

City Planning Commission
Staff Report
Tuesday, April 28, 2026

Zoning Docket 023-26

Prepared by: Haley Webb

Date: April 29, 2026

Deadline for CPC action: May 9, 2026

CC Deadline: 60 days from receipt

City Council District: A – McCarron

Applicant: James T. Cali and Aimee C. Cali

Request: Conditional use to permit a commercial short-term rental in an S-LM Lake Area Marina District and the Transient Lodging Interim Zoning District

Property description: Boathouse #85, whose dimensions are 25 feet fronting on Breakwater Drive, and 25 feet fronting on the water and 80 feet in length from the street-side boundary, within the Municipal Yacht Harbor Marina of Lake Pontchartrain

Municipal address(es): 8114 Breakwater Drive

Description

Figure 1: Subject Site



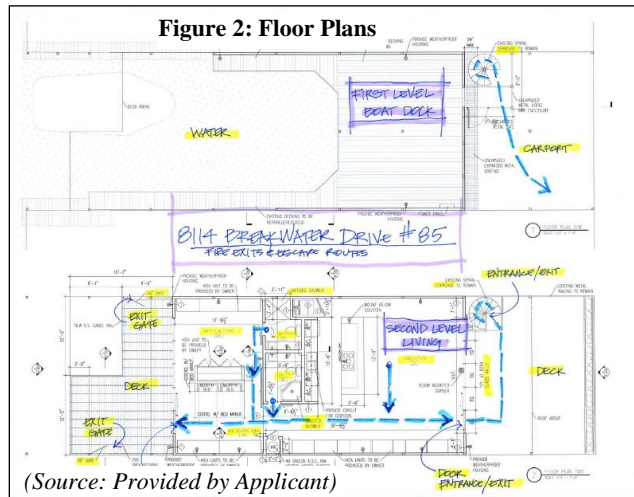
(Source: Provided by Applicant)

The subject property, located between Breakwater Drive and Lake Pontchartrain in an S-LM Lake Area Marina District and the Transient Lodging Interim Zoning District, is currently developed as two-story boathouse.

The applicants are requesting to utilize Boathouse #85 as a commercial short-term rental. The site previously operated as a commercial short-term rental, however the rental license expired, and the license renewal period lapsed thus requiring conditional use approval.

The subject site is approximately 2,500 square feet with 1,200 square feet of usable space on the second floor. Additionally, there are two off-street vehicular parking spaces provided.

Figure 2: Floor Plans



(Source: Provided by Applicant)

Reason for Commission Review

Per **Article 14, Section 14.2.A (Table 14-1: Permitted and Conditional Uses)**, a commercial short-term rental is a permitted use in the S-LM Lake Area Marina District. Per City Council Motion M-25-530, which established the Transient Lodging Interim Zoning District, all transient lodging uses that are permitted by-right in the underlying zoning district are reclassified as conditional uses, while all transient lodging uses that are conditional uses in the underlying zoning district remain as conditional uses.

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

Evaluation of approval standards

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

<i>The proposed use at the specified location is consistent with the policies embodied in the adopted Master Plan.</i>	
<u>Met</u>	The Master Plan identifies the subject site as Mixed-Use Maritime, where the goal is to preserve and provide areas for maritime-related residential and commercial uses. A commercial short-term rental falls into the range of uses intended for this area.
<i>The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.</i>	
<u>Met</u>	The subject site is located within the S-LM Lake Area Marina District where the proposed commercial short-term rental use would otherwise be permitted by-right. The S-LM District is intended to accommodate the variety of commercial, open space, and water-related and outdoor recreational uses within the West End ¹ . It is fair to indicate that a commercial short-term rental is an appropriate use given the district’s purpose.
<i>The proposed use meets all standards specifically applicable to the use as set forth in Article 20 and all environmental performance standards of Section 21.3.</i>	
<u>Met</u>	All use standards outlined in Article 20, Section 20.3.LLL.2 and all environmental standards are required to be met at the time of

¹ Article 14, Section 14.1.G: “S-LM Lake Area Marina District: The S-LM Lake Area Marina District is intended to accommodate the variety of commercial, open space, and water-related and outdoor recreational uses within the West End. This district also allows higher residential densities when a project is providing significant public benefits such as long-term affordable housing.”

	license issuance.
<i>The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and as required by the particular circumstances, includes improvements or modifications either on-site or within the public right-of-way to mitigate development-related adverse impacts.</i>	
<u>Met</u>	The proposed commercial short-term rental was previously licensed and operated for several years. There are not any proposed changes to the property and will be utilized as-is.
<i>Any variance of zoning standards meets the approval standards of Section 4.6.F².</i>	
<u>Not met</u>	There are not any variances being requested at this time.
<i>The proposed use is not materially detrimental to the public health, safety, and welfare, or results in material damage or prejudice to other property in the vicinity.</i>	
<u>Met</u>	The proposed commercial short-term rental does not pose a unique or detrimental use within the S-LM District.

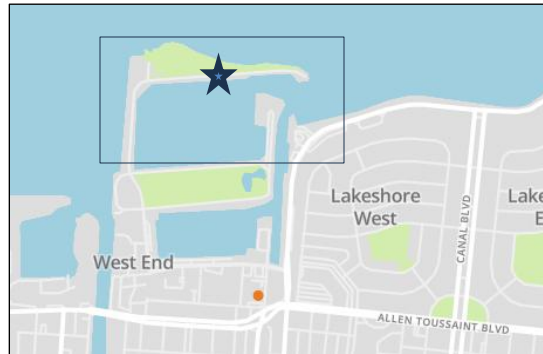
Additionally, City Council motion M-25-530, which created Transient Lodging Interim Zoning District, requires that applications for transient lodging facilities be evaluated against the following additional approval standards.

