

**City Planning Commission  
Staff Report  
Tuesday, May 26, 2026**

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**Zoning Docket 055-26**

**Prepared by:** Ava Monnet

**Date:** 05/27/2026

**Deadline for CPC action:** 07/25/2026

**CC Deadline:** 60 days from receipt

**City Council District:** C - King

**Applicant:** Gabriel Riles

**Request:** Conditional use to permit a reception facility in an HU-B1 Historic Urban Neighborhood Business District

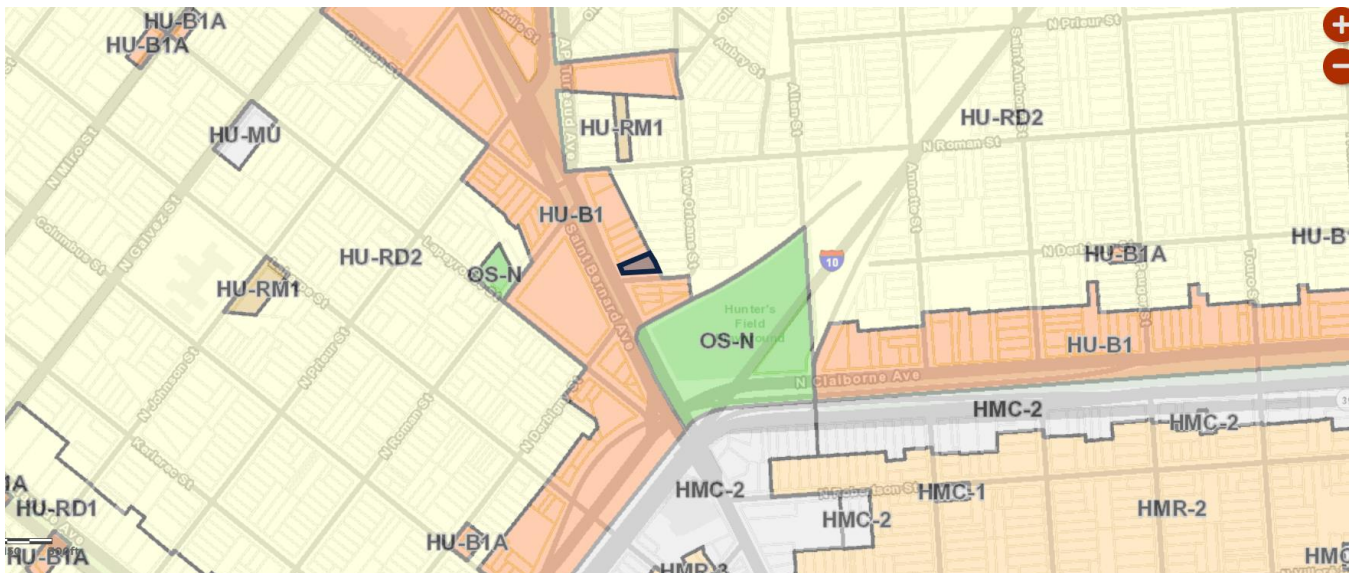
**Property Description:** Square 766, Lot 1, in the Third Municipal District, bounded by Saint Bernard Avenue, North Derbigny Street, London Avenue, New Orleans Street, and North Roman Street

**Address:** 1701 St. Bernard Ave.

**Description**

The petitioned site is within a heavily trafficked segment of St. Bernard Ave, adjacent to an interstate off-ramp and a block from the N. Claiborne I-10 Corridor. The applicant is requesting a conditional use for a reception facility, which is a conditional use in HU-B1 Districts. The applicant is proposing to reintroduce a business that has been in the exact location for at least 10 years which was forced to close due to Hurricane Ida. Subsequently, they lost their legal non-conforming status. The applicant is utilizing an existing dual-purpose building (with commercial use at the bottom and residential use on the second floor) and is not proposing any modifications to the building or site. This application only pertains to the first floor.

**Figure 1: Zoning Map**



**Figure 2: Current Condition**



**Reason for Commission Review**

Per **Article 15, Section 15.2.A**, reception facilities are conditional uses in the HU-B1 Historic Urban Neighborhood Business District 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**

Reception facilities in all zoning and overlay districts are subject to the use standards set forth at **Article 20, Section 20.3.WW**. All four standards are **operational**. Staff recommends a proviso ensuring adherence to the use standards listed below:

Use Standards for Reception Facility		
Requirement		Note
i.	A general admission fee or any other monetary donations (payment at the door to the general public) for entrance is prohibited, with the exception of fundraisers or events for bona fide non-profit organizations, places of worship or educational facilities.	Operational
ii.	Outdoor live entertainment-secondary use is a separate use and subject to separate approval. Additionally, the reception facility	Operational

<p>must remain open while any live entertainment takes place. Indoor live entertainment is subject to a closed doors and windows policy.</p>	
<p>i. Outdoor lighting shall be directed away from adjacent residentially zoned property.</p>	<p>Operational</p>
<p>ii. Indoor hours of operation are restricted to 10:00 a.m. to 12:00 a.m. midnight Sunday through Thursday and 10:00 a.m. to 4:00 a.m. Friday through Saturday.</p>	<p>Operational</p>

**Development Standards**

The petitioned site is located within a HU-B1 District and is subject to the requirements of **Article 12, Section 12.A** of the Comprehensive Zoning Ordinance. Since the site is already developed and no new construction is proposed, any deficiencies of these requirements are non-conforming conditions which may be retained.

**Parking Requirements**

**Article 22, Section 22.4.AC (Table 22-2)** states that reception facilities must provide one off-street parking space per 250 square feet of floor area. However, per **Article 22, Sec. 22.5.A.6**, uses in HU-B1 Districts are exempted from providing parking for the first 5,000 square feet in floor area. With an overall area of 4,224 square feet, the site is not required to provide off-street parking spaces.

**Anticipated impact on surrounding land uses**

The proposed reception facility is located on a busy stretch of St. Bernard Ave. near N. Claiborne Ave. The thoroughfare is heavily trafficked and located near equally, if not more intensive uses such as the Circle Food Store (grocery store) and the I-10 Corridor. Additionally, it is across from an apartment complex and adjacent to the interstate off-ramp, which would not be affected by the increase in activity. It should be noted that this portion of the St. Bernard corridor is within the AC-1 Arts and Culture overlay district, which makes additional allowances for art galleries, cultural facilities, and live entertainment facilities. It does not directly affect reception halls, but since reception halls are a somewhat similar type of use and can support cultural activities, it suggests that reception halls are appropriate within this overlay.

