

City Planning Commission
Staff Report
Tuesday, May 12, 2026

Zoning Docket 052-26

Prepared by: Jenna Burke

Date: May 13, 2026

Deadline for CPC action: 07/14/2026

CC Deadline: 60 days from receipt

City Council District: B – Harris

Applicant: Mag Oak Management, 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 236, Lot 14 and part of Lot 15, in the Sixth Municipal District, bounded by Magazine Street, Bordeaux Street, Camp Street, and Lyons Street

Municipal address: 4807 Magazine Street

Description

The subject property is a rectangular interior lot on Magazine Street in the Bouligny neighborhood measuring 52 feet in width, 120 feet in depth, and 6240 square feet in area. It is developed with a mixed-use building that was originally constructed as a camelback single-family dwelling (see **Figure 2**). According to City of New Orleans Ordinance Calendar Number 25,450, this structure has been used as some type of restaurant since at least 2004, when it became a coffee shop. The previous commercial use of the building was a popular brunch restaurant (Surrey’s Café), which closed in 2020 due to the pandemic. The proposed use would also be a brunch restaurant, with a pay-what-you-can community café model. That model does not affect the operation of the business as a standard restaurant.

The restaurant requires a conditional use as the site is in a Magazine Street Use Restriction Overlay District, which allow such uses only as conditional uses.

FIGURE 1 – SUBJECT SITE



FIGURE 2 – SANBORN MAP 1896

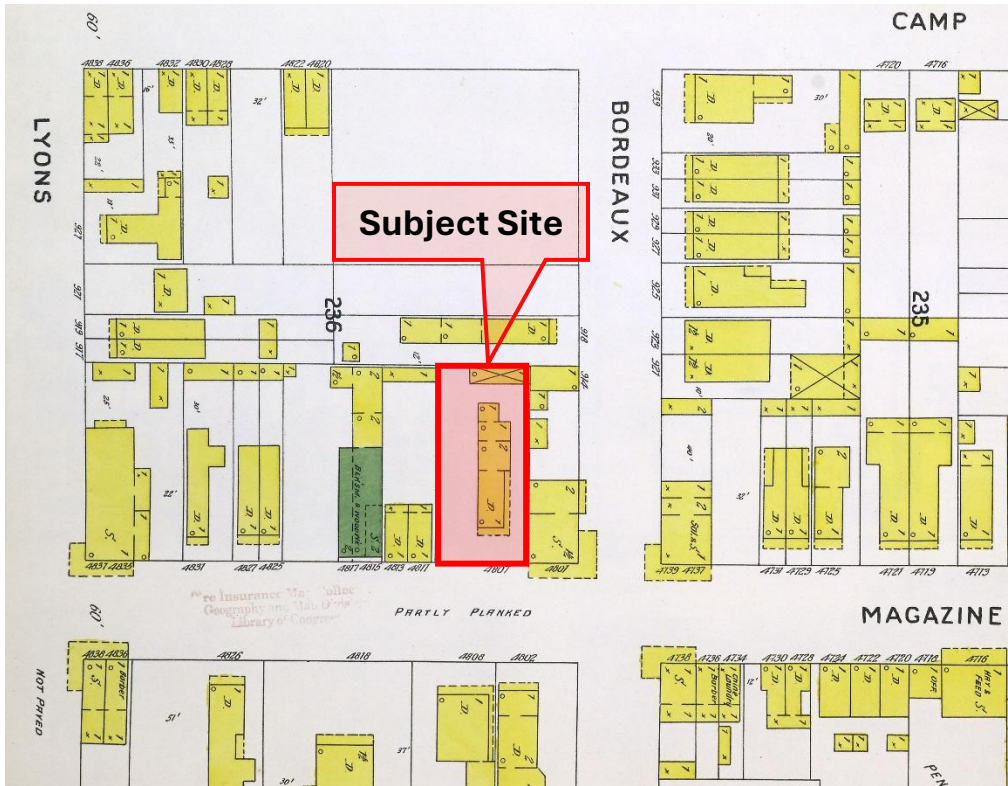
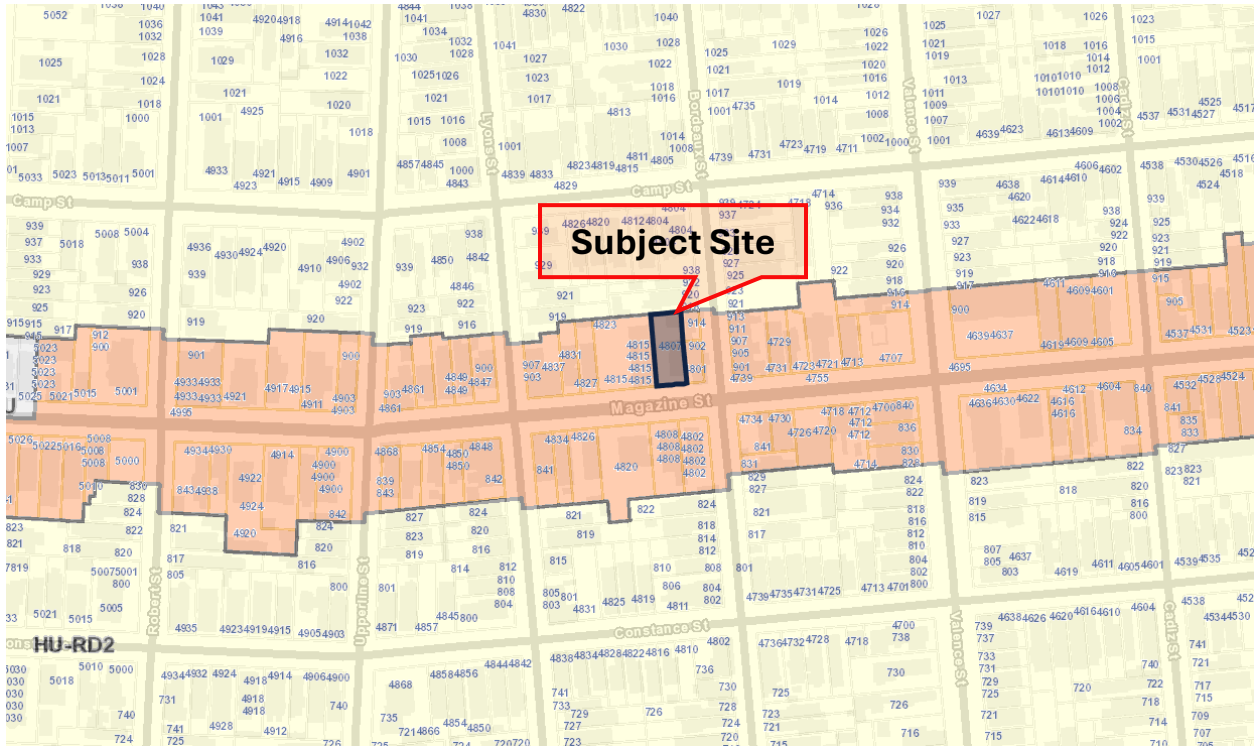


FIGURE 3 – ZONING MAP



Reason for Commission Review

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

Use Standards for Restaurants	
Requirement	Notes
1. A restaurant shall submit a security and operation plan, to be reviewed by the Director of Safety and Permits, and all other relevant City agencies, with the following added: <ul style="list-style-type: none"> 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. 	A proviso will be included that contains all use standards applicable to this location.

<p>2. A restaurant shall submit a noise abatement plan, to be reviewed by the Director of Safety and Permits, and all other relevant City agencies.</p>	
<p>3. If a restaurant contains a brewing, distilling or winemaking facility on-site, a floor plan indicating the area reserved for brewing, distilling or winemaking and a description of the facility and capacity. On-site micro-brewing, micro-distillery and winery facilities are only allowed in standard restaurants.</p>	
<p>4. Standard restaurants shall submit a summary of the number and location of places of worship, educational facilities, and parks and playgrounds within three-hundred (300) feet of the proposed location.</p>	
<p>5. Unless otherwise permitted by law, retail sales of packaged alcoholic beverages for consumption off the premises are prohibited.</p>	
<p>6. All restaurants that serve alcoholic beverages are limited to the following hours of operation (see also Table 20-2: Restaurant Hours of Operation Regulations). No new customers are permitted after the closing hour, and the restaurant shall be completely shut down, including no staff present on the premises, within two (2) hours of the closing time. Opening hour is for first opening of business to customers. These limitations do not apply to restaurants that serve alcoholic beverages in the Vieux Carré Districts, the CBD Districts, and in the C-1, C-2, C-3, LI, HI, MI, BIP, MU-2, EC, MC, and LS Districts.</p> <ul style="list-style-type: none"> i. Sunday through Wednesday: from 6:00 am to 10:00 pm. ii. Thursday through Saturday: from 6:00 am to 12:00 am (midnight). iii. Other hours may be approved through the conditional use process. 	
<p>7. Hours of operation shall be posted on or near the restaurant entrance visible to the public.</p>	
<p>8. Live entertainment-secondary use and outdoor live entertainment-secondary use are separate uses and subject to separate approval. Additionally, the restaurant must remain open while any live entertainment takes place.</p>	
<p>9. If the restaurant use plans an increase in intensity, such as an expansion of floor area or increase in permitted occupancy, the security and operation plans shall be updated and resubmitted for approval. The revised security and operation plan shall be approved prior to the issuance of any permits.</p>	
<p>10. Security and operation plans may be revised by the property owner or person authorized in writing by the owner. New plans shall be resubmitted for approval.</p>	
<p>11. Restaurants with drive-through facilities are subject to the standards of this Article. Standard restaurants with live entertainment – secondary uses are also subject to the standards of this Article. Drive-through facilities and live entertainment – secondary uses are considered separate principal uses and subject to separate approval.</p>	

<p>12. A holding bar is permitted only for a standard restaurant. The holding bar is an accessory use to the principal use of a standard restaurant. The holding bar is an area of a restaurant where alcoholic beverages are prepared and served at the bar. Holding bars are subject to the following:</p> <p>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. (See Figure 20-1: Restaurant Holding Bar.) If the holding bar is not set against a wall, the area shall be calculated from one bar front to another.</p> <p>ii. The holding bar shall only be open to the public while food is being served in the restaurant’s dining room.</p> <p>iii. Through the conditional use process, the City Council may grant a variance to increase the square footage of the holding bar area. Such variance cannot exceed twenty-five percent (25%) of the public seating area of the restaurant.</p>	
<p>13. There shall be no cover charge to enter a restaurant.</p>	

Parking Requirements

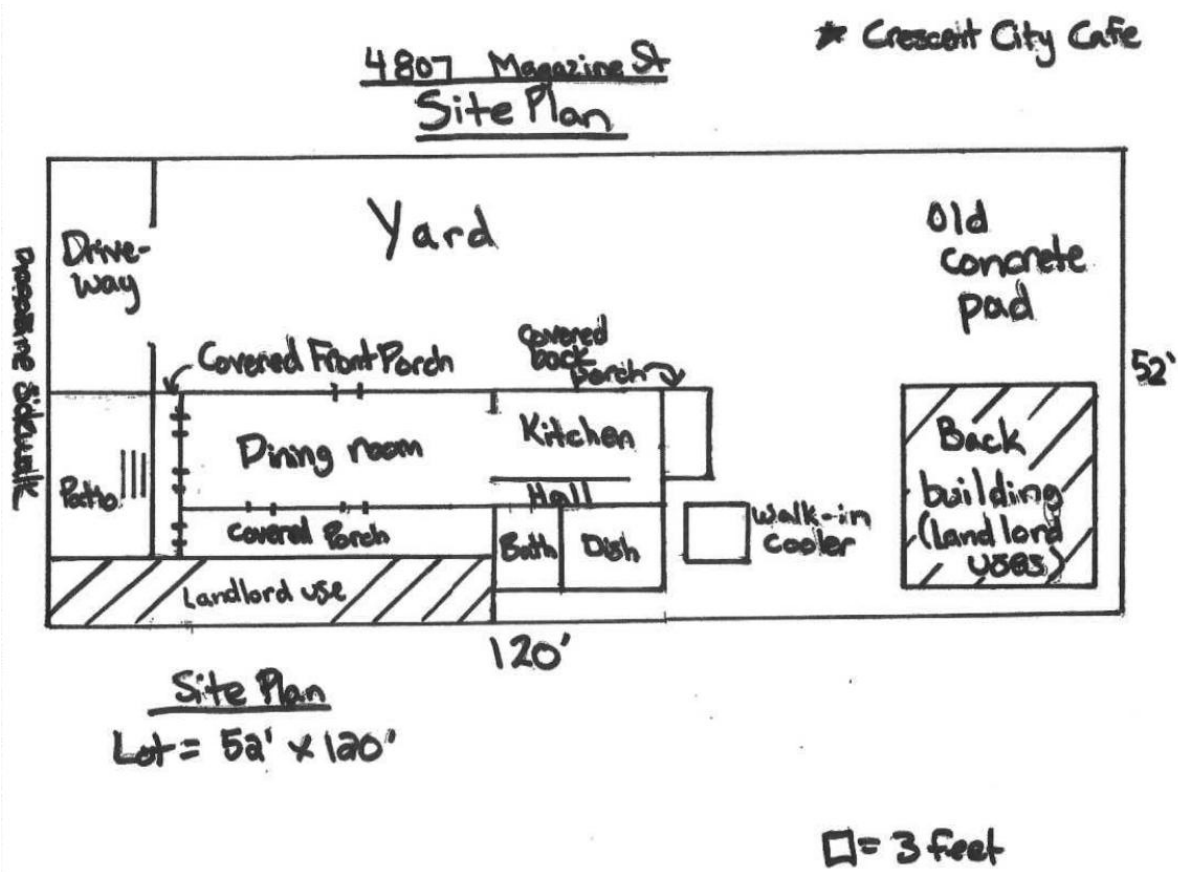
The proposed restaurant would have an area of approximately 1193 square feet at the ground floor. Per **Section 22.5.A**, the first 5,000 square feet of gross floor area are exempt from providing parking, so there is no parking required for the restaurant. One residential unit already exists above the proposed commercial space. No parking is required for this established unit. Submitted plans indicate a driveway that may function as one off-street parking space, even though it is not required. In total, the proposal meets all parking requirements.

Parking Requirements				
	Requirement	Exceptions	Total Required	Provided
Vehicle Parking	1 space:500 sf for commercial 1 space per unit for residential	No parking requirement for commercial space up to 5,000 sf	0	1
Bicycle Parking	1 space:2,500 sf for restaurant		0	0
Loading	None			

Comments related to design

The applicant is proposing little to no interior modifications, as the former restaurant use would be re-established. The floor plan submitted by the applicant (see **Figure 3**) indicates the proposed renovations of the 1193 square foot space that the restaurant will occupy.

FIGURE 3 – CURRENT PROPOSED SITE PLAN



Anticipated impact on surrounding land uses

The subject property is located on Magazine Street, four (4) blocks upriver from and Napoleon Avenue in the Bouligny neighborhood. The subject section of Magazine Street has always been a mixed-use corridor with commercial uses interspersed among residential uses, so it is not likely that a standard restaurant would result in any negative impact for the surrounding residents. The applicant is bringing a vacant commercial space back into commerce while improving the visibility and character of the site.

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, a mixed-use area focused on walkability, cyclability, and transit access. The scale of the proposed restaurant, in an existing mixed-use structure, is consistent with the walkable nature of Magazine Street and the adjacent residential areas. The proposed commercial use in tandem with the site and building design encourages compact development designed to accommodate pedestrian activity, particularly with a courtyard facing the public right-of-way. The proposed development generally meets the goal, range of uses and development character of the Mixed-Use Low Density Neighborhood future land use designation.

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 not overly saturated in this area. The re-use of an existing building is compatible with neighborhood norms.

