

CITY PLANNING COMMISSION
CITY OF NEW ORLEANS

HELENA MORENO
MAYOR

ROBERT D. RIVERS
EXECUTIVE DIRECTOR

LARRY W. MASSEY, JR.
DEPUTY DIRECTOR

City Planning Commission Staff Report

Zoning Docket 009-26

Prepared by: Robin Jones

Date: January 14, 2026

Deadline for CPC action: 03/14/2026

CC Deadline: 60 days from receipt

City Council District: B – Harris

Applicant: Grace 9999, LLC

Request: This is a request for a conditional use to permit a standard restaurant in an HU-B1 Historic Urban Neighborhood Business District, CPC Character Preservation Corridor Design Overlay District, and the Magazine Street Use Restriction Overlay District.

Property description: Square 217, Lot D in the Sixth Municipal District and bounded by Magazine Street, Louisiana Avenue, Camp Street, and Toledano Street

Municipal address: 3329 Magazine Street

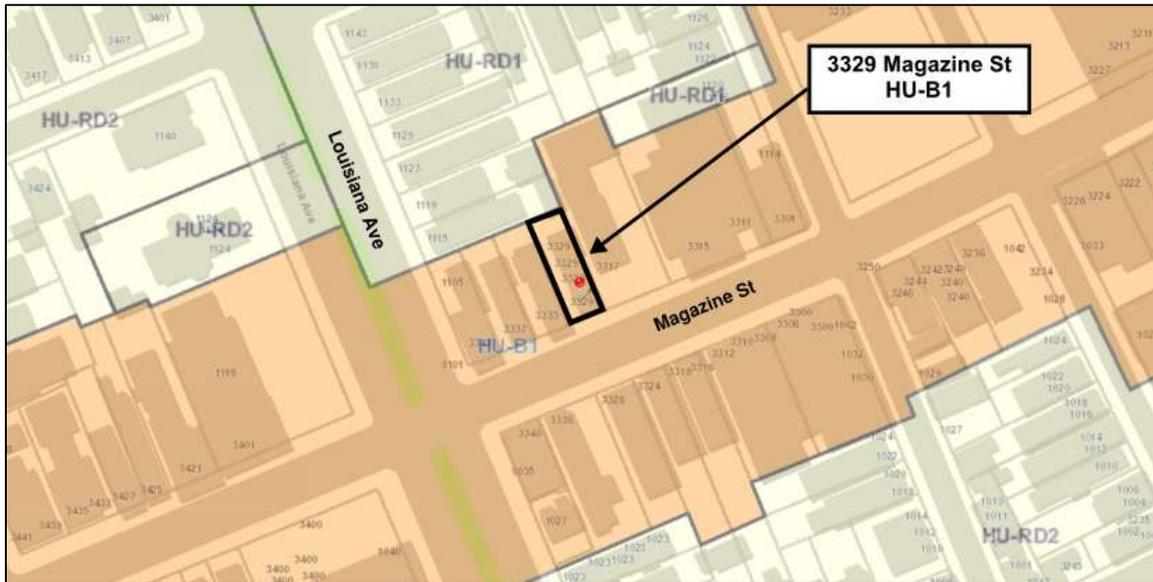
Description

The subject property is a rectangular interior lot on Magazine Street in the Touro neighborhood measuring 32 feet in width, 97 feet in depth, and 3,104 square feet in area. It is developed with a mixed-use (residential and commercial) building that was originally constructed as a camelback two- or multi-family dwelling. Previous commercial use of the building was a hair salon.

FIGURE 1 – SUBJECT SITE



FIGURE 2 – ZONING MAP



Reason for Commission Review

This application is a reconsideration of conditional use petition ZD001-21 which was originally approved in 2021 but the approval expired. Per **Article 18, Section 18.20.B.1**, a standard restaurant is deemed a conditional use in the Magazine Street Use Restriction Overlay District, even when allowed as a permitted use in the base zoning district. The City Planning Commission is required to make a recommendation on

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

Analysis

Comments related to design

Proposed conditions

Site and Building conditions

There are no proposed changes to the site. All setbacks are existing. No off-street parking or loading spaces are required for the proposed use, and none are proposed.

The applicant is proposing interior modifications related to the change of use of the commercial portion of the site's use from a hair salon to a restaurant. The floor plan submitted by the applicant, below at **Figure 3**, shows the proposed renovations of the 922-square-foot space that the restaurant will occupy. It should be noted that this floor plan differs from the plan presented to and approved by the City Council under ZD001-21 via Ordinance 28628 MCS. See **Figure 4**.

FIGURE 3 – CURRENT PROPOSED FLOOR PLAN

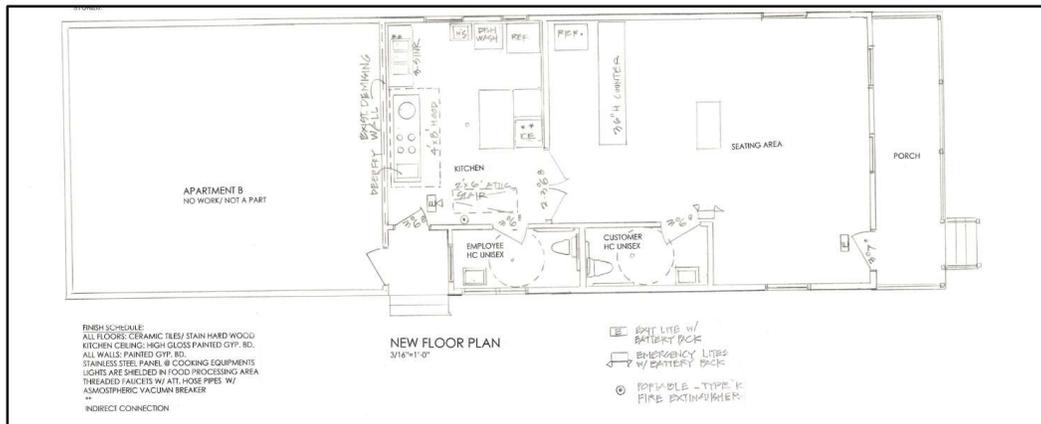
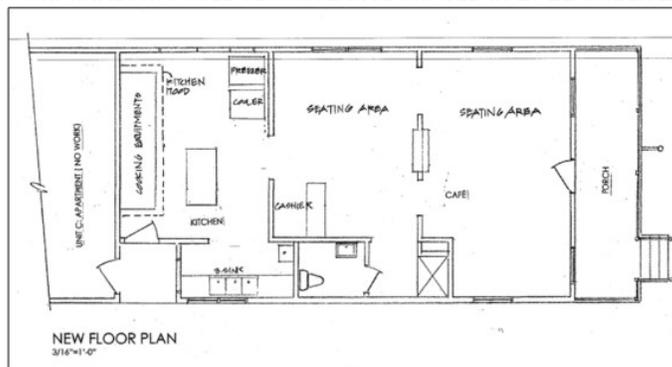


FIGURE 4– ORIGINAL PROPOSED FLOOR PLAN APPROVED IN 2021 UNDER ZD001-21¹



¹ Source: ZD001-21 final report

Base zoning district standards

The petitioned site is located within HU-B1 Historic Urban Neighborhood Business zoning district and is subject to the requirements of **Article 12, Section 12.2.B** of the Comprehensive Zoning Ordinance.

Bulk Regulations

The existing site complies with the bulk regulations of the HU-B1 District, which limits the height of non-residential/mixed-use development to 40' and no more than three floors. The site also complies with the requirement that 10% of the lot area be permeable open space. There is no minimum lot width or area requirement for non-residential and mixed uses. The maximum permitted total floor area for commercial uses is 5,000 square feet per use; the proposed restaurant will occupy approximately 932 square feet of the ground floor of subject mixed-used building and thus, complies.

Minimum Yard Requirements

The existing property complies with the yard regulations of the HU-B1 District where non-residential uses may be built to the front property boundary² and there is no interior side setback requirement when not abutting a residential district. The subject property abuts a residential district at its rear property boundary and thus, a 15-foot rear yard setback is required. The subject structure is only six (6) feet from the rear property line; however, this is an existing condition that is grandfathered to the site.

Building Design Standards

Proposals in Historic Urban Neighborhoods Non-Residential Districts are subject to the 12 building design Standards found in **Article 12, Section 12.3.B** of the Comprehensive Zoning Ordinance. The existing development is largely compliant with these standards; the applicants have not proposed any modifications to the exterior or interior of the building that necessitate review at this time.

Overlay district standards

The site is within a design overlay district, and a CPC Character Preservation Corridor Design Overlay District. No changes to the structure are proposed so no review for compliance with the objectives of the overlay district is needed.

Parking and vehicular use areas

Because the proposed standard restaurant use is under 5,000 square feet, no off-street parking is required, and no off-street parking is proposed.

Bicycle Parking

Article 22, Section 22.4 (Table 22-1) of the Comprehensive Zoning Ordinance requires standard restaurants to provide one (1) short-term bicycle space per 2,500 square feet of floor area. The restaurant is 932 square feet in total floor area and thus is not required to provide bicycle parking.

Loading

Per **Article 22, Section 22.7.C**, sites in Historic Urban Neighborhoods are exempt from all off-street loading requirements.

² The district requires front yards to provide a zero-foot build-to line, except where the adjacent average is greater than 5 feet, which does not apply to the subject site.

Landscaping

The applicant is not proposing any modifications or additions to the building that would trigger landscaping requirements.

Use standards

*Standard Restaurants are subject to the use standards of **Article 20, Section 20.3.ZZ**. These standards are intended to minimize potential negative impacts of this use on the adjacent properties and neighborhoods in general, related to noise, loitering, and general security issues. The applicant's request is for a standard restaurant. To ensure compliance with these use standards, the proposed standard restaurant use shall be subject to the following proviso:*

- In accordance with **Article 20, Section 20.3.ZZ** of the Comprehensive Zoning Ordinance, the use shall be in accordance with the following use standards:
 - a) The 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) The 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 the restaurant contains a brewing or distilling facility on-site, a floor plan indicating the area reserved for brewing or distilling and a description of the facility and capacity. On-site micro-brewing and micro-distillery facilities are only allowed in standard restaurants.
 - d) The standard restaurant 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) The restaurant is limited to the following hours of operation. 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.
 - 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).
 - g) Hours of operation shall be posted on or near the restaurant entrance visible to the public.

- h) Live entertainment is a separate principal use and subject to separate approval.
- 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) A holding bar is permitted. The holding bar is an accessory use to the principal use of the standard restaurant. The holding bar is an area of the restaurant where alcoholic beverages are prepared and served at the bar. Holding bars are subject to the following:
 - i. 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. If the holding bar is not set against a wall, the area shall be calculated from one bar front to another.
 - ii. The holding bar should be only open to the public while food is being served in the restaurant dining room.
- l) There shall be no cover charge to enter the restaurant.

Anticipated impact on surrounding land uses

The subject property is located near the intersection of Magazine Street and Louisiana Avenue in the Touro neighborhood. As can be seen on the zoning map at **Figure 2**, the linear HU-B1 district it occupies is a 2.6-mile section of Magazine Street between Webster Street and Washington Avenue. Beyond the properties with frontage along Magazine Street, there are massive HU-RD2 districts on the lake and river sides of Magazine Street that are developed with residential uses. The subject section of Magazine Street has always been a commercial corridor surrounded by residential uses, so it is not likely that a standard restaurant would result in any negative impact for the surrounding residents, especially given the use standards imposed on standard restaurants and the provisos recommended by the staff.

Evaluation of approval standards

The City Planning Commission recommendation and the City Council decision on applications for a conditional use shall, on the basis of all information submitted, evaluate the impact of the conditional use on and the compatibility of the use with surrounding properties and neighborhoods to ensure the appropriateness of the use at a particular location. The Commission and Council are required to

specifically consider the extent to which the proposed use meets the approval standards contained in **Article 4, Section 4.3.F Approval Standards** of the Comprehensive Zoning Ordinance. In this section, the staff evaluates the application using those standards.

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

This standard is **met**. 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 “Mixed-Use Low Density” The goal, range of uses, and development character for that designation are copied below.

MIXED-USE LOW DENSITY

Goal: Increase neighborhood convenience and walkability within and along edges of neighborhoods with low density residential and neighborhood-serving retail/commercial establishments.

Range of Uses: Low-density single-family, two-family and multifamily residential and neighborhood business; typically businesses in residential scale buildings interspersed with residences. Uses can be combined horizontally or vertically (ground floor retail required in certain areas). Limited light-industrial uses (small food manufacturers, craft and value added industry and passive warehousing and storage) may be allowed in some areas. Agricultural, stormwater management, and supporting public recreational and community facilities are allowed. Transit and transportation facilities are allowed.

Development Character: Height, mass and density of new development varied depending on surrounding neighborhood character. Allow the adaptive reuse of historic non-residential structures with densities higher than the surrounding neighborhood through the planned development process. Allow higher residential densities when a project is providing significant public benefits such as long-term affordable housing. Incorporate risk reduction and adaptation strategies in the built environment.

The proposed use is consistent with the general character of the neighborhood. The scale of the proposed restaurant, in an existing mixed-use structure, is consistent with the walkability of Magazine Street and the adjacent residential areas. Moreover, the restaurant would be a “neighborhood business” consistent with the allowable range of uses.

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

This standard is met. The Comprehensive Zoning Ordinance states that “The HU-B1 Neighborhood Business District is intended for commercial areas that predominantly serve the needs of the nearby residential neighborhoods. The general character of this type of development should be sensitive to and compatible with its residential surroundings.” Restaurants are common along Magazine Street, and the

use of an existing building is compatible with neighborhood norms. However, the subject property is also in the Magazine Street Use Restriction Overlay District, which requires new standard restaurants to receive conditional use approval. This additional review, along with the provisos recommended, achieve the purpose and intent of the zoning district regulations.

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. A proviso will ensure compliance with the use standards of **Article 20**; the environmental standards of **Section 21.3** do not apply to the nature of the proposed use.

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 Magazine Street commercial corridor is heavily developed with a vibrant mix of commercial uses that already includes standard restaurants. The applicant proposes to convert an existing hair salon to a standard restaurant with no exterior building modifications or alterations to the public right-of-way. Accordingly, the use would be compatible with the character and integrity of the neighborhood.

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. As mentioned previously, with implementation of the recommended provisos, the staff believes that the proposed use would not result in inappropriate or detrimental impacts to other properties in the vicinity. The new restaurant would be complementary to the existing mix of restaurants, bars, and retail stores that characterize the Magazine Street corridor.

Staff Recommendation

The staff recommends **APPROVAL** of Zoning Docket 009-26 subject to three (3) provisos:

Provisos

1. In accordance with **Article 20, Section 20.3.ZZ** of the Comprehensive Zoning Ordinance, the use shall be in accordance with the following use standards:
 - a. The 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. The 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 the restaurant contains a brewing or distilling facility on-site, a floor plan indicating the area reserved for brewing or distilling and a description of the facility and capacity. On-site micro-brewing and micro-distillery facilities are only allowed in standard restaurants.
- d. The standard restaurant 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.
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- g. Hours of operation shall be posted on or near the restaurant entrance visible to the public.
- h. Live entertainment is a separate principal use and subject to separate approval.
- 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.
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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. If the holding bar is not set against a wall, the area shall be calculated from one bar front to another.

ii. The holding bar should be only open to the public while food is being served in the restaurant dining room.

I. There shall be no cover charge to enter the restaurant.

2. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within 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.

3. The restaurant shall operate in accordance with the definition of a Standard Restaurant as defined in **Article 26, Section 26.6** of the Comprehensive Zoning Ordinance.

City Planning Commission Meeting (January 13, 2026)

The staff summarized the application and presented its recommendation of approval. The Commission received public comment in support from the applicant's representative; no one spoke in opposition.

Commissioner Jordan made a motion to approve the application as recommended by the staff. Commissioner Flick seconded the motion, which was adopted.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 009-26 IS HEREBY RECOMMENDED FOR APPROVAL SUBJECT TO THREE (3) PROVISOS. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

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 3. The restaurant shall operate in accordance with the definition of a Standard Restaurant as defined in **Article 26, Section 26.6** of the Comprehensive Zoning Ordinance.

YEAS: Flick, Jordan, Poché, Steeg, Stewart, Witry
NAYS: none
ABSENT: Joshi-Gupta, Kepper



**3329 Magazine St
HU-B1**

Louisiana Ave

Magazine St

HU-RD2

HU-RD1

HU-RD1

HU-RD2

HU-B1

HU-RD2

SQ. No. 217, PLAISANCE
SIXTH DISTRICT

City of New Orleans
Orleans Parish, La.

