



CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT – HILLSIDE SINGLE FAMILY

August 4, 2022 <i>Decision Date</i>	3411 Sierra Glen Road <i>Address</i>
Administrative Design Review (ADR) <i>Review Type</i>	5613-012-031 <i>APN</i>
PDR 2204799 <i>Case Number</i>	Arbi Vartanian <i>Applicant</i>
Vista Ezzati, Planner <i>Case Planner</i>	Arbi Vartanian & Melina Derzakharian <i>Owner</i>

Project Summary

The applicant is proposing a 600 square-foot (SF) addition (500 SF directly facing the street, 100 SF infill of an existing breezeway) to an existing one-story, 1,490 SF single-family residence (originally constructed in 1956) with an attached two-car garage on an 8,800 SF lot located in the R1R (FAR District II) Zone.

Environmental Review

The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption pursuant to Section 15301 of the State CEQA Guidelines because the proposed addition to the existing structure will not result in an increase of more than 2,500 square-feet of floor area.

Existing Property/Background

Originally developed in 1956, the project site is an 8,800 SF, rectangular-shaped, interior lot with frontage on Sierra Glen Road. The hillside lot has a gradual slope up from Sierra Glen Road to the existing flat pad of the current house, and then slopes downward towards the rear of the property line. The site is currently developed with an existing 1,490 SF single-family residence with an attached two-car garage located at the front of the house and perpendicular to the street. Access to the existing garage is from a driveway that will be maintained and located on Sierra Glen Road.

Staff Recommendation

Approve

Last Date Reviewed / Decision

First time submittal for final review.

Zone: RIR FAR District: II

Although this design review does not convey final zoning approval, the project has been reviewed for consistency with the applicable Codes and no inconsistencies have been identified.

Active/Pending Permits and Approvals

None.

Site Slope and Grading

Less than 50% current average slope and less than 1500 cubic yards of earth movement (cut and/or fill); no additional review required.

Neighborhood Survey

	Average of Properties within 300 linear feet of subject property	Range of Properties within 300 linear feet of subject property	Subject Property Proposal
Lot size	12,142 sq. ft.	7,937 sq. ft. – 18,558 sq. ft.	8,800 sq. ft.
Setback	20'-0"	20'-0"	20'-0"
House size	1,832 sq. ft.	1,504 sq. ft. – 2,199 sq. ft.	2,090 sq. ft.
Floor Area Ratio	0.15	0.09 – 0.21	0.24
Number of stories	1-story	1-story	1-story

DESIGN ANALYSIS

Site Planning

Are the following items satisfactory and compatible with the project site and surrounding area?

Building Location

yes **n/a** **no**

If "no" select from below and explain:

- Setbacks of buildings on site
- Prevailing setbacks on the street
- Building and decks follow topography
- Alteration of landform minimized

Yards and Usable Open Space

yes **n/a** **no**

If "no" select from below and explain:

- Avoid altering landform to create flat yards
- Outdoor areas integrated into open space
- Use of retaining walls minimized

- Provide landscaping to reduce visual impact of retaining walls
- Decorative material used for retaining walls to blend into landscape and/or complement the building design

Garage Location and Driveway

- yes** **n/a** **no**

If “no” select from below and explain:

- Consistent with predominant pattern on street
- Compatible with primary structure
- Permeable paving material
- Decorative paving

Landscape Design

- yes** **n/a** **no**

If “no” select from below and explain:

- Complementary to building design and surrounding site
- Maintains existing trees when possible
- Maximizes permeable surfaces
- Appropriately sized and located

Walls and Fences

- yes** **n/a** **no**

If “no” select from below and explain:

- Appropriate style/color/material
- Perimeter walls treated at both sides
- Retaining walls minimized
- Appropriately sized and located
- Stormwater runoff minimized

Determination of Compatibility: Site Planning

The proposed site planning is appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- Overall, the site planning is appropriate and remains relatively unchanged with the house centrally sited on the lot on the existing flat pad.
- The proposed addition will infill an existing breezeway between the attached garage and the house, and extend the building’s east elevation approximately 14 feet.
- There is a prevailing 20’-0” street-front setback in the immediate neighborhood and this will be maintained; no changes are proposed to the existing garage attached in front of the house with the proposed additions set back approximately an additional 20 feet.

- There are no other changes proposed to the project site, and all landscaping will be maintained, with the exception of the area along the north elevation where landscaping will be removed to accommodate the addition.

Massing and Scale

Are the following items satisfactory and compatible with the project site and surrounding area?

Building Relates to its Surrounding Context

yes **n/a** **no**

If "no" select from below and explain:

- Appropriate proportions and transitions
- Impact of larger building minimized

Building Relates to Existing Topography

yes **n/a** **no**

If "no" select from below and explain:

- Form and profile follow topography
- Alteration of existing land form minimized
- Retaining walls terrace with slope

Consistent Architectural Concept

yes **n/a** **no**

If "no" select from below and explain:

- Concept governs massing and height

Scale and Proportion

yes **n/a** **no**

If "no" select from below and explain:

- Scale and proportion fit context
- Articulation avoids overbearing forms
- Appropriate solid/void relationships
- Entry and major features well located
- Avoids sense of monumentality

Roof Forms

yes **n/a** **no**

If "no" select from below and explain:

- Roof reinforces design concept
- Configuration appropriate to context

Determination of Compatibility: Mass and Scale

The proposed massing and scale are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- Overall, the mass, height, proportions, and architectural concept of the proposal is consistent with the existing one-story residence.
- The proposed addition that will infill an existing breezeway between the house and the garage, will maintain the existing roof and is in-line with the existing entry that will also be maintained.
- The 500 SF addition along the northerly portion of the lot expands the building footprint and extends the gable roof form while maintaining the existing 4:12 pitch.

Design and Detailing

Are the following items satisfactory and compatible with the project site and surrounding area?

Overall Design and Detailing

yes **n/a** **no**

If "no" select from below and explain:

- Consistent architectural concept
- Proportions appropriate to project and surrounding neighborhood
- Appropriate solid/void relationships

Entryway

yes **n/a** **no**

If "no" select from below and explain:

- Well integrated into design
- Avoids sense of monumentality
- Design provides appropriate focal point
- Doors appropriate to design

Windows

yes **n/a** **no**

If "no" select from below and explain:

- Appropriate to overall design
- Placement appropriate to style
- Recessed in wall, when appropriate

Privacy

yes **n/a** **no**

If "no" select from below and explain:

- Consideration of views from “public” rooms and balconies/decks
- Avoid windows facing adjacent windows

Finish Materials and Color

yes **n/a** **no**

If “no” select from below and explain:

- Textures and colors reinforce design
- High-quality, especially facing the street
- Respect articulation and façade hierarchy
- Wrap corners and terminate appropriately
- Natural colors appropriate to hillside area

Paving Materials

yes **n/a** **no**

If “no” select from below and explain:

- Decorative material at entries/driveways
- Permeable paving when possible
- Material and color related to design

Lighting, Equipment, Trash, and Drainage

yes **n/a** **no**

If “no” select from below and explain:

- Light fixtures appropriately located/avoid spillover and over-lit facades
- Light fixture design appropriate to project
- Equipment screened and well located
- Trash storage out of public view
- Downspouts appropriately located
- Vents, utility connections integrated with design, avoid primary facades

Ancillary Structures

yes **n/a** **no**

If “no” select from below and explain:

- Design consistent with primary structure
- Design and materials of gates complement primary structure

Determination of Compatibility: Design and Detailing

The proposed design and detailing are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- Overall, the addition's design and detailing are compatible with the existing ranch-style house through the use of similar materials, windows and colors.
 - The new windows are aluminum clad, casement, and recessed in the opening to match the existing residence. The windows on the rest of house are to remain as existing.
 - The addition will feature a Boral Steel Stone Coated Roof System, shiplap wood siding, brick veneer wainscoting, and cement stucco siding to match the existing house.
-

Recommendation / Draft Record of Decision

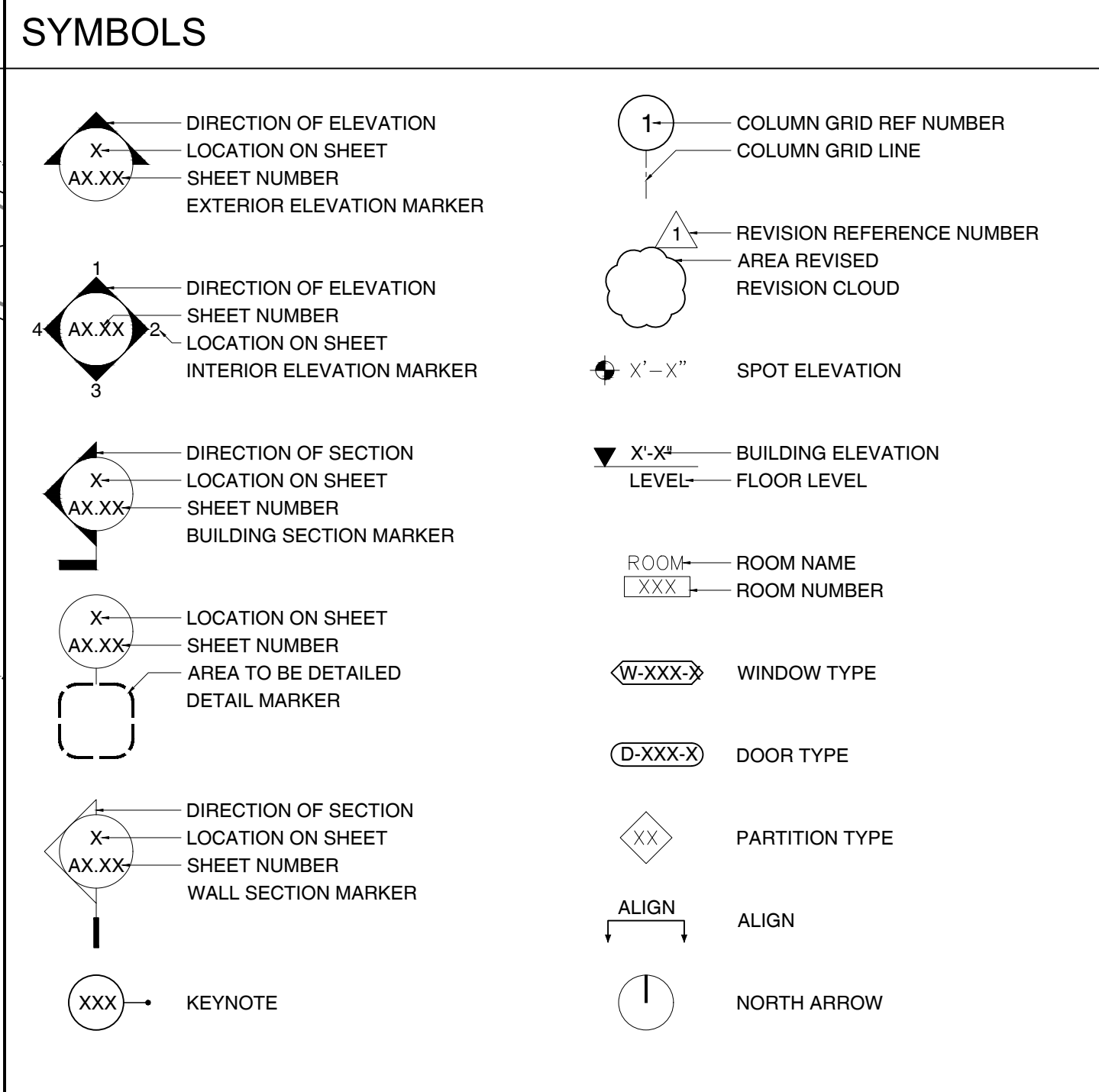
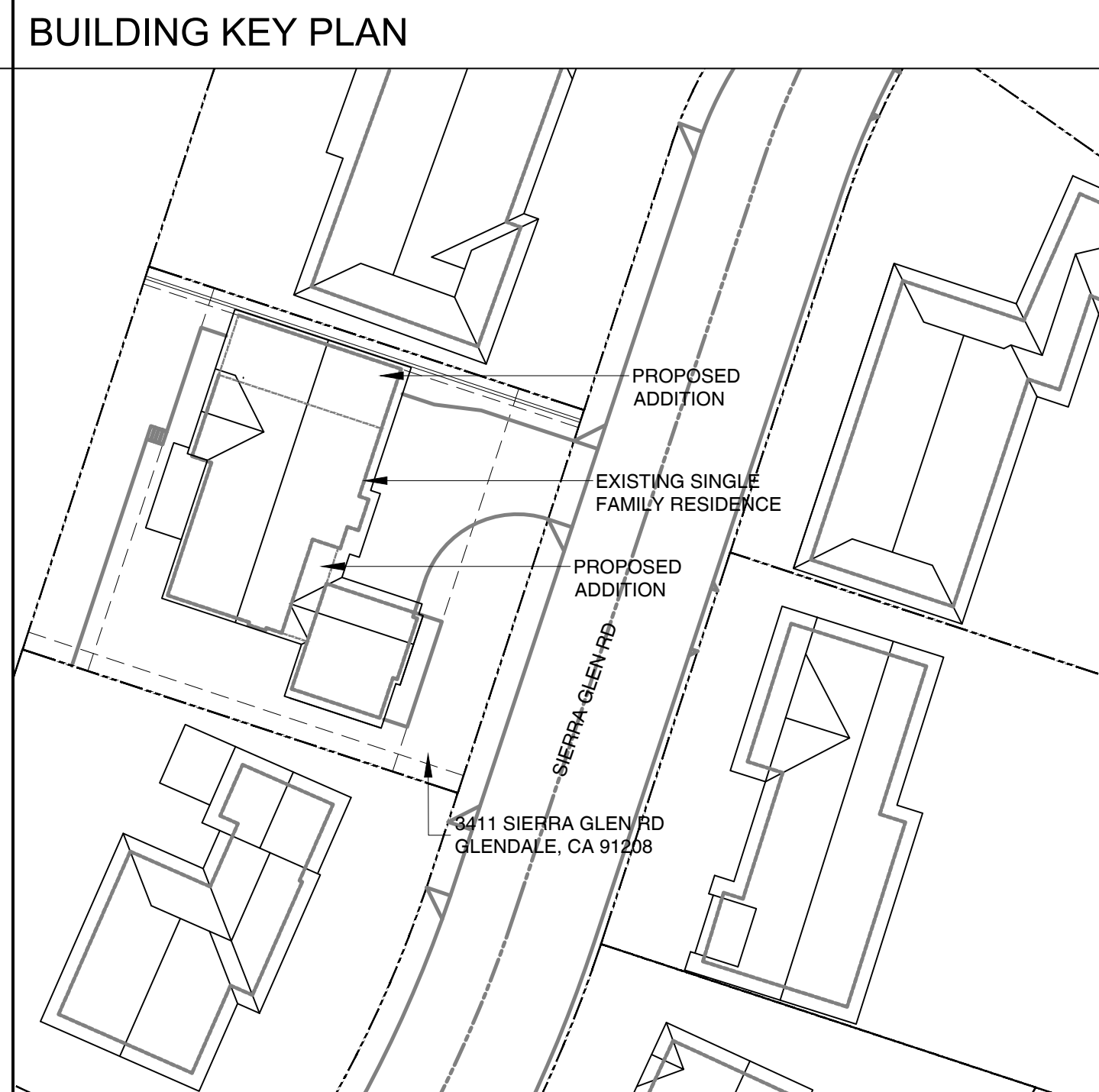
Based on the above analysis, staff recommends **Approval**. This determination is based on the implementation of the following recommended conditions:

Conditions

None

Attachments

1. Reduced Plans
2. Photos of Existing Property
3. Location Map
4. Neighborhood Survey



DRAWING INDEX		ADR SET
SHEET	SHEET DESCRIPTION	
ARCHITECTURAL		
GENERAL INFORMATION		
A0.00	DRAWING INDEX & PROJECT INFO	•
SITE PLANS		
A1.01	NEIGHBORHOOD SITE PLAN	•
A1.11	PROPOSED SITE PLAN	•
A1.12	EXISTING SITE PLAN	•
FLOORPLANS		
A2.01	FLOORPLAN	•
A2.02	FLOORPLAN EXISTING AND DEMO	•
A2.03	ROOF PLAN	•
BUILDING ELEVATIONS		
A3.01	ELEVATIONS PROPOSED	•
A3.02	ELEVATIONS EXISTING	•
A3.03	RENDERED PERSPECTIVES	•
BUILDING SECTIONS		
A4.01	BUILDING SECTIONS	•
SCHEDULES AND EXTERIOR DETAILS		
A7.01	DOOR & WINDOW SCHEDULE	•

DESIGNER
RAFFY MARDIROSSIAN
659 ROBIN GLEN DRIVE
GLENDALE, CA 91202

OWNER
ARBI AND MELINA VARTANIAN
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STRUCTURAL ENGINEER

TITLE 24 CONSULTANT



PROJECT NAME
VARTANIAN RESIDENCE

DESIGNER/APPLICANT
RAFFY MARDIROSSIAN
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TUJUNGA, CA 91042

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PROJECT ADDRESS
3411 SIERRA GLEN RD
GLENDALE, CA 91208

LEGAL DESCRIPTION
TRACT # 16406 LOT 26

ZONING
R1R II

ASSESSORS PARCEL NUMBER:
5613012031

LOT SIZE
8,800 SF

SETBACKS
FRONT YARD : 15'-0"
REAR YARD: 15'-0"
SIDE YARD : 4'-0"

SCOPE OF WORK
600 SF ADDITION TO EXISTING 1,490 SF SINGLE FAMILY DWELLING; 80 SF RENOVATION WITHIN EXISTING BUILDING.

OCCUPANCY TYPE
SINGLE-FAMILY DWELLING : TYPE R-3
GARAGE : TYPE U

CONSTRUCTION TYPE
TYPE V-B

NO OF STORIES
1 STORY

BUILDING HEIGHT
ALLOWED MAXIMUM : 32'-0"
PROPOSED HEIGHT: 20'-0"

PARKING
REQUIRED : 2 STANDARD
PROVIDED : 2 STANDARD

PROJECT FLOOR AREA & DATA

LOT AREA	8,800 SF
EXISTING RFA	1,490 SF
TO REMAIN SFD	1,490 SF
NEW ADDITION TO SFD	600 SF
EXISTING 2 CAR GARAGE TO REMAIN	449 SF
EXISTING COVERED PATIO	125 SF
TOTAL SFD AREA	2,090 SF
TOTAL GARAGE AREA	449 SF
TOTAL COVERAGE (INC. EAVES)	3,255 SF
LANDSCAPED AREA	3,620 SF

FLOOR AREA RATIO 2,090 / 8,800 24%
MAX. 40% - 3,520 8,800

LOT COVERAGE RATIO 3,255 / 8,800 37%
MAX. 40% - 3,520 8,800

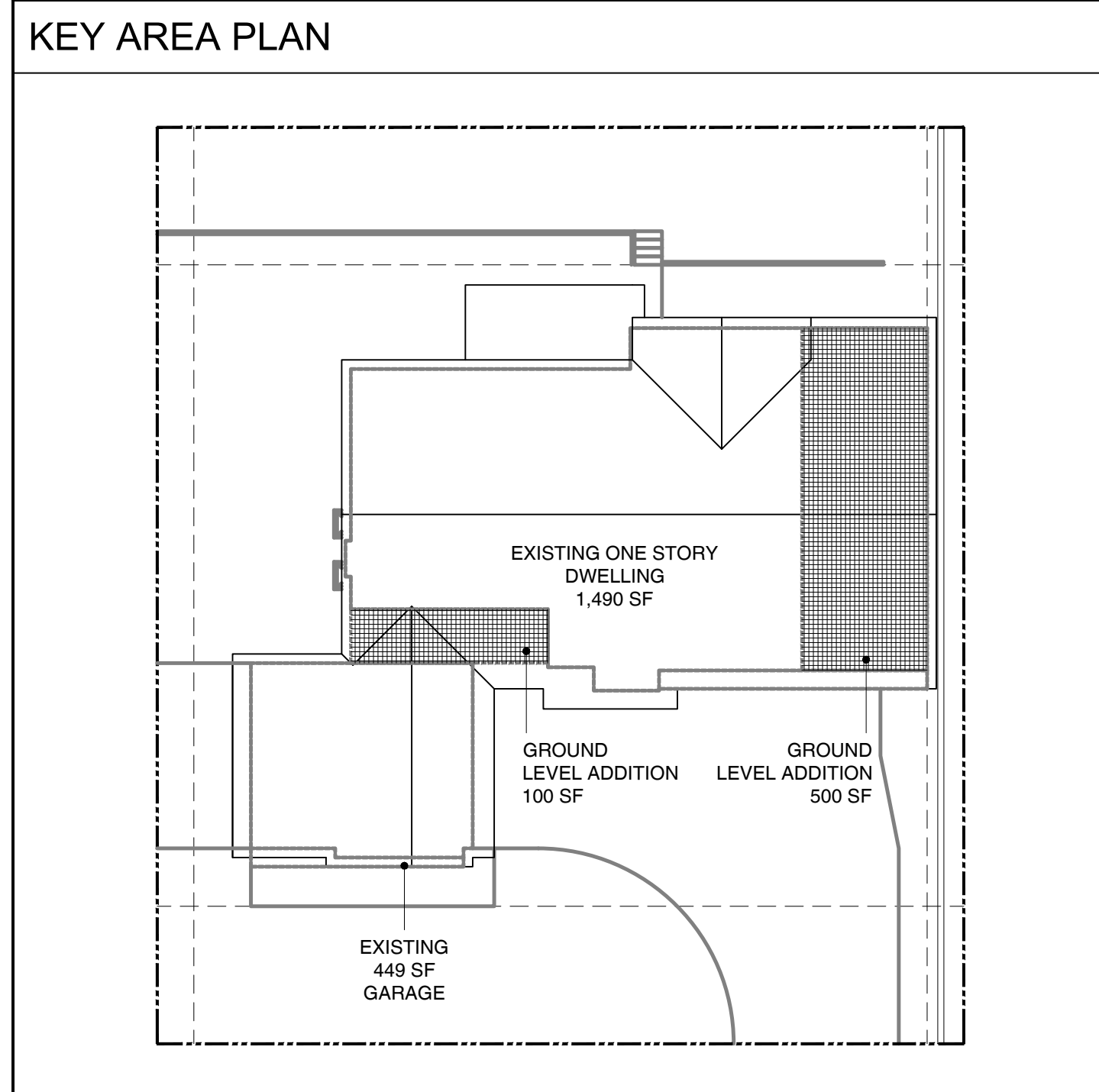
LANDSCAPE RATIO 3,620 / 8,800 41%
MIN. 40% - 3,520 8,800

THERE IS NO OAK, BAY, OR SYCAMORE TREES ON THE LOT OR WITHIN 20 FEET OF THE SITE

DATE

STAMP

NOT FOR CONSTRUCTION



PROJECT INFO.
VARTANIAN RESIDENCE

PROJECT ADDRESS
3411 SIERRA GLEN RD.
GLENDALE, CA 91208

TITLE
DRAWING INDEX & PROJECT INFORMATION

SHEET NO.

