

**City Planning Commission
Staff Report
Tuesday, May 12, 2026**

Zoning Docket 030-26

Prepared by: Julia Nickle

Date: 05/13/2026

Deadline for CPC action: 05/23/2026

CC Deadline: 60 days from receipt

City Council District: A – Aimee McCarron

Applicant: Octavia-Laurel, LLC

Request: Zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-B1A Historic Urban Neighborhood Business District and conditional use to permit a standard restaurant in the HU-B1A Use Restriction Overlay District

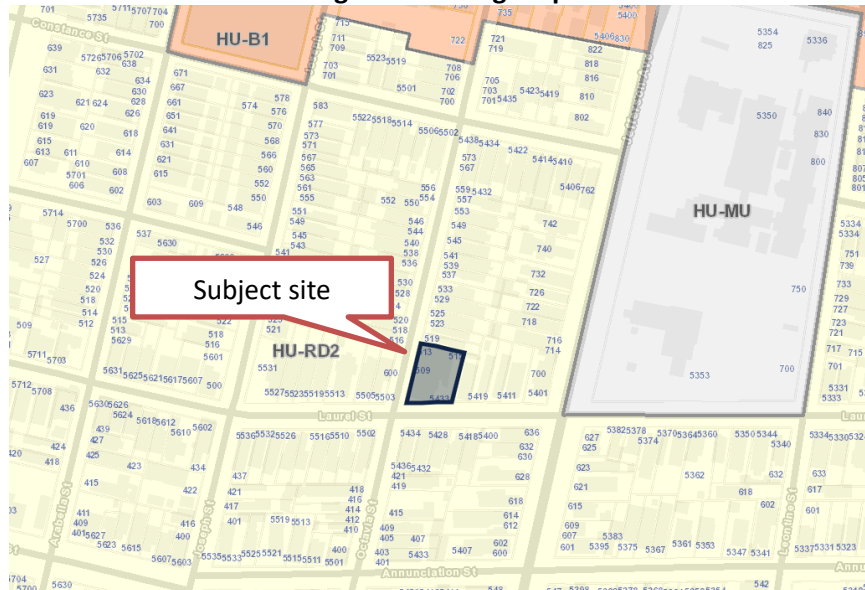
Property Description: Square 187, Lots 1, 2, and 3, in the Sixth Municipal District, bounded by Octavia Street, Laurel Street, Constance Street, and Jefferson Avenue

Address: 5433 Laurel Street and 509-515 Octavia Street

Description

The petitioned site is located riverside of Magazine Street in the Uptown neighborhood area at the corner of Octavia Street and Laurel Street. To the north, the block is bounded by Constance Street, and to the east, by Jefferson Avenue. The applicant proposes a zoning change from HU-RD2 Historic Urban Two-Family Residential District to an HU-B1A Historic Urban Neighborhood Business District and conditional use to permit a standard restaurant in the HU-B1A Use Restriction Overlay District.

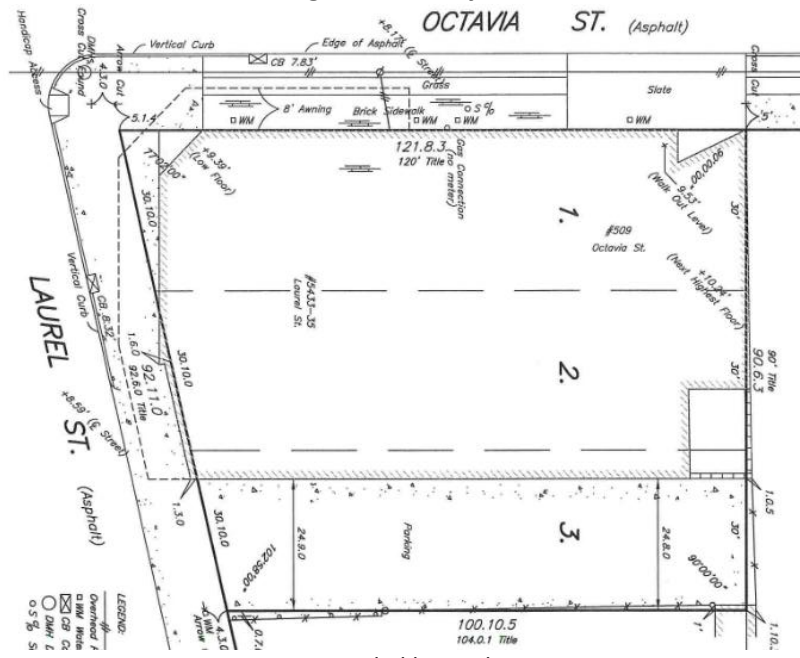
Figure 1: Zoning Map



Source: PropertyViewer

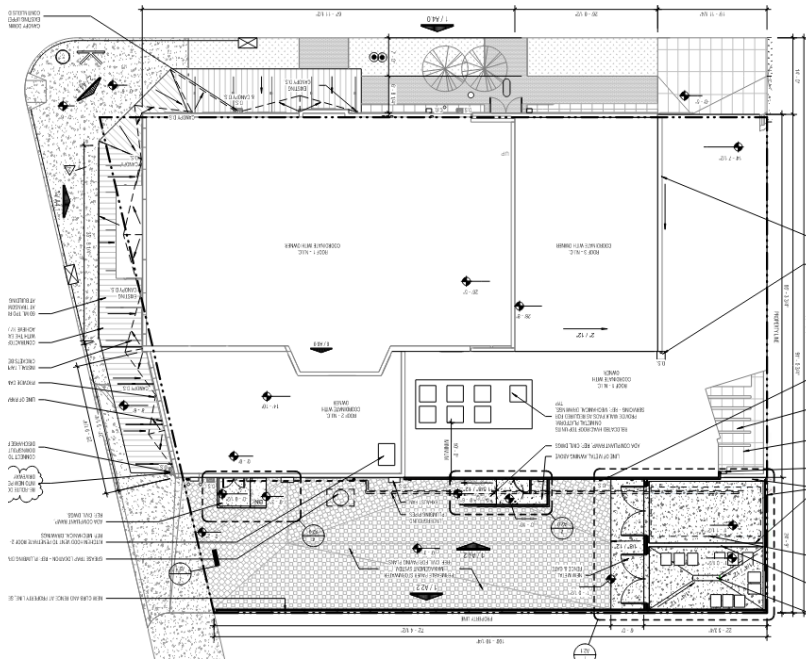
The petitioned Lots 1, 2, and 3 total in a combined 10,085 square feet of area, measuring 92' x 90' x 120' x 104'. Currently developed on Lots 1 and 2 is the legally non-conforming two-suite Octavia Bookstore/Café Malou, with the latter measuring approximately 1,386.46 square feet. Lot 3 is developed as a parking lot with permeable pavers measuring approximately 2,414.39 square feet.

Figure 2: Survey



Source: provided by applicant

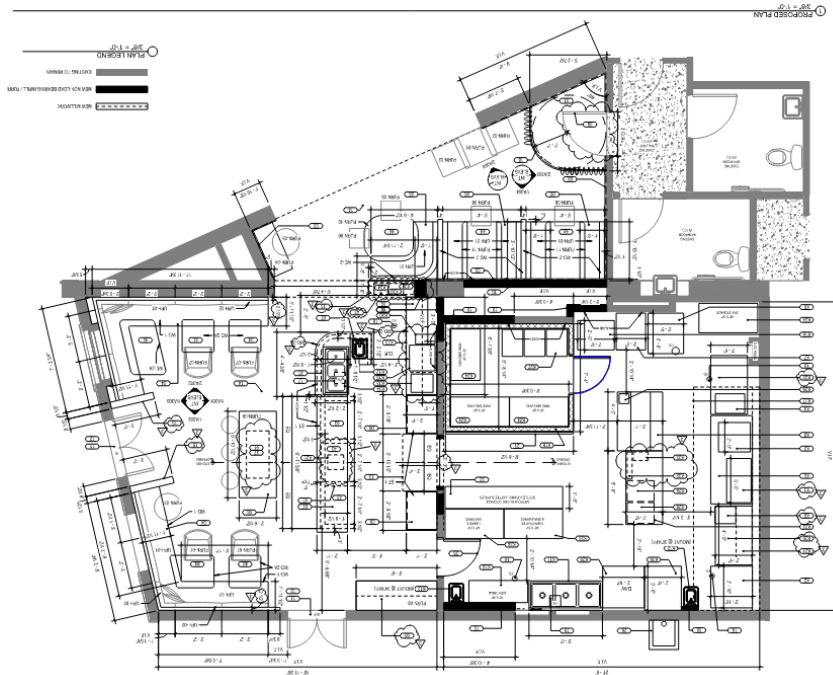
Figure 3. Site Plan



Source: provided by applicant

The applicant seeks to expand the permissions of the existing restaurant via conditional use as a standard restaurant to sell alcohol on premises. No additional infrastructure, nor change in the current restaurant footprint is required/proposed. The café currently has an occupancy of up to thirty (30) guests indoors and twenty (20) guests outdoors, weather permitting.

Figure 4. Floor Plan for Café Manou



Source: provided by applicant

Reason for Commission Review

Per **Article 18, Section 18.18.B.1.a**, standard restaurant uses are conditional in the HU-B1A Use Restriction Overlay District. The applicant wishes to both rezone from an HU-RD2 Historic Urban Two-Family Residential District to an HU-B1A Historic Urban Neighborhood Business District and to allow for a conditional use to permit a standard restaurant in the HU-B1A Use Restriction Overlay District. The City Planning Commission is required to make a recommendation on all conditional use and zoning change applications prior to City Council action, in accordance with **Article 4, Section 4.3.D.3 – Action by the City Planning Commission** and **Article 4, Section 4.2.D.3 – Action by the City Planning Commission** of the Comprehensive Zoning Ordinance.

Analysis – Zoning Change

Site’s zoning and land use history of the site

Zoning: 1929 – “F” Commercial
 1953 – “B” Multi-Family District

1970 – “RD-4”¹
Current – HU-RD2 Historic Urban Two-Family Residential District

Land Use: 1929 – Commercial
1949 – Commercial
1994 – Restaurant

Purpose of the rezoning and anticipated impact on surrounding land uses

The purpose of the zoning change request from HU-RD2 to HU-B1A is to allow for a conditional use to permit a standard restaurant in the HU-B1A Use Restriction Overlay District, which would in turn allow for the sale of alcohol at the existing restaurant. Although the proposed zoning change to HU-B1A would result in a spot zone, the site’s use has been commercial since at least 1929, and specifically, a restaurant since at least 1994. The spot zoning is justified as the HU-B1A District is intended to address parcel(s) in non-residential use that exist within residential areas that have historically served the neighborhood and are located on a corner, including established corner stores. The current and historic land use of the subject corner parcel fit this description exactly.

As the proposal is to expand the permissions of the existing restaurant, Café Manou, the proposed zoning change is appropriate as changing the site’s zoning classification from HU-RD2 to HU-B1A would bring the parcel into alignment with both its historic zoning and land uses. The staff believes that the surrounding street network has the capacity to accommodate the existing footprint of the restaurant, and no changes to this footprint have been proposed that would necessitate further resources. Worthy of note is that the site is located in between two heavily trafficked commercial corridors, and that the block is bordered by Jefferson Avenue to the east.

Spot zoning policy

The request, while considered a spot zone per the Commission’s definition of spot zone in its Administrative Rules, Policies, & Procedures document,² is looked upon favorably as the parcel would fall under the Historic Non-Conforming Use Policy. The site in question is a historical commercial property both built to and accessible from both streets; it also features canopies, balconies, and display windows typical of these properties. The terms “spot zone” and “spot zoning” refer to zoning changes which have the effect of singling out a lot or other relatively small tracts of land for treatment different from similar surrounding parcels, though, this parcel is dissimilar to its surrounding residential properties and therefore qualifies for said differential treatment. Therefore, the spot zoning policy supports this zoning change request.

Changing the zoning to HU-B1A qualifies under the Historic Non-Conforming Use Policy, further, the request is consistent with and respectful of the Master Plan and the historic character of the surrounding area. This particular type of neighborhood commercial structure is also precisely what the HU-B1A District was intended

¹ The “RD-4” zoning district is not described in the original 1970 Sanborn Map key; staff finds reason to believe this zoning district was iterative of the “RD” residential districts, added later as an amendment to expand existing permissions for this district group.

² See pages 52-54 of the City Planning Commission’s Administrative Rules, Policies, and Procedures, available at: https://nola.gov/city-planning/rules-and-regulations/rules-regulations-documents/2014_05_19_final_rules_document/

for. Therefore, staff finds that the requested HU-B1A District is the most appropriate zoning classification for this site.

Evaluation of approval standards – Zoning Change

Evaluation of approval standards for the zoning change

The City Planning Commission recommendation and the City Council decision on any zoning text or map amendment are matters of legislative discretion. In making their recommendation and decision, the City Planning Commission and the City Council shall consider the standards contained in **Article 4, Section 4.2.E Approval Standards** of the Comprehensive Zoning Ordinance. In this section, the staff evaluates the application using those standards.

The proposed amendment is compatible with the Master Plan and Future Land Use Map.

This standard is met –the request for a zoning change from HU-RD2 Historic Urban Two-Family Residential District to an HU-B1A Historic Urban Neighborhood Business District is consistent with the Master Plan.

The Home Rule Charter of the City of New Orleans requires all land use actions to be consistent with the Master Plan. A land use action is consistent with the Plan for the 21st Century, commonly known as the Master Plan, if it furthers, or at least does not interfere with, the goals, policies, and is compatible with the proposed future uses, densities, and intensities designated in the Land Use Element of the Plan. “Chapter 13: Land Use Plan” of the Master Plan designates on the Future Land Use Map (FLUM) of the petitioned site as “Residential Pre-War.” The goal, range of uses, and development character for this designation is copied below.

Residential Single-Family Pre-War (RLD-PRE)

Goal: Preserve the existing character and scale of pre-war (WWII) single-family residential areas of the city and allow for compatible infill development.

Range of Uses: Single-family dwellings, agriculture, stormwater management, and supporting public recreational and community facilities allowed (e.g. schools and places of worship). Neighborhood-serving businesses and traditional corner stores may be allowed where current or former use is verified. Conversion to multifamily, neighborhood-serving commercial, or mixed used may be allowed for historical institutional or other non-residential structures.

Development Character: New development will fit the character and scale of surrounding single-family residential areas where structures are typically located on smaller lots and have small front and side setbacks. Incorporate risk reduction and adaptation strategies in the built environment.

The proposed zoning change is **consistent** with the goal and range of uses for the **Residential Single-Family Pre-War** future land use category which allows historic neighborhood-serving businesses and traditional corner stores, such as the subject bookstore/café. These goals of the FLUM designation cannot be fully accomplished by maintaining the current residential zoning (HU-RD2), which restricts commercial infill, regardless of historic precedence. The anticipated impact of the requested zoning is favorable in that this rezoning would bring the land use and zoning into alignment with what has existed historically and currently and would satisfy the provisions of both the Administrative Rules, Policies, & Procedures

document and **Article 12**.

The proposed amendment is compatible with the place designations of this Ordinance.

This standard is met.

The requested zoning change would go from a Historic Urban Neighborhood Residential District to a Historic Urban Neighborhood Non-Residential District, which both fall within the Historic Urban Neighborhoods place designation described in Articles 11 and 12.

The proposed amendment is compatible with existing use and zoning of nearby property.

This standard is met.

The site's use has always been commercial; the zoning change would bring its zoning classification into alignment with both its historic and current land use. Future adaptive reuses and/or redevelopments of this property would still be limited so that the site remains compatible with the existing residential character of the surrounding area.

The proposed amendment promotes the public health, safety and welfare of the City.

This standard is met.

The proposal is consistent with the Master Plan, which was conceived with the intent of promoting the public health, safety and welfare of the City, and in this case, through the preservation of historic residential neighborhoods. This would include the preservation of existing traditional corner stores and similar historic commercial structures tucked into residential neighborhoods.

The proposed amendment is a more suitable zoning classification for the property than the current classification.

This standard is met.

The staff believes that the proposed zoning classification is more suitable than the existing as site configuration was and is clearly intended for the commercial structure for which it was built. The HU-B1A District is intended to address non-residential use parcel(s) that exist within residential areas that have historically served the neighborhood and are located on a corner, including established corner stores such as the subject site. As such, the current commercial design and future use is within character of the surrounding neighborhood and is therefore more suitable than the current residential zoning.

Based upon the length of time that the property in question has been vacant, the proposed amendment is a more suitable zoning classification for the property than the current classification considered in the context of development in the area where the property is located.

This standard is met.

Not applicable - the property has not experienced recent vacancy; commercial activity has been established and ongoing since at least 1929.

The proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.

This standard is met.

The proposed amendment corrects the error of classifying this property as residential.

The proposed amendment benefits the citizens of the City as a whole.

This standard is met.

This zoning change would benefit the City as a whole as it would add clarity and consistency for other historic commercial establishments similarly situated.

The proposed amendment provides a more workable way to achieve the intent and purposes of this Ordinance and the Master Plan.

This standard is met.

The proposed amendment provides the most workable way to achieve the intent and purposes of the Ordinance and Master Plan, as the appropriate maintenance of the preexisting commercial use may not be fully accomplished by the current residential zoning classification. Preserving the historic residential character of the surrounding neighborhood by way of zoning change from HU-RD2 to HU-B1A would allow for more efficient use and maintenance of the site.

The proposed amendment does not create a significant number of nonconformities.

This standard is met.

The amendment would not create any nonconformities, rather, it would further legalize existing nonconformity.

The proposed amendment is compatible with the trend of development, if any, in the general area of the property in question.

This standard is met.

The trend of development in the area is both residential and commercial in nature. Even more prudent is the maintenance of historic commercial structures, which is an ongoing process for the surrounding neighborhood, as with most historic neighborhoods in the City. While it has generally maintained its predominantly residential character, Uptown also traditionally features a smattering of neighborhood commercial businesses. The proposed amendment would both be compatible and contributive to the broadly desirable trend of as-needed rehabilitation and preservation of historic neighborhood spaces.

Analysis – Conditional Use

Use Standards

Standard restaurants are subject to the restaurant (all) use standards in **Article 20, Section 20.3.ZZ** of the Comprehensive Zoning Ordinance. Staff recommends the following proviso, which reiterates those standards:

- In Accordance with **Article 20, Section 20.3.ZZ** of the Comprehensive Zoning Ordinance, the applicant shall meet the following standards:
 1. A restaurant shall submit a security and operation plan, to be reviewed by the Director of Safety and Permits, and all other relevant City agencies, with the following added:
 - a. For restaurants with an outdoor component, the plan shall include provisions regarding how the facility will control the sales of alcoholic beverages to ensure consumption on-premises.
 - b. All restaurants serving alcoholic beverages shall provide exterior security cameras.
 2. A restaurant shall submit a noise abatement plan, to be reviewed by the Director of Safety and Permits, and all other relevant City agencies.
 3. If a restaurant contains a brewing, distilling or winemaking facility on-site, a floor plan indicating the area reserved for brewing, distilling or winemaking and a description of the facility and capacity. On-site micro-brewing, micro-distillery and winery facilities are only allowed in standard restaurants.
 4. Standard restaurants shall submit a summary of the number and location of places of worship, educational facilities, and parks and playgrounds within three-hundred (300) feet of the proposed location.
 5. Unless otherwise permitted by law, retail sales of packaged alcoholic beverages for consumption off the premises are prohibited.
 6. All restaurants that serve alcoholic beverages are limited to the following hours of operation (see also Table 20-2: Restaurant Hours of Operation Regulations). No new customers are permitted after the closing hour, and the restaurant shall be completely shut down, including no staff present on the premises, within two (2) hours of the closing time. Opening hour is for first opening of business to customers. These limitations do not apply to restaurants that serve alcoholic beverages in the Vieux Carré Districts, the CBD Districts, and in the C-1, C-2, C-3, LI, HI, MI, BIP, MU-2, EC, MC, and LS Districts.
 - a. Sunday thru Wednesday: from 6:00 am to 10:00 pm.
 - b. Thursday thru Saturday: from 6:00 am to 12:00 am (midnight).
 - c. Other hours may be approved through the conditional use process.
 7. Hours of operation shall be posted on or near the restaurant entrance visible to the public.
 8. Live entertainment-secondary use and outdoor live entertainment-secondary use are separate uses and subject to separate approval. Additionally, the restaurant must remain open while any live entertainment takes place.
 9. If the restaurant use plans an increase in intensity, such as an expansion of floor area or increase in permitted occupancy, the security and operation plans shall be updated and

resubmitted for approval. The revised security and operation plan shall be approved prior to the issuance of any permits.

10. Security and operation plans may be revised by the property owner or person authorized in writing by the owner. New plans shall be resubmitted for approval.
11. Restaurants with drive-through facilities are subject to the standards of this Article. Standard restaurants with live entertainment – secondary uses are also subject to the standards of this Article. Drive-through facilities and live entertainment – secondary uses are considered separate principal uses and subject to separate approval.
12. A holding bar is permitted only for a standard restaurant. The holding bar is an accessory use to the principal use of a standard restaurant. The holding bar is an area of a restaurant where alcoholic beverages are prepared and served at the bar. Holding bars are subject to the following:
13. A holding bar cannot exceed fifteen percent (15%) of the floor area of the public seating area of the restaurant, up to a maximum area of three-hundred (300) square feet, including the service area behind the bar. The calculation of the total public seating area shall include the holding bar area in the calculation. If a portion of the holding bar is used to serve non-alcoholic beverages, such as coffee, that area is included as part of the holding bar area. The holding bar area shall be calculated from the back wall to the front of the bar. . (See Figure 20-1: Restaurant Holding Bar.) If the holding bar is not set against a wall, the area shall be calculated from one bar front to another.
14. The holding bar shall only be open to the public while food is being served in the restaurant’s dining room.
15. Through the conditional use process, the City Council may grant a variance to increase in the square footage of the holding bar area. Such variance cannot exceed twenty-five percent (25%) of the public seating area of the restaurant.
16. There shall be no cover charge to enter a restaurant.

Development Standards

The petitioned site is located within a HU-RD2 Historic Urban Two-Family Residential District, though the request is to rezone the property to an HU-B1A Historic Urban Neighborhood Business District. For the purposes of this report, the site would be subject to the requirements of **Article 12, Section 12.3.A, Table 12-2** of the Comprehensive Zoning Ordinance. As the site is already developed and no new construction is being proposed, any deficiencies of these requirements are non-conforming conditions which may be retained.

Parking Requirements

Per **Article 22, Section 22.5.A.1**, the HU-B1A District does not require any parking. The site currently does provide parking on Lot 3, however, no additional parking spaces are required.

Anticipated impact on surrounding land uses

The proposed standard restaurant is reflective of the presence of other historic, neighborhood-serving businesses in the surrounding area. The main impact from permitting a standard restaurant in lieu of a specialty restaurant in this particular instance would be minimal, in that the applicant proposes only to serve alcohol. Given that there would be no structural renovations to accompany this change, parking, noise, and generalized activity should remain virtually the same. The current and future land use impacts are therefore minimal and generally appropriate for preexisting historic non-conforming uses such as this. The site is located in the residential Uptown area near Audubon, where current infrastructural conditions suffice to support both the restaurant as is, as well as the proposed restaurant use.

The site falls two blocks south of the Magazine Street Corridor, with the majority of the parcels on the Constance, Octavia, Laurel Street sides of the property being dedicated to private residential use. To the east, however, is Jefferson Avenue, which demonstrates a mix of commercial and residential uses connecting the corridors of Magazine and Tchoupitoulas Streets. In short, smaller neighborhood businesses such as Café Manou are not uncommon to the area. With the proper management and enforcement of use standards for all restaurants (**Article 20, Section 20.3.ZZ**), any potential negative impacts can be mitigated.

Evaluation of approval standards – Conditional Use

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.

The proposed use at the specified location is consistent with the policies embodied in the adopted Master Plan.

This standard is met –the request for a conditional use to permit a standard restaurant is consistent with the Master Plan.

The Home Rule Charter of the City of New Orleans requires all land use actions to be consistent with the Master Plan. A land use action is consistent with the Plan for the 21st Century, commonly known as the Master Plan, if it furthers, or at least does not interfere with, the goals, policies, and is compatible with the proposed future uses, densities, and intensities designated in the Land Use Element of the Plan. “Chapter 13: Land Use Plan” of the Master Plan designates on the Future Land Use Map (FLUM) of the petitioned site as “Residential Pre-War.” The goal, range of uses, and development character for this designation is copied below.

Residential Single-Family Pre-War (RLD-PRE)

Goal: Preserve the existing character and scale of pre-war (WWII) single-family residential areas of the city and allow for compatible infill development.

Range of Uses: Single-family dwellings, agriculture, stormwater management, and supporting public recreational and community facilities allowed (e.g. schools and places of

worship). Neighborhood-serving businesses and traditional corner stores may be allowed where current or former use is verified. Conversion to multifamily, neighborhood-serving commercial, or mixed used may be allowed for historical institutional or other non-residential structures.

Development Character: New development will fit the character and scale of surrounding single-family residential areas where structures are typically located on smaller lots and have small front and side setbacks. Incorporate risk reduction and adaptation strategies in the built environment.

The proposed conditional use is **consistent with** the goal and range of uses of the **Residential Single-Family Pre-War** future land use category which allows historic neighborhood-serving businesses and traditional corner stores, such as the subject bookstore/café. The proposed use would not alter the massing nor façade of the preexisting historic structure, thus preserving the business' existing neighborhood-scale capacity.

The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.

This standard is met.

The petitioned site is located within a HU-RD2 Historic Urban Two-Family Residential District, though the request is to rezone the property to an HU-B1A Historic Urban Neighborhood Business District. The purpose of the HU-B1A District is intended to address non-residential use parcel(s) that exist within residential areas that have historically served the neighborhood and are located on a corner, including established corner stores. The proposal to continue to operate the bookstore as is, and to operate the existing café as a standard restaurant would be consistent with the surrounding area and would achieve the goals of the proposed zoning district.

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.

This standard is met.

The proposal meets associated use standards and will meet all environmental performance standards listed in **Article 21, Section 21.3.**

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.

This standard is met.

The proposed use is an expansion of the permissions of the existing restaurant is not unfavorable for surrounding development in that no major structural or other operational changes are proposed. The use standards imposed on all restaurants will ensure that this change does not negatively affect surrounding development.

Any variance of zoning standards meets the approval standards of Section 4.6.F.

This standard is met.

The applicant does not request any variances.

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.

This standard is met.

