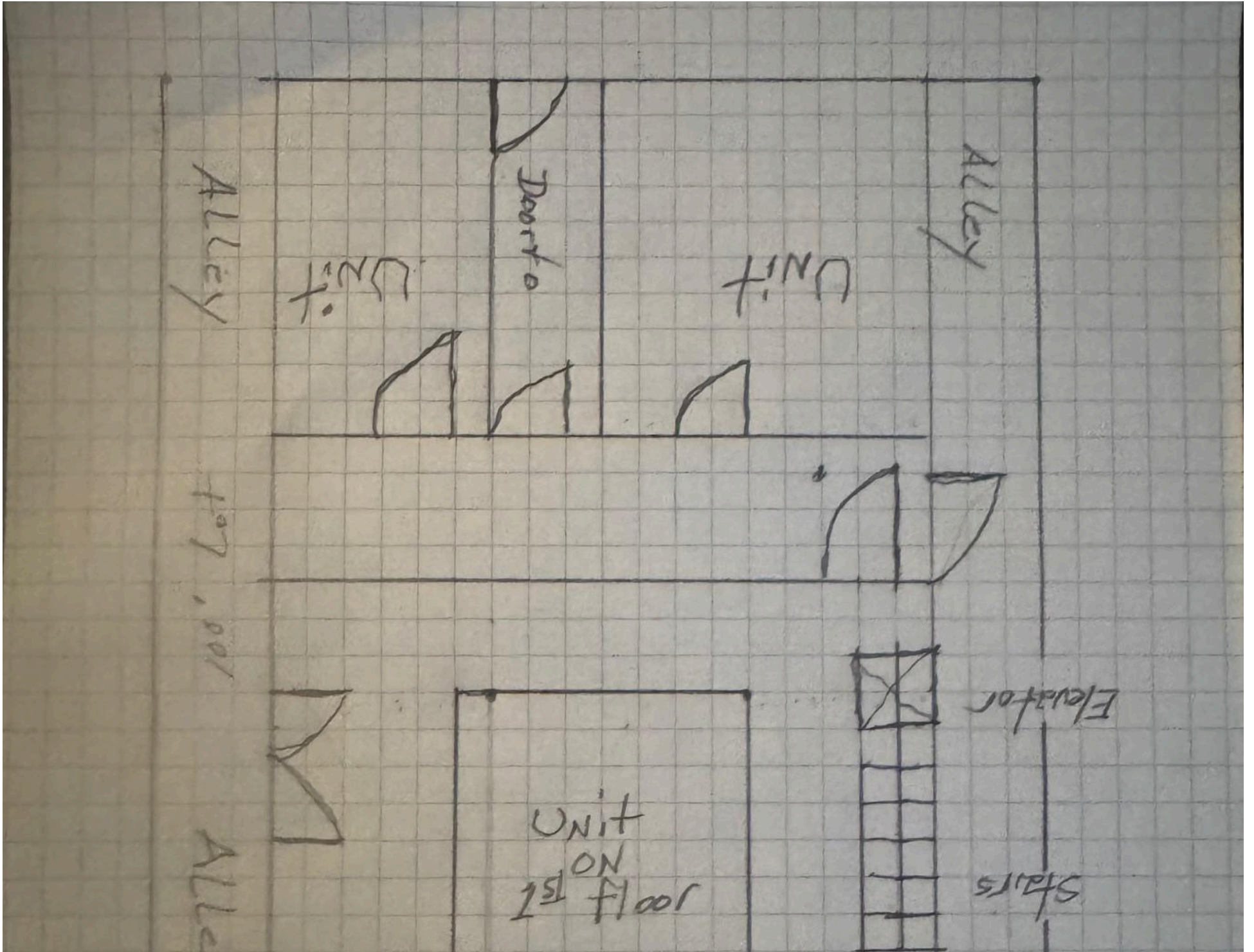
Floor Four:

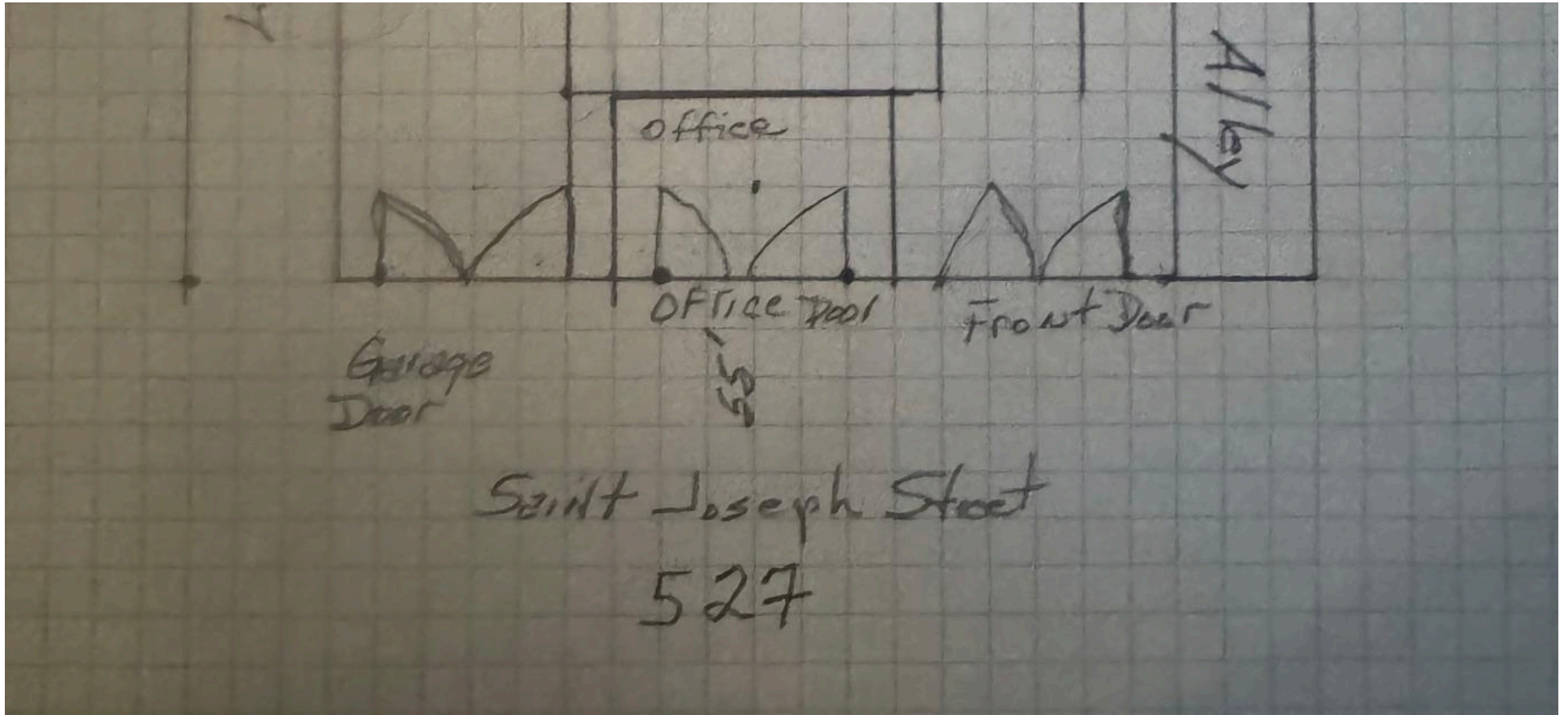
Floor four has two units labeled F and G