A0.00



NOTES
 — GROUND LEVEL WINDOW LOCATIONS

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STRUCTURAL ENGINEER

TITLE 24 CONSULTANT

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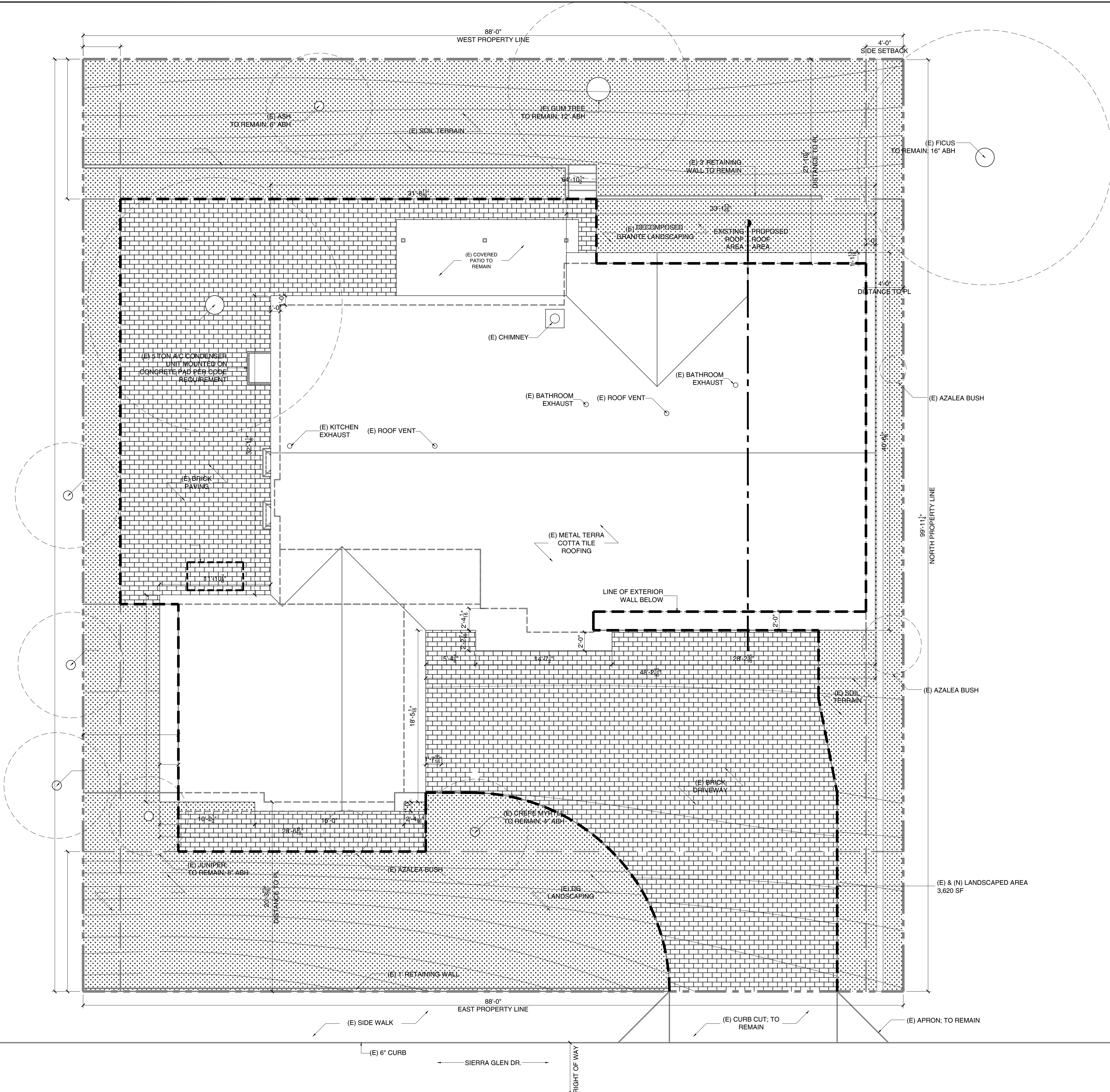
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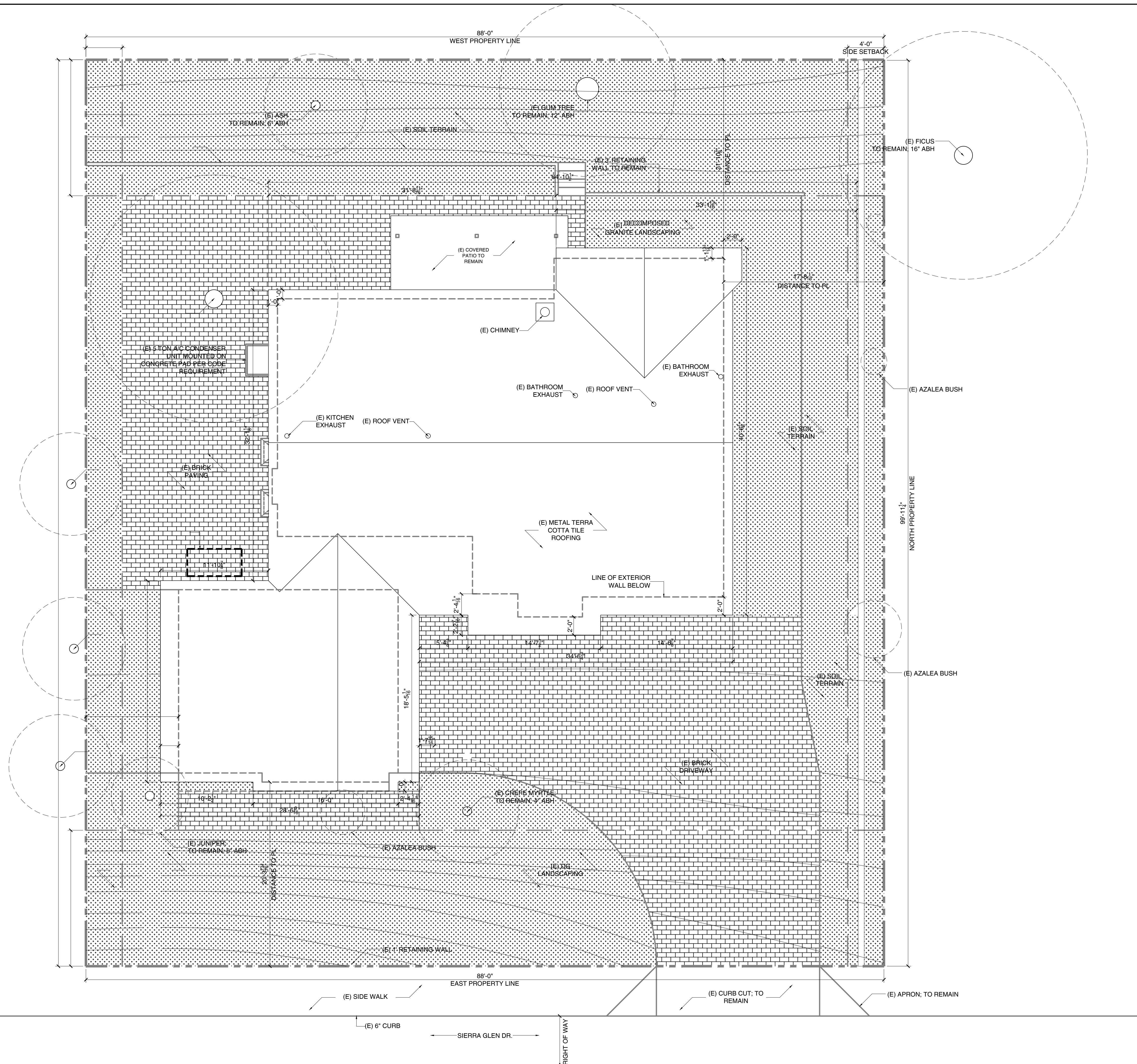
TITLE
 NEIGHBORHOOD
 SITE PLAN

SHEET NO.

A1.01



DESIGNER RAFFY MARDIROSIAN 659 ROBIN GLEN DRIVE GLENDALE, CA 91202
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STRUCTURAL ENGINEER
TITLE 24 CONSULTANT
DATE
STAMP
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PROJECT INFO. VARTANIAN RESIDENCE
PROJECT ADDRESS 3411 SIERRA GLEN RD. GLENDALE, CA 91208
TITLE PROPOSED SITE PLAN
SHEET NO. A1.11



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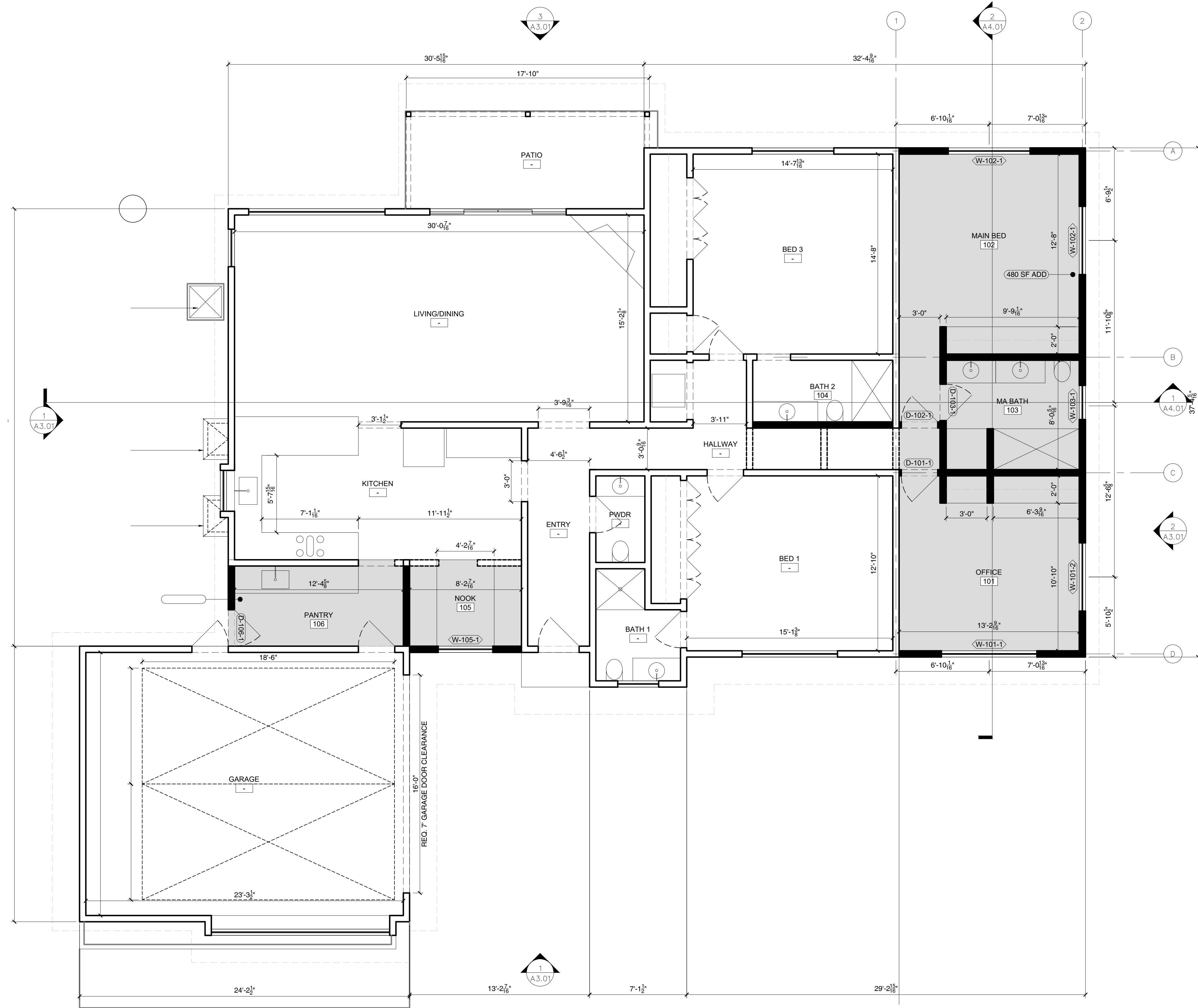
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 VARTANIAN RESIDENCE

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TITLE
 PROPOSED SITE PLAN

SHEET NO.