Potential adverse impacts such as increased traffic, activity, and noise that may be associated with standard restaurants would not apply as the current capacity of Café Manou will not change. Further, these impacts would be mitigated with proper management and the enforcement of required use standards for restaurant uses, which already apply to the subject site.

Staff Recommendation

The staff recommends **APPROVAL** of both the requested Zoning Change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-B1A Historic Urban Neighborhood Business District and of the Conditional Use to permit a standard restaurant, subject to two (2) provisos:

Provisos

1. 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 Orleans Parish Clerk of Court Land Records Division. Failure to complete the conditional use process within one year or failure to request an administrative extension as provided for in Article 4, Section 4.3.H.2 of the Comprehensive Zoning Ordinance will void the conditional use approval.
2. In Accordance with **Article 20, Section 20.3.ZZ** of the Comprehensive Zoning Ordinance, the applicant shall meet the following standards:
 - a. A restaurant shall submit a security and operation plan, to be reviewed by the Director of Safety and Permits, and all other relevant City agencies, with the following added:
 - i. For restaurants with an outdoor component, the plan shall include provisions regarding how the facility will control the sales of alcoholic beverages to ensure consumption on-premises.
 - ii. All restaurants serving alcoholic beverages shall provide exterior security cameras.
 - b. A restaurant shall submit a noise abatement plan, to be reviewed by the Director of Safety and Permits, and all other relevant City agencies.
 - c. If a restaurant contains a brewing, distilling or winemaking facility on-site, a floor plan indicating the area reserved for brewing, distilling or winemaking and a description of the facility and capacity. On-site micro-brewing, micro-distillery and winery facilities are only allowed in standard restaurants.

- d. Standard restaurants shall submit a summary of the number and location of places of worship, educational facilities, and parks and playgrounds within three-hundred (300) feet of the proposed location.
- e. Unless otherwise permitted by law, retail sales of packaged alcoholic beverages for consumption off the premises are prohibited.
- f. All restaurants that serve alcoholic beverages are limited to the following hours of operation (see also Table 20-2: Restaurant Hours of Operation Regulations). No new customers are permitted after the closing hour, and the restaurant shall be completely shut down, including no staff present on the premises, within two (2) hours of the closing time. Opening hour is for first opening of business to customers. These limitations do not apply to restaurants that serve alcoholic beverages in the Vieux Carré Districts, the CBD Districts, and in the C-1, C-2, C-3, LI, HI, MI, BIP, MU-2, EC, MC, and LS Districts.
 - i. Sunday thru Wednesday: from 6:00 am to 10:00 pm.
 - ii. Thursday thru Saturday: from 6:00 am to 12:00 am (midnight).
 - iii. Other hours may be approved through the conditional use process.
- g. Hours of operation shall be posted on or near the restaurant entrance visible to the public.
- h. Live entertainment-secondary use and outdoor live entertainment-secondary use are separate uses and subject to separate approval. Additionally, the restaurant must remain open while any live entertainment takes place.
- i. If the restaurant use plans an increase in intensity, such as an expansion of floor area or increase in permitted occupancy, the security and operation plans shall be updated and resubmitted for approval. The revised security and operation plan shall be approved prior to the issuance of any permits.
- j. Security and operation plans may be revised by the property owner or person authorized in writing by the owner. New plans shall be resubmitted for approval.
- k. Restaurants with drive-through facilities are subject to the standards of this Article. Standard restaurants with live entertainment – secondary uses are also subject to the standards of this Article. Drive-through facilities and live entertainment – secondary uses are considered separate principal uses and subject to separate approval.
- l. A holding bar is permitted only for a standard restaurant. The holding bar is an accessory use to the principal use of a standard restaurant. The holding bar is an area of a restaurant where alcoholic beverages are prepared and served at the bar. Holding bars are subject to the following:
- m. A holding bar cannot exceed fifteen percent (15%) of the floor area of the public seating area of the restaurant, up to a maximum area of three-hundred (300) square feet, including the service area behind the bar. The calculation of the total public seating area shall include the holding bar area in the calculation. If a portion of the holding bar is used to serve non-alcoholic beverages, such as coffee, that area is included as part of the holding bar area. The holding bar area shall be calculated from the back wall to the front of the bar. . (See Figure 20-1: Restaurant Holding Bar.) If the holding bar is not set against a wall, the area shall be calculated from one bar front to another.

- n. The holding bar shall only be open to the public while food is being served in the restaurant's dining room.
- o. Through the conditional use process, the City Council may grant a variance to increase in the square footage of the holding bar area. Such variance cannot exceed twenty-five percent (25%) of the public seating area of the restaurant.
- p. There shall be no cover charge to enter a restaurant.

City Planning Commission Meeting - March 24, 2026

The Planning Commission staff presented the request and recommendation for approval. Nine speakers spoke in support of the request noting that Café Malou is a community asset, that the proposal would only occupy a limited footprint of the building and that alcoholic beverages service would enhance the existing restaurant use. Eight speakers spoke in opposition to the request, supporting the existing bookstore and café, but communicating concerns about potential future uses on the site once the zoning change granted. Neighbors requested that additional provisos be crafted and a good neighbor agreement signed in order to protect the neighborhood. In response, the applicant suggested adding provisos to the ones recommended by staff in order to prohibit holding bars, limit the service of alcohol to table service only, modify the hours of operation, and limit the employee parking in close proximity to the property. There was discussion among the Commissioners over the enforcement of provisos versus restrictions that are part of neighborhood agreement. The applicant mentioned that the City Council member representing this district was scheduled to meet with the neighbors the last week of March to discuss the matter. The Commissioners felt it was appropriate to defer the request to the April 14th hearing, in the hope that a neighborhood agreement can be stipulated before then. Commissioner Joshi-Gupta made a motion to defer ZD030-26 to the April 14th City Planning Commission. The motion was seconded by Commissioner Jordan and adopted.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 030/26 IS HEREBY RECOMMENDED FOR DEFERRAL TO THE APRIL 14, 2026 CITY PLANNING COMMISSION.

YEAS: Flick, Jordan, Joshi-Gupta, Kepper, Poché, Witry

NAYS: None

ABSENT: Steeg

City Planning Commission Meeting – April 14, 2026

The Planning Commission staff presented the request, recommendation for approval, and a list of proposed provisos provided past deadline by the applicant. The applicant spoke in support of the request, notifying commissioners that a meeting between the applicant and neighbors had been held with City Council District A staff the night prior, and requested another thirty-day deferral to allow time to accommodate additional discussed provisos. A representative from District A also spoke, confirming that the meeting had been held and repeated the request for a thirty-day deferral. Commissioner Steeg made a motion to defer ZD030-26 to the May 26th City

Planning Commission. The motion was seconded by Commissioner Jackson and adopted.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 030/26 IS HEREBY RECOMMENDED FOR DEFERRAL TO THE MAY 26, 2026 CITY PLANNING COMMISSION.

YEAS: Jackson, Jordan, Joshi-Gupta, Kepper, Poché, Steeg, Witry

NAYS: None

ABSENT: None

City Planning Commission Meeting – May 12, 2026

The Planning Commission staff presented the request and recommendation for approval. The operator, owner, and applicant all spoke in support of the request, answering clarifying questions regarding community engagement efforts, as well as the scale and scope of their operation from commissioners. A representative from District A also spoke, confirming community engagement efforts and neighborhood-based provisos that were discussed during these efforts. Two neighbors came and spoke in opposition, also discussing the proposed provisos. Commissioners then made and passed a motion to accept the provisos from the applicant for review. Several more neighbors spoke in opposition to the request, and the representative rebutted. Legal discussion then ensued regarding how these provisos may be included in the commission’s recommendation. Commissioner Steeg then commented that he would be moving forward with the proposed provisos, and made a motion for modified approval, subject to the two (2) original provisos provided by staff, as well as the eight (8) proposed. The motion was seconded by Commissioner Flick and adopted.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 030/26 IS HEREBY RECOMMENDED FOR APPROVAL SUBJECT TO TEN (10) PROVISOS. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

Provisos

1. 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 Orleans Parish Clerk of Court Land Records Division. Failure to complete the conditional use process within one year or failure to request an administrative extension as provided for in Article 4, Section 4.3.H.2 of the Comprehensive Zoning Ordinance will void the conditional use approval.
2. In Accordance with **Article 20, Section 20.3.ZZ** of the Comprehensive Zoning Ordinance, the applicant shall meet the following standards:
 - a. A restaurant shall submit a security and operation plan, to be reviewed by the Director of Safety and Permits, and all other relevant City agencies, with the following added:

- i. For restaurants with an outdoor component, the plan shall include provisions regarding how the facility will control the sales of alcoholic beverages to ensure consumption on-premises.
 - ii. All restaurants serving alcoholic beverages shall provide exterior security cameras.
 - b. A restaurant shall submit a noise abatement plan, to be reviewed by the Director of Safety and Permits, and all other relevant City agencies.
 - c. If a restaurant contains a brewing, distilling or winemaking facility on-site, a floor plan indicating the area reserved for brewing, distilling or winemaking and a description of the facility and capacity. On-site micro-brewing, micro-distillery and winery facilities are only allowed in standard restaurants.
 - d. Standard restaurants shall submit a summary of the number and location of places of worship, educational facilities, and parks and playgrounds within three-hundred (300) feet of the proposed location.
 - e. Unless otherwise permitted by law, retail sales of packaged alcoholic beverages for consumption off the premises are prohibited.
 - g. Hours of operation shall be posted on or near the restaurant entrance visible to the public.
 - h. Live entertainment-secondary use and outdoor live entertainment-secondary use are separate uses and subject to separate approval. Additionally, the restaurant must remain open while any live entertainment takes place.
 - i. If the restaurant use plans an increase in intensity, such as an expansion of floor area or increase in permitted occupancy, the security and operation plans shall be updated and resubmitted for approval. The revised security and operation plan shall be approved prior to the issuance of any permits.
 - j. Security and operation plans may be revised by the property owner or person authorized in writing by the owner. New plans shall be resubmitted for approval.
 - k. Restaurants with drive-through facilities are subject to the standards of this Article. Standard restaurants with live entertainment – secondary uses are also subject to the standards of this Article. Drive-through facilities and live entertainment – secondary uses are considered separate principal uses and subject to separate approval.
 - l. There shall be no cover charge to enter a restaurant.
- 3. The property shall not be permitted to be a “Bar”, as defined in Article 26 of the Comprehensive Zoning Ordinance.
- 4. The restaurant space shall not be permitted to have a “holding bar”, as described in Section 20.3.ZZ in Article 20 of the Comprehensive Zoning Ordinance.
- 5. The standard restaurant shall be limited to the current tenant size and configuration at municipal address 5433 Laurel Street, which is approximately 1,250 square feet interior space and 200 square feet of outdoor seating space. Alcohol sales shall be limited exclusively to this space. No expansion or adjacent standard restaurant use in the remainder of the property shall be permitted under any circumstances.
- 6. Alcohol served in the standard restaurant shall be served to seated guests only.

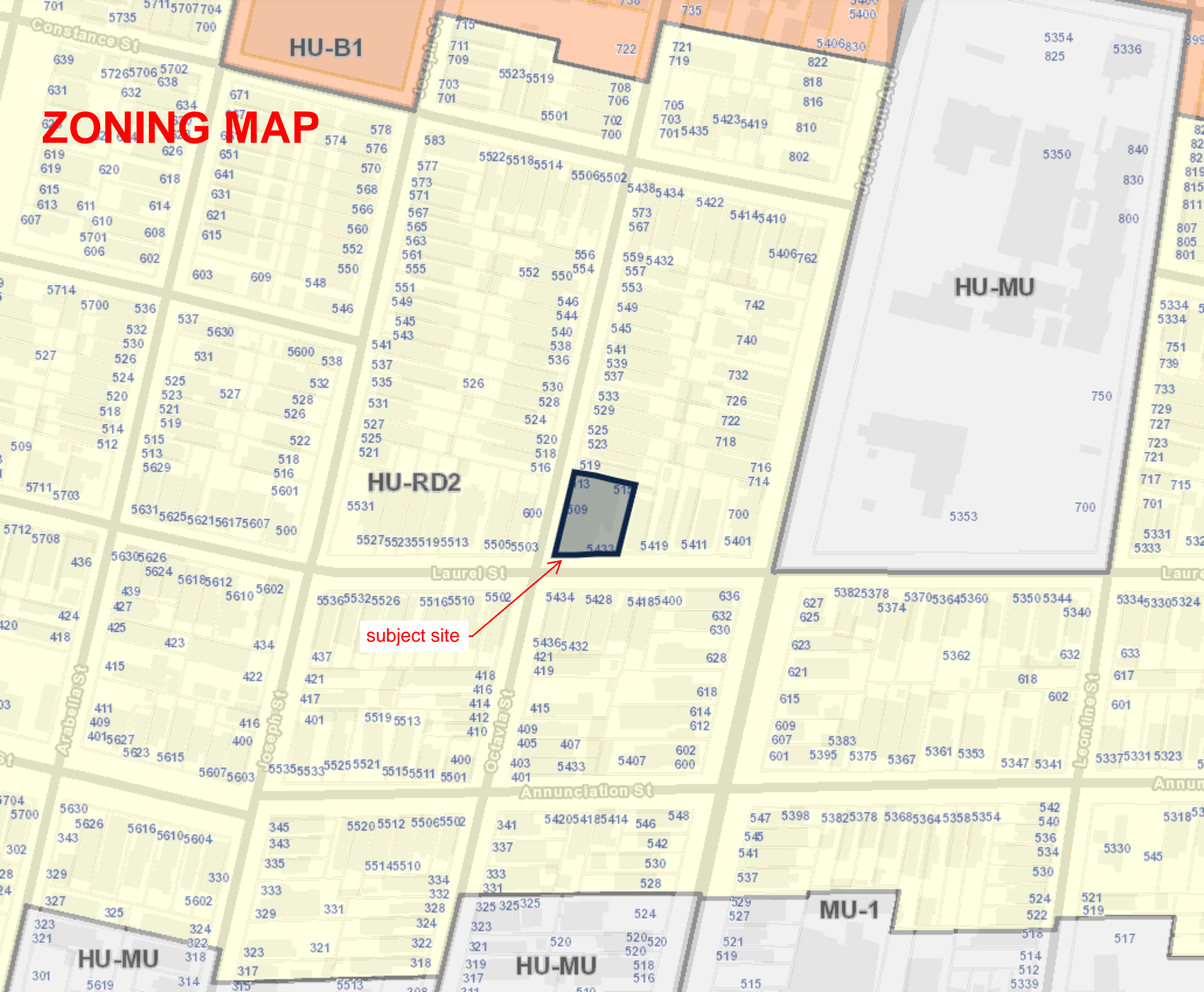
7. In lieu of “Table 20-2: Restaurant Hours of Operation Regulations”, the standard restaurant shall only be allowed to be open until 9:00pm, with guests seated no later than 8:00pm. Outdoor seating shall only be open until 5:00pm. The restaurant will close at 3:00pm on Mondays, Tuesdays, and Wednesdays.
8. Employee parking for the standard restaurant shall not be allowed in front of residential property within a 3-block radius of the property and actively enforced by management, including recording all employee license plate numbers for identification.
9. Management shall continually maintain a designated contact person and phone number for neighbor complaints.
10. The applicant and property owner will request that the City remove the “15 minute parking” zone on Laurel Street, directly adjacent to the Property, to allow for patron parking at this location.

YEAS: Flick, Hebert, Jackson, Jordan, Joshi-Gupta, Kepper, Steeg, Witry

NAYS: None

ABSENT: Poché

ZONING MAP



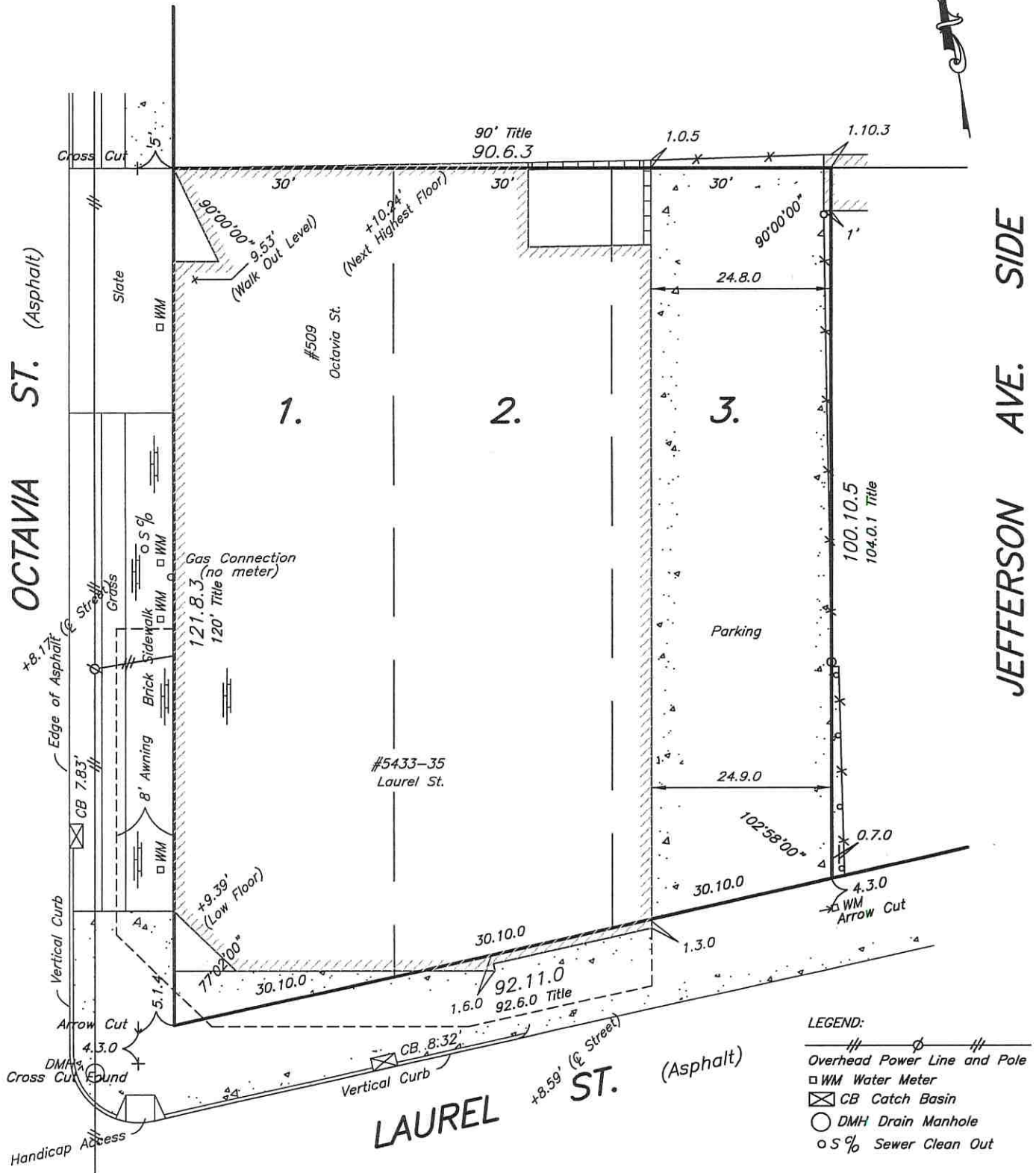
subject site

**SQ. NO. 187, RICKERVILLE
SIXTH DISTRICT**

**NEW ORLEANS, LA
ORLEANS PARISH**

A Boundary Survey of Lots 1, 2, & 3.

CONSTANCE ST. SIDE



Revised: January 21, 2019 to show surface utilities. *Clint Simoney*

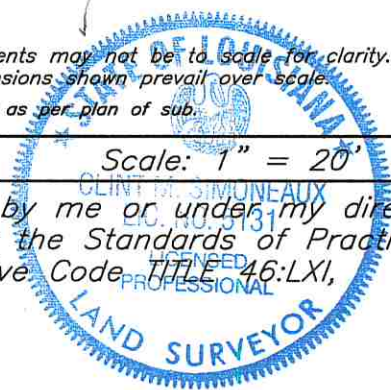
THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE FURNISHED TO US. THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING DATA FOR THIS SURVEY.

Note: Improvements may not be to scale for clarity. The dimensions shown prevail over scale. Lot angles as per plan of sub.

Date: January 7, 2019

Scale: 1" = 20'

This plat represents an actual ground survey made by me or under my direct supervision and control and meets the requirements for the Standards of Practice for Boundary Surveys as found in Louisiana Administrative Code, Title 46: LXI, Chapter 29 for a Class "C" survey. Made at the request of Octavia & Toast.



Gilbert, Kelly & Couturie, Inc., Professional Land Surveying
2121 N. Causeway Blvd., Metairie LA 70001 (504) 836-2121

Clint Simoney

REVISIONS		
1	ADDENDUM #1	08/14/20
2	ADDENDUM #2	21 AUG PER SFM REVIEW 2020
3	ADDENDUM #7	03 AUG CONSTRUCTION 2021



DRAFT
DATE 22 JAN 2021
PROJ NO. 1812

SITE PLAN LEGEND

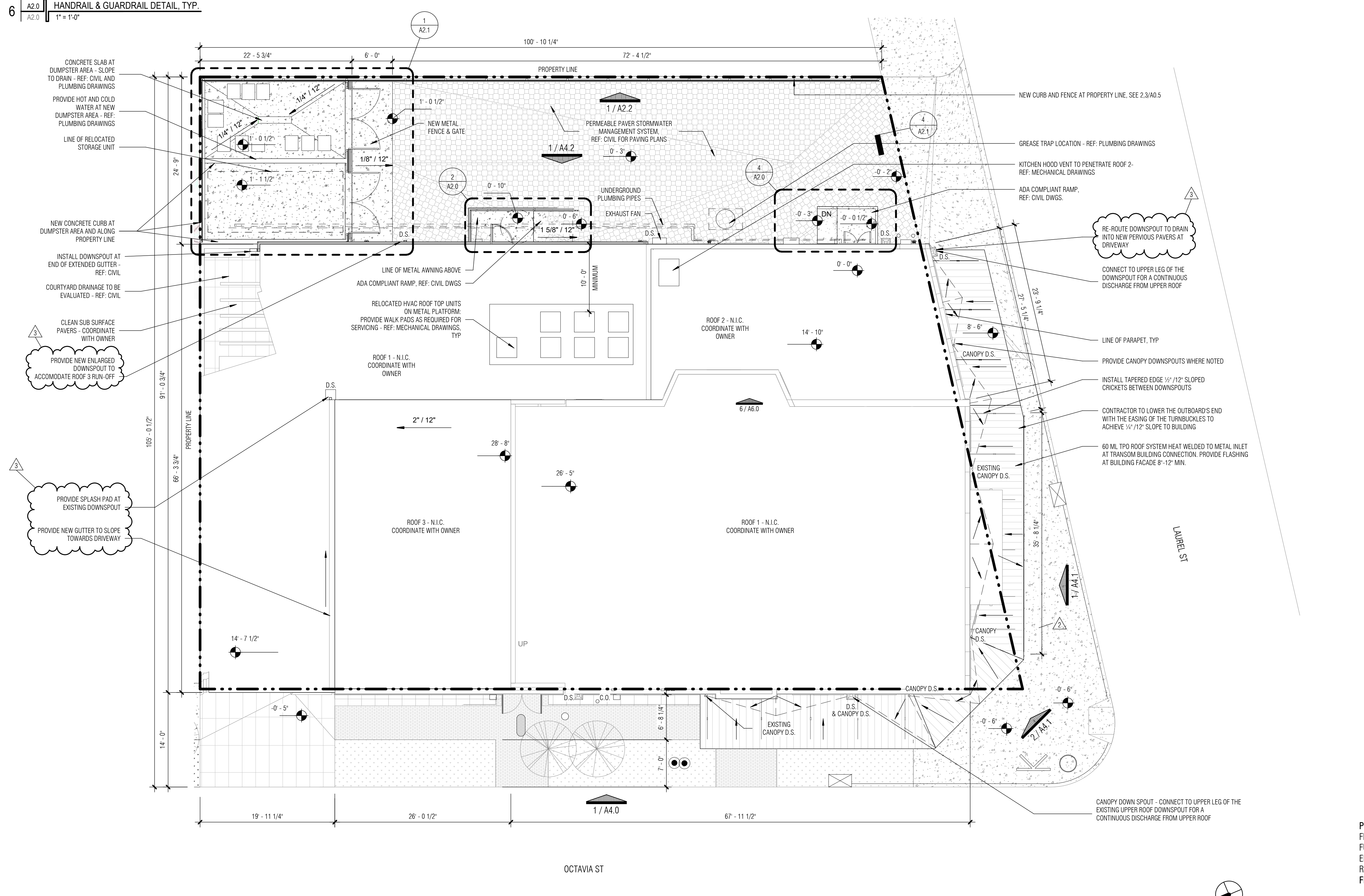
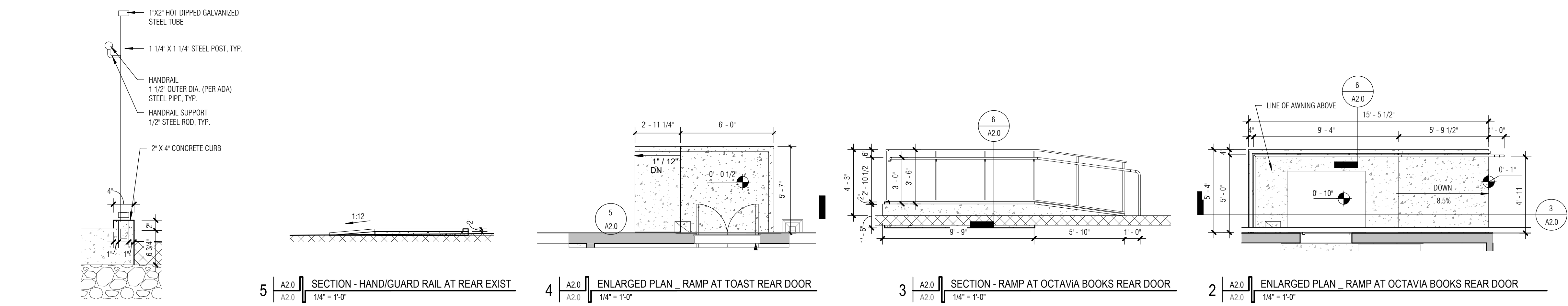
	GRASS		CONCRETE
	SEWER GRINDER AREA REF. PLUMBING		EXISTING BUILDING & SITE - N.I.C.
	TREE		H.B. HOSE BIB - REF. PLUMBING
	LIGHT POST (SHOWN FOR REFERENCE ONLY)		EXTERIOR LIGHTING - REF. ELECTRICAL
	FIRE HYDRANT		CLEAN OUT
	PROPERTY LINE		D.S. DOWNSPOUT
	PERMEABLE PAVERS		H T C T HOT/COLD WATER ACCESS