**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 21<sup>st</sup> 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 zoning change is consistent with the range of uses for the **Mixed-Use Low Density** future land use category, which allows for neighborhood business that are in residential scale buildings.

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

This standard is met. The site is located within an HU-B1 District. The purpose of this district is to provide for a variety of commercial uses to serve neighboring residential uses. The proposal to operate a reception facility at the site would be consistent with the surrounding area, which consists of the Autocrat Social Club in the same block, and would achieve the goals of the current zoning district. The use is also generally consistent with the purpose of the AC-1 Overlay District.

***The proposed use meets all standards specifically applicable to the use as set forth in Article 20 and all environmental performance standards of Section 21.3.***

This standard is met. The proposal can meet associated use standards, which are operational, and will meet all environmental performance standards listed in **Article 21, Section 21.3**.

***The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and as required by the particular circumstances, includes improvements or modifications either on-site or within the public right-of-way to mitigate development-related adverse impacts.***

This standard is met. The applicant is proposing to reintroduce a business that has been in the exact location for at least 10 years. The applicant was forced to close the business due to Hurricane Ida and lost their legal non-conforming status. The proposed use will occupy an existing structure which abuts other commercial and residential uses. The use standards imposed on reception facilities ensure that it does not negatively affect surrounding development.

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

Variations are not required for this request.

***The proposed use is not materially detrimental to the public health, safety, and welfare, or results in material damage or prejudice to other property in the vicinity.***

This standard is met. Potential adverse impacts such as loitering, litter, or obnoxious behavior that may be associated with reception facilities can be mitigated with proper management and the enforcement of required use standards for reception facilities.

#### **Staff Recommendation**

The staff recommends **APPROVAL** of Zoning Docket 055-26 subject to two provisos:

#### *Provisos*

1. In accordance with **Article 20, Section 20.3.WW**, the reception facility is subject to the below use standards:
  - i. A general admission fee or any other monetary donations (payment at the door to the general public) for entrance is prohibited, with the exception of fundraisers or events for bona fide non-profit organizations, places of worship or educational facilities.
  - ii. Outdoor live entertainment-secondary use is a separate use and subject to separate approval. Additionally, the reception facility must remain open while any live entertainment takes place. Indoor live entertainment is subject to a closed doors and windows policy.
  - iii. Outdoor lighting shall be directed away from adjacent residentially zoned property.
  - iv. Indoor hours of operation are restricted to 10:00 a.m. to 12:00 a.m. midnight Sunday through Thursday and 10:00 a.m. to 4:00 a.m. Friday through Saturday.
2. The Department of Safety and Permits shall issue no building permits or licenses for this project until

final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one-year time period or failure to request an administrative extension as provided for in **Article 4, Section 4.3H** of the Comprehensive Zoning Ordinance will void the conditional use approval.

**CPC Meeting (May 26, 2026)**

Staff presented findings and recommended application approval. A representative for the applicant was the only speaker. Commissioner Jordan made a motion for approval which Commissioner Poche' seconded. The motion was unanimously approved.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 055-26 IS HEREBY RECOMMENDED FOR APPROVAL. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

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

NAYS: None

ABSENT: Joshi-Gupta, Flick, Kepper



SQ. NO. 766  
THIRD DISTRICT

N. ROMAN ST. SIDE

LONDON AVE.

TO WHOM IT MAY CONCERN:

I/WE hereby take cognizance of the encroachments shown hereon and relieve and release the Pelican Homestead and Savings Association, its attorney and notary from any and all liability or responsibility in connection with the measurements and encroachments.