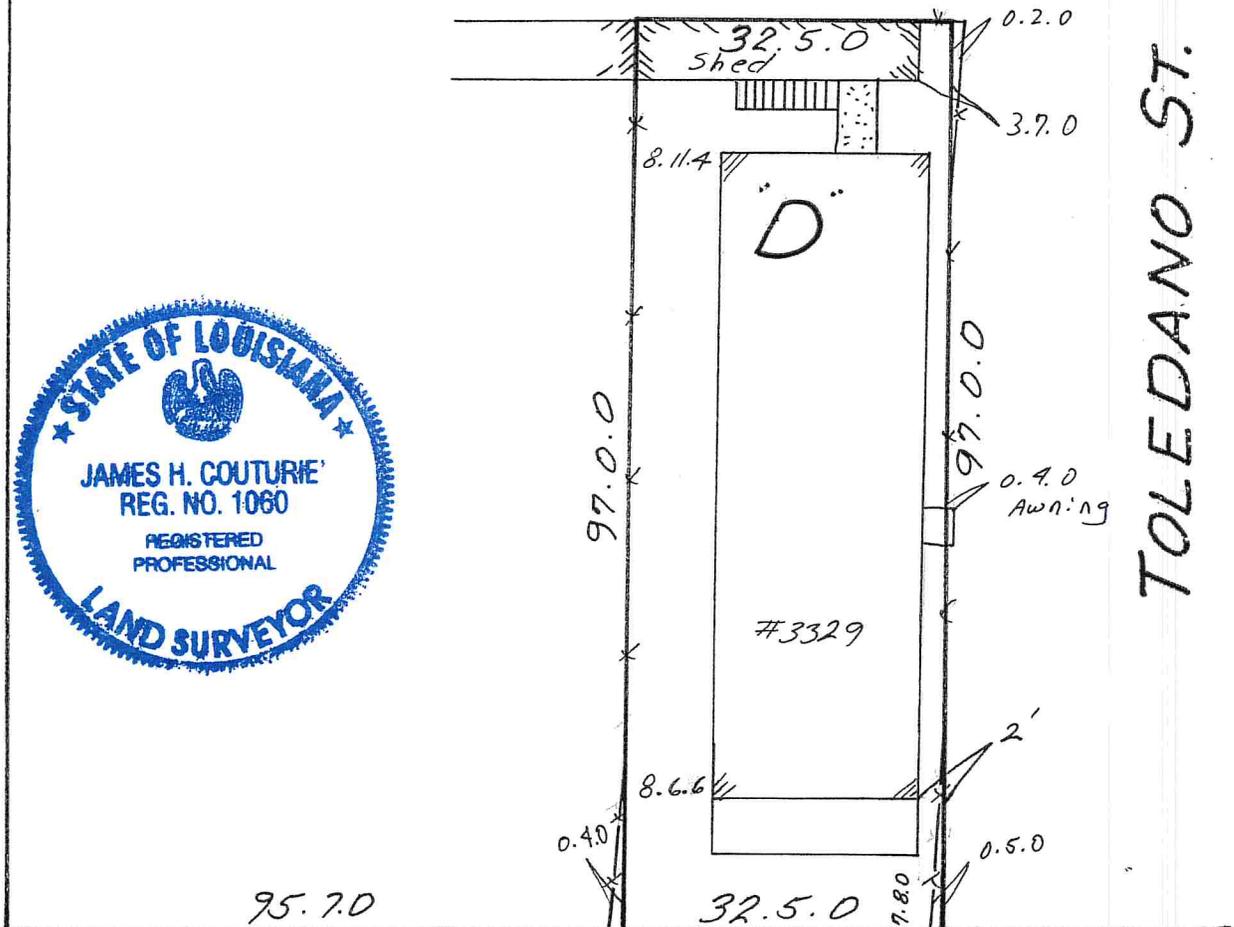
CAMP ST. SIDE

LOUISIANA
AVE.

TOLEDANO ST. SIDE

This is to certify that I have consulted the
Federal Insurance Administration Flood Hazard
Boundary Maps and found that the above described
property is in a special flood hazard area

F.I.A. ZONE A1(+6.0)



MAGAZINE ST.

July 23, 1987 Found as shown *Jan. Couturie*

New Orleans, La.
January 9, 1987

Survey certified correct. Made at the request
of Delta Title Corp. (A-110.83-LAD) (Ancina)
Gilbert, Kelly & Couturie, Inc., Surveying & Engineering

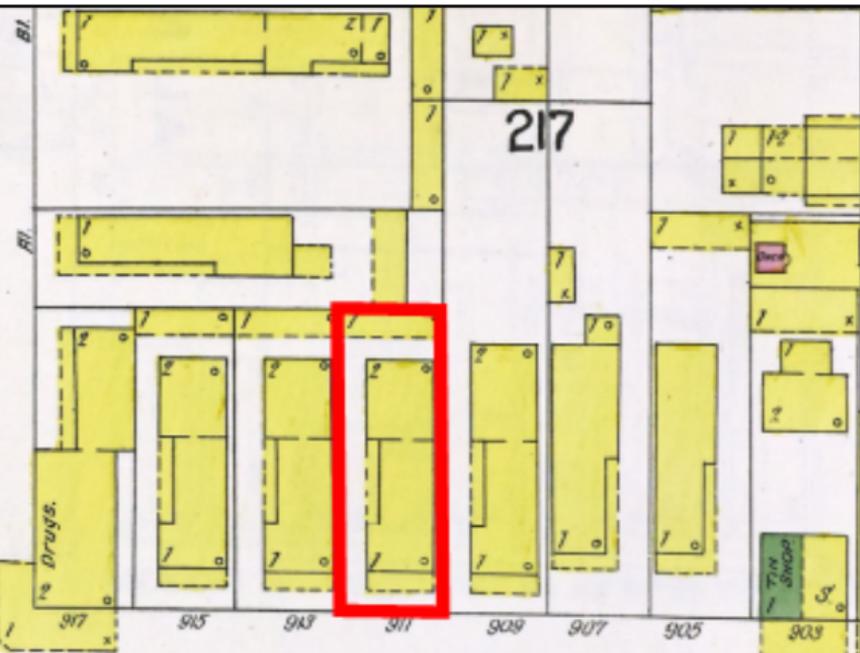
87-0131 87-5263

Jan. Couturie

D.T.

DT

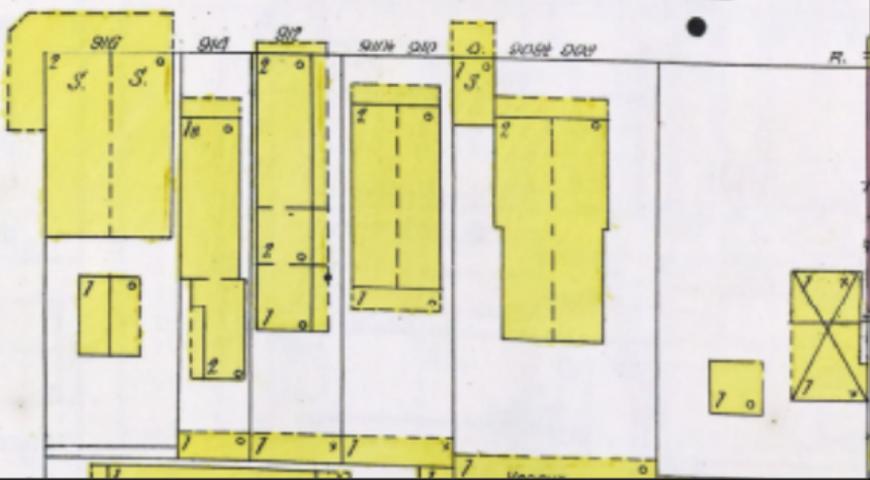
92 AV.



8" W. PIPE.

MAGAZINE

LOUISIANA



RENOVATION / CHANGE OF USE
3329 MAGAZINE ST., NEW ORLEANS, LA. 70115

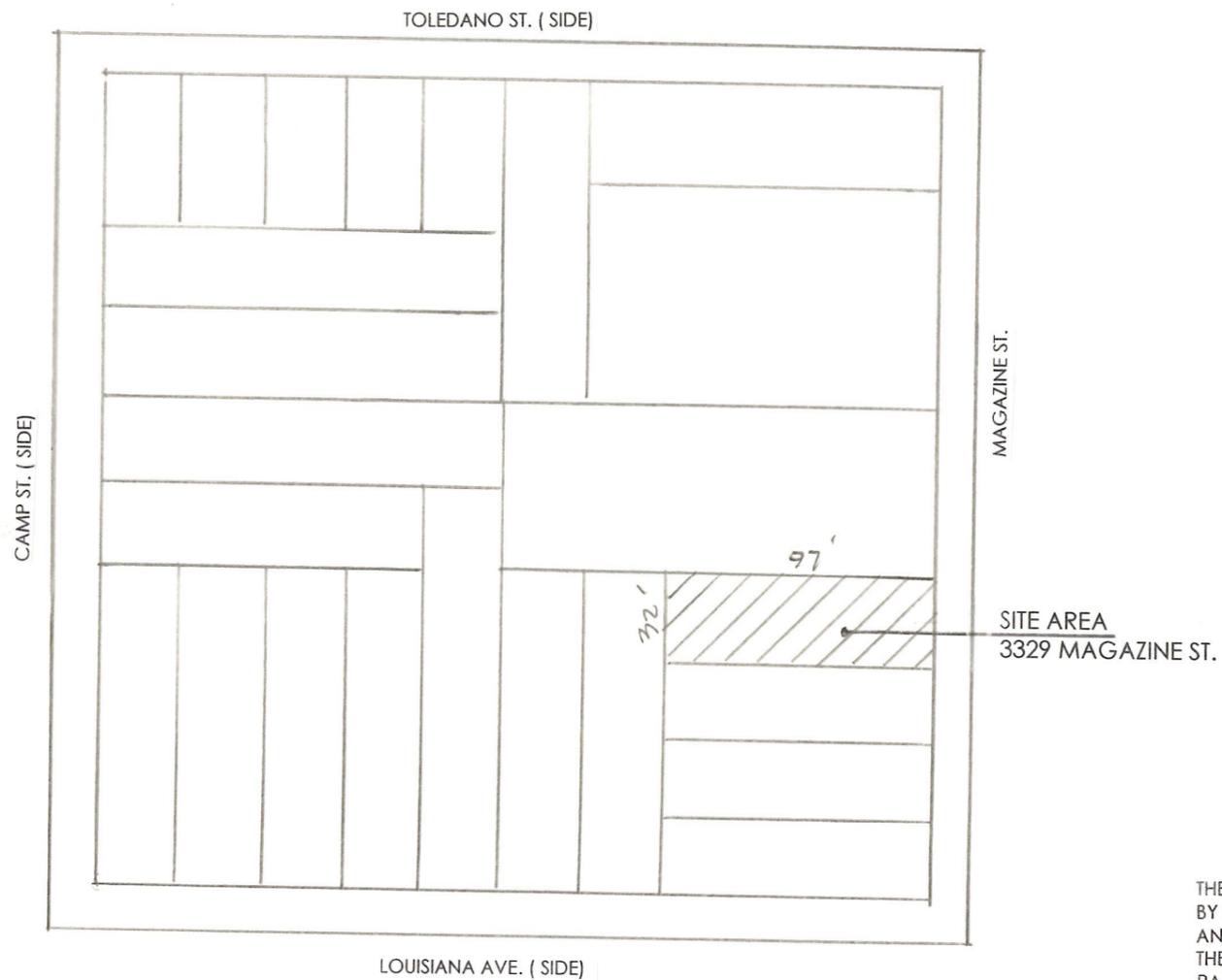
LOUIS KONG ARCHITECTURE, LLC
5726 ST. CHARLES AVE.
NEW ORLEANS, LA 70115
(504) 912-8403 louis499@gmail.com

APPLICABLE CODES: EIBC 2021; IBC 2021; NFPA 101-2015
EXIST. CONSTRUCTION TYPE: V-B UNSPRINKLERED
OCCUPANCIES: B/ R-3

WORK SCOPE:
RENOVATION/ CONVERT PREVIOUS HAIR SALON/ APARTMENT B
INTO CAFÉ/ RESTAURANT

PROJECT DATA:

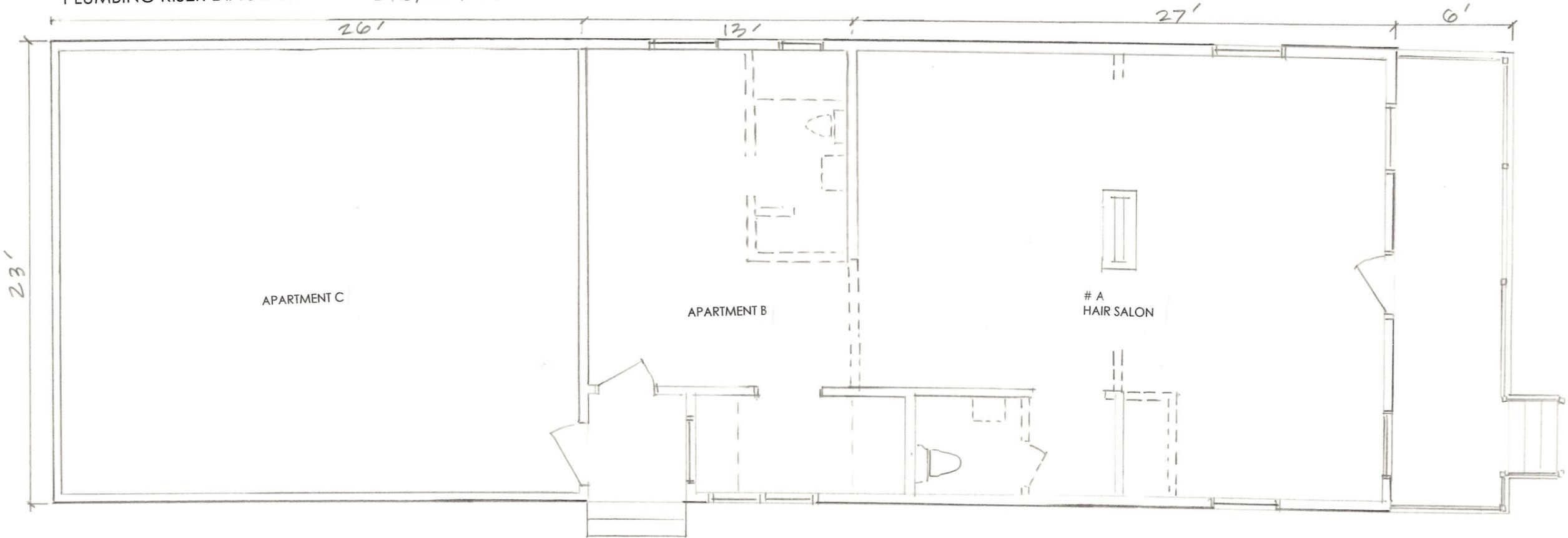
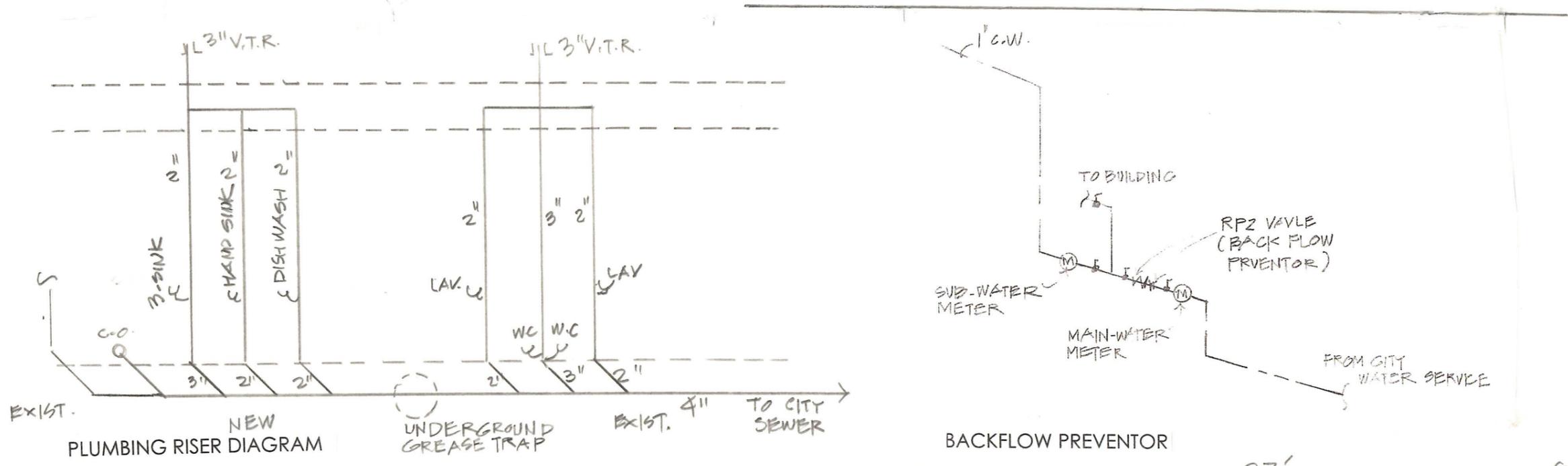
EXIST. BUILDING: 2-STY : 1ST FLR: 1,560 S.F.; 2ND FLR: 621 S.F.
WORK AREA: 940 S.F. ON 1ST FLR.