GENERAL SITE NOTES

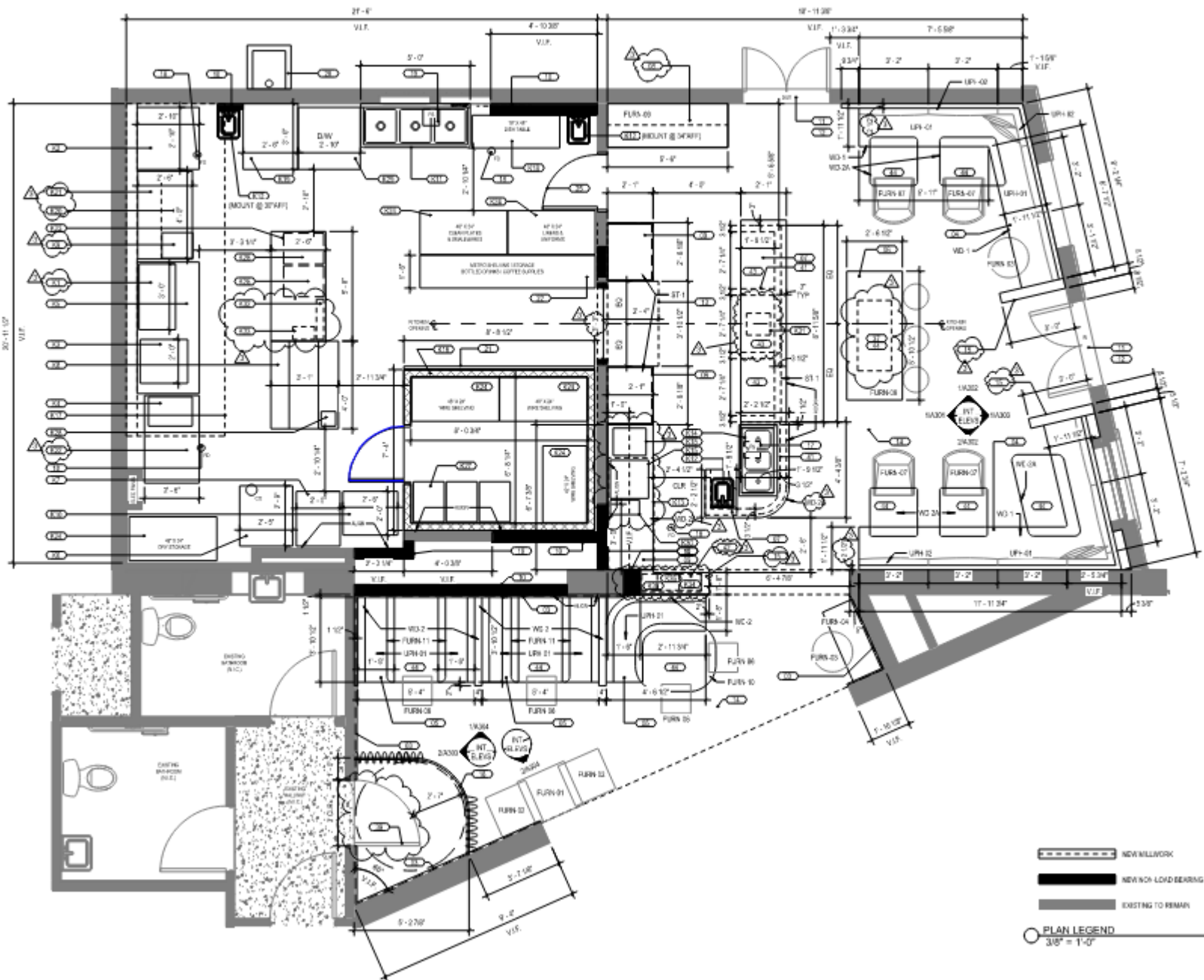
- ALL UTILITY LOCATIONS ARE APPROXIMATE. FIELD VERIFY WITH LOUISIANA ONE-CALL REQUIRED. ANY SIDEWALK REPAIRS REQUIRED DURING CONSTRUCTION. REQUIRE DPW APPROVAL (GENERAL CONTRACTOR RESPONSIBLE FOR DPW PERMIT).
- SEE SHEET A1.0 FOR MORE DETAILED SITE SURVEY INFORMATION.
- OWNER TO INSTALL NEW ROOF.
- COORDINATE W/ CITY OF N.O. PUBLIC WORKS FOR SIDEWALK AND EXTERIOR GRADING. REFER TO MECHANICAL DRAWINGS FOR ROOF UNIT INFORMATION. PROVIDE CURB/UNIT SUPPORT PER UNIT REQUIREMENTS AND IN CONJUNCTION WITH ROOF SYSTEM.
- REFER TO PLUMBING DRAWINGS FOR FURTHER INFORMATION ON EQUIPMENT, PENETRATIONS, AND VENTS.
- MATCH EXISTING STORM WATER DRAIN LINE. DRAIN WATER ON A TIE INTO MAIN LINE. OWNER SUPPLIED AND INSTALLED ROOF - ROOF-TEK POLY-SIL 2500 SERIES WITH BAY SEAL 2.7 Z-COMPONENT & CLOSED CELL SPRAY-APPLIED POLYURETHANE FOAM SPF SYSTEM.

ROOF/AWNING NOTES

- REMOVE EXISTING STANDING SEAM METAL ROOFING TO DECK BELOW.
- REPLACE DAMAGED OR DETERIORATED WOOD FRAMING AT DECK.
- ADJUST TURNBUCKLES TO LOWER THE ANGLE BACK TO BUILDING TO 1/2" SLOPE.
- INSTALL 60 ML TPO MECHANICALLY FASTENED, HEAT WELDED TO METAL INLET - NO OPEN FLAMES ALLOWED.
- INSTALL TAPERED INSULATION (RIGID) BOARD CRICKETS AT 1/2" SLOPE AS SHOWN ON SITE AND ROOF PLAN A2.0.
- PROVIDE 20 YEAR NDL WARRANTY FOR AWNING.
- ALL FLASHING TO BE 24 GA. STAINLESS STEEL FASTENED WITH NO CORROSIVE ANCHORS.



1 | A2.0 | SITE AND ROOF PLAN
A1.2 | 1/8\"/>



1 PROPOSED PLAN
 3/8" = 1'-0"

MATERIALS LEGEND

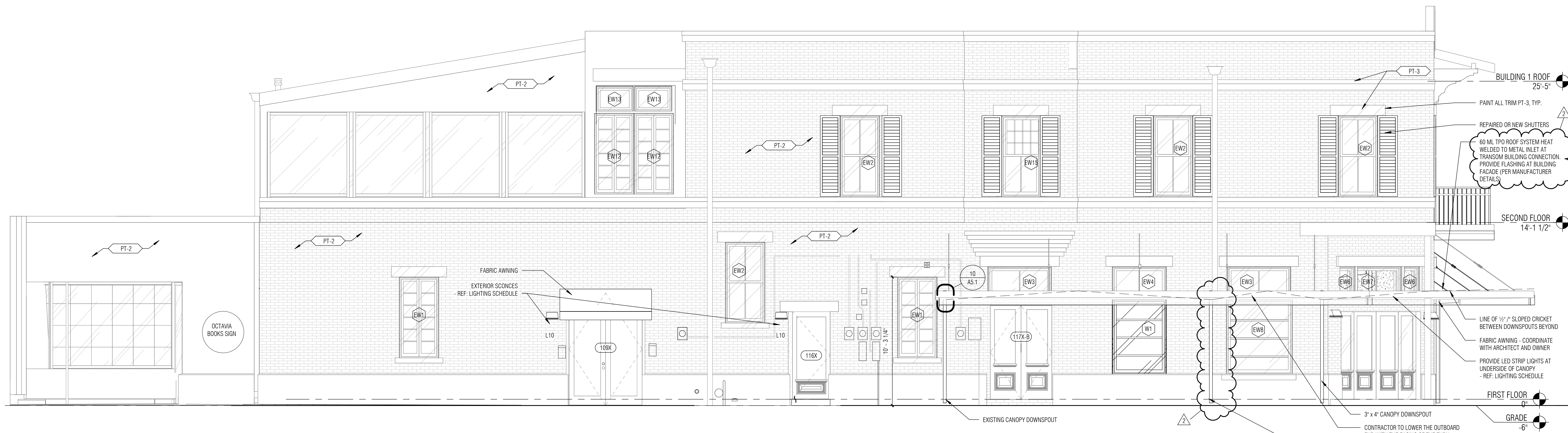
	ACOUSTICAL TILE OR PANELS		EXISTING MATERIAL TO REMAIN
	BRICK (SECTION)		BRICK (SURFACE)
	CONCRETE		METAL
	CONCRETE MASONRY UNITS		PLASTER
	GLASS IN ELEVATION		RESILIENT MATERIAL
	INSULATION (RIGID)		SOIL, EARTH
	INSULATION		WOOD (FINISH)
	4" GRAVEL		WOOD (ROUGH)
	6" GRAVEL		

EXTERIOR ELEVATION NOTES

- INSPECT WOOD CANOPY FOR WATER AND TERMITE DAMAGE AND REPLACE AS NECESSARY. COORDINATE WITH OWNER AND ARCHITECT ON REPLACEMENT OF GUTTERS, SCUPPERS, AND DOWNSPOUTS. CONNECT DOWNSPOUTS TO SUBSURFACE DRAINAGE.
- REMOVE AND REPLACE DEGRADED BRICKS. REMOVE DEGRADED MORTAR AND TUCK-POINT BRICK JOINTS.
- ALL BRICK TO BE CLEANED, PAINT AND TUCKPOINT WHERE NEEDED.
- WIRE BRUSH BALCONY RAILING, PRIME W/METAL PRIMER AND PAINT TWO COATS.
- REPAIR EXISTING SILLIS AND HEADERS AS REQUIRED.
- CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY WHEN EXISTING FIELD CONDITIONS CONFLICT WITH CONSTRUCTION DOCUMENTS.
- SHOP DRAWINGS TO BE SUBMITTED TO ARCHITECT FOR ALL CUSTOM FABRICATIONS UNLESS OTHERWISE NOTED. ALL WINDOWS ON SECOND FLOOR TO BE RENEWED, REPAIR, REGLAZE AND RECAULK.
- SEE WINDOW AND DOOR SCHEDULE FOR DETAILS.

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REVISIONS

#1	ADDENDUM #1	08/14/20
2	ADDENDUM #2	21 AUG 2020



FOR PERMIT
DATE 13 JULY 2020
PROJ NO. 1812

A4.0
EXTERIOR ELEVATIONS

MATERIALS LEGEND

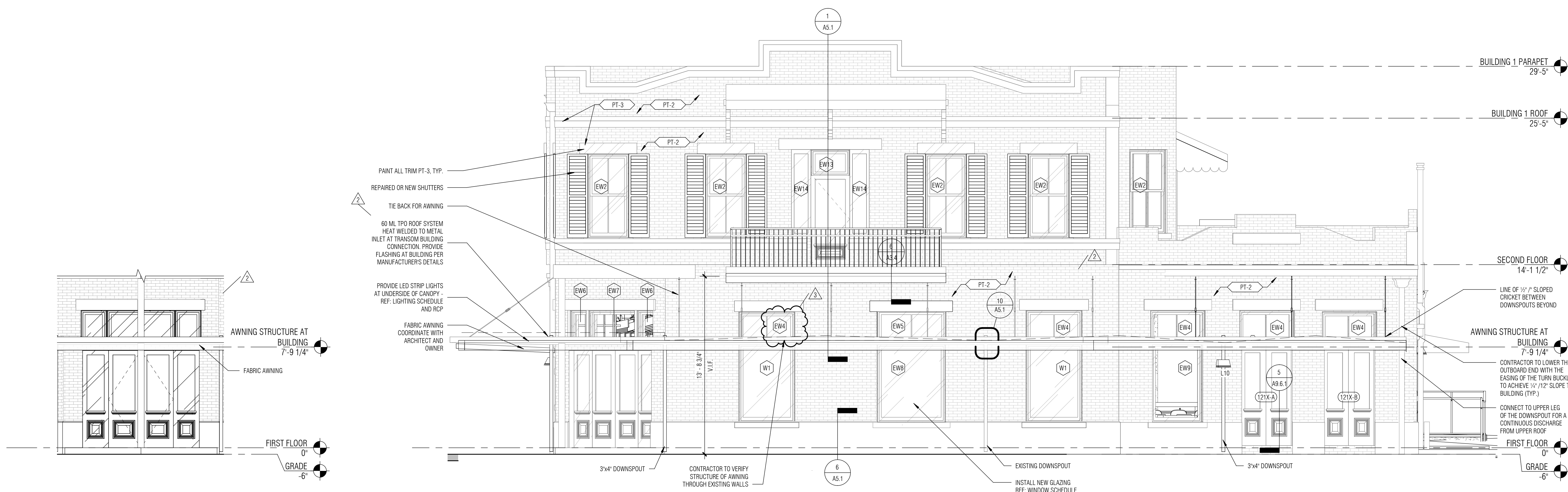
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	CONCRETE		METAL
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REVISIONS

#1	ADDENDUM #1	08/14/20
2	ADDENDUM #2	21 AUG 2020
3	PER SFM REVIEW	08 NOV 2021
	ASI #3 DOOR & WINDOW SCHEDULE REVISIONS	

DRAFT

DATE	22 JAN 2021
PROJ NO.	1812

11/12/2021 4:42:45 PM

2 | A4.1 | EXTERIOR ELEVATION - SOUTHWEST ENTRANCE
A2.0 | 1/4" = 1'-0"

1 | A4.1 | EXTERIOR ELEVATION - SOUTH
A2.0 | 1/4" = 1'-0"

MATERIALS LEGEND

	ACOUSTICAL TILE OR PANELS		BRICK (SECTION)		BRICK (SURFACE)		EXISTING MATERIAL TO REMAIN
	CONCRETE		METAL		PLASTER		RESILIENT MATERIAL
	CONCRETE MASONRY UNITS		SOIL, EARTH		WOOD (FINISH)		WOOD (ROUGH)
	GLASS IN ELEVATION						
	INSULATION (RIGID)						
	INSULATION						
	4" GRAVEL						
	6" GRAVEL						

EXTERIOR ELEVATION NOTES

1. INSPECT WOOD CANOPY FOR WATER AND TERMITE DAMAGE AND REPLACE AS NECESSARY.
2. COORDINATE WITH OWNER AND ARCHITECT ON REPLACEMENT OF GUTTERS, SCUPPERS, AND DOWNSPOUTS. CONNECT DOWNSPOUTS TO SUBSURFACE DRAINAGE.
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9. SEE WINDOW AND DOOR SCHEDULE FOR DETAILS.
- 10.

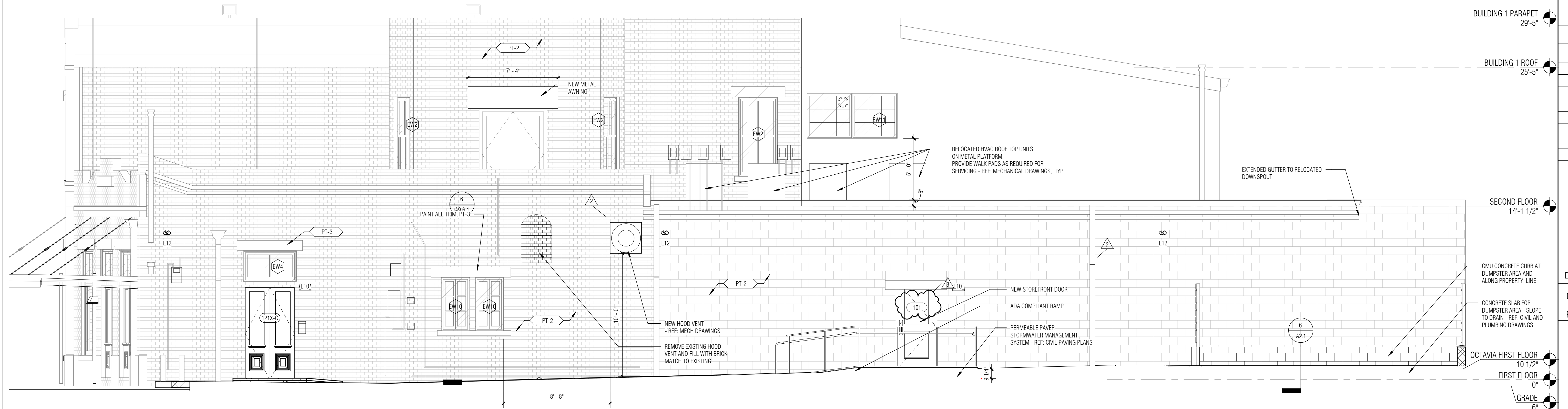
OCTAVIA BOOKS & TOAST RENOVATION

5435 LAUREL STREET, NEW ORLEANS, LA 70115

REVISIONS		
#1	ADDENDUM #1	08/14/20
2	ADDENDUM #2 PER SFM REVIEW	21 AUG 2020
3	ASI #3 DOOR & WINDOW SCHEDULE REVISIONS	08 NOV 2021

DRAFT
DATE 22 JAN 2021
PROJ NO. 1812

A4.2
EXTERIOR ELEVATIONS



1 | A4.2 | EXTERIOR ELEVATION - EAST
A2.0 | 1/4" = 1'-0"





January 29, 2026

Neighborhood Participation Program
In Person Meeting at Café Malou, 5433 Laurel Street
January 28th, 5:30pm –6:30pm

Project Name: Café Malou and Octavia Books: Zoning Change from HU-RD2 to HU-B1A and Conditional Use for Standard Restaurant

This report summarizes the neighborhood engagement process, as of the date of this report, for the zoning approvals for the property at 513 Octavia Street and 5433 Laurel Street.

Presently, the bookstore, Octavia Books, and the standard restaurant, Café Malou, are operating as legal, non-conforming uses within the HU-RD2 zoning district. This request is a corrective measure zoning change but also a request for the restaurant to continue operating as a standard restaurant, but with alcohol sales. Even though the restaurant is currently a legal, non-conforming use, the nonconformity does not include alcohol sales. This conditional use is for the standard restaurant to sell alcohol, as bound by all of the existing CZO regulations for alcohol sales in a standard restaurant.

The requests include: 1) a zoning change for the parcel, which includes both businesses from HU-RD2 to HU-B1A and 2) a conditional use for a Standard Restaurant with alcohol sales pursuant to the HU-B1A Overlay.

Contacts: Sherman Strategies, LLC
800 Baronne Street
New Orleans, LA 70113
Rebecca Gieger, 504 799 9335
becca@shermanstrategiesllc.com

Neighborhood Engagement

For the NPP meeting, all citizens within a 300-foot radius received a letter with information on the proposed project, explanation of the NPP guidelines, and contact information. The one (1) registered neighborhood association, the Audubon Riverside Neighborhood Association, also received the notice for the meeting.

Additionally, we reached out directly to ARNA Board Members who typically manage land use items on behalf of the organization. We were able to have a Zoom meeting with Donald Fant, the Zoning Board Member and discuss the requests on January 27th, ahead of the NPP meeting.

The NPP meeting was hosted in the Café Malou space. Becca Gieger and Avery Foret from Sherman Strategies were there to present on the zoning request, and Mani Dawes, owner and operator of Café Malou was there to share additional details about the vision and operations of her business. Tom Lowenburg, owner of the building and Octavia Books, was there to answer any questions that came up related the history of the property and/or the Octavia Books space.

Twenty-five (25) neighbors signed in at the meeting and six (6) comment cards were filled out.

The discussion focused on a range of questions and comments related to the proposed zoning change and conditional use, including potential impacts on traffic, parking, hours of operation, alcohol service, and how the approval would apply to the site over time. Several questions sought clarification on the distinction between the zoning change and the

conditional use, whether limits or provisos could be added to an approval, and how future operators or expansions would be handled. Neighbors also raised broader comments about neighborhood character, safety, and operational details. At the same time, many neighbors spoke up in support of Mani and Café Malou, expressed appreciation for the business, and emphasized that not all nearby residents opposed the request, with several noting an interest in working collaboratively to ensure the restaurant’s continued success with appropriate conditions in place.

The below table captures the questions/comments and responses from the meeting:

Question/Comment	Response
Concern over added traffic.	The number of people that fit inside the restaurant will not change with added alcohol sales.
Concern that this will turn into a Clancy’s.	This is a much smaller restaurant than Clancy’s. Octavia books will remain a bookstore and will not be able to automatically be a restaurant with this zoning change. Explained the HU-B1A overlay that protects against 1) any new restaurant in the Octavia Books space because this conditional use would be only over the current restaurant, and 2) any expansion of the restaurant into the space because the conditional use is plan specific.
General comments regarding the zoning change versus the conditional use and which space the alcohol request will be permitted for.	We explained the request in full detail. The zoning change is for the whole property but the conditional use for restaurant and alcohol is only for the smaller Café Malou space.
We are concerned this could be a late-night operation.	That is not the intent of this restaurant.
We would like to understand how this does not set a precedent. For example, if this request is granted, couldn’t Octavia Books space then make the same request for a restaurant.	We understand the concern. If the restaurant were to get a bigger or another restaurant were to come in to the Octavia Books space, they would have to start over with this process, involving neighborhood notice, a neighborhood meeting, and city hearings.
Is there anything you can do to place limits on the approval?	Yes, these are called provisos and would be tied to the approval so that any future operator would also have to abide by them. For example, limits on building a holding bar, or hours.
Many comments about how much neighbors love Café Malou. They are just concerned over a future operator since the space has had so much turnover. Conditional use will run with the property not the operator.	<p>Thank you for your kind words. We are hoping to be successful and one way to ensure that success is working together.</p> <p>Yes the conditional use would run with the property but we can add protections through provisos.</p> <p>We also want to be clear that a liquor license does not transfer. But the conditional use stays with the land. Any future business owner would have to get their own liquor license.</p>



I know people like to overindulge in this city and I'm just concerned about what that will do to the neighborhood.	
Are you open to limiting hours?	That is something we can look into.
Neighbor posing question to the group: I understand everyone's comments and concerns over what happens if they are allowed alcohol and then they go away and a new bad actor operator takes their place, but I am wondering if anyone has an examples or data that can support this concern? I'm wondering if we are concerned about something that is not likely to happen.	
We support what you are doing now, but my concern is over traffic/parking if you have a dinner service. Right now, most people are gone for work for the majority of your service hours, but if you offer dinner, that would be once people are home from work.	Thank you for your comment and I understand your concern.
I am concerned about drunk drivers hitting children in the neighborhood. Response from other neighbor: Have there been kids hit by cars near restaurants like Patois?	
Is there a real profit difference for alcohol? You opened up this restaurant knowing you couldn't sell alcohol.	Yes, even if it's only 10-20% of sales, which is a fair projection, there is a large profit margin on alcohol. This would help solidify my success at this location.
Comment from neighbor to the group: If we all like Café Malou, then it would seem like it would be in our best interest to work with her to be successful.	
Comments regarding hours of operation and if she is still committed to closing at 3.	That is the plan right now.
Can you clarify if you would be able to start doing dinner service now?	Yes, as a standard restaurant, the space could serve dinner within the hour of operations limitations of the CZO.
Is it possible to get a residential parking sign?	Explanation of that process with the City. 50% of neighbors have to agree in writing. There was interest in this pursuit.
What about employee parking?	I encourage my employees to park a few blocks away. Please come into the restaurant and let me know if you have an issue with one of my employees parking.
What kind of alcohol will you serve?	As you can see, there is not a ton of storage in the space and certainly not enough space for a bar. So any alcohol would likely be mimosas, a few wines by the glass, maybe Blood Mary's, and maybe a batched cocktail occasionally. But a patron could not order a vodka/soda for example – there is not space for a full bar service.

People are parking in the 15-minute drop off area.	I do not believe those are our patrons. We are also happy to remove those signs to free up more neighborhood parking. They were added when the building had a jitsu class for kids and so the parents could use it for pick up. But if it should go away and doesn't work anymore, Tom, the owner of the building, is okay with that.
My only concern is over alcohol. I do not care about parking or time of day.	Understood.
I am frustrated that we keep coming back to these meetings for a request that no one in the neighborhood wants this.	
I would like everyone to know that not everyone in the neighborhood who is an immediate neighbor is against this. (in response to comments that "nobody wants this")	Thank you.
Did you know that Scrambled made this same request?	Yes. But we understand that the application didn't move forward.
I would just like to speak up and express my support.	Thank you.
I live near Clancy's and Patois and I chose to live there intentionally. I like that I can walk somewhere and have a drink.	
I have an issue with what could go upstairs. Could you limit that? For example, we wouldn't want a yoga studio.	We will look at this. Technically, the CU would be for this space.
What would happen if someone wanted to expand?	They would need to restart this whole process.
Will the outside space that is on the same lot be part of this request?	The whole lot will be rezoned. But no, there is no plan to have outdoor dining in the vacant portion of the lot.
Does a conditional use expire?	No, it would run with the land.
Will you have to-go alcohol?	No. Someone could not come in and order a to-go drink. They would order a drink with their meal.
All of the things discussed today, could some of them be added as conditions?	Yes. They can be added as provisos.

Attachments

- Letters of Support (5)
- Copy of NPP Letter
- NPP Contact List
- Email to Councilmember
- Email to CPC
- Email to ARNA
- Emails with neighbors
- Sign in Sheets
- Comment Cards

January 29, 2026

Dear Ms. Geiger,

I am writing to express my family's full support for Café Malou's Neighborhood Participation Program request to change the zoning from HU-RD2 to HU-B1A, along with the associated conditional use request to operate a standard restaurant within the existing use-restriction overlay.


I live with my wife and four young kids one block away from Café Malou (and its predecessors), and I can state with certainty that having a thriving, neighborhood restaurant at that site is a great benefit to my family and our neighbors. Café Malou is the sort of establishment that makes Uptown and other walkable New Orleans neighborhoods special. What a privilege it is to walk down the block and meet your friends and neighbors for a meal and a glass of wine!

Imagined doomsday scenarios like whole-block takeovers, parking nightmares, and drunken debauchery are silly (especially considering this modest proposal) and divorced from the everyday reality that has made New Orleans a world-class city. I fully support adding Café Malou to the list of charming neighborhood restaurants where I can walk up, socialize, and refresh with a sparkling water or relax with a sparkling wine. That's what New Orleanians want!

Cheers,

A handwritten signature in black ink, appearing to read "David L. Smith", written over a horizontal line.