T. T. H.

ST. SIDE

AVE

ST. BERNARD



26.0 Edition  
& Roof

N. DERBIGNY ST.

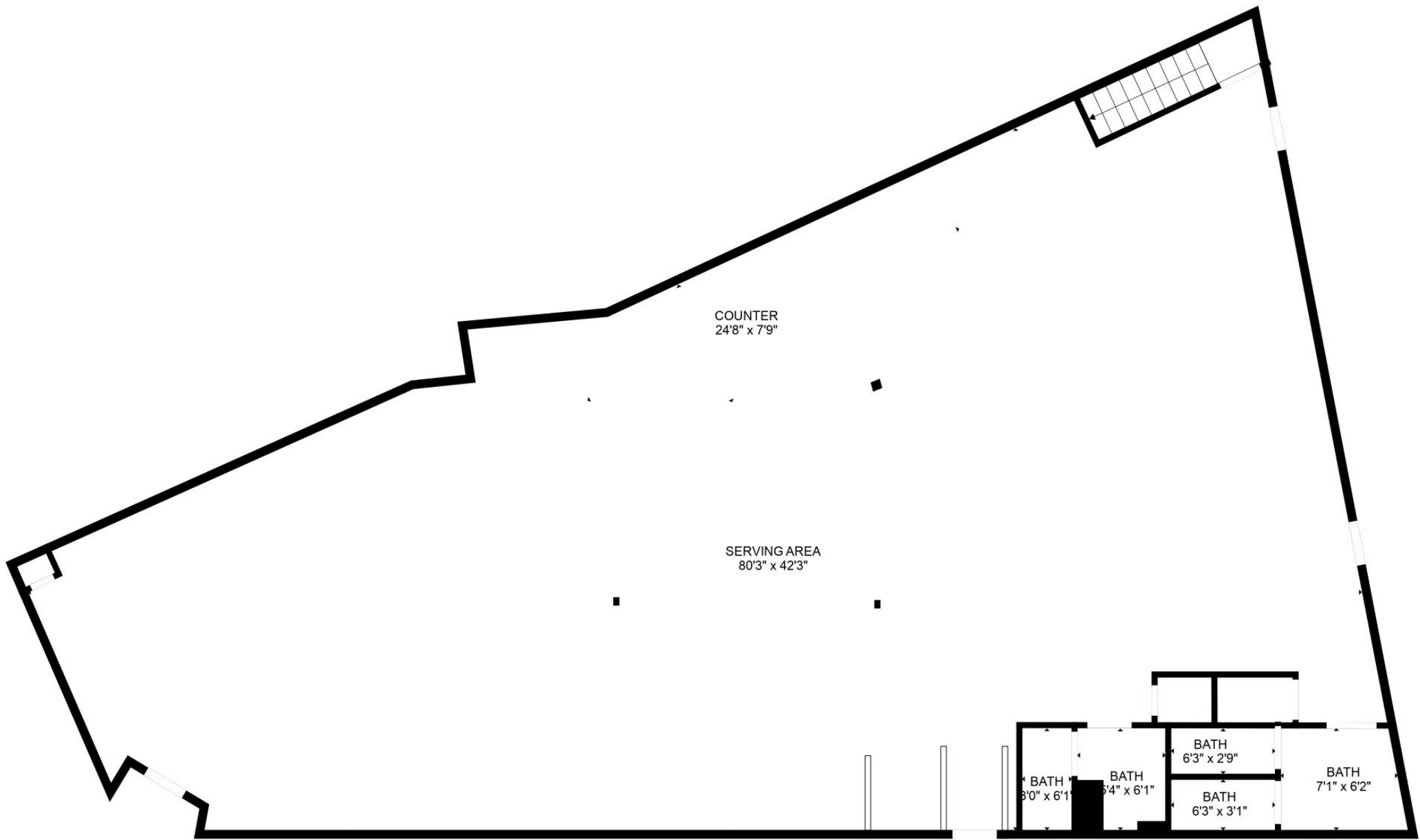
NEW ORLEANS ST. SIDE

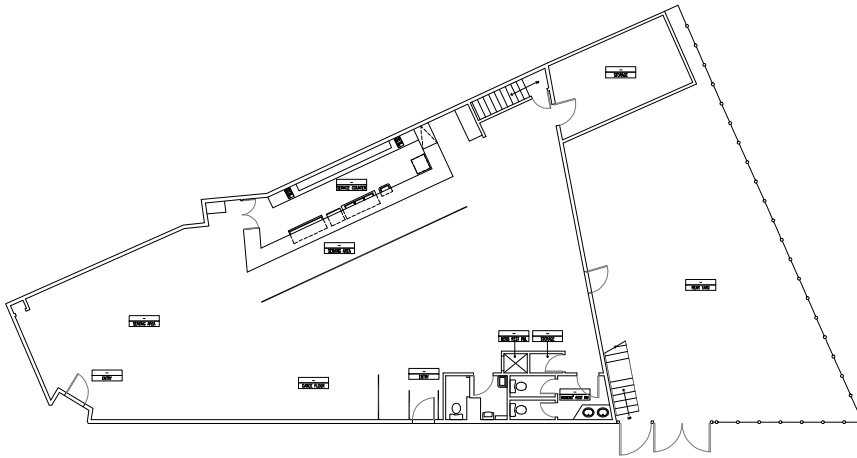
New Orleans, La.  
Oct. 7, 1969

Survey certified correct Attest and filed registered  
of Malcolm G. Elmer (T-12,501-0)  
Gilbert, Kelly & Co. Inc., Surveying & Engineering

89-7800

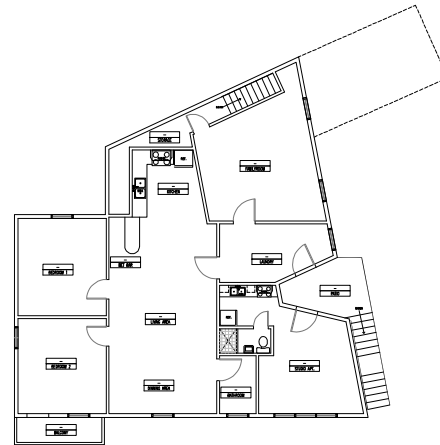
1106





1ST FLOOR PLAN

SCALE: 1/8"=1'-0"



2ND FLOOR PLAN

SCALE: 1/8"=1'-0"



CLIFTON C. JAMES LLC  
ARCHITECTS - PLANNERS

1701 SAINT BERNARD AVENUE  
NEW ORLEANS, LOUISIANA 70116  
PHONE: (504) 486-2324

These plans and specifications have been prepared by me or under my direct supervision and I am a duly Licensed Professional Architect. I will not execute the authorization.  
Clifton C. James, AIA

SITE PLAN & FLOOR PLANS  
1701 SAINT BERNARD AVENUE  
NEW ORLEANS, LA 70116

DATE:	03/20/20
DRAWN BY:	CCJ/PL
CHECKED BY:	CCJ

REVISIONS	
NO.	DATE

PROJ. NO. 022-2020  
SHEET

A2



## Residents and Current Owners within 300 Ft Radius - Delivery Method Hand Delivery or USPS Mail

Name	Mailing Address	Mailing City	Mailing St	Mailing Zip
New Orleans Redevelopment	1409 Oretha Castle Haley Blvd	New Orleans	LA	70113
Brenda Register Sorina	9836 Grand Teton Ave	Baton Rouge	LA	70814
Current Resident	1600 Saint Bernard Ave	New Orleans	LA	70116
George W Stemley	2616 Prentiss Ave	New Orleans	LA	70122
Current Resident	1615 N Derbigny St	New Orleans	LA	70116
Irving J III Johnson	ET Al P O Box 83514	Baton Rouge	LA	70884
Current Resident	1619 N Roman St	New Orleans	LA	70116
Tanoa Rawls	1625 N Roman St	New Orleans	LA	70116
1629 N Roman Property LLC	18615 Cypress Lake Village	Cypress	TX	77429
Current Resident	1629 N Roman St	New Orleans	LA	70116
1800 Onzaga LLC	4756 Mandeville St	New Orleans	LA	70122
Current Resident	1635 N Roman St	New Orleans	LA	70116
Current Resident	1636 Saint Bernard Ave	New Orleans	LA	70116
Pichon Walter G III	C/O Collins CP 1360 Harrison	New Orleans	LA	70122
Current Resident	1637 N Derbigny St	New Orleans	LA	70116
Arcs Aligned Inc	3436 Magazine St 157	New Orleans	LA	70115
Current Resident	1639 Saint Bernard Ave	New Orleans	LA	70116
Current Resident	1641 N Roman St	New Orleans	LA	70116
The Black School Inc	2425 Governor Nichols St	New Orleans	LA	70119
Current Resident	1660 N Roman St	New Orleans	LA	70116
J&L Home Investments LLC	600 Tanneyhill Trl	Austell	GA	30168
Current Resident	1664 N Roman St	New Orleans	LA	70116
Current Resident	1666 N Roman St	New Orleans	LA	70116
Darnell Braddy	C/O City of New Orleans 180	New Orleans	LA	70112
Current Resident	1668 N Roman St	New Orleans	LA	70116
Current Resident	1700 New Orleans St	New Orleans	LA	70116
Jason Butler	1701 New Orleans St	New Orleans	LA	70116
Riles Gabrielle A	1701 St Bernard Ave Unit A	New Orleans	LA	70116
Current Resident	1701 Saint Bernard Ave	New Orleans	LA	70116
Sacred Heart AT St Bernard I	1050 S Norman C Francis Pk	New Orleans	LA	70125
Current Resident	1704 Saint Bernard Ave	New Orleans	LA	70116
Jo Ann Miller	1707 New Orleans St	New Orleans	LA	70116
Current Resident	1705 New Orleans St	New Orleans	LA	70116
Current Resident	1705 Saint Bernard Ave	New Orleans	LA	70116
Evelyn B Vallery	1706 New Orleans St	New Orleans	LA	70116
Jo Ann M Manuel	1707 New Orleans St	New Orleans	LA	70116
Bertas	PO Box 3094	Slidell	LA	70459
Current Resident	1707 Saint Bernard Ave	New Orleans	LA	70116
Chaisson Clossie Joseph Jr	2293 Country Club Dr	La Place	LA	70068
Current Resident	1708 N Roman St	New Orleans	LA	70116
Charles H IV Scott	9917 Morrison Rd	New Orleans	LA	70127
Current Resident	1708 New Orleans St	New Orleans	LA	70116
Roy R Carrere	C/O City of New Orleans 182	New Orleans	LA	70116
Current Resident	1709 New Orleans St	New Orleans	LA	70116