VICINITY MAP
1/60"=1'-0"

THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED
BY OR UNDER OUR CLOSE PERSONAL SUPERVISION
AND TO THE BEST OF OUR KNOWLEDGE AND BELIEF
THESE PLANS ARE IN COMPLIANCE WITH ALL CITY/
PARISH REQUIREMENTS
WE ARE NOT OBSERVING THE WORK

RENOVATION, CHANGE OF USE
 CAFÉ LILLY
 3329 MAGAZINE ST., NEW ORLEANS, LA. 70115



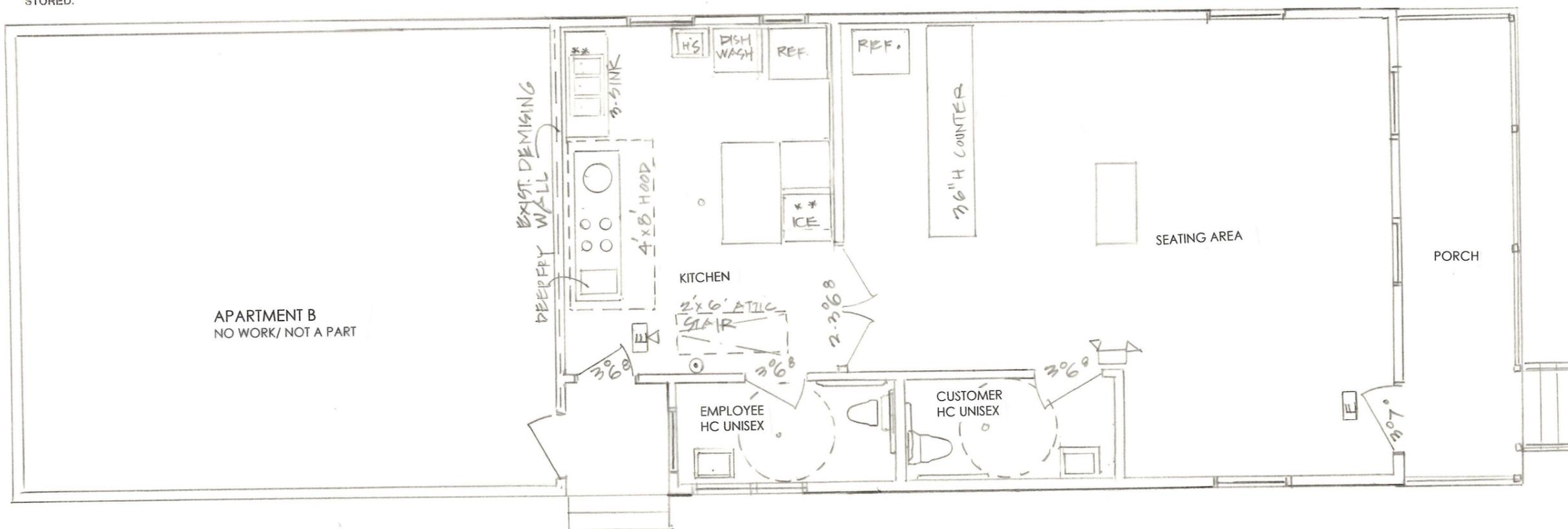
EXIST. FLOOR PLAN
 3/16"=1'-0"

RENOVATION, CHANGE OF USE
 CAFÉ LILLY
 3329 MAGAZINE ST., NEW ORLEANS, LA. 70115

HEALTH DEPARTMENT NOTES:

1. ALL WORK SHALL CONFORM TO STATE OF LOUISIANA SANITARY CODE- CHAPTER XXIII).
2. ALL SURFACES IN FOOD PREPARATION / STORAGE AREAS SHALL BE SMOOTH, EASILY CLEANABLE, NON-ABSORBENT, LIGHT COLOR.
3. PROVIDE FLOOR DRAIN AND MECHANICAL EXHAUST VENT DIRECTLY TO OUTSIDE FOR ALL RESTROOMS.
4. RESTRM FIXTURES WILL MEET THE REQUIREMENTS OF LA. STATE SANITARY CODE. CHAPTER 14 (REV.10-20-2000)
5. OUTSIDE OPENINGS SHALL BE PROCTED AGAINST ENTRANCE OF INSECT TIGHT-FITTING, SELF-CLOSING DOORS, CLOSED WINDOWS, SCREENING OR CONTROLLED AIR CURRENTS DURING OPERATING AND NON-OPERATING HOURS.
6. TRASH AND GARBAGE SHALL BE PICKED UP BY PRIVATE SERVICE. FENCED AREA HOLDING TRASH AND GARBAGE SHALL PROVIDE HOT AND COLD WATER FOR CLEANING PURPOSE. ALL FLOOR SURFACES IN FOOD PREPARATION/ STORAGE AREAS SHALL BE GRADED TO SANITARY SEWERS ; CONNECT ALL DRAIN LINES THROUGH A GREASE TRAP.
7. SHIELDING TO PROTECT AGINST BROKEN GLASS FALLING ONTO FOOD SHALL BE PROVIDED FOR ALL LIGHTING FIXTURES LOCATED OVER, BY, OR WITHIN FOOD STORAGE, PREPARATION SERVICE, DISPLAY FACILITIES, AND FACILITIES WHERE UTENSILS AND EQUIPMENTS ARE STORED.

8. FOOD ON DISPLAY SHALL BE PROTECTED FROM CONSUMER CONTAMINATION BY THE USE OF PACKAGING OR BY THE USE OF EASILY CLEANABLE SERVING LINES. SALAD BAR PROTECTOR DEVICES, DISPLAY CASES, OR BY OTHER EFFECTIVE MEANS (1901-A) SNEEZE GUARDS MUST MEET N.S.F. STANDARD 1-56.
9. WALLS AND CEILINGS IN FOOD PREPARATION AREAS, WALK-IN REFRIGERATION UNITS, EQUIPMENT WASHING AND UTENSIL WASHING AREAS, TOILET ROOMS AND VESTIBULES SHALL BE LIGHT COLORED, SMOOTH NON-ABSORBENT, AND EASILY CLEANABLE. CONCRETE OR CMU BLOCKS SHALL BE FINISHED AND SEALED TO PROVIDE AN EASILY CLEANABLE SURFACE FOR INTERIOR WALLS.
10. DRAIN LINES FROM THREE-COMPACTMENT SINKS, PREPARATION SINKS, ICE MACHINES, ICE BINS, CONDENSATE LINES FROM WALK-IN COOLERS, AND SIMILAR FOOD STORAGE EQUIPMENT MUST BE INDIRECTLY CONNECTED TO THE SANITARY SEWER BY MEANS OF AN AIR GAP TWICE THE DIAMETER OF THE WATER SUPPLY INLET (3105-A.1.3)
11. PERMANETLY FIXED ARTIFICIAL LIGHT SOURSES MUST BE INSTALLED TO PROVIDE AT LEAST FIFTY FOOD CANDLE OF LIGHT ON FOOD PREPARATION SUEFACES AND AT EQUIPMENT AND UTENSIL WASHING WORK AREAS (305-A.3)
12. ALL SINKS AND LAVATORIES TO BE SUPPLIED WITH ADEQUATE HOT AND COLD RUNNING WATER THROUGH MIXER TYPE FAUCETS(3109-A.3)
13. FOR BIBSW ON THE OUTSIDE OF THE BUILDING AND AT DUMPSTER AREA, PROVIDE THREADED HOSE BIBS WITH VACUUM BREAKERS (3105-A.2)



APARTMENT B
 NO WORK/ NOT A PART

NEW FLOOR PLAN
 3/16"=1'-0"

FINISH SCHEDULE:

- ALL FLOORS: CERAMIC TILES/ STAIN HARD WOOD
- KITCHEN CEILING: HIGH GLOSS PAINTED GYP. BD.
- ALL WALLS: PAINTED GYP. BD.
- STAINLESS STEEL PANEL @ COOKING EQUIPMENTS
- LIGHTS ARE SHIELDED IN FOOD PROCESSING AREA
- THREADED FAUCETS W/ ATT. HOSE PIPES W/ ASMOSTPHERIC VACUMN BREAKER
- ** INDIRECT CONNECTION

- EXIT LITE W/ BATTERY PACK
- EMERGENCY LITES W/ BATTERY PACK
- PORTABLE - TYPE "K" FIRE EXTINGUISHER-

EXHAUST DUCT SIZE COMPUTATION
 HOOD SIZE: 4'X8' = 32 S.F.
 Q= CAPACITY OF EXHAUST FAN = 32X150 = 4,800 CFM
 Q= AV
 V= VELOCITY OF DISCHARGED DUCT (FPM= 1500 MINIMUM)
 A= AREA OF DISCHARGED DUCT (S.F.)
 A= DISCHARGED DUCT SIZE = 2.77 S.F. OR 20"X20"
 DUCT VELOCITY : V= Q/A = 4,800 / 2.77 = 1,732 FPM

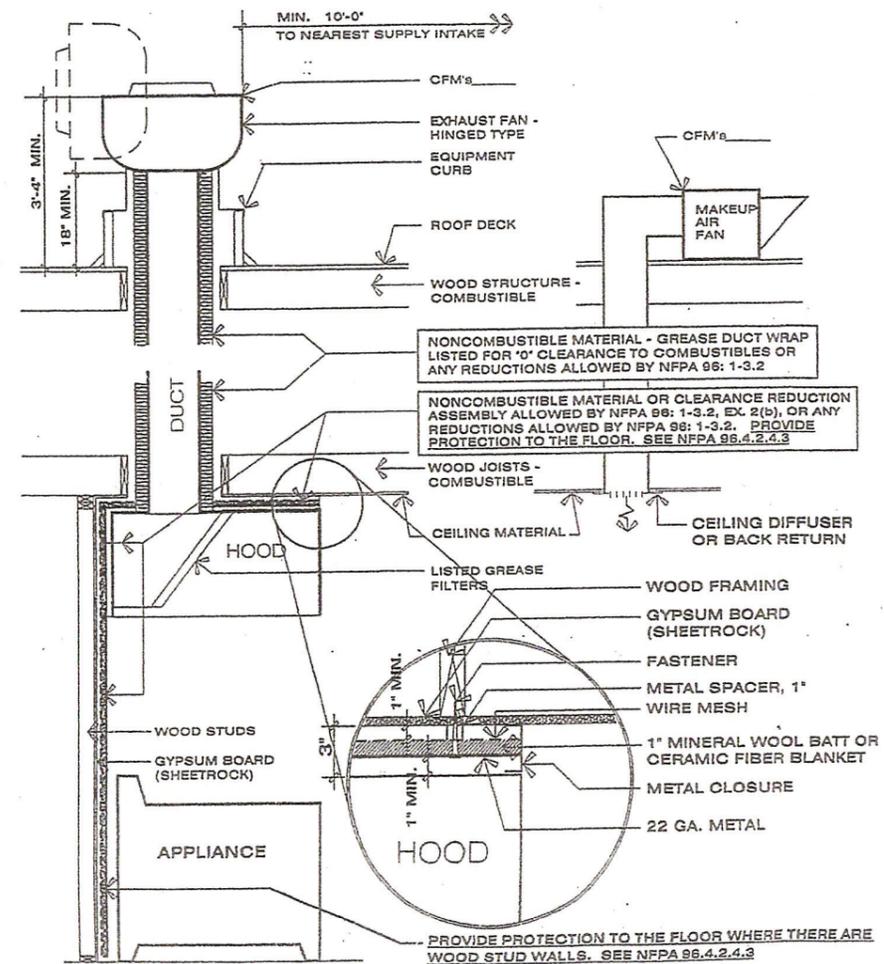
RENOVATION, CHANGE OF USE
 CAFÉ LILLY
 3329 MAGAZINE ST., NEW ORLEANS, LA. 70115



MECHANICAL - COMMERCIAL HOOD NOTES:

ALL COMMERCIAL HOODS SHALL ADDRESS THE FOLLOWING:

1. PROVIDE A COMPLETE DETAILED DRAWING OF THE COMMERCIAL HOOD SHOWN ON YOUR PLANS AND THE SAID DRAWING SHALL BE PREPARED BY A MECHANICAL ENGINEER REGISTERED IN THE STATE OF LOUISIANA. THE DRAWINGS SHALL COMPLY WITH THE REQUIREMENTS OF NFPA 91 IN ITS ENTIRETY AND EXTRA ATTENTION SHALL BE PAID TO SECTIONS 2.1, 2.4 AND 2.8. ALL COMMERCIAL HOODS SHALL ALSO COMPLY WITH THE REQUIREMENTS OF NFPA 96 IN ITS ENTIRETY.
2. A SEPARATE AND INDIVIDUAL VENTILATION SYSTEM, WHICH IS NOT PART OF ANY OTHER SYSTEM SHALL BE PROVIDED FOR VENTILATION OF EACH ROOM OR SPACE CONTAINING FLAMMABLE VAPORS, COMBUSTIBLE VAPORS, NOXIOUS GASES AND FLAMMABLE DUSTS OR WHERE SERVING INCOMPATIBLE MATERIALS [SMC 401.2]
3. AN EXHAUST HOOD SHALL BE INSTALLED FOR ALL COMMERCIAL, INDUSTRIAL, INSTITUTIONAL AND OTHER FOOD HEAT, PROCESSING EQUIPMENT PRODUCING SMOKE OR GREASE-LADEN AIR. [SMC 504.1]
4. ALL HOOD SHALL EXHAUST ALL GREASE AND SMOKE VAPOR PRODUCED BY THE EQUIPMENTS IT SERVES USING A MINIMUM OF 100 CFM PER SQUARE OF HOOD AREA. [SMC 504.2]. PLEASE NOTE THAT CENTRALIZATION OF THE HOOD EXHAUST IS ADVISABLE UNLESS A GREATER HORSEPOWER FAN IS INSTALLED. DETAILS USING SKETCHES AND NOTES OF THE CONSTRUCTION MATERIALS AND INSTALLATION OF THE HOOD ARE REQUIRED. [SMC 504.3]
5. CLEARANCE FROM COMBUSTIBLES SHALL NOT BE LESS THAN 18 INCHES, SIZING OF GREASE REMOVAL DEVICES AND GREASE FILTERS ORIENTATION SHALL NOT BE LESS THAN 45 DEGREES. FOR EXPOSED FLAME AND BURNERS, A MINIMUM OF 2 FEET BETWEEN LOWEST EDGE OF GREASE FILTER AND COOKING OR HEATING SURFACE IS REQUIRED. [SMC 504.4, 504.5 & 504.6]
6. GREASE HOOD DUCT SYSTEMS SHALL INCLUDE DETAILS OF THE CONSTRUCTION (MINIMUM THICKNESS, TYPE OF MATERIAL, FIRE AND CORROSION RESISTANCE APPROVAL), SEAMS AND JOINTS, MINIMUM SLOP OF NOT LESS THAN 1 INCH PER FOOT TOWARD EITHER THE HOOD OR AN APPROVED RESIDUE TRAP, OPENINGS, LOCATION OF DAMPER, EXHAUST FANS WITH DUCT WORK CONNECTED TO BOTH SIDES OF THE FAN, SUPPORT LOCATIONS, MINIMUM VELOCITY OF NOT LESS THAN 1500 FT. PER MINUTE, DUCT CLEARANCE FROM COMBUSTIBLES, MOTORS, AND FANS. [SMC SECTION 505]
7. EXHAUST OUTLETS SHALL SHOW TERMINATION OF NOT LESS THAN 10 FEET HORIZONTALLY AWAY FROM THE WALL TO THE NEAREST BUILDING OR 40 INCHES ABOVE THE ROOF SLOPE, RE-CIRCULATIONS ALLOWED ONLY FOR APPROVED ENGINEERED AIR RECOVERY SYSTEM FOR RE-CIRCULATION TO THE ROOM HOUSING THE HOOD, EXTERIOR FANS ARE ALLOWED WHEN ACCESS TO MAINTENANCE IS PROVIDED. [SMC 506]
8. FIRE EXTINGUISHERS MAY INCLUDE THE PORTABLE TYPES AND SHALL BE LOCATED NOT LESS THAN 10 FEET OR GREATER THAN 20 FEET FROM THE COOKING EQUIPMENT THAT IT PROTECTS. AUTOMATIC SYSTEMS SUCH AS CARBON DIOXIDE FIRE EXTINGUISHER SHALL BE OF THE APPROVED NFPA - 12 TYPE. HEATING APPLIANCE PROTECTION WITH APPROVED FIRE EXTINGUISHING SYSTEM IS REQUIRED WITH THE ACCOMPANYING MANUAL POSTED IN THE COOKING AREA. [SMC 507].