<i>Will the proposed Transient Lodging Use prevent the development of long-term housing, including affordable and workforce housing?</i>	
While it is difficult to gauge if this proposal prevents the development of long-term housing since this is not publicly owned property, it could be said that by allowing a short-term transient use in a residential dwelling this would prevent the dwelling from being utilized as long-term housing.	
<i>Will the proposed Transient Lodging Use reduce the amount of long-term housing, including affordable and workforce housing?</i>	
The proposed commercial short-term rental could reduce the amount of long-term housing as the structure is a single-family dwelling, however, there does not appear to be a history of the site being used for long-term housing.	
<i>Will the proposed Transient Lodging Use be located along a major arterial street or within 600 feet of a transit stop?</i>	
No. The site block is bounded by Breakwater Drive and Lake Pontchartrain. The closest bus stop is located at the intersection of Allen Toussaint + West End, which is approximately 1.1 miles from the subject site.	
<i>Has the subject property been adjudicated liable of City Code violations related to prior Transient Lodging Uses?</i>	
Per OneStop, there does not appear to be a record of the subject site being adjudicated liable of City Code violations.	
<i>How many additional Transient Lodging Uses exist within 1,000 feet of the subject property?</i>	
Per maps and data via the Short-Term Rental Administration's Registry of Short-Term Rentals ³ , there is one transient lodging use within 1,000 feet of the subject property. See Figures 3 and 4 below.	

² [Article 4, Section 4.6.F Approval Standards](#)

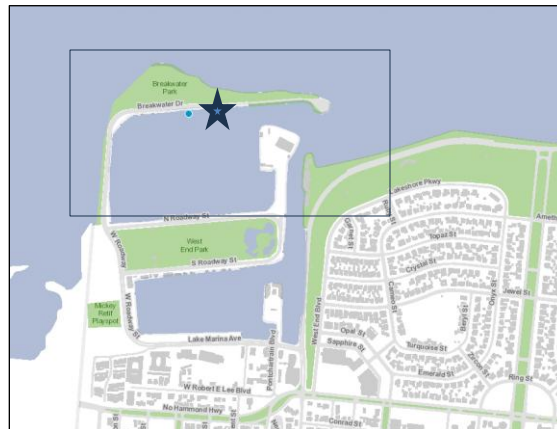
³ [Short Term Rental Administration's Registry of Short-Term Rentals](#)

Figure 3: Hotels Motels BBs within 1000 feet



(Source: Short Term Rental Administration)

Figure 4: STR Active Licenses



(Source: Short Term Rental Administration)

Staff Recommendation

The staff recommends **APPROVAL** of Zoning Docket 023/26 subject to the following:

Provisos

1. The approval of the application is limited to Transient Lodging Use and any variances specifically granted as part of this application. With the exception of any variances that are specifically granted as part of this approval, the Transient Lodging Use shall be compliant with all relevant requirements of the zoning ordinance.
2. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one-year time period or failure to request an administrative extension as provided

for in **Article 4, Section 4.3H** of the Comprehensive Zoning Ordinance will void the conditional use approval.

City Planning Commission (March 10, 2026)

The request was heard at the CPC meeting on March 10, 2026. Staff summarized the application and presented the recommendation of a deferral to the April 28, 2026 hearing to allow for the Municipal Yacht Harbor to vote on this matter at their April 14, 2026 hearing.

Commissioner Joshi-Gupta made a motion to defer this item to the April 28, 2026 hearing. The motion was seconded by Commissioner Jordan.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 022/26 IS HEREBY DEFERRED TO THE APRIL 28, 2026 CITY PLANNING COMMISSION MEETING.

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

NAYS: None

ABSENT: Kepper

City Planning Commission (April 28, 2026)

The request was heard at the CPC meeting on April 28, 2026. Staff summarized the application and presented its recommendation of approval.

Commissioner Jordan made a motion to approve the application as recommended by staff. The motion was seconded by Commissioner Hebert.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 022/26 IS HEREBY RECOMMENDED FOR APPROVAL SUBJECT TO TWO (2) PROVISOS. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

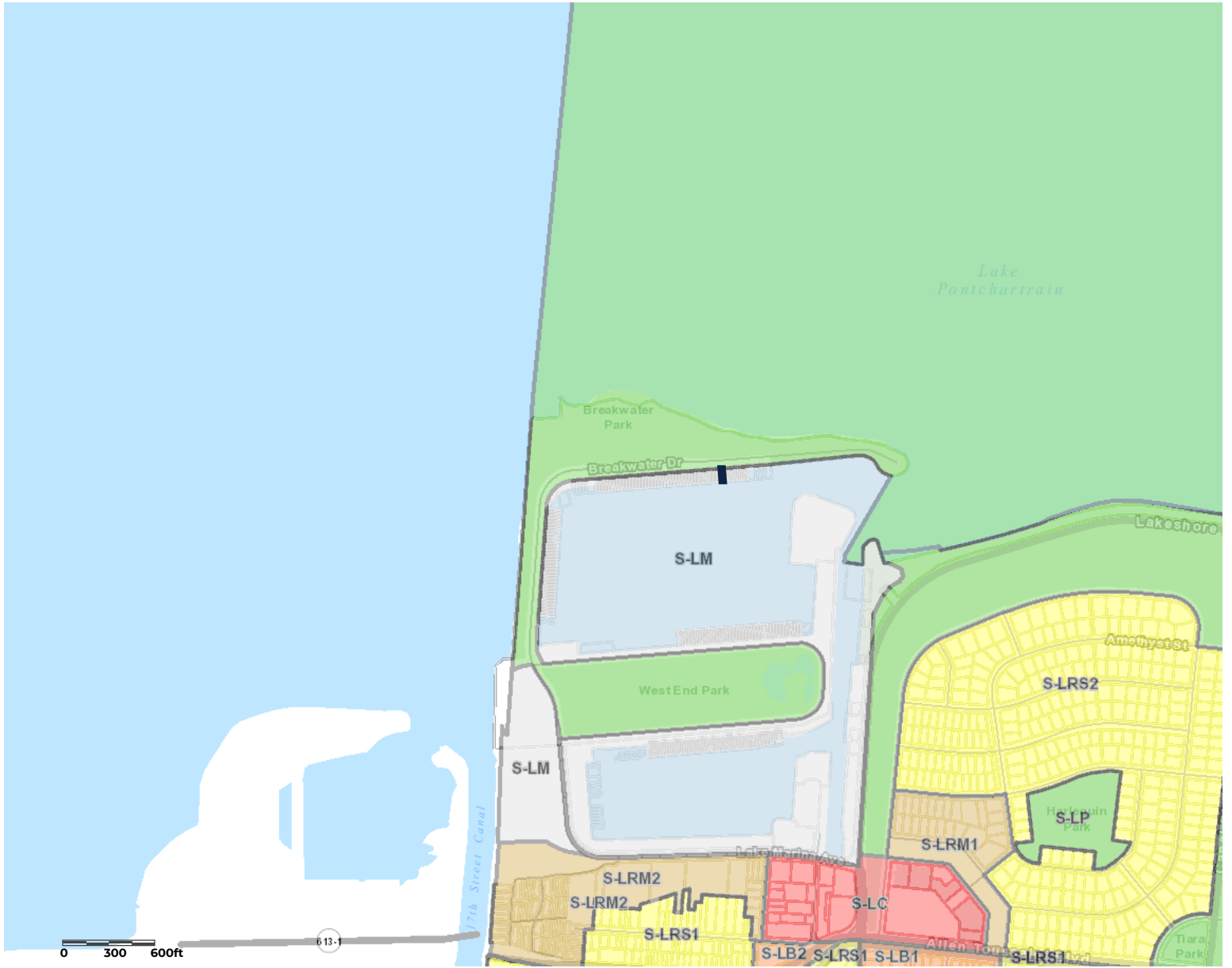
YEAS: Hebert, Jackson, Jordan, Poche, Steeg, Witry