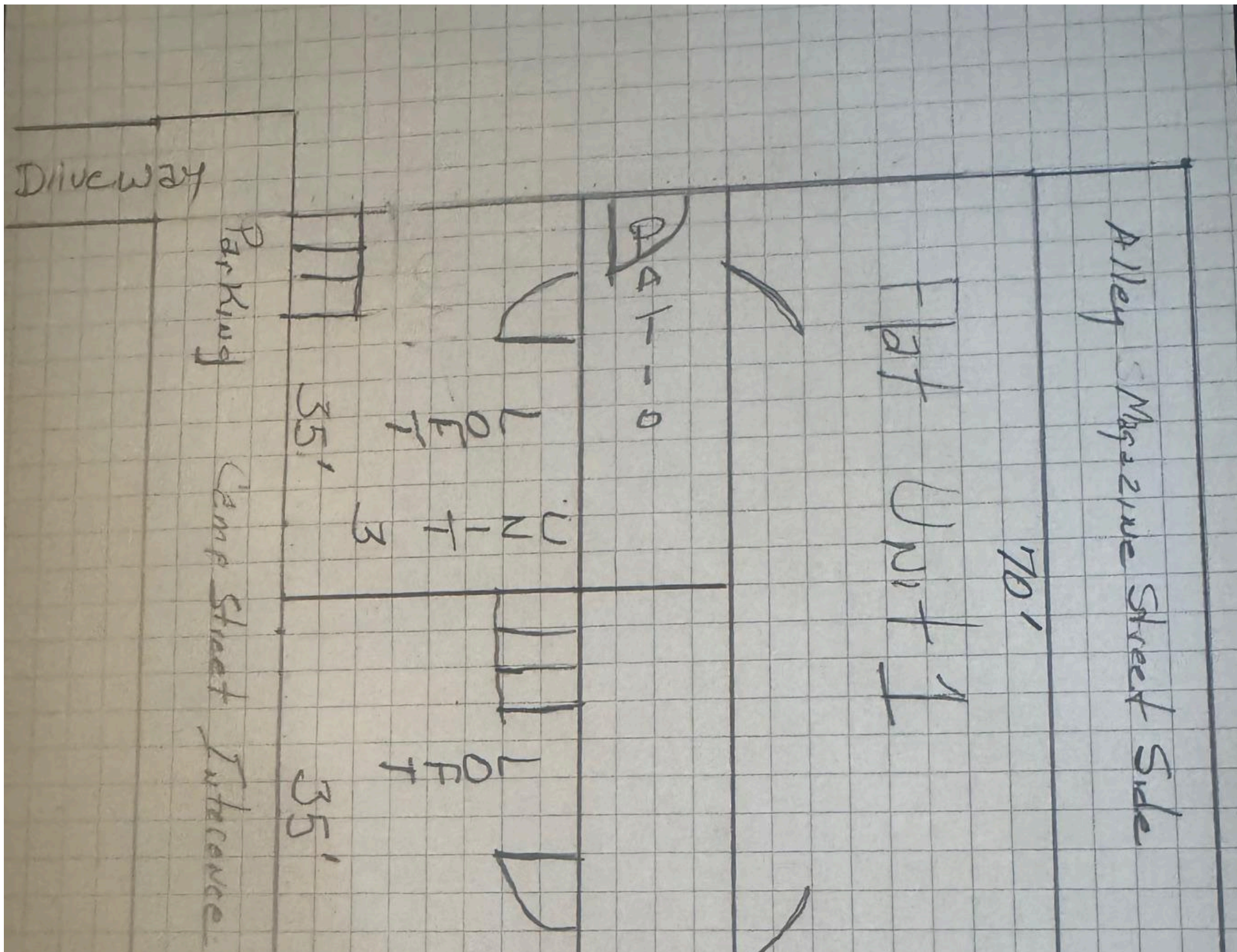
Unit F has 2 bedrooms
Bedroom 1 has 1 Queen bed
Bedroom 2 has 1 Queen bed
There are 2 full baths

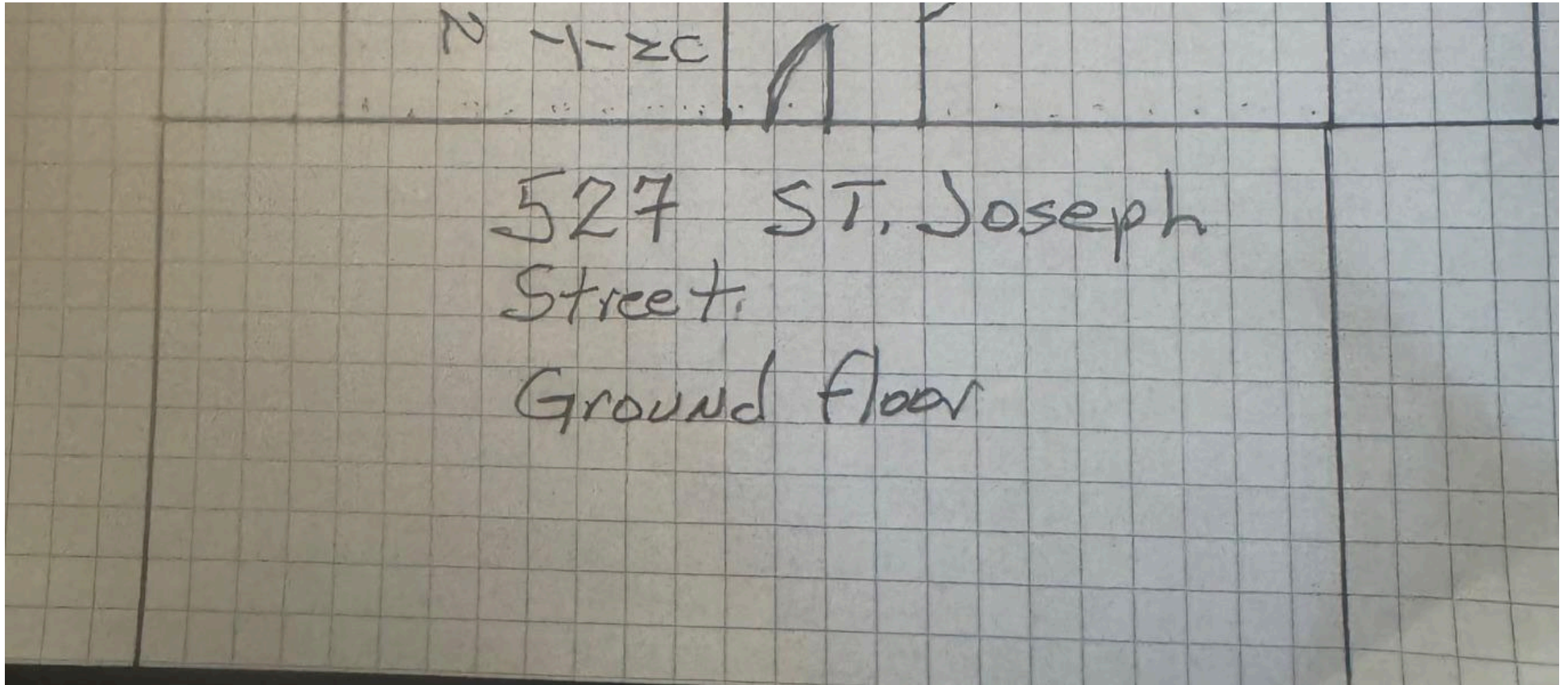
Unit G has 2 bedrooms
Bedroom 1 has 1 Queen bed
Bedroom 2 has 1 Queen bed
There are 2 full baths