TYP. HOOD DETAIL



URGAS
SHOP INC.
AMERICAN & FOREIGN CARS

PROPERTY OWNERS AND OCCUPANTS WITHIN 300 FEET

Name	Mailing Address	Mailing City	Mailing St
1010 Rhino LLC	PO Box 56004	New Orleans	LA
210 Decatur Street LLC	201 St Charles Ave Suite 3201	New Orleans	LA
3315 Magazine LLC	7 English Turn Dr	New Orleans	LA
3322 Magazine LLC	C/O Patrick Finney 1901 Royal St	New Orleans	LA
3337 Magazine Street LLC	C/O TSM MKP LLC 639 Loyola Ave	New Orleans	LA
4307 DHV LLC	916 Francis St	Marrero	LA
A Vargas Body Shop Inc	3317 Magazine St	New Orleans	LA
Adler Keith L Adler Stephanie L	1219 Antonine St	New Orleans	LA
Alvarez Caitlin P	ET Al 3314 Camp Street	New Orleans	LA
Benjamin Beutel	3400 Magazine St Unit 15	New Orleans	LA
Bruce A Brown	Etals 727 Washington Ave	New Orleans	LA
Chad P Smith	1029 Toledano St	New Orleans	LA
Clay Properties LLC	1035 Felicity St	New Orleans	LA
Condo Master			
Connecting Express LLC	4440 San Marco Rd	New Orleans	LA
Correa Domingo M Correa Jennifer M	205 Germain St	New Orleans	LA
Craig Borges	215 Stewart Ave	New Orleans	LA
Current Resident	1010 Louisiana Ave	New Orleans	LA
Current Resident	1010 Toledano St	New Orleans	LA
Current Resident	1012 Toledano St	New Orleans	LA
Current Resident	1014 Louisiana Ave	New Orleans	LA
Current Resident	1014 Toledano St	New Orleans	LA
Current Resident	1016 Louisiana Ave	New Orleans	LA
Current Resident	1018 Louisiana Ave	New Orleans	LA
Current Resident	1018 Toledano St	New Orleans	LA
Current Resident	1020 Louisiana Ave	New Orleans	LA
Current Resident	1020 Toledano St	New Orleans	LA
Current Resident	1022 Louisiana Ave	New Orleans	LA
Current Resident	1022 Toledano St	New Orleans	LA
Current Resident	1023 Louisiana Ave HM	New Orleans	LA
Current Resident	1023 Louisiana Ave Unit A	New Orleans	LA
Current Resident	1023 Louisiana Ave Unit B	New Orleans	LA
Current Resident	1023 Louisiana Ave Unit C	New Orleans	LA
Current Resident	1023 Louisiana Ave Unit D	New Orleans	LA
Current Resident	1023 Louisiana Ave Unit E	New Orleans	LA
Current Resident	1024 Louisiana Ave	New Orleans	LA
Current Resident	1024 Toledano St	New Orleans	LA
Current Resident	1027 Louisiana Ave	New Orleans	LA
Current Resident	1027 Toledano St	New Orleans	LA
Current Resident	1028 Louisiana Ave	New Orleans	LA
Current Resident	1030 Toledano St	New Orleans	LA
Current Resident	1032 Toledano St	New Orleans	LA
Current Resident	1035 Louisiana Ave	New Orleans	LA
Current Resident	1040 Louisiana Ave	New Orleans	LA
Current Resident	1042 Toledano St	New Orleans	LA

Current Resident	1105 Louisiana Ave	New Orleans	LA
Current Resident	1114 Toledano St	New Orleans	LA
Current Resident	1116 Louisiana Ave	New Orleans	LA
Current Resident	1119 Louisiana Ave	New Orleans	LA
Current Resident	1120 Toledano St	New Orleans	LA
Current Resident	1124 Louisiana Ave	New Orleans	LA
Current Resident	1124 Louisiana Ave Apt 201	New Orleans	LA
Current Resident	1124 Louisiana Ave Apt 202	New Orleans	LA
Current Resident	1124 Louisiana Ave HM	New Orleans	LA
Current Resident	1124 Toledano St	New Orleans	LA
Current Resident	1130 Toledano St	New Orleans	LA
Current Resident	1132 Toledano St	New Orleans	LA
Current Resident	1133 Louisiana Ave	New Orleans	LA
Current Resident	1134 Toledano St	New Orleans	LA
Current Resident	1136 Toledano St	New Orleans	LA
Current Resident	1138 Toledano St	New Orleans	LA
Current Resident	1140 Toledano St	New Orleans	LA
Current Resident	1205 Louisiana Ave	New Orleans	LA
Current Resident	1205 Louisiana Ave Apt 101	New Orleans	LA
Current Resident	1205 Louisiana Ave Apt 102	New Orleans	LA
Current Resident	1205 Louisiana Ave Apt 201	New Orleans	LA
Current Resident	1205 Louisiana Ave Apt 202	New Orleans	LA
Current Resident	1205 Louisiana Ave Apt 301	New Orleans	LA
Current Resident	1205 Louisiana Ave HM	New Orleans	LA
Current Resident	3233 Magazine St	New Orleans	LA
Current Resident	3240 Magazine St	New Orleans	LA
Current Resident	3240 Magazine St Apt 2A	New Orleans	LA
Current Resident	3240 Magazine St Apt 2B	New Orleans	LA
Current Resident	3242 Magazine St	New Orleans	LA
Current Resident	3244 Magazine St	New Orleans	LA
Current Resident	3246 Magazine St	New Orleans	LA
Current Resident	3300 Magazine St	New Orleans	LA
Current Resident	3300 Magazine St HM	New Orleans	LA
Current Resident	3301 Magazine St	New Orleans	LA
Current Resident	3306 Magazine St	New Orleans	LA
Current Resident	3307 Camp St	New Orleans	LA
Current Resident	3308 Camp St	New Orleans	LA
Current Resident	3308 Magazine St	New Orleans	LA
Current Resident	3309 Constance St	New Orleans	LA
Current Resident	3310 Camp St	New Orleans	LA
Current Resident	3310 Magazine St	New Orleans	LA
Current Resident	3311 Camp St	New Orleans	LA
Current Resident	3311 Magazine St	New Orleans	LA
Current Resident	3312 Magazine St	New Orleans	LA
Current Resident	3313 Camp St	New Orleans	LA
Current Resident	3314 Camp St	New Orleans	LA
Current Resident	3315 Constance St	New Orleans	LA

Current Resident	3315 Magazine St	New Orleans	LA
Current Resident	3316 Magazine St	New Orleans	LA
Current Resident	3317 Constance St	New Orleans	LA
Current Resident	3318 Camp St	New Orleans	LA
Current Resident	3318 Magazine St	New Orleans	LA
Current Resident	3321 Constance St	New Orleans	LA
Current Resident	3322 Magazine St	New Orleans	LA
Current Resident	3323 Constance St	New Orleans	LA
Current Resident	3324 Camp St	New Orleans	LA
Current Resident	3324 Magazine St	New Orleans	LA
Current Resident	3325 Constance St	New Orleans	LA
Current Resident	3326 Magazine St	New Orleans	LA
Current Resident	3328 Camp St	New Orleans	LA
Current Resident	3328 Magazine St	New Orleans	LA
Current Resident	3329 Magazine St	New Orleans	LA
Current Resident	3329 Magazine St Apt 1A	New Orleans	LA
Current Resident	3329 Magazine St Apt 1B	New Orleans	LA
Current Resident	3329 Magazine St Apt 2A	New Orleans	LA
Current Resident	3333 Magazine St	New Orleans	LA
Current Resident	3336 Magazine St	New Orleans	LA
Current Resident	3337 Magazine St	New Orleans	LA
Current Resident	3340 Magazine St	New Orleans	LA
Current Resident	3341 Magazine St	New Orleans	LA
Current Resident	3400 Magazine St	New Orleans	LA
Current Resident	3400 Magazine St Unit 1	New Orleans	LA
Current Resident	3400 Magazine St Unit 10	New Orleans	LA
Current Resident	3400 Magazine St Unit 11	New Orleans	LA
Current Resident	3400 Magazine St Unit 12	New Orleans	LA
Current Resident	3400 Magazine St Unit 13	New Orleans	LA
Current Resident	3400 Magazine St Unit 14	New Orleans	LA
Current Resident	3400 Magazine St Unit 15	New Orleans	LA
Current Resident	3400 Magazine St Unit 16	New Orleans	LA
Current Resident	3400 Magazine St Unit 17	New Orleans	LA
Current Resident	3400 Magazine St Unit 18	New Orleans	LA
Current Resident	3400 Magazine St Unit 2	New Orleans	LA
Current Resident	3400 Magazine St Unit 3	New Orleans	LA
Current Resident	3400 Magazine St Unit 4	New Orleans	LA
Current Resident	3400 Magazine St Unit 5	New Orleans	LA
Current Resident	3400 Magazine St Unit 6	New Orleans	LA
Current Resident	3400 Magazine St Unit 7	New Orleans	LA
Current Resident	3400 Magazine St Unit 8	New Orleans	LA
Current Resident	3400 Magazine St Unit 9	New Orleans	LA
Current Resident	3401 Magazine St	New Orleans	LA
Daffron Justin	1015 Louisiana Ave	New Orleans	LA
Daniel C Quintana	3305 Camp St	New Orleans	LA
Dat Dog Properties LLC	701 Edwards Ave	River Ridge	LA
David Paul Capitelli	C/O Nar Solutions Inc Bmo 85 PO	Minneapolis	MN

Diane N Killeen	3400 Magazine St Unit 8	New Orleans	LA
Diegel Fredric Andrew Jr	1143 Louisiana Ave	New Orleans	LA
Edwin A Jr Geoghegan	1226 First St	New Orleans	LA
Emily Marie Padgett	3400 Magazine St Unit 18	New Orleans	LA
Forestleeroyl	Bonnie C Forest Trust 54 Donelon	Harahan	LA
George Koppel	4530 A Magazine St	New Orleans	LA
Grace 9999 LLC	1501Redwood Dr	Harvey	LA
Guarisco Joseph S Guarisco Cristina G	299 Walnut St	New Orleans	LA
Jeffrey Francis Whitten	10506 Fernbrook Ave	Baton Rouge	LA
Jennifer Z Collier	ET Al 2007 Pine St	New Orleans	LA
Jessica M Caiafa	Etal 1133 Louisiana Ave	New Orleans	LA
Jim A Metteauer	140 Gingerbread Ln	Chireno	TX
Joe Morris Doss	1129 Louisiana Ave	New Orleans	LA
Jonathan Martin	915 E St NW Unit 904	Washington	DC
Juliana Mejia-Guevara	3400 Magazine St Unit 1	New Orleans	LA
Julie V Wettstein Trust	660 Via Lugano	Winter Park	FL
Juliet Hainkel Holton	1115 Louisiana Ave	New Orleans	LA
K W Properties LLC	1427 Bourbon St Unit B	New Orleans	LA
Karen Sue Calso Lindley	Etal 3400 Magazine St Unit 9	New Orleans	LA
La Condesa LLC	1427 Bourbon St #B	New Orleans	LA
Lance C Lamotte	3400 Magazine St Unit 13	New Orleans	LA
Lauren Anderson	3313 Constance St	New Orleans	LA
LHJ Investmentsllc	C/O Howard C GRN 2434 St Charla	New Orleans	LA
Lisa L Richardson	1011 Louisiana Ave	New Orleans	LA
Luis F Teixeira	3400 Magazine St Unit 6	New Orleans	LA
Manning Investments LLC	702 Jackson St	Monroe	LA
Mesman Angela Chamberlain	733 St Andrew St	New Orleans	LA
Michael T Gray	P O Box 6202	Metairie	LA
Minor P Jahncke	1019 Louisiana Ave	New Orleans	LA
Narinder Gupta Retirement LLC	120 Terry Pkwy	Gretna	LA
Nayha P Patel	3400 Magazine St #12	New Orleans	LA
Ostroske Gene G Ostroske Mary Ann S	1126 Toledano St	New Orleans	LA
Patricio Alfonso Arias Valencia	3319 Constance St	New Orleans	LA
Ralph A Cheramie	3316 Camp St	New Orleans	LA
Richard E III Baudouin	1140 Louisiana Ave	New Orleans	LA
Rodney J Littlefield	1139 Louisiana Ave	New Orleans	LA
Roy Samer MD	3400 Magazine St 11	New Orleans	LA
Sara M Lewis	1122 Toledano St	New Orleans	LA
Satish Arora	408 Lancaster Dr	Houma	LA
Scheckman Robert Steven Scheckman M	1123 Louisiana Ave	New Orleans	LA
Sean M Ransom	1027 Loisiaiana Ave	New Orleans	LA
Sheffield Capital Solutions LLC	2450 Severn Ave Ste 200	Metairie	LA
Sidney E Bertheaud	1116 Toledano St	New Orleans	LA
Talebloo Properties Inc	PO Box 57929	New Orleans	LA
Timothy Shawn Shahan Living Trust The	6285 E Spring St 293	Long Beach	CA
Walters William L II	Etals 1119 Louisiana AV	New Orleans	LA
William Woodall	3400 Magazine St Unit 16	New Orleans	LA

You Want Onion LLC	25 Walnut St	New Orleans	LA
Yvonne Amber Guidry	3324-Campst	New Orleans	LA
Zero Coupon Pharmacy VI Exchange LLC	C/O CVS Pharmacy Occupancy Exp	Woonsocket	RI

Organization Name: Garden District Association

Point of Contact: Shelley Landrieu
 Phone Number: 504-525-7608
 Email: gardendistrictno@bellsouth.net
 Street Address: P.O. Box 50836
 City: New Orleans
 Zip: 70112

Organization Name: Magazine St. Merchants Association

Point of Contact: Alan Watts
 Phone Number: 504-342-4435
 Email: guide@magazinestreet.com
 Street Address: P. O. Box 15028
 City: New Orleans
 Zip: 70175

Council District B, Lesli Harris

City Hall, Room 2W10
 1300 Perdido Street
 New Orleans, LA 70112
 Phone: (504) 658-1020
 Email: Lesli.Harris@nola.gov

City Planning Commission

Phone: (504) 658-7033
 Email: CPCinfo@nola.gov

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Dear Neighbor,

Please join Grace 9999, LLC for a Neighborhood Participation Program (NPP) meeting regarding the property at:

3329 Magazine St. New Orleans, La 70115

**Date: Monday, October 1, 2025, Time:
12:30 p.m.**

Location: 3329 Magazine St. New Orleans, La 70115

The intent of the letter is to inform constituents of the project you are requesting and to answer and questions or concerns in person.

Grace 9999, LLC would like to open a second standard restaurant (no alcohol) at 3329 Magazine St. New Orleans, La 70115

They are also the owners and operators of Lilly's Café located at 1813 Magazine St.

Hours of operation would be 11 a.m. to 8 p.m.

Monday through Saturday. On-street parking will be provided, and no variances or waivers are required.

The restaurant would occupy approximately 26 feet of the frontage on Magazine, with the front pedestrian entrance on Magazine Street. The existing two-story, 2,000 square foot structure on the site is currently empty and under renovation.

The restaurant will occupy approx. 900 square feet of the building with the rest of the building to be two residential rental units that will be leased unfurnished to long term tenants.