NAYS: None

ABSENT: Kepper, Flick



City of New Orleans Property Viewer
8112 BREAKWATER DR, LA, 70124



PROPERTY INFORMATION

Building Number	
Unit Number	
Site Address	8112 BREAKWATER DR, LA, 70124
First Owner Name	CALI JAMES T CALI AIMEE C
Second Owner Name	
Mailing Address	3616 MCFARLIN BLVD
Mailing City	DALLAS
Mailing State	TX
Mailing Zip 5	75205
Mailing Zip +4	

Use Code	
Property Description	BOATHOUSE #84 OUTER HARBOR IMPROVEMENTS ONLY
GeoPIN	41223263
Tax Bill ID	716525584
Lot	
Square	
BLOCK	BH
PARID	8112-BREAKWATERDR
Parcel Area (sq.ft.)	1
Parcel Dimensions (ft.)	1x1

ZONING

Zoning District

S-LM

Zoning Description

Suburban Lake Area Marina District (<http://czo.nola.gov/article-14/>)

Uses

Permitted and Conditional Uses (<http://czo.nola.gov/article-14#14-2>)

FUTURE LAND USE

Future Land Use

MARI

Future Land Use Description

Mixed-Use Maritime (<https://masterplan.nola.gov/volume-2/13/#2-13-c>)

OVERLAYS AND INTERIM ZONING DISTRICTS

Overlay / IZD Description

Non-Commercial Short Term Rental Special Exception Interim Zoning District

Visit City Planning's site to view the regulations of this Overlay. (<https://czo.nola.gov/article-19/#19-4-A-21>)

Overlay / IZD Description

Customary Lodging Services Staffing Interim Zoning District

Visit City Planning's site to view the regulations of this Overlay. (<https://czo.nola.gov/article-19/#19-4-A-22>)

Overlay / IZD Description

Transient Lodging Interim Zoning District

Visit City Planning's site to view the regulations of this Overlay. ([https://czo.nola.gov/czo/media/IZD/2025/M-25-530-\(SUBSTITUTE-MOTION\).pdf](https://czo.nola.gov/czo/media/IZD/2025/M-25-530-(SUBSTITUTE-MOTION).pdf))

Overlay / IZD Description

Data Center Interim Zoning District

Visit City Planning's site to view the regulations of this Overlay. (<https://czo.nola.gov/czo/media/IZD/2026/M-26-63.pdf>)

Regulations in the overlay and interim zoning districts are combined with the base zoning district. In the event of overlapping districts, please contact the New Orleans One Stop Shop (<https://nola.gov/onestop>) for interpretation of the Overlays/Interim Zoning Districts.

8114 Breakwater Drive Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Orleans, STATE OF LA, AND IS DESCRIBED AS FOLLOWS:

That certain Leasehold Interest, including any and all improvements in an to that certain Boathouse Lease Agreement dated October 23, 2001, between New Orleans Municipal Yacht Harbor of the City of New Orleans, as lessor and New Hotel Montleone, Inc., as lessee, registered in CIN 267881, assigned to Gene Michael and Gloria S . Brandford in act dated September 24, 2003, registered in NA 2003-67351, assigned to Vorfreude, LLC in act dated October 30, 2015, registered i n CIN 589429, Parish of Orleans, State of Louisiana, affecting the following property:

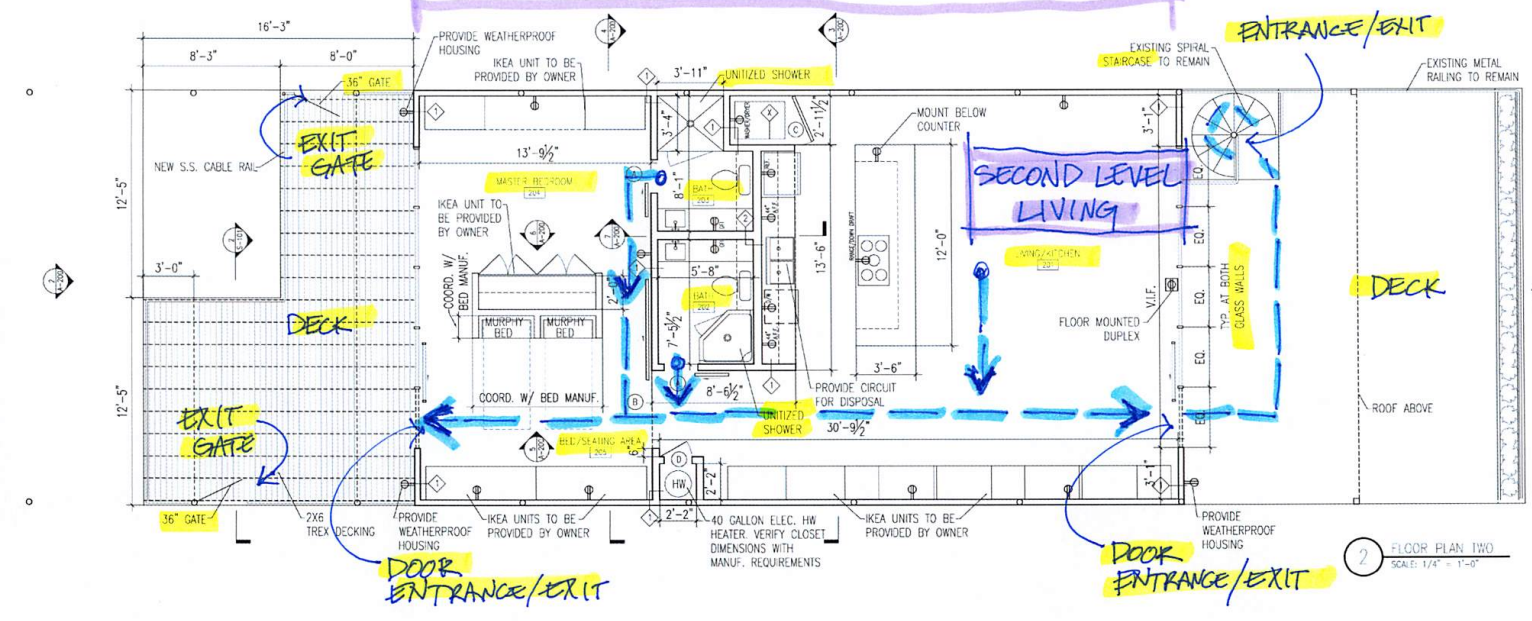
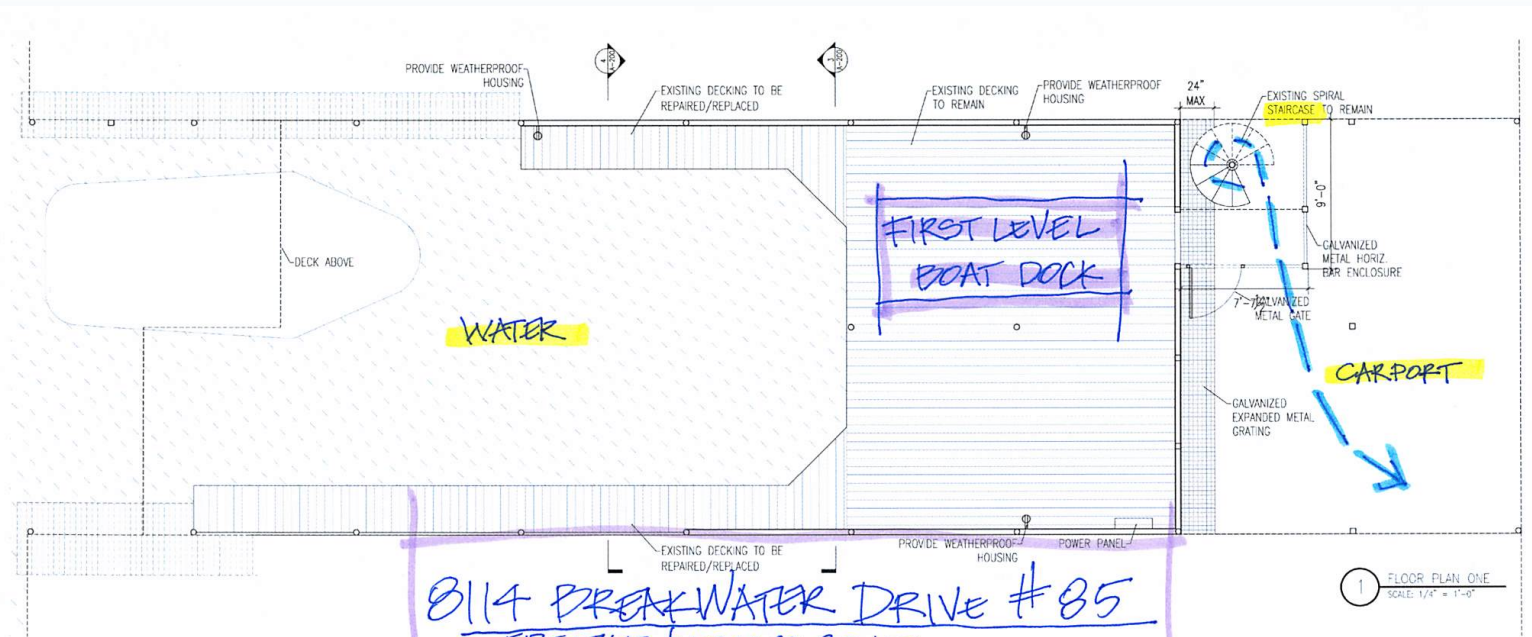
BOATHOUSE #84 whose dimensions are 25 feet fronting on Breakwater Drive, and 25 feet fronting on the water and 80 feet in length from the street-side boundary. The common wall boundaries of this leased premises lie between Boathouse #83 and #85.

Improvements thereon bear municipal address 8112 Breakwater Drive, New Orleans, Louisiana 70124.

8114 Breakwater Drive – Boathouse 85

- Site Square Footage is 2,500 Square Feet
- Interior Second Floor Usable Square Footage is 1,000 Square Feet
- The commercial short term rentals are in the same location they have always been with the front entrances and driveways accessed from Breakwater Drive, like all structures on Breakwater Drive. No renovations to the existing structures will be needed.