A1.11



- NOTES
- EXISTING WALL
 - PROPOSED WALL
 - - - WALL TO BE DEMOLISHED
 - AREA IN SCOPE OF WORK

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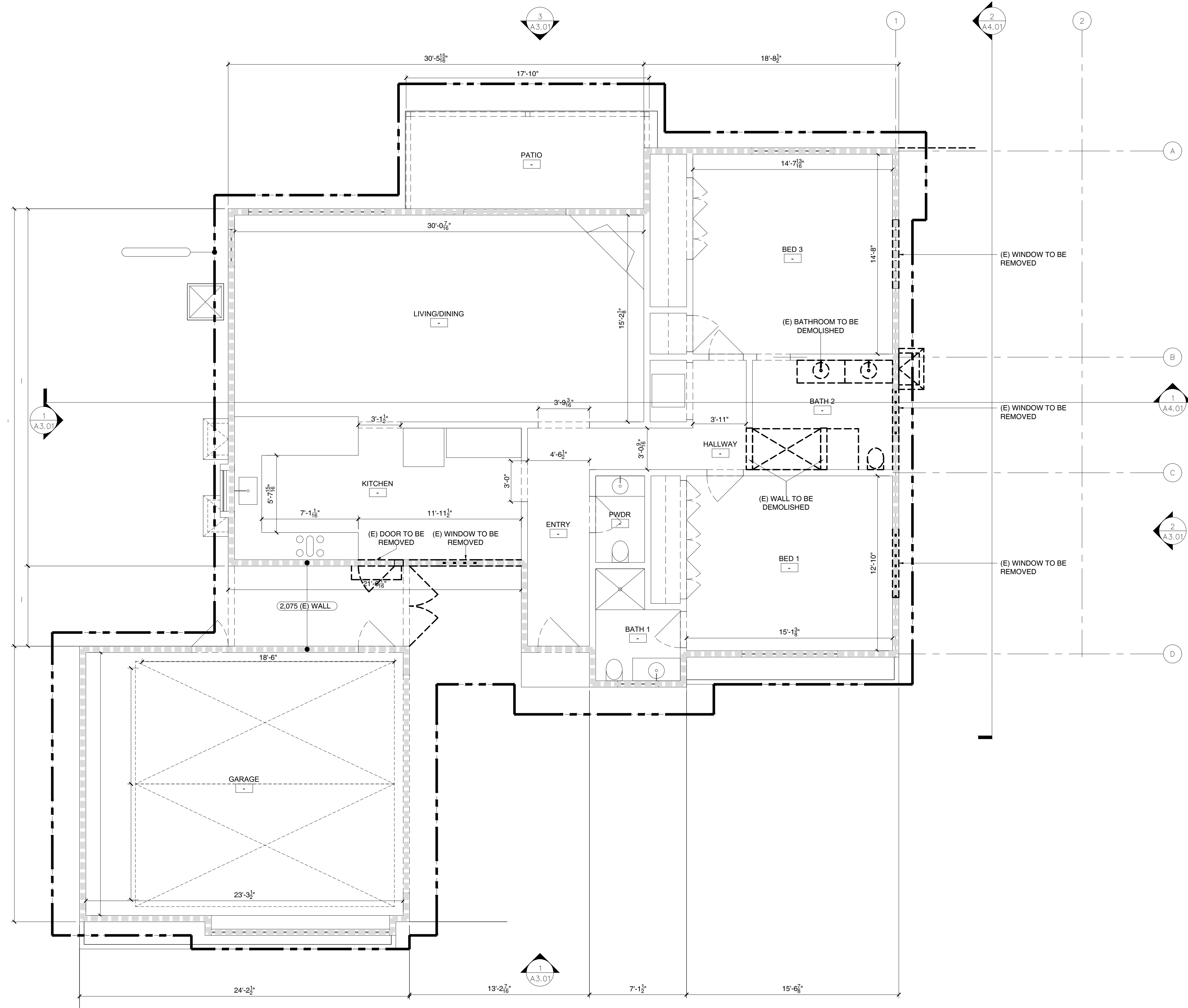
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PROJECT INFO.
 VARTANIAN RESIDENCE

PROJECT ADDRESS
 3411 SIERRA GLEN RD.
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TITLE
 PROPOSED FLOOR PLAN

SHEET NO.
A2.01



DEMOLITION DATA
 A = AREA OF EXISTING WALL DEMOLISHED: 0 SF
 B = AREA OF EXISTING ROOF DEMOLISHED: 0 SF
 C = TOTAL AREA OF EXISTING WALLS: 2,075 SF
 D = TOTAL AREA OF EXISTING ROOF: 2,700 SF

DEMOLITION CALCULATION
 $0 + 0 / 2,075 + 2,700 = 0 / 4,775$
 $X = 0$

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STRUCTURAL ENGINEER

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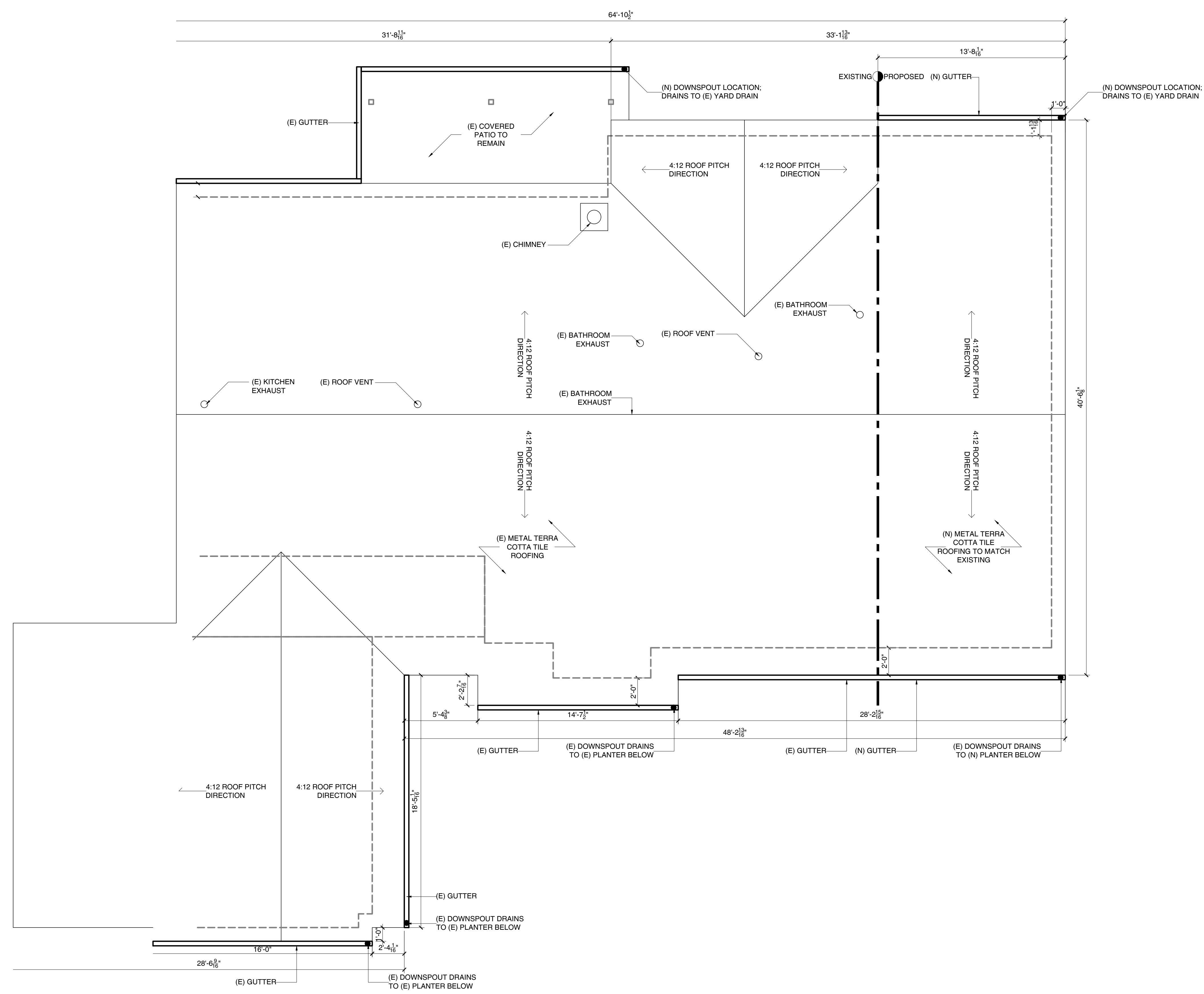
PROJECT INFO.
 VARTANIAN RESIDENCE

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TITLE
 EXISTING AND DEMOLITION
 FLOORPLAN

SHEET NO.

A2.02



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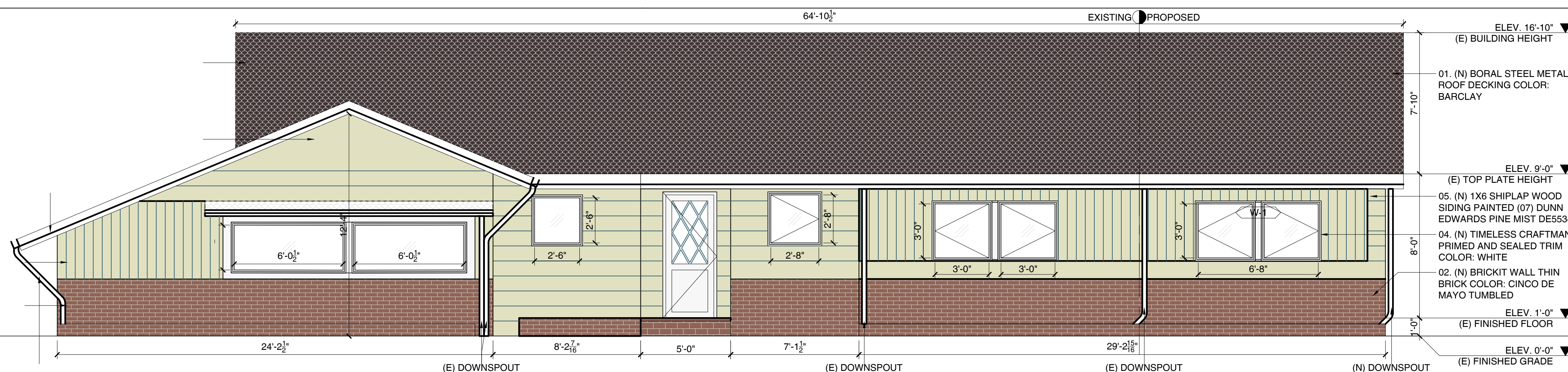
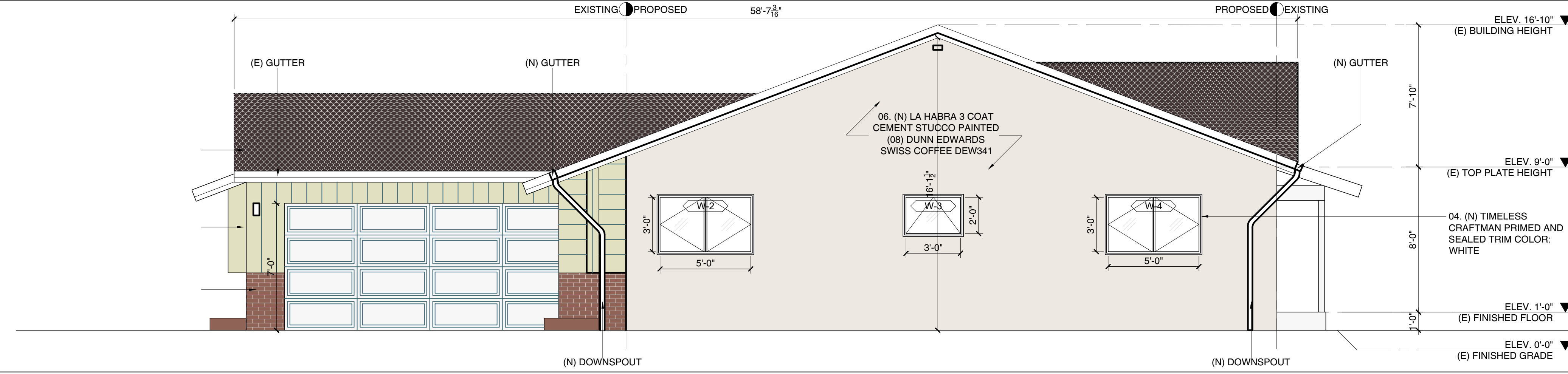
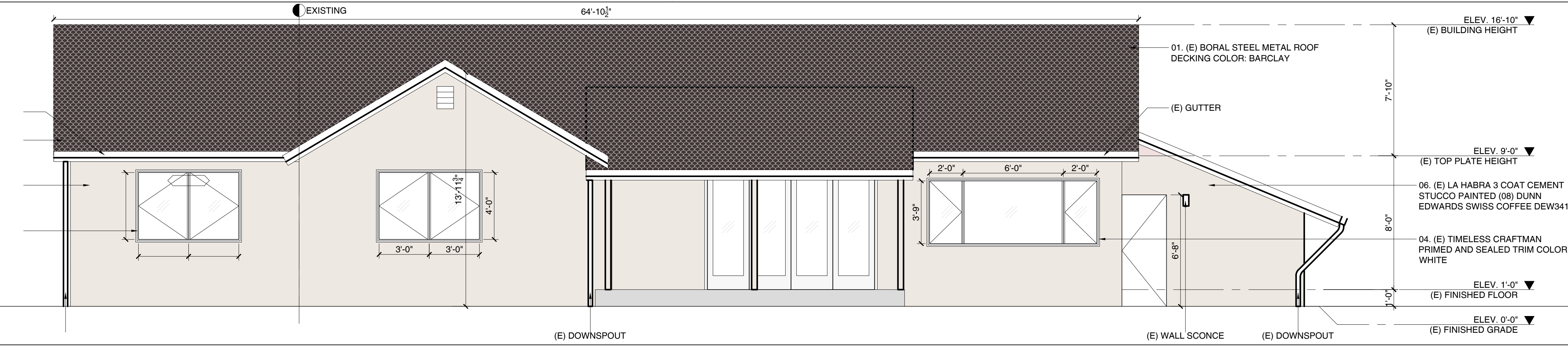
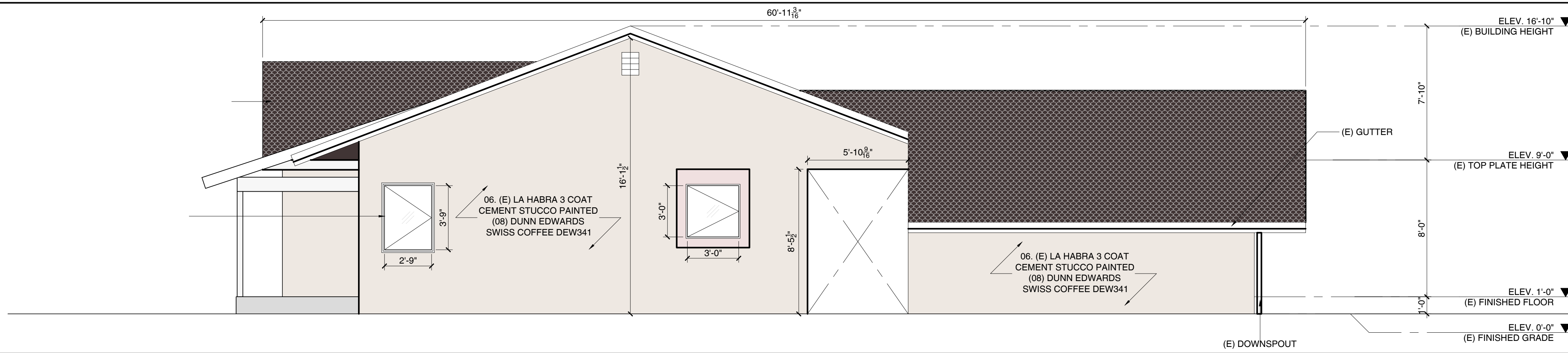
PROJECT INFO.
 VARTANIAN RESIDENCE