Ground Floor has 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. There is a guest elevator that access all four (4) floors.



















Richard Cortizas

Partner and Chief Culture and Inclusion Officer

D: 504.582.8372

rcortizas@joneswalker.com



527 St. Joseph St. (Conditional Use Application)

From Cortizas, Richard

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

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

 1 attachment (35 KB)

527 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





527 St. Joseph St. (conditional Use Application)

From Cortizas, Richard

To duplantier@bellsouth.net <duplantier@bellsouth.net>

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

 1 attachment (35 KB)

527 st joseph npp letter.pdf;

Dear Lafayette Square Association,

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



527 St. Joseph St.
New Orleans, La. 70130

12/22/25

Dear Neighbors:

On behalf of the property owner of 527 St. Joseph St New Orleans, La. 70130 (527 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 527 St. Joseph St. The property is zoned CBD-5 which requires a hotel use as a Conditional Use. Further, 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 6:00 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,



527 St Joseph LLC

**WRITTEN CONSENT OF MANAGER/MEMBER OF
527 ST JOSEPH, LLC**

LAND USE APPLICATIONS

The undersigned, being a manager and member (the “**Member**”) of **527 St. Joseph, LLC**, a Louisiana limited liability company (the “**Company**”), acting pursuant to the laws of the State of Louisiana does hereby consent to and adopt the following recitals and resolutions:

WHEREAS, the Company owns Lot 1&2/069, First Municipal District, City of New Orleans bearing the municipal nos. 527 St. Joseph Street, New Orleans, Louisiana (the “**Property**”); and

WHEREAS, the Company intends to submit a Land-Use Request Application for a conditional use permit to the City of New Orleans for the Property.

NOW, THEREFORE BE IT RESOLVED, that the Manager/ Member hereby authorizes and approves of the submission and completion of a Land-Use Request Application to the City of New Orleans for a conditional use permit and the execution and recordation with the Clerk of Court of any related documents and plans on behalf of the Company with respect to the Property.

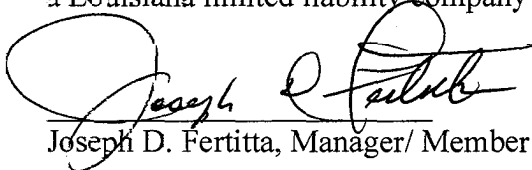
FURTHER RESOLVED, that the Land-Use Request Application for a conditional use permit for the Property is hereby approved, authorized and accepted, and that in connection therewith, that either **Joseph D. Fertitta** or **Todd J. Guerin** (each an “**Authorized Person**”) is hereby authorized, empowered and directed to execute and deliver, on behalf of the Company, the Land-Use Request Application and such other documents related thereto;

FURTHER RESOLVED, that either Authorized Person is hereby authorized and directed to take all such further action and to execute and deliver all such further instruments and documents in the name and on behalf of the Company as in his judgment shall be necessary, proper and advisable in order to fully carry out the intent and to accomplish the purposes of the foregoing resolutions; and

FURTHER RESOLVED, that any and all actions previously taken by either Authorized Person, on behalf of the Company, in respect to the transactions contemplated by the foregoing resolutions are hereby ratified, approved and confirmed in all respects.

IN WITNESS WHEREOF, the undersigned, being the sole Member of the Company has caused this Written Consent to be executed as of the ___ day of January 2026.