Dr. David L. Smith
500 Joseph Street
New Orleans

From: Robert Phillips robert@gnoproperty.com 
Subject: Cafe Malou
Date: January 29, 2026 at 2:38 PM
To: becca@shermanstrategiesllc.com



Becca,

I am Robert Phillips and have lived in the neighborhood where Café Malou is located for 22 years. We have seen several dining establishments come and go over the years but Mani, Sean and the Café Malou crew are by far the best for the surrounding community.

We would love for them to further enhance their menu with bar options and it is exactly what our neighborhood is missing.

Thank you for your time and consideration.

Robert Phillips



Robert Phillips

President

Phone: 504.528.7028 x105

Email: robert@gnoproperty.com

551 Hickory Avenue
Harahan, LA 70123

www.gnoproperty.com

From: Marguerite Adams mladams39@gmail.com
Subject: Fwd: Cafe Malou and Octavia Books
Date: January 29, 2026 at 2:40 PM
To: becca@shermanstrategiesllc.com
Cc: Mani Dawes mani@tiapol.com

MA

I am writing to voice my support for the zoning change of this property to HU-B1A. I served on the advisory commission formed after Hurricane Katrina to work on the revised Zoning Ordinance. This property fits perfectly under the description of the purpose of property designated HU-B1A:

“It is intended for individual parcels or small clusters of parcels within residential areas that have historically served the neighborhood, such as corner stores.”

Octavia Books and a cafe in the adjacent space were being operated before Katrina and before the new zoning maps were drawn. When the new maps were being drawn, there was an effort to carve out this type of property that was historically used for neighborhood businesses from the residential zoning for adjacent properties. I don't know why this parcel slipped through the cracks.

Octavia Books and Cafe Malou are exactly the kinds of businesses that enhance the quality of life in our neighborhood. There will always be some opposition to change but sometimes that opposition is founded in worst case scenarios that are unlikely. Please don't let those voices rule the day and prevent a common sense change that probably should not have been needed had the zoning map taken into consideration the historic use of this property.

Marguerite (Peggy) Adams
537 Joseph St.
New Orleans LA 70115

January 22, 2026

To Whom It May Concern,

I am writing to express my strong support for Café Malou's Neighborhood Participation Program request to change the zoning from HU-RD2 to HU-B1A, along with the associated conditional use request to operate a standard restaurant within the existing use-restriction overlay.

Neighborhood-scale businesses are fundamental to the economic resilience, cultural richness, and long-term sustainability of New Orleans. Our city's identity is rooted in locally owned cafés, restaurants, and gathering places that foster connection, walkability, and community engagement. These establishments do not detract from neighborhoods—they help define them and ensure they remain vibrant and livable.

Café Malou exemplifies a responsible, community-oriented neighborhood business. I have personally observed the owner embrace the surrounding neighborhood not merely as a place of commerce but as a community to actively support and participate in. She is consistently present, attentive, and invested in the day-to-day success of the business and its relationship with nearby residents. Café Malou is thoughtfully operated, well-maintained, and provides employment opportunities that contribute directly to the local economy.

Supporting businesses like Café Malou also strengthens diversity within our city's economic landscape. Locally owned small businesses—particularly those led by owners who are deeply engaged with their communities—create pathways for diverse entrepreneurship, employment, and cultural expression. These enterprises play a critical role in maintaining the authentic character that makes New Orleans unique.

A persistent “not-in-my-backyard” approach to neighborhood-serving businesses risks undermining the very qualities residents seek to protect. Reasonable, well-managed establishments such as Café Malou enhance neighborhood life rather than disrupt it. Encouraging these businesses promotes economic resilience, reinvestment, and shared prosperity.

For these reasons, I strongly urge approval of Café Malou's zoning change and conditional use request. Supporting this application affirms the city's commitment to neighborhood vitality, local ownership, economic opportunity, and a diverse, thriving New Orleans.

Thank you for your time and thoughtful consideration.

Sincerely,

A handwritten signature in black ink that reads "Jordan DesHotels". The signature is written in a cursive, flowing style.

Jordan DesHotels

From: alex@katz.us
Subject: Cafe Malou Zoning Change
Date: January 29, 2026 at 3:02 PM
To: becca@shermanstrategiesllc.com



Rebecca,

I am writing to express my strong support for the zoning change requested by Cafe Malou.

One of the most vital aspects of our pocket of Uptown is the density of independent, walkable businesses. This proposed change is modest in scope, yet it is essential for Cafe Malou to secure its long-term future in our neighborhood. It is important to note that we aren't being asked to support a faceless development; we are supporting a highly respected local operator who has lived nearby for most of her life. She has consistently demonstrated her commitment to our community, and I look forward to the day I can enjoy a full brunch experience—including a Bloody Mary—right here in the neighborhood.

Alex Katz
alex@katz.us
504.722.2232

January 14, 2026

Dear Neighbors,

We are writing to share information about a zoning request related to Octavia Books and Café Malou, at 513 Octavia and 5433 Laurel Street. We'd also like to invite you to attend a neighborhood meeting to learn more about the request.

Café Malou is a small neighborhood café serving breakfast, lunch, and weekend brunch. Since opening, it has operated as a community-oriented business that complements the adjoining bookstore and fits comfortably within the residential character of the surrounding area. While this space has served as a standard restaurant for several years, alcohol sales have not previously been a part of the business model. The zoning request that is proposed is to allow Café Malou to serve alcohol as part of its standard restaurant operation.

NPP Meeting Date:
 Wednesday, January 28th, 2026
 5:30pm

NPP Meeting Location:
 Café Malou
 5433 Laurel Street

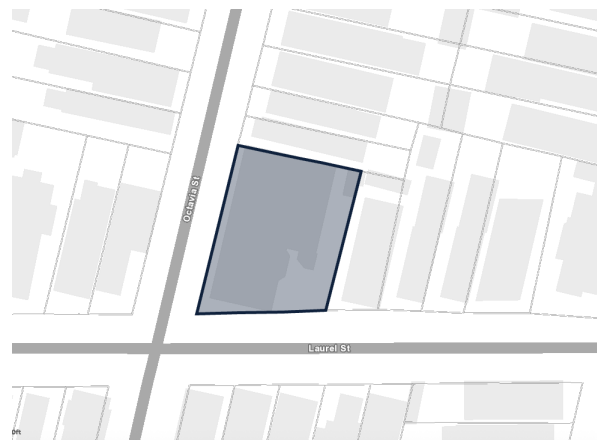
Contact Information:
 Rebecca Gieger
 504-799-9335
 becca@shermanstrategiesllc.com

The property is presently zoned HU-RD2 Historic Urban Two-Family Residential. The request is for a zoning change to HU-B1A Neighborhood Business District for the entire 10,000 square foot property. The requested HU-B1A zoning is designed for businesses such as these: non-residential uses within residential areas that have historically served the neighborhood and are located on a corner. More information on the HU-B1A zoning can be found here: <https://czo.nola.gov/article-12/>.

Due to a zoning overlay district, for a restaurant to serve alcohol in an HU-B1A zoning district, a conditional use is required for the 1,200 square foot restaurant space. More information on the HU-B1A Use Restriction Overlay can be found here: <http://czo.nola.gov/Article-18#18-18>.

No changes or expansions to the existing building are proposed.

SUMMARY OF REQUEST: A zoning change from HU-RD2 to HU-B1A and a conditional use for a standard restaurant in the HU-B1A Use Restriction Overlay to allow for alcohol sales.



The zoning change and conditional use process involves several steps including neighborhood notice through this letter, a community meeting as detailed above, a review by City Planning Commission staff, a public hearing before the City Planning Commission, and ultimately, consideration by the New Orleans City Council for final approval. There is no construction associated with these requests. This letter is being delivered through U.S. Mail. At the meeting, we will provide a sign-in sheet and comment cards, and there will be an opportunity for discussion. We hope to see you there. If you are unable to attend, please feel free to reach us by phone or email at any time.

Incidents and Property Owners within 300 foot radius - Hand Deliver on

Name	Mailing Address	City	State	Zip
Name	Mailing Address	Mailing City	Mailing S	Zip
533-535 Joseph Street LLC	537 Joseph St	New Orleans	LA	70115
Alexander Thomas Flood	401 Octavia St	New Orleans	LA	70115
Alicia K Zervigon	516 Octavia St	New Orleans	LA	70115
Alonzo Dustin C	5530 Laurel St	New Orleans	LA	70115
Barclay D Beery	5505 Laurel St	New Orleans	LA	70115
Beals Gary Jr	5434 Laurel St	New Orleans	LA	70115
Bernard E Lighter	742 Jefferson Ave	New Orleans	LA	70115
Bloomingle Palms LLC	C/O William W Messersmith IV 916 Leontine	New Orleans	LA	70115
Broyles Stephen E Jr	543 Joseph St	New Orleans	LA	70115
Carmen G Demarr	546 Octavia St	New Orleans	LA	70115
Caroline Huger Boone Graham	5511 Laurel St	New Orleans	LA	70115
Cazalot Yvonne M	628 Jefferson Ave	New Orleans	LA	70115
Christopher Leonce Doucet	555 Joseph St	New Orleans	LA	70115
Clifford R Tillman	300 S Commerce St	Natchez	MS	39120
Cretin Christopher E	5522 Laurel St	New Orleans	LA	70115
Cristin Morneau	707 Jena St	New Orleans	LA	70115
Current Resident	403 Octavia St	New Orleans	LA	70115
Current Resident	409 Octavia St	New Orleans	LA	70115
Current Resident	410 Octavia St	New Orleans	LA	70115
Current Resident	412 Octavia St	New Orleans	LA	70115
Current Resident	416 Octavia St	New Orleans	LA	70115
Current Resident	417 Joseph St	New Orleans	LA	70115
Current Resident	418 Octavia St	New Orleans	LA	70115
Current Resident	419 Octavia St	New Orleans	LA	70115
Current Resident	509 Octavia St	New Orleans	LA	70115
Current Resident	509 Octavia St Ste 2A	New Orleans	LA	70115
Current Resident	513 Octavia St	New Orleans	LA	70115
Current Resident	518 Octavia St	New Orleans	LA	70115
Current Resident	519 Octavia St	New Orleans	LA	70115
Current Resident	521 Octavia St	New Orleans	LA	70115
Current Resident	525 Joseph St	New Orleans	LA	70115
Current Resident	525 Octavia St	New Orleans	LA	70115
Current Resident	527 Joseph St	New Orleans	LA	70115
Current Resident	528 Octavia St	New Orleans	LA	70115
Current Resident	529 Octavia St	New Orleans	LA	70115
Current Resident	530 Octavia St	New Orleans	LA	70115
Current Resident	531 Joseph St	New Orleans	LA	70115
Current Resident	533 Joseph St	New Orleans	LA	70115
Current Resident	5336 Magazine St	New Orleans	LA	70115
Current Resident	535 Joseph St	New Orleans	LA	70115
Current Resident	5350 Magazine St	New Orleans	LA	70115
Current Resident	5353 Laurel St	New Orleans	LA	70115
Current Resident	5354 Magazine St	New Orleans	LA	70115

Current Resident	536 Octavia St	New Orleans	LA	70115
Current Resident	538 Octavia St	New Orleans	LA	70115
Current Resident	540 Octavia St	New Orleans	LA	70115
Current Resident	5401 Laurel St	New Orleans	LA	70115
Current Resident	5409 Laurel St	New Orleans	LA	70115
Current Resident	541 Joseph St	New Orleans	LA	70115
Current Resident	541 Octavia St	New Orleans	LA	70115
Current Resident	5411 Laurel St	New Orleans	LA	70115
Current Resident	5413 Laurel St	New Orleans	LA	70115
Current Resident	5416 Laurel St	New Orleans	LA	70115
Current Resident	5417 Laurel St	New Orleans	LA	70115
Current Resident	5418 Laurel St	New Orleans	LA	70115
Current Resident	542 Octavia St	New Orleans	LA	70115
Current Resident	5421 Laurel St	New Orleans	LA	70115
Current Resident	5423 Laurel St	New Orleans	LA	70115
Current Resident	5426 Laurel St	New Orleans	LA	70115
Current Resident	5428 Laurel St	New Orleans	LA	70115
Current Resident	543 Octavia St	New Orleans	LA	70115
Current Resident	5430 Laurel St	New Orleans	LA	70115
Current Resident	5433 Laurel St	New Orleans	LA	70115
Current Resident	544 Octavia St	New Orleans	LA	70115
Current Resident	545 Joseph St	New Orleans	LA	70115
Current Resident	545 Octavia St	New Orleans	LA	70115
Current Resident	549 Joseph St	New Orleans	LA	70115
Current Resident	549 Octavia St	New Orleans	LA	70115
Current Resident	5502 Laurel St	New Orleans	LA	70115
Current Resident	5507 Laurel St	New Orleans	LA	70115
Current Resident	551 Octavia St	New Orleans	LA	70115
Current Resident	5513 Laurel St	New Orleans	LA	70115
Current Resident	5514 Laurel St	New Orleans	LA	70115
Current Resident	5515 Annunciation St	New Orleans	LA	70115
Current Resident	5516 Laurel St	New Orleans	LA	70115
Current Resident	5519 Laurel St	New Orleans	LA	70115
Current Resident	5521 Laurel St	New Orleans	LA	70115
Current Resident	5525 Laurel St	New Orleans	LA	70115
Current Resident	5526 Laurel St	New Orleans	LA	70115
Current Resident	5527 Laurel St	New Orleans	LA	70115
Current Resident	5528 Laurel St	New Orleans	LA	70115
Current Resident	5532 Laurel St	New Orleans	LA	70115
Current Resident	556 Octavia St	New Orleans	LA	70115
Current Resident	600 Jefferson Ave	New Orleans	LA	70115
Current Resident	600 Octavia St	New Orleans	LA	70115
Current Resident	614 Jefferson Ave	New Orleans	LA	70115
Current Resident	625 Jefferson Ave	New Orleans	LA	70115
Current Resident	627 Jefferson Ave	New Orleans	LA	70115
Current Resident	630 Jefferson Ave	New Orleans	LA	70115
Current Resident	632 Jefferson Ave	New Orleans	LA	70115

Current Resident	636 Jefferson Ave	New Orleans	LA	70115
Current Resident	700 Leontine St	New Orleans	LA	70115
Current Resident	716 Jefferson Ave	New Orleans	LA	70115
Current Resident	720 Jefferson Ave	New Orleans	LA	70115
Current Resident	732 Jefferson Ave	New Orleans	LA	70115
Current Resident	750 Leontine St	New Orleans	LA	70115
Current Resident	800 Leontine St	New Orleans	LA	70115
Current Resident	825 Jefferson Ave	New Orleans	LA	70115
Current Resident	830 Leontine St	New Orleans	LA	70115
Current Resident	840 Leontine St	New Orleans	LA	70115
Danny M Steib	5506 Laurel St	New Orleans	LA	70115
David Albrecht Terral	23322 Woodland Way	Pass Christian	MS	39571
David I Beriss	520 Octavia St	New Orleans	LA	70115
Devlin Clay Sutton Jr	526 Octavia St	New Orleans	LA	70115
Doron Gary Klemer	405 Octavia St	New Orleans	LA	70115
Duane R Mikulencak	5523 Laurel St	New Orleans	LA	70115
Edwin A Geoghegan	1226 First St	Mew Orleans	LA	70130
Erica C Marshall	547 Octavia St	New Orleans	LA	70115
Evan Richard Jacobs	714 Jefferson Ave	New Orleans	LA	70115
Ewen T Galyean	415 Octavia St	New Orleans	LA	70115
Farshid Yazdi	537 Octavia St	New Orleans	LA	70115
Feoli Ileana	5520 Laurel St	New Orleans	LA	70115
FG Property LLC	415 Octavia St	New Orleans	LA	70115
Francesca E Koerner	7576 Pearl St	New Orleans	LA	70118
Friend Kenneth Charles Jr	11 Rosa Park	New Orleans	LA	70115
Gagliano Vincent John	33728 Cobblestone Dr	Lake Charles	LA	70605
Gassan Chaiban	553 Octavia St	New Orleans	LA	70115
George Batricevich	421 Joseph St	New Orleans	LA	70115
Gerard J Peterson	623 Jefferson Ave	New Orleans	LA	70115
Harco Inc	C/O Melanie C Roy 713 Kiskatom Lane	Mandeville	LA	70471
Heaton Geraldine W	2004 Broadway St	New Orleans	LA	70118
Issa Van Dyk	722 Jefferson Ave	New Orleans	LA	70115
Jaime Rebecca Loebner	547 Joseph St	New Orleans	LA	70115
Jan B Sonnier	5501 Annunciation St	New Orleans	LA	70115
Jason C Stewart	Etal 541 Joseph St	New Orleans	LA	70115
Jeffrey S Ward	1430 Allston Way	Berkeley	CA	94702
John Walter Joyce	726 Jefferson Ave	New Orleans	LA	70115
Joseph D Kimbrell	5503 Laurel St	New Orleans	LA	70115
Joseph S Jr Pappalardo	523 Octavia St	New Orleans	LA	70115
Julia C Jurisich	532 Octavia St	New Orleans	LA	70115
Kearney Michael Wermuth	6334 Prytania St	New Orleans	LA	70118
Kirk A Talavera	734 Jefferson Ave	New Orleans	LA	70115
Leonora A Phillips	5913 Milne Blvd	New Orleans	LA	70124
Lisette C Oser	533 Octavia St	New Orleans	LA	70115
Marguerite L Adams	537 Joseph St	New Orleans	LA	70115
Marie-Anne Delourme	557 Octavia St	New Orleans	LA	70115
Mark Jordan Deshotels	5513 Annunciation St	New Orleans	LA	70115

Mark W Stalder	529 Joseph St	New Orleans	LA	70115
Matthew George Kreider	5419 Laurel St	New Orleans	LA	70115
Monique A Patty	2130 Jefferson Ave	New Orleans	LA	70115
Montelibano Lawrence E Montelibano Liv N	527 Octavia St	New Orleans	LA	70115
N O Lawn Tennisclub	5353 Laurel St	New Orleans	LA	70115
Nancy Wallin	634 Jefferson Ave	New Orleans	LA	70115
Nicholas Thompson	421 Octavia St	New Orleans	LA	70115
Octavia-Laurel LLC	2035 Jefferson Ave	New Orleans	LA	70115
Octavio E Nuiry	ET Als 409 Octavia St	New Orleans	LA	70115
Pacific Premire Trust	P O Box 981012	Boston	MA	02298
Paul G Scalia	598 N Broadway	Saratoga Spring	NY	12866
Poort-Peters Mathilde	612 Jefferson Ave	New Orleans	LA	70121
Poydras Home	5354 Magazine St	New Orleans	LA	70115
Rabin Goldring Trust Gene	550 Octavia St	New Orleans	LA	70115
Rhoda K Faust	521 Joseph St	New Orleans	LA	70115
Richard B Wilkof	718 Jefferson Ave	New Orleans	LA	70115
Richard Louis III Boehling	551 Joseph St	New Orleans	LA	70115
Rickerville LLC	929 Arabella St	New Orleans	LA	70115
Rickerville LLC	5500 Prytania St PMB 217	New Orleans	LA	70115
Robert D Garner	618 Jefferson Ave	New Orleans	LA	70115
Robert M Post	5517 Laurel St	New Orleans	LA	70115
Ryan Campbell Reeves	5023 Constance St	New Orleans	LA	70115
S G Four LLC	C/O Robert J Strumm Jr 4043 Tchoupitoulas S	New Orleans	LA	70175
Shitao LI	5422 Laurel St	New Orleans	LA	70115
Simmons Cameron Jr	5531 Laurel St	New Orleans	LA	70115
Stallard Shawn A Stallard Patricia B	740 Jefferson Ave	New Orleans	LA	70115
Stuart A Yeager	524 Octavia St	New Orleans	LA	70115
Tfmk Real Estate LLC	5500 Laurel St	New Orleans	LA	70115
Thomas E Littlejohn	554 Octavia St	New Orleans	LA	70115
Trawick Julia G	539 Octavia St	New Orleans	LA	70115
Truslow Will F	5510 Laurel St	New Orleans	LA	70115
Wade W Good	621 Jefferson Ave	New Orleans	LA	70115
William R Powe	602 Jefferson Ave	New Orleans	LA	70115
Yvonne Mcnicholas	414 Octavia St	New Orleans	LA	70115

Neighborhood Organizations - Delivery Method (Email ONLY)

Organization: Audobon Riverside Neighborhood Association

Point of Contact: Tom Rey

Phone Number: Not listed

Email: board@audubonriverside.org, audubonriverside.org, audubonriverside@gmail.com

Street Address: Not listed

City : New Orleans

Zip: 70115

City Council Member - Deliver Method (Email preferred)

District A

Aimee McCarron

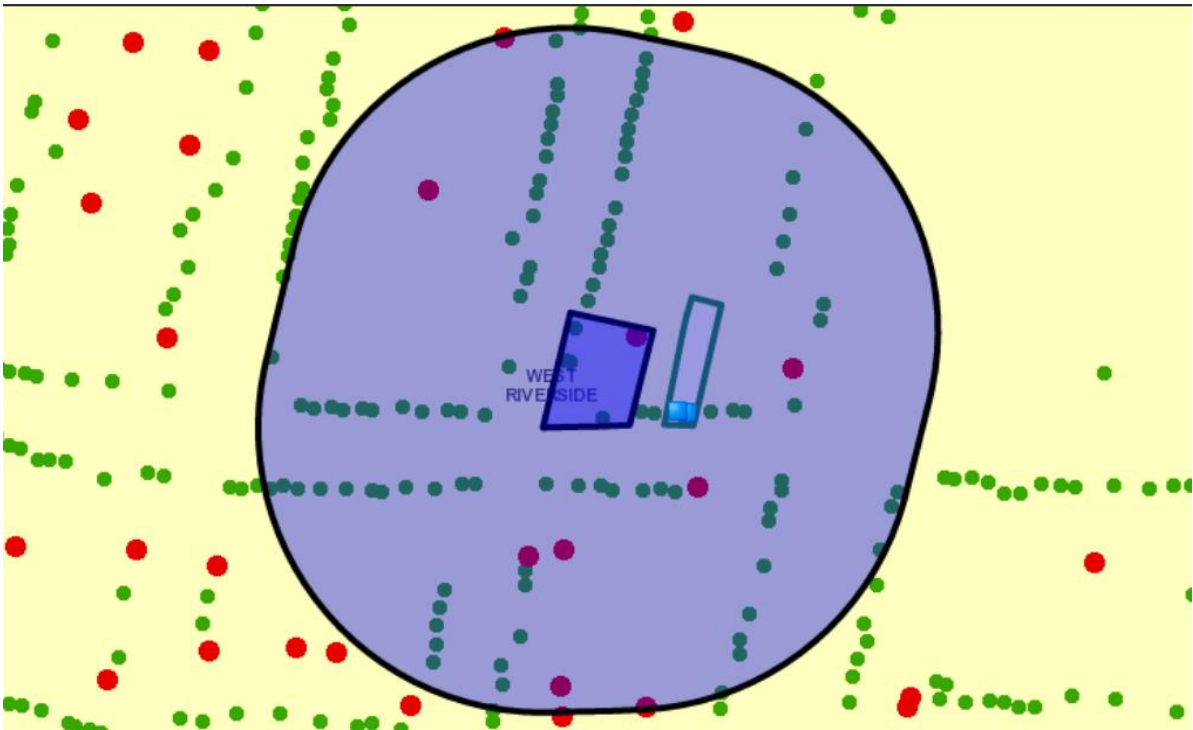
City Hall, Room 2W80

1300 Perdido Street
New Orleans, LA
Zip: 70112
Phone: (504) 658-1300
Aimee.McCarron@nola.gov

City Planning Commission - Delivery Method (Email preferred)

CPCinfo@nola.gov

Buffer Area





Sheila Tahvildari <sheila@shermanstrategiesllc.com>

NPP Invite: 5433 Laurel and 513 Octavia

Rebecca Hurst Gieger <becca@shermanstrategiesllc.com>

Wed, Jan 14, 2026 at 12:53 PM

To: AudubonRiverside@gmail.com, planning@audubonriverside.org, president@audubonriverside.org

Cc: Sheila Tahvildari <sheila@shermanstrategiesllc.com>, Avery Foret <avery@shermanstrategiesllc.com>

Good afternoon,

I've attached the NPP meeting invite for 5433 Laurel/513 Octavia (Cafe Malou/Octavia Books).

Please let us know if you have any questions.

Thank you,

[Quoted text hidden]



Final_513 Octavia 5433 Laurel NPP.pdf

575K



Sheila Tahvildari <sheila@shermanstrategiesllc.com>

NPP Invite: 5433 Laurel and 513 Octavia

Rebecca Hurst Gieger <becca@shermanstrategiesllc.com>

Wed, Jan 14, 2026 at 12:52 PM

To: Aimee.McCarron@nola.gov, Claire.Byun@nola.gov

Cc: Sheila Tahvildari <sheila@shermanstrategiesllc.com>, Avery Foret <avery@shermanstrategiesllc.com>

Good afternoon Councilmember and Claire,

I've attached the NPP meeting invite for 5433 Laurel/513 Octavia (Cafe Malou/Octavia Books).

Please let us know if you have any questions. We look forward to discussing!

Thank you,

Becca (Hurst) Gieger

Direct 813.299.4355

Becca@shermanstrategiesllc.com

Sherman Strategies

800 Baronne St.

New Orleans, LA 70113

www.shermanstrategiesllc.com

 **Final_513 Octavia 5433 Laurel NPP.pdf**
575K



Sheila Tahvildari <sheila@shermanstrategiesllc.com>

NPP Invite: 5433 Laurel and 513 Octavia

Rebecca Hurst Gieger <becca@shermanstrategiesllc.com>

Wed, Jan 14, 2026 at 12:52 PM

To: City planning commission <cpcinfo@nola.gov>

Cc: Sheila Tahvildari <sheila@shermanstrategiesllc.com>, Avery Foret <avery@shermanstrategiesllc.com>

Good afternoon,

Please see attached NPP invite for the zoning change and conditional use at 5433 Laurel/513 Octavia.

Sincerely,

[Quoted text hidden]



Final_513 Octavia 5433 Laurel NPP.pdf

575K



Rebecca Hurst Gieger <becca@shermanstrategiesllc.com>

Cafe Malou and Octavia Books

11 messages

Rebecca Hurst Gieger <becca@shermanstrategiesllc.com>
To: temmerling@labordesiegel.com

Thu, Jan 22, 2026 at 10:19 AM

Hi Tori,

I hope you're doing well!