II. Description of Project

- Seeking a Conditional Use Permit for use as Commercial Short Term Rental Usage for both 8112 & 8114 Breakwater Drive which is now required for these properties.
- 8112 & 8114 Breakwater Drive are located in a S-LM Lake Area Marina District and a Transient Lodging Interim Zoning District, where a commercial short term rental is a Conditional Use according to Article 14, Section 14.2 (Table 14-1) of the Comprehensive Zoning Ordinance and City Council Motion M-25-530 (dated 10/30/2025). COPY AVAILABLE
- No Changes Needed to the site for either address - the total square footage for the site for 8112 Breakwater Drive is 2,500 Square Feet (25' x 100') and total square footage for 8114 Breakwater Drive is 2,500 Square Feet (25' x 100'). The living area is on the second floor of both units. 8114 Breakwater is 1,000 Square Feet and 8112 Breakwater Drive is 1,200 Square Feet.
- No waivers beyond the Conditional Use described above will be requested.
- Our properties use as a Commercial Short Term Rental allows interested parties local and from out of the metropolitan New Orleans area to partake in the long heritage of West End – to relax and enjoy the views of the Lake Pontchartrain and the New Orleans Municipal Yacht Harbor.

Date of Report: January 16, 2026

Project Name: Conditional Use as Commercial Short Term Rental for 8112 Breakwater Drive

Contact: James Cali; calijt@yahoo.com; 214-213-1317; 3616 McFarlin Blvd; Dallas, TX 75205

Overview

This report provides results of the implementation of the Neighborhood Participation Program for the property located at 8112 Breakwater Drive (also known as Boathouse 84). The applicant intends to file an application to gain Conditional Use as a Commercial Short Term Rental because 8112 Breakwater Drive is located in a S-LM Lake Area Marina District and a Transient Lodging Interim Zoning District, where a commercial short term rental is a Conditional Use according to Article 14, Section 14.2 (Table 14-1) of the Comprehensive Zoning Ordinance and City Council Motion M-25-530. 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 Meeting

The following date and location where citizens were invited to discuss the applicant's proposal [comments and sign in lists are attached].

- December 23, 2025 – Southern Yacht Club, 105 N Roadway, 6:30pm – 7:30pm, 6 people in attendance.

Correspondence and Telephone Calls

- December 6, 2025 – meeting notices mailed to NPP contact list and emailed to neighborhood associations and the district councilmember.
- December 6, 2025 – Councilman Giarrusso acknowledged receiving information.
- December 6, 2025 – Kerry Cuccia, President of Boathouse Owner's Association replies to NPP Meeting notice with "No Complaint"
- December 6, 2025 – Kerry Cuccia, President of Boathouse Owner's Association, sends email to Boathouse Owners with this NPP Meeting notice

Results

82 persons/addresses were invited to the NPP meeting.

Concerns, issues, and problems expressed by attendees:

- None

How concerns, issues, and problems will be addressed:

- If there are any changes to the plans, will keep attendees updated via the email provided on the sign in sheet for this meeting

Cali Boathouses

8112 & 8114 Breakwater Drive

NEIGHBORHOOD PARTICIPATION PROGRAM (NPP) MEETING

FOR
CONDITIONAL USE PERMITTING
AS COMMERCIAL SHORT TERM RENTALS

DECEMBER 23, 2025

Agenda

- I. Welcome
- II. Description of Project
- III. Public Comment
- IV. Summary
- V. Next Steps

I. Welcome

- James Cali & Katherine Cali
 - Boathouse 85 (8114 Breakwater Drive)
 - Purchased by grandparents in 1966 – purchased from family in 2000.
 - Fully remodeled after Katrina by 2008.
 - Boathouse 84 (8112 Breakwater Drive)
 - Purchased in 2020 so our two daughters Isabel & Katherine can each own one next door to each other for their future families.
 - Our family has spent every June and July in New Orleans since the summer of 2009, along with Christmas and most Easters
- Off-street parking will be provided, and no variances or waivers are required.
- Comprehensive Zoning Ordinance article.

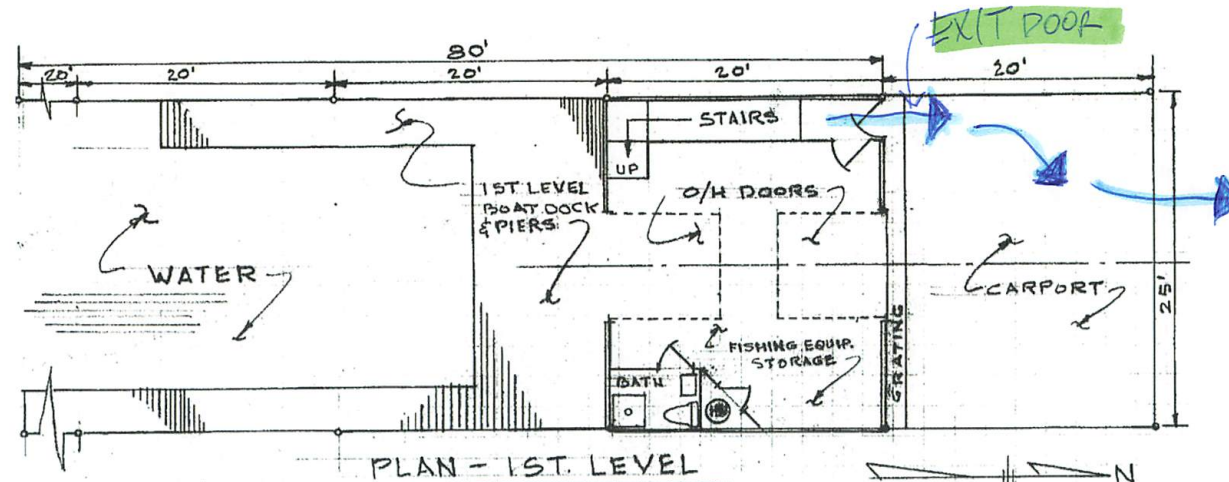
Short Term Rental History

- Boathouse 85 (8114 Breakwater Drive)
 - Commercial Short Term Rental since 2017 - 0 Violations
- Boathouse 84 (8112 Breakwater Drive)
 - Commercial Short Term Rental since 2020 – 0 Violations
- All guests are required to acknowledge and honor the Boathouse Rules and Regulations as issued by the New Orleans Municipal Yacht Harbor Management Corporation.
- Professionally rented via AirBNB and VRBO online platforms. Rentals are locally managed by a locally-run company named Vello.