*[3329 Magazine St.](#) is located in an HU-B1 Neighborhood Mixed-Use District, where a standard restaurant is permitted according to **Article 12, Section 12.2.A (Table 12-1)** of the Comprehensive Zoning Ordinance. However, the site is also located in the Magazine Street Use Restriction overlay, making a standard restaurant a conditional use according to **Article 18, Section 18.20.B.1.***

If we receive approval, we plan to start the finish the current construction work within a month of the approval and estimate that the final work should take about three months.

Because you are a nearby neighbor or otherwise interested in the neighborhood, I am inviting you to an NPP meeting where you can learn more about what we propose, and present questions or concerns. This letter is being delivered through U.S. Mail and through hand delivery. I've enclosed my site plans to give you a better idea of what we'd like to do. At the meeting, I'll provide a sign-in sheet to obtain email addresses, so that I can keep you updated if there are any changes to the plans.

If you are unable to attend and would like to receive information from the meeting, or have any additional questions or comments, please feel free to contact me. I hope to see you at the meeting.

Sincerely, Lilly Vuong

trinhvuong@yahoo.com 504-599-9999

Date of Report: October 2, 2025
Project Name: Café Lilly
Contact: Trinh Vuong
3329 Magazine St
New Orleans, La 70115

Ph. 504-799-9303
Email: trinhvuong9@yahoo.com

Overview

This report provides results of the implementation of the Neighborhood Participation Program for the property located at 3329 Magazine St. New Orleans, La 70115

The applicant intends to open Café restaurant.

This report provides a summary of contacts with citizens, neighbors, public agencies, and interested parties.

Opportunities have been provided to learn about and comment on the proposed plans and actions.

Comments, sign-in lists, petitions, letters, summary sheets, and other materials are attached.

Neighborhood Meetings

The following dates and locations of all meetings where citizens were invited to discuss the applicant's proposal

Waited for three hours and no one showed

Results

300 persons/addresses were invited to the NPP meeting.

No Concerns, issues, and problems expressed by attendees:

No one attended

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: 3329 Magazine St NOLA 70115

APPLICANT INFORMATION

Applicant Identity: Property Owner Agent
 Applicant Name TRINH VUONG & KIET LE
 Applicant Address 3329 MAGAZINE ST.
 City NEW ORLEANS State LA Zip 70115
 Applicant Contact Number _____ Email _____

PROPERTY OWNER INFORMATION

SAME AS ABOVE

Property Owner Name _____
 Property Owner Address _____
 City _____ State _____ Zip _____
 Property Owner Contact Number _____ Email _____

SPECIFIC ZONING REQUEST

Restaurant/Cafe

PROPERTY LOCATION

Square Number(s) _____ Lot Number(s) D
 Bounding Streets Louisiana CAMP Tokdane
 Zoning HU-B1 Municipal District 6
 Tax Bill Number 614200104 Planning District _____

DESCRIPTION OF PROJECT (Attachments are acceptable)



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.

x *Trinh Luong*
 Owner Signature
 TRINH LUONG

x *Kiet Van Le*

Date 11-6-25

Agent Signature

Kiet VAN LE

Date 11-6-25

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 6th day of November 2025

My Commission expires _____

[Signature]
DERYLE A. BOURGEOIS
 Notary ID #12032
 Notary Public
 Jefferson Parish, LA
 My Commission is issued for Life

Tom Schedler
SECRETARY OF STATE

State of Louisiana
Secretary of State



COMMERCIAL DIVISION
225.925.4704

12/10/2014

Administrative Services
225.932.5317 Fax
Corporations
225.932.5314 Fax
Uniform Commercial Code
225.932.5318 Fax

ONLINE FILING
bvu@proincometaxservice.net

GRACE 9999 LLC

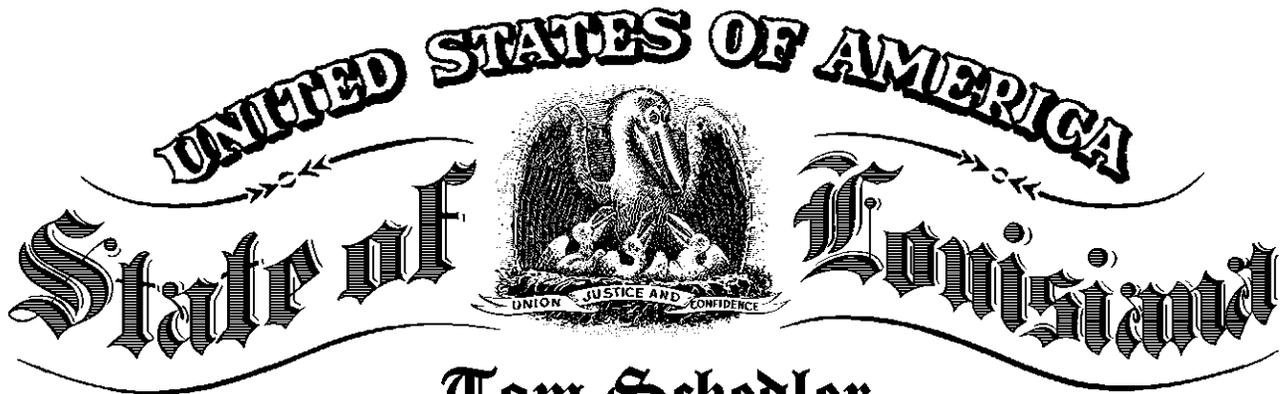
It has been a pleasure to approve and place on file your articles of organization. The appropriate evidence is attached for your files.

Payment of the filing fee is acknowledged by this letter.

Online filing options are available if changes are necessary to your registration or you need to file an annual report. Please visit our website at **GeauxBiz.com** for your future business needs.

Sincerely,

The Commercial Division
WEB



Tom Schedler

SECRETARY OF STATE

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

a copy of the Articles of Organization and Initial Report of

GRACE 9999 LLC

Domiciled at HARVEY, LOUISIANA,

Was filed and recorded in this Office on December 10, 2014,

And all fees having been paid as required by law, the limited liability company is authorized to transact business in this State, subject to the restrictions imposed by law, including the provisions of R.S. Title 12, Chapter 22.

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,

December 10, 2014

Secretary of State

WEB 41720193K



Certificate ID: 10552575#ARK73

To validate this certificate, visit the following web site, go to **Commercial Division, Certificate Validation**, then follow the instructions displayed.
www.sos.louisiana.gov

Tom Schedler
SECRETARY OF STATE

State of Louisiana
Secretary of State



December 10, 2014

COMMERCIAL DIVISION
225.925.4704

Administrative Services
225.932.5317 Fax
Corporations
225.932.5314 Fax
Uniform Commercial Code
225.932.5318 Fax

The attached document of GRACE 9999 LLC was received and filed on December 10, 2014.

WEB 41720193K

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

- 1. The name of this limited liability company is:** GRACE 9999 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):**
MAY BE PERPETUAL
- 4. Other Provisions:**

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

Electronic Signature: KIET LE (12/10/2014)

Title: MEMBER

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

- 1. The name of this limited liability company is:** GRACE 9999 LLC
- 2. The location and municipal address, not a post office box only, of this limited liability company's registered office:**

1501 REDWOOD DR
HARVEY, LA 70058

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

TRINH VUONG
1501 REDWOOD DR
HARVEY, LA 70058

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

KIET LE (Member)
1501 REDWOOD DR
HARVEY, LA 70058

TRINH VUONG (Manager)
1501 REDWOOD DR
HARVEY, LA 70058

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

Electronic Signature: KIET LE (12/10/2014)

Title: MEMBER



Agent Affidavit and Acknowledgement of Acceptance

Charter Number: 41720193K

Charter Name: GRACE 9999 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
12/10/2014	TRINH VUONG	TRINH VUONG

City Planning Commission Speaker Card

13

Date: 1/13/26

I would like to speak regarding CPC Docket: ZD-009-26

IN SUPPORT

Name: Morris Porche

Address: ~~33~~ 3329 Magazine 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: *M Porche*



**3329 Magazine St
HU-B1**

Louisiana Ave

Magazine St

HU-RD1

HU-RD1

HU-RD2

HU-RD2

HU-B1

HU-RD2

SQ. No. 217, PLAISANCE
SIXTH DISTRICT

City of New Orleans
Orleans Parish, La.

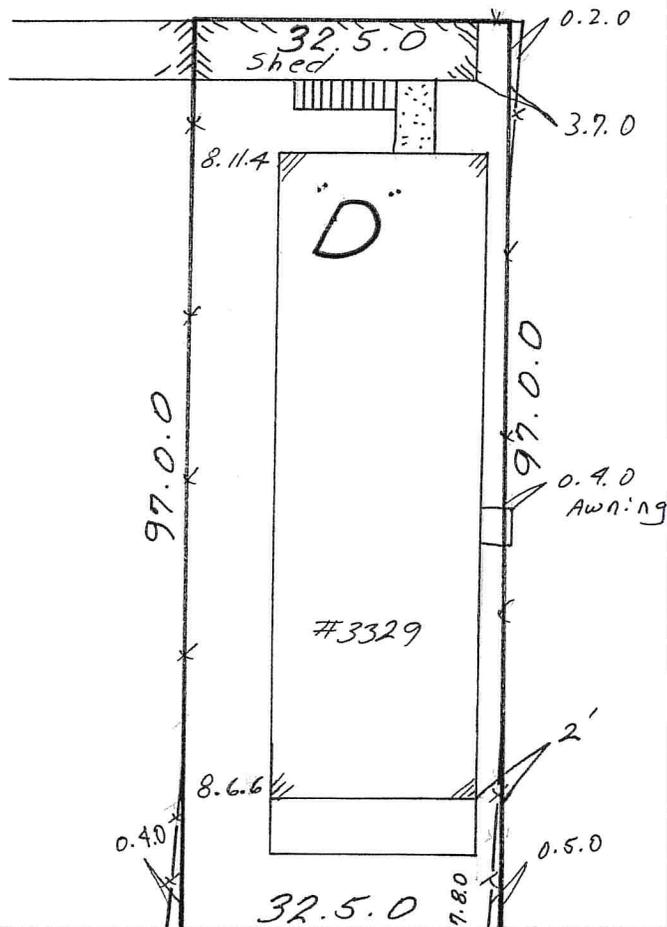
CAMP ST. SIDE

This is to certify that I have consulted the
Federal Insurance Administration Flood Hazard
Boundary Maps and found that the above described
property is in a special flood hazard area

F.I.A. ZONE A1(+6.0)

LOUISIANA
AVE.

LOUISIANA



TOLEDANO ST. SIDE

MAGAZINE ST.

July 23, 1987 Found as shown *Jan. Couturie*

New Orleans, La.
January 9, 1987

Survey certified correct. Made at the request
of Delta Title Corp. (A-110.83-LAD) (Ancina)
Gilbert, Kelly & Couturie, Inc., Surveying & Engineering

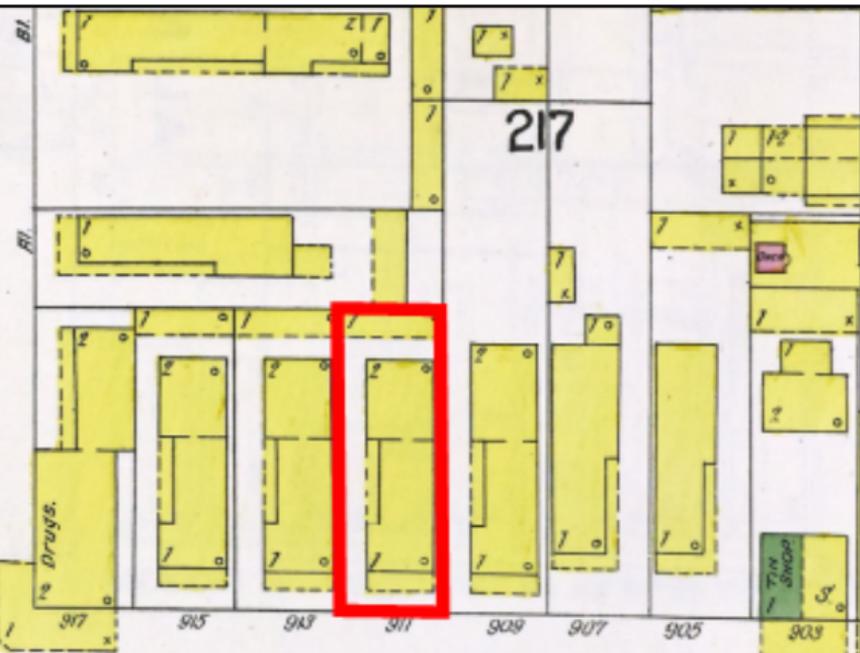
87-0131 87-5263

Jan. Couturie

D.T.

DT

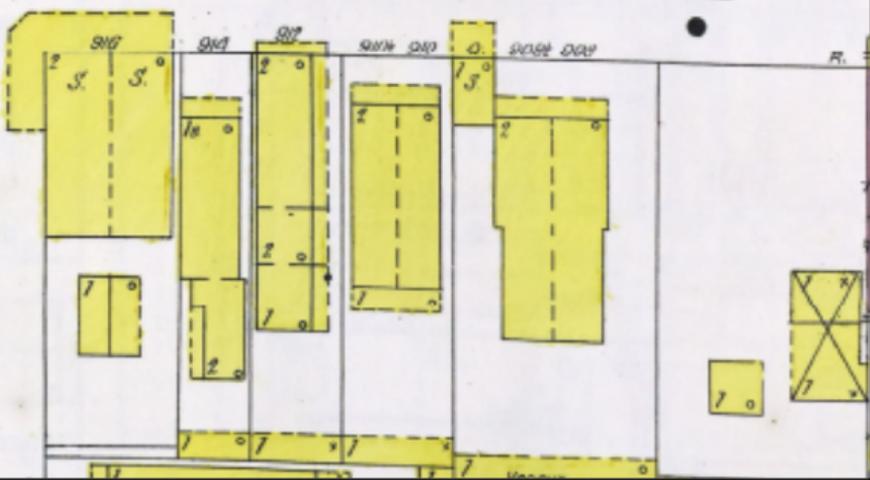
92 AV.



8" W. PIPE.

MAGAZINE

LOUISIANA



RENOVATION / CHANGE OF USE
3329 MAGAZINE ST., NEW ORLEANS, LA. 70115

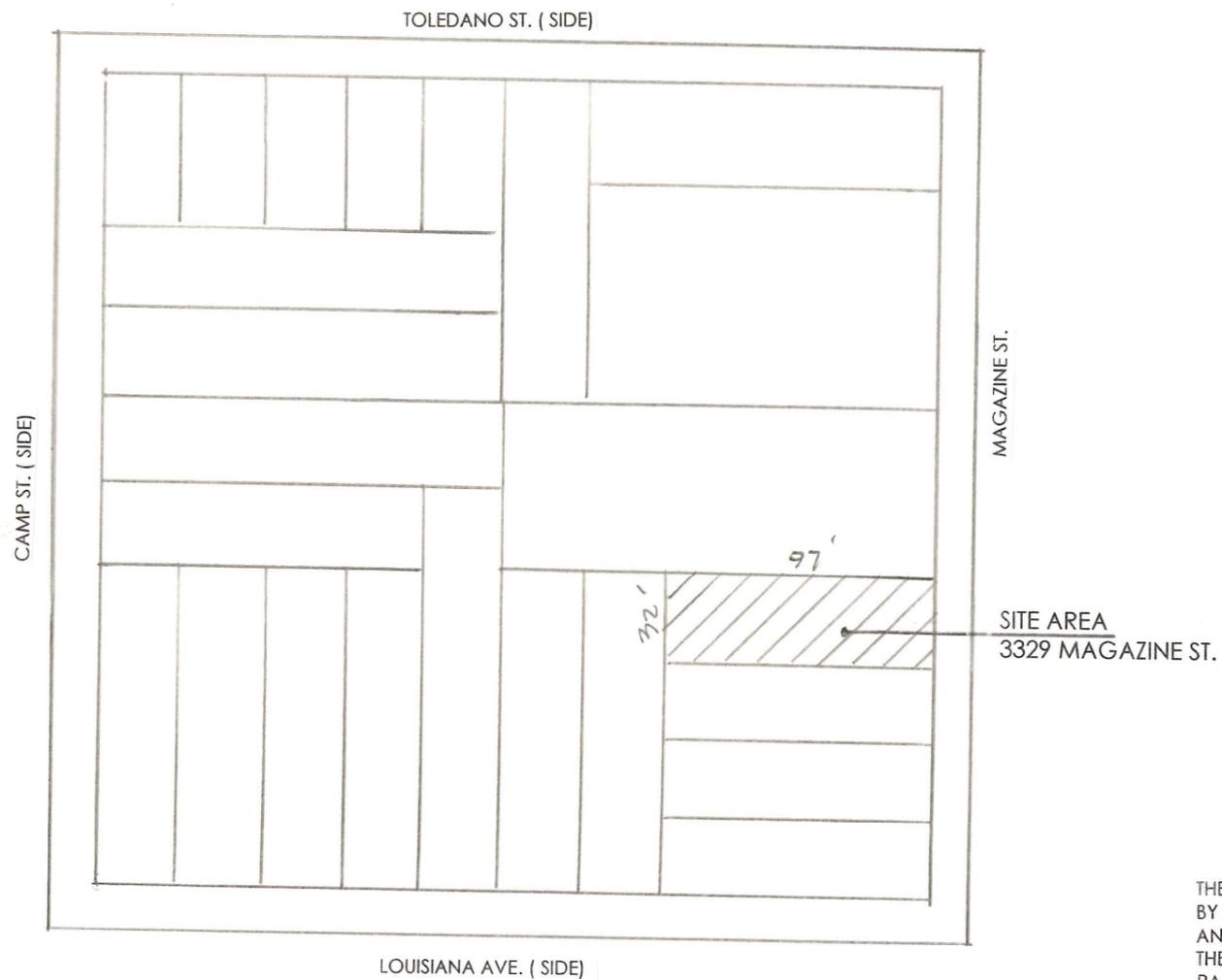
LOUIS KONG ARCHITECTURE, LLC
5726 ST. CHARLES AVE.
NEW ORLEANS, LA 70115
(504) 912-8403 louis499@gmail.com