I wanted to reach out personally regarding the zoning request for the Cafe Malou / Octavia Books property. I did send a note to the ARNA email addresses, but thought I'd check in directly to see if you (and any other board members) might want to meet with Mani Dawes, the owner of Cafe Malou, and myself ahead of the NPP meeting next week — or just to connect if you have any questions or thoughts you'd like to talk through.

We're very flexible on timing if it's something you're interested in. Looking forward to hearing your thoughts.

Thanks,

Becca Gieger

Direct 813.299.4355

Becca@shermanstrategiesllc.com**Sherman Strategies**

800 Baronne St.

New Orleans, LA 70113

www.shermanstrategiesllc.com

Tori Emmerling <temmerling@labordesiegel.com>
To: Rebecca Hurst Gieger <becca@shermanstrategiesllc.com>
Cc: "Donald Fant (fant.don@gmail.com)" <fant.don@gmail.com>

Fri, Jan 23, 2026 at 10:16 AM

Hi Becca,

Good to hear from you. I copied Donald Fant on this email, who currently chairs the planning committee. I serve on the committee as well, but he is probably the best point of contact for a pre-NPP meeting.

Thanks for reaching out.

Tori

Victoria E. Emmerling
Member**LABORDE SIEGEL LLC**

New Orleans | Houston | Biloxi

Direct Dial: 504-654-1315

Facsimile: 504-561-1011

www.labordesiegel.com

[Quoted text hidden]

Rebecca Hurst Gieger <becca@shermanstrategiesllc.com>
To: Tori Emmerling <temmerling@labordesiegel.com>
Cc: Donald Fant <fant.don@gmail.com>

Fri, Jan 23, 2026 at 10:49 AM

Thanks Tori!

Donald - we'd love to set up a meeting if that is something you're interested in!

Thanks,

Becca (Hurst) Gieger
Direct 813.299.4355
Becca@shermanstrategiesllc.com

Sherman Strategies
800 Baronne St.
New Orleans, LA 70113
www.shermanstrategiesllc.com

On Jan 23, 2026, at 10:16 AM, Tori Emmerling <temmerling@labordesiegel.com> wrote:

[Quoted text hidden]

Donald Fant <fant.don@gmail.com>
To: Rebecca Hurst Gieger <becca@shermanstrategiesllc.com>
Cc: Tori Emmerling <temmerling@labordesiegel.com>

Fri, Jan 23, 2026 at 12:05 PM

Hi Becca. I'm planning to attend the NPP but would be happy to meet in advance. Would sometime Monday or Tuesday work, either by Zoom or at the site?

On Jan 23, 2026, at 10:49 AM, Rebecca Hurst Gieger <becca@shermanstrategiesllc.com> wrote:

Thanks Tori!

[Quoted text hidden]

Rebecca Hurst Gieger <becca@shermanstrategiesllc.com>
To: Donald Fant <fant.don@gmail.com>
Cc: Tori Emmerling <temmerling@labordesiegel.com>

Fri, Jan 23, 2026 at 1:26 PM

We'd love to have you in the space. I am checking with Mani on her availability.

What times are best for you?

Becca (Hurst) Gieger
Direct 813.299.4355
Becca@shermanstrategiesllc.com

Sherman Strategies
800 Baronne St.
New Orleans, LA 70113
www.shermanstrategiesllc.com

[Quoted text hidden]

Rebecca Hurst Gieger <becca@shermanstrategiesllc.com>
To: Donald Fant <fant.don@gmail.com>
Cc: Tori Emmerling <temmerling@labordesiegel.com>

Tue, Jan 27, 2026 at 10:56 AM

Hi Donald,

Just checking in to see if maybe you're available this afternoon? We could do via zoom if easier!

Thanks,

Becca (Hurst) Gieger
Direct 813.299.4355
Becca@shermanstrategiesllc.com

Sherman Strategies
800 Baronne St.
New Orleans, LA 70113
www.shermanstrategiesllc.com

On Jan 23, 2026, at 1:27 PM, Rebecca Hurst Gieger <becca@shermanstrategiesllc.com> wrote:

We'd love to have you in the space. I am checking with Mani on her availability.

[Quoted text hidden]

Donald Fant <fant.don@gmail.com>
To: Rebecca Hurst Gieger <becca@shermanstrategiesllc.com>
Cc: Tori Emmerling <temmerling@labordesiegel.com>

Tue, Jan 27, 2026 at 12:01 PM

I'm available for a Zoom at 4:00 if that works.

On Jan 27, 2026, at 10:56 AM, Rebecca Hurst Gieger <becca@shermanstrategiesllc.com> wrote:

Hi Donald,

[Quoted text hidden]

Rebecca Hurst Gieger <becca@shermanstrategiesllc.com>
To: Donald Fant <fant.don@gmail.com>
Cc: Tori Emmerling <temmerling@labordesiegel.com>

Tue, Jan 27, 2026 at 12:29 PM

That works! I will circulate an invite.

Becca (Hurst) Gieger
Direct 813.299.4355
Becca@shermanstrategiesllc.com

Sherman Strategies
800 Baronne St.
New Orleans, LA 70113
www.shermanstrategiesllc.com

[Quoted text hidden]



Rebecca Hurst Gieger <becca@shermanstrategiesllc.com>

Mamou upcoming request

Mary Fanning Horaist <m.horaist@gmail.com>
To: becca@shermanstrategiesllc.com

Thu, Jan 22, 2026 at 10:43 AM

Dear Becca,

I am a very active member of ARNA, having served both as it's President for three terms as well as on the Board for three terms, where I had reached maximum on my term.

That being said, I suggest you have a conversation with the maitre d' about how they handle locals. In November, I and a friend were in Octavia picking up a book order and asked if we could be seated for coffee and dessert about 1:30pm. Although they were full, rather than encourage us while apologize that there may be a wait, it was almost as if she was telling us that even at this hour, which would have been well past their prime lunch time crowd demands, she just wanted us to leave. Mind you, we were appropriately dressed and certainly well-behaved. The feeling that we were unwelcome was not only evident, but prominent.

So...do you think for a single moment that I am likely to vote for them to add liquor to their business? Perhaps a conversation with this young-ish, smug employee might be something you have a conversation with them about before you come forward asking for favors.

MFH

513 Octavia/5433 Laurel St
NPP COMMENT CARDS

Name:

ANDRÉE FANT

Address:

401 HENRY CLAY AVE

Please provide thoughts, ideas, and concerns regarding this project:

CONCERNED THE ZONING CHANGE WILL ALLOW A
RESTAURANT OR OTHER OPERATION THAT BRINGS:
TRUCKS, EMPLOYEE PARKING, CLIENT PARKING.
EVEN WITH THE OVERLAY, THIS ALLOWS A
"FOOTHOLD." FOR FUTURE REQUESTS TO
EXPAND IT.

These cards will be submitted with the NPP Report to the City of New Orleans as
a part of the City Planning Commission conditional use and zoning change applications.

January 28, 2026

513 Octavia/5433 Laurel St
NPP COMMENT CARDS

Name: Beals

Address: 5434 Laurel

Please provide thoughts, ideas, and concerns regarding this project:

conditional - time based restrictions such as
a 3 year review or hours of restriction for
alcohol sales.

agree we need to find a way to yes to
support a local business

These cards will be submitted with the NPP Report to the City of New Orleans as a part of the City Planning Commission conditional use and zoning change applications.

January 28, 2026

513 Octavia/5433 Laurel St
NPP COMMENT CARDS

Name: Chris Kornman

Address: 5816 Laurel St

Please provide thoughts, ideas, and concerns regarding this project:

I fully support the approval of rezoning for
Mani Dawes + cafe Malou. It's important to support
local businesses, especially when the owners live in
the neighborhood.

These cards will be submitted with the NPP Report to the City of New Orleans as a part of the City Planning Commission conditional use and zoning change applications.

January 28, 2026

513 Octavia/5433 Laurel St
NPP COMMENT CARDS

Name:

JOSH DENSON

Address:

421 State

Please provide thoughts, ideas, and concerns regarding this project:

I support the zoning change and the liquor license, provisional use for alcohol sales.

If need to provide additional assurance to the neighborhood, I suggest considering an hours restriction to alcohol sales. (ie no alcohol sales after 2pm).

These cards will be submitted with the NPP Report to the City of New Orleans as a part of the City Planning Commission conditional use and zoning change applications.

January 28, 2026

513 Octavia/5433 Laurel St
NPP COMMENT CARDS

Name: Celeste Marshall

Address: 547 Octavia St

Please provide thoughts, ideas, and concerns regarding this project:

I would not support rezoning the book store
and cafe.

There are no circumstances in which I would
support a liquor license at this space.

With much respect.

These cards will be submitted with the NPP Report to the City of New Orleans as
a part of the City Planning Commission conditional use and zoning change applications.

January 28, 2026

513 Octavia/5433 Laurel St
NPP COMMENT CARDS

Name:

3
Kiv Newman + Lamy Montelibano

Address:

527 Octavia Street

Please provide thoughts, ideas, and concerns regarding this project:

I do not give my support to rezoning the bookstore and cafe. There are no circumstances under which I would approve rezoning to allow for the potential ~~of~~ for a liquor license.

I am happy to have the cafe here, despite these cards will be submitted with the NPP Report to the City of New Orleans as a part of the City Planning Commission conditional use and zoning change applications.

many parking difficulties it present (patrons), particularly on the weekend. I appreciate the opportunity for input.

January 28, 2026

- Mrs. Newman

**5433 Laurel St Zoning Change & Conditional Use
Neighborhood Participation Plan Meeting**

1/28/26 at 5:30 PM

Location: 5433 Laurel St, Cafe Malou

NAME	ADDRESS	ORGANIZATION (if applicable)	EMAIL AND/OR PHONE NUMBER
Rick Wilkoj	718 Jefferson Ave.		rwilkoj@gmail.com
Alex KATZ	432 Henry Cloy		Katzalex@gmail.com
Cameron Simmons	5531 Laurel St		Cameansjr@gmail.com
Peggy Adams Tom Foutz	539 Joseph St		mladams39@gmail.com
David Beriss	520 Octavia		dberiss@gmail.com
Caroline Graham	5511 Laurel		chbgrana@gmail.com
Claire Byn	1300 Ardor St.		Claire.bynerda@gmail.com
Beals	5434 Laurel		gary.bealsjr@gmail.com

Amanda
Anderson

lapno@aol.com

**5433 Laurel St Zoning Change & Conditional Use
Neighborhood Participation Plan Meeting**

1/28/26 at 5:30 PM

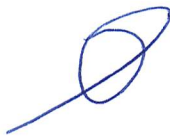
Location: 5433 Laurel St, Cafe Malou

NAME	ADDRESS	ORGANIZATION (if applicable)	EMAIL AND/OR PHONE NUMBER
Jerry GRETNER	6311 Patton		grohnerg44@ gmail.com
DONALD FANT	401 HENRY CLAY	ARNA	FANT.DON @ GMAIL.COM
ANDRÉE FANT	401 HENRY CLAY	N/A	andreefant@ gmail.com
MARY FANNING HORRIST	6016 ANNUNCIATION	ARNA	m.horrist@gmail.com
Jordan Reheteck	5513 ANNUNCIATION		jdeshot@gmail.com
David Scalia	5401 Laurel St.		dscaliala@ ScaliaLaw.net 504-782-2499
Celeste Marshall	547 Octavia St	ARNA	celeste@reve realtors.com
Ellen + Gary Rudenberg	5428 Laurel Street	ARNA	ELLENOR@ COMCAST.net

**5433 Laurel St Zoning Change & Conditional Use
Neighborhood Participation Plan Meeting**

1/28/26 at 5:30 PM

Location: 5433 Laurel St, Cafe Malou

NAME	ADDRESS	ORGANIZATION (if applicable)	EMAIL AND/OR PHONE NUMBER
Maggie Post	5517 Laurel Street		- postsilio@gmail.com - (504) 782-9076
Joe Kimbrell	5503 Laurel St.	—	JKNO2445@smcrl.com 504621-1683
Lisette Oser	533 Octavia	—	lisetteinnola@gmail.com 504-451-2206
Julia Treweek	539 Octavia	—	Juliegaye504@gmail.com 504-909-7280
Liv Newman	527 Octavia	—	livnewman@ hotmail.com 504.782.4996
Minnette Patton	5514-16 Laurel 5526-28 Laurel	—	minnette patton @gmail.com
Clyde Patton	5514-16 Laurel 5526-28 Laurel	—	clyde patton @hotmail.com
Tom Lowenburg	513 Octavia St.	—	tom notat.ow@gmail. com

Cafe Malou, 5433 Laurel Street

Request 1: Zoning Change from HU-RD2 to HU-B1A

Request 2: Conditional Use Request for Alcohol Sales in a Standard Restaurant pursuant to CZO Section 18.18 "HU-B1A Use Restriction Overlay District"

Proposed Provisos:

1. The property shall not be permitted to be a "Bar", as defined in Article 26 of the Comprehensive Zoning Ordinance.
2. The restaurant space shall not be permitted to have a "holding bar", as described in Section 20.3.ZZ in Article 20 of the Comprehensive Zoning Ordinance.
3. The standard restaurant shall be limited to the current tenant size and configuration at municipal address 5433 Laurel Street, which is approximately 1,250 square feet interior space and 200 square feet of outdoor seating space. Alcohol sales shall be limited exclusively to this space. No expansion or adjacent standard restaurant use in the remainder of the property shall be permitted under any circumstances.
4. Alcohol served in the standard restaurant shall be served to seated guests only.
5. In lieu of "Table 20-2: Restaurant Hours of Operation Regulations", the standard restaurant shall only be allowed to be open until 9:00pm, with guests seated no later than 8:00pm. Outdoor seating shall only be open until 5:00pm. The restaurant will close at 3:00pm on Mondays, Tuesdays, and Wednesdays.
6. Employee parking for the standard restaurant shall not be allowed in front of residential property within a 3-block radius of the property and actively enforced by management, including recording all employee license plate numbers for identification.
7. Management shall continually maintain a designated contact person and phone number for neighbor complaints.
8. The applicant and property owner will request that the City remove the "15 minute parking" zone on Laurel Street, directly adjacent to the Property, to allow for patron parking at this location.



March 16, 2026

Mr. Robert D. Rivers, Executive Director
City Planning Commission
1300 Perdido Street, 7th Floor
New Orleans, Louisiana 70112
CPCinfo@nola.gov

Re: 5433 Laurel Street and 509-515 Octavia Street
ZD030-26

Dear Mr. Rivers:

Audubon Riverside Neighborhood Association (“ARNA”) is aware of requests for a zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-B1A Historic Urban Neighborhood District, and for a conditional use to permit a standard restaurant in the HU-B1A Use Restriction Overlay District, at the above-referenced location. After having attended the Project NPP Meeting and having hosted the applicants to present at our March membership meeting, and after generally familiarizing ourselves with their application, we would like to offer the following comments and concerns.

Our first concern involves the requested zoning change from a residential to a non-residential district. We are wary of any potential negative impacts related to upzoning a property, particularly one embedded as this one is within a historic residential setting with limited off-street parking and narrow streets. Going forward, this change would open the property to an expanded range of uses incompatible with the surrounding neighborhood, and exacerbate already strained conditions. To alleviate this concern, we advocate a deed restriction be formalized, limiting in perpetuity any future use of that portion of the property currently occupied by the bookstore and the second floor to those uses which currently exist or are otherwise allowed under the HU-RD2 District.

As to the conditional use request we believe that, at a minimum, any approval should be contingent upon the following provisos:

1. Standard restaurant use shall be limited to the current tenant size and configuration at 5433 Laurel Street. No expansion or adjacent standard restaurant use in the remainder of the property shall be permitted under any circumstances.
2. Hours of operation for the standard restaurant shall be limited to 7:00am to 3:00pm, 7 days a week.
3. Alcohol consumption in the standard restaurant shall be limited to table service only. No holding bar area, full bar service or to-go drinks shall be allowed. Alcohol served shall be limited to wines by the glass, mimosas, and occasional batched cocktails.
4. Employee parking for the standard restaurant shall not be allowed within a 3-block radius of the property and actively enforced by management, including recording all employee license plate numbers for identification. Management shall continually maintain a designated contact person and phone number for neighbor complaints.

As an advocate for the neighborhood, ARNA’s position is that these two requests should only be allowed under durable, enforceable and tightly restrictive limitations such as outlined above. Thank you for your consideration.

With regards,

A handwritten signature in blue ink, appearing to read "D. Fant", is written over a circular stamp or mark.

Donald Fant
Chair of Zoning & Planning
Audubon Riverside Neighborhood Association

Cc: Aimee McCarron, CM District “A”
Claire Byun, District “A” Land Use & Communications Director

January 29, 2026

Dear Ms. Geiger,

I am writing to express my family's full support for Café Malou's Neighborhood Participation Program request to change the zoning from HU-RD2 to HU-B1A, along with the associated conditional use request to operate a standard restaurant within the existing use-restriction overlay.

I live with my wife and four young kids one block away from Café Malou (and its predecessors), and I can state with certainty that having a thriving, neighborhood restaurant at that site is a great benefit to my family and our neighbors. Café Malou is the sort of establishment that makes Uptown and other walkable New Orleans neighborhoods special. What a privilege it is to walk down the block and meet your friends and neighbors for a meal and a glass of wine!

Imagined doomsday scenarios like whole-block takeovers, parking nightmares, and drunken debauchery are silly (especially considering this modest proposal) and divorced from the everyday reality that has made New Orleans a world-class city. I fully support adding Café Malou to the list of charming neighborhood restaurants where I can walk up, socialize, and refresh with a sparkling water or relax with a sparkling wine. That's what New Orleanians want!

Cheers,

A handwritten signature in black ink, appearing to read "David L. Smith", written over a horizontal line.

Dr. David L. Smith
500 Joseph Street
New Orleans

TO WHOM IT MAY CONCERN,

WE ARE WRITING TO EXPRESS OUR SUPPORT FOR CAFE MALOU'S NEIGHBORHOOD PARTICIPATION PROGRAM REQUEST TO CHANGE THE ZONING FROM HU-RD2 TO HU-B1A, ALONG WITH THE ASSOCIATED CONDITIONAL USE REQUEST TO OPERATE A STANDARD RESTAURANT WITHIN THE EXISTING USE-RESTRICTION OVERLAY.

WE BELIEVE THAT APPROVAL OF THIS REQUEST WOULD SUPPORT THE LONG-TERM SUSTAINABILITY OF THE ESTABLISHMENT. BEVERAGES WOULD PROVIDE A MEANINGFUL SOURCE OF REVENUE WHILE ALSO COMPLIMENTING THE EXISTING MENU. BEING THAT IT IS A SAFE, INCLUSIVE, AND FAMILY FRIENDLY ENVIRONMENT, WE DO NOT FEEL THAT THIS CHANGE WOULD DISRUPT OUR COMMUNITY.

WE HAVE TRULY ENJOYED EVERY EXPERIENCE AT CAFE MALOU AND WE HOPE THAT IT REMAINS A PART OF OUR COMMUNITY. WE FEEL STRONGLY THAT THE ZONING CHANGE AND CONDITIONAL REQUEST SHOULD BE APPROVED.

THANK YOU FOR YOUR TIME AND CONSIDERATION.

RESPECTFULLY,

Hutton and Marion Johnston

HUTTON AND MARION JOHNSTON
5508 ANNUNCIATION STREET

From: Richard Wilkof rwilkof0@gmail.com
Subject: Caf Malou's request for license to serve alcohol
Date: February 2, 2026 at 11:39 AM
To: becca@shermanstrategiesllc.com

RW

Becca,

I'm writing in support of Café Malou's request for a zoning change and conditional use approval that would allow the restaurant to serve alcohol. I live around the corner from Café Malou. On January 28, 2026, I attended a community meeting held at the facility, located at 5433 Laurel Street, and would like to share my thoughts about the request and about some of the comments by participants at that meeting.

Café Malou and Octavia Books (located at 513 Octavia Street), whose proprietor owns the building that houses both the bookstore and the restaurant, have become beloved institutions in the neighborhood. Although Café Malou has only been open for business since the fall of 2025, every person who spoke at the January 28 meeting – whether in favor of or opposed to the restaurant's request, or simply to ask questions – mentioned how much they enjoy it. Every speaker mentioned how they hoped that Café Malou would continue to operate in the space that has seen at least three other restaurants come and go during the past 10 or so years. Clearly Café Malou's owner, Mani Dawes, has cultivated a strong neighborhood following during the brief time the restaurant has been open, by providing delicious food at reasonable prices, along with friendly service in a delightful setting.

This universal support for Café Malou is significant. The restaurant is very small – it seats only 30 patrons inside and has a few tables that can be set up outside, weather permitting, for an additional 10-15 patrons. Its size is part of its charm. However, restaurants have a notoriously small margin for profitability, and that especially holds true for one as small as Café Malou. Restaurants generally make a greater profit from serving alcohol than from serving only food and non-alcoholic beverages. This higher profit margin can make the difference between a restaurant succeeding or failing commercially. Café Malou's patrons and neighbors clearly want the restaurant to continue operating, but unless it can serve alcohol, it might well be unable to do so.

January 28, 2026 Community Meeting

At the January 28 meeting, some people spoke in opposition to Café Malou's request while others spoke in favor of it. Most of the participants did not show any preference one way or the other; rather, they seemed to be attending the meeting to obtain more information about the request. However, let me address two issues that engendered a great deal of discussion.

A. Risk of More Drunk Drivers

Some participants voiced concerns about the likelihood of patrons drinking too much and then driving, thereby putting neighborhood children who play nearby at risk. Other participants challenged this assumption and questioned whether any incidents of this type had occurred near other restaurants in the neighborhood that serve alcohol, such as Clancy's, Patois, and Frankie & Johnny's. Both sides' positions are purely speculative and should be considered in light of other possible speculations. For example, would someone who wanted to drink alcohol excessively in the morning or early afternoon choose to do so at Café Malou when, as the owner stated: (a) alcoholic drinks would only be served in conjunction with an order of food; (b)


those drinks would be of a limited nature and variety; and, (c) there would be no bar at the restaurant that could prepare specialized cocktails? Would such a person be more likely to drink at their home or at a bar that serves a wider variety of drinks and at lower prices, *i.e.*, without the additional requirement that patrons purchase food? In particular, I am thinking about Ms. Mae's, which is about a mile or less from Café Malou and is open 24 hours a day, and Frankie & Johnny's, which is only a few blocks away from Café Malou and opens at 11 AM with a full bar service. I am certainly not trying to diminish the importance of protecting the safety of neighborhood children at play, but merely to suggest that allowing Café Malou to proceed with its plans to serve alcohol is highly unlikely to increase a risk that already exists.

B. Parking Problems

Some participants voiced concerns that allowing Café Malou to serve alcohol would attract more people to the neighborhood who would drive to the restaurant in search of alcoholic beverages and thereby exacerbate street-parking problems that already exist. The availability of parking on the neighborhood's streets is quite limited. Many neighbors' houses do not have driveways or garages, and therefore they must park their vehicles on the street. However, the hypothetical impact on parking would be negligible at best since the restaurant is so small and simply cannot accommodate many patrons who might drive to it. Moreover, these hypothetical parking issues would be no greater than the current reality on weekends, which is when the restaurant is usually completely full and has people waiting for tables.

I appreciate your consideration, and hope that Café Malou is successful in this matter.

Richard Wilkof

From: Steve Broyles steve@ikonllc.com 
Subject: Letter of Support for Café Malou Alcoholic Beverage Permit – New Orleans, Louisiana
Date: February 3, 2026 at 7:08 AM
To: becca@shermanstrategiesllc.com
Cc: Claire Broyles cpb.nyc212@gmail.com



To Whom It May Concern,

My wife, Claire and I, reside at 543 Joseph Street. We are writing to express our support for Cafe Malou and its request to be permitted to serve alcoholic beverages as part of its business operations.

We consider Cafe Malou is a valued addition to our neighborhood. We believe the cafe operates in a responsible and community-minded manner, and that allowing the sale of alcoholic beverages will complement its offerings and enhance the overall customer experience. In our view, this approval would support a thriving local small business while contributing positively to the neighborhood's vitality.

We also believe Cafe Malou can serve alcoholic beverages in a way that remains respectful of nearby residents and consistent with public safety and quality-of-life expectations. We support their efforts to operate professionally and in compliance with all applicable City and State requirements.

For these reasons, we respectfully request that the appropriate authorities approve Cafe Malou's request to serve alcoholic beverages.

Thank you for your consideration.

Sincerely,

Steve Broyles | CEO

IKON Construction, LLC
701 North Street | Baton Rouge, LA | 70802
o: (225) 424-6900 | c: (225) 287-1854
e: steve@ikonllc.com | w: www.ikonllc.com



From: sarah jean materne gernmaterne@gmail.com
Subject: Support for Café Malou Zoning Request
Date: February 3, 2026 at 9:11 AM
To: becca@shermanstrategiesllc.com



Good Morning Rebecca,

As a twenty year resident of the Hurstville neighborhood in Uptown New Orleans and an active patron of locally owned businesses in the area, I am writing to express my strong support for Café Malou's proposed zoning change and liquor license request.

Café Malou reflects the type of neighborhood-serving business that contributes positively to the character, walkability, and economic health of Uptown. It is thoughtfully operated, well maintained, and respectful of the surrounding residential community. Businesses like this enhance neighborhood life by creating welcoming gathering spaces, supporting local employment and encouraging residents to invest in their own community.

I believe approving this request supports responsible local ownership and strengthens the long-term vitality of the neighborhood. I am in favor of the zoning change and appreciate your thoughtful consideration.

Sincerely,
Sarah Materne

--
sarah.g.materne
504.554.0721

February 3, 2026

To Whom It May Concern,

I am writing as a nearby neighbor to express my support for Cafe Malou's request to change the zoning from HU RD2 to HU B1A, along with the associated conditional use request to operate as a standard restaurant.


My wife Sarah and I live very close to Cafe Malou, and that proximity is exactly why we value it so much. Having a walkable, neighborhood restaurant like this is how New Orleans neighborhoods are meant to function. It is part of what makes our city feel connected, lived in, and human rather than segmented or car dependent. Cafe Malou has become a family favorite for us and for our daughters, Ev and Brighty, and it genuinely feels like a natural part of the neighborhood.

Being close to a place like Cafe Malou enhances our quality of life. The ability to walk over, see familiar faces, and support a locally owned business rooted in the community is one of the reasons we chose to live where we do. This is a thoughtful, neighborhood scale operation that fits well within its surroundings.

I strongly support the requested zoning change and conditional use and appreciate your consideration of the perspectives of neighbors who want to see places like this continue to thrive.