Current Resident	1739 New Orleans St	New Orleans	LA	70116
Current Resident	1739 Saint Bernard Ave	New Orleans	LA	70116
Current Resident	1740 New Orleans St	New Orleans	LA	70116
Current Resident	1741 New Orleans St	New Orleans	LA	70116
Current Resident	1750 Saint Bernard Ave	New Orleans	LA	70116
Current Resident	1800 Saint Bernard Ave	New Orleans	LA	70116
Current Resident	1802 Saint Bernard Ave	New Orleans	LA	70116
Current Resident	1804 Saint Bernard Ave	New Orleans	LA	70116
Current Resident	1812 Onzaga St	New Orleans	LA	70116
Sign Sign Everywhere A Sign	25 Walnut St	New Orleans	LA	70118
Arc Aligned Inc	3436 Magazine St #157	New Orleans	LA	70115

**102 Neighborhood Organizations -- Email Delivery**

**Organization Name:** Historic 7th Ward Neighborhood Improvement Association

**Point of Contact:** Carolyn LeBrane Tilton

**Phone Number:** 504-905-3885

**Email:** lebranelegacyfoundation@yahoo.com

**Street Address:** 2022 St. Bernard Avenue

**City:** New Orleans

**Zip:** 70116

**Organization Name:** Seventh Ward Neighborhood Association

**Point of Contact:** Dr. Mona Lisa Saloy

**Phone Number:** 504-308-0386

**Email:** 7thwardassoc@gmail.com

**Street Address:** PO Box 8591

**City:** New Orleans

**Zip:** 70182

**[DISTRICT D] City Council Representative - Delivery Method Email Preferred**

**Council Member** Eugene J. Green

**Council Member Address** City Hall, Room 2W20

**Council Member Email** [eugene.green@nola.gov](mailto:eugene.green@nola.gov)

**Council Member Phone** (504) 658-1040

**City Planning Commission - Delivery Method Email Preferred**

**Email Address** [CPCinfo@nola.gov](mailto:CPCinfo@nola.gov)

**Buffer Area**









SAFE KIT &lt;safekitonline@gmail.com&gt;

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**NPP Meeting Invitation 1701 Saint Bernard**

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**SAFE KIT** <safekitonline@gmail.com>  
To: Eugene J Green <Eugene.Green@nola.gov>  
Cc: "Sr3504@att.net" <Sr3504@att.net>

Fri, Jul 18, 2025 at 5:17 PM

Subject: NPP Meeting Invitation

Dear Councilman Green,

I hope this message finds you well. I am reaching out to inform you that New Salaam Properties LLC is seeking a zoning change from HU-B1 to HU-MU and a conditional use permit for a Reception Facility/Event Space and the retail sale of alcoholic beverages at 1701 Saint Bernard.

As our Councilman, your input is valuable, and we invite you to a meeting to discuss our proposal in detail. The meeting is scheduled for:

Date: Tuesday, August 12, 2025

Time: 5:00 PM

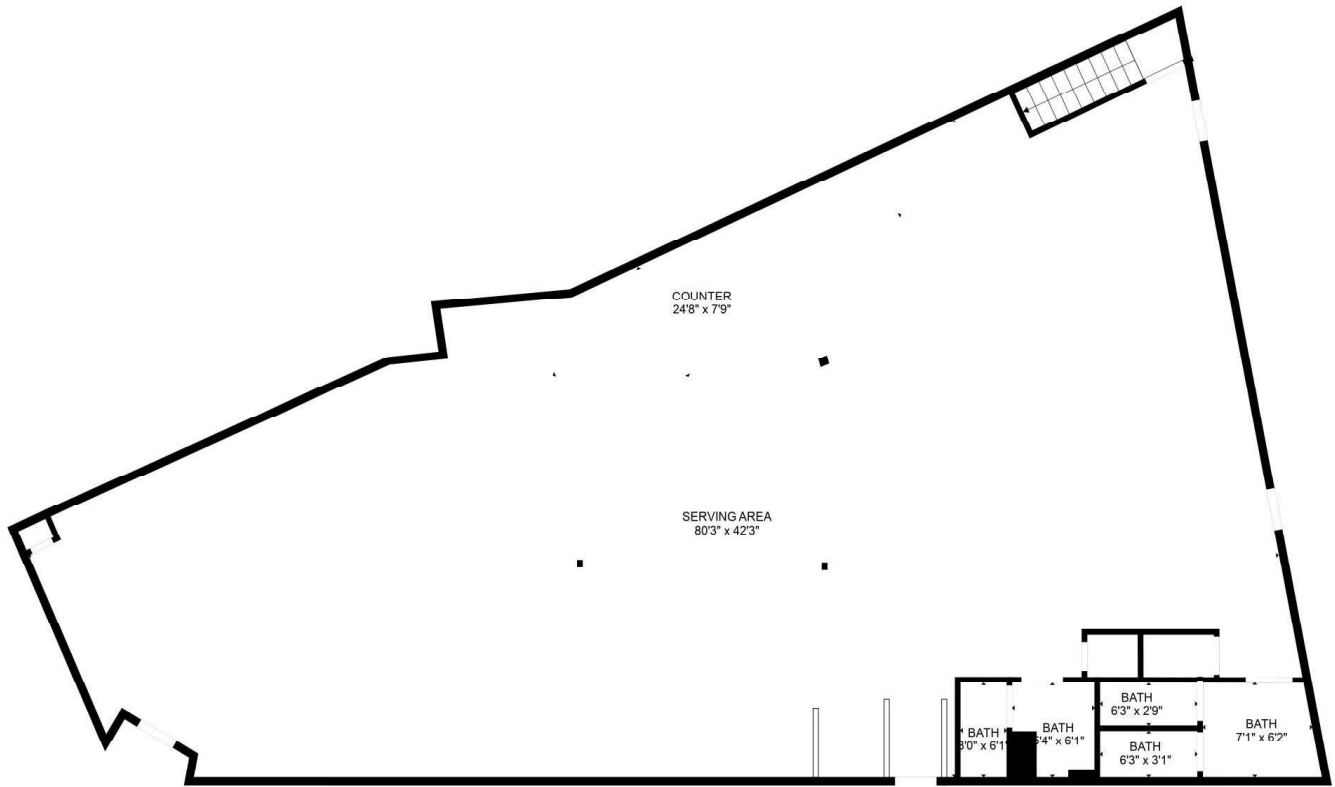
Location: 1701 Saint Bernard Street, New Orleans, LA 70116