8112 Breakwater Drive – Boathouse 84

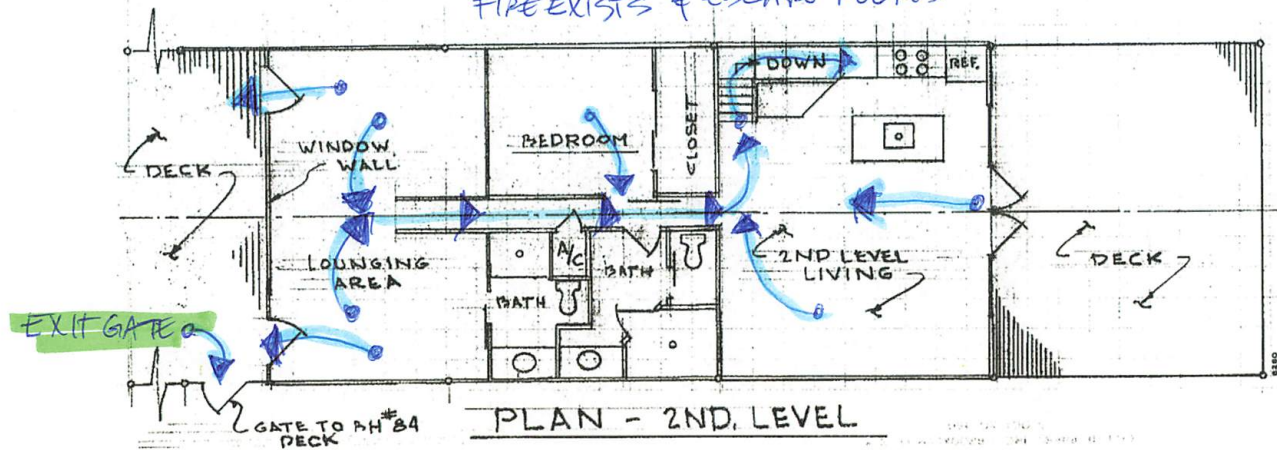
- Site Square Footage is 2,500 Square Feet
- Interior Second Floor Usable Square Footage is 1,200 Square Feet
- The commercial short term rentals are in the same location they have always been with the front entrances and driveways accessed from Breakwater Drive, like all structures on Breakwater Drive. No renovations to the existing structures will be needed.





PLAN - 1ST. LEVEL

8112 BREAKWATER DRIVE, NEW ORLEANS, LA #84
 FIRE EXITS & ESCAPE ROUTES



PLAN - 2ND. LEVEL

GATE TO RH #84 DECK

III. Public Comment

- Any comments and/or concerns?
- Comment Cards Available

NPP MEETING COMMENT CARD

DATE: Tuesday, December 26, 2025

NAME/ADDRESS OF PROJECT: Cali Boathouses - Cmml Short Term Rental
8112 & 8114 Breakwater Drive

COMMENT/QUESTION:

CONTACT (OPTIONAL)
NAME: _____
EMAIL: _____
ADDRESS: _____

IV. Summary

IV. Next Steps

- After this meeting, we plan to reapply for our commercial short term rental permit that we have held for 6 years at 8112 Breakwater Drive and 9 years at 8114 Breakwater Drive. Our application must be heard by the City Planning Commission and the City Council.
- If there are any changes to the plans discussed today, we will keep you updated via the email provided on the sign in sheet for this meeting.
- Have copies of CPC Online Tools Handout for attendees to review
- NoticeMe - noticeme.nola.gov
 - NoticeMe is a personalized notification tool that emails citizens to inform them of opportunities for public input on proposed land-use changes. This system offers a way for interested parties to stay informed about land use proposals within a selected area. Once registered, the email address will receive notices of when a public hearing is scheduled and when a report is ready. You will also be notified of the action of the CPC or Board of Zoning Adjustments.

Thank you

James & Aimee Cali (& Katherine)
Boathouses 84 & 85
calijt@yahoo.com
214-213-1317

December 5, 2025

Dear Neighbor,

Please join James Cali for a Neighborhood Participation Program (NPP) meeting regarding he and his spouse Aimee's properties at 8112 & 8114 Breakwater Drive.

Date: Tuesday, December 23, 2025

Time: 6:30 p.m.

Location: Southern Yacht Club – 2nd Floor – Grill Room (105 N Roadway)

James & Aimee Cali would like to offer their two family homes once again as commercial short term rentals at 8112 Breakwater and 8114 Breakwater Drive. All guests are required to acknowledge and honor the Boathouse Rules and Regulations as issued by the New Orleans Municipal Yacht Harbor Management Corporation. Off-street parking will be provided, and no variances or waivers are required.

The commercial short term rentals are in the same location they have always been with the front entrances and driveways accessed from Breakwater Drive, like all structures on Breakwater Drive. The existing two-story homes, with approximately 1,200 and 1,000 square foot living structures respectively are on the sites they have always been and no renovations to the existing structures will be needed.

8112 & 8114 Breakwater Drive are located in a S-LM Lake Area Marina District and a Transient Lodging Interim Zoning District, where a commercial short term rental is a Conditional Use according to Article 14, Section 14.2 (Table 14-1) of the Comprehensive Zoning Ordinance and City Council Motion M-25-530. This means we are now required to apply for conditional use approval to use our properties as commercial short term rentals once again. Our application must be heard by the City Planning Commission and the City Council, and we are required to complete this NPP meeting before submitting our application to the City Planning Commission for review. This will be a single NPP meeting to discuss two separate applications

If we receive approval, we plan to reapply for our commercial short term rental permit that we have held for 6 years at 8112 Breakwater Drive and 9 years at 8114 Breakwater Drive. Under revised rules from the Short-term Rental Administration (STR Office), a part of the Department of Safety and Permits (Department) for the City of New Orleans, we must now seek this Conditional Use approval to seek the commercial short term rental permits once again.

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. 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 on December 23.

Sincerely,

James & Aimee Cali

Boathouses 84 & 85

calijt@yahoo.com

214-213-1317

Thursday, January 15, 2026 at 9:51:39 PM Central Standard Time

Subject: Neighborhood Participation Program (NPP) meeting regarding 8112 & 8114 Breakwater Drive
Date: Saturday, December 6, 2025 at 3:25:27 PM Central Standard Time
From: calijt@yahoo.com
To: cpcinfo@nola.gov
CC: calijt@yahoo.com
Attachments: 251205 Neighbor Letter.pdf

Please see the attached document regarding a Neighborhood Participation Program (NPP) meeting for 8112 & 8114 Breakwater Drive to be held Tuesday, December 23, 2025 in the Grill Room at the Southern Yacht Club. James and Aimee Cali are seeking conditional use approval to use their properties as commercial short term rentals once again.

James Cali
214.213.1317 cell
calijt@yahoo.com

I'd love to connect. Here's my calendar [link](#) to make finding time easy.

NOTICE: This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.

Thursday, January 15, 2026 at 9:50:20 PM Central Standard Time

Subject: Re: Neighborhood Participation Program (NPP) meeting regarding 8112 & 8114 Breakwater Drive
Date: Saturday, December 6, 2025 at 4:13:42 PM Central Standard Time
From: calijt@yahoo.com
To: kerryc@capitald.org

Kerry -
Thank you for your reply - seems cold in NOLA like Dallas right now -

The notice only needs to be sent to owners within 300 feet - they gave me a mailing list that extended from 8022 to 8136 Breakwater Drive - the rest were like home addresses for owners I think - I physically mailed all today -

But, if you could email this select group of addresses and it isn't hard for you to carve that group out, that would be helpful -

Jim

Jim Cali
214.213.1317 cell
calijt@yahoo.com

I'd love to connect. Here's my calendar [link](#) to make finding time easy.

NOTICE: This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.

From: Kerry Cuccia <KerryC@capitald.org>
Date: Saturday, December 6, 2025 at 3:43 PM
To: calijt@yahoo.com <calijt@yahoo.com>
Subject: Re: Neighborhood Participation Program (NPP) meeting regarding 8112 & 8114 Breakwater Drive

Do you want me to send an email to the boathouse owner's distribution list or a portion thereof?
I have no complaint.
Sent from my iPhone

On Dec 6, 2025, at 3:33 PM, calijt@yahoo.com wrote:

Please be cautious

This email was sent outside of your organization

Hello Kerry -

Seems the new Short Term Rental rules state that we have to seek conditional use approval for our boathouses before we can reapply for a Short Term Rental Authorization from the city. As such, I will host a NPP meeting at the SYC on the 23rd when we are in for the holidays - attached is the notice - and you will receive in the mail as well - plus a notice to the Boathouse Owner's Association (I mailed over 100 letters today with the notice). We have had short term rental permits since 2017 for 8114 and 2020 for 8112 and no one has ever filed a complaint. I hope this is a formality that the process goes quickly and we can seek the short term rental permit once again quickly once we secure conditional use from the city.

If you have any feedback on any of the above or attached, please let me know. Katherine and I will be in the 23rd - and Aimee soon after -
Jim

Jim Cali
214.213.1317 cell
calijt@yahoo.com

I'd love to connect. Here's my calendar [link](#) to make finding time easy.

NOTICE: This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.

<251205 Neighbor Letter.pdf>

Thursday, January 15, 2026 at 9:48:31 PM Central Standard Time

Subject: Re: Neighborhood Participation Program (NPP) meeting regarding 8112 & 8114 Breakwater Drive
Date: Saturday, December 6, 2025 at 4:25:45 PM Central Standard Time
From: Joseph I. Giarrusso
To: James Cali
CC: James Cali

Thanks

Get [Outlook for iOS](#)

From: calijt@yahoo.com <calijt@yahoo.com>
Sent: Saturday, December 6, 2025 3:25:34 PM
To: Joseph I. Giarrusso <Joseph.Giarrusso@nola.gov>
Cc: James Cali <calijt@yahoo.com>
Subject: Neighborhood Participation Program (NPP) meeting regarding 8112 & 8114 Breakwater Drive

Please see the attached document regarding a Neighborhood Participation Program (NPP) meeting for 8112 & 8114 Breakwater Drive to be held Tuesday, December 23, 2025 in the Grill Room at the Southern Yacht Club. James and Aimee Cali are seeking conditional use approval to use their properties as commercial short term rentals once again.

James Cali
214.213.1317 cell
calijt@yahoo.com

I'd love to connect. Here's my calendar [link](#) to make finding time easy.

NOTICE: This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.

Thursday, January 15, 2026 at 9:52:48 PM Central Standard Time

Subject: Re: Neighborhood Participation Program (NPP) meeting regarding 8112 & 8114 Breakwater Drive
Date: Saturday, December 6, 2025 at 3:43:22 PM Central Standard Time
From: Kerry Cuccia
To: cpcinfo@nola.gov
CC: calijt@yahoo.com
Attachments: 251205 Neighbor Letter.pdf

Please see the attached document regarding a Neighborhood Participation Program (NPP) meeting for 8112 & 8114 Breakwater Drive to be held Tuesday, December 23, 2025 in the Grill Room at the Southern Yacht Club. James and Aimee Cali are seeking conditional use approval to use their properties as commercial short term rentals once again.

James Cali
214.213.1317 cell
calijt@yahoo.com

I'd love to connect. Here's my calendar [link](#) to make finding time easy.

NOTICE: This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.



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

LAND-USE REQUEST APPLICATION

LAND-USE PROCESS

APPLICANT RESPONSIBILITIES	CITY ACTIONS	NOTES
Schedule a pre-application conference with the CPC staff.		The applicant or agent must meet with CPC staff to review the application.
Perform NPP Outreach		Staff will explain requirements including Neighborhood Participation Program outreach in pre-app meeting: https://www.nola.gov/city-planning/neighborhood-participation-program/
Submit Application to CPC Staff.	Review application/Return if incomplete and provide applicant with sign	All applications must be completed before being assigned a zoning docket number.
	Initiate legally required advertising of request.	Request is advertised 3 times in the newspaper and signs are posted in the vicinity of the request site.
Review staff's report prior to the public hearing.	CPC staff prepares a report of your request and forwards it to the Commission and petitioner.	Staff report on your request is forwarded to the Commission and to you prior to the Public Hearing.
Attend CPC Public Hearing.	Public Hearing is held approximately 6 weeks after a complete, correct application is received.	Proponents and opponents are allowed to address concerns and issues at the public hearing.
	CPC recommendation is forwarded to the City Council with a suggested hearing date.	The staff report (inc. CPC recommendation) is sent to the City Council. The Council schedules a hearing date.
	Petitioner and those who spoke at the CPC Hearing are notified by the Clerk of Council of hearing	Clerk of Council notifies proponents and opponents of the scheduled hearing date, - 10 days prior to hearing.
Attend City Council Public Hearing (City Hall-City Council Chambers).	City Council takes action	If Council votes for denial, the process ends here. If Council votes for approval, the Council will instruct the City Attorney's Office to prepare an ordinance. Once introduced, the ordinance must lay over for 21 days before it can be adopted. After adoption, the Mayor signs the ordinance.
<i>If no site plan or title restriction is required, submit your application for permitting. If title restrictions are required, submit recorded title restrictions per ordinance to the CPC (and Safety & Permits when applying for permits.)</i>		
If site plans are required, revised final plans must be submitted to CPC staff within 1 year final ordinance date.	CPC staff verifies compliance, and will approve the drawings.	The final site plans must contain all required information, including all Waivers & Provisos from the Final Ordinance must be listed on the title page.
Take 5 copies of the Final CPC Staff-approved plans for recordation Office of Conveyances.	CPC staff will give the applicant one copy of the approved drawings and the transmittal letter authorizing the recordation to the applicant.	CPC staff will notify the applicant when the final plans have been signed.
After recordation, the applicant must resubmit 1 recorded copy to CPC & Safety & Permits.	CPC staff will collect one (1) copy of the recorded plans.	Once plans have been recorded, the CPC staff is legally authorized to change the Zoning Map.

LAND-USE FEE SCHEDULE

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



Building/Construction
Related Permit



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

LAND-USE REQUEST APPLICATION

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

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



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. 8114 Breakwater Drive; New Orleans, LA 70124

APPLICANT INFORMATION

Applicant Identity: Property Owner Agent

Applicant Name James Cali

Applicant Address 3616 McFarlin Blvd

City Dallas State TX Zip 75205

Applicant Contact Number 214.213.1317 Email calijt@yahoo.com

PROPERTY OWNER INFORMATION SAME AS ABOVE

Property Owner Name _____

Property Owner Address _____

City _____ State _____ Zip _____

Property Owner Contact Number _____ Email _____

SPECIFIC ZONING REQUEST

Conditional Use for Commercial Short Term Rental

PROPERTY LOCATION

Square Number(s) BH 52 Lot Number(s) 110 010

Bounding Streets N Roadway S Roadway West End Park

Zoning S-LM Lake Area Marina Dist & Transient Lodging Interim Zoning District Municipal District 7

Tax Bill Number 716525585 Planning District _____

DESCRIPTION OF PROJECT (Attachments are acceptable)

8114 Breakwater Drive is located in a S-LM Lake Area Marina District and a Transient Lodging Interim Zoning District, where a commercial short term rental is a Conditional Use according to Article 14, Section 14.2 (Table 14-1) of the Comprehensive Zoning Ordinance and City Council Motion M-25-530.

This property has been a Commercial Short Term Rental since 2017.



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 *[Signature]* Date 1/9/2026

Agent Signature N/A Date N/A

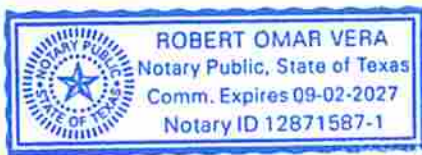
If ownership is joint, each owner must be listed. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation (full document filed with the Secretary of State) and a Board Resolution authorizing an individual or agent to sign on 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 10 day of January 2026

My Commission expires 09-02-2027



[Signature]

Bryan Whited - Executive Director New Orleans Municipal Yacht Harbor Management Corporation
 4/17/2026



Corporate Resolution of Signing Authority

WHEREAS, the New Orleans Municipal Yacht Harbor Management Corporation (MYHMC) is determined to grant signing and authority to certain person(s) described hereunder.

RESOLVED, that the Board of Directors is hereby authorized and approved to authorize and empower the following individual to make, execute, endorse, and deliver in the name of and on behalf of the corporation, but shall not be limited to, any and all written instruments, agreements, documents, execution of deeds, powers of attorney, transfers, assignments, contracts, obligations, certificates and other instruments of whatever nature entered into by this Corporation.

Bryan Whited

Executive Director

504-283-9676

Bryan.Whited@nola.gov

Signature:

The undersigned certifies that he is the properly appointed and qualified President of the MYHMC, a corporation duly conformed pursuant to the laws of the state of Louisiana, and that said meeting was held in accordance with state law and with the Bylaws of the above-named corporation. This resolution has been approved by the Board of Directors of MYHMC on the 14th of November 2023.

I, as authorized by the Company, hereby certify and attest that all the information above is true and correct.

Timothy McCorinnell (Nov 20, 2023 12:09 CST)

President

*A Public Benefit Corporation of the
City of New Orleans*

401 N. Roadway Drive | New Orleans, Louisiana 70124

City Planning Commission Speaker Card

6

Date : 3/10

I would like to speak regarding CPC Docket : 023/26

IN SUPPORT

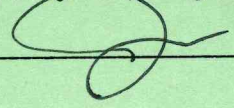
Name: James Cai

Address: 8114 Breakwater

- 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

3

Date : 4/28/26

I would like to speak regarding CPC Docket : 023/26

IN SUPPORT

Name: James Cali

Address: 8114 Breakwater

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: 