Sincerely,

Zachary Materne

From: Robert Phillips robert@gnoproperty.com 
Subject: Cafe Malou
Date: January 29, 2026 at 2:38 PM
To: becca@shermanstrategiesllc.com



Becca,

I am Robert Phillips and have lived in the neighborhood where Café Malou is located for 22 years. We have seen several dining establishments come and go over the years but Mani, Sean and the Café Malou crew are by far the best for the surrounding community.

We would love for them to further enhance their menu with bar options and it is exactly what our neighborhood is missing.

Thank you for your time and consideration.

Robert Phillips



Robert Phillips

President

Phone: 504.528.7028 x105

Email: robert@gnoproperty.com

551 Hickory Avenue
Harahan, LA 70123

www.gnoproperty.com

From: Marguerite Adams mladams39@gmail.com
Subject: Fwd: Cafe Malou and Octavia Books
Date: January 29, 2026 at 2:40 PM
To: becca@shermanstrategiesllc.com
Cc: Mani Dawes mani@tiapol.com

MA

I am writing to voice my support for the zoning change of this property to HU-B1A. I served on the advisory commission formed after Hurricane Katrina to work on the revised Zoning Ordinance. This property fits perfectly under the description of the purpose of property designated HU-B1A:

“It is intended for individual parcels or small clusters of parcels within residential areas that have historically served the neighborhood, such as corner stores.”

Octavia Books and a cafe in the adjacent space were being operated before Katrina and before the new zoning maps were drawn. When the new maps were being drawn, there was an effort to carve out this type of property that was historically used for neighborhood businesses from the residential zoning for adjacent properties. I don't know why this parcel slipped through the cracks.

Octavia Books and Cafe Malou are exactly the kinds of businesses that enhance the quality of life in our neighborhood. There will always be some opposition to change but sometimes that opposition is founded in worst case scenarios that are unlikely. Please don't let those voices rule the day and prevent a common sense change that probably should not have been needed had the zoning map taken into consideration the historic use of this property.

Marguerite (Peggy) Adams
537 Joseph St.
New Orleans LA 70115

January 22, 2026

To Whom It May Concern,

I am writing to express my strong support for Café Malou's Neighborhood Participation Program request to change the zoning from HU-RD2 to HU-B1A, along with the associated conditional use request to operate a standard restaurant within the existing use-restriction overlay.

Neighborhood-scale businesses are fundamental to the economic resilience, cultural richness, and long-term sustainability of New Orleans. Our city's identity is rooted in locally owned cafés, restaurants, and gathering places that foster connection, walkability, and community engagement. These establishments do not detract from neighborhoods—they help define them and ensure they remain vibrant and livable.

Café Malou exemplifies a responsible, community-oriented neighborhood business. I have personally observed the owner embrace the surrounding neighborhood not merely as a place of commerce but as a community to actively support and participate in. She is consistently present, attentive, and invested in the day-to-day success of the business and its relationship with nearby residents. Café Malou is thoughtfully operated, well-maintained, and provides employment opportunities that contribute directly to the local economy.

Supporting businesses like Café Malou also strengthens diversity within our city's economic landscape. Locally owned small businesses—particularly those led by owners who are deeply engaged with their communities—create pathways for diverse entrepreneurship, employment, and cultural expression. These enterprises play a critical role in maintaining the authentic character that makes New Orleans unique.

A persistent “not-in-my-backyard” approach to neighborhood-serving businesses risks undermining the very qualities residents seek to protect. Reasonable, well-managed establishments such as Café Malou enhance neighborhood life rather than disrupt it. Encouraging these businesses promotes economic resilience, reinvestment, and shared prosperity.

For these reasons, I strongly urge approval of Café Malou's zoning change and conditional use request. Supporting this application affirms the city's commitment to neighborhood vitality, local ownership, economic opportunity, and a diverse, thriving New Orleans.

Thank you for your time and thoughtful consideration.

Sincerely,

A handwritten signature in black ink that reads "Jordan DesHotels". The signature is written in a cursive, flowing style.

Jordan DesHotels

From: alex@katz.us
Subject: Cafe Malou Zoning Change
Date: January 29, 2026 at 3:02 PM
To: becca@shermanstrategiesllc.com



Rebecca,

I am writing to express my strong support for the zoning change requested by Cafe Malou.

One of the most vital aspects of our pocket of Uptown is the density of independent, walkable businesses. This proposed change is modest in scope, yet it is essential for Cafe Malou to secure its long-term future in our neighborhood. It is important to note that we aren't being asked to support a faceless development; we are supporting a highly respected local operator who has lived nearby for most of her life. She has consistently demonstrated her commitment to our community, and I look forward to the day I can enjoy a full brunch experience—including a Bloody Mary—right here in the neighborhood.

Alex Katz
alex@katz.us
504.722.2232

From: Sharon LaHoste slahoste@gmail.com
Subject: Please support Cafe Malou's Neighborhood Participation Program request for zoning change!
Date: February 11, 2026 at 4:18 PM
To: becca@shermanstrategiesllc.com



To Whom It May Concern,

Please register our robust support for Cafe Malou's Neighborhood Participation Program request to change the zoning from HU-RD2 to HU-BIA, along with the associated conditional use request to operate a standard restaurant within the existing use-restriction overlay.

Locally-owned neighborhood businesses are vitally important to the unique culture and atmosphere of New Orleans, generally and our neighborhood particularly. It is one of the primary reasons we love where we live -- we enjoy supporting the many locally-owned cafes, restaurants, coffee shops and stores within walking distance of our home. It's what sets New Orleans apart. It's what makes us a community. It allows us to get to know our neighbors, including our local business owners. We feel a part of the fabric of our neighborhood. Without this unique neighborhood atmosphere supported by great local businesses, we'd just be another suburb. We need the connection these wonderful businesses afford us.

We have gotten to know Mani, the owner of Cafe Malou, and know that she is committed to being a good neighbor. We very much want her business to thrive. We look forward to mornings at her cafe sipping a mimosa and enjoying the amazing food served at Cafe Malou.

For these reasons, we strongly urge approval of Cafe Malou's zoning change and conditional use request. Supporting this application affirms the City's commitment to maintaining the unique neighborhood fabric that sets New Orleans apart.

Thank you for your consideration.

Sincerely,

Sharon LaHoste and Larry LaHoste
516 Joseph Street, New Orleans, LA 70115
Cell: 504-957-1016

From: MARIE BIZAL <mkbizal@hotmail.com>
Sent: Sunday, February 8, 2026 6:35 PM
To: Sarah C King
Cc: Sherae M. Hunter; LeeAnn M Moss; Claire F. Byun; Alex R Dunkenberger;
Razan A Badr
Subject: Rezoning Request for 509 Octavia Street/5433 Laurel Street
Attachments: [ReZoning Request Opposition 513 Octavia 5433 Laurel.2docx.docx](#)

I am respectfully submitting my objection to the above rezoning request per the attached letter.

From: Marie Anne Delourme <madelourme12@bellsouth.net>
Sent: Sunday, February 8, 2026 10:29 AM
To: Aimee B McCarron; Sherae M. Hunter; LeeAnn M Moss; Claire F. Byun; Alex R Dunkenberger; Razan A Badr; Sarah C King
Subject: Letter of Opposition to the Zoning Change at Octavia Books/Malou

Follow Up Flag: Follow up
Flag Status: Flagged

- Dear Councilmember McCarron, et all,
- I am writing to submit comments regarding the proposed rezoning of **5433 Laurel Street** (the Octavia Books structure), following the Neighborhood Participation Program meeting referenced in the applicant's January 14, 2026 letter.

I was unable to attend the meeting in person due to my work schedule. After reviewing the applicant's materials and the rezoning proposal, I respectfully oppose the request for the following reasons:

1. The request directly violates explicit size limits in the Comprehensive Zoning Ordinance.

Neighborhood Commercial uses are limited to **3,000 square feet and the first floor only** under the Comprehensive Zoning Ordinance (**CZO §20.3.NN.3**). The applicant seeks to rezone **the entire 10,000-square-foot structure**, exceeding the ordinance limit by more than three times and effectively overriding neighborhood-scale protections established by the City.

2. The prior restaurant entitlement expired under the zoning code.

The City has formally determined that the property **did not retain legal non-conforming restaurant status** after a lapse exceeding the allowable period under the zoning ordinance (**CZO Article 25 – Nonconformities**). As a result, the site no longer holds restaurant rights under residential zoning. The rezoning request would replace those expired rights with **new, permanent entitlements**, rather than preserving an existing lawful use.

There is a misrepresentation of the cafe and bookstore's historical connection included in the restaurant permitting process. It is suggested that the restaurant and bookstore have always been connected as a unit. This is just not the case. It wasn't until the bookstore renovation that the spaces were connected through the moveable bookshelf units. I am unsure what this is all about. Why use subterfuge to make a stronger, interrelated physical connection between the two spaces?

3. Alcohol service is not permitted under the existing zoning, and this was known in advance.
Under **HU-RD2 Historic**

Urban Two-Family Residential zoning, restaurant use and alcohol service are not permitted (**CZO Article 20 – Residential District Use Tables**). Alcohol sales are only allowed in designated business districts and require a conditional use even there (**CZO Article 18, §§18.8–18.9**). These zoning limitations were publicly available and known prior to leasing and renovating the space. The rezoning request is therefore not corrective; it seeks to enable a use that was never allowed at this location.

4. This is a post-occupancy, after-the-fact rezoning request. The business was developed under one set of zoning rules and is now seeking to change those rules retroactively. Zoning is intended to guide land use **before** development decisions are made, not be amended afterward to accommodate an incompatible business model (**CZO Article 1, §1.1 – Purpose and Intent**). This approach undermines the

integrity of the zoning process and shifts risk from the applicant to the surrounding neighborhood.

5. The rezoning applies to the entire building, not just the café.

Although alcohol service is described as limited, zoning approvals run with the land (**CZO Article 2 – Definitions**). If approved, the full structure—not just the current café area—would remain permanently entitled to Neighborhood Business uses, regardless of future ownership or representations.

6. Parking impacts are significant and understated.

As part of the Octavia Books structure, there are **only three existing off-street parking spaces**. Parking on this block is already constrained, as I experienced firsthand. While Neighborhood Commercial uses may be exempt from parking requirements (**CZO §20.3.NN.7**), that exemption presumes compliance with the **3,000-square-foot**

size limitation in §20.3.NN.3. Applying it to a 10,000-square-foot business entitlement—particularly with alcohol service—will increase spillover parking and directly affect nearby residents.

7. Residential zoning protections would be permanently removed. HU-RD2 zoning exists to preserve residential character and livability (**CZO Article 20 – Residential District Intent**). A full conversion to HU-B1A permanently eliminates those protections and is difficult to reverse if impacts prove incompatible.

In short, this request asks the City to override explicit zoning limits, cure an expired entitlement, and permanently reclassify a residential structure to accommodate a business model that was known to be incompatible with the site.

Supporting neighborhood businesses does not require discarding

zoning safeguards
designed to protect
residential blocks.

Thank you for
considering these
comments and for
placing them in the
public record.

Sincerely,

Marie Anne Delourme

557 Octavia Street

From: Celeste Marshall <celeste@reverealtors.com>
Sent: Saturday, February 7, 2026 12:33 PM
To: Aimee B McCarron; Sherae M. Hunter; LeeAnn M Moss; Claire F. Byun; Alex R Dunkenberger; Razan A Badr; Sarah C King
Cc: Michael Mancuso
Subject: Letter of Opposition to the requested zoning change at 5433 Laurel Street

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Council Member McCarron, Staff and Ms. King,

I am writing to respectfully oppose the requested zoning change for the property located at **5433 Laurel Street**, now a part of the Octavia Books structure.

I have lived at 547 Octavia Street for the last 16 years. The traffic and parking have become an increased issue effecting our safety, quality of life, and property value. We fought against moving the Walgreens from Tchoupitoulas at Azalea Plaza and lost. The impacts have been as bad as we feared. There is a huge surge of traffic and log jams at Magazine and Octavia Street as people whip down the street to the drive through. When they exit, they speed down Octavia (a narrow 2 way street) toward Laurel, where there is another log jam created by illegal parking at the corner for the bookstore and cafe traffic. Often, you have to back up down the street to let people through. In between we have traffic traveling from Jefferson onto Constance (a one way) of people rushing over to Whole Foods.

When I moved into this house 16 years ago, there was a small bookstore, a Judo school and a bakery. Laurel Street Bakery was mostly pick up and leave or people from the neighborhood would walk over for a coffee or a muffin. The Judo studio stood in between until the spaces were connected in 2025 with the opening of the expended section of the bookstore. When Toast moved into Laurel Street Bakery, we started to have traffic and parking issues. It was still a lot of foot traffic, but much more car traffic, especially on the weekends. They were good neighbors and we lived with it. **Since 2020, the bookstore has tripled in size**, hosting more frequent and larger book talks and if you don't get home before they start, good luck finding a place to park on your block at night. Cafe Malou **chose to move into a tiny footprint in a location that was not zoned for what they wanted to do**. Chef Mani is a seasoned professional and made this decision. She also knew the neighbors were against the change, because the previous tenants had approached us for a zoning change and we said no. Café Malou made no outreach to us before sending us a letter from Sherman Strategies, summoning us to this meeting. She is asking us to sacrifice our neighborhood, property value and quality of life, so they can take another stab at opening a restaurant in New Orleans.

The website says they will host private events. These will be in the evening and with alcohol. So on a night like 1/28/26, when there was a book talk and a meeting at Malou, you could not find a place to park anywhere. It also boasts about being a 20 minute DRIVE from the French Quarter. This is not a business seeking to be a sleepy neighborhood cafe.

On the 500 block of Octavia alone, there 30 residential units with an average of 45 cars for the residents that require parking. With only 7 driveways, the most of us search for on-street parking. The bookstore and the Cafe's employees and customers park on the 400 and 500 blocks of Octavia and the 5400 and 5500 blocks of Laurel. These streets cannot accommodate both the residents and the **employees and customers**.

I want business to thrive in New Orleans, but New Orleans is nothing without its people and its neighborhoods and this neighborhood is tired of being squeezed by over development. There are currently 2 new developments under construction on the corner of Magazine and Octavia and Magazine and Jefferson. These bring additional employees and they all park in our neighborhood.

I have been practicing in residential real estate across New Orleans for over 15 years and I can tell you that this also affects our property values. Homes without parking in dense commercial areas are harder to sell.

Rezoning Request at 5433 Laurel Street

Request: Rezoning entire **10,000 sq ft** building + alcohol use

Current Zoning: HU-RD2 Historic Urban Two-Family Residential

- **The request violates explicit size limits in the zoning code.**
Neighborhood Commercial uses are limited to **3,000 square feet and the first floor only** under the Comprehensive Zoning Ordinance (**CZO §20.3.NN.3**). Rezoning **10,000 square feet** exceeds this limit by more than three times and overrides neighborhood-scale protections.
- **The rezoning applies to the entire building, not just the café.**
Zoning approvals **run with the land**, not the current operator. Even if alcohol service is described as limited today, future owners would be entitled to use the full structure for Neighborhood Business purposes (**CZO Article 2, Definitions; general zoning principles**).
- **Alcohol is not permitted under the existing zoning, and this was known before leasing.**
Under **HU-RD2**, restaurant use and alcohol service are not permitted. Alcohol sales are only allowed in certain business districts and, even then, require a **conditional use (CZO §20.3; CZO Article 18)**. The rezoning request is necessary solely to enable alcohol service that is otherwise prohibited.
- **This is an after-the-fact rezoning (a bait-and-switch).**
The business leased, renovated, and pursued permits under residential zoning and is now asking the City to retroactively change that zoning. Zoning is intended to guide land use **before** development decisions are made, not be rewritten afterward (**CZO Article 1 – Purpose and Intent**).
- **The prior restaurant entitlement expired under the zoning code.**
The City determined that the property did **not retain legal non-conforming restaurant status** after a lapse exceeding 180 days, consistent with non-conforming use rules (**CZO Article 25 – Nonconformities**). Rezoning is being used to replace expired rights with permanent new ones.
- **Alcohol service increases intensity incompatible with a residential block.**

Alcohol sales require a **conditional use** in HU-B1A districts and are subject to additional scrutiny because of their impacts (**CZO Article 18, §§18.8–18.9**). Alcohol is associated with longer stays, evening activity, noise, and enforcement impacts.

○ **There are only three off-street parking spaces for the entire structure.**

While Neighborhood Commercial uses may be exempt from parking requirements at small scales (**CZO §20.3.NN.7**), that exemption assumes compliance with the **3,000 sq ft size limit**. Applying it to a 10,000 sq ft building shifts parking impacts onto residential streets.

○ **Residential zoning protections would be permanently removed.**

HU-RD2 zoning exists to preserve residential character and livability. A full conversion to HU-B1A permanently eliminates those protections and is difficult to reverse (**CZO Article 20 – Residential District Intent**).

○ Supporting local businesses should not require discarding zoning rules designed to protect residential neighborhoods.

○ The rezoning request appears to be a response to the City’s determination that the prior non-conforming restaurant use had lapsed.

○ The City has already determined that this property did not retain legal non-conforming restaurant status after a lapse of more than 180 days. That determination was made in writing and signed by the Director of Safety and Permits. Permits and certificates of occupancy do not create zoning rights, and reliance on them does not require Council to permanently rezone a residential property. The question before Council is not whether the café is liked, but whether the zoning ordinance should be overridden.

○ The record shows that the prior non-conforming restaurant use lapsed under the zoning code, and this rezoning would eliminate the need for that status. Whether intentional or not, the rezoning request is a response to that lapse.

Conclusion

This request is not merely about accommodating an existing café. It asks the City to permanently reclassify a **10,000-square-foot residential structure** for business use in a manner that conflicts with the Comprehensive Zoning Ordinance and erodes residential zoning safeguards.

For these reasons, I respectfully urge the City Council to deny the requested zoning change.

Sincerely,

Celeste Marshall

Licensed Realtor, ABR, RENE,
Historic Home Specialist

504.220.8558 ([mobile](tel:5042208558))

504.300.0700 ([office](tel:5043000700))

Celeste@ReveRealtors.com | celeste.reverealtors.com

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[Understanding Your Agency Relationship](#)

Our team will never request wiring instructions or bank details via email. If you receive any email suggesting updated wiring instructions or bank details - purportedly from our team or a third party - it may be FRAUD. Please do not comply with such requests. Immediately inform us and alert all relevant parties. While the title company or other third parties may send you legitimate wiring instructions, always confirm these instructions over the phone before proceeding with any wire transfers.

From: Liv Newman <livnewman@hotmail.com>
Sent: Sunday, February 8, 2026 9:58 AM
To: Aimee B McCarron; Sherae M. Hunter; LeeAnn M Moss; Claire F. Byun; Alex R Dunkenberger; Razan A Badr; Sarah C King
Subject: Rezoning Letter of Opposition

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Councilmember McCarron and Dedicated Staff,

Thank you for taking the time to review the explanation for my opposition to the zoning change for Octavia Books-Café Malou.

My spouse and I moved to Octavia Street in 2002 as a dating couple, residing at 518 Octavia Street. We married and brought our first child home to 518 in 2006. We loved our street, the neighbors, bookstore, yoga studio, and dojo were all welcome parts of our neighborhood. In 2008, we purchased the house across the street from our apartment, 527 Octavia. I have never had off-street parking. The home was purchased with the knowledge that small businesses were located on our street and committed to the parking issues the book signings or exercise classes brought some evenings; and we have supported the businesses that have come and gone with our patronage. We are raising our three children here and serve as caretakers for our 115-year-old Victorian house. We plan to remain in this house well into our elder years.

My spouse and I purchased our home with the knowledge that the small businesses nearby could change; as they have. I never expected some of those businesses would seek to change the character of our street and the surrounding neighborhood after just a few short months of moving into the cafe location. Our home is located just three houses from Octavia Books.

From the outset, I must confess that I cannot address the technical issues related to the zoning change request. My concerns are for the impact the change would have, and not the technical aspects of the change. My spouse and I are raising three children and work full-time. I hope my opposition will not be dismissed since I do not “speak the language” of zoning and planning professionals. I hope my heartfelt testament will provide a view into what my street, and neighborhood is like, so you can better understand the weight of a permanent rezoning change.

My opposition can be summarized as such:

This permanent zoning change will forever alter the character of the street and wider neighborhood in which I am raising my family. My opposition is based on several reasons, listed here and explained below:

- The Zoning Change is Forever
- Quality of Life and Safety of My Residential Neighborhood
- Parking
- Property Value

Permanent Zoning Change

The requested change will result in a permanent change to my street and neighborhood. Octavia Books-Café Malou are completely surrounded for several blocks by residential homes. The current zoning has not been contested by residents. The bookstore and café are a welcome part of the neighborhood. However, rezoning to expand commercial opportunities is not acceptable.

The bookstore adds a bit of character, with people from across New Orleans dropping in to pick up books; it has never presented an ongoing issue for the neighbors (save for evening book talks which results in my having to park at least two blocks away shepherding children safely across dark streets to our home; but, I knew this issue existed when we bought our home). The restaurant, had always been a small establishment in the form of a small bakery (Laurel Street Bakery), cafés (Toast and Scrambles). Both Laurel Street Bakery and Toast sought to serve the immediate neighborhood while welcoming visitors from across New Orleans. Scrambled, and now Café Malou, turned their attention to tourists (see each café's social media posts). Laurel Street Bakery and Toast were successful, enjoying patronage from their neighbors; they never sought rezoning. Scrambled and Café Malou did not reach out to neighbors when they opened, or thereafter. The lack of commitment to integrating into the neighborhood has left me, and other neighbors, concluding that these cafes seek to profit from the charm of our neighborhood, created and maintained by those of us who live here for our enjoyment, but have no regard for the people surrounding the business (and adamant opposition to rezoning). We are in full opposition to a permanent change to zoning for a commercial building that is surrounded on all sides for several blocks by homes.

Supporters of rezoning suggest that the café's ultimate goal of a selling alcohol will have no impact on the neighborhood. They offer no evidence that there will be no impact. I am not willing to take the chance on permanently rezoning a small business so they can increase their profits at the potential high cost to my family and neighborhood. Café Malou knew they did not have the proper zoning for a liquor license when they opted to lease the space. There are other options nearby; in fact, a restaurant space approximately the same size as the current Café Malou and zoned for a liquor license is empty in the 700-block of Octavia Street. I am not supportive of permanently changing zoning for a business that has been open for three months. I have lived on this street for over twenty years. The permanent change for a business that has existed for three months is extreme given the impact the change would have on the neighborhood.

The larger question of what life will be like when the bookstore or café eventually close. The permanent rezoning can lead to a very different, and undesirable, type of business moving in. The residential neighborhood's character could be lost forever. A permanent zoning change will never be undone. This is too much of a chance to take on businesses that are surrounded by families and their homes.

Quality of Life and Safety

My home is a converted double shotgun with no driveway. I have known many of my neighbors for decades. They have watched my children grow up. They have helped me time and again with little things and the big issues that life brings. There are several families with children on my block and many retired people. Many of us have been here for decades, and we take pride in welcoming new neighbors. The community feeling is strong. All of this makes my home, and my neighborhood a lovely place to live. I do not want this character to be changed by permanent commercial rezoning, and a subsequent liquor license.

The residential setting of Octavia Books and Café Malou impact the surrounding area. Their daytime hours of operation help to alleviate quality of life issues, with the exception of weekends. Any increase in traffic, parking competition, and once a liquor license is granted, impaired people traversing where my family lives is unacceptable. Having a café that serves breakfast and light lunches is very different from a brunch spot serving mimosas and cocktails at 10 a.m. If a zoning change occurs, concerns about nighttime business activities and accompanying alcohol sales, further increases. Café Malou has demonstrated a marketing focus of gaining patrons from outside the neighborhood. I welcome visitors, but do not want to significantly increase the number of people in my residential neighborhood who are not committed to maintaining the neighborhood and the peace that it currently enjoys. I do not want an increase in foot and vehicular traffic, especially with alcohol involved. The current level is only just tolerable. My quiet, charming neighborhood will lose its essential character.

My greatest opposition to permanent rezoning is that this is taking place as a precursor for a liquor license application. I am very concerned about impaired drivers who will be parked up and down my street driving down my street where there are ten children who live on my block, including neuro atypical children (and a baby on the way), grandchildren, and their friends, riding bikes, chasing each other, and crossing the street to visit neighbors.

In addition, I have significant property concerns. Two of my cars, parked in front of my house, were struck and totaled by a drunk driver (not common), all of my cars have scratches and dings from being parked on the street. This is to be expected. There is frequent vehicular turnover on my street as people park to go to the bookstore. Any increase in parking turnover due to more patrons in the neighborhood will likely result in increases to vehicular damage, particularly when those patrons have been drinking alcohol. The scratches all add up to diminished vehicle value. They also increase the cost of auto insurance as claims are filed for repairs. The safety concerns are significant.

Café Malou is seeking rezoning in partnership with Octavia Books for the sole purpose of obtaining a liquor license. The impacts of this to my neighborhood are significant. The quality of life and safety concerns present a significant burden to the residents surrounding the businesses.

Parking

Most residents on my street, in my neighborhood, rely on street parking. Many of the mostly single-family homes have two cars associated with them. Each resident takes great care to park in front of their house and not in front of their neighbors' home which makes it easier for

neighbor to unbuckle the carseat to get their child into the house, unload groceries, and feel safe walking just a few feet their front door. When the bookstore is open, there is generally not an issue with parking on my street. Evening book readings present a significant challenge, but those of us who chose to buy our homes here knew the situation. Parking congestion has increased since Café Malou has opened, particularly on weekends. Again, this is not a surprise and my immediate neighbors are doing what we can to manage. But, changing zoning will open the path for the businesses to change beyond what we recognize today. Café Malou's plan is for that very thing to happen if the zoning change is approved, they will seek a liquor license. Will parking turnover take hours as brunch goes linger, as opposed to the hour that lunch patrons now take, or the 30 minutes a bookstore patron takes to make their purchase? Will circling cars looking for a parking spot, as has happened in other neighborhoods, become a permanent part of life on my street? The parking situation is on just tolerable as it is. Increased patronage, imbibing alcohol, will make parking in my residential neighborhood impossible.

Property Value

My opposition to permanent zoning change leads me to consider what the 10,000 square foot property looks like in five- ten- or twenty years. Will parking be intolerable, such that no one wants to purchase my home with no off-street parking? When the bookstore eventually closes, what will the 10,000 square foot space that is now commercially zoned to become virtually anything be like? Will anyone want to live in this neighborhood anymore? Will my property value decrease?

My home is my largest asset. Commercial rezoning in a resident neighborhood will have a major, negative impact on my property value.