It should be noted that although the base zoning district permits restaurants by right, the Magazine Street Overlay District reclassifies restaurants as a conditional use due to concerns about overconcentration or clustering of restaurants along portions of Magazine Street. There are some other restaurants in this segment of Magazine Street, but only two on the immediately adjacent blocks – fewer than most blocks in the area. In the staff’s subjective estimation, there does not appear to be an excessive concentration of restaurants, nor would there be with the addition of this restaurant.

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 re-establish 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, staff believes that the

proposed use would not result in inappropriate or detrimental impacts to other properties in the vicinity. The proposal would return a vacant site to use, while complementing the existing mix of restaurants, bars, and retail stores that characterize the Magazine Street corridor.

Staff Recommendation

The staff recommends **APPROVAL** of Zoning Docket 052-26 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.
 - 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 through Wednesday: from 6:00 am to 10:00 pm.
 - ii. Thursday through 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.
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.

The staff summarized the application and presented its recommendation of approval. The Commission received positive public comments from the applicant, community members, as well as volunteers and board members of the Crescent City Café organization. They underscored staff clarification on restaurant standards, while also providing support for the concept of a community café with a pay-what-you-can model. Most of the comments praised the good work the applicant is doing in a nearby neighborhood and expressed eagerness for the currently vacant property to be put back into commerce. One neighbor spoke in opposition, citing a “location mismatch” and high-risk environment next to a bar. The applicant spoke again, noting that the neighbor concerns were in regard to the pay model rather than the zoning question at hand.

There was general discussion among the Commission, including Commissioner Hebert asking about the business, outreach, and hours, and Commissioner Jordan asking about transportation options to the property. Commissioner Jordan made a motion to approve the application as recommended by the staff. Commission Flick seconded the motion, which was adopted.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 052-26 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.

Provisos

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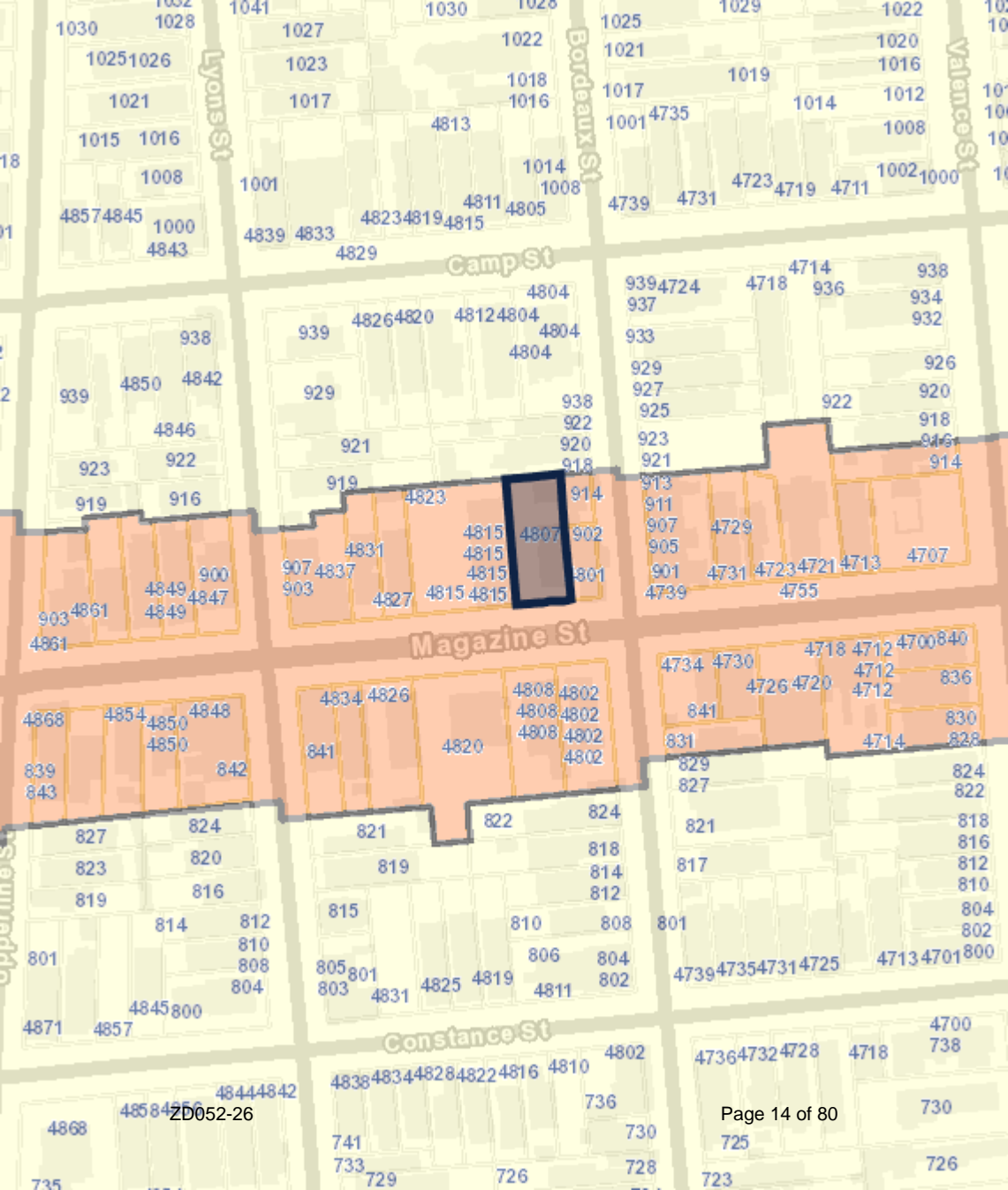
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- 3. The restaurant shall operate in accordance with the definition of a Standard Restaurant as defined in **Article 26, Section 26.6** of the Comprehensive Zoning Ordinance.

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

NAYS: none

ABSENT: Poche



4807

NPP Summary Report

Date of Report: 3/21/2026

Project Name: Crescent City Cafe, 4807 Magazine St.

Contact: Adelle Bergman, adelle@crescentcitycafe.com, 504-656-6178,
p.o. Box 850524, New Orleans, LA 70185

Overview

This report provides results of the implementation of the Neighborhood Participation Program for the building located at 4807 Magazine Street. The applicant intends to open a standard restaurant in the building and 4807 Magazine Street requires a conditional use to permit a standard restaurant in an Historic Urban Neighborhood Business District and the Magazine Street Use Restriction Overlay District in accordance with Article 18, Section 18.20.B.1 of the Comprehensive Zoning Ordinance. No variances or waivers are required and this project is not applying for an alcohol license at this time.

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 list, letters, summary sheets, and other materials are attached.

Neighborhood Meetings

The following date and location of all meetings where citizens were invited to discuss the applicant's proposal (comments and sign in lists are attached).

- February 3, 2026 - 4807 Magazine Street, 6pm-7pm, 20 people signed in, 24 in attendance

Correspondence

Dates of Correspondence.

- January 14, 2026 - Meeting notice emailed to Valerie McMillan, City Planning Commission, and added to One Stop
- January 16 and 17, 2026 - Meeting notices mailed to 241 addresses/residents within 300 feet of the site provided by the City Planning Commission.
- January 17 - Meeting notices emailed to Boligny Improvement Association, Magazine St. Merchants Association, Lesli Harris, and Matthew Shoenberger. All confirmed receipt.
- January 23 - Receive email from owner of 4719-4721 Magazine in support of our application.
- February 3, 2026 - Neighborhood meeting
- February 6, 2026 - Meet with neighbor at 4808 Magazine to answer her specific questions left on comment card.
- February 7 and 9 - Emails from one neighborhood household concerned about our organization moving our operations from St. Charles Ave. to Magazine St. Responded with restaurant information.
- February 9 - Phone call with Dominique Lang Jackson, Staff member with Lesli Harris, to update her on plans for 4807 Magazine.
- February 9 - Phone call with Joe Bikulege, co-owner of 4807 Magazine and Le Bon Temps Roule regarding his ability to report to the Bouligny Improvement Association about the restaurant plans.

- March 3 - Email from board member of the Faubourg Avart Neighborhood Association (FANA), neighborhood adjacent to Bouligny. Supportive of the Cafe's good works and suggesting communication with BIA to help alleviate some neighborhood concerns.
- March 18 - Tour of 4807 Magazine with David Pullen, board member of the Magazine St. Merchants Association and received his support. Invited to speak to the Magazine St. Merchants Association board of directors. Date TBD.

Results

NPP Meeting Notes

See Agenda attached with project information. Concerns and responses noted. Questions regarding restaurant operations like hours and menu were answered at the meeting and since not a concern, responses not recorded here. Information can be found on the attached agenda.

- Concern:
 - That the restaurant will operate as a soup kitchen.
- Response:
 - The plan is to operate a restaurant that is a full service, sit-down restaurant. The only difference between the planned restaurant and similar brunch restaurants (such as the one that previously operated at this address) is how guests pay for their meals.
 - This is a misunderstanding about the purpose and plan for the pay-what-you-can Cafe. At the meeting, we offered comparisons to similar organizations (FARM Cafe, Boone, NC; SAME Cafe, Denver CO; Starfish Cafe, Bay St. Louis, MS) and invited community members to look at those organizations as examples of the type of restaurant that we plan on opening.
 - It seemed apparent that there was a misunderstanding as to the difference between Saturday Cafe @ Rayne and the plan for the pay-what-you-can Cafe at 4807 Magazine.
 - Saturday Cafe @ Rayne will continue in perpetuity. This project is not an extension or what we are doing on Saturdays. This is a new project altogether.
 - The new pay-what-you-can Cafe planned for 4807 Magazine is a very different model and is intended to be a completely new program of the Crescent City Cafe organization. It is not intended to replace or replicate what is happening on Saturdays at Rayne.
 - This is also a misunderstanding as to what the Saturday Cafe at Rayne does and how it operates. Neither the Saturday Cafe nor the planned project at 4807 Magazine can accurately or fairly be described as a soup kitchen.
- Concern:
 - Increased foot traffic or people loitering. Concern that there is loitering associated with nearby bars and that the restaurant will cause additional loitering.

- Response:
 - We have no plan to offer takeout orders or food delivery, which should cut down on folks lingering.
 - We understand an open restaurant will add more foot traffic and people potentially waiting for tables. We will address best placement as needs occur.
 - We will be open from 7 am to 1 pm. It is difficult to see how those hours would foster or encourage late night loitering.
 - We have no control over bar or corner store and there is no reason to believe that operation of a brunch restaurant will meaningfully impact any late-night loitering associated with preexisting establishments.

- Concern:
 - That the restaurant will contribute to perceived problems associated with the local bars and the adjacent bar.
- Response:
 - We cannot control the concerns associated with a local bar. There is no plan for any cooperation between the adjacent bar and restaurant – which has separate unrelated ownership and management from the proposed restaurant.

- Concern:
 - The restaurant will increase homelessness in the neighborhood.
- Response:
 - It is difficult to see a causal connection between operating a brunch restaurant and an increase in homelessness in the neighborhood. There is no reason to believe that operating a brunch restaurant will increase homelessness.
 - The target audience is anyone needing a meal, however, the format of the pay-what-you-can model is influential for diners able to pay, food insecure individuals, income constrained working people, and not homeless individuals specifically.

- Concern:
 - Security concerns.
- Response:
 - We do not have a reason to believe that the operation of a restaurant will create unique or unmanageable security concerns.
 - On the question of security, our interests are aligned with the community. The organization does not want to create any security issues. Based on our current plan and our conversations with similar organizations, we have no reason to believe that security will be an issue. However, we are committed to working proactively to address and mitigate any security issues, if they should arise.
 - We are committed to exploring other services that would positively impact any guests in crisis.

Name	Mailing Address	Mailing City	Mailing St	Mailing Zip
Sheri K Miller	4801 Camp St	New Orleans	LA	70118
Current Resident	1008 Bordeaux St	New Orleans	LA	70115
Thanh V Nguyen	436 Gardens Ave	Harvey	LA	70058
Current Resident	4707 Magazine St	New Orleans	LA	70115
Ludite LLC	1468 Arabela St	New Orleans	LA	70115
Current Resident	4712 Magazine St	New Orleans	LA	70115
Current Resident	4712 Magazine St HM	New Orleans	LA	70115
Current Resident	4712 Magazine St Ste A	New Orleans	LA	70115
Current Resident	4712 Magazine St Ste B	New Orleans	LA	70115
Current Resident	4712 Magazine St Ste C	New Orleans	LA	70115
Current Resident	4713 Magazine St	New Orleans	LA	70115
Angela M Simon	Etal 4718 Camp St	New Orleans	LA	70115
Current Resident	4714 Camp St	New Orleans	LA	70115
Current Resident	4716 Camp St	New Orleans	LA	70115
Current Resident	4716 Magazine St	New Orleans	LA	70115
Richard H Williams LLC	1025 Felicity St	New Orleans	LA	70130
Current Resident	4717 Magazine St	New Orleans	LA	70115
Simon Angela M	Et Al 4718 Camp Street	New Orleans	LA	70115
Current Resident	4718 Camp St	New Orleans	LA	70115
Current Resident	4718 Magazine St	New Orleans	LA	70115
Current Resident	4719 Magazine St	New Orleans	LA	70115
The Edward J Delery SR And/Or Clare F D	2401 Audubon St	New Orleans	LA	70125
Current Resident	4720 Magazine St	New Orleans	LA	70115
Current Resident	4721 Magazine St	New Orleans	LA	70115
Thillian Morgan E	C/O Greymont La LLC 3002 Godge St 203	Omaha	NE	68132
Current Resident	4723 Magazine St	New Orleans	LA	70118
Babra M Matheny	4724 Camp St	New Orleans	LA	70115
Colleen P Haggerty	937 Bordeaux St	New Orleans	LA	70115
Ashley E Tetzerman	939 Bordeaux St Unit A	New Orleans	LA	70115
Current Resident	4724 Camp St	New Orleans	LA	70115
Current Resident	4724 Magazine St	New Orleans	LA	70115
Current Resident	4725 Magazine St	New Orleans	LA	70115
Current Resident	4725 Magazine St	New Orleans	LA	70115
Michael S Jr Bowen	4727 Camp St	New Orleans	LA	70115
Sharon Raphael Cole	4729 Camp St	New Orleans	LA	70115
4729 Magazine St LLC	C/O Stephanie A Fratello C/O Hag say Properties LLC 2500 Pryorina St PMS#440	New Orleans	LA	70115
Current Resident	4729 Magazine St	New Orleans	LA	70115
Lua T Hoang	436 Gardens Ave	Harvey	LA	70058
Current Resident	4730 Magazine St	New Orleans	LA	70115
Current Resident	4731 Camp St	New Orleans	LA	70115
Current Resident	4731 Magazine St	New Orleans	LA	70115
Eric Douglas Field	5572 Rosin Chapel Dr	New Orleans	LA	20169
Current Resident	4733 Camp St	New Orleans	LA	70115
Adam M Carry	Et Al 4733 Constance St	New Orleans	LA	70115
Current Resident	4733 Constance St	New Orleans	LA	70115
4734 Magazine St LLC	4734 Magazine St	New Orleans	LA	70115
Current Resident	4733 Constance St	New Orleans	LA	70115
Judith L Barnes-Cochran	4737 Camp St	New Orleans	LA	70115
Deborah W Pulikowski	4739 Constance St	New Orleans	LA	70115
Current Resident	4737 Constance St	New Orleans	LA	70115
Current Resident	4739 Camp St	New Orleans	LA	70115
Wayne H Westminster	111 Concord Dr	Carencro	LA	70520
Current Resident	4739 Magazine St	New Orleans	LA	70115
McCoy Lauren Sherise	1640 Town Center Pkwy Unit 710B	Slidell	LA	70458
Pearl City LLC	4802 Magazine St Unit 2	New Orleans	LA	70118