By: 527 St. Joseph, LLC,
a Louisiana limited liability company


Joseph D. Fertitta, Manager/ Member



527 St. Joseph (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 (35 KB)

527 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



Current Resident	842 Camp St Unit	New Orleans	LA
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Current Resident	842 Camp St Unit	New Orleans	LA
Current Resident	842 Camp St Unit	New Orleans	LA
Current Resident	842 Camp St Unit	New Orleans	LA
Current Resident	842 Camp St Unit	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
Current Resident	846 Camp St	New Orleans	LA
Current Resident	849 Camp St	New Orleans	LA
Current Resident	851 Magazine St	New Orleans	LA
Current Resident	854 Camp St	New Orleans	LA
Current Resident	857 Magazine St	New Orleans	LA
Current Resident	858 Camp St	New Orleans	LA
Current Resident	860 Camp St Unit	New Orleans	LA
Current Resident	860 Camp St Unit	New Orleans	LA
Current Resident	860 Camp St Unit	New Orleans	LA
Current Resident	860 Camp St Unit	New Orleans	LA
Current Resident	860 Camp St	New Orleans	LA
Current Resident	862 Camp St	New Orleans	LA
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 3	New Orleans	LA
Current Resident	900 Camp St Ste 4	New Orleans	LA
Current Resident	900 Magazine St	New Orleans	LA
Current Resident	901 Magazine St	New Orleans	LA
Current Resident	906 Magazine St	New Orleans	LA
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	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 2	New Orleans	LA
Daniel M Payne	8025 Kristina Ln	North Richlan	TX
David A Ware	842 Camp St #4	New Orleans	LA
David Barber	6315 Seven Oaks	Baton Rouge	LA
Dcla Holdings LLC	448 Julia St Unit 3	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 3	New Orleans	LA

Douglas Paul Coleman	1739 Great Oak Dr	Baton Rouge	LA
Duane A Schrader	448 Julia St Unit 2	New Orleans	LA
DVL Properties III LLC	935 Gravier St Ste	New Orleans	LA
Edgar S Cooper	828 St Charles Ave	New Orleans	LA
Elizabeth M Muir	448 Julia St #304	New Orleans	LA
Ernest G Waites	448 Julia St Unit 3	New Orleans	LA
Fertitta Joseph D Jr	527 St Joseph St	New Orleans	LA
Fertitta Joseph D Jr	842 Camp St Unit	New Orleans	LA
Frank B Jr Hodnette	3966 Menendez Dr	Pensacola	FL
Freda Silverman Katz, Etals	3164 Club Dr	Destin	FL
Gary Lee Falnes	1634 W Saratoga	Ferndale	MI
Goss Advisors Real Estate LLC	PO Box 13130	Ruston	LA
Gravier Development LLC C/O Tchoupitoulas Partners	208 Bienville St U	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 2	New Orleans	LA
James B Warner	1329 Bentley Dr	Carrollton	TX
James Niego	1212 Steepleview	Mc Kinney	TX
Jared Scott Scheinuk	448 Julia St Unit 2	New Orleans	LA
Jillaine M Savage Revocable Trust	6229 Fox Meadow	Edina	MN
John J Sullivan	862 Camp St	New Orleans	LA
Joseph A Fertitta	842 Camp St Unit	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 3	New Orleans	LA
Louise and Anne LLC	822 Camp St	New Orleans	LA
Loup Garou Studios LLC	800 N Causeway B	Metairie	LA
LRM Property Management LLC	85 Round Hill Rd	Belvedere Tib	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 2	New Orleans	LA
Matthew D Dick	863 Camp St	New Orleans	LA
Merchant Kenneth Domenick	8112 Bella Flora D	Fort Worth	TX
Michael A Mahoney	1107 Lovette Ln	Daphne	AL
Michael P Pennachio	12318 Lakeshore I	Clermont	FL
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
Nelson Harry E III	828 St Charles Ave	New Orleans	LA
Nesbit Nicholas	448 Julia St Unit 2	New Orleans	LA
Ogden Museum of Southern Art Inc	925 Camp St	New Orleans	LA
Peter M Trapolin	917 Magazine St	New Orleans	LA
Peterson David William II	1631 Hideaway Ct	Baton Rouge	LA
Philip E Reso	448 Julia St Unit 3	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 22	New Orleans	LA
River Properties Capital Investors LLC	7809 Hwy 18	Saint James	LA
Robert A Borne	448 Julia St Unit 3	New Orleans	LA
Robert B Settlemire	612 Taper Dr	Seal Beach	CA
Robert L Condon	448 Julia St Unit 4	New Orleans	LA
Roger Dale II Ramsey	448 Julia St Unit 2	New Orleans	LA
Ryan William K	20255 Water Mark	Potomac Falls	VA
Rylee Hayes, Etals	448 Julia St Unit 2	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	New Orleans	LA
Silver Sanford Sandy	448 Julia St #400	New Orleans	LA
Sophia C Bruemfield	P/O/ Box 52005	New Orleans	LA
Stephanie L Langhoff	448 Julia St Unit 3	New Orleans	LA
Stephen L Jr Nelson	208 Walnut St	New Orleans	LA
Stuart K Hara	448 Julia St Unit 4	New Orleans	LA
Tamara Marie Lafont	448 Julia St Unit 2	New Orleans	LA
The Circle C Trust	448 Julia St Unit 2	New Orleans	LA
The Duane Simmons and Scott Silzer Livin	921 Lafayette St #	New Orleans	LA
The Heymann Foundation	PO Box 51529	Lafayette	LA
The Michael Mimeles Trust	140 Greenoaks Dr	Menlo Park	CA
The National World War II Museum Inc	945 Magazine St	New Orleans	LA
Timothy M Connelly	448 Julia St Unit 4	New Orleans	LA
Troy Jason Rein	828 St Charles Ave	New Orleans	LA
Wayne C Ducote, C/O Tchoupitoulas Partners	208 Bienville St Ur	New Orleans	LA