PROJECT ADDRESS
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TITLE
 ROOF PLAN

SHEET NO.

A2.03



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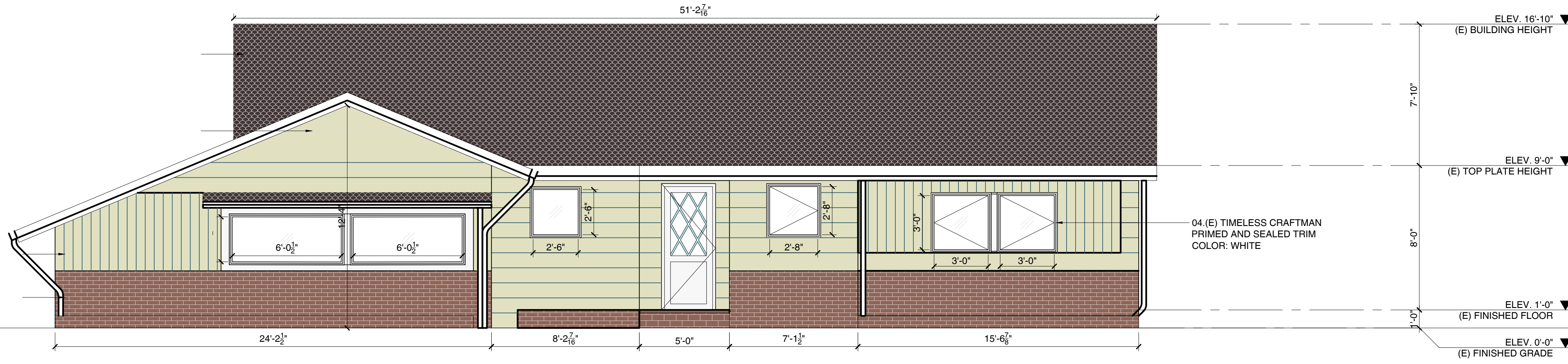
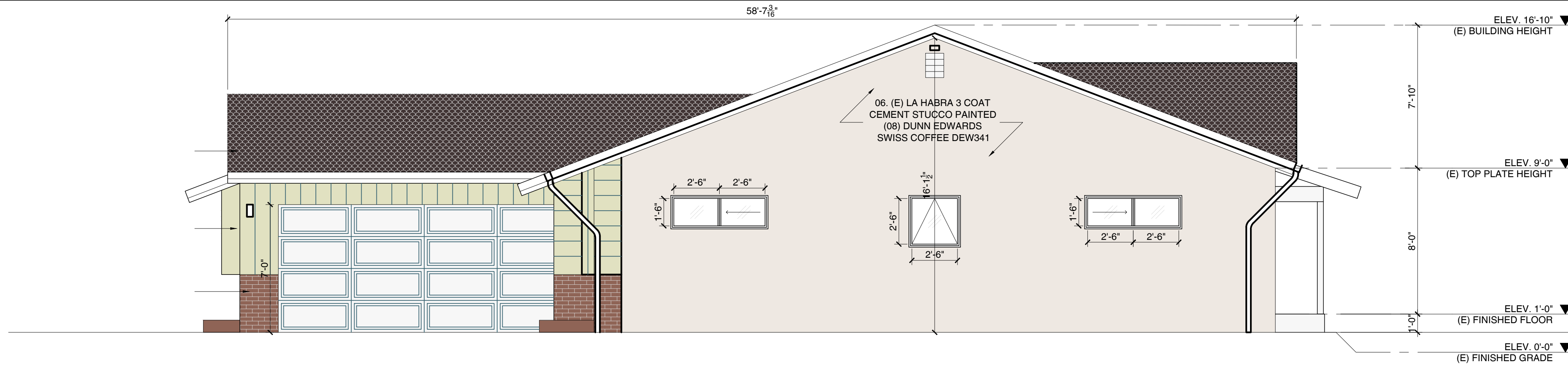
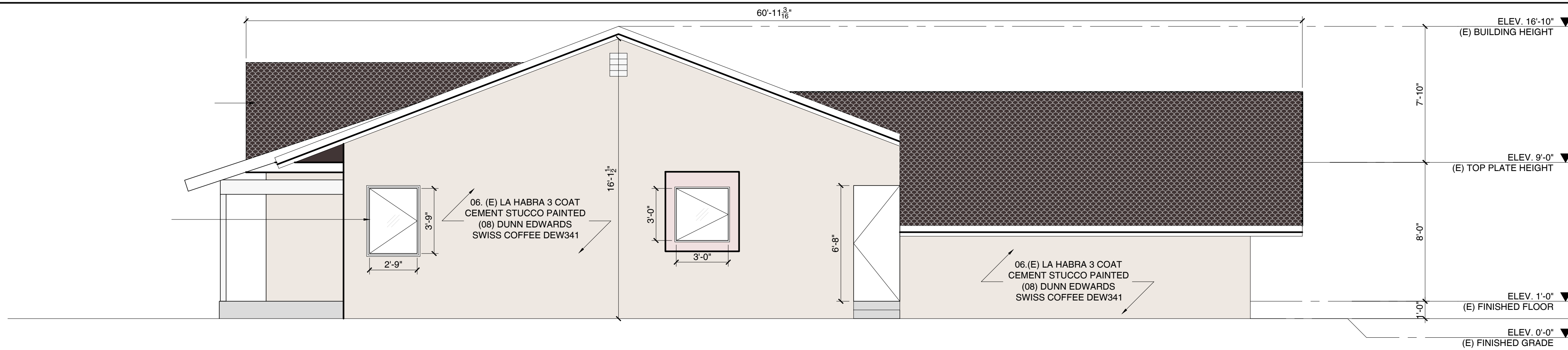
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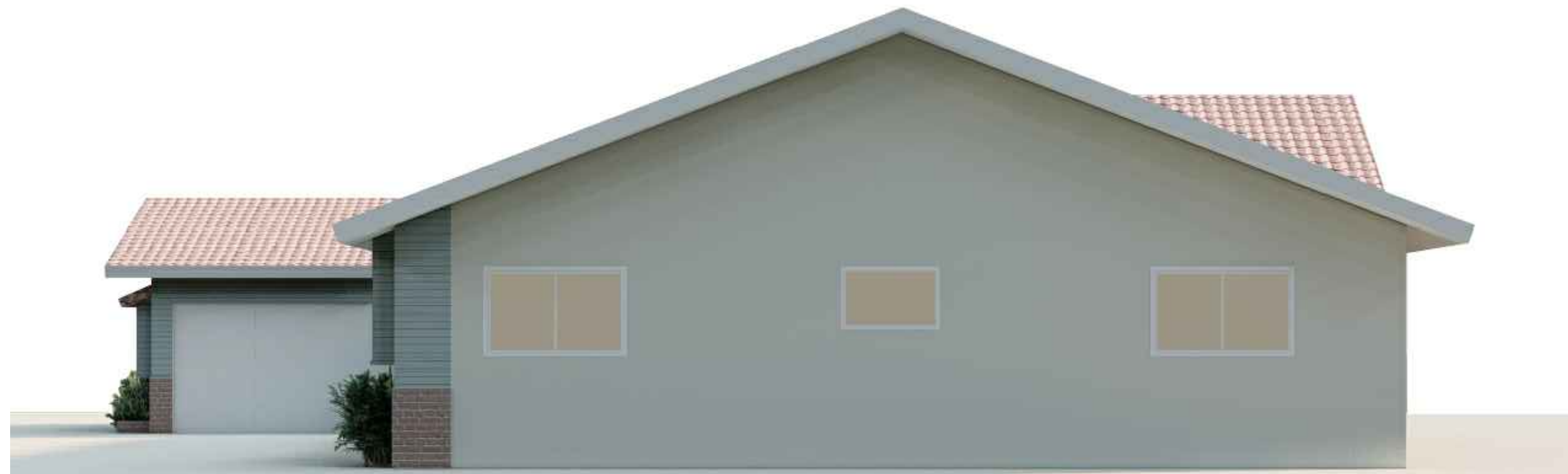
TITLE
 EXTERIOR ELEVATIONS
 PROPOSED

SHEET NO.

A3.01



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STRUCTURAL ENGINEER
TITLE 24 CONSULTANT
DATE
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PROJECT INFO. VARTANIAN RESIDENCE
PROJECT ADDRESS 3411 SIERRA GLEN RD. GLENDALE, CA 91208
TITLE EXTERIOR ELEVATIONS EXISTING
SHEET NO. A3.02



4 SCALE 1/4"=1' NORTH ELEVATION



3 SCALE 1/4"=1' WEST ELEVATION



2 SCALE 1/4"=1' EAST ELEVATION



1 SCALE 1/4"=1' EAST ELEVATION

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PROJECT INFO.
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TITLE
RENDERED
PERSPECTIVES

SHEET NO.