APPLICABLE CODES: EIBC 2021; IBC 2021; NFPA 101-2015
EXIST. CONSTRUCTION TYPE: V-B UNSPRINKLERED
OCCUPANCIES: B/ R-3

WORK SCOPE:
RENOVATION/ CONVERT PREVIOUS HAIR SALON/ APARTMENT B
INTO CAFÉ/ RESTAURANT

PROJECT DATA:

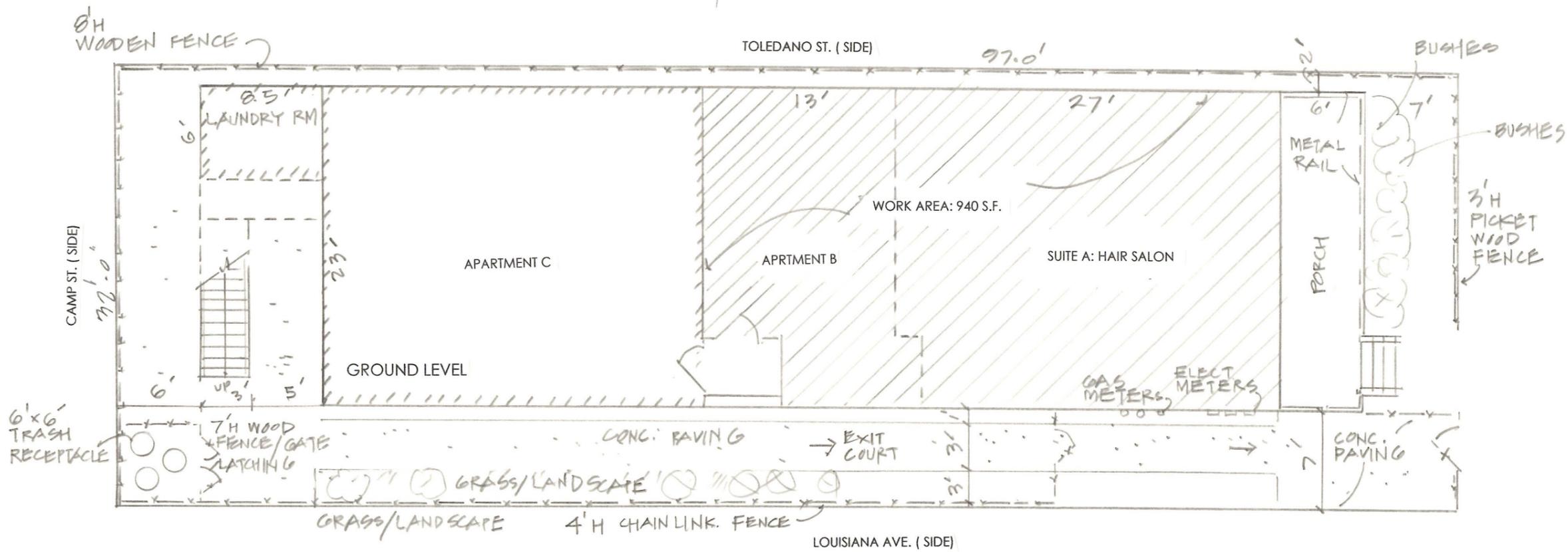
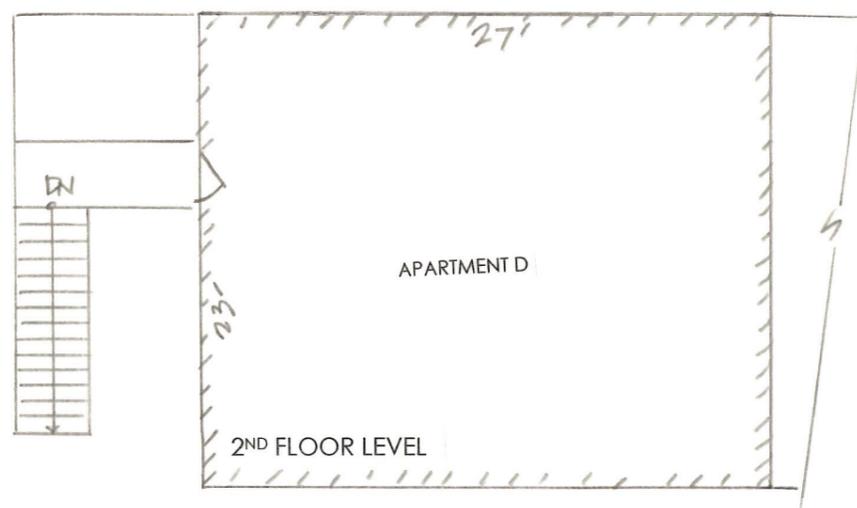
EXIST. BUILDING: 2-STY : 1ST FLR: 1,560 S.F.; 2ND FLR: 621 S.F.
WORK AREA: 940 S.F. ON 1ST FLR.



VICINITY MAP
1/60"=1'-0"

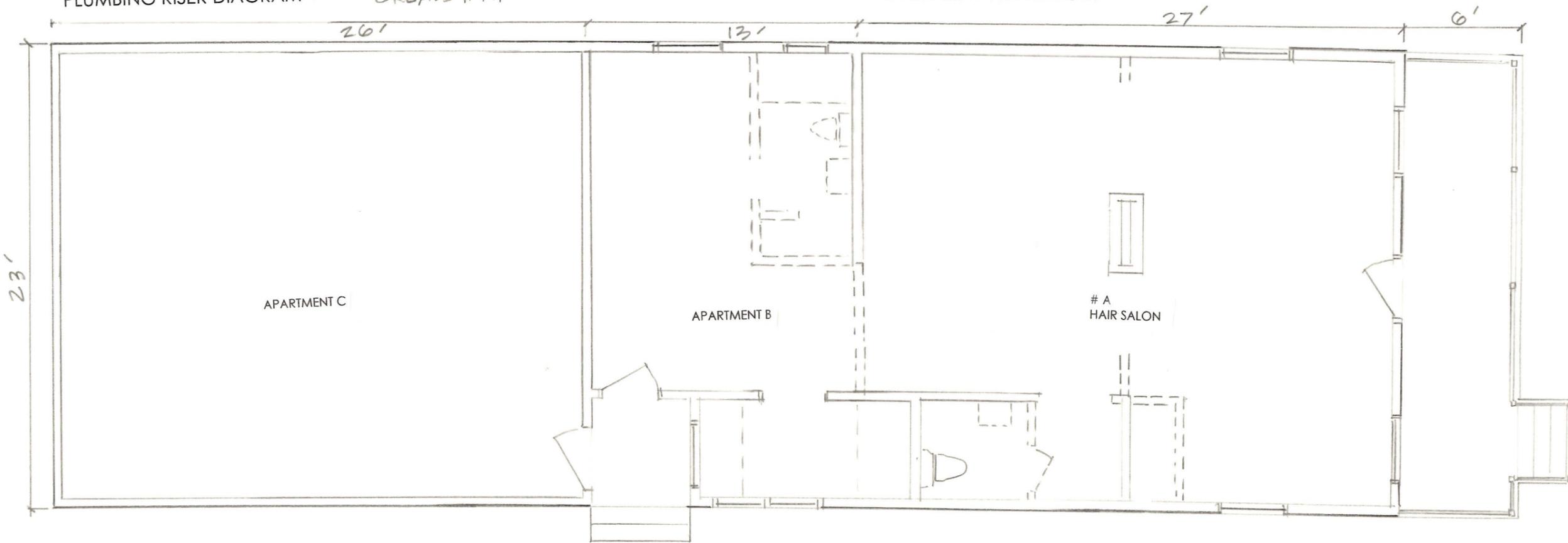
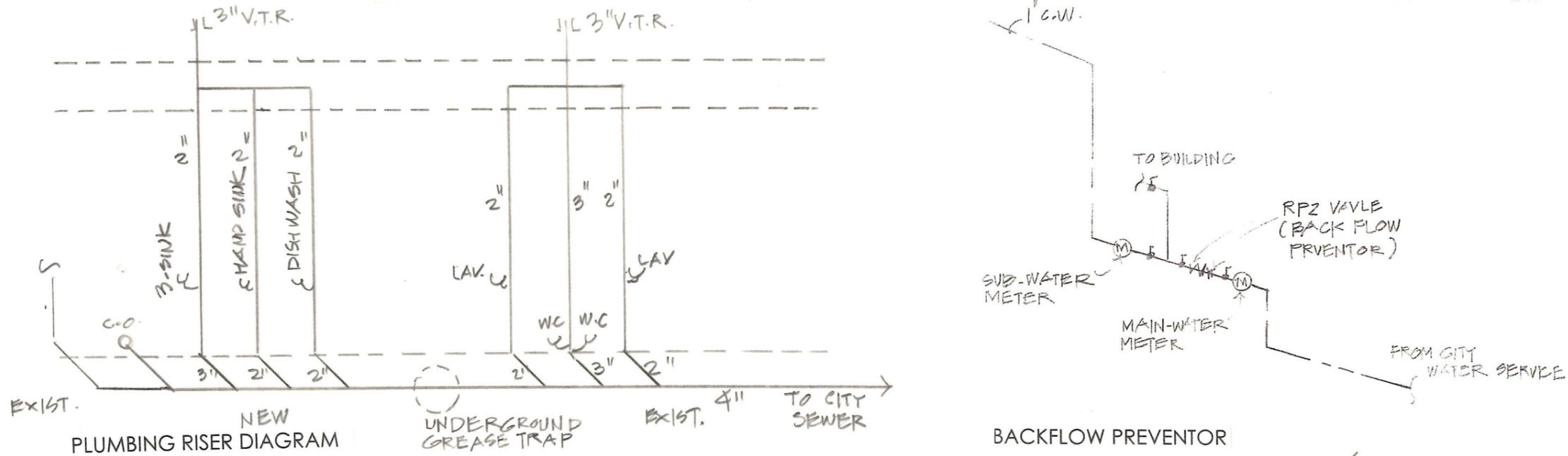
THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED
BY OR UNDER OUR CLOSE PERSONAL SUPERVISION
AND TO THE BEST OF OUR KNOWLEDGE AND BELIEF
THESE PLANS ARE IN COMPLIANCE WITH ALL CITY/
PARISH REQUIREMENTS
WE ARE NOT OBSERVING THE WORK

RENOVATION, CHANGE OF USE
 CAFÉ LILLY
 3329 MAGAZINE ST., NEW ORLEANS, LA. 70115



SITE PLAN
 1/8"=1'-0"

RENOVATION, CHANGE OF USE
 CAFÉ LILLY
 3329 MAGAZINE ST., NEW ORLEANS, LA. 70115



EXIST. FLOOR PLAN
 3/16"=1'-0"

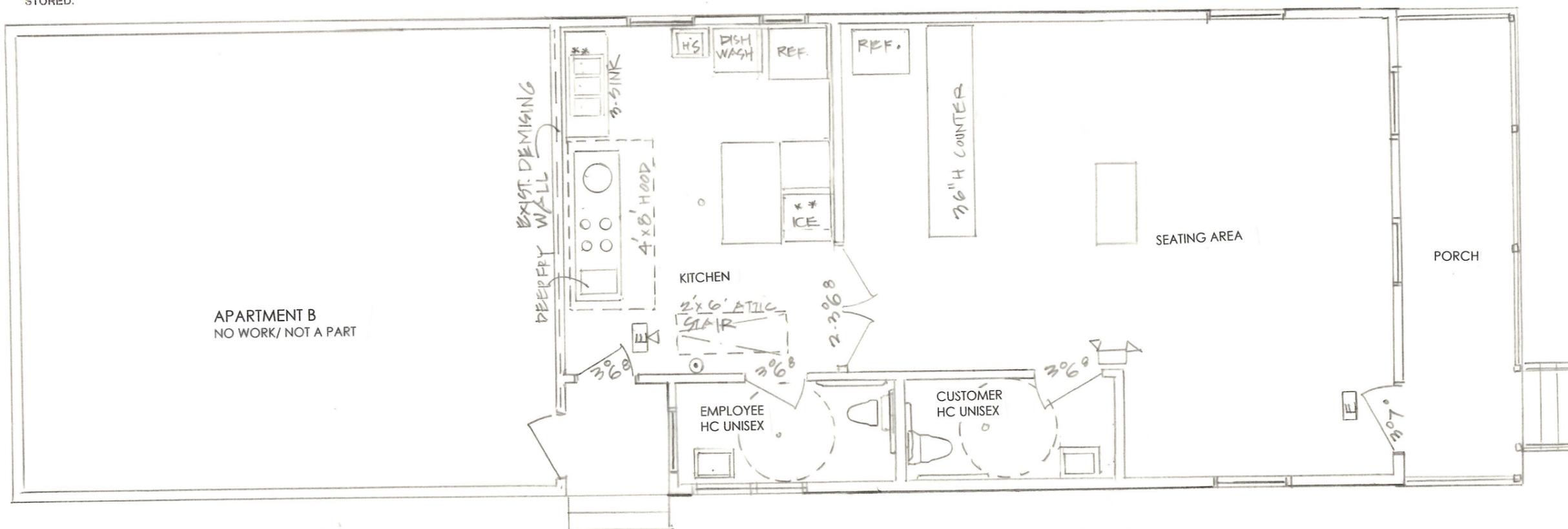
[---] TO BE REMOVED

RENOVATION, CHANGE OF USE
 CAFÉ LILLY
 3329 MAGAZINE ST., NEW ORLEANS, LA. 70115

HEALTH DEPARTMENT NOTES:

1. ALL WORK SHALL CONFORM TO STATE OF LOUISIANA SANITARY CODE- CHAPTER XXIII).
2. ALL SURFACES IN FOOD PREPARATION / STORAGE AREAS SHALL BE SMOOTH, EASILY CLEANABLE, NON-ABSORBENT, LIGHT COLOR.
3. PROVIDE FLOOR DRAIN AND MECHANICAL EXHAUST VENT DIRECTLY TO OUTSIDE FOR ALL RESTROOMS.
4. RESTRM FIXTURES WILL MEET THE REQUIREMENTS OF LA. STATE SANITARY CODE. CHAPTER 14 (REV.10-20-2000)
5. OUTSIDE OPENINGS SHALL BE PROCTED AGAINST ENTRANCE OF INSECT TIGHT-FITTING, SELF-CLOSING DOORS, CLOSED WINDOWS, SCREENING OR CONTROLLED AIR CURRENTS DURING OPERATING AND NON-OPERATING HOURS.
6. TRASH AND GARBAGE SHALL BE PICKED UP BY PRIVATE SERVICE. FENCED AREA HOLDING TRASH AND GARBAGE SHALL PROVIDE HOT AND COLD WATER FOR CLEANING PURPOSE. ALL FLOOR SURFACES IN FOOD PREPARATION/ STORAGE AREAS SHALL BE GRADED TO SANITARY SEWERS ; CONNECT ALL DRAIN LINES THROUGH A GREASE TRAP.
7. SHIELDING TO PROTECT AGAINST BROKEN GLASS FALLING ONTO FOOD SHALL BE PROVIDED FOR ALL LIGHTING FIXTURES LOCATED OVER, BY, OR WITHIN FOOD STORAGE, PREPARATION SERVICE, DISPLAY FACILITIES, AND FACILITIES WHERE UTENSILS AND EQUIPMENTS ARE STORED.