PROPERTY OWNERS AND OCCUPANTS WITHIN 300 FEET

Name	Mailing Address	Mailing City	Mailing St
Downtown Development District c/o Seth Knudsen	201 St. Charles A	New Orleans	LA
Magazine Street Merchants Association c/o Alan Watts	P. O. Box 15028	New Orleans	LA
Lafayette Square Association	818 Baronne Stre	New Orleans	LA
City Council District B, Lesli Harris	1300 Perdido Str	New Orleans	LA

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70433



527 St. Joseph St.
New Orleans, La. 70130

12/22/25

Dear Neighbors:

On behalf of the property owner of 527 St. Joseph St New Orleans, La. 70130 (527 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 527 St. Joseph St. The property is zoned CBD-5 which requires a hotel use as a Conditional Use. Further, 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 6:00 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,



527 St Joseph LLC

Thursday, January 15, 2026
NPP Meeting – 527 St. Joseph Street

NAME/ORGANIZATION please print	Email Address	Address
1 Keith Bartlett	kbneworleans@gmail	448 Julia St. 70130
2 Kyle Forenby	KdFneworleans@aol.com	448 Julia St.
3		
4		
5		
6		
7		
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10		
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12		

**527 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: 6:00 p.m.
Meeting Commenced: 6:10 p.m.
Meeting Concluded: 6:21 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:

Keith Bartlett and Kyle Formby

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 added that a hotel is likely to have greater oversight. A hotel requires staffing. A hotel has higher safety standards. A hotel does have a different tax regulations.

Richard explained the notice requirement neighbors within 300 sq. feet of the subject site.

Keith Bartlett and Kyle Formby: Asked about the number of units within the building and commented nice the space is.

Jay Fertitta: Responded that there are 4 completed units and will be a total of 7 or 8 units after completion..

Kyle Formby: Asked if 527 St. Jospheh would be operated as an AirBnB.

Richard Cortizas: Commented that it will be a hotel not STR.

Jay Fertitta: Commented that he will reside on the premises as well in addition to staffing.

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 modifications. He mentioned how any additional questions or comments can be submitted up until the presentation which is March 10, 2026.

Richard Cortizas thanked all and 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. 527 ST JOSEPH ST, NEW ORLEANS, LA 70130

APPLICANT INFORMATION

Applicant Identity: Property Owner Agent

Applicant Name Richard Cortizas

Applicant Address 201 St. Charles Ave Suite 500

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 527 ST JOSEPH LLC

Property Owner Address 527 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 in a CBD-5 District.

PROPERTY LOCATION

Square Number(s) 161 Lot Number(s) 1 & 2/069

Bounding Streets Magazine Camp Julia

Zoning CBD-5 Municipal District 1

Tax Bill Number 103103012 Planning District _____

DESCRIPTION OF PROJECT (Attachments are acceptable)

Commercial property formerly permitted for STR being converted to hotel use (CBD-5).



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 R. Ferrelles 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