A3.03

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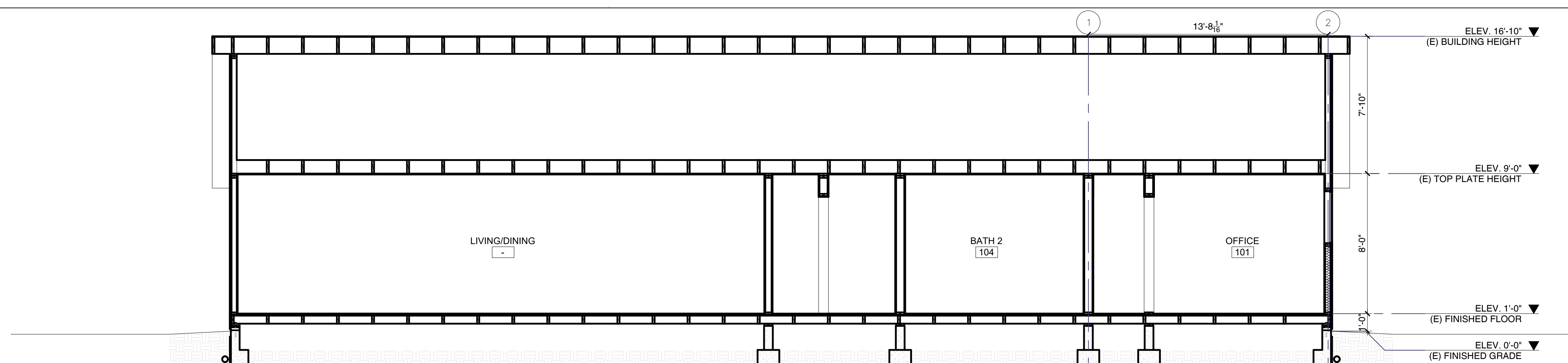
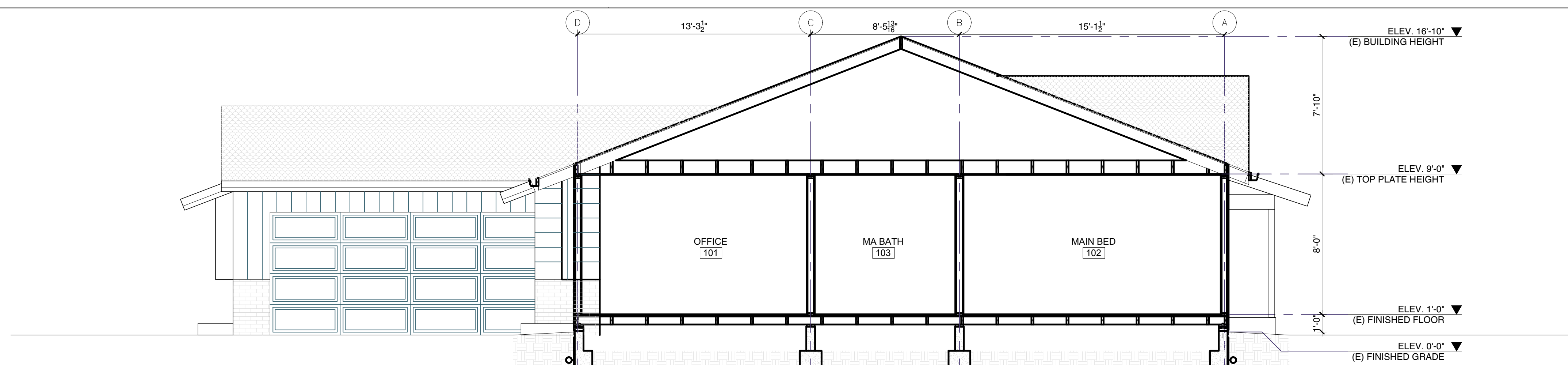
TITLE
SECTION

SHEET NO.

A4.01

PROJECT NO. 2100

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STRUCTURAL ENGINEER

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KEY NOTES

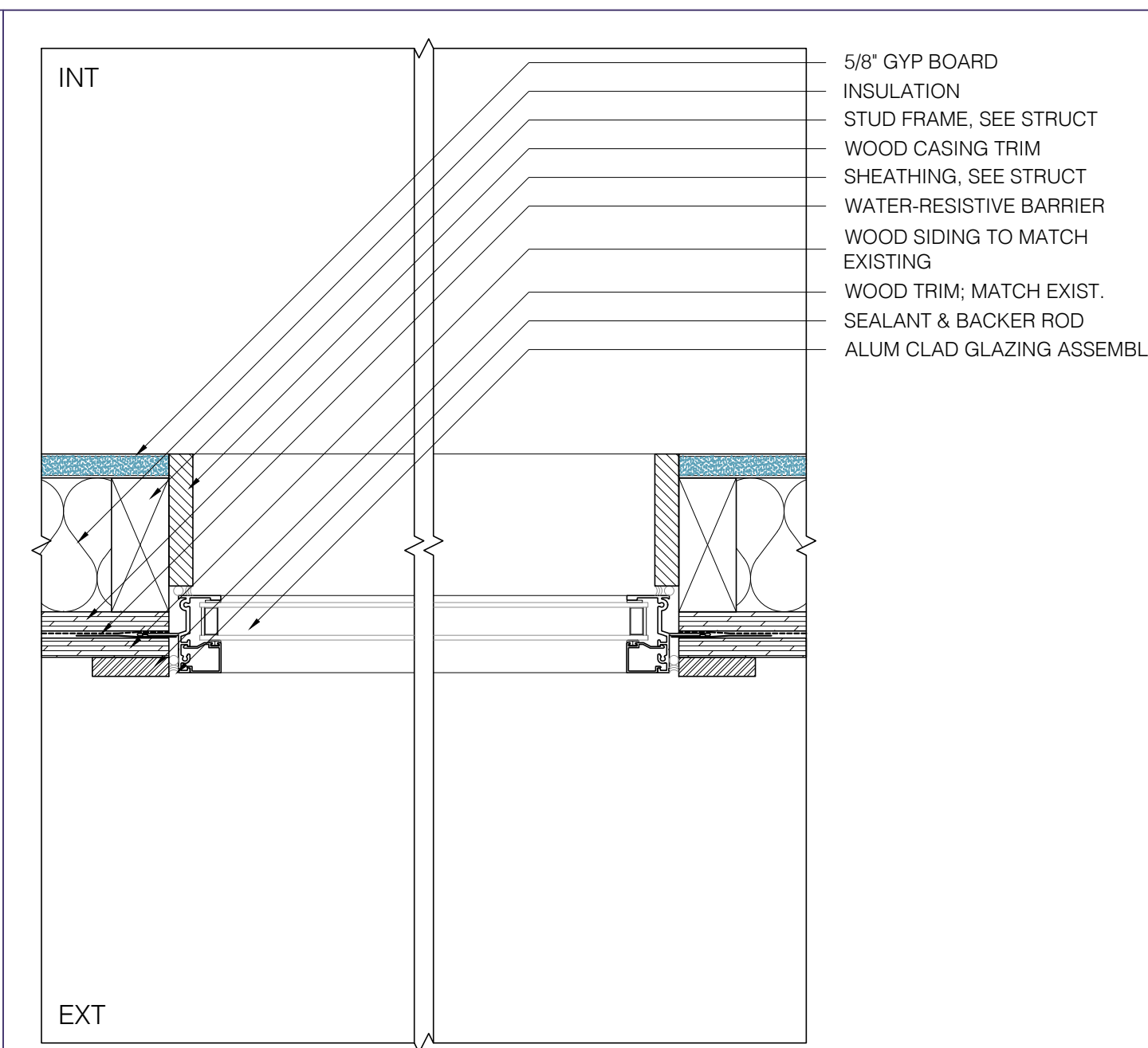
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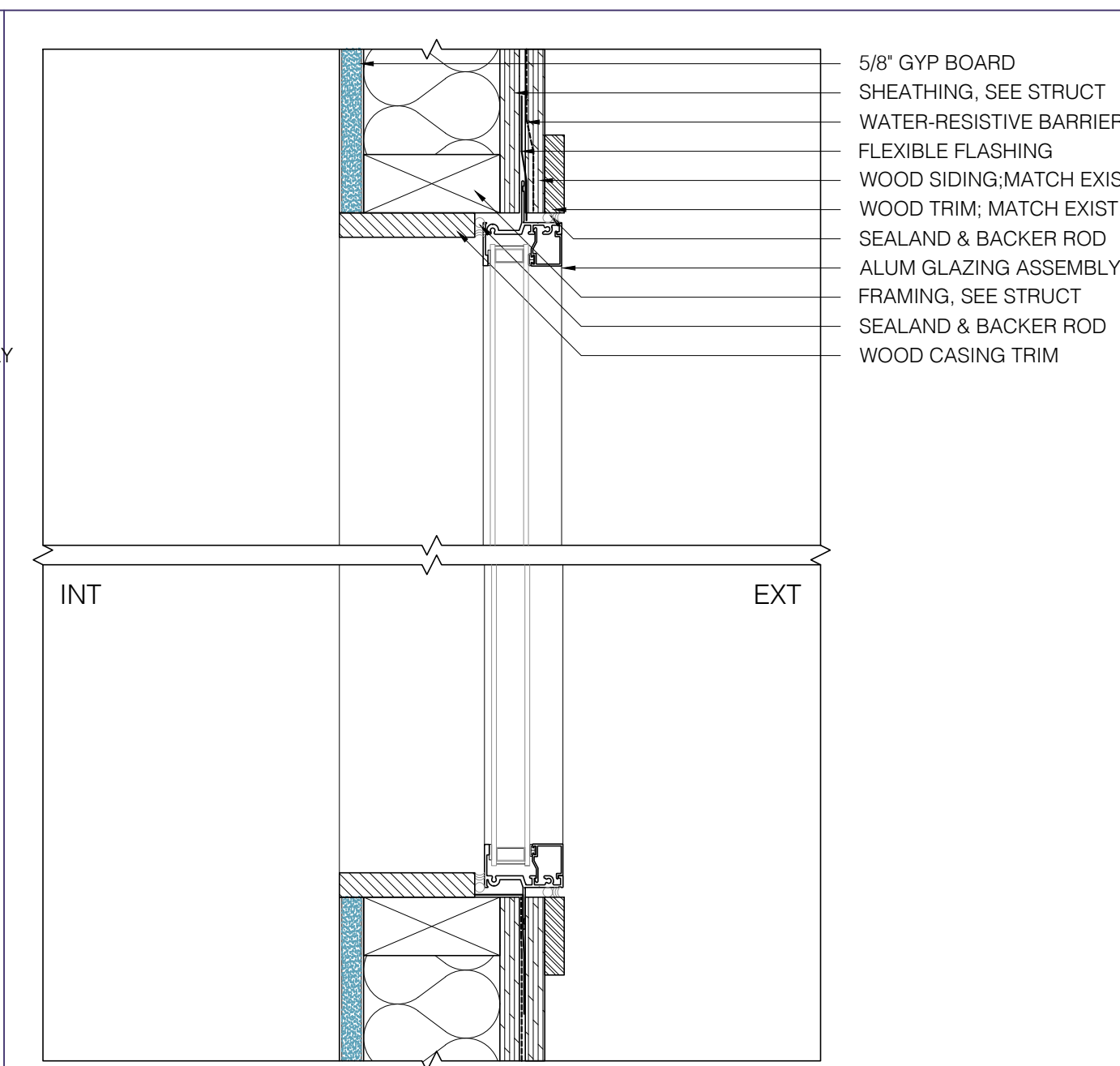
TITLE
 WINDOW SCHEDULE AND
 DETAILS

SHEET NO.

A7.01



2 SCALE 3/8"=1' JAMB DETAIL



1 SCALE 3/8"=1' SILL/HEAD DTL

Window Number	Quantity	Existing Width X Height	New Width x Height	Existing Material	New Material	Visible From Street Y/N	Existing Operation	New Operation	New Frame Type	External Grid (SDL) Y/N	Keep Existing Sill & Frame? Y/N	Build New Sill & Frame? Y/N	Existing Edge Detail	New Edge Detail	Bedroom? Y/N?	Energy Efficient? Y/N	Tempered Glass? Y/N	Fire Hazard Zone	Within 18" of floor or 40" of door?	Jamb Detail	Head and Sill Detail
W-1	1	N/A	36"x80"	N/A	ALUM CLD	Y	N/A	CASEMENT	WOOD	N	N/A	Y	N/A	WOOD PROFILE	Y	Y	N	N	N	2/A7.01	1/A7.01
W-2	1	N/A	36"x60"	N/A	ALUM CLD	N	N/A	CASEMENT	WOOD	N	N/A	Y	N/A	WOOD PROFILE	Y	Y	N	N	N	2/A7.01	1/A7.01
W-3	1	N/A	24"x36"	N/A	ALUM CLD	N	N/A	CASEMENT	WOOD	N	N/A	Y	N/A	WOOD PROFILE	N	Y	N	N	N	2/A7.01	1/A7.01
W-4	1	N/A	36"x60"	N/A	ALUM CLD	N	N/A	CASEMENT	WOOD	N	N/A	Y	N/A	WOOD PROFILE	Y	Y	N	N	N	2/A7.01	1/A7.01
W-5	1	N/A	48"x72"	N/A	ALUM CLD	N	N/A	CASEMENT	WOOD	N	N/A	Y	N/A	WOOD PROFILE	Y	Y	N	N	N	2/A7.01	1/A7.01



01
BORAL STEEL METAL ROOF DECKING
COLOR: BARCLAY



02
BRICKIT WALL THIN BRICK
COLOR: CINCO DE MAYO TUMBLED



03
JELD WEN ALUMINUM CLAD CASEMENT
COLOR: WHITE



04
TIMELESS CRAFTMAN PRIMED AND SEALED TRIM
COLOR: WHITE



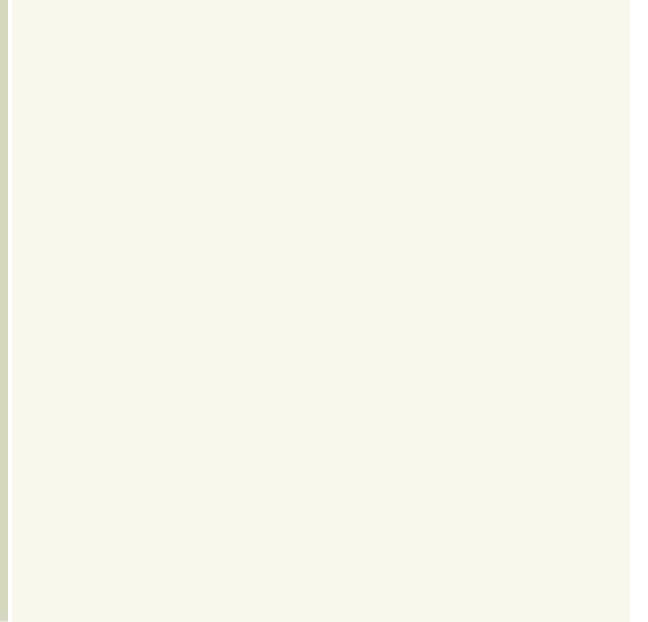
05
PATTERN STOCK SHIPLAP WOOD SIDING 1X6
COLOR: DUNN EDWARDS DE5534 (7)



06
LA HABRA 3 COAT CEMENT STUCCO
COLOR: DUNN EDWARDS DEW341 (08)



07
DUNN EDWARDS EXTERIOR PAINT
COLOR: PINE MIST DE 5534



08
DUNN EDWARDS EXTERIOR PAINT
COLOR: SWISS COFFEE DEW341

Architectural Guidelines

3411 Sierra Glen Road

Our project will address the Comprehensive Design Guidelines for the City of Glendale by respecting the character and aesthetic of the neighborhood by mimicking and copying the design language, aesthetic and character of the existing building for the addition.