8. FOOD ON DISPLAY SHALL BE PROTECTED FROM CONSUMER CONTAMINATION BY THE USE OF PACKAGING OR BY THE USE OF EASILY CLEANABLE SERVING LINES. SALAD BAR PROTECTOR DEVICES, DISPLAY CASES, OR BY OTHER EFFECTIVE MEANS (1901-A) SNEEZE GUARDS MUST MEET N.S.F. STANDARD 1-56.
9. WALLS AND CEILINGS IN FOOD PREPARATION AREAS, WALK-IN REFRIGERATION UNITS, EQUIPMENT WASHING AND UTENSIL WASHING AREAS, TOILET ROOMS AND VESTIBULES SHALL BE LIGHT COLORED, SMOOTH NON-ABSORBENT, AND EASILY CLEANABLE. CONCRETE OR CMU BLOCKS SHALL BE FINISHED AND SEALED TO PROVIDE AN EASILY CLEANABLE SURFACE FOR INTERIOR WALLS.
10. DRAIN LINES FROM THREE-COMPACTMENT SINKS, PREPARATION SINKS, ICE MACHINES, ICE BINS, CONDENSATE LINES FROM WALK-IN COOLERS, AND SIMILAR FOOD STORAGE EQUIPMENT MUST BE INDIRECTLY CONNECTED TO THE SANITARY SEWER BY MEANS OF AN AIR GAP TWICE THE DIAMETER OF THE WATER SUPPLY INLET (3105-A.1.3)
11. PERMANETLY FIXED ARTIFICIAL LIGHT SOURSES MUST BE INSTALLED TO PROVIDE AT LEAST FIFTY FOOD CANDLE OF LIGHT ON FOOD PREPARATION SUEFACES AND AT EQUIPMENT AND UTENSIL WASHING WORK AREAS (305-A.3)
12. ALL SINKS AND LAVATORIES TO BE SUPPLIED WITH ADEQUATE HOT AND COLD RUNNING WATER THROUGH MIXER TYPE FAUCETS(3109-A.3)
13. FOR BIBSW ON THE OUTSIDE OF THE BUILDING AND AT DUMPSTER AREA, PROVIDE THREADED HOSE BIBS WITH VACUUM BREAKERS (3105-A.2)



FINISH SCHEDULE:

ALL FLOORS: CERAMIC TILES/ STAIN HARD WOOD
 KITCHEN CEILING: HIGH GLOSS PAINTED GYP. BD.
 ALL WALLS: PAINTED GYP. BD.
 STAINLESS STEEL PANEL @ COOKING EQUIPMENTS
 LIGHTS ARE SHIELDED IN FOOD PROCESSING AREA
 THREADED FAUCETS W/ ATT. HOSE PIPES W/
 ASMOSTPHERIC VACUMN BREAKER

** INDIRECT CONNECTION

NEW FLOOR PLAN

3/16"=1'-0"

- EXIT LITE W/ BATTERY PACK
- EMERGENCY LITES W/ BATTERY PACK
- PORTABLE - TYPE "K" FIRE EXTINGUISHER-

EXHAUST DUCT SIZE COMPUTATION
 HOOD SIZE: 4'X8' = 32 S.F.
 Q= CAPACITY OF EXHAUST FAN = 32X150= 4,800 CFM
 Q= AV
 V= VELOCITY OF DISCHARGED DUCT (FPM= 1500 MINIMUM)
 A= AREA OF DISCHARGED DUCT (S.F.)
 A= DISCHARGED DUCT SIZE = 2.77 S.F. OR 20"X20"
 DUCT VELOCITY : V= Q/A = 4,800 / 2.77= 1,732 FPM

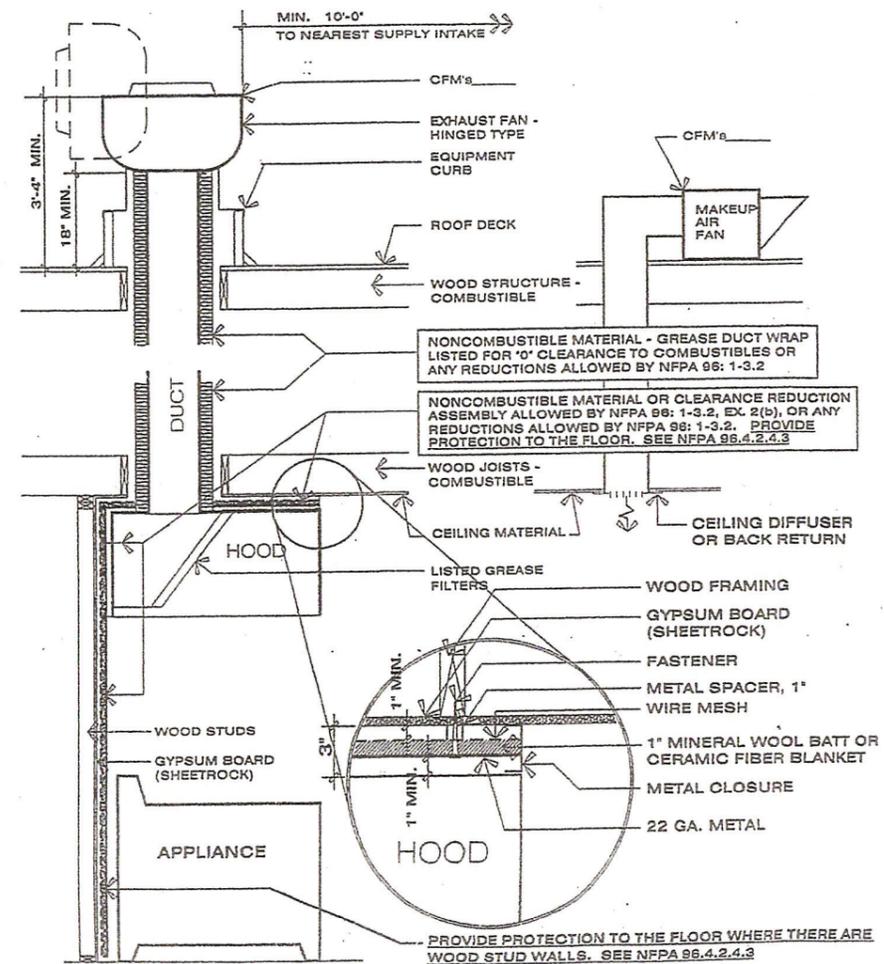
RENOVATION, CHANGE OF USE
 CAFÉ LILLY
 3329 MAGAZINE ST., NEW ORLEANS, LA. 70115



MECHANICAL - COMMERCIAL HOOD NOTES:

ALL COMMERCIAL HOODS SHALL ADDRESS THE FOLLOWING:

1. PROVIDE A COMPLETE DETAILED DRAWING OF THE COMMERCIAL HOOD SHOWN ON YOUR PLANS AND THE SAID DRAWING SHALL BE PREPARED BY A MECHANICAL ENGINEER REGISTERED IN THE STATE OF LOUISIANA. THE DRAWINGS SHALL COMPLY WITH THE REQUIREMENTS OF NFPA 91 IN ITS ENTIRETY AND EXTRA ATTENTION SHALL BE PAID TO SECTIONS 2.1, 2.4 AND 2.8. ALL COMMERCIAL HOODS SHALL ALSO COMPLY WITH THE REQUIREMENTS OF NFPA 96 IN ITS ENTIRETY.
2. A SEPARATE AND INDIVIDUAL VENTILATION SYSTEM, WHICH IS NOT PART OF ANY OTHER SYSTEM SHALL BE PROVIDED FOR VENTILATION OF EACH ROOM OR SPACE CONTAINING FLAMMABLE VAPORS, COMBUSTIBLE VAPORS, NOXIOUS GASES AND FLAMMABLE DUSTS OR WHERE SERVING INCOMPATIBLE MATERIALS [SMC 401.2]
3. AN EXHAUST HOOD SHALL BE INSTALLED FOR ALL COMMERCIAL, INDUSTRIAL, INSTITUTIONAL AND OTHER FOOD HEAT, PROCESSING EQUIPMENT PRODUCING SMOKE OR GREASE-LADEN AIR. [SMC 504.1]
4. ALL HOOD SHALL EXHAUST ALL GREASE AND SMOKE VAPOR PRODUCED BY THE EQUIPMENTS IT SERVES USING A MINIMUM OF 100 CFM PER SQUARE OF HOOD AREA. [SMC 504.2]. PLEASE NOTE THAT CENTRALIZATION OF THE HOOD EXHAUST IS ADVISABLE UNLESS A GREATER HORSEPOWER FAN IS INSTALLED. DETAILS USING SKETCHES AND NOTES OF THE CONSTRUCTION MATERIALS AND INSTALLATION OF THE HOOD ARE REQUIRED. [SMC 504.3]
5. CLEARANCE FROM COMBUSTIBLES SHALL NOT BE LESS THAN 18 INCHES, SIZING OF GREASE REMOVAL DEVICES AND GREASE FILTERS ORIENTATION SHALL NOT BE LESS THAN 45 DEGREES. FOR EXPOSED FLAME AND BURNERS, A MINIMUM OF 2 FEET BETWEEN LOWEST EDGE OF GREASE FILTER AND COOKING OR HEATING SURFACE IS REQUIRED. [SMC 504.4, 504.5 & 504.6]
6. GREASE HOOD DUCT SYSTEMS SHALL INCLUDE DETAILS OF THE CONSTRUCTION (MINIMUM THICKNESS, TYPE OF MATERIAL, FIRE AND CORROSION RESISTANCE APPROVAL), SEAMS AND JOINTS, MINIMUM SLOP OF NOT LESS THAN 1 INCH PER FOOT TOWARD EITHER THE HOOD OR AN APPROVED RESIDUE TRAP, OPENINGS, LOCATION OF DAMPER, EXHAUST FANS WITH DUCT WORK CONNECTED TO BOTH SIDES OF THE FAN, SUPPORT LOCATIONS, MINIMUM VELOCITY OF NOT LESS THAN 1500 FT. PER MINUTE, DUCT CLEARANCE FROM COMBUSTIBLES, MOTORS, AND FANS. [SMC SECTION 505]
7. EXHAUST OUTLETS SHALL SHOW TERMINATION OF NOT LESS THAN 10 FEET HORIZONTALLY AWAY FROM THE WALL TO THE NEAREST BUILDING OR 40 INCHES ABOVE THE ROOF SLOPE, RE-CIRCULATIONS ALLOWED ONLY FOR APPROVED ENGINEERED AIR RECOVERY SYSTEM FOR RE-CIRCULATION TO THE ROOM HOUSING THE HOOD, EXTERIOR FANS ARE ALLOWED WHEN ACCESS TO MAINTENANCE IS PROVIDED. [SMC 506]
8. FIRE EXTINGUISHERS MAY INCLUDE THE PORTABLE TYPES AND SHALL BE LOCATED NOT LESS THAN 10 FEET OR GREATER THAN 20 FEET FROM THE COOKING EQUIPMENT THAT IT PROTECTS. AUTOMATIC SYSTEMS SUCH AS CARBON DIOXIDE FIRE EXTINGUISHER SHALL BE OF THE APPROVED NFPA - 12 TYPE. HEATING APPLIANCE PROTECTION WITH APPROVED FIRE EXTINGUISHING SYSTEM IS REQUIRED WITH THE ACCOMPANYING MANUAL POSTED IN THE COOKING AREA. [SMC 507].



TYP. HOOD DETAIL



URGAS
SHOP INC.
AMERICAN & FOREIGN CARS

PROPERTY OWNERS AND OCCUPANTS WITHIN 300 FEET

Name	Mailing Address	Mailing City	Mailing St
1010 Rhino LLC	PO Box 56004	New Orleans	LA
210 Decatur Street LLC	201 St Charles Ave Suite 3201	New Orleans	LA
3315 Magazine LLC	7 English Turn Dr	New Orleans	LA
3322 Magazine LLC	C/O Patrick Finney 1901 Royal St	New Orleans	LA
3337 Magazine Street LLC	C/O TSM MKP LLC 639 Loyola Ave	New Orleans	LA
4307 DHV LLC	916 Francis St	Marrero	LA
A Vargas Body Shop Inc	3317 Magazine St	New Orleans	LA
Adler Keith L Adler Stephanie L	1219 Antonine St	New Orleans	LA
Alvarez Caitlin P	ET Al 3314 Camp Street	New Orleans	LA
Benjamin Beutel	3400 Magazine St Unit 15	New Orleans	LA
Bruce A Brown	Etals 727 Washington Ave	New Orleans	LA
Chad P Smith	1029 Toledano St	New Orleans	LA
Clay Properties LLC	1035 Felicity St	New Orleans	LA
Condo Master			
Connecting Express LLC	4440 San Marco Rd	New Orleans	LA
Correa Domingo M Correa Jennifer M	205 Germain St	New Orleans	LA
Craig Borges	215 Stewart Ave	New Orleans	LA
Current Resident	1010 Louisiana Ave	New Orleans	LA
Current Resident	1010 Toledano St	New Orleans	LA
Current Resident	1012 Toledano St	New Orleans	LA
Current Resident	1014 Louisiana Ave	New Orleans	LA
Current Resident	1014 Toledano St	New Orleans	LA
Current Resident	1016 Louisiana Ave	New Orleans	LA
Current Resident	1018 Louisiana Ave	New Orleans	LA
Current Resident	1018 Toledano St	New Orleans	LA
Current Resident	1020 Louisiana Ave	New Orleans	LA
Current Resident	1020 Toledano St	New Orleans	LA
Current Resident	1022 Louisiana Ave	New Orleans	LA
Current Resident	1022 Toledano St	New Orleans	LA
Current Resident	1023 Louisiana Ave HM	New Orleans	LA
Current Resident	1023 Louisiana Ave Unit A	New Orleans	LA
Current Resident	1023 Louisiana Ave Unit B	New Orleans	LA
Current Resident	1023 Louisiana Ave Unit C	New Orleans	LA
Current Resident	1023 Louisiana Ave Unit D	New Orleans	LA
Current Resident	1023 Louisiana Ave Unit E	New Orleans	LA
Current Resident	1024 Louisiana Ave	New Orleans	LA
Current Resident	1024 Toledano St	New Orleans	LA
Current Resident	1027 Louisiana Ave	New Orleans	LA
Current Resident	1027 Toledano St	New Orleans	LA
Current Resident	1028 Louisiana Ave	New Orleans	LA
Current Resident	1030 Toledano St	New Orleans	LA
Current Resident	1032 Toledano St	New Orleans	LA
Current Resident	1035 Louisiana Ave	New Orleans	LA
Current Resident	1040 Louisiana Ave	New Orleans	LA
Current Resident	1042 Toledano St	New Orleans	LA

Current Resident	1105 Louisiana Ave	New Orleans	LA
Current Resident	1114 Toledano St	New Orleans	LA
Current Resident	1116 Louisiana Ave	New Orleans	LA
Current Resident	1119 Louisiana Ave	New Orleans	LA
Current Resident	1120 Toledano St	New Orleans	LA
Current Resident	1124 Louisiana Ave	New Orleans	LA
Current Resident	1124 Louisiana Ave Apt 201	New Orleans	LA
Current Resident	1124 Louisiana Ave Apt 202	New Orleans	LA
Current Resident	1124 Louisiana Ave HM	New Orleans	LA
Current Resident	1124 Toledano St	New Orleans	LA
Current Resident	1130 Toledano St	New Orleans	LA
Current Resident	1132 Toledano St	New Orleans	LA
Current Resident	1133 Louisiana Ave	New Orleans	LA
Current Resident	1134 Toledano St	New Orleans	LA
Current Resident	1136 Toledano St	New Orleans	LA
Current Resident	1138 Toledano St	New Orleans	LA
Current Resident	1140 Toledano St	New Orleans	LA
Current Resident	1205 Louisiana Ave	New Orleans	LA
Current Resident	1205 Louisiana Ave Apt 101	New Orleans	LA
Current Resident	1205 Louisiana Ave Apt 102	New Orleans	LA
Current Resident	1205 Louisiana Ave Apt 201	New Orleans	LA
Current Resident	1205 Louisiana Ave Apt 202	New Orleans	LA
Current Resident	1205 Louisiana Ave Apt 301	New Orleans	LA
Current Resident	1205 Louisiana Ave HM	New Orleans	LA
Current Resident	3233 Magazine St	New Orleans	LA
Current Resident	3240 Magazine St	New Orleans	LA
Current Resident	3240 Magazine St Apt 2A	New Orleans	LA
Current Resident	3240 Magazine St Apt 2B	New Orleans	LA
Current Resident	3242 Magazine St	New Orleans	LA
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Current Resident	3246 Magazine St	New Orleans	LA
Current Resident	3300 Magazine St	New Orleans	LA
Current Resident	3300 Magazine St HM	New Orleans	LA
Current Resident	3301 Magazine St	New Orleans	LA
Current Resident	3306 Magazine St	New Orleans	LA
Current Resident	3307 Camp St	New Orleans	LA
Current Resident	3308 Camp St	New Orleans	LA
Current Resident	3308 Magazine St	New Orleans	LA
Current Resident	3309 Constance St	New Orleans	LA
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Current Resident	3310 Magazine St	New Orleans	LA
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Current Resident	3314 Camp St	New Orleans	LA
Current Resident	3315 Constance St	New Orleans	LA