OGB Properties #2 LLC	5124 Belle Dr	Metairie	LA	70005
Sarah E Parker Marz Williams	3701 Anacahoe Ave Apt 103	Boulder	CO	80303
Gonzalez George Ananadiev	4802 Magazine St #3	New Orleans	LA	70115
Current Resident	4800 Magazine St	New Orleans	LA	70115
Uptown Acquisitions LLC	C/O Antoine M Saacks III 4800 Magazine St	New Orleans	LA	70115
House of Dues LLC	1130 Cambonne St	New Orleans	LA	70118
Current Resident	4801 Magazine St	New Orleans	LA	70115
Current Resident	4802 Magazine St Apt 1	New Orleans	LA	70115
Current Resident	4802 Magazine St Apt 2	New Orleans	LA	70115
Current Resident	4802 Magazine St Apt 3	New Orleans	LA	70115
Current Resident	4802 Magazine St Apt 4	New Orleans	LA	70115
Current Resident	4802 Magazine St Apt 5	New Orleans	LA	70115
Current Resident	4802 Magazine St	New Orleans	LA	70115
Souigny Acquisitions LLC	PO Box 750021	New Orleans	LA	70175
Current Resident	4804 Camp St	New Orleans	LA	70115
Current Resident	4804 Camp St Apt 101	New Orleans	LA	70115
Current Resident	4804 Camp St Apt 102	New Orleans	LA	70115
Current Resident	4804 Camp St Apt 103	New Orleans	LA	70115
Current Resident	4804 Camp St Apt 104	New Orleans	LA	70115
Current Resident	4804 Camp St Apt 201	New Orleans	LA	70115
Current Resident	4804 Camp St Apt 202	New Orleans	LA	70115
Current Resident	4804 Camp St Apt 203	New Orleans	LA	70115
Current Resident	4804 Camp St Apt 204	New Orleans	LA	70115
Current Resident	4804 Camp St Apt 301	New Orleans	LA	70115
Current Resident	4804 Camp St HM	New Orleans	LA	70115
Souigny Acquisitions LLC	PO Box 750021	New Orleans	LA	70175
Current Resident	4805 Camp St	New Orleans	LA	70115
Current Resident	4807 Camp St	New Orleans	LA	70115
Mag Oak Management LLC	4801 Magazine St	New Orleans	LA	70115
Current Resident	4807 Magazine St	New Orleans	LA	70115
Christine Yates	4808 Magazine St Unit B	New Orleans	LA	70115
Current Resident	4808 Magazine St	New Orleans	LA	70115
Daniel Joseph Binet	4808 Magazine St Unit C	New Orleans	LA	70115
Ramona Leblanc Beckett	4808 Magazine St D	New Orleans	LA	70115
Nathan Loring Clements	2013 N 20th St	Boise	ID	83702
Emily Louise Bergeron	5566 Gail Diaz St	New Orleans	LA	70124
Michael J Schneider	He Kathleen E Lewis 4808 Magazine St #F	New Orleans	LA	70115
Current Resident	4808 Magazine St Unit A	New Orleans	LA	70115
Current Resident	4808 Magazine St Unit B	New Orleans	LA	70115
Current Resident	4808 Magazine St Unit C	New Orleans	LA	70115
Current Resident	4808 Magazine St Unit D	New Orleans	LA	70115
Current Resident	4808 Magazine St Unit E	New Orleans	LA	70115
Current Resident	4808 Magazine St Unit F	New Orleans	LA	70115
Nolan J Duhe	ET Al 2574 Sheridan Ct	Biloxi	MS	39531
Current Resident	4809 Camp St	New Orleans	LA	70115
Glaser Lauren E	4810 Camp St	New Orleans	LA	70115
Current Resident	4811 Camp St	New Orleans	LA	70115
Current Resident	4812 Camp St	New Orleans	LA	70115
Edward T Gardner	4815 Camp St	New Orleans	LA	70115
Awf Enterprises LLC	4718 St Charles Ave	New Orleans	LA	70115
Current Resident	4815 Magazine St	New Orleans	LA	70115
Current Resident	4815 Magazine St Apt 1A	New Orleans	LA	70115
Current Resident	4815 Magazine St Apt 1B	New Orleans	LA	70115
Current Resident	4815 Magazine St Apt 1C	New Orleans	LA	70115
Current Resident	4815 Magazine St Apt 2A	New Orleans	LA	70115
Current Resident	4815 Magazine St Apt 2B	New Orleans	LA	70115

Current Resident	4815 Magazine St Apt 2C	New Orleans	LA	70115
Current Resident	4815 Magazine St Apt 2O	New Orleans	LA	70115
Current Resident	4815 Magazine St Apt 2E	New Orleans	LA	70115
Current Resident	4815 Magazine St HM	New Orleans	LA	70115
Current Resident	4815 Magazine St Sot 101	New Orleans	LA	70115
Stuart D Kittle	4819 Camp St	New Orleans	LA	70115
Current Resident	4817 Camp St	New Orleans	LA	70115
Justin A Zittler	4819 Constance St	New Orleans	LA	70115
Current Resident	4817 Constance St	New Orleans	LA	70115
Stephen W Rochon	5208 Cottingham Pl	Alexandria	VA	22304
Current Resident	4818 Camp St	New Orleans	LA	70115
Stephen W Rochon	ET A1 5208 Cottingham Pl	Alexandria	VA	22304
Current Resident	4820 Camp St	New Orleans	LA	70115
Bruce J Gaubert	4820 Magazine St	New Orleans	LA	70115
Jonathan R Katz	4821 Constance St	New Orleans	LA	70115
Current Resident	4822 Camp St	New Orleans	LA	70115
Michael L Sullivan	4823 Camp St	New Orleans	LA	70115
Current Resident	4823 Constance St	New Orleans	LA	70115
Coleman Latrice Frijot	ET A1J 4826 Camp Street	New Orleans	LA	70115
Current Resident	4824 Camp St	New Orleans	LA	70115
Major Bobby Jr	PO Box 19107	New Orleans	LA	70179
Current Resident	4825 Constance St	New Orleans	LA	70115
Nofaming Properties LLC	205 Germain St	New Orleans	LA	70124
Current Resident	4825 Magazine St	New Orleans	LA	70115
Current Resident	4826 Camp St	New Orleans	LA	70115
4826 Magazine LLC	6308 Protz Dr	New Orleans	LA	70122
Current Resident	4826 Magazine St	New Orleans	LA	70115
Eric Ian Greenberg	4827 Camp St	New Orleans	LA	70115
Current Resident	4827 Constance St	New Orleans	LA	70115
Current Resident	4827 Magazine St	New Orleans	LA	70115
Sean Tolbert	4832 Camp St	New Orleans	LA	70115
Current Resident	4828 Camp St	New Orleans	LA	70115
Wesley D Wade	4829 Constance St	New Orleans	LA	70115
Current Resident	4830 Camp St	New Orleans	LA	70115
Christopher M Ferraro	4831 Magazine St	New Orleans	LA	70115
Sammy M Krause Jennifer L El-Banna	516 Sonjat St	New Orleans	LA	70115
Current Resident	4832 Magazine St	New Orleans	LA	70115
Rubenstein David M Rubenstein Nika B	4833-Campst	New Orleans	LA	70115
Current Resident	4833 Camp St	New Orleans	LA	70115
Current Resident	4834 Magazine St	New Orleans	LA	70115
Current Resident	4836 Camp St	New Orleans	LA	70115
Sixth Street Revocable Living Trust	1538 6th St	New Orleans	LA	70115
Current Resident	4835 Magazine St	New Orleans	LA	70115
Hanh H Lee	11287 Midpoint Dr	New Orleans	LA	70128
Current Resident	4837 Magazine St	New Orleans	LA	70115
Current Resident	4838 Camp St	New Orleans	LA	70115
Current Resident	4838 Magazine St	New Orleans	LA	70115
The 4840 Camp Street Revocable Trust	4840 Camp St	New Orleans	LA	70115
4843 Magazine Street LLC	115 Ross L Parks Blvd	Nashville	TN	37203
Current Resident	4843 Magazine St	New Orleans	LA	70115
Magazine St LLC	455 Sherman St Suite 300	Denver	CO	80203
Current Resident	4845 Magazine St	New Orleans	LA	70115
Current Resident	4846 Magazine St	New Orleans	LA	70115
Max Spencer Joseph	808 Bordeaux St	New Orleans	LA	70115
Michael A Skinner	742 Barracks St	New Orleans	LA	70116
Current Resident	812 Bordeaux St	New Orleans	LA	70115

Current Resident	814 Bordeaux St	New Orleans	LA	70115
Mountcastle Timothy B	40572 Spectacular Blvd Pl	Leesburg	VA	20176
Current Resident	817 Bordeaux St	New Orleans	LA	70115
3237-59 Banks Street LLC	C/O Harjet Bawa 4745 Avron Blvd	Mesrine	LA	70005
Current Resident	817 Lyons St	New Orleans	LA	70115
Francise Grossmann	818 Bordeaux St	New Orleans	LA	70115
Current Resident	819 Lyons St	New Orleans	LA	70115
Current Resident	820 Bordeaux St	New Orleans	LA	70115
Carle Joseph	823 Bordeaux St	New Orleans	LA	70115
Current Resident	821 Bordeaux St	New Orleans	LA	70115
Michael D Meeks	821 Lyons St	New Orleans	LA	70115
Benjamin M Eberle	824 Bordeaux St	New Orleans	LA	70115
Richard W Bettis	826 Valence St	New Orleans	LA	70015
Current Resident	824 Valence St	New Orleans	LA	70115
Mansj Yadav	827 Bordeaux St	New Orleans	LA	70115
Current Resident	829 Bordeaux St	New Orleans	LA	70115
831 Bordeaux LLC	C/O Antoine M Sacks III 4734 Magazine St	New Orleans	LA	70115
Current Resident	831 Bordeaux St	New Orleans	LA	70115
Current Resident	841 Lyons St	New Orleans	LA	70115
Current Resident	842 Lyons St	New Orleans	LA	70115
Current Resident	900 Bordeaux St	New Orleans	LA	70115
Current Resident	900 Lyons St	New Orleans	LA	70115
Current Resident	901 Bordeaux St	New Orleans	LA	70115
Current Resident	902 Bordeaux St	New Orleans	LA	70115
Current Resident	903 Bordeaux St	New Orleans	LA	70115
Current Resident	903 Lyons St	New Orleans	LA	70115
Current Resident	905 Bordeaux St	New Orleans	LA	70115
Current Resident	907 Bordeaux St	New Orleans	LA	70115
Current Resident	907 Lyons St	New Orleans	LA	70115
Current Resident	909 Bordeaux St	New Orleans	LA	70115
Current Resident	911 Bordeaux St	New Orleans	LA	70115
Current Resident	913 Bordeaux St	New Orleans	LA	70115
914 Bordeaux LLC	4801 Magazine St	New Orleans	LA	70115
Current Resident	914 Bordeaux St	New Orleans	LA	70115
Jamie Thomas Delham	114-16 S Hennessey St	New Orleans	LA	70115
Current Resident	914 Valence St	New Orleans	LA	70115
Carrie Domingo H Coons Trudy M	305 Constance St	New Orleans	LA	70115
Current Resident	916 Lyons St	New Orleans	LA	70115
Arthur G Blundell	916 Valence St	New Orleans	LA	70115
Jule L Whitbeck	919 Lyons St	New Orleans	LA	70115
Current Resident	917 Lyons St	New Orleans	LA	70115
Markus Fleischer	1373 W Hubbard St	Evergreen Park	IL	60842
Current Resident	918 Bordeaux St	New Orleans	LA	70115
Current Resident	918 Lyons St	New Orleans	LA	70115
Current Resident	918 Valence St	New Orleans	LA	70115
Current Resident	920 Bordeaux St	New Orleans	LA	70115
Desemondie Philo Y	920 Valence St	New Orleans	LA	70115
921 Bordeaux LLC	C/O Joseph Bikulige 1110 Cambonne St	New Orleans	LA	70118
Current Resident	921 Bordeaux St	New Orleans	LA	70115
Frederick Duggan	603 Lindley Rd	Meridian	MS	39205
Current Resident	921 Lyons St	New Orleans	LA	70115
Elizabeth S Wagner	ET Als 21 Sheldon St	Providence	RI	02906
Current Resident	922 Bordeaux St	New Orleans	LA	70115
Leonard V Jr Dauphin	ET Al 4724 Chestnut St	New Orleans	LA	70115
Current Resident	922 Lyons St	New Orleans	LA	70115
Current Resident	923 Bordeaux St	New Orleans	LA	70115

St Martin Sidney J	P O Box 56004	New Orleans	LA	70156
Current Resident	925 Bordeaux St	New Orleans	LA	70115
Wiemis Management LLC	495 Grand Blvd Ste 206	Miramar Beach	FL	32550
Current Resident	926 Valence St	New Orleans	LA	70115
Brandon Bartkowak	927 Bordeaux St	New Orleans	LA	70115
P & S Nola Adventures LLC	2913 Three Oaks Ave	Baton Rouge	LA	70820
Current Resident	927 Lyons St	New Orleans	LA	70115
Current Resident	929 Bordeaux St	New Orleans	LA	70115
Current Resident	929 Lyons St	New Orleans	LA	70115
Side By Side LLC	5306 Coliseum St	New Orleans	LA	70115
Current Resident	931 Bordeaux St	New Orleans	LA	70115
Manuel Fernandez-Ramirez	932 Valence St	New Orleans	LA	70115
Current Resident	933 Bordeaux St	New Orleans	LA	70115
Current Resident	934 Valence St	New Orleans	LA	70115
Current Resident	937 Bordeaux St	New Orleans	LA	70115
Current Resident	938 Lyons St	New Orleans	LA	70115
Current Resident	939 Bordeaux St	New Orleans	LA	70115
Current Resident	939 Lyons St	New Orleans	LA	70115

Organization Name: Bouligny Improvement Association
Point of Contact: Molly K. Vigour
Phone Number: -
Email: boulignyimprovementassociation@gmail.com
Street Address: -
City: -
Zip: 70115

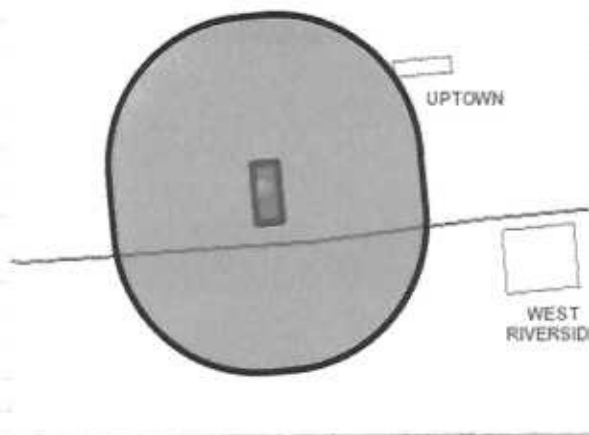
Lesli Harris
lesli.harris@nola.gov
Matthew Schoenberger
Matthew.Schoenberger@nola.gov

Dominique Jackson
Dominique.Jackson@nola.gov
Joseph Bikulege
Joe.e.bikulege@gmail.com

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

Crescent City Cafe
Lindsay Hendrix
Arthur Kraatz
Peter Breen
Georgia Agerton
Carrie Stuckwisch

cpcinfo@nola.gov
Valerie.McMillan@nola.gov



January 16, 2026

Dear Neighbor,

Please join the Crescent City Cafe, INC for a Neighborhood Participation Program (NPP) meeting regarding the property at 4807 Magazine St.