If you cannot attend but wish to receive updates or have questions, please feel free to contact me. I hope to see you there.

See attached Letter and Site Plan

Sincerely,

Shong R. Riles Jr.  
Email: [safekitonline@gmail.com](mailto:safekitonline@gmail.com)  
Contact: (504) 388-3141



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

 **NPP LETTER 1701 SAINT BERNARD AVE FINAL EDIT.pdf**  
136K



SAFE KIT &lt;safekitonline@gmail.com&gt;

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**NPP Meeting Invitation 1701 Saint Bernard**

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**SAFE KIT** <safekitonline@gmail.com>  
To: CPCINFO <CPCINFO@nola.gov>  
Cc: "Sr3504@att.net" <Sr3504@att.net>

Fri, Jul 18, 2025 at 5:18 PM

Subject: NPP Meeting Invitation

Dear City Planning Committee,

I hope this message finds you well. I am reaching out to inform you that New Salaam Properties LLC is seeking a zoning change from HU-B1 to HU-MU and a conditional use permit for a Reception Facility/Event Space and the retail sale of alcoholic beverages at 1701 Saint Bernard.

As our City Planning Commission, your input is valuable, and we invite you to a meeting to discuss our proposal in detail. The meeting is scheduled for:

Date: Tuesday, August 12, 2025

Time: 5:00 PM

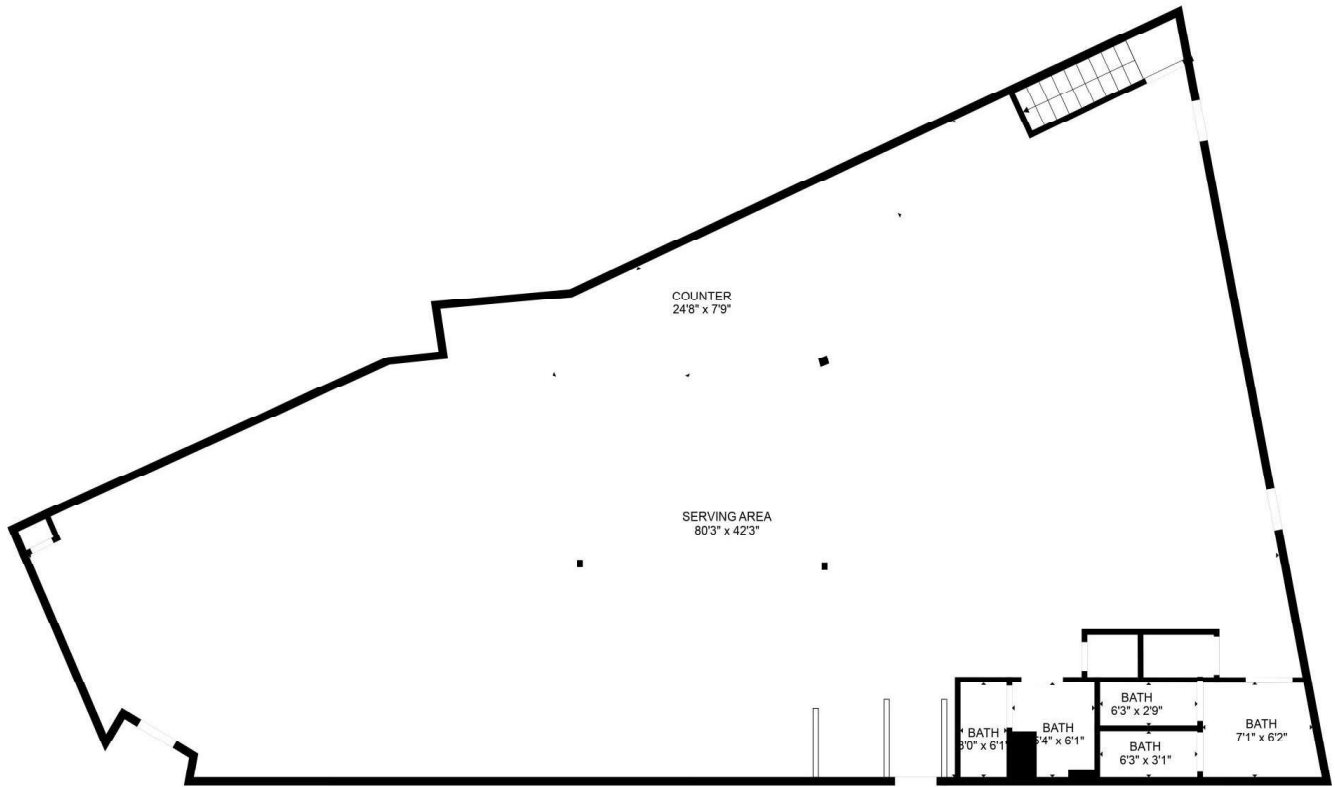
Location: 1701 Saint Bernard Street, New Orleans, LA 70116

If you cannot attend but wish to receive updates or have questions, please feel free to contact me. I hope to see you there.