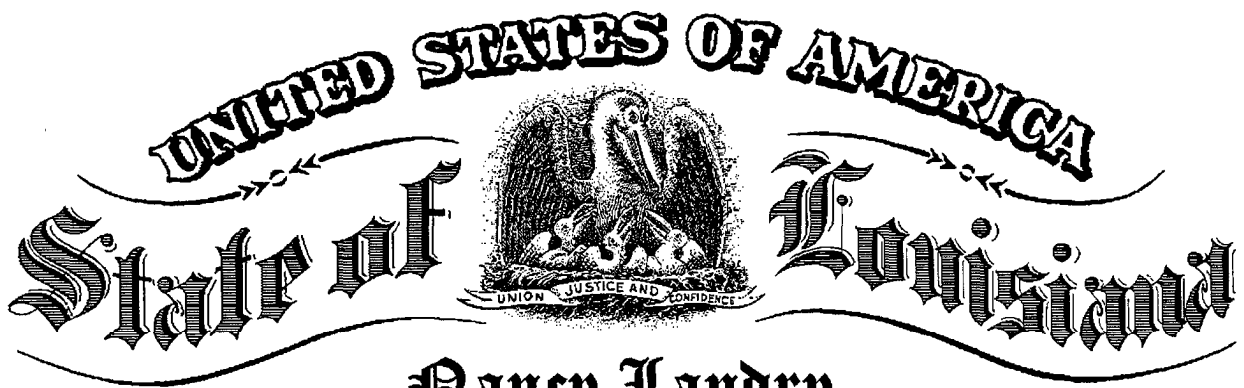
Before me, the undersigned authority, personally appeared the person(s) whose signature are affixed above, all of the full age of the majority, who declared under oath to me, Notary, that they are the owners or authorized agents of the property described above, and that their signatures were executed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

R. Cortizas

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



Nancy Landry
SECRETARY OF STATE

As Secretary of State of the State of Louisiana, I do hereby Certify that

the attached document(s) of

527 ST JOSEPH, L.L.C.

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

36952642K	ORIGF	1/23/2009	5 page(s)
46352108	25 AR	2/20/2025	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 36952642K



Certificate ID: 12139728#SWM73

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

ARTICLES OF ORGANIZATION

OF

527 ST JOSEPH, L.L.C.

The undersigned, acting pursuant to the Louisiana Limited Liability Company Law, R.S. 12:1301, et seq., adopts the following Articles of Organization:

ARTICLE I

NAME

The name of the limited liability company is "527 St Joseph, L.L.C."

ARTICLE II

PURPOSE

The purpose of the Company is to conduct any lawful activity for which limited liability companies may be formed.

ARTICLE III

MANAGEMENT BY MANAGERS

The Company shall be managed by Managers.

ARTICLE IV

AUTHORITY TO BIND COMPANY

Each Manager is a mandatary of the Company for all matters whether or not in the ordinary course of the Company's business and any Manager may alienate, lease or encumber any of the Company's immovables whether or not in the ordinary course of the Company's business. Any limitations on Managers to bind the Company are contained in a written operating agreement.

ARTICLE V

RELIANCE ON CERTIFICATE

Persons dealing with the Company may rely upon a certificate bearing the signature of any Manager to establish the membership of any member, the authenticity of any records of the Company, or the authority of any person to act on behalf of the Company, including but not limited to the authority to take the actions referred to in La. R.S. 12:1318(B).

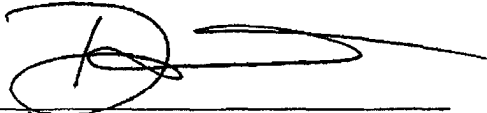
ARTICLE VI

TERM

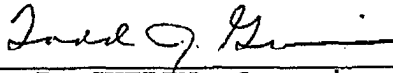
The Company is entered into for a term and it shall terminate on December 31, 2150, if it has not terminated prior thereto upon the happening of the events specified in the written operating agreement of the Company.

Baton Rouge, Louisiana this 22nd day of January, 2009.

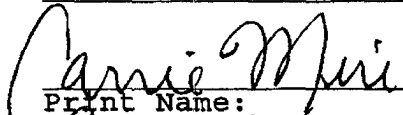
WITNESSES:



Print Name:
DIANE O. MARTIN



TODD J. GUERIN, Organizer



Print Name:
Carrie Mice

A C K N O W L E D G M E N T

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

BEFORE ME, the undersigned Notary Public, duly authorized in and for the state and parish aforesaid,

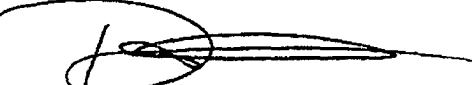
PERSONALLY CAME AND APPEARED:


TODD J. GUERIN

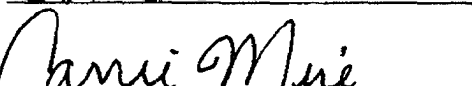
to me known to be the person who signed the foregoing instrument as Organizer, and who, having been duly sworn, acknowledged and declared, in the presence of the undersigned witnesses, that he signed such instrument as his free and voluntary act and deed for the purposes set forth therein.


IN WITNESS WHEREOF, the Appearer, witnesses and I have hereunto affixed our hands on this 22nd day of January, 2009, at Baton Rouge, Louisiana.