Date: February 3, 2026

Time: 6pm

Location: 4807 Magazine St.

Crescent City Cafe would like to open a brunch restaurant at 4807 Magazine St. We will begin with limited restaurant hours and grow to the hours of operation of 7 a.m. to 1 p.m. Monday through Saturday. On-street parking will be provided, and no variances or waivers are required. 4807 Magazine St.'s last business use was a brunch restaurant.

4807 Magazine St. requires a conditional use to permit a standard restaurant in an Historic Urban Neighborhood Business District and the Magazine Street Use Restriction Overlay District in accordance with Article 18, Section 18.20.B.1 of the Comprehensive Zoning Ordinance. This request must be heard by the City Planning Commission and the City Council at public meetings. We are also required to complete the NPP meeting before submitting our application to the City Planning Commission for review.

If we receive approval, we plan to open within a month of the approval as we are continuing to invest in our leased property to open as soon as possible.

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 February 3, 2026.

Sincerely,
Adelle Bergman
Crescent City Cafe
504-656-6178
adelle@crescentcitycafe.com

Crescent City Cafe Neighborhood Participation Program meeting

1 message

Adelle Bergman <adelle@crescentcitycafe.com>

Sat, Jan 17, 2026 at 1:52 PM

To: Lesli Harris <lesli.harris@nola.gov>, "Matthew C. Schoenberger" <Matthew.Schoenberger@nola.gov>

Hi Lesli and Matthew,

We met in October about us opening our Crescent City Cafe - donation based restaurant - in the previous Surrey's location at 4807 Magazine Street. Well, working through licensing and such, we learned in December that due to a Magazine Street Use Restriction Overlay District, we are unable to utilize Surrey's past licensure and have to go through the conditional use process.

Attached is the notice for our NPP meeting on February 3rd at 6pm at 4807 Magazine. We were hoping to be open before Mardi Gras, but this has delayed us. We appreciate your support and any additional help as we go through this process.

Thanks.

~Adelle Bergman
Executive Director
Crescent City Cafe
504-376-4208

 **4807 Magazine NPP Notice 2026 (2).pdf**
41K

Neighborhood Participation Program Meeting for 4807 Magazine

1 message

Adelle Bergman <adelle@crescentcitycafe.com>
To: boulignyimprovementassociation@gmail.com

Sat, Jan 17, 2026 at 1:27 PM

Hi Molly,

Attached is Crescent City Cafe's meeting notice for conditional use to permit a restaurant at 4807 Magazine St. We would like to open a brunch restaurant at 4807 Magazine St. (previously Surrey's) and have to go through the Neighborhood Participation Program.

We've mailed out these notices to the list received from the City Planning Commission and am emailing this your way! Thanks so much.

~Adelle Bergman
Executive Director
Crescent City Cafe
504-656-6178

 **4807 Magazine NPP Notice 2026 (2).pdf**
41K



Adelle Bergman <adelle@crescentcitycafe

3.CO.

Neighborhood Participation Program Meeting for 4807 Magazine

1 message

Adelle Bergman <adelle@crescentcitycafe.com>
To: guide@magazinstreet.com


Sat, Jan 17, 2026 at 1:28 PM

Hi Alan,

Attached is Crescent City Cafe's meeting notice for conditional use to permit a restaurant at 4807 Magazine St. We would like to open a brunch restaurant at 4807 Magazine St. (previously Surrey's) and have to go through the Neighborhood Participation Program.

We've mailed out these notices to the list received from the City Planning Commission and am emailing this your way! Thanks so much.

~Adelle Bergman
Executive Director
Crescent City Cafe
504-656-6178

 **4807 Magazine NPP Notice 2026 (2).pdf**
41K

Re: Crescent City Cafe Neighborhood Participation Program meeting

1 message

Matthew C. Schoenberger <Matthew.Schoenberger@nola.gov>

Tue, Jan 20, 2026 at 9:36 AM

To: Adelle Bergman <adelle@crescentcitycafe.com>, Lesli Harris <Lesli.Harris@nola.gov>, Dominique Lang Jackson <Dominique.Jackson@nola.gov>

Adelle,

Thank you for reaching out to our office. I hope that you have been well. I have included Dominique Jackson, our office's Director of Governmental and Legislative Affairs, for her awareness.

Matthew Schoenberger
Director of Community Engagement
Councilmember Lesli Harris, District B
1300 Perdido St. | Suite 2W10
New Orleans, LA, 70112
Office: (504) 658-1020
Direct: (504) 658-1029
[Sign Up for the District B Newsletter Here](#)



From: Adelle Bergman <adelle@crescentcitycafe.com>

Sent: Saturday, January 17, 2026 1:52 PM

To: Lesli Harris <Lesli.Harris@nola.gov>; Matthew C. Schoenberger <Matthew.Schoenberger@nola.gov>

Subject: Crescent City Cafe Neighborhood Participation Program meeting

Hi Lesli and Matthew,

We met in October about us opening our Crescent City Cafe - donation based restaurant - in the previous Surrey's location at 4807 Magazine Street. Well, working through licensing and such, we learned in December that due to a Magazine Street Use Restriction Overlay District, we are unable to utilize Surrey's past licensure and have to go through the conditional use process.

Attached is the notice for our NPP meeting on February 3rd at 6pm at 4807 Magazine. We were hoping to be open before Mardi Gras, but this has delayed us. We appreciate your support and any additional help as we go through this process.

Thanks.

~Adelle Bergman
Executive Director
Crescent City Cafe
504-376-4208

 **4807 Magazine NPP Notice 2026 (2).pdf**
41K

Re: Please review NPP notice for 4807 Magazine St.

1 message

Valerie A. McMillan <Valerie.McMillan@nola.gov>
To: Adelle Bergman <adelle@crescentcitycafe.com>
Cc: CPCINFO <CPCINFO@nola.gov>, pebreen <pebreen@yahoo.com>

Wed, Jan 14, 2026 at 11:14 AM

Hi Adelle,

Thanks for the update! I've uploaded the NPP notice to the One Stop App.

Best,

Valerie

Valerie McMillan (she/her) MPH, MSUS

Community Engagement Planner | City Planning Commission
Office of Business and External Services

1300 Perdido St. Suite 7th Floor

504.658.7030 | valerie.mcmillan@nola.gov

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

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

RESOURCES:

[Application Forms](#)

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

[Comprehensive Zoning Ordinance](#)

[One Stop App](#)

[Frequently Asked Questions](#)

ENGAGEMENT:

[Subscribe to CPC Public Notice](#)

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From: Adelle Bergman <adelle@crescentcitycafe.com>
Sent: Tuesday, January 13, 2026 3:39 PM
To: Valerie A. McMillan <Valerie.McMillan@nola.gov>
Cc: CPCINFO <CPCINFO@nola.gov>; pebreen <pebreen@yahoo.com>
Subject: Re: Please review NPP notice for 4807 Magazine St.

Thanks so much Valerie.

I just deleted the wording I utilized from the resource guide and put in your highlighted section. Thanks so much. Let me know if this looks good!

Appreciate your help.

~Adelle

On Tue, Jan 13, 2026 at 3:25 PM Valerie A. McMillan <Valerie.McMillan@nola.gov> wrote:

Hi Adelle,

Thanks for sending! I have a few edits.

1. Spell out the full HU-B1 Historic Urban Neighborhood Business District
2. Add "a" after is
3. Use the full language that's highlighted from the NPP letter below.

Let me know if you have any questions!

Valerie

Conditional Use

“A conditional use to permit a standard restaurant in an Historic Urban Neighborhood Business District and the Magazine Street Use Restriction Overlay District in accordance with Article 18, Section 18.20.B.1 of the Comprehensive Zoning Ordinance. This request must be heard by the City Planning Commission and City Council at public meetings.”

4807 Magazine is located in an HU-B1 Neighborhood within a Magazine Overlay District. A standard restaurant is Conditional Use according to Article 20.3.ZZ, Section 4.3 of the New Orleans Comprehensive Zoning Ordinance. This means we are required to apply for approval to open a standard restaurant. Our application must be heard by the City Planning Commission and the City Council, and we are required to complete the NPP meeting before submitting our application to the City Planning Commission for review.

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

Community Engagement Planner | City Planning Commission
Office of Business and External Services

1300 Perdido St. Suite 7th Floor

504.658.7030 | valerie.mcmillan@nola.gov

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[City Planning Commission - YouTube](#)

From: Adelle Bergman <adelle@crescentcitycafe.com>

Sent: Tuesday, January 13, 2026 2:32 PM

To: Valerie A. McMillan <Valerie.McMillan@nola.gov>; CPCINFO <CPCINFO@nola.gov>

Cc: pebreen <pebreen@yahoo.com>

Subject: Please review NPP notice for 4807 Magazine St.

Hello,

Please review the NPP notice of conditional use to be sent on Thursday please. The resource guide says it will be returned within 48 hours and we hope to mail on Thursday by 5pm.

See attached. I look forward to your feedback.

Thank you.

~Adelle Bergman

Executive Director

Crescent City Cafe

504-376-4208

On Fri, Jan 9, 2026 at 11:51AM Valerie A. McMillan <Valerie.McMillan@nola.gov> wrote:

Hi Peter,

Thanks for your patience. Please see the attached NPP materials, and let us know if you have any questions.

Best,

Valerie

Valerie McMillan (she/her) MPH, MSUS

Community Engagement Planner | City Planning Commission
Office of Business and External Services

1300 Perdido St. Suite 7th Floor

504.658.7030 | valerie.mcmillan@nola.gov

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

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

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City Planning Commission - YouTube

From: PETER BREEN <pebreen@yahoo.com>

Sent: Thursday, January 8, 2026 11:12 AM

To: CPCINFO <CPCINFO@nola.gov>

Cc: Adelle Bergman <adelle@creascentcitycafe.com>

Subject: Re: 4807 Magazine St.

Hi, just checking back in on this.

We are seeking a conditional use to operate a restaurant on the property which was its most recent use. Thank you!

Sent from Yahoo Mail for iPhone

On Tuesday, January 6, 2026, 4:12 PM, PETER BREEN <pebreen@yahoo.com> wrote:

Good afternoon, I am requesting npp materials for 4807 Magazine St. Thank you for your help.

Sincerely,

Peter Breen

Re: Please review NPP notice for 4807 Magazine St.

1 message

Adelle Bergman <adelle@crescentcitycafe.com>
To: "Valerie A. McMillan" <Valerie.McMillan@nola.gov>
Cc: CPCINFO <CPCINFO@nola.gov>, pebreen <pebreen@yahoo.com>

Tue, Jan 13, 2026 at 3:39 PM

Thanks so much Valerie.
I just deleted the wording I utilized from the resource guide and put in your highlighted section. Thanks so much. Let me know if this looks good!
Appreciate your help.
~Adelle

On Tue, Jan 13, 2026 at 3:25 PM Valerie A. McMillan <Valerie.McMillan@nola.gov> wrote:
Hi Adelle,

Thanks for sending! I have a few edits.
1. Spell out the full HU-B1 Historic Urban Neighborhood Business District
2. Add "a" after is
3. Use the full language that's highlighted from the NPP letter below.

Let me know if you have any questions!

Valerie

Conditional Use

“A conditional use to permit a standard restaurant in an Historic Urban Neighborhood Business District and the Magazine Street Use Restriction Overlay District in accordance with Article 18, Section 18.20.B.1 of the Comprehensive Zoning Ordinance. This request must be heard by the City Planning Commission and City Council at public meetings.”

4807 Magazine is located in an HU-B1 Neighborhood within a Magazine Overlay District. A standard restaurant is Conditional Use according to Article [20.3.ZZ](#), Section 4.3 of the New Orleans Comprehensive Zoning Ordinance. This means we are required to apply for approval to open a standard restaurant. Our application must be heard by the City Planning Commission and the City Council, and we are required to complete the NPP meeting before submitting our application to the City Planning Commission for review.

Valerie McMillan (she/her) MPH, MSUS

Community Engagement Planner | City Planning Commission
Office of Business and External Services
1300 Perdido St. Suite 7th Floor
504.658.7030 | valerie.mcmillan@nola.gov

“We must endure a bowl full of adversity, to appreciate a cup full of joy.” – Buddhist proverb
Please be advised that all email correspondence is subject to the state's public records laws.

RESOURCES:

[Application Forms](#)
[Property Viewer](#) (check the zoning of a property)
[Comprehensive Zoning Ordinance](#)
[One Stop App](#)
[Frequently Asked Questions](#)

ENGAGEMENT:
ZD052-26

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From: Adelle Bergman <adelle@crescentcitycafe.com>
Sent: Tuesday, January 13, 2026 2:32 PM
To: Valerie A. McMillan <Valerie.McMillan@nola.gov>; CPCINFO <CPCINFO@nola.gov>
Cc: pebreen <pebreen@yahoo.com>
Subject: Please review NPP notice for 4807 Magazine St.

Hello,
Please review the NPP notice of conditional use to be sent on Thursday please. The resource guide says it will be returned within 48 hours and we hope to mail on Thursday by 5pm.

See attached. I look forward to your feedback.

Thank you.
~Adelle Bergman
Executive Director
Crescent City Cafe
504-376-4208

On Fri, Jan 9, 2026 at 11:51AM Valerie A. McMillan <Valerie.McMillan@nola.gov> wrote:
Hi Peter,

Thanks for your patience. Please see the attached NPP materials, and let us know if you have any questions.

Best,

Valerie

Valerie McMillan (she/her) MPH, MSUS

Community Engagement Planner | City Planning Commission
Office of Business and External Services
1300 Perdido St. Suite 7th Floor
504.658.7030 | valerie.mcmillan@nola.gov

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

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RESOURCES:

[Application Forms](#)
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From: PETER BREEN <pebreen@yahoo.com>
Sent: Thursday, January 8, 2026 11:12 AM
To: CPCINFO <CPCINFO@nola.gov>
Cc: Adelle Bergman <adelle@crescentcitycafe.com>
Subject: Re: 4807 Magazine St.

Hi, just checking back in on this.
We are seeking a conditional use to operate a restaurant on the property which was its most recent use. Thank you!

Sent from Yahoo Mail for iPhone

On Tuesday, January 6, 2026, 4:12 PM, PETER BREEN <pebreen@yahoo.com> wrote:

Good afternoon, I am requesting npp materials for 4807 Magazine St. Thank you for your help.

Sincerely,

Peter Breen

 4807 Magazine NPP Notice 2026 (1).pdf
41K

Crescent City Cafe
4807 Magazine NPP Agenda

Date: February 3, 2026

Location: 4807 Magazine St.

I. Welcome

- Introduction of speakers and the board members present at meeting
 - Adelle Bergman, Executive Director
 - Lindsay Hendrix, President of the Board, Chief Impact Officer at Second Harvest
 - Peter Breen, co-owner of the Joint BBQ
 - Arthur Kraatz, partner at Phelps Dunbar
- Provide a tour of the space
 - Point out dining room, kitchen, dishroom, bathroom, patios

II. Description of the Need for the NPP Meeting

- Make sure attendees have handout with description of the planned property use
- Point out the posted complete copy of the Comprehensive Zoning Ordinance article that describes the property's current zoning and conditional use overlay
- State the specific citations from the Comprehensive Zoning Ordinance
 - We are proposing to open a restaurant in this space and "4807 Magazine St. requires a conditional use to permit a standard restaurant in an Historic Urban Neighborhood Business District and the Magazine Street Use Restriction Overlay District in accordance with Article 18, Section 18.20.B.1 of the Comprehensive Zoning Ordinance."
 - No Variances or waivers are required
 - Not applying for an alcohol license
 - It's on-street parking.