Site Planning

In an effort to keep the 600 square foot addition to the primary residence as subtle and inconspicuous as possible, the addition is introduced along the north property line of the site, extending the existing ridgeline and massing of the existing building like for like. Being that this portion of the site has no substantial planting or trees, it further reinforces having the addition along the north side of the building. It incorporates minimal to no grading, and does not result in the removal of any trees. The terrain is flat, eliminating sitework and following the existing building profile of the building.

Mass and Scale

As mentioned before, the 600 square foot addition occurs in two locations. 120 square feet of the addition occurs in the breezeway between the existing garage and primary structure and falling underneath the existing roof. As such, it has minimal to no impact on the appearance of the house and does not modify the mass or scale of the building in any meaningful way. The remaining 480 square feet of addition is allocated along the north property line of the property. It exactly mimics and continues the massing, ridgeline, and height of the existing structure, ostensibly “stretching” the building and replicating the same design language as what is already there, for the new addition. In essence, the addition along this portion of the house merely extends the roof profile and massing of the existing to create more usable interior space

Design and Detailing

The detailing and design of the addition will simply follow and mimic that of the existing structure. Similar white casement windows will be used for all glazing to match the existing. Light olive green painted 1x6 wood cladding will be used to clad the new addition to exactly match the existing building, and brick will be added to further reinforce the idea of blending the addition seamlessly into the existing. New roof shingles will match the existing, and white window trim will be added around the new casement windows to match the character and aesthetic of the existing building.

SUBJECT PROPERTY PHOTOGRAPHS - EAST



SUBJECT PROPERTY PHOTOGRAPHS - EAST



SUBJECT PROPERTY PHOTOGRAPHS - NORTH



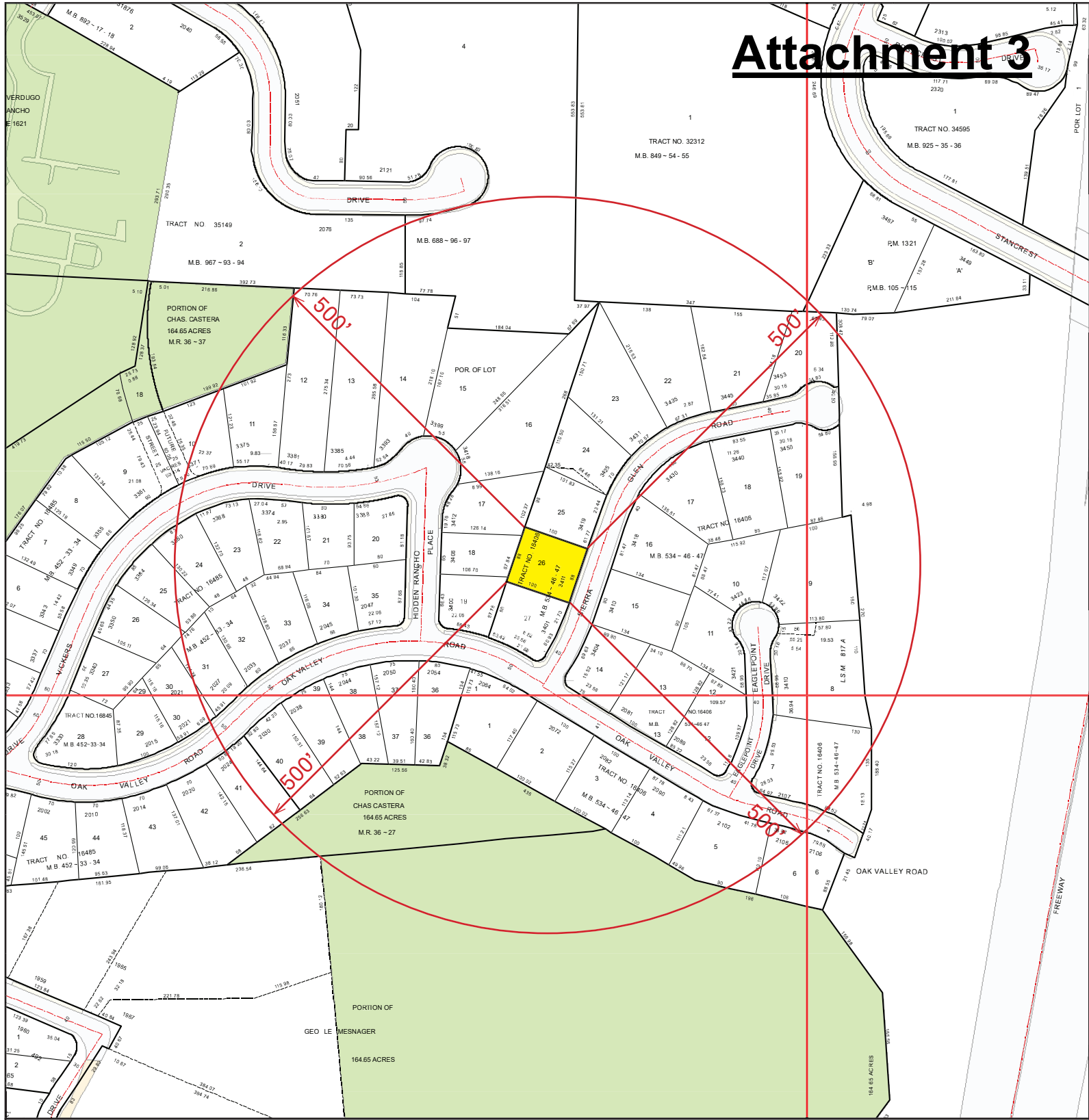
SUBJECT PROPERTY PHOTOGRAPHS - WEST




SUBJECT PROPERTY PHOTOGRAPHS - SOUTH



Attachment 3




LOCATION MAP

LEGEND:
 **SUBJECT PROPERTIES**

SITE LOCATION:
3411 SIERRA GLEN RD.
GLENDALE, CA 91208

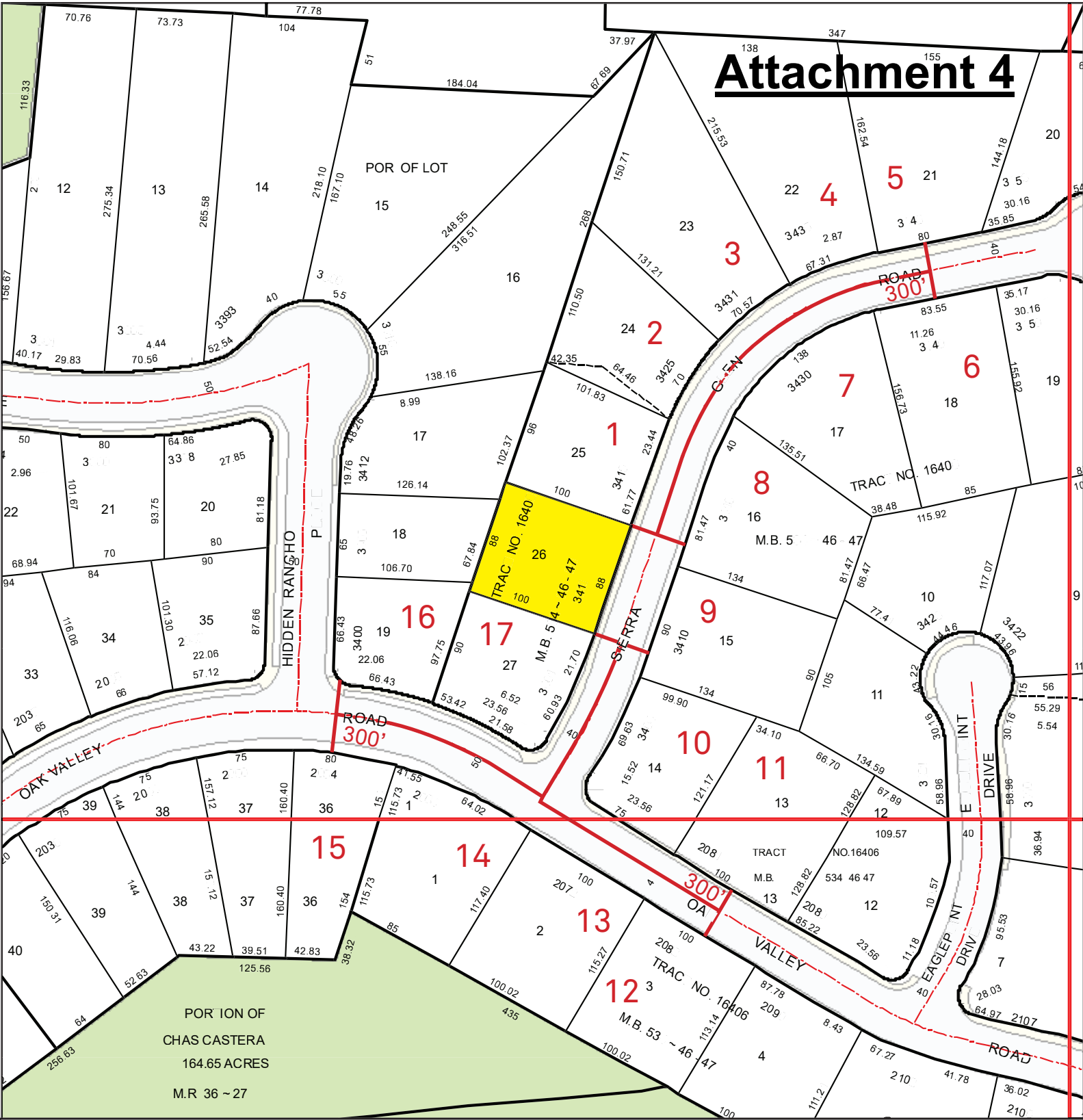
APN: 5613-012-031
DATE: 03/07/2022

SCALE: 1"=200'


PREPARED BY:

RAFFY MARDIROSSIAN
9846 CABANAS AVE. TUJUNGA, CA 91042

Attachment 4



PHOTOGRAPHIC SURVEY		
LEGEND: SUBJECT PROPERTIES	SITE LOCATION: 3411 SIERRA GLEN RD. GLENDALE, CA 91208	SCALE: 1"=100'
	APN: 5613-012-031 DATE: 03/07/2022	