See attached Letter and Site Plan

Sincerely,

Shong R. Riles Jr.  
Email: [safekitonline@gmail.com](mailto:safekitonline@gmail.com)  
Contact: (504) 388-314



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

 **NPP LETTER 1701 SAINT BERNARD AVE FINAL EDIT.pdf**  
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SAFE KIT &lt;safekitonline@gmail.com&gt;

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## NPP Meeting Invitation 1701 Saint Bernard

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SAFE KIT <safekitonline@gmail.com>  
To: 7thwardassoc@gmail.com, lebranelegacyfoundation@yahoo.com  
Cc: "Sr3504@att.net" <Sr3504@att.net>

Fri, Jul 18, 2025 at 5:19 PM

Subject: NPP Meeting Invitation

Dear Neighborhood Association Member,

I hope this message finds you well. I am reaching out to inform you that New Salaam Properties LLC is seeking a zoning change from HU-B1 to HU-MU and a conditional use permit for a Reception Facility/Event Space and the retail sale of alcoholic beverages at 1701 Saint Bernard.

As our Neighborhood Association Member, your input is valuable, and we invite you to a meeting to discuss our proposal in detail. The meeting is scheduled for:

Date: Tuesday, August 12, 2025

Time: 5:00 PM

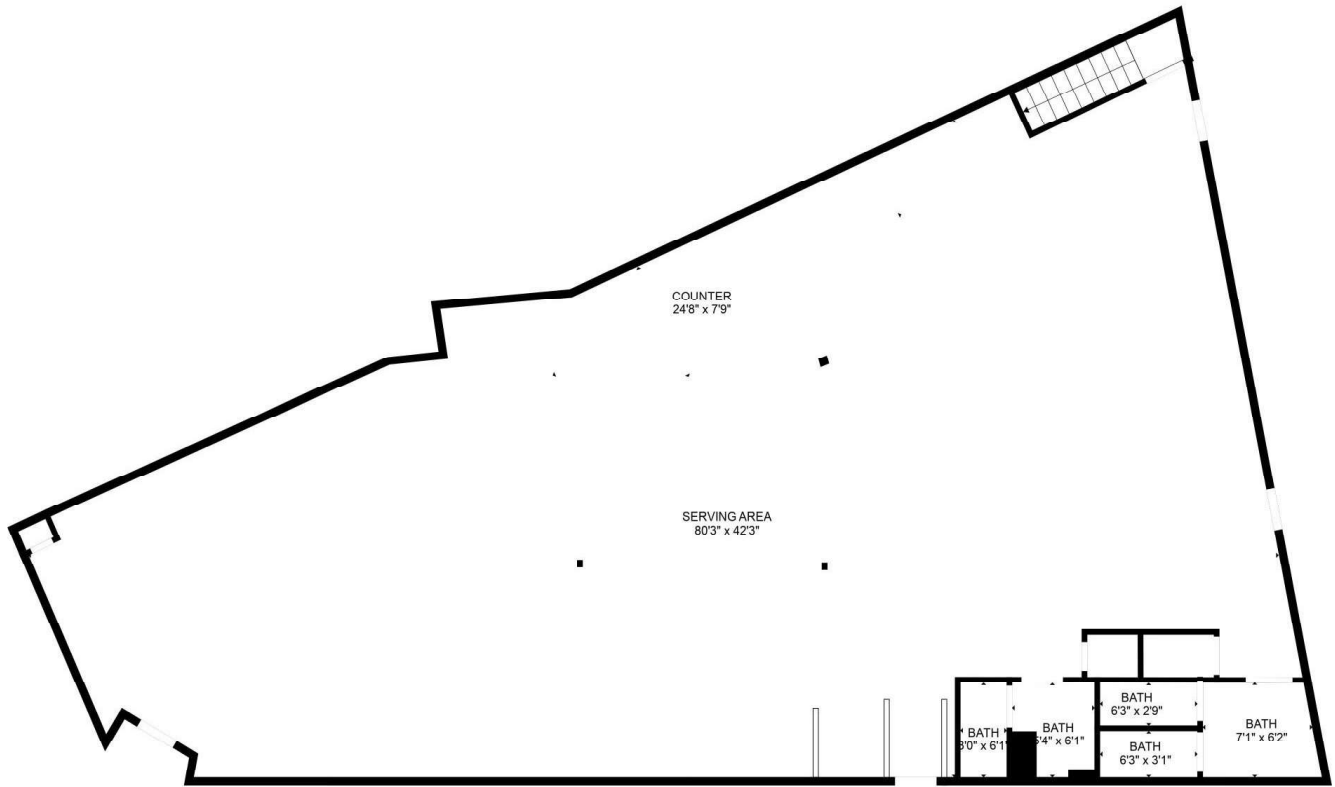
Location: 1701 Saint Bernard Street, New Orleans, LA 70116

If you cannot attend but wish to receive updates or have questions, please feel free to contact me. I hope to see you there.

See attached Letter and Site Plan

Sincerely,

Shong R. Riles Jr.  
Email: [safekitonline@gmail.com](mailto:safekitonline@gmail.com)  
Contact: (504) 388-3141



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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 **NPP LETTER 1701 SAINT BERNARD AVE FINAL EDIT.pdf**  
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**Date of Report:** August 12, 2025,

**Project Name:** New Salaam Property's LLC

**Overview:**

This project provides results of the implementation of the Project Neighborhood Participation Program for property located at 1701 Saint Bernard Street New Orleans La. 70116

The applicant intends to file for approval for a Reception Facility/Event Space and the retail sale of alcoholic beverages, and we are seeking a zone change to HU-MU. According to Article 12, Section 12.2.B.4 of the City's Comprehensive Zoning Ordinance.

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

Opportunities have been provided to learn about and comment on the proposed plans and actions. Comments, sign-in-lists, petitions, letters, summary sheets, and other materials are attached.

**Contact:**

Shong R. Riles Jr. / New Salaam Property's LLC Owner  
1701 Saint Bernard Street, New Orleans, LA 70116 E-mail:  
Sr3504@att.net Phone: (504) 388-3141

**Neighborhood Meeting:**

The following date and location of the meeting where citizens were invited to discuss the applicant's proposal.

**Date:** August 12, 2025

**Reception Hall location:**

1701 Saint Bernard Street, New Orleans, LA 70116,

6 people total in attendance.

## Correspondence and Telephone Calls:

1. July 11-14, 2025, discussed NPP Letter with Cameron Boissiere and Alyssa R. White Senior City Planners, New Orleans City Planning Commission.
2. July 18, 2025, emailed President 7th Ward Neighborhood association. Did not receive an email response saying that they would be in attendance.
3. July 18, 2025, emailed President Lebrane Legacy Foundation Neighborhood association. Did not receive an email response saying that they would be in attendance.
4. July 18, 2025, letters mailed and emailed to contact list, including homes, apartments, Council Eugene Green, neighborhood associations, churches, and schools.