Conclusion

For all of the reasons above, and the many others cited by my neighbors, I am adamantly opposed to the rezoning request submitted by Octavia Books and Café Malou. The permanent rezoning will forever change the character of my lovely, residential neighborhood.

Neighbors were opposed to the rezoning when Octavia Books-Scrambled applied. The sentiments have not changed. For each business, the neighborhood has verbalized well wishes and support for success, but remained adamantly opposed to rezoning. The knowledge of neighborhood opposition when Scrambled applied for rezoning, with the support of the Octavia Books owner, was widely known. For Octavia Books to partner with another café to apply for rezoning, already knowing the concerns and opposition neighbors have is problematic. The residents of this neighborhood work and have families. We do not have time and energy to repeatedly oppose rezoning applications that the owner of the bookstore and café know we are against. These businesses are not being respectful, supportive neighbors and community partners.

There is a lot of talk about the success of businesses in New Orleans. As a resident of the city, and within my neighborhood, I want to see business thrive. However, there are many locations Café Malou could have moved to which are already zoned for the type of business they want to be. In fact, just over one block away is a restaurant that has been for rent for some time which

is about the same square footage as Café Malou and is zoned for the specific commercial use they are seeking rezoning for, and has held several restaurants with a liquor license.

My concern for the success of Café Malou led me to ask twice during the community meeting held at the Café whether the success of the business will rely on alcohol sales; I was assured twice by the owner that the business model does not depend on alcohol sales, but such sales would increase profits by 10-20%.

I cannot understand why a café that has only been opened a few months is trying to change, permanently, the character of a neighborhood, when there is strong opposition by the residents who surround the café. I hope you will ask this same question, and others, taking into consideration the many reasons neighbors of Café Malou have to the permanent rezoning of the Octavia Books-Café Malou.

Again, thank you for time and attention to my letter of opposition.

Sincerely,

Mrs. Liv Newman

527 Octavia Street

From: Lisette Oser <lisetteinnola@gmail.com>
Sent: Monday, February 9, 2026 1:45 PM
To: Aimee B McCarron
Cc: Sarah C King
Subject: Rezoning of 5433 Laurel

Follow Up Flag: Follow up
Flag Status: Completed

Dear Aimee and staff,

I met you, Aimee, at the home of Martha and John Landrum and I liked your ideas and supported you for city council, displaying your sign in front of my home. I live at 533 Octavia Street and I have concerns regarding the zoning change to 5433 Laurel St. (Malou Cafe and the adjacent Octavia Bookstore building). Rezoning the entire 10,000 square foot structure is in violation of current size limits. Enjoying the Cafe, which I do, does not preclude my concerns for our residential neighborhood. We already have serious parking issues on our block and my fear is that this change will bring increased traffic and parking woes especially for the many residents of this block who do not have driveways. For me this is a quality of life issue for me and my neighbors. I hope that when reviewing this proposal you will weigh heavily the concerns of those who live in the immediate vicinity of the cafe and bookstore. One of our biggest worries is what will happen to this space in the future. I am definitely opposed to larger restaurants taking over more space in the future and being able to operate for longer hours and to serve liquor in the evenings.

Thank you for taking all of our concerns in consideration,

Lisette Oser

Dear Councilwoman McCarron,

I would like to make my objection to the rezoning request for **509 Octavia Street/5433 Laurel Street** part of the record.

I attended the meeting on January 28, 2026, where I stated that I objected to the changes, as did many of my neighbors. Those objections were not reflected in the NPP meeting summary. The basis for our objections were couched as “concerns”, instead of objections. Supportive comments were from people who live outside of the immediate area and up to 1/2 mile from the area that will be most impacted: they will not be burdened by the changes those of us in the immediate area will be.

This is the second time in 34 months the neighbors have been asked to support a local business by abdicating their quality of life. We attended the first meeting on March 26, 2023, when Scrambled wanted a liquor license. The neighbors vigorously objected then and the application did not get submitted. The only thing that has changed in the interim? More than three years after starting the work, the bookstore finished its renovations and moved into its larger footprint.

I object for three main reasons.

Parking Issues

The bookstore and the café, who are exempt from adding off-street parking, will pull even more people into our neighborhood who will park in the on-street spots the residents have to use.

Within the 4-blocks of 400 and 500 Octavia and 5400 and 5500 Laurel there are 46 single family homes, 13 double family homes, one three-plex and one ten+ unit building for a total of 85 residential units. Estimating 1.5 cars per residential unit, there are a minimum of 125 cars that require parking. There are 17 driveways which open on to these four blocks which can accommodate a total of 31 cars off-street, **leaving 94 cars to park on-street** (1 of those spots is a handicap space), and each of those driveways **removes one spot from on-street spaces**. That is just for residents. That does not include spaces used by the employees of stores and restaurants on Magazine Street, who regularly park on the 500 block of Octavia.

The parking pressure has increased over the years. The bus barn on Magazine between Arabella and Joseph turned into Whole Foods, with minimal parking and no employee parking. The VFW Hall with a parking lot on Magazine between Joseph and Octavia turned into a Walgreen's and its parking lot was dedicated to Walgreen's shoppers, not to Magazine Street shoppers or neighboring businesses' employees. Café Malou's space was a wholesale bakery until 2004. There was minimal traffic in and out. Each successive business at 5433 Laurel has outgrown and moved on from this space. Social media brings in customers from all over: waits at Scrambled were often 1 ½ hours long. With each of these changes it became more difficult to park.

The bookstore frequently has signing events and book talks. Their expanded space allows them to host more people, taking on-street spots from frustrated neighbors who just want to bring in their kids, groceries, or suitcases. The additional traffic attracts those looking to steal items in unattended cars.

On more than one occasion tensions have flared between neighbors and on one more than one occasion there has been property damage as a result of those tensions.

Expiration of Non-Conforming Use

The Conditional Use for Café Malou's space expired 7 months prior to its opening. Rezoning is an end run around the City's Comprehensive Zoning Ordinance's (CZO) and Land Use Master Plan.

The Department of Safety and Permits determined that the non-conforming use for 5433 Laurel had expired per **CZO 25.3.C 4** as Scrambled closed, by Café Malou's own admission in their appeal, on September 9, 2024, and Café Malou opened October 1, 2025. That is 13 months, or 385 days without operations for a minimum of 4 hours per day for at least 5 days per week.

The appeal application implies that the café has always been an integrated space in the bookstore. It has not, please see Exhibits "A" – "E".

The appeal also claims that because it is all within one structure the conditional use of one space should be expanded to the other spaces. This is contrary to **CZO 25.3.C. 3.** which states that "[t]he existence of a nonconforming uses on part of a lot or tract is not construed to establish a nonconforming use on the entire lot or tract. These are two distinct businesses, run by two different LLCs (see Exhibits "F", and "G").

CZO 25.3.C. 5. States that "[i]f there are multiple non-conforming uses at a business location, all of those non-conforming uses need to be maintained (i.e. does not cease for 180 days or more). **If one non-conforming use ceases and the other(s) are maintained, the use that ceases cannot be re-established if it has ceased for 180 days or more.**" (Emphasis added.) The conditional use for this space expired.

Change in Scale and Character of the Neighborhood

Chapter 13 of the Land Use Plan states that the goal of future land use for HU-RD2 is to "[p]reserve the scale and character of pre-war (WWII) neighborhoods of lower density where the pre-dominant use is single and two-family residential and allow for compatible in-fill development." The proposed zoning change would not preserve our neighborhood's scale or character. Our neighborhood is populated with long-term residents ranging from toddlers to retirees. The requested change in zoning is incompatible.

In December of 1990, I rented 543 Octavia Street, where I resided until June 2019. In June 1992, I bought 543-545 Octavia Street. I wanted a walkable neighborhood. The commercial corridors on Magazine and Tchoupitoulas provided me easy access to everything I needed. The neighborhood was relatively safe, and I could park in front of my home any time of day or night. There was convenient access to public transportation: the St Charles streetcar line and the bus stops on both Magazine and Tchoupitoulas Streets.

I have had 3 tenants in 545 Octavia since 1992: the last ones to move in did so in August 1994 and they remain there today. The tenants in 543 Octavia had lived across the street since 2011 and moved into my side in 2019. Both tenants sought a family friendly, safe neighborhood.

I choose to lease to long-term tenants versus Airbnb-ing the property. We are concerned that with a zoning change, when the building owner eventually sells to someone, they will have visions of the next hot restaurant occupying the whole space. I am concerned that my tenants, who do not want to live in a commercial corridor, will leave.

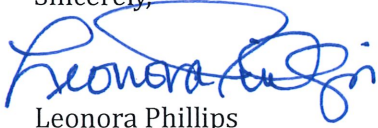
Conclusion

CZO 25.3.A. 2. States that "Nonconforming uses are inconsistent with the objectives of this Ordinance, which is to confine certain classes of structures and uses to certain localities, and thus, should be viewed narrowly

and have all doubts resolved against the continuation or expansion of nonconformity in order to preserve the property rights of adjacent property owners.”

I respectfully request that you preserve the property rights of the adjacent property owners and deny the zoning change and overlay.

Sincerely,



Leonora Phillips

Owner, 543-545 Octavia Street

Lapno@aol.com

EXHIBIT "A"

The appeal's second reason challenging the loss of conditional use, states that a cafe has operated in this space for decades and avers that it "consistently functioned as **an intrinsic component of the bookstore, allowing patrons to transition effortlessly between the two spaces within the same building, separated only by movable bookshelves**. Although the café concept has evolved over the years . . . **It's fundamental use as a café connected to a bookstore has remained unaltered.**"

That is contrary to the below cited articles and applications previously submitted to the City regarding 5433 Laurel Street.

1. In the application for Zoning - Non-Conforming Use Determination for Project 19-2320 at 501 Octavia Street, submitted to One-Stop on December 3, 2019, Page 31 of 55 in the Zoning Package Part 3 is the "Exhibit A" to Toast's December 18, 2013 Gross Commercial Lease Agreement (see Exhibit "B"). 5433 is shown as a separate and distinct space from the bookstore This is the space which Café Malou occupies.
3. Page 7 of the Department's March 10, 2020 Change of Non-Conforming Use Report to the City Planning Commission states "[t]he structure currently includes **four separate business** uses on the first floor: a restaurant, a bookstore, a judo school, and a yoga studio." Figure 5. on that page shows the site plan, and there is no connection between the bookstore and the cafe (see Exhibit "C"). In fact, the judo school and the yoga studio are in between the two. A cafe customer had to leave the café at 5433 Laurel Street and walk outside, around the corner and into the bookstore at 513 Octavia Street to peruse it. Figure 6. on Page 8 of that same report also shows the space leased to Toast as a separate space from the bookstore (see Exhibit "D").
4. In the application for a municipal address change dated January 27, 2022, there are separate water, electric, and gas meters for the bookstore and the cafe enumerated, indicating that they are in fact separate businesses and not integrated (see Exhibit "E").
5. Octavia Books website promoted a Preservation Resource Center's Beams + Brews event on September 15, 2022, focused on Octavia Books' renovation. Paragraph 3 of that announcement states "[o]ur **Octavia Books retail space will more than double in size; and a connecting door** will allow patrons to peruse the bookshelves after enjoying a meal at Scrambled." (Emphasis added.) Paragraph 7 further describes the changes, "[d]using the current renovation the entire layout will change again **as the bookstore takes over spaces that were previously used by a judo school and a yoga studio**. The renovation will be complete in October."
<https://octaviabooks.com/event/2022-09-15/beams-brews-previews-octavia-books-expansion-and-historic-building-renovation>
6. The February 11, 2023 Gambit article by Beth D'Addono, "Scrambled serves creative breakfast dishes uptown" opens with "Scrambled means a few things at the new breakfast place on Laurel Street **around the corner from Octavia Books** in uptown." (Emphasis added.) https://www.nola.com/gambit/food_drink/scrambled-is-a-creative-breakfast-spot-in-uptown-new-orleans/article_47db7b46-a7c5-11ed-803f-a312d7a34345.html

7. An interview of Kelsey Chappuis, NANO designer in City Business' February 17, 2023 article entitled "Creative renovation at Octavia Books to connect bookstore to neighboring restaurant", states "Chappuis said she quickly came to realize that the two businesses could benefit from each other and feed each other customers **if they were connected.**" (Emphasis added.) The bookstore renovations were still not complete when the interview was published. <https://neworleanscitybusiness.com/blog/2023/02/17/creative-renovation-at-octavia-books-to-connect-bookstore-to-neighboring-restaurant/>
8. The Wednesday, March 26, 2025 issue 4937 blog for Shelf Awareness.com discussed the expansion of Octavia Books from 2,000 square feet to 4,500 square feet, reporting "[t]houghtful design solutions, such as pivoting bookcases, **created a seamless connection between the businesses while maintaining the historic character of the space.**" (Emphasis added.) <https://www.shelf-awareness.com/issue.html?issue=4937#m67048>
9. Ian McNalty wrote in his October 1, 2025 article, "The shelves at this Uptown bookstore open to reveal a delicious new NOLA brunch restaurant" on NOLA.com, "For many years, people have found breakfast or a quick lunch **through the doors right around the corner from** the Uptown institution Octavia Books. **Now**, they can walk right through the bookshelves to find a table at the new addition here."
https://www.nola.com/entertainment-life/eat-drink/breakfast-lunch-at-cafe-malou-next-to-octavia-books-in-nola/article_9898dba7-d24b-4abd-ac02-53adc3e496c7.amp.html

EXHIBIT "B"

EXHIBIT "A"

5433 Laurel St
915 rentable sq. ft.

SUBJECT FLOOR PLAN SKETCH

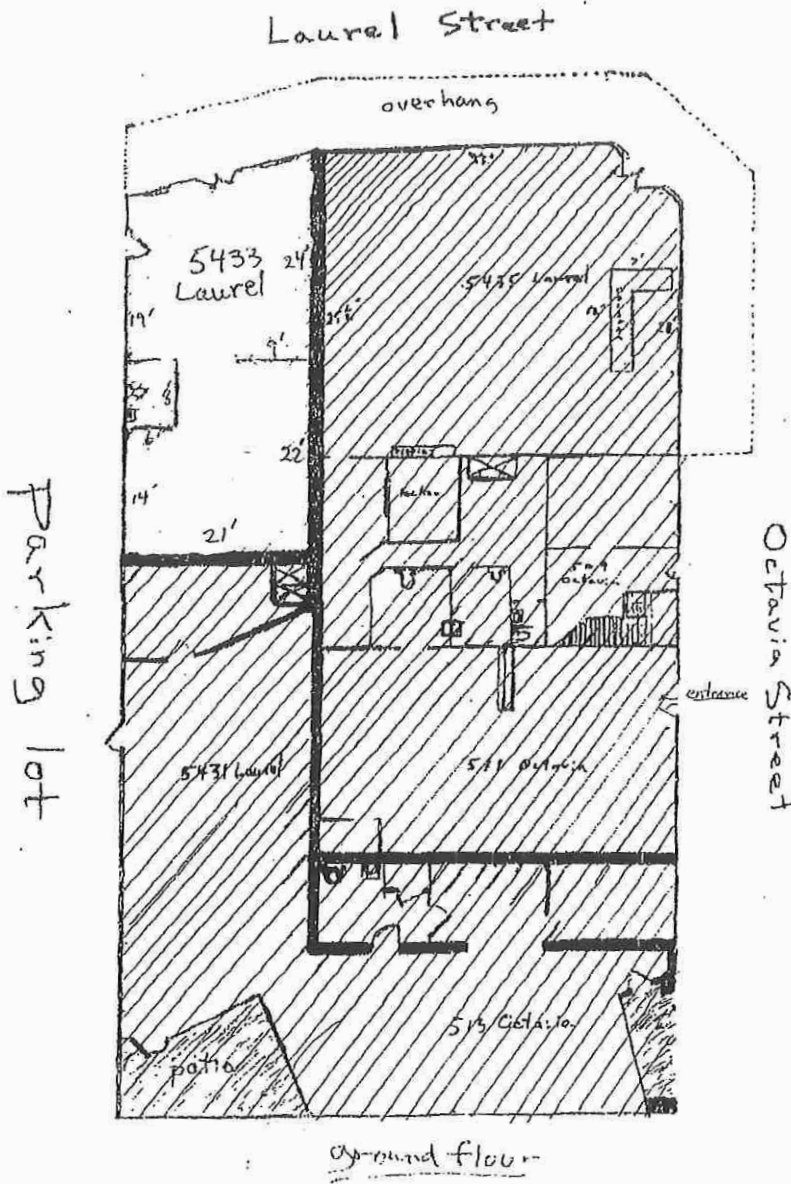
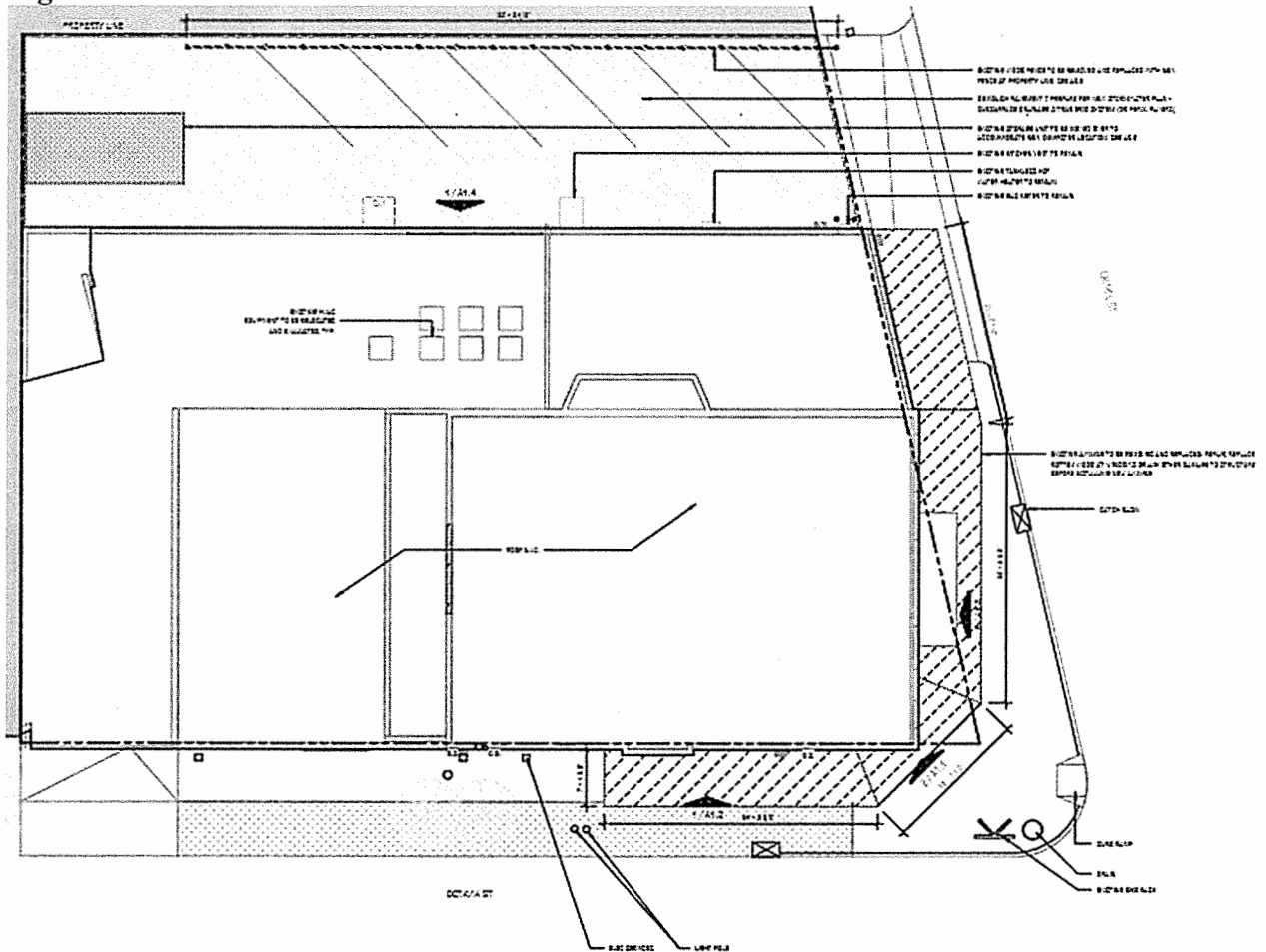


EXHIBIT "C"

Figure 5. Site Plan

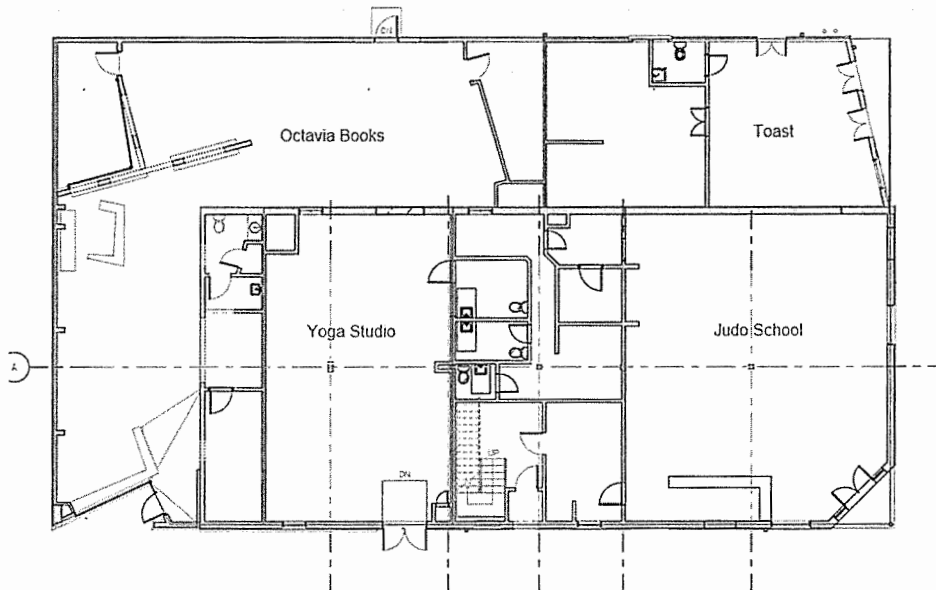


The structure currently includes four separate business uses on the first floor: a restaurant, a bookstore, a judo studio and a yoga studio. Uses on the second floor have not been determined and are not part of this current proposal.

The Department of Safety and Permits determined the property has attained/retained legal non-conforming status under the provisions of the CZO in a letter dated January 16, 2020.

EXHIBIT "D"

Figure 6. Existing First Floor Plan



Surrounding Zoning and Land Use

The subject site is located within a large HU-RD2 Historic Urban Two-Family Residential District, which is intended to provide for single- and two-family development on smaller lots in older, densely populated urban sections of the City. Limited non-residential uses such as places of worship, historic neighborhood commercial establishments, and recreational facilities that are compatible with surrounding residential neighborhoods may be allowed.

Figure 7. Surrounding Uses and Zoning





Date: 01/27/2022

Tracking Number: 22-02714-ECO A

MUNICIPAL ADDRESS CHANGE APPLICATION

SUPPLEMENT M

APPLICANT INFORMATION

Type of Request [] Assign Municipal Address [x] Change Municipal Address [x] Add Municipal Address

Reason for Request 20-34603-RNVS and update addresses to standards

OWNER INFORMATION

Owner Name Tom Lowenburg Owner Contact Number 504.301.8616

Owner Address 513 Octavia Street, New Orleans, LA 70115

Owner Email tom@octaviabooks.com

Table with 3 columns: Current Listed Municipal Address, Requested Municipal Address, Meter Number. Rows include addresses like 5433 Laurel Street, 5435 Laurel Street, 511 Octavia Sreet, 509 Octavia Street with requested addresses and meter numbers.

Digitally signed by Eneida Allison Reason I have reviewed this document Date: 2022.01.27 10:14:26-06'00'

Owner Signature [Signature] Date 1/26/2022

Please return form to: Eneida Allison, ITS III GIS Safety and Permit 1300 Perdido St, 7th Floor New Orleans, LA 70112 eeallison@nola.gov 504.658.7205

Checkboxes for distribution: Entergy, Assessor's Office, Post Master, OPCD, S&WB, ALL (checked)

EXHIBIT "F"

State of
Louisiana
Secretary of
State

COMMERCIAL DIVISION
225.925.4704



Fax Numbers
225.932.5317 (Admin. Services)
225.932.5314 (Corporations)
225.932.5318 (UCC)

Name	Type	City	Status
MAJ RESTAURANTS LLC	Limited Liability Company	NEW ORLEANS	Active

Previous Names

Business: MAJ RESTAURANTS LLC
Charter Number: 46221707K
Registration Date: 11/27/2024

Domicile Address
631 NASHVILLE AVENUE
NEW ORLEANS, LA 70115

Mailing Address
631 NASHVILLE VENUE
NEW ORLEANS, LA 70115

Status

Status: Active
Annual Report Status: In Good Standing
File Date: 11/27/2024
Last Report Filed: 1/12/2026
Type: Limited Liability Company

Registered Agent(s)

Agent:	MANI DAWES
Address 1:	631 NASHVILLE AVENUE
City, State, Zip:	NEW ORLEANS, LA 70115
Appointment Date:	11/27/2024

Officer(s)

Additional Officers: No

Officer:	MANI DAWES
Title:	Manager, Member
Address 1:	631 NASHVILLE AVENUE
City, State, Zip:	NEW ORLEANS, LA 70115

Amendments on File (1)

Description	Date
Amendment	3/13/2025

CITY OF NEW ORLEANS
DEPARTMENT OF FINANCE
BUREAU OF REVENUE

NORMAN WHITE
 Director of Finance



LICENSE NO: **2538026**

EFFECTIVE DATE: **10/3/2025**

Valid for 30 days

TEMPORARY OCCUPATIONAL LICENSE

Issuance of this occupational license is receipt for payment of said tax as required by Chapter 150 of the code of the City of New Orleans which entitles recipient to operate a business at the location shown, provided said business is operated as stated on the application and does not violate any city, state, federal, criminal, health or zoning laws.