PREPARED BY:	RAFFY MARDIROSSIAN 9846 CABANAS AVE. TUJUNGA, CA 91042
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KEY	ADDRESS	PARCEL NO.	LOT SF.	HOUSE SF.	FAR	STORIES	SETBACK	ROOF
SITE	3411 SIERRA GLEN RD	5613-012-031	8,852	1,555	17.5%	1	20'	METAL SHINGLE
1	3419 SIERRA GLEN RD	5613-012-030	9,999	2,199	21.9%	1	20'	COMP SHINGLE
2	3425 SIERRA GLEN RD	5613-012-029	9,378	1,505	16.0%	1	20'	COMP SHINGLE
3	3431 SIERRA GLEN RD	5613-012-028	16,362	1,568	9.6%	1	20'	COMP SHINGLE
4	3435 SIERRA GLEN RD	5613-012-027	18,558	2,028	10.9%	1	20'	METAL SHINGLE
5	3445 SIERRA GLEN RD	5613-012-026	17,414	1,908	11.0%	1	20'	COMP SHINGLE
6	3440 SIERRA GLEN RD	5613-013-018	14,117	2,133	15.1%	1	20'	COMP SHINGLE
7	3430 SIERRA GLEN RD	5613-013-017	12,840	1,945	15.1%	1	20'	COMP SHINGLE
8	3418 SIERRA GLEN RD	5613-013-016	13,666	1,892	13.8%	1	20'	COMP SHINGLE
9	3410 SIERRA GLEN RD	5613-013-015	11,910	1,994	16.7%	1	20'	COMP SHINGLE
10	3404 SIERRA GLEN RD	5613-013-014	10,232	1,656	16.2%	1	20'	COMP SHINGLE
11	2081 OAK VALLEY RD	5613-013-013	12,857	2,064	16.1%	1	20'	COMP SHINGLE
12	2082 OAK VALLEY RD	5613-013-003	11,316	1,630	14.4%	1	20'	METAL SHINGLE
13	2072 OAK VALLEY RD	5613-013-002	12,099	2,066	17.1%	1	20'	METAL SHINGLE
14	2064 OAK VALLEY RD	5613-013-001	12,364	1,947	15.7%	1	20'	COMP SHINGLE
15	2054 OAK VALLEY RD	5613-014-001	9,511	1,712	18.0%	1	20'	COMP SHINGLE
16	3400 HIDDEN RANCHO PL	5613-012-008	7,937	1,504	18.9%	1	20'	COMP SHINGLE
17	3401 SIERRA GLEN RD	5613-012-032	9,155	1,683	18.4%	1	20'	COMP SHINGLE
AVE	-	-	12,142	1,832	15.1%	1	20'	-

NEIGHBORHOOD SURVEY

SITE LOCATION:
3411 SIERRA GLEN RD.
GLENDALE, CA 91208

APN: 5613-012-031
DATE: 03/07/2022

SCALE: NTS

PREPARED BY:

RAFFY MARDIROSSIAN
9846 CABANAS AVE. TUJUNGA, CA 91042

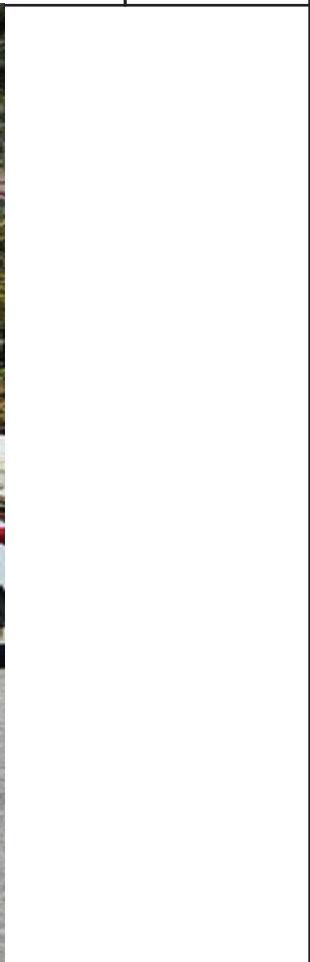
1	3419 SIERRA GLEN RD	5613-012-030	9,999	2,199	21.9%	1	20'	COMP SHINGLE
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2	3425 SIERRA GLEN RD	5613-012-029	9,378	1,505	16.0%	1	20'	COMP SHINGLE
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3	3431 SIERRA GLEN RD	5613-012-028	16,362	1,568	9.6%	1	20'	COMP SHINGLE
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4	3435 SIERRA GLEN RD	5613-012-027	18,558	2,028	10.9%	1	20'	METAL SHINGLE
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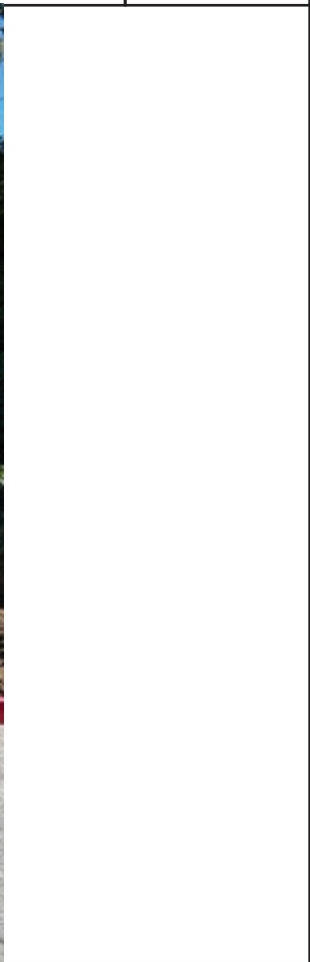
5	3445 SIERRA GLEN RD	5613-012-026	17,414	1,908	11.0%	1	20'	COMP SHINGLE
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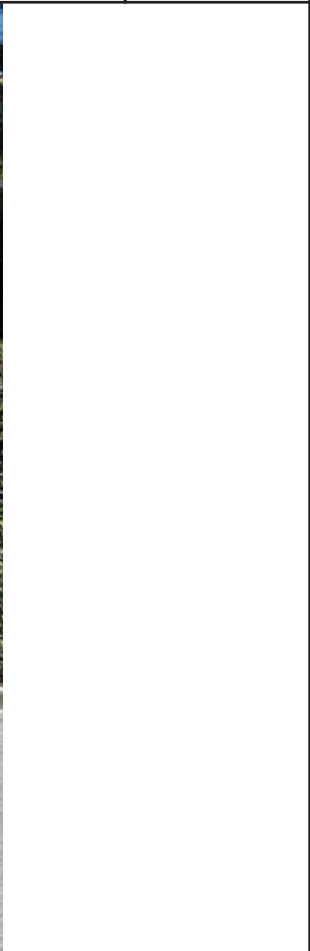
6	3440 SIERRA GLEN RD	5613-013-018	14,117	2,133	15.1%	1	20'	COMP SHINGLE
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7	3430 SIERRA GLEN RD	5613-013-017	12,840	1,945	15.1%	1	20'	COMP SHINGLE
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8	3418 SIERRA GLEN RD	5613-013-016	13,666	1,892	13.8%	1	20'	COMP SHINGLE
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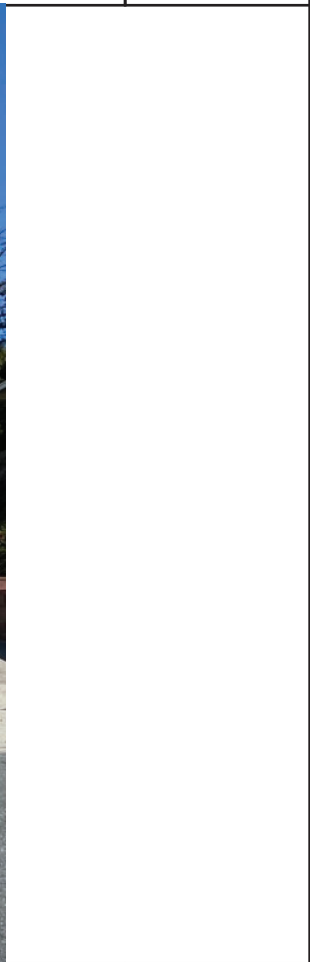
9	3410 SIERRA GLEN RD	5613-013-015	11,910	1,994	16.7%	1	20'	COMP SHINGLE
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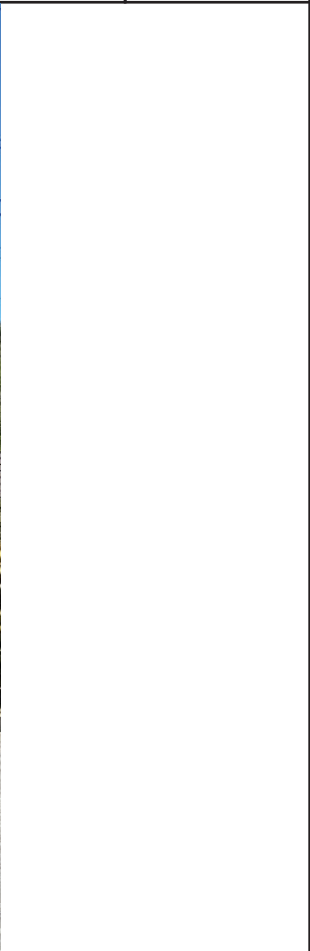
10	3404 SIERRA GLEN RD	5613-013-014	10,232	1,656	16.2%	1	20'	COMP SHINGLE
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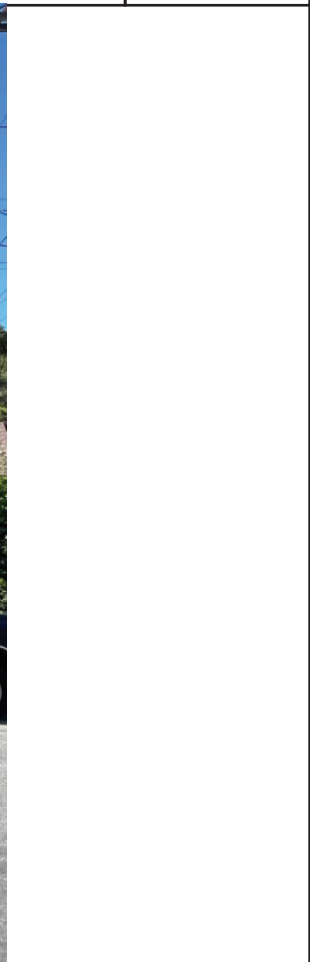
11	2081 OAK VALLEY RD	5613-013-013	12,857	2,064	16.1%	1	20'	COMP SHINGLE
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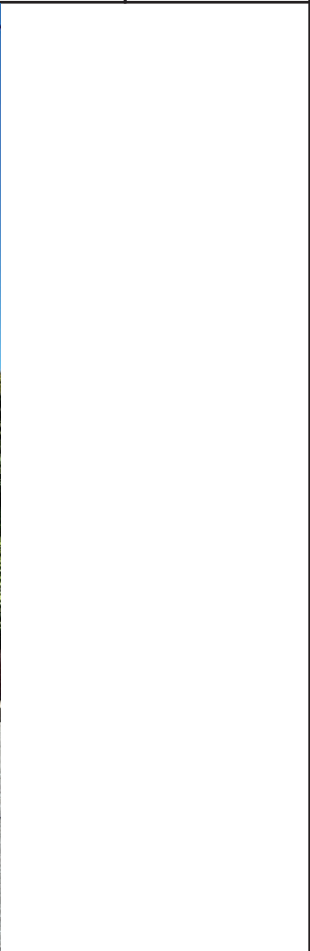
12	2082 OAK VALLEY RD	5613-013-003	11,316	1,630	14.4%	1	20'	METAL SHINGLE
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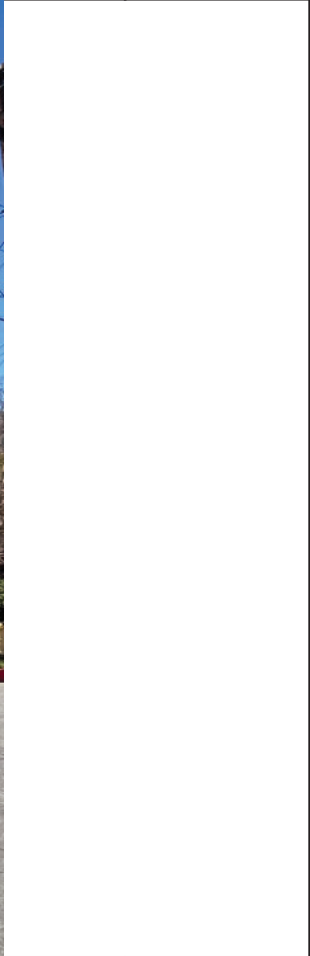
13	2072 OAK VALLEY RD	5613-013-002	12,099	2,066	17.1%	1	20'	METAL SHINGLE
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