**Results:** There were 155 persons/addresses invited to the community meeting.

## See summary below:

Summary of neighborhood concerns, issues, and problems:

### 1. Meeting attendees/ neighbor's requests to the owner:

- There were 6 meeting attendees but only (5) of the (6) Meeting attendees requested that the owner hire security when he has an event at the reception hall to control traffic and any nuisance activity.
- We agreed to control ingress and egress and parking on public right away as not to disrupt neighborhood traffic in any way or be a nuisance to the neighborhood.

## 2. How concerns, issues, and problems the neighbors expressed will be addressed:

- We will provide security during business hours to control any loitering on or near property and neighborhood. Business will have security cameras pointed in all directions for reception hall and neighborhood 24-hour monitoring for unwanted presence in the area.
- Will direct all Reception Hall Event attendees to park on the lot located at 1639 Saint Bernard Street to control ingress and egress and parking on the property as not to disrupt traffic in any way or be a nuisance to the neighborhood.
- As this is our neighborhood cleanliness inside and out will be a high priority.

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Building/Construction  
Related Permit



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

## LAND-USE REQUEST APPLICATION

Please submit complete applications via email to [CPCinfo@nola.gov](mailto:CPCinfo@nola.gov) or in person at 1300 Perdido St., 7th Floor, New Orleans, LA 70112. Incomplete applications will not be accepted and will be returned to the applicant.

Type of application:  Text Amendment  Zoning Change  Conditional Use/Planned Development

Address of Property for which this application is being filed. 1701 Saint Bernard Street, New Orleans, LA 70116

### APPLICANT INFORMATION

Applicant Identity:  Property Owner  Agent

Applicant Name Shong R. Riles Jr.

Applicant Address 1701 Saint Bernard Street,

City New Orleans State Louisiana Zip 70116

Applicant Contact Number (504) 388-3141 Email safekitonline@gmail.com

### PROPERTY OWNER INFORMATION

SAME AS ABOVE

Property Owner Name GABRIELLE A RILES

Property Owner Address 1701 Saint Bernard Street

City New Orleans State Louisiana Zip 70116

Property Owner Contact Number \_\_\_\_\_ Email \_\_\_\_\_

### SPECIFIC ZONING REQUEST

We are pursuing a zoning change from HU-B1 to HU-MU, as well as a conditional use permit to allow for a Reception Facility/Event Space and the retail sale of alcoholic beverages.

### PROPERTY LOCATION

Square Number(s) 766 Lot Number(s) 1

Bounding Streets Saint Bernard Ave N Derbigny N Roman

Zoning HU-B1 Municipal District D

Tax Bill Number 37W109201 Planning District THIRD

### DESCRIPTION OF PROJECT (Attachments are acceptable)

Event Rental Space - We will provide to customers a versatile rental space for small gatherings, repasts, meetings, and events. This space is equipped with necessary amenities to accommodate various functions, ensuring a comfortable and supportive environment for all attendees. Requesting retail sale of alcoholic beverages to event attendees only.

Building/Construction  
Related Permit



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

## LAND-USE REQUEST APPLICATION

### ACKNOWLEDGMENTS

I (we) hereby affirm that ownership and property information presented on this application is current and accurate and, further, that the undersigned meet the requirements of Article 16 of the Comprehensive Zoning Ordinance to submit this application. I (we) acknowledge that inaccurate or incomplete ownership, improper authorization, or property identification will make this application and resulting actions null and void. I (we) the undersigned owner and authorized agent of the area of land described above, hereby submit for your approval the above stated request.

Owner Signature *[Signature]*

Date 8-13-25

Agent Signature \_\_\_\_\_

Date \_\_\_\_\_

If ownership is joint, each owner must be listed. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation (full document filed with the Secretary of State) and a Board Resolution authorizing an individual or agent to sign on its behalf must be included. If ownership is a LLC, Articles of Organization (full document filed with the Secretary of State) and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, submit proof of ownership documents, such as copies of the recorded act of sale, act of exchange, act of donation, cash sale or deed.

STATE OF LOUISIANA, PARISH OF ORLEANS

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

Sworn to and subscribed before me this 13 day of August, 2025

My Commission expires Lifetime

*[Signature]*



AMBER HAYDEL  
NOTARY PUBLIC  
State of Louisiana  
Notary ID No. 167623  
My Commission is for Life



**Nancy Landry**  
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

**NEW SALAAM PROPERTYS LLC**

Domiciled at NEW ORLEANS, LOUISIANA,

Was filed and recorded in this Office on August 26, 2024,

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 26, 2024

*Nancy Landry*

*Secretary of State*

WEB 46086639K



Certificate ID: 11925457#KUL73

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](http://www.sos.la.gov)

# POWER OF ATTORNEY

STATE OF LOUISIANA

PARISH OF JEFFERSON

**BEFORE ME**, the undersigned Notary, and in the presence of the undersigned competent witnesses, on this day of 20<sup>th</sup> day of October in 2025, came **GABRIELLE AKIA RILES**, (Principal), a resident of the full age of majority of the Parish of Lafayette, State of Louisiana, who appoints **SHONG RENE RILES, JR.**, a resident of the full age of majority of the Parish of St. Tammany, State of Louisiana, as Agent. Agent accepts and agrees to be bound by this general Power of Attorney (agency).

## I. Scope

**1.1** This Power of Authority specifically pertains to the immovable property located at **1701 St. Bernard Avenue, New Orleans, LA 70116**.

## II. Authority to Act Regarding Governmental Permits, Zoning, and Property Compliance

**2.1** To act on behalf of the Principal with respect to all matters necessary or advisable to maintain, develop, and operate any real property owned, leased, or otherwise controlled by the Principal in compliance with applicable governmental and municipal requirements. This authority includes, without limitation, the power to:

**2.2** Apply for, submit, modify, renew, or cancel any and all governmental or municipal permits, licenses, applications, or approvals necessary for the legal operation or development of the property, including but not limited to building permits, occupancy certificates, business licenses, and use permits;

**2.3** Interact with local, state, and federal authorities, including but not limited to zoning boards, planning commissions, building departments, code enforcement officials, and other regulatory agencies, for purposes of obtaining zoning relief, special permits, variances, or other necessary approvals;

**2.4** Represent the Principal in public hearings, meetings, or appeals before governmental bodies or authorities in connection with such applications, approvals, or enforcement actions;

**2.5** Execute and deliver any documents, affidavits, or instruments required by governmental or municipal authorities in connection with the foregoing;

**2.6** Retain and direct legal counsel, engineers, architects, consultants, or other professionals to assist in any such matters, and to pay for their services from the Principal's funds;

**2.7** Take all actions deemed reasonably necessary or desirable to ensure that the Property remains in lawful operation and active commerce, and in compliance with all applicable zoning, land use, and regulatory requirements.