WITNESSES:


Print Name: DIANE O. MARTIN


TODD J. GUERIN


Print Name: Carrie Mite


NOTARY PUBLIC
Print Name: _____
La. Bar Roll or Notarial No.: _____

Robert R. Casey
Notary Public
Parish of East Baton Rouge
State of Louisiana
My Commission is for Life
LA. Bar Roll No. 03971

INITIAL REPORT
OF
527 ST JOSEPH, L.L.C.

STATE OF LOUISIANA

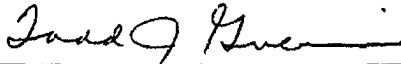
PARISH OF EAST BATON ROUGE

BEFORE ME, the undersigned Notary Public, and in the presence of the undersigned witnesses, personally came and appeared TODD J. GUERIN, the Organizer of 527 St Joseph, L.L.C., who did depose and state:

(1) The location and municipal address of the Company's registered office is 6421 Perkins Road, Building A, Suite 1-B, Baton Rouge, LA 70808.

(2) The full name and municipal address of its registered agent is Todd J. Guerin, 6421 Perkins Road, Building A, Suite 1-B, Baton Rouge, LA 70808.

(3) I, Todd J. Guerin, hereby acknowledge and accept my appointment as registered agent.


TODD J. GUERIN

SWORN TO AND SUBSCRIBED
before me, this 22nd day of
January, 2009.


NOTARY PUBLIC

Robert R. Casey
Notary Public
Parish of East Baton Rouge
State of Louisiana
My Commission is for Life
LA Bar Roll No. 03971

(4) The first Managers are:

Joseph D. Fertitta, Jr.
527 St. Joseph St.
New Orleans, LA 70130

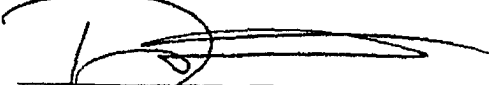
Gayle G. Fertitta
527 St. Joseph St.
New Orleans, LA 70130

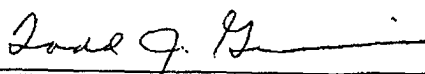
Todd J. Guerin
6421 Perkins Road
Building A
Suite 1-B
Baton Rouge, LA 70808

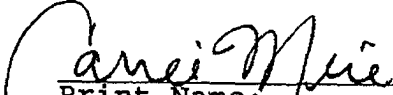
Robert R. Casey
Notary Public
Parish of East Baton Rouge
State of Louisiana
My Commission is for Life
LA Bar Roll No. 03971


THUS DONE AND PASSED on this 22nd day of January, 2009.

WITNESSES:





Print Name: STEVE O. MARTIN


TODD J. GUERIN, Organizer


Print Name: Carrie Mire


NOTARY PUBLIC
Print Name: _____
La. Bar Roll or Notarial No.: _____

Robert R. Casey
Notary Public
Parish of East Baton Rouge
State of Louisiana
My Commission is for Life
LA Bar Roll No. 03971

<p>Nancy Landry Secretary of State</p> 	<p>LIMITED LIABILITY COMPANY</p> <p>ANNUAL REPORT</p> <p>For Period Ending 1/23/2025</p>	 36952642K  2025		
<p>Mailing Address Only (INDICATE CHANGES TO THIS ADDRESS IN THIS BOX)</p> <p>36952642 K 527 ST JOSEPH, L.L.C.</p> <p>C/O TODD J. GUERIN 6421 PERKINS RD., BLDG. A, STE. 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) 6421 PERKINS RD., BLDG. A, STE. 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 J. GUERIN 6421 PERKINS RD., BLDG. A, STE. 1-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>JOSEPH D. FERTITTA, JR. 527 ST. JOSEPH ST. NEW ORLEANS, LA 70130</p> <p>GAYLE G. FERTITTA 527 ST. JOSEPH ST. NEW ORLEANS, LA 70130</p> <p>TODD J. GUERIN 6421 PERKINS RD., BLDG. A, STE. 1-B BATON ROUGE, LA 70808</p>	<p>Manager</p> <p>Manager</p> <p>Manager</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 TODD J GUERIN (SIGNED ELECTRONICALLY)</p>	<p>Title MEMBER</p>	<p>Phone</p>	<p>Date 02/20/2025</p>
	<p>Signee's address</p>	<p>Email Address 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: 1/23/2025</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>3</p>

UNSIGNED REPORTS WILL BE RETURNED

City Planning Commission Speaker Card

12

Date: 3/10

I would like to speak regarding CPC Docket: 029/26

IN SUPPORT

Name: Richard Cortez

Address: 527 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

12

Date: 3/10/26

I would like to speak regarding CPC Docket: 029/26

IN SUPPORT

Name: Jeffrey Good

Address: 201 St. Charles Av, 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]