Current Resident	3315 Magazine St	New Orleans	LA
Current Resident	3316 Magazine St	New Orleans	LA
Current Resident	3317 Constance St	New Orleans	LA
Current Resident	3318 Camp St	New Orleans	LA
Current Resident	3318 Magazine St	New Orleans	LA
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Current Resident	3323 Constance St	New Orleans	LA
Current Resident	3324 Camp St	New Orleans	LA
Current Resident	3324 Magazine St	New Orleans	LA
Current Resident	3325 Constance St	New Orleans	LA
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Current Resident	3328 Camp St	New Orleans	LA
Current Resident	3328 Magazine St	New Orleans	LA
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Current Resident	3329 Magazine St Apt 1B	New Orleans	LA
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Current Resident	3400 Magazine St Unit 7	New Orleans	LA
Current Resident	3400 Magazine St Unit 8	New Orleans	LA
Current Resident	3400 Magazine St Unit 9	New Orleans	LA
Current Resident	3401 Magazine St	New Orleans	LA
Daffron Justin	1015 Louisiana Ave	New Orleans	LA
Daniel C Quintana	3305 Camp St	New Orleans	LA
Dat Dog Properties LLC	701 Edwards Ave	River Ridge	LA
David Paul Capitelli	C/O Nar Solutions Inc Bmo 85 PO	Minneapolis	MN

Diane N Killeen	3400 Magazine St Unit 8	New Orleans	LA
Diegel Fredric Andrew Jr	1143 Louisiana Ave	New Orleans	LA
Edwin A Jr Geoghegan	1226 First St	New Orleans	LA
Emily Marie Padgett	3400 Magazine St Unit 18	New Orleans	LA
Forestleeroyl	Bonnie C Forest Trust 54 Donelon	Harahan	LA
George Koppel	4530 A Magazine St	New Orleans	LA
Grace 9999 LLC	1501Redwood Dr	Harvey	LA
Guarisco Joseph S Guarisco Cristina G	299 Walnut St	New Orleans	LA
Jeffrey Francis Whitten	10506 Fernbrook Ave	Baton Rouge	LA
Jennifer Z Collier	ET Al 2007 Pine St	New Orleans	LA
Jessica M Caiafa	Etal 1133 Louisiana Ave	New Orleans	LA
Jim A Metteauer	140 Gingerbread Ln	Chireno	TX
Joe Morris Doss	1129 Louisiana Ave	New Orleans	LA
Jonathan Martin	915 E St NW Unit 904	Washington	DC
Juliana Mejia-Guevara	3400 Magazine St Unit 1	New Orleans	LA
Julie V Wettstein Trust	660 Via Lugano	Winter Park	FL
Juliet Hainkel Holton	1115 Louisiana Ave	New Orleans	LA
K W Properties LLC	1427 Bourbon St Unit B	New Orleans	LA
Karen Sue Calso Lindley	Etal 3400 Magazine St Unit 9	New Orleans	LA
La Condesa LLC	1427 Bourbon St #B	New Orleans	LA
Lance C Lamotte	3400 Magazine St Unit 13	New Orleans	LA
Lauren Anderson	3313 Constance St	New Orleans	LA
LHJ Investmentsllc	C/O Howard C GRN 2434 St Charl	New Orleans	LA
Lisa L Richardson	1011 Louisiana Ave	New Orleans	LA
Luis F Teixeira	3400 Magazine St Unit 6	New Orleans	LA
Manning Investments LLC	702 Jackson St	Monroe	LA
Mesman Angela Chamberlain	733 St Andrew St	New Orleans	LA
Michael T Gray	P O Box 6202	Metairie	LA
Minor P Jahncke	1019 Louisiana Ave	New Orleans	LA
Narinder Gupta Retirement LLC	120 Terry Pkwy	Gretna	LA
Nayha P Patel	3400 Magazine St #12	New Orleans	LA
Ostroske Gene G Ostroske Mary Ann S	1126 Toledano St	New Orleans	LA
Patricio Alfonso Arias Valencia	3319 Constance St	New Orleans	LA
Ralph A Cheramie	3316 Camp St	New Orleans	LA
Richard E III Baudouin	1140 Louisiana Ave	New Orleans	LA
Rodney J Littlefield	1139 Louisiana Ave	New Orleans	LA
Roy Samer MD	3400 Magazine St 11	New Orleans	LA
Sara M Lewis	1122 Toledano St	New Orleans	LA
Satish Arora	408 Lancaster Dr	Houma	LA
Scheckman Robert Steven Scheckman M	1123 Louisiana Ave	New Orleans	LA
Sean M Ransom	1027 Loisiaiana Ave	New Orleans	LA
Sheffield Capital Solutions LLC	2450 Severn Ave Ste 200	Metairie	LA
Sidney E Bertheaud	1116 Toledano St	New Orleans	LA
Talebloo Properties Inc	PO Box 57929	New Orleans	LA
Timothy Shawn Shahan Living Trust The	6285 E Spring St 293	Long Beach	CA
Walters William L II	Etals 1119 Louisiana AV	New Orleans	LA
William Woodall	3400 Magazine St Unit 16	New Orleans	LA

You Want Onion LLC	25 Walnut St	New Orleans	LA
Yvonne Amber Guidry	3324-Campst	New Orleans	LA
Zero Coupon Pharmacy VI Exchange LLC	C/O CVS Pharmacy Occupancy Ex	Woonsocket	RI

Organization Name: Garden District Association

Point of Contact: Shelley Landrieu
 Phone Number: 504-525-7608
 Email: gardendistrictno@bellsouth.net
 Street Address: P.O. Box 50836
 City: New Orleans
 Zip: 70112

Organization Name: Magazine St. Merchants Association

Point of Contact: Alan Watts
 Phone Number: 504-342-4435
 Email: guide@magazinestreet.com
 Street Address: P. O. Box 15028
 City: New Orleans
 Zip: 70175

Council District B, Lesli Harris

City Hall, Room 2W10
 1300 Perdido Street
 New Orleans, LA 70112
 Phone: (504) 658-1020
 Email: Lesli.Harris@nola.gov

City Planning Commission

Phone: (504) 658-7033
 Email: CPCinfo@nola.gov

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Dear Neighbor,

Please join Grace 9999, LLC for a Neighborhood Participation Program (NPP) meeting regarding the property at:

3329 Magazine St. New Orleans, La 70115

Date: Monday, October 1, 2025, Time:

12:30 p.m.

Location: 3329 Magazine St. New Orleans, La 70115

The intent of the letter is to inform constituents of the project you are requesting and to answer and questions or concerns in person.

Grace 9999, LLC would like to open a second standard restaurant (no alcohol) at 3329 Magazine St. New Orleans, La 70115

They are also the owners and operators of Lilly's Café located at 1813 Magazine St.

Hours of operation would be 11 a.m. to 8 p.m.

Monday through Saturday. On-street parking will be provided, and no variances or waivers are required.

The restaurant would occupy approximately 26 feet of the frontage on Magazine, with the front pedestrian entrance on Magazine Street. The existing two-story, 2,000 square foot structure on the site is currently empty and under renovation.

The restaurant will occupy approx. 900 square feet of the building with the rest of the building to be two residential rental units that will be leased unfurnished to long term tenants.

*[3329 Magazine St.](#) is located in an HU-B1 Neighborhood Mixed-Use District, where a standard restaurant is permitted according to **Article 12, Section 12.2.A (Table 12-1)** of the Comprehensive Zoning Ordinance. However, the site is also located in the Magazine Street Use Restriction overlay, making a standard restaurant a conditional use according to **Article 18, Section 18.20.B.1.***

If we receive approval, we plan to start the finish the current construction work within a month of the approval and estimate that the final work should take about three months.

Because you are a nearby neighbor or otherwise interested in the neighborhood, I am inviting you to an NPP meeting where you can learn more about what we propose, and present questions or concerns. This letter is being delivered through U.S. Mail and through hand delivery. I've enclosed my site plans to give you a better idea of what we'd like to do. At the meeting, I'll provide a sign-in sheet to obtain email addresses, so that I can keep you updated if there are any changes to the plans.

If you are unable to attend and would like to receive information from the meeting, or have any additional questions or comments, please feel free to contact me. I hope to see you at the meeting.

Sincerely, Lilly Vuong

trinhvuong@yahoo.com 504-599-9999

Date of Report: October 2, 2025
Project Name: Café Lilly
Contact: Trinh Vuong
3329 Magazine St
New Orleans, La 70115

Ph. 504-799-9303
Email: trinhvuong9@yahoo.com

Overview

This report provides results of the implementation of the Neighborhood Participation Program for the property located at 3329 Magazine St. New Orleans, La 70115

The applicant intends to open Café restaurant.

This report provides a summary of contacts with citizens, neighbors, public agencies, and interested parties.

Opportunities have been provided to learn about and comment on the proposed plans and actions.

Comments, sign-in lists, petitions, letters, summary sheets, and other materials are attached.

Neighborhood Meetings

The following dates and locations of all meetings where citizens were invited to discuss the applicant's proposal

Waited for three hours and no one showed

Results

300 persons/addresses were invited to the NPP meeting.

No Concerns, issues, and problems expressed by attendees:

No one attended

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: 3329 Magazine St NOLA 70115

APPLICANT INFORMATION

Applicant Identity: Property Owner Agent
 Applicant Name: TRINH VUONG & KIET LE
 Applicant Address: 3329 MAGAZINE ST.
 City: NEW ORLEANS State: LA Zip: 70115
 Applicant Contact Number _____ Email _____

PROPERTY OWNER INFORMATION

SAME AS ABOVE

Property Owner Name _____
 Property Owner Address _____
 City _____ State _____ Zip _____
 Property Owner Contact Number _____ Email _____

SPECIFIC ZONING REQUEST

Restaurant/Cafe

PROPERTY LOCATION

Square Number(s) _____ Lot Number(s) D
 Bounding Streets: Louisiana CAMP Tokdane
 Zoning: HU-B1 Municipal District: 6
 Tax Bill Number: 614200104 Planning District _____

DESCRIPTION OF PROJECT (Attachments are acceptable)



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.

x *Trinh Luong*
 Owner Signature
 TRINH LUONG

x *Kiet Van Le*

Date 11-6-25

Agent Signature

Kiet VAN LE

Date 11-6-25

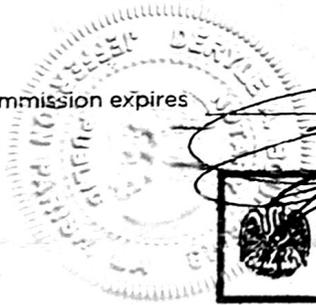
If ownership is joint, each owner must be listed. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation (full document filed with the Secretary of State) and a Board Resolution authorizing an individual or agent to sign on 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 6th day of November 2025

My Commission expires _____



DERYLE A. BOURGEOIS
 Notary ID #12032
 Notary Public
 Jefferson Parish, LA
 My Commission is issued for Life

Tom Schedler
SECRETARY OF STATE

State of Louisiana
Secretary of State



COMMERCIAL DIVISION
225.925.4704

12/10/2014

Administrative Services
225.932.5317 Fax
Corporations
225.932.5314 Fax
Uniform Commercial Code
225.932.5318 Fax

ONLINE FILING
bvu@proincometaxservice.net

GRACE 9999 LLC

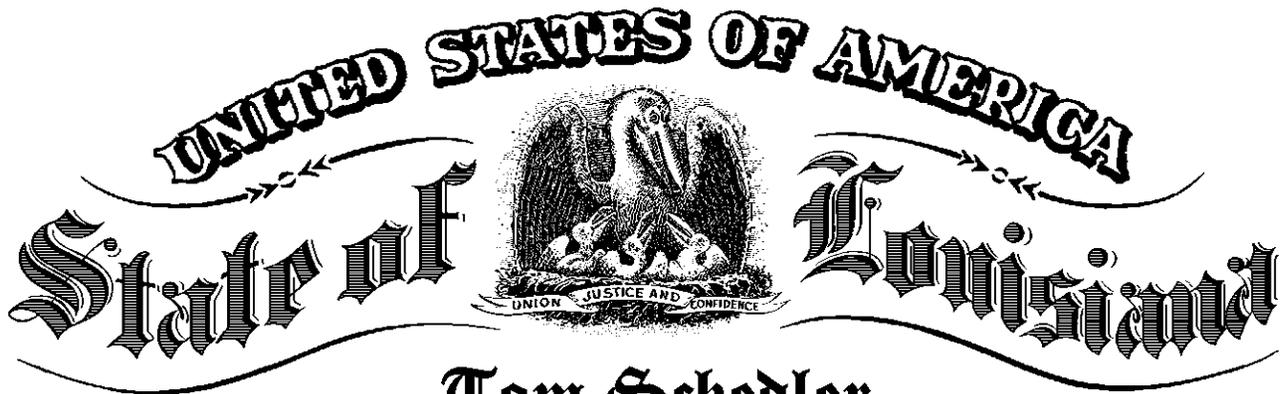
It has been a pleasure to approve and place on file your articles of organization. The appropriate evidence is attached for your files.

Payment of the filing fee is acknowledged by this letter.

Online filing options are available if changes are necessary to your registration or you need to file an annual report. Please visit our website at **GeauxBiz.com** for your future business needs.

Sincerely,

The Commercial Division
WEB



Tom Schedler

SECRETARY OF STATE

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

a copy of the Articles of Organization and Initial Report of

GRACE 9999 LLC

Domiciled at HARVEY, LOUISIANA,

Was filed and recorded in this Office on December 10, 2014,

And all fees having been paid as required by law, the limited liability company is authorized to transact business in this State, subject to the restrictions imposed by law, including the provisions of R.S. Title 12, Chapter 22.

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,

December 10, 2014

Secretary of State

WEB 41720193K



Certificate ID: 10552575#ARK73

To validate this certificate, visit the following web site, go to **Commercial Division, Certificate Validation**, then follow the instructions displayed.
www.sos.louisiana.gov

Tom Schedler
SECRETARY OF STATE

State of Louisiana
Secretary of State



December 10, 2014

COMMERCIAL DIVISION
225.925.4704

Administrative Services
225.932.5317 Fax
Corporations
225.932.5314 Fax
Uniform Commercial Code
225.932.5318 Fax

The attached document of GRACE 9999 LLC was received and filed on December 10, 2014.

WEB 41720193K

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

- 1. The name of this limited liability company is:** GRACE 9999 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):**
MAY BE PERPETUAL
- 4. Other Provisions:**

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

Electronic Signature: KIET LE (12/10/2014)

Title: MEMBER

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

- 1. The name of this limited liability company is:** GRACE 9999 LLC
- 2. The location and municipal address, not a post office box only, of this limited liability company's registered office:**

1501 REDWOOD DR
HARVEY, LA 70058

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

TRINH VUONG
1501 REDWOOD DR
HARVEY, LA 70058

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

KIET LE (Member)
1501 REDWOOD DR
HARVEY, LA 70058

TRINH VUONG (Manager)
1501 REDWOOD DR
HARVEY, LA 70058

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

Electronic Signature: KIET LE (12/10/2014)

Title: MEMBER

SECRETARY OF STATE



Agent Affidavit and Acknowledgement of Acceptance

Charter Number: 41720193K

Charter Name: GRACE 9999 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
12/10/2014	TRINH VUONG	TRINH VUONG

City Planning Commission Speaker Card

13

Date: 1/13/26

I would like to speak regarding CPC Docket: ZD-009-26

IN SUPPORT

Name: Morris Porche

Address: 3329 Magazine 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: *M Porche*