This authority is intended to be construed broadly to ensure the Agent may take all reasonable and necessary actions to preserve, develop, or enhance the Principal's property interests and to facilitate its lawful and continuous use in commercial, residential, or mixed-use contexts, as applicable.

## III. Agent's Powers

**3.1 Operation of businesses, changes in corporate structure.** To continue to operate or participate in the operation of any of my business interests, so long as my Agent may deem it advisable, to change the nature of the business, or enlarge or diminish the scope of its activities, to dissolve or liquidate it, or to participate in any incorporation, change, merger, consolidation, reorganization, dissolution or liquidation.

**3.2 Servitudes and easements.** To create servitudes or easements on Property for such purposes and periods, upon such conditions, in such manner, and at such price as my Agent may determine.

**3.3 Leases.** To lease or give options to lease all or any part of the Property for such price, and on such terms and conditions, for such purposes and at such rentals as my Agent may see fit;

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to enter into, amend or extend all kinds of leases including but not limited to all kinds of predial leases, surface leases, and oil, gas and mineral leases, with or without pooling provisions.

**3.4 Improvements.** To raze any building or other structures as my Agent may consider expedient; to improve or develop immovable property; to erect, alter, or repair any buildings or other structures and to make any other kind of improvements my Agent may deem proper; to receive, accept, hold, use, control administer, build upon, manage or otherwise improve, repair, divide or subdivide all or any Property in the manner and to the extent my Agent may deem advisable.

**3.5 Agents and employees.** To employ or retain such employees, agents and advisors as my Agent may deem necessary, to assist in performing any duties of my Agent, including, buy by way of illustration only, investment advice, management advise, and for any other purposes my Agent considers advisable, and to determine reasonable charges for such services and to make payment out of Property.

**3.6 Miscellaneous agreements.** My Agent may enter into any and all kinds of agreements on my behalf, provided that such agreements are in line with my known wishes or best interests and do not involve illegal activities or activities that violate any applicable laws, regulations, or widely accepted ethical standards.

#### IV. Incidental Powers

To enforce the exercise of the powers granted in this document and to the extent I could act on my own behalf if capable, my Agent may:

**4.1 Proceedings.** Institute or defend any lawsuit or administrative proceedings on my behalf.

**4.2 Advisors and employees.** Hire, compensate, instruct and discharge attorneys, accountants, appraisers, experts, consultants or other advisors, employees or independent contractors my Agent deems necessary.

**4.3 Modifications.** Amend this document as may be necessary to exercise the powers granted herein, provided that a third party designated by me must approve any such amendments.

**4.4 Communications.** Open, read, respond to and redirect any written communications directed to me; represent me before any postal authority, messenger service, or information service.

**4.5 Important documents.** Disclose, copy or deny access to any documents as necessary for the execution of the Agent's duties under this agreement; exercise my privilege of confidentiality in accordance with applicable privacy laws and regulations, and generally care for and protect all information relevant to me in any form.

#### V. Third Parties

To protect third parties who deal with my Agent under powers granted in this agency, third persons may rely on my Agent's act or signature with the same force and effect as though I were personally present and acting for myself. Accordingly:

**5.1 Notice of Amendment or Revocation.** No person dealing with my Agent on my behalf shall be charged with any amendment to this agency or its revocations until actual notice thereof is delivered to the third party.

**5.2 Reliance.** Until they receive actual notice that this agency has been amended or revoked, third persons may assume that my Agent is acting within the scope of powers granted by me in this agency and that this agency remains effective. No person who deals with my agent shall be responsible for my Agent's proper application of funds or property.

**5.3 Information.** Persons who receive requests for information from my Agent are authorized to furnish it when requested. I release them from any and all legal liability for furnishing the information my Agent requests. If that information is privileged, I waive the privilege. My Agent may disclose that information to such others as are necessary for the execution of the Agent's duties under this agreement and in accordance with applicable privacy laws and regulations.

#### VI. Miscellaneous Provisions

**6.1 Expenses.** My Agent shall be entitled to reimbursement for all costs and expenses reasonably incurred on my behalf.

**6.2 Release.** I release and discharge my Agent and my Agent's heirs, successors and

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assigns from any and all liability to me, my heirs, successors and assigns arising out of any acts or omissions of my Agent, except for willful misconduct or gross negligence. For the purposes of this clause, "willful misconduct" means intentional wrongdoing or reckless disregard for the rights of others, and "gross negligence" means a severe degree of negligence taken with reckless disregard for the safety or lives of others. My Agent should use reasonable efforts to make my property productive of income, to increase the value of my estate and to diversify my investments, but shall not be held liable for any losses or declines in value unless such losses or declines result from willful misconduct or gross negligence.

**6.3 Applicable law.** This instrument shall be governed by the laws of Louisiana.

**6.4 Revocation, Removal, Amendment and Resignation.** This agency may be amended or revoked by me. My Agent may be removed by me at any time by written document delivered to my Agent. If this agency has been recorded in the public records, the act or revocation, amendment or removal shall be filed or recorded in the same manner. My Agent may resign by written resignation delivered to me or, if I am incapacitated or interdicted, by delivery to any person with whom I am residing or who is responsible for my care.

THUS, DONE AND SIGNED in Opelousas, Louisiana, this 23<sup>th</sup> day of October, 2025.

Principal: G. Riles  
Principal, **GABRIELLE AKIA RILES**

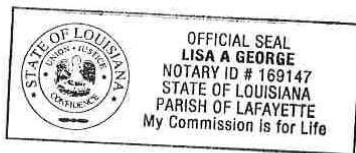
WITNESSES:

Witness: Jessie Bellard  
Printed Name: Jessie Bellard

Witness: Ashley Guillot  
Printed Name: Ashley Guillot

*\*Please note that Notary cannot serve as a witness.*

Lisa A. George  
NOTARY PUBLIC  
Notary No. 169147  
Bar Roll No. \_\_\_\_\_



Initial G.R.

City Planning Commission Speaker Card

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Date: 5-26-26

I would like to speak regarding CPC Docket: 2055-26

**IN SUPPORT**

Name: Shong Riles

Address: 1701 St Bernard Ave

I am the applicant for this docket

I'd like to cede my time to: \_\_\_\_\_

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

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

Signature of Speaker: Shong Riles