III. Description of the Project

- 4807 Magazine St.'s last business use was a brunch restaurant and that's what we're opening.
- We will begin with limited restaurant hours and grow to the hours of operation of 7 a.m. to 1 p.m. Monday through Saturday.
- We will mimic the same type of restaurant that the previous restaurant, Surrey's, provided. Guests will be led by a host to a table, menu given, orders taken, food cooked to order. Once guests have eaten, they will take a ticket to the hostess counter and pay before leaving.
- We will bring more foot traffic, potential lines like most brunch spaces in New Orleans.
- There will be deliveries, etc, but we have the drive next to us and delivery drivers know the area due to all the other restaurants.
- We will be an open business in a spot sitting vacant since Covid shut down restaurants. Trash pickup, neighborhood cleanliness, and being a good neighbor is our main goal.

- We are going to be different in that we are a non-profit and this will be a donation based restaurant. We will be a pay-what-you-can community cafe.
- What does this look like? You'll be greeted and seated by a host, a server will take your order, we'll serve you delicious food, and then you'll stop at the counter by the door and make a donation. If you get an order of pancakes with eggs and bacon and a cup of coffee, you can think about what you'd pay elsewhere and donate that. You may want to pay for your meal and pay it forward by giving what you'd consider extra. You may not have much because it's the end of the month, so you share what you can. Or, you need a free meal and want to volunteer your time or share about our Cafe with others.
- This opens up dining for anyone, regardless of their means. Food prices are high, groceries and restaurants alike, and more and more people are having to make decisions around food and eating out. The beauty of the pay-what-you-can cafe model is that anyone can come eat. Whether it's a college student low on funds, a banker who loves our mission and pays it forward, a single mom with \$2 who knows she can feed her kids breakfast before school when money is tight, our past and current supporters bringing their families and dining, visitors in town looking for a meal, and our neighbors needing brunch! Anyone is able to come and eat.
 - An example from a pay-what-you-can restaurant, FARM Cafe in Boone NC, they're downtown, people come eat with them whether they know the mission or or are just looking for a good meal. When I volunteered there, the cook pointed to 3 guys sitting at their bar counter and said that man is the main banker in town, that's a college student, and that's a homeless person. Had I not been told who they were, all I saw were 3 men eating lunch, chatting.
- We're excited to be here, on Magazine, because we've been doing pop-up free meals out of Rayne UMC for 17 years - just one mile away. Our donors, student volunteers, and current guests who live close by will be able to easily support this new endeavor.
- We will continue our Saturday Mornings at Rayne, so guests wanting a quick meal and not having to stand in a brunch line, will most likely continue to eat breakfast there.
- Is this a sustainable model? Yes, because the donations from patrons eating will not carry the operations of the restaurant model. Outside donations have been and will be solicited. The majority of all our restaurant items were donated to us from Liberty's Kitchen. As far as longevity, SAME Cafe in Denver, CO has been open for 20 years now and FARM Cafe in Boone, NC has been open for 14 years. If you ever ate at Starfish Cafe in downtown Bay St. Louis, they also operated as a pay-what-you-can cafe.
- We believe it will also benefit the neighborhood as we will be an open restaurant and we can be a referral source for people asking for help or food. If people are asking for food or money near businesses or your homes, you can give them a meal source nearby.
- We are a restaurant, not a community center. Being a non-profit, we will hire specific staff and we will have many positions filled by volunteers. All diners will eat meals and leave, as all restaurants operate.
- There will be occasional evening fundraising use in the space and we will be respectful.
- We think we'll be a great asset to this space and to the greater community as well.

February 3, 2026

Thank you for coming to the Crescent City Cafe, INC's Neighborhood Participation Program (NPP) meeting regarding the property at 4807 Magazine St.

Crescent City Cafe would like to open a brunch restaurant at 4807 Magazine St. We will begin with limited restaurant hours and grow to the hours of operation of 7 a.m. to 1 p.m. Monday through Saturday. On-street parking will be provided, and no variances or waivers are required. 4807 Magazine St.'s last business use was a brunch restaurant.

4807 Magazine St. requires a conditional use to permit a standard restaurant in an Historic Urban Neighborhood Business District and the Magazine Street Use Restriction Overlay District in accordance with Article 18, Section 18.20.B.1 of the Comprehensive Zoning Ordinance. This request must be heard by the City Planning Commission and the City Council at public meetings. We are also required to complete the NPP meeting before submitting our application to the City Planning Commission for review.

If we receive approval, we plan to open within a month of the approval as we are continuing to invest in our leased property to open as soon as possible.

If you have any additional questions or comments, please feel free to contact me. We have your email address from the sign-in sheet, so will keep you updated if there are any changes to the plans.

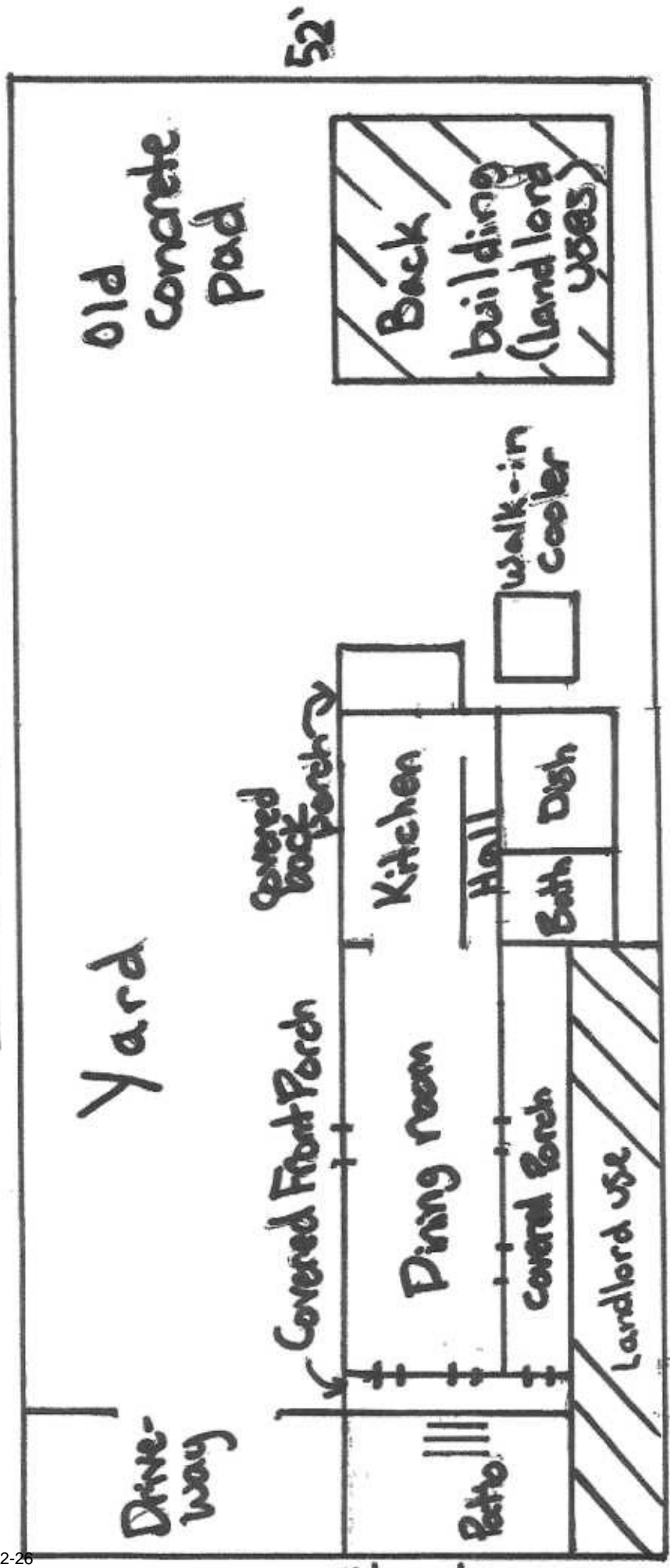
Sincerely,
Adelle Bergman
Crescent City Cafe
504-656-6178
adelle@crescentcitycafe.com

NPP MEETING SIGN-IN SHEET

Meeting Date/Time: 2/3/2020 6pm
 Meeting Location: 4807 Magazine St. New Orleans, LA 70115
 Project Name/Address: Crescent City Cafe 4807 Magazine St

Name	Organization	Address	City/State/Zip	Phone Number	Email Address
Judith Ann Hankin	Crescent City Cafe			504-784-9929	judith.hankin@gmail.com
PAT Becken	The Joint BBQ	701 Mined H	N.O. LA 70117	504-610-3147	p.becken@ychoo.com
CAROL STUCKWIS	Crescent City Cafe	2843 Dreyfus St	NOVA 70115	540-915-1332	CARRIESTUCK@gmail.com
Miki Kubitsky	—	4833 Camp	70115		miki.kubitsky@msn.com
David Kubitsky	—	—	—		—
Natalie Durham	Crescent City Cafe	2224 Joseph St	NOLA, 70115	504-330-0778	nrdurham@yahoo.com
Chere Trejore	Resilient Improvement Association	—	NOLA, 70115		Chere.ap@sofoc.com
Melby Virginia	BIA	4512 Christine		504 913-3134	Melby.vg@sofoc.com
Rosa Valdrin	Resident	732 Jena St	NOLA 70115	504-785-1215	—
Danny Sanders	BIA - Beards M.	1000 Valence St	" "		
Kathleen Lewis	Neighbors	4808 Magazine	" "	504 310-569-3327	kchelewis@gmail.com
CONSTANCE NICOLAIS	Neighbors	626 Valence	NOLA 70115	427-7429	CONSTANCE@GMAIL.COM
Dae Bria	Neighbors	Chestnut	70115		
Sharon Lurie	Neighbors	Chestnut	70115		
DEBI KURE	Neighbors	4801 9th	70115	504-508-8999	yoctokure@gmail.com
EC Good	Neighbors	Camp St	70115		
Shelley Melle	Neighbors	Camp St	70115	504 723 2634	deeplyrelax@gmail.com
PETE R. AFGAO	NEIGHBOR	CONSTANCE ST.	70115	504 266-5046	pete@afgao.com
Abele Benjamin	Crescent City Cafe	3043 Franklin Ave	New Orleans 70122	504 516-4202	abelle@representativity.com
Arthur Kraatz	Crescent City Cafe	—	New Orleans		— c-k.com net

4807 Magazine St
Site Plan



Site Plan
Lot = 52' x 120'

□ = 3 feet

NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE

Printed: 1/9/2026 11:45:05 AM

18.20.B.1 **CONDITIONAL USES**

When allowed as a permitted use in the base zoning district, the following use requires conditional use approval in accordance with Section 4.3, subject to the use standards of Article 20.3.ZZ.

- a. Restaurant, Standard
- b. Alcohol beverage sales in an existing standard restaurant if not already permitted by a conditional use
- c. Notwithstanding the definition of live entertainment, secondary use, as described in Section 26.6, any live performance in a standard restaurant shall be a conditional use.

NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE

Printed: 1/9/2026 11:50:49 AM

12.2.A PERMITTED AND CONDITIONAL USES

Only those uses of land listed under Table 12-1: Permitted and Conditional Uses (#table12-1) as permitted uses or conditional uses are allowed within the Historic Urban Neighborhood Districts. A "P" indicates that a use is permitted within that zoning district. A "C" indicates that a use is a conditional use in that zoning district and would require a conditional use approval as required in Section 4.3 (Conditional Use). No letter (i.e., a blank space) or the absence of the use from the table indicates that use is not permitted within that zoning district.

Table 12-1: Permitted and Conditional Uses
Table 12-1: Permitted and Conditional Uses

USE ¹	DISTRICTS			USE STANDARDS
	HU-B1A	HU-B1	HU-MU	
RESIDENTIAL USE				
Bed and Breakfast – Accessory	C	C	C	Section 20.3.I
Bed and Breakfast – Principal	C	C	C	Section 20.3.I
Day Care Home, Adult – Small	P	P	P	Section 20.3.T
Day Care Home, Adult – Large		P	P	Section 20.3.T
Dwelling, Above the Ground Floor	P	P	P	
Dwelling, Single-Family	P	P	P	
Dwelling, Two-Family	P	P	P	Section 20.3.Y
Dwelling, Townhouse			P	Section 20.3.X
Dwelling, Multi-Family			P	
Dwelling, Established Multi-Family	P,C ⁸	p ⁹		Section 20.3.W
Dwelling, Multi-Family - Limited to 4 Units Maximum	P	P		
Dwelling, Small Multi-Family Affordable	P	P	P	Section 20.3.SSS
Group Home, Small	P	P	P	Section 20.3.GG
Group Home, Large	p ²	p ²	P	Section 20.3.GG
Group Home, Congregate			C	Section 20.3.GG
Home Based Child Care, Small	P	P	P	Section 20.3.T
Permanent Supportive Housing	p ²	p ²	P	Section 20.3.PP

Table 12-1: Permitted and Conditional Uses

USE ¹	DISTRICTS			USE STANDARDS
	HU-B1A	HU-B1	HU-MU	
Residential Care Facility	P	P	P	Section 20.3.YY
COMMERCIAL USE				
Amusement Facility, Indoor		P	P	Section 20.3.E
Animal Hospital	P	P	P	
Art Gallery	P	P	P	
Arts Studio	P	P	P	
Bar			C	Section 20.3.G
Car Wash			C	Section 20.3.L
Catering Kitchen	P	P	P	
Day Care Center, Adult – Small	P	P	P	Section 20.3.S
Day Care Center, Adult – Large		P	P	Section 20.3.S
Day Care Center, Adult - Commercial		P	P	Section 20.3.S
Drive-Through Facility			C ³	Section 20.3.V
Financial Institution	P	P	P	
Funeral Homes		C	C	
Grocery Store	P	P	P	
Gas Station		C	C	Section 20.3.EE
Health Club		P	P	
Hostel			C	
Hotel/Motel			C	
Ice Manufacturing and Vending Machines - Principal Use		C	C	Section 20.3.ZZZ
Live Entertainment – Secondary Use			C	Section 20.3.JJ
Medical/Dental Clinic	P	P	P	
Micro-Brewery			P	
Micro-Distillery			P	
Motor Vehicle Dealership, Small			P	
Motor Vehicle Service and Repair Facility, Small			C	Section 20.3.MM
Office	P	P	P	
Outdoor Live Entertainment - Secondary Use		C	C	Section 20.3.WWW
Personal Service Establishment	P	P	P	

Table 12-1: Permitted and Conditional Uses

USE ¹	DISTRICTS			USE STANDARDS
	HU-B1A	HU-B1	HU-MU	
Pet Day Care Service	P	P	P	Section 20.3.QQ
Public Market		P	P	Section 20.3.TT
Recording Studio			P	
Reception Facility		C	C	Section 20.3.WW
Restaurant, Carry-Out	C	P	P	Section 20.3.ZZ
Restaurant, Fast Food		C	C	Section 20.3.ZZ
Restaurant, Specialty	P	P	P	Section 20.3.ZZ
Restaurant, Standard	P	P	P	Section 20.3.ZZ
Retail Goods Establishment	P	P	P	
Retail Sales of Packaged Alcoholic Beverages		C ⁴	C	
Short Term Rental, Commercial			P	Section 20.3.LLL
Small Box Variety Store	P	P	P	Section 20.3.NNN
Wine Shop		C	C	Section 20.3.PPP
Winery			P	
INDUSTRIAL USE				
Brewery			P ⁷	
Food Processing			C	
Distillery			P ⁷	
Manufacturing, Artisan			P	
Mardi Gras Den			C	
Mini-Warehouse			C	
Warehouse			C	
INSTITUTIONAL USE				
Child Care Center, Small	P	P	P	Section 20.3.S
Child Care Center, Large	P	P	P	Section 20.3.S
City Hall	C	C	C	
Community Center	C	P	P	
Convent and Monastery		P	P	
Cultural Facility	C	C	C	Section 20.3.R
Domestic Protection Shelter			P	Section 20.3.U
Educational Facility, Primary		P	P	Section 20.3.Z
Educational Facility, Secondary		P	P	Section 20.3.Z

Table 12-1: Permitted and Conditional Uses

USE ¹	DISTRICTS			USE STANDARDS
	HU-B1A	HU-B1	HU-MU	
Educational Facility, Vocational		P	P	Section 20.3.Z
Emergency Shelter			P	Section 20.3.AA
Government Offices	P	P	P	
Place of Worship		P	P	
Public Works and Safety Facility			C	
Social Club or Lodge	P	P	P	Section 20.3.CCC
OPEN SPACE USE				
Agriculture – No Livestock	P	P	P	Section 20.3.C
Agriculture – With Livestock	C	C	C	Section 20.3.C
Parks and Playgrounds	P	P	P	
Stormwater Management (Principal Use)	P	P	P	
OTHER				
EV Charging Station (Principal Use)		C	C	Section 20.3.YYY
Parking Lot (Accessory Use)	p ¹⁰	p ¹⁰	p ¹⁰	
Parking Lot (Principal Use)		C	C	Section 20.3.OO
Parking Structure (Principal Use)		C	C	Section 20.3.OO
Planned Development	C	C	C	Article 5
Utilities		p ⁵	p ⁵	Section 20.3.GGG
Wireless Telecommunications Antenna & Facility	C,p ⁶	C,p ⁶	C,p ⁶	Section 20.3.JJJ
Wireless Telecommunications Tower & Facility	C	C	C	Section 20.3.JJJ

TABLE 12-1 FOOTNOTES

¹ The terms in this column ("Use") are defined in Article 26.