BUSINESS NAME: **MAJ RESTAURANTS LLC DBA CAFE MALOU**

AGENT OR OWNER NAME: **MANI DAWES**

LICENSE HOLDER ADDRESS: **631 NASHVILLE AVENUE**

LICENSE HOLDER CITY, ST ZIP: **NEW ORLEANS, LA 70115**

ACCOUNT NO: **5433 LAUREL ST**

BUSINESS LOCATION: **PENDING 106006830**

BUSINESS DESCRIPTION: **5433 LAUREL ST**

**LIMITED SERVICE RESTAURANTS (NO TABLE SERVICE
 AVAILABLE)**

PERMIT FEE	\$50.00
PROCESSING FEE	\$0.00
OTHER FEES	
INTEREST	\$0.00
PENALTY	\$0.00
TOTAL:	\$50.00

within 40 days of the effective date of this license, amended returns estimating your gross receipts must be submitted to the Bureau of Revenue, 1300 Perdido St., Rm. 1W15, New Orleans, LA 70112. Please refer to table of the amended return form to estimate the amount due.

EXHIBIT "G"

State of
Louisiana
Secretary of
State

COMMERCIAL DIVISION
225.925.4704



Fax Numbers
225.932.5317 (Admin. Services)
225.932.5314 (Corporations)
225.932.5318 (UCC)

Name	Type	City	Status
OCTAVIA-LAUREL, LLC	Limited Liability Company	NEW ORLEANS	Active

Previous Names

Business: OCTAVIA-LAUREL, LLC
Charter Number: 43298478K
Registration Date: 12/27/2018

Domicile Address
2035 JEFFERSON AVENUE
NEW ORLEANS, LA 70115

Mailing Address
2035 JEFFERSON AVENUE
NEW ORLEANS, LA 70115

Status

Status: Active
Annual Report Status: In Good Standing
File Date: 12/27/2018
Last Report Filed: 1/28/2026
Type: Limited Liability Company

Registered Agent(s)

Agent:	THOMAS LOWENBURG
Address 1:	2035 JEFFERSON AVENUE
City, State, Zip:	NEW ORLEANS, LA 70115
Appointment Date:	12/27/2018

Officer(s)

Additional Officers: No

Officer:	THOMAS LOWENBURG
Title:	Manager
Address 1:	2035 JEFFERSON AVENUE
City, State, Zip:	NEW ORLEANS, LA 70115

Amendments on File

No Amendments on file

Print

State of
Louisiana
Secretary of
State



COMMERCIAL DIVISION
225.925.4704

Fax Numbers
225.932.5317 (Admin. Services)
225.932.5314 (Corporations)
225.932.5318 (UCC)

Name	Type	City	Status
OCTAVIA BOOKS, L.L.C.	Limited Liability Company	NEW ORLEANS	Active

Previous Names

Business: OCTAVIA BOOKS, L.L.C.
Charter Number: 34766182K
Registration Date: 3/25/1999

Domicile Address

513 OCTAVIA STREET
NEW ORLEANS, LA 70115

Mailing Address

C/O JUDITH ANN LAFITTE
513 OCTAVIA STREET
NEW ORLEANS, LA 70115

Status

Status: **Active**
Annual Report Status: **In Good Standing**
File Date: 3/25/1999
Last Report Filed: 6/15/2025
Type: Limited Liability Company

Registered Agent(s)

Agent:	JUDITH ANN LAFITTE
Address 1:	513 OCTAVIA STREET
City, State, Zip:	NEW ORLEANS, LA 70115
Appointment Date:	3/25/1999

Officer(s)

Additional Officers: No

Officer:	JUDITH ANN LAFITTE
Title:	Member
Address 1:	2035 JEFFERSON AVENUE
City, State, Zip:	NEW ORLEANS, LA 70115

Officer:	THOMAS P. LOWENBURG
Title:	Member
Address 1:	2035 JEFFERSON AVENUE
City, State, Zip:	NEW ORLEANS, LA 70115

Valerie Goines

From: Robert Post <postsilio@gmail.com>
Sent: Wednesday, February 25, 2026 7:47 PM
To: CPCINFO
Cc: Margarita Silio; Bob Post
Subject: Zoning Change

To the City Planning Commission,

Thank you for giving me the opportunity to present my objections to this zoning change. I have lived in my home at 5517 Laurel Street since 1993. There have been multiple breakfast/brunch establishments at 5433 Laurel Street.

The last establishment was Scrambled. They requested a change to allow alcohol to be sold on the premises. It was roundly defeated by the neighbors within the block closest to the restaurant. This occurred about 2 years ago. So here are my questions.

1. Why, if the neighborhood already decided against alcohol at one restaurant at the same address, is this being broached again?
2. I like Malou, and I don't have an issue with the limited amount of drinks they will offer for breakfast and brunch. They also will not have to go drinks. But what about any establishment who takes over if Malou ends up leaving? The promise we have is with the owner of Malou.
3. Does this change also include the bookstore and the second floor above the bookstore?
4. There is presently a tenant on the second floor. Parking is tight. We have very few driveways here. Will the bookstore be allowed to have more tenants which will make parking worse than it is?
5. At the last public forum, I felt that there were ringers in the group. Neighbors who were for this change do not live in the immediate vicinity of the building. They are not the neighbors who will be affected.

Thank you for allowing me to express my concerns.

Maggie Silio Post

From: Julia Trawick <juliagaye504@gmail.com>
Sent: Sunday, February 8, 2026 5:21 PM
To: Sarah C King
Subject: REZONING REQUEST CAFE MALOU - LAUREL AND OCTAVIA STREET

Follow Up Flag: Follow up
Flag Status: Flagged

Cc:

Good afternoon Councilwoman McCarron,

I was very impressed with your campaign and proudly displayed your sign in my yard and voted for you to represent our district.

I have lived here for 27 years and am hopeful that we can count on your vote now NOT to change the zoning that prohibits alcohol from being served at a cafe six doors away in the middle of a family neighborhood. Cafe Malou presented itself as a breakfast, brunch, lunch venue when it opened and one that did not serve alcoholic beverages. The owner knew coming in that we had already voted against this request when the former owner of Scrambled occupied that space. They are appealing to the public on their site to host private events and tout their close proximity to the French Quarter.

This is a quiet, family oriented neighborhood with lots of kids and pets and families strolling our sidewalks. We savor the quality of life we have come to enjoy, take for granted, living here.

The only fly in the ointment is that there is very little off-street parking and we have to shuffle daily to find a spot. It's a narrow street that two cars cannot navigate at the same time, someone has to pull over. I have had my car sideswiped as a result. The last thing we need is someone impaired by alcohol driving down our streets on a regular basis.

Further, the bookstore adjacent to the cafe is huge. The owners are older and near retirement. If cafe Malou succeeds in getting this zoning change, what would keep the next business in the space that's now Octavia Bookstore from obtaining a liquor license after their adjacent neighbor has one?

Councilwoman McCarron, it's plain to see that this zoning change would have an awful, negative impact on our sweet little neighborhood. This is just not the place for establishments that serve alcohol.

On behalf of myself and my neighbors I thank you in advance for your efforts on our behalf.

Sincerely,

Julia Trawick
539 Octavia Street
Sent from my iPhone

Sent from my iPhone

From: Celeste Marshall <celeste@reverealtors.com>
Sent: Sunday, February 8, 2026 11:39 AM
To: Aimee B McCarron; Sherae M. Hunter; LeeAnn M Moss; Claire F. Byun; Alex R Dunkenberger; Razan A Badr; Sarah C King
Cc: robstumm@me.com
Subject: URGENT - Letter of Opposition to the requested zoning change at 5433 Laurel Street

Follow Up Flag: Follow up
Flag Status: Flagged

I am sending the following email on behalf of Robert Stumm of 536 Octavia Street.

 **Robert Stumm** Feb 7, 2026, 1:35 PM (22 hours ago) ☆ 😊 ↶
to me, mkbizal, devlinclay, Minnettepatton, tittlejohn, Joe, Mary, lisetteinnola, Julia, livnewman, Amanda, chbgraham ▾
Aimee-
You rang our doorbell at 536 Octavia St during your campaign. I was very impressed with your pledge to help whenever. We need your help now!
Parking is a real problem. This is a residential neighborhood and needs to remain as such I am totally opposed to any zoning change whatsoever.

Robert Stumm, Architect
C: 504 415 7031

Celeste Marshall

Licensed Realtor, ABR, RENE,
Historic Home Specialist
504.220.8558 ([mobile](tel:5042208558))
504.300.0700 ([office](tel:5043000700))

Celeste@ReveRealtors.com | celeste.reverealtors.com
NEW ADDRESS: 4827 Prytania St. | New Orleans, LA | 70115



[Understanding Your Agency Relationship](#)

Our team will never request wiring instructions or bank details via email. If you receive any email suggesting updated wiring instructions or bank details - purportedly from our team or a third party - it may be FRAUD. Please do not comply with such requests. Immediately inform us and alert all relevant parties. While the title company or other third parties may send you legitimate wiring instructions, always confirm these instructions over the phone before proceeding with any wire transfers.



Public comment for Octavia-Laurel LLC amendment

From Doron Klemer <doronklemer@gmail.com>

Date Thu 2/26/2026 5:30 PM

To CPCINFO <CPCINFO@nola.gov>

To whom it may concern,

As a resident of Octavia Street, a block from Octavia Books and Café Malou, I would be more than happy with the granting of an alcohol license to the premises - the owners and clientele have proven themselves to be responsible and thoughtful to the neighbourhood, and anything which would enhance the ability of a local business to stay in business would be more than welcome.

Yours,

Doron KLEMER



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. 509/513 Octavia St, 5433 Laurel St, New Orleans, LA 70115

APPLICANT INFORMATION

Applicant Identity: Property Owner Agent

Applicant Name Sherman Strategies, LLC

Applicant Address 800 Baronne St

City New Orleans State LA Zip 70113

Applicant Contact Number 5047999335 Email becca@shermanstrategiesllc.com

PROPERTY OWNER INFORMATION

SAME AS ABOVE

Property Owner Name Octavia - Laurel LLC

Property Owner Address 2035 Jefferson Ave

City New Orleans State LA Zip 70113

Property Owner Contact Number 504 799 9335 Email becca@shermanstrategiesllc.com

SPECIFIC ZONING REQUEST

A request to change zoning for property at 509 Octavia St/5433 Laurel St from HU-RD2 to HU-B1A.

PROPERTY LOCATION

Square Number(s) 187 Lot Number(s) 1, 2, 3

Bounding Streets Octavia, Laurel Jefferson Constance

Zoning HU-RD2 Municipal District 6

Tax Bill Number 614122701 Planning District 3

DESCRIPTION OF PROJECT (Attachments are acceptable)



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 Thomas P. Lowenburg Date 1/28/2026
 Octavia-Laurel, LLC Sole Member Thomas Lowenburg

Agent Signature _____ Date _____

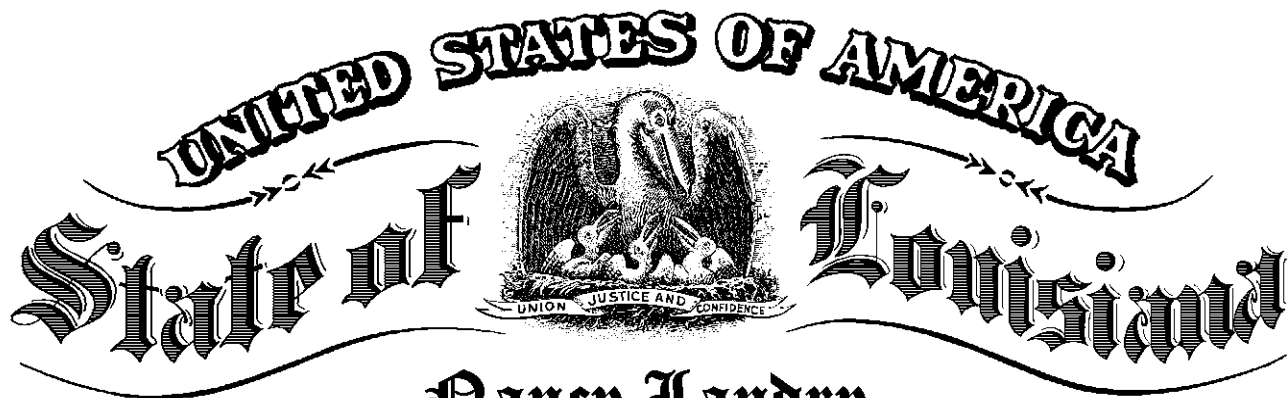
If ownership is joint, each owner must be listed. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation (full document filed with the Secretary of State) and a Board Resolution authorizing an individual or agent to sign on 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 28th day of January 2026
 My Commission expires at death

AVERY FORET
NOTARY PUBLIC
BAR # 35457
STATE OF LOUISIANA
MY COMMISSION IS FOR LIFE



Nancy Landry
SECRETARY OF STATE

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

the attached document(s) of

OCTAVIA-LAUREL, LLC

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

43298478K	ORIGF	12/27/2018	3 page(s)
46854165	25 AR	1/28/2026	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 29, 2026

Nancy Landry

Secretary of State

WEB 43298478K



Certificate ID: 12144964#DSL73

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:

OCTAVIA-LAUREL, 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. This company is:

MANAGER-MANAGED

Other provisions:

The filing of a false public record, with the knowledge of its falsity, is a crime, subjecting the filer to fine or imprisonment or both under R.S. 14:133.

BY TYPING MY NAME BELOW, I HEREBY CERTIFY THAT I AM THE ORGANIZER.

ELECTRONIC SIGNATURE: THOMAS LOWENBURG (12/27/2018)

TITLE: ORGANIZER

LIMITED LIABILITY COMPANY INITIAL REPORT

(R.S. 12:1305 (E))

The name of this limited liability company is:

OCTAVIA-LAUREL, LLC

The location and municipal address (not a P.O. Box only) of this limited liability company's registered office:

2035 JEFFERSON AVENUE
NEW ORLEANS, LA, 70115

Mailing Address:

2035 JEFFERSON AVENUE
NEW ORLEANS, LA, 70115

The full name and municipal address (not a P.O. Box only) of each of this limited liability company's registered agent(s) is/are:

THOMAS LOWENBURG
2035 JEFFERSON AVENUE
NEW ORLEANS, LA, 70115

The name and municipal address (not a P.O. Box only) of the managers or members:

THOMAS LOWENBURG (MANAGER)
2035 JEFFERSON AVENUE
NEW ORLEANS, LA, 70115

The filing of a false public record, with the knowledge of its falsity, is a crime, subjecting the filer to fine or imprisonment or both under R.S. 14:133.

BY TYPING MY NAME BELOW, I HEREBY CERTIFY THAT I AM THE ORGANIZER.

ELECTRONIC SIGNATURE: THOMAS LOWENBURG (12/27/2018)

TITLE: MANAGER






Agent Affidavit and Acknowledgement of Acceptance

Charter Number: 43298478K

Charter Name: OCTAVIA-LAUREL, 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
12/27/2018	THOMAS LOWENBURG	THOMAS P. LOWENBURG

 <p>Nancy Landry Secretary of State</p>	<p>LIMITED LIABILITY COMPANY</p> <p>ANNUAL REPORT</p> <p>For Period Ending 12/27/2025</p>	 43298478K  2025		
<p>Mailing Address Only (INDICATE CHANGES TO THIS ADDRESS IN THIS BOX)</p> <p>43298478 K OCTAVIA-LAUREL, LLC</p> <p>2035 JEFFERSON AVENUE NEW ORLEANS, LA 70115</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>2035 JEFFERSON AVENUE NEW ORLEANS, LA 70115</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>THOMAS LOWENBURG 2035 JEFFERSON AVENUE NEW ORLEANS, LA 70115</p>				
<p>I hereby accept the appointment of registered agent(s).</p>	<p>Sworn to and subscribed before me on</p> <p>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>THOMAS LOWENBURG 2035 JEFFERSON AVENUE NEW ORLEANS, LA 70115</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 Thomas P. Lowenburg (SIGNED ELECTRONICALLY)</p>	<p>Title Manager/Member</p>	<p>Phone</p>	<p>Date 01/28/2026</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: 12/27/2025</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>1</p>

UNSIGNED REPORTS WILL BE RETURNED

Fw: Please vote NO to Zoning change #ZD030-26 for 5433 Laurel Street - in the Octavia and Laurel St neighborhood

From Valerie A. McMillan <Valerie.McMillan@nola.gov>

Date Mon 3/2/2026 2:09 PM

To Valerie A. McMillan <Valerie.McMillan@nola.gov>

Valerie McMillan (*she/her*) MPH, MSUS

Community Engagement Planner | City Planning Commission

Office of Business and External Services

1300 Perdido St. Suite 7th Floor

504.658.7030 | valerie.mcmillan@nola.gov

"We must endure a bowl full of adversity, to appreciate a cup full of joy." – Buddhist proverb

Please be advised that all email correspondence is subject to the state's public records laws.

RESOURCES:

[Application Forms](#)

[Property Viewer](#) (check the zoning of a property)

[Comprehensive Zoning Ordinance](#)

[One Stop App](#)

[Frequently Asked Questions](#)

ENGAGEMENT:

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From: Francesca Koerner <frahnkoerner@gmail.com>

Sent: Monday, March 2, 2026 12:49 PM

To: CPCINFO <CPCINFO@nola.gov>

Cc: Aimee B McCarron <Aimee.McCarron@nola.gov>; Sherae M. Hunter <smhunter@nola.gov>; LeeAnn M Moss <LeeAnn.Moss@nola.gov>; Claire F. Byun <Claire.Byun@nola.gov>; Alex R Dunkenberger <Alex.Dunkenberger@nola.gov>; Razan A Badr <Razan.Badr@nola.gov>

Subject: Please vote NO to Zoning change #ZD030-26 for 5433 Laurel Street - in the Octavia and Laurel St neighborhood

Dear Executive Director - Robert "Bob" D. Rivers,

I am writing to let you know that I am opposed to the possible Zoning change #ZD030-26 for 5433 Laurel Street. Except for our beloved Octavia Street Bookshop, this area has always been a

residential neighborhood, with no bars. We are concerned that granting the proposed Zoning Change and issuing a liquor license could allow a bar to move in later. This would affect the safety of the entire area. Parking could also become an issue.

I have owned the double shotgun house at 538/540 Octavia [1/2 block from 5433 Laurel Street] since 1980. My husband and I had 2 children there but quickly outgrew the house and moved to a larger home, closer to Audubon Park. I continue to maintain 538/540 Octavia, which I had to completely renovate after Hurricane Katrina. Gratefully, both sides of the house are rented to wonderful longterm tenants.

The Octavia and Laurel St neighborhood remains safe, family-friendly, and walking-oriented. We wouldn't want that to change. Please vote AGAINST the upcoming proposed changes to the amendment for Comprehensive Zoning Ordinance #ZD030-26.

Sincerely,
Francesca "Frah" Koerner - Owner of 538/40 Octavia Street, NOLA 70115
7576 Pearl Street
New Orleans, LA 70118
504-261-7227

--

Francesca Koerner
www.frahkoerner.com

City Planning Commission Speaker Card

Date: 5/12/2026

I would like to speak regarding CPC Docket: 30-26

IN SUPPORT

Name: Judith Lafitte

Address: 513 Octavia 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: Judith Lafitte

City Planning Commission Speaker Card

Date: 5/12/2026

I would like to speak regarding CPC Docket: 30-26

IN SUPPORT

Name: Tom Lowenburg

Address: 513 Octavia Street

I am the applicant for this docket

I'd like to cede my time to: _____

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Signature of Speaker: Tom P. Lowenburg

City Planning Commission Speaker Card

Date: 5/12/26

I would like to speak regarding CPC Docket: 30/26

IN SUPPORT

Name: Becca Gieger

Address: 800 Baronne

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: Becca Gieger

City Planning Commission Speaker Card

Date: 5/12/26

I would like to speak regarding CPC Docket: 30-26

IN SUPPORT

Name: Mani Dames

Address: 5432 Laurel 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: Mani Dames

City Planning Commission Speaker Card

2

Date: 5-12-26

would like to speak regarding CPC Docket: 030/26

IN OPPOSITION

Name: Celeste Marshall

Address: 547 Octavia 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: C Marshall

City Planning Commission Speaker Card

2

Date: 5-12-26

I would like to speak regarding CPC Docket: 030/26

IN SUPPORT

Name: Avery Foret

Address: 800 Baronne Street

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

2

Date: 5.12.2026

I would like to speak regarding CPC Docket: 030/26

IN OPPOSITION

Name: E TAYLOR GALYEAN

Address: 415 OCTAVIA 5421 LAUREL

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

2

Date: 5/12/26

I would like to speak regarding CPC Docket: 030-26

IN OPPOSITION

Name: Liv Newman

Address: 527 Octavia Street

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: Liv Newman

City Planning Commission Speaker Card

2

Date: 5/12/2026

I would like to speak regarding CPC Docket: 030/26

IN OPPOSITION

Name: MARILYN FEUDMEIER

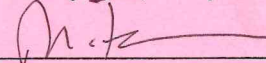
Address: 415 OCTAVIA + 5241 AUBURN ST

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: 

City Planning Commission Speaker Card

2

Date: 12 May 26

I would like to speak regarding CPC Docket: 030/26

IN OPPOSITION

Name: Leonora Phillip

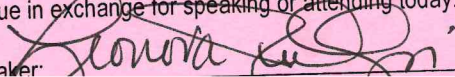
Address: 543 - 545 Octavia

I am the applicant for this docket

I'd like to cede my time to: Taylor Galvan

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: 

City Planning Commission Speaker Card

3

Date: 4/19/26

I would like to speak regarding CPC Docket: 030/26

IN OPPOSITION

Name: TAYLOR GALTEAN

Address: 415 OCTAVIA 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.

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:

City Planning Commission Speaker Card

Date: 4/19/26

I would like to speak regarding CPC Docket: 30/26

IN SUPPORT

Name: Becca Greer

Address: 800 Barham

- 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.

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:

City Planning Commission Speaker Card

3

Date: 4/19/26

I would like to speak regarding CPC Docket: 20 30/26

INFORMATION ONLY

Name: Claire Byun

Address: 1300 Redick 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.

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:

City Planning Commission Speaker Card 2

Date: 3/24/26

I would like to speak regarding CPC Docket: 030/26

IN SUPPORT

Name: Becca Gieger

Address: 800 Baronne Street

- 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.

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:

City Planning Commission Speaker Card 2

Date: 3/24/26

I would like to speak regarding CPC Docket: 030/26

IN SUPPORT

Name: Mani Dawes

Address: 5433 Laurel

- 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.

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:

City Planning Commission Speaker Card 2

Date: 3/24/26

I would like to speak regarding CPC Docket: 03026

IN SUPPORT

Name: Chris Kornman

Address: 5816 Laurel St 70115

- 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.

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:

City Planning Commission Speaker Card 2

Date: 3-24-26

I would like to speak regarding CPC Docket: 030/26

IN SUPPORT

Name: Avery Foret

Address: 800 Baronne 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.

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:

City Planning Commission Speaker Card 2

Date: 3/24/26

I would like to speak regarding CPC Docket: D30/26

IN SUPPORT

Name: Alex Katz

Address: 432 Henry Clay Ave

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: 

City Planning Commission Speaker Card 2

Date: 2026 MAR 24

I would like to speak regarding CPC Docket: D30/26

IN SUPPORT

Name: Jordan Deshotel

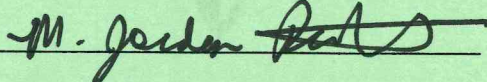
Address: 5513 ANNUNCIATION ST. NEW ORLEANS, LA 70115

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: 

City Planning Commission Speaker Card 2

Date: 3/24/26

I would like to speak regarding CPC Docket: 30/26

IN SUPPORT

Name: Sean Joseph

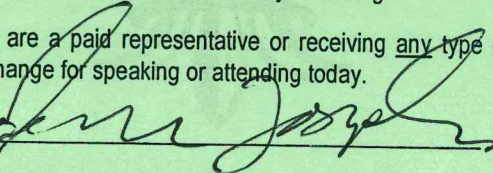
Address: 631 Nashville Ave

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: 

City Planning Commission Speaker Card 2

Date: March 24, 2026

I would like to speak regarding CPC Docket: D30/26

IN SUPPORT

Name: Tom Lowerbury

Address: 513 Octavia St

I am the applicant for this docket

I'd like to cede my time to: _____

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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: 

City Planning Commission Speaker Card

Date: 3/24/2026

I would like to speak regarding CPC Docket: 030/26 #2

IN OPPOSITION

Name: MARILYN FELDMEIER

Address: 415 OCTAVIA + 5421-23 LAUREL

I am the applicant for this docket

I'd like to cede my time to: _____

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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: M. Feldmeier

City Planning Commission Speaker Card

Date: _____

I would like to speak regarding CPC Docket: 30/26

IN SUPPORT

Name: Peggy Adams

Address: 537 Joseph St

I am the applicant for this docket

I'd like to cede my time to: _____

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Signature of Speaker: [Signature]

City Planning Commission Speaker Card

#2

Date: _____

I would like to speak regarding CPC Docket: 20 030/26

IN OPPOSITION

Name: DONALD FANT

Address: 401 HENRY CLAY AVE.

I am the applicant for this docket

I'd like to cede my time to: _____

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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

Date: 3/24/26

I would like to speak regarding CPC Docket: 030/26 #2

IN OPPOSITION

Name: TAYLOR GALYBAN

Address: 5421/5423 LAUREL ST

I am the applicant for this docket

I'd like to cede my time to: _____

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Signature of Speaker: [Signature]

City Planning Commission Speaker Card

Date: 3/24/26

I would like to speak regarding CPC Docket: #2 030/26

IN OPPOSITION

Name: Julia Trautick

Address: 539 Octavia St

I am the applicant for this docket

I'd like to cede my time to: _____

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Signature of Speaker: [Signature]

City Planning Commission Speaker Card

Date: 3/24/26

I would like to speak regarding CPC Docket: #2 030/26

IN OPPOSITION

Name: Celeste Marshall

Address: 547 Octavia St, NOLA

I am the applicant for this docket

I'd like to cede my time to: _____

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Signature of Speaker: [Signature]

City Planning Commission Speaker Card

Date: 24 March 26

I would like to speak regarding CPC Docket: ~~030/26~~ #2 030/26

IN OPPOSITION

Name: Leonora Phillips

Address: _____

I am the applicant for this docket

I'd like to cede my time to: _____

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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

Date : 3-24-26

I would like to speak regarding CPC Docket : #2 030/26

IN OPPOSITION

Name: Liv Kelly Newman

Address: 527 Octavia St., NOLA 70115

I am the applicant for this docket

I'd like to cede my time to: _____

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Signature of Speaker: Liv Kelly Newman

City Planning Commission Speaker Card

Date : 3/24/26

I would like to speak regarding CPC Docket : 030/26

IN OPPOSITION

Name: Charles Jeffrey Pounds

Address: 5205 LAUREL ST

I am the applicant for this docket

I'd like to cede my time to: _____

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Signature of Speaker: _____