



APPLICATION TO THE PLANNING COMMISSION

Type of application:

☒ Design Review ☐ Variance ☐ Parcel #: 029-274-250
☐ Conditional Use Permit ☐ Special Permit ☐ Zoning / Other: _____

PROJECT ADDRESS: 503 HOWARD AVE

APPLICANT

Name: J ANN GANN
Address: 244 FULTON ST
City/State/Zip: REDWOOD CITY CA 94062
Phone: 650.464.9182
E-mail: jmadeira18@aol.com

PROPERTY OWNER

Name: KEVIN HOFAN
Address: 503 HOWARD AVE
City/State/Zip: BURLINGAME, CA
Phone: 415.307.7493
E-mail: kevinhofan.sf@gmail.com

ARCHITECT/DESIGNER

Name: SAME AS ABOVE
Address: _____
City/State/Zip: _____
Phone: _____
E-mail: _____
Burlingame Business License #: 29284

RECEIVED

MAR - 5 2019

CITY OF BURLINGAME
CDD-PLANNING DIV

Authorization to Reproduce Project Plans:

I hereby grant the City of Burlingame the authority to reproduce upon request and/or post plans submitted with this application on the City's website as part of the Planning approval process and waive any claims against the City arising out of or related to such action. _____ (Initials of Architect/Designer)

PROJECT DESCRIPTION: Remodel first floor and add new family room & LAUNDRY. NEW SECOND FLOOR Master suite

AFFIDAVIT/SIGNATURE: I hereby certify under penalty of perjury that the information given herein is true and correct to the best of my knowledge and belief.

Applicant's signature: J Ann Gann Date: 3/5/19

I am aware of the proposed application and hereby authorize the above applicant to submit this application to the Planning Commission.

Property owner's signature: JOSEPH HAMILTON, TRUSTEE Date: 3/4/19

JOSEPH HAMILTON, TRUSTEE

HAMILTON FAMILY TRUST

Date submitted: _____



CITY OF BURLINGAME SPECIAL PERMIT APPLICATION

The Planning Commission is required by law to make findings as defined by the City's Ordinance (Code Section 25.50). Your answers to the following questions can assist the Planning Commission in making the decision as to whether the findings can be made for your request. Please type or write neatly in ink. Refer to the back of this form for assistance with these questions.

1. **Explain why the blend of mass, scale and dominant structural characteristics of the new construction or addition are consistent with the existing structure's design and with the existing street and neighborhood.**

- Other buildings in the neighborhood with a second story.
- The design is consistent with the neighborhood
- The roof and pitch are consistent with others

2. **Explain how the variety of roof line, facade, exterior finish materials and elevations of the proposed new structure or addition are consistent with the existing structure, street and neighborhood.**

Keeping stucco finish
Roof pitch remain, with higher pitches with lower plate to keep height & mass down

3. **How will the proposed project be consistent with the residential design guidelines adopted by the city (C.S. 25.57)?**

- house characteristics remain consistent with neighborhood
- Keeping mass down, stay in daylight plane

4. **Explain how the removal of any trees located within the footprint of any new structure or addition is necessary and is consistent with the city's reforestation requirements. What mitigation is proposed for the removal of any trees? Explain why this mitigation is appropriate.**

no trees will be removed

Jim & Lynn Lenardon
143 Dwight Road
Burlingame, CA 94010
August 8, 2019

Ms. Markiewicz,
501 Primrose Road
Burlingame, CA 94010

RE: 503 Howard Avenue Design Review

Dear Ms. Markiewicz,

I have had a chance to review the plans for the remodel at 503 Howard Avenue. The plans look very nice and I am sure this remodel will fit in very well with the neighborhood. However, my husband and I are concerned with the new placement of the new garage.

We had spoken with Mr. Horan previously and asked that a garage not be placed right next to our only kitchen window. But, upon review of the plans, it looks as if we will be looking directly at a wall only 5' away. We also believe that we will lose most of the natural light in our kitchen.

At this time, we do not know if anything can be done, but would like to go on record with our objection.

Please feel free to call me if you have any questions on my cell phone #650-678-2401.

Sincerely,
Jim and Lynn Lenardon



CITY OF BURLINGAME
COMMUNITY DEVELOPMENT DEPARTMENT
501 PRIMROSE ROAD
BURLINGAME, CA 94010
PH: (650) 558-7250 • FAX: (650) 696-3790
www.burlingame.org

Site: 503 HOWARD AVENUE

The City of Burlingame Planning Commission announces the following public hearing on **MONDAY, AUGUST 12 2019 at 7:00 P.M.** in the City Hall Council Chambers, 501 Primrose Road, Burlingame, CA:

Application for Design Review for a first and second story addition to an existing single family dwelling at
503 Howard Avenue zoned R-1. APN 029.274.250

**PUBLIC HEARING
NOTICE**

**CITY OF BURLINGAME
501 PRIMROSE RD
BURLINGAME, CA 94010**

Mailed: August 2, 2019

(Please refer to other side)

City of Burlingame

A copy of the application and plans for this project may be reviewed prior to the meeting at the Community Development Department at 501 Primrose Road, Burlingame, California.

If you challenge the subject application(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in the notice or in written correspondence delivered to the city at or prior to the public hearing.

Property owners who receive this notice are responsible for informing their tenants about this notice.

For additional information, please call (650) 558-7250. Thank you.

Kevin Gardiner, AICP
Community Development Director

PUBLIC HEARING NOTICE

(Please refer to other side)

503 Howard Avenue
300' Radius
APN # 029.274.250