² Subject to the use restrictions in Section 12.2.B.2.

³ Subject to the use restrictions in Section 12.2.B.3.

⁴ Subject to the use restrictions in Section 12.2.B.4.

⁵ Electrical Utility Substations and Transmission Lines shall be subject to design review as per Article 4, Section 4.5.B.5 and Table 4.2

⁶ Only wireless telecommunications antennas that comply with the stealth design standards of Section 20.3.JJJ are considered permitted uses.

⁷ Subject to the use restrictions in Section 12.2.B.5.

⁸ Established Multi-Family Dwellings that comply with Section 20.3.W.1 are permitted uses while those that comply with Section 20.3.W.2 are conditional uses.

⁹ Established Multi-Family Dwellings with a documented legal history are permitted uses in this district at any number previously provided.

¹⁰As authorized in Article 22, Section 22.8.B.2.a

Jan. 20, 2017, Ord. 27,262 MCS, §1, Zoning Docket 114-16; Ord. No. 27,209, §1, Dec. 7, 2016, Zoning Docket 61/16; Ord. No. 27,375, §3, April 28, 2017, Zoning Docket 118/16; Ord. No. 27,338, §3, March 31, 2017, Zoning Docket 121/16; Ord. No. 27,726, §1, April 11, 2018, Zoning Docket 4/18; Ord. No. 27,707, §1, April 2, 2018, Zoning Docket 001/18; Technical Correction #1, 12-17-18; Ord. 28176, Sept. 5, 2019, ZD 58/19; Ord. No. 28,156 MCS, §6, August 8, 2019, Zoning Docket 026/19 & 027/19; Ord. 28349 MCS, 5-7-20, ZD 122/19; Ord. 28432 MCS, 8-6-20, ZD 38/20; Ord. 28622, 3-11-21, ZD 83/20; Ord. 28714 MCS, 7-1-21, ZD 24/24; Ord. 28696, 6-3-21, ZD 16/21; Ord 28905 MCS, 1-6-22, ZD 83/21; Ord. No. 28,911, §4, January 6, 2022, Zoning Docket 84/21; Ord 29004 MCS 4-21-22, ZD 001/22; Ord 29126, 8-12-22, ZD016/22; Ord 29157 9-15-22, ZD 030/22; Ordinance No. 29382, March 23, 2023, Zoning Docket 02/23; Ord. 29528, 7-24-23, Zoning Docket 13/23; Ordinance No. 29702, November 7, 2023, Zoning Docket 063/23; Ordinance No. 29946, 6-13-24, Zoning Docket 002/24; Ordinance No. 30308, 4-29-25, Zoning Docket 093-24



NEW ORLEANS CITY PLANNING COMMISSION ONLINE TOOLS

CPC Website nola.gov/next/city-planning

The CPC website hosts many important documents and tools. CPC meeting agendas, videos, and staff reports can be viewed on the website as well as regulatory and planning documents such as the Comprehensive Zoning Ordinance (CZO) and the Master Plan. You can also access online mapping tools like Property Viewer and Open Project Viewer.

Comprehensive Zoning Ordinance czo.nola.gov

The entire text of the CZO can be viewed at this web address.

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.

One Stop App onestopapp.nola.gov

The One Stop App pulls up-to-date information directly from the City's official record. This tool is used by homeowners, businesses, licensed professionals, developers, contactors, and other interested citizens to:

- Find information about a permit, license, planning project, or violation in progress.
- Initiate an application for many types of permits and licenses without coming to City Hall.
- Pay with credit cards for permits and licenses online.
- Research what has been permitted, licensed, or cited at a particular location or during a user defined time frame.

Property Viewer property.nola.gov

The Property Viewer provides zoning and land use information for all properties within the City of New Orleans. The Property Viewer displays "layers" of information, including the Master Plan Future Land Use Map, current zoning districts, and the locations of site-specific zoning actions approved by ordinance such as Conditional Uses and Planned Developments. Links are provided that can take the viewer to applicable section of the CZO and Assessor records.

What is the CPC?

The New Orleans City Planning Commission (CPC) is a nine-member citizen board supported by a staff of planners. The CPC provides analysis and recommendations to the City Council on matters dealing with the present and future development of the City in accordance with the goals and policies of the City's Plan for the 21st Century, or "Master Plan." This includes reviewing, approving, and recommending requests for Master Plan amendments, map changes, text amendments to the Comprehensive Zoning Ordinance (CZO), appeals, and subdivisions.

(504) 658-7033 | cpcinfo@nola.gov | Facebook: New Orleans City Planning Commission | Instagram: @neworleanscpc
Visit us at 1340 Poydras Street, 8th Floor, New Orleans, LA 70112 between 9:00 a.m. and 4:00 p.m. Monday-Friday!

Fw: Concerns Regarding Conditional Use Application -- 4807 Magazine Street

From CPCINFO <CPCINFO@nola.gov>

Date Thu 1/29/2026 12:42 PM

To Julia I Nickle <Julia.Nickle@nola.gov>

From: morgan brady duggan <morganbduggan@gmail.com>

Sent: Thursday, January 22, 2026 6:05 PM

To: Aspen S. Nero <asnero@nola.gov>; CPCINFO <CPCINFO@nola.gov>

Subject: Concerns Regarding Conditional Use Application -- 4807 Magazine Street

Dear City Planning Commission,

I am a nearby resident who is writing to express concerns regarding the proposed conditional use application for **4807 Magazine Street**.

The written and mailed notification describes the project as a "brunch restaurant" with limited hours. I have reason to believe that the proposed operation may function similarly to a free-meal service or a soup kitchen style program, rather than a traditional for-profit restaurant that is open to the general public as the mailed proposal suggests. If this is accurate, this would represent a materially different use than what is described in this notice.

I am concerned that the application, as it is currently presented, is misleading and deceptive in nature. The notice appears to describe the use of **4807 Magazine Street** as a standard restaurant while potentially operating as a social service or community feeding program. This lack of clarity and transparency has made it so that nearby residents don't truly understand the full scope or impact of the use of this space making it impossible to have a transparent lens to view this "project" honestly for the public review process that is required.

Specifically, I am concerned that the application does not fully disclose the nature of operations, including whether meals will be provided free of charge, how patrons will be managed, and whether this use more closely aligns with a social service use rather than a standard restaurant under current zoning regulations.

In addition, I am concerned about the potential negative impact such a place could have on the surrounding residential property values. Uses that result in increased congregation, loitering, noise, sanitation issues, or safety concerns can materially affect neighborhood desirability and property investment, particularly when the establishment that is proposed is quite different than that of what is represented in the letter received.

I am also subsequently concerned about the public safety implications, including the potential for increased drug use (and the paraphernalia that follows), disorderly conduct, and other forms of misconduct that may occur under these circumstances. These issues could negatively impact nearby residents, pedestrians, and local businesses.

Lastly, I want to reiterate that the applicant has conveniently omitted clear disclosure of who they are as an organization and the true purpose of the proposed restaurant. The written notification received does not identify Crescent City Café's background, mission, or operational objectives, nor do they explain the intended use of the proposed restaurant, that it is charitable based and not a commercial

restaurant for the residents of the neighborhood to enjoy. This omission prevents residents from understanding who is behind the project, how it will be funded and operated, and whether the proposed use has been accurately represented for zoning and land use review.

Sincerely,

Morgan Duggan

921 Lyons street


New Orleans, LA

ZD-052-26 request at 4807 Magazine Street

From Sara Kottle <sara.kottle@gmail.com>

Date Wed 4/22/2026 1:51 PM

To CPCINFO <CPCINFO@nola.gov>

 1 attachment (2 MB)

IMG_3713.jpg;

To Whom it May Concern,

I am writing in regards to ZD-052-26 request at 4807 Magazine Street .

A few concerns that have come to mind on the request:

1. **Transparency.** Initially, the community received the notice (attached below) about the proposed use of the property at 4807 Magazine Street. I was concerned by how unclear and incomplete the description was—particularly given the potential impact on the surrounding residential community. It was not evident from the letter that the intent is to open a soup kitchen or similar service. That lack of transparency is troubling and makes it difficult for residents to engage in good faith. When communications are vague about material details, it understandably undermines trust. I wanted to ensure you were aware of how this effort is being presented, as it has already raised concerns among residents.

2. **Safety and cleanliness.** There is currently ***no meaningful police presence anywhere near this area***, and the proposed location—particularly given its proximity to problematic establishments (Rainbow Grocery and Le Bon Temps Roule) —raises legitimate questions about loitering, waste, and overall neighborhood safety conditions that have not been addressed. This city urgently needs Magazine Street to remain vibrant and thriving. I do **not** believe this establishment's focus aligns with that goal.

While I respect the importance of providing services to vulnerable populations, location and operations matter. I would appreciate clarification on the intended use of the site, why this location was selected, and what specific measures will be in place to ensure safety, cleanliness, and accountability before this proposal advances.

Regards,

Sara Kottle

January 16, 2026

Dear Neighbor,

Please join Crescent City Cafe, INC for a Neighborhood Participation Program (NPP) meeting regarding the property at 4807 Magazine St.

Date: February 3, 2026

Time: 6pm

Location: 4807 Magazine St.

Crescent City Cafe would like to open a brunch restaurant at 4807 Magazine St. We will begin with limited restaurant hours and grow to the hours of operation of 7 a.m. to 1 p.m. Monday through Saturday. On-street parking will be provided, and no variances or waivers are required. 4807 Magazine St.'s last business use was a brunch restaurant.

4807 Magazine St. requires a conditional use to permit a standard restaurant in an Historic Urban Neighborhood Business District and the Magazine Street Use Restriction Overlay District in accordance with Article 18, Section 18.20.B.1 of the Comprehensive Zoning Ordinance. This request must be heard by the City Planning Commission and the City Council at public meetings. We are also required to complete the NPP meeting before submitting our application to the City Planning Commission for review.

If we receive approval, we plan to open within a month of the approval as we are continuing to invest in our leased property to open as soon as possible.

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 February 3, 2026.

Sincerely,

Adelle Bergman

Crescent City Cafe

504-656-6178

adelle@crescentcitycafe.com



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

LAND-USE REQUEST APPLICATION

Covid-19 Submittal Protocol: Please submit complete applications via email to CPCInfo@nola.gov. Applicants without the ability to submit via email should contact (504) 658-7100 to make alternative arrangements. 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. 4807 Magazine St. New Orleans, LA 70115

APPLICANT INFORMATION

Applicant Identity: Property Owner Agent
 Applicant Name Adelle Bergman, Crescent City Cafe
 Applicant Address P.O. box 850524
 City New Orleans State LA Zip 70185
 Applicant Contact Number 504-376-4208 Email adelle@crescentcitycafe.com

PROPERTY OWNER INFORMATION SAME AS ABOVE

Property Owner Name Joseph Bikulege, Mag oak Management LLC
 Property Owner Address 4801 Magazine St.
 City New Orleans State LA Zip 70115
 Property Owner Contact Number 504-508-8999 Email joebikulege@gmail.com

SPECIFIC ZONING REQUEST

A conditional use to permit a Standard restaurant in an HUB 1 district and the Magazine Street Use Restriction Overlay District.

PROPERTY LOCATION

Square Number(s) 236 Lot Number(s) 14 adjoining 15
 Bounding Streets Magazine Camp Bordeaux Lyons
 Zoning HU-B1 Municipal District Sixth
 Tax Bill Number 614201709 Planning District Uptown

DESCRIPTION OF PROJECT (Attachments are acceptable)

See attached description



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 1/14/2026

Agent Signature *[Signature]* Date 1/14/2026

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 14th day of January, 2026

My Commission expires _____
[Signature]



Arthur R. Kraatz
 Notary Public
 State of Louisiana
 Bar Roll No. 35194
 My Commission is for Life

Description for 4807 Magazine St. Restaurant Space

Crescent City Cafe plans to open a brunch restaurant at 4807 Magazine St.

We will begin with limited restaurant hours and grow to the hours of operation of 7 a.m. to 1 p.m. Monday through Saturday. On-street parking and no variances or waivers are required. 4807 Magazine St.'s last business use was a brunch restaurant - Surrey's Uptown, Business License #102978161. There are no site development changes as we rented the first floor restaurant space already intact.

4807 Magazine St. requires a conditional use to permit a standard restaurant in an Historic Urban Neighborhood Business District and the Magazine Street Use Restriction Overlay District in accordance with Article 18, Section 18.20.B.1 of the Comprehensive Zoning Ordinance. This request must be heard by the City Planning Commission and the City Council at public meetings. We are also required to complete the NPP meeting before submitting our application to the City Planning Commission for review.

If we receive approval, we plan to open within a month of the approval as we are continuing to invest in our leased property to open as soon as possible.

If you have any additional questions or comments, please feel free to contact me.

Sincerely,
Adelle Bergman
Crescent City Cafe
504-656-6178
adelle@crescentcitycafe.com



City of New Orleans Property Viewer
4807 MAGAZINE ST, LA, 70115



PROPERTY INFORMATION

Building Number

Unit Number

Site Address
 4807 MAGAZINE ST, LA, 70115

First Owner Name
 MAG OAK MANAGEMENT LLC

Second Owner Name

Mailing Address
 4801 MAGAZINE ST

Mailing City
 NEW ORLEANS

Mailing State
 LA

Mailing Zip 5
 70115

Mailing Zip +4

Use Code

Property Description
 SQ 236 L OT 14 PT 15 MAGAZINE 52X120 S C/B W F I F #92319 3/07 JUDGMENT

GeoPIN
 41182143

Tax Bill ID
 614201709

Lot
 14

Square

BLOCK
 236

PARID
 -4807-MAGAZINE ST

Parcel Area (sq.ft.)
 6240

Parcel Dimensions (ft.)
 52x120

Assessor Records and Sales/Transfer Information (<https://bacon.schneidercorp.com/Application.aspx?AppID=9795&LayerID=19792&PageTypeID=45&PageID=8663&Q=1886938444&KeyValus=4807-MAGAZINE ST>)

ZONING

Zoning District
 HU-B1

Zoning Description
 Historic Urban Neighborhood Business District (<https://czo.nola.gov/article-12/>)

Uses
 ZD052-26
 Permitted and Conditional Uses (<https://czo.nola.gov/article-12#12.2>)

EXHIBIT A

Legal Description

A CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Sixth District of the City of New Orleans, Parish of Orleans, State of Louisiana, in Square No. 236, on a new plan of said District by Hy C. Brown, Surveyor, which square is bounded by Camp, Magazine, Lyons and Bordeaux Streets, and measure according to a plan made by William H. Williams and annexed to an act before Ernest Commagere, late Notary, dated September 29, 1881, 22 feet, 10 inches front on Magazine Street, by a depth of 120 feet between parallel lines and is composed of the greater portion of Lot No. 15, adjoining Lot No. 14, on a plan made by Louis H. Pylie, dated April 12, 1874, a copy of which is annexed to a sale before Ernest Commagere, late Notary, on April 13, 1875.

A CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Sixth District of the City of New Orleans, Parish of Orleans, State of Louisiana, in Square No. 236, on a new plan of said District by Hy C. Brown, Surveyor, which square is bounded by Magazine, Camp, Bordeaux, and Lyons Streets, and measures 30 feet front on Magazine Street, by 120 feet in depth between equal and parallel lines, said lot being designated as Lot No. 14, on a plan made by William H. Williams and annexed to an act before Ernest Commagere, Notary, dated September 29, 1881, and by same number on plan made by Louis H. Pylie, dated April 12, 1874, a copy of which is annexed to sale before Ernest Commagere, Notary Public, on April 13, 1875, and the said Lot No. 14 adjoins Lot No. 15.

For informational purposes only: Improvements thereon bear Municipal No. 4807 Magazine Street, New Orleans, Louisiana 70115.

R. Kyle Ardoin
SECRETARY OF STATE

State of Louisiana
Secretary of State



COMMERCIAL DIVISION
225.925.4704

08/15/2022

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

ONLINE FILING
joebikulege@gmail.com

MAG OAK MANAGEMENT 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.

In addition to email and text notifications, business owners now have the option to enroll in our secured business filings (SBF) service. This service is available online, at no charge, by filing a notarized affidavit. Upon enrollment, an amendment cannot be made to your entity without approval using your personal identification number. This is another way to protect your business from fraud and identity theft.

Please note that as of January 1, 2018, business owners in the following parishes will be required to file all available business documents online through **geauxBIZ**: Ascension, Bossier, Caddo, Calcasieu, East Baton Rouge, Jefferson, Lafayette, Livingston, Orleans, Ouachita, Rapides, St. Tammany, Tangipahoa and Terrebonne.

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

Sincerely,

The Commercial Division
WEB



R. Kyle Ardoin
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

MAG OAK MANAGEMENT LLC

Domiciled at NEW ORLEANS, LOUISIANA,

Was filed and recorded in this Office on August 15, 2022,

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,

August 15, 2022

Secretary of State

WEB 45058541K

ZD052-26



Certificate ID: 11612727#LJH62

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

R. Kyle Ardoin
SECRETARY OF STATE

State of Louisiana
Secretary of State



August 15, 2022

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 MAG OAK MANAGEMENT LLC was received and filed on August 15, 2022.

WEB 45056541K

STATE OF LOUISIANA

ARTICLES OF ORGANIZATION

(R.S. 12:1301)

1. The name of this limited liability company is:

MAG OAK MANAGEMENT LLC

2. This company is formed for the purpose of:

ENGAGING IN ANY LAWFUL ACTIVITY FOR WHICH LIMITED LIABILITY COMPANIES MAY BE FORMED

3. The duration of this limited liability company is: (may be perpetual):

PERPETUAL

4. This company is:

MEMBER-MANAGED

Other provisions:

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

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

ELECTRONIC SIGNATURE: JOSEPH BIKULEGE (8/12/2022)

TITLE: OWNER/MEMBER

LIMITED LIABILITY COMPANY INITIAL REPORT

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

The name of this limited liability company is:

MAG OAK MANAGEMENT LLC

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

4807 MAGAZINE ST.
NEW ORLEANS, LA, 70115

Mailing Address:

4801 MAGAZINE ST.
NEW ORLEANS, LA, 70115

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

JOSEPH BIKULEGE
4801 MAGAZINE ST
NEW ORLEANS, LA, 70115

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

JOSEPH BIKULEGE (MANAGER, MEMBER)
4801 MAGAZINE ST.
NEW ORLEANS, LA, 70115

4801 MAGAZINE ST.
NEW ORLEANS, LA, 70115

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

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

ELECTRONIC SIGNATURE: JOSEPH BIKULEGE (8/12/2022)

TITLE: OWNER/MEMBER



Agent Affidavit and Acknowledgement of Acceptance

Charter Number: 45058541K

Charter Name: MAG OAK MANAGEMENT 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
08/15/2022	JOSEPH BIKULEGE	JOSEPH S. BIKULEGE

4807 Magazine, interior



4807 Magazine, exterior



Jenna D. Burke

From: Adelle Bergman <adelle@crescentcitycafe.com>
Sent: Friday, April 24, 2026 4:51 PM
To: Jenna D. Burke
Subject: Re: ZD052-26 (4807 Magazine St)
Attachments: image001.png; image002.png; image003.png; image004.png

Yes, we have rented use of the downstairs restaurant space, the side porch, and the front patio and shared use of the drive.

Upstairs is a studio apartment leased out by the owner and the little back unit is the owner's use.

~Adelle

On Fri, Apr 24, 2026, 4:20 PM Jenna D. Burke <Jenna.Burke@nola.gov> wrote:

Quick question: is there any residential use in the building? What is the upstairs used for?

Thanks!

Jenna Burke (*she/her*)

Senior City Planner | City Planning Commission
[1300 Perdido Street](#), 7th Floor | New Orleans, LA 70112
504.658.7023 | jenna.burke@nola.gov

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RESOURCES:

[Application Forms](#)

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

[Comprehensive Zoning Ordinance](#)

[One Stop App](#)

[Frequently Asked Questions](#)

ENGAGEMENT:

[Subscribe to CPC Public Notice](#)

[Subscribe to BZA Public Notice](#)

[Subscribe to NoticeMe](#)

[Follow CPC on Facebook](#)

[Follow CPC on Instagram](#)

From: Adelle Bergman <adelle@crecentcitycafe.com>

Sent: Tuesday, April 21, 2026 3:23 PM

To: Jenna D. Burke <Jenna.Burke@nola.gov>

Subject: Re: ZD052-26 ([4807 Magazine St](#))

Thanks Jenna,

I do that often with emails - they live in my drafts. ./ Can you forward me the intro email so I can get all the action items?

Great, about the sign. That'd be wonderful - feel free to leave it in the front yard. What better way to know it's posted properly. I'll still send you the picture though:)

Appreciate your help.

~Adelle

On Tue, Apr 21, 2026 at 2:52 PM Jenna D. Burke <Jenna.Burke@nola.gov> wrote:

Apologies – I really thought I had sent you the intro email earlier last week, but I don't see it in my sent folder. But I'm happy to help you with anything at all going forward and will keep you posted if there are updates or we need any additional information.

Regarding the signage, below is the information I would have sent you. They're actually more like campaign signs, so you can put it on a stake right in front of the fence. Are you near the proposed site often? I actually live close by and can bring one home from City Hall today. I'll leave it in the front yard or next door at Le Bon Temps, or wherever is convenient for you.

ACTION ITEM: SIGNAGE:

Per [Article 3, Section 3.3.C.1](#) of the Comprehensive Zoning Ordinance, “A notification sign shall be installed by the applicant at least fifteen (15) consecutive days prior to the public hearing.”

1. Please pick-up signage from [1340 Poydras Street](#), 8th Floor (ask for the planner on duty) to post on your property. Please take one (1) sign and one (1) metal stake **per** street frontage (e.g. corner properties need two signs).
2. Please email me a photograph of the sign(s) on your property, showing they have been posted by that date.

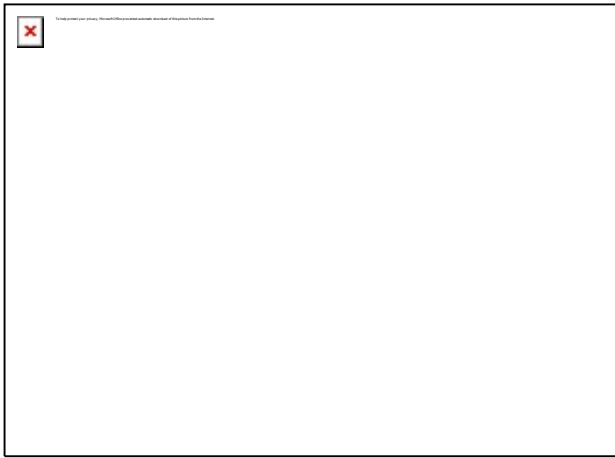


Figure 1: Photo of Notification Sign

Thanks and talk soon,

Jenna

Jenna Burke (*she/her*)

Senior City Planner | City Planning Commission
[1300 Perdido Street](#), 7th Floor | New Orleans, LA 70112
504.658.7023 | jenna.burke@nola.gov

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[Frequently Asked Questions](#)

ENGAGEMENT:

[Subscribe to CPC Public Notice](#)

[Subscribe to BZA Public Notice](#)

[Subscribe to NoticeMe](#)

[Follow CPC on Facebook](#)

[Follow CPC on Instagram](#)

From: Adelle Bergman <adelle@crecentcitycafe.com>

Sent: Monday, April 20, 2026 4:00 PM

To: Jenna D. Burke <Jenna.Burke@nola.gov>

Cc: Haley M. Delery <hdelery@nola.gov>; Sarah C King <Sarah.King@nola.gov>

Subject: Re: ZD052-26 ([4807 Magazine St](#))

Hi Jenna and all,

Thanks for your help today.

Yes, we're looking at ZD052-26 for conditional use in One Stop.

Is there somewhere better for me to follow along or get electronically notified since we found out we were on the docket by a neighbor instead of from your office? We don't want to miss these deadlines and we haven't even gotten the postcard in our own mailbox yet. :/

We have not picked up the sign yet because we were waiting to find out when we were on the docket, so I'll go get it. We may need some guidance to that as well - the property has a locked metal gate in front of it. We can probably laminate the sign and hang it with zip ties and hope for the best. Is that appropriate?

Thanks so much!

~Adelle Bergman

Executive Director

[Crescent City Cafe](#)

504-376-4208

On Mon, Apr 20, 2026 at 3:14 PM Jenna D. Burke <Jenna.Burke@nola.gov> wrote:

Haley, thank you so much for forwarding this to me

Adele, I'm glad Haley sent the notice requirements from the CZO. The notices that went out on 4/9 were just the basic postcards with the zoning docket digest as required. I don't have a copy of your postcard handy, but here's an example of one that was on file. Your digest would be at the bottom left and read as follows:

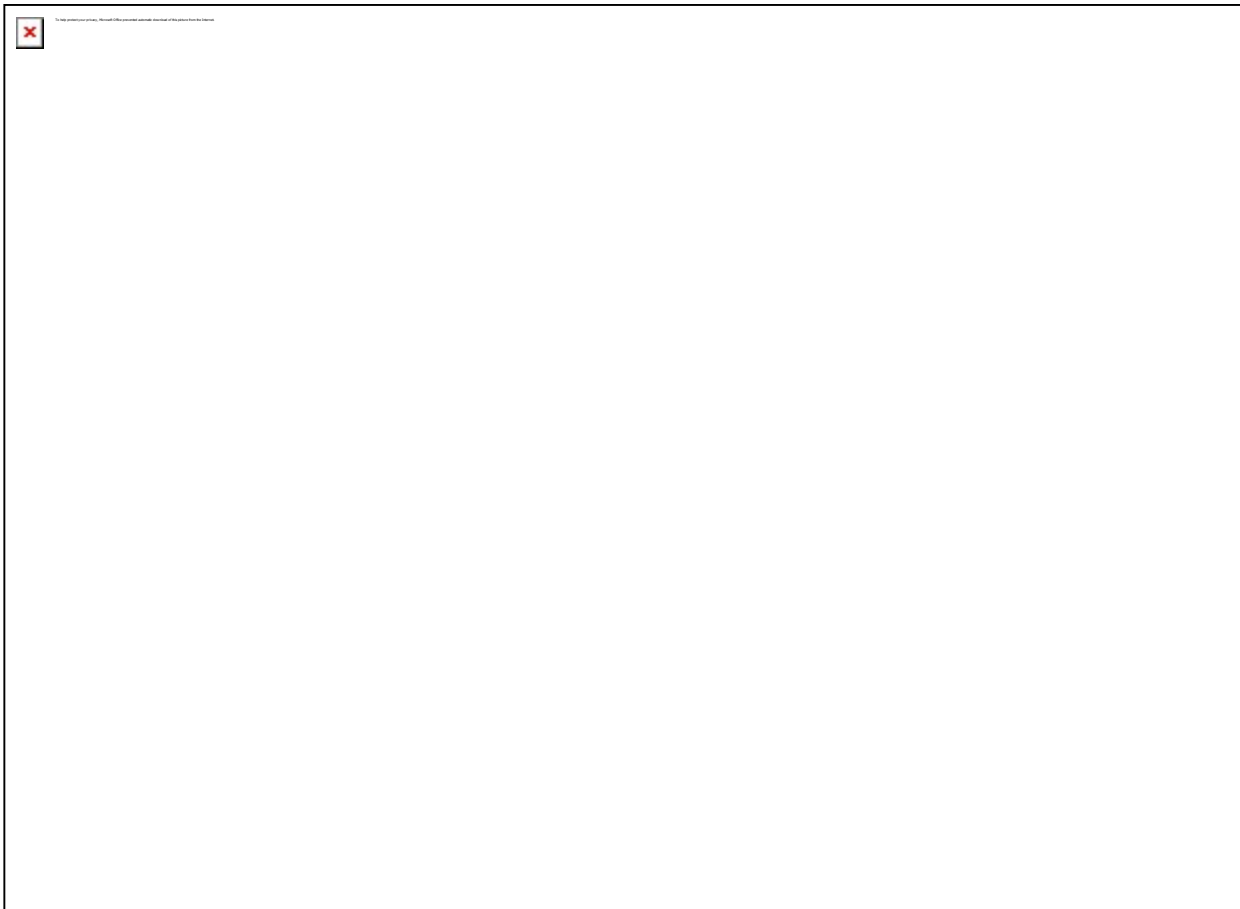
Zoning Docket 052/26

Applicant(s): Mag Oak Management, LLC

Request: Conditional use to permit a standard restaurant in an HU-MU Historic Urban Neighborhood Mixed-Use District and the Magazine Street Use Restriction Overlay District

Property description: Square 236, Lot 14 and part of Lot 15, in the Sixth Municipal District, bounded by Magazine Street, Bordeaux Street, Camp Street, and Lyons Street

Address(es): [4807 Magazine Street](#)



When you were checking OneStop, were you looking at the address list in [the NPP case](#) or for [the conditional use](#) itself? In either case, Sarah was correct about there being no next steps for you at the moment. It's all on our side right now. I'm working on your staff report and don't currently have any questions.

But please reach out if you have any questions between now and the meeting. The staff report will be available on Tuesday, May 5th and the meeting will be held in Council Chambers on May 12th.

Actually, I do have one request for you. Please send a copy of your posted notice as soon as you can. The City-provided notice signs must be posted on the property at least 15 days prior to the public hearing date. If you don't already have the sign, it can be picked up from the 7th floor at City Hall or Safety and Permits on the 8th floor of [1340 Poydras](#).

Many thanks,

Jenna

Jenna D. Burke

From: Haley M. Delery
Sent: Monday, April 20, 2026 1:29 PM
To: adelle@crescentcitycafe.com; Sarah C King; Jenna D. Burke
Subject: ZD052-26 (4807 Magazine St)
Attachments: CPC public hearing notice 5-12-26.pdf

Adelle,

Jenna who is included in this message is the staff member reviewing your case and will be your point of contact.

Attached, please find the public hearing notice in accordance with notice requirements in Article 3 of the czo ([Article 3 - Comprehensive Zoning Ordinance - City of New Orleans](#)).

Happy Monday!

From: CPCINFO <CPCINFO@nola.gov>
Sent: Monday, April 20, 2026 12:26 PM
To: Haley M. Delery <hdelery@nola.gov>
Subject: Fw: 4807 Magazine St. Land Use app, BNXYG1

From: Adelle Bergman <adelle@crescentcitycafe.com>
Sent: Monday, April 20, 2026 11:54 AM
To: Sarah C King <Sarah.King@nola.gov>; CPCINFO <CPCINFO@nola.gov>
Cc: pebreen <pebreen@yahoo.com>
Subject: Re: 4807 Magazine St. Land Use app, BNXYG1

Hi Sarah and/or CPC Info,

We received this text this weekend from a property owner near 4807 Magazine that shared that they were alerted on 4/9. There is no notice that we can find in One Stop nor were we given this information, even with me asking you on 4/14 if there were any next steps. Is there a disconnect? The documents in One App also only show who notices were sent to, not the actual notice.

We'd appreciate some guidance and a copy of the notice.

Thank you.

Thu, Apr 9 at 5:42 PM

Hey Natalie, I have just gotten noticed that the City Planning Commission meeting is Tuesday May 12th at 1:30 at city council chambers. The Crescent City Cafe is on the docket at the very end of the docket. Comments are due by Monday May 4th at 5:00 p.m.

Address for comments:
CPCinfo@nola.gov

Comments should be addressed to Executive Director, City Planning Commission, 1300 Perdido Street, 7th Floor, New Orleans, LA 70112

Feel free to spread the word 😊

People can also come in person and make comments.



Text Message • RCS



~Adelle Bergman
Executive Director
[Crescent City Cafe](#)
504-376-4208

On Tue, Apr 14, 2026 at 11:22 AM Sarah C King <Sarah.King@nola.gov> wrote:

Hi Adelle,

This project will be assigned to a City Planner who will reach out with more information once assigned to them. There are no further steps for you unless the planner asks for more information. The planner will provide a staff report once completed and the meeting information leading up to the CPC meeting.

Best,

Sarah C. King (she/her/hers)
Senior City Planner | New Orleans City Planning Commission
1300 Perdido Street, 7th Floor | New Orleans, LA 70112
(504) 658-7021 (office) | sarah.king@nola.gov

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RESOURCES:

[Application Forms](#)

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

[Comprehensive Zoning Ordinance](#)

[One Stop App](#)

[Frequently Asked Questions](#)

[Short Term Rental Administration - Home - City of New Orleans \(nola.gov\)](#)

From: Adelle Bergman <adelle@crestedcitycafe.com>

Sent: Tuesday, April 14, 2026 10:42 AM

To: Sarah C King <Sarah.King@nola.gov>

Subject: Re: 4807 Magazine St. Land Use app, BNXYG1

Hi Sarah,

Now that we've paid the invoice, what's our next step? We see a 5/15 meeting on OneStop but no next steps for the other items. Appreciate any guidance. Thanks.

4807 Magazine St. Land Use app, BNXYG1

~Adelle Bergman

Executive Director

[Crescent City Cafe](#)

504-376-4208

On Tue, Apr 7, 2026 at 1:29 PM Sarah C King <Sarah.King@nola.gov> wrote:

Great, thank you for letting me know!

Sarah C. King (she/her/hers)

Senior City Planner | New Orleans City Planning Commission

1300 Perdido Street, 7th Floor | New Orleans, LA 70112

(504) 658-7021 (office) | sarah.king@nola.gov

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[One Stop App](#)

[Frequently Asked Questions](#)

[Short Term Rental Administration - Home - City of New Orleans \(nola.gov\)](#)

From: Adelle Bergman <adelle@crestedcitycafe.com>

Sent: Tuesday, April 7, 2026 1:20 PM

To: Sarah C King <Sarah.King@nola.gov>

Subject: Re: 4807 Magazine St. Land Use app, BNXYG1

Thank you! It worked and it's paid!

~Adelle

On Tue, Apr 7, 2026 at 12:45 PM Sarah C King <Sarah.King@nola.gov> wrote:

Please try again now, I've re-issued the fee. Let me know if that works this time.

Sarah C. King (she/her/hers)

Senior City Planner | New Orleans City Planning Commission

1300 Perdido Street, 7th Floor | New Orleans, LA 70112

(504) 658-7021 (office) | sarah.king@nola.gov

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[Frequently Asked Questions](#)

[Short Term Rental Administration - Home - City of New Orleans \(nola.gov\)](#)

From: Adelle Bergman <adelle@crestedcitycafe.com>

Sent: Tuesday, April 7, 2026 12:25 PM

To: Sarah C King <Sarah.King@nola.gov>

Subject: Re: 4807 Magazine St. Land Use app, BNXYG1

There are currently no payable fees for the chosen items. ✕

Results

2 item(s) found

■ Permit ■ License ■ Project (1) ■ Violation ■ Work Order

Selected Items (Select an action) All Recently Modified 10

<input checked="" type="checkbox"/>	4807 Magazine St · Conditional Use · Ref Code:46APAC		
View Print Summary Add to Watch List			
Type: Conditional Use	Status: Application Submitted	Date Filed: 3/25/2026	Closed: No
<input type="checkbox"/>	4665 Magestic Oaks · Chapter 66 · Ref Code:ARKETC		
View Print Summary Add to Watch List			
Type: Chapter 66	Status: Wrong Address	Date Filed: 7/1/2025	Closed: Yes

Selected the address, selected the pay option, and says no payable fees. If coming in with the invoice is easier, I can do so this afternoon. Thanks.

~Adelle Bergman
Executive Director
[Crescent City Cafe](#)
504-376-4208

On Tue, Apr 7, 2026 at 12:14 PM Sarah C King <Sarah.King@nola.gov> wrote:

Have you tried the address?

Sarah C. King (she/her/hers)
Senior City Planner | New Orleans City Planning Commission
1300 Perdido Street, 7th Floor | New Orleans, LA 70112
(504) 658-7021 (office) | sarah.king@nola.gov

BE AWARE OF FRAUDULENT EMAIL SCHEMES

****Legitimate emails from the City of New Orleans will originate from an @nola.gov email address****

RESOURCES:

[Application Forms](#)

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

[Comprehensive Zoning Ordinance](#)

[One Stop App](#)

[Frequently Asked Questions](#)

[Short Term Rental Administration - Home - City of New Orleans \(nola.gov\)](#)

From: Adelle Bergman <adelle@crescentcitycafe.com>

Sent: Tuesday, April 7, 2026 12:03 PM

To: Sarah C King <Sarah.King@nola.gov>

Subject: Re: 4807 Magazine St. Land Use app, BNXYG1

Hi Sarah,

I'm attempting to pay the invoice you sent online before April 10th, but am unable to find it through the link on the invoice as it takes me to a search with 10 unrelated permits. And searching our BNXYG1 doesn't pull up a fee.

Am I missing something? If not, I'll come to City Hall with a check today.

Thanks.

On Tue, Mar 31, 2026 at 8:53 AM Sarah C King <Sarah.King@nola.gov> wrote:

Good morning, Adelle.

This application was received and taken in for further processing. Please see the invoice to be paid no later than April 10, 2026. Instructions for payment can be found on the attached invoice.

Best regards,

Sarah C. King (she/her/hers)

Senior City Planner | New Orleans City Planning Commission

1300 Perdido Street, 7th Floor | New Orleans, LA 70112

(504) 658-7021 (office) | sarah.king@nola.gov

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[Frequently Asked Questions](#)

[Short Term Rental Administration - Home - City of New Orleans \(nola.gov\)](#)

From: Adelle Bergman <adelle@crecentcitycafe.com>

Sent: Wednesday, March 25, 2026 2:48 PM

To: CPCINFO <CPCINFO@nola.gov>

Subject: 4807 Magazine St. Land Use app, BNXYG1

Hello, please see attached Land use application for review for 4807 Magazine St.

One file is the application combined and another file is the NPP compiled. Please let me know if it helps to send files individually.

Thanks so much!

Jenna D. Burke

From: Stephen K. Kroll
Sent: Tuesday, May 12, 2026 3:25 PM
To: Jenna D. Burke
Subject: Fw: MAG OAK MANAGEMENT LLC/4807 Magazine Street

Please add this to LAMA and include with final staff report.

From: Patricia Cordaro-Daigle <patricia@fairfaxfabriccompany.com>
Sent: Tuesday, May 12, 2026 1:38 PM
To: Robert D. Rivers <rdrivers@nola.gov>
Subject: MAG OAK MANAGEMENT LLC/4807 Magazine Street

EMAIL FROM EXTERNAL SENDER: DO NOT click links, or open attachments, if sender is unknown, or the message seems suspicious in any way. DO NOT provide your user ID or password. If you believe that this is a phishing attempt, please use the **Phish Alert Report** button in your Outlook to send this message to Security.

Hi Mr. Rivers, I live on Bordeaux Street near this property and I AM NOT IN FAVOR of the proposed sliding scale pay if you can “restaurant” that Crescent City Cafe would like to open at this address. I feel this could attract the wrong people to our neighborhood and is a safety concern. I am also concern that it is located next to a 24/7 bar Le Bon Temp on one side and a liquor/convenience store on the other. There is already undesired activity and exchanges occurring at these locations.

I would like to see more of a business plan and how this has been successful in other neighborhood and cities.

Thank you for listening.
Patricia Cordaro Daigle

Fairfax Fabric Company

3613 Magazine St. NOLA 70115
Shop Cell: 504.309.9503
Venmo: @fairfaxfabriccompany



To: City Planning Commission of New Orleans, cpcinfo@nola.gov
Council Member Lesli Harris, lesli.harris@nola.gov
CC: Adelle Bergman, Executive Director Crescent City Cafe, adelle@crescentcitycafe.com

To whom it may concern:

I'm writing on behalf of Grow Dat Youth Farm to express our strong support for Crescent City Cafe's conditional use permit application to open a full-service community restaurant at 4807 Magazine Street in New Orleans.

Grow Dat has partnered with Crescent City Cafe for over a decade, sending around 60 youth volunteers each year, so we know the organization very well. Having a brick and mortar would be a meaningful step for Crescent City Cafe towards the future we need for our city. Their work is a way for those so often forgotten by our society to access food in a dignified way. A new permanent location would build community, as it puts people into contact from all walks of life, and this kind of space is rare in our city. Being together in community, sharing a meal with people from a different walk of life - this is not only an educational experience, it's what New Orleans is known for.

We urge the City Planning Commission and City Council to approve Crescent City Cafe's conditional use permit application.

Our city belongs to *everyone* who lives here. Please support an institution that gives everyone a seat at the table.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Connell", written over a light blue horizontal line.

Kevin Connell, on behalf of
the Staff of Grow Dat Youth Farm

City Planning Commission Speaker Card

Date : 5/12/2024

6

I would like to speak regarding CPC Docket : 052/26

IN SUPPORT

Name: Natalie Derham

Address: 2224 Joseph St NOLA, 70115

I am the applicant for this docket

I'd like to cede my time to: Any speaker on this docket, esp. Adelle Bergman Valenti

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: Natalie Derham

City Planning Commission Speaker Card

Date : 5/12

7

I would like to speak regarding CPC Docket : 052/26

IN OPPOSITION

Name: CAITLIN BREWSTER

Address: 1006 LYONS

I am the applicant for this docket

I'd like to cede my time to: _____

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

Signature of Speaker: _____

City Planning Commission Speaker Card

Date: 5/12/26

I would like to speak regarding CPC Docket: 052(26)

IN SUPPORT

Name: Linda Akeas
Address: 4832 Constance St. New Orleans

- I am the applicant for this docket
- I'd like to cede my time to: _____

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Signature of Speaker: Linda Akeas

City Planning Commission Speaker Card

Date: 5/12/26

I would like to speak regarding CPC Docket: 052/26

IN SUPPORT

Name: Peter Breen
Address: 2834 Ursuline Ave

- I am the applicant for this docket
- I'd like to cede my time to: _____

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Signature of Speaker: Peter Breen

City Planning Commission Speaker Card

Date: 5-12-26

I would like to speak regarding CPC Docket: 8 052/26

IN SUPPORT

Name: Tiffany French
Address: 2326 N. Robertson St.

- I am the applicant for this docket
- I'd like to cede my time to: _____

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Signature of Speaker: Tiffany French

City Planning Commission Speaker Card

Date: 5/12/

I would like to speak regarding CPC Docket: 052/26

IN SUPPORT

Name: Kathleen Lewis
Address: 4808 Magazine St #F

- I am the applicant for this docket
- I'd like to cede my time to: _____

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Signature of Speaker: Kathleen Lewis

City Planning Commission Speaker Card

8

Date: 5-12-2026

I would like to speak regarding CPC Docket: 052/26

IN SUPPORT

Name: Virginia Hamrick

Address: 1116 Napoleon Ave

I am the applicant for this docket

I'd like to cede my time to: Adelle Bergman

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Signature of Speaker: [Signature]

City Planning Commission Speaker Card

7

Date: 5/12/26

I would like to speak regarding CPC Docket: 052/26

IN SUPPORT

Name: Mike Coatney

Address: 29 Cypress Point LN NOLA

I am the applicant for this docket

I'd like to cede my time to: Adelle / Crescent City Cafe

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Signature of Speaker: [Signature]

City Planning Commission Speaker Card

8

Date: 5/12/26

I would like to speak regarding CPC Docket: 052/26

IN SUPPORT

Name: Arthur Kraatz

Address: 365 Canal St. Ste 2000 70130

I am the applicant for this docket

I'd like to cede my time to: _____

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Signature of Speaker: [Signature]

City Planning Commission Speaker Card

7

Date: 5/12/26

I would like to speak regarding CPC Docket: 052/26

IN SUPPORT

Name: Lynn Coatney

Address: 29 Cypress Point Lane

I am the applicant for this docket

I'd like to cede my time to: Adelle Bergman / Cafe

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Signature of Speaker: [Signature]

City Planning Commission Speaker Card

Date: 5-12-26

4

I would like to speak regarding CPC Docket: 052/26

IN SUPPORT

Name: JOE BIKULESE

Address: 4807 MAGAZINE ST

I am the applicant for this docket

I'd like to cede my time to:

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

Signature of Speaker: [Signature]

City Planning Commission Speaker Card

Date: May 12, 2026

9

I would like to speak regarding CPC Docket: 052/26

IN SUPPORT

Name: Carli Harvey

Address: 61 Newcomb Pl. New Orleans, LA 70118

I am the applicant for this docket

I'd like to cede my time to: Adelle Valenti

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

Signature of Speaker: [Signature]

City Planning Commission Speaker Card

Date: 5.12.2024

8

I would like to speak regarding CPC Docket: 052/24

IN SUPPORT

Name: Lindsay Hendrix

Address: 5215 Perrier St. NOLA 70115

I am the applicant for this docket

I'd like to cede my time to: Adelle Bergman Valenti

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

Signature of Speaker: [Signature]

City Planning Commission Speaker Card

Date: 5/12/26

8

I would like to speak regarding CPC Docket: 052/26

IN SUPPORT

Name: Adelle Bergman

Address: 3643 Franklin Ave. NOLA 70122

I am the applicant for this docket

I'd like to cede my time to:

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

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

Signature of Speaker: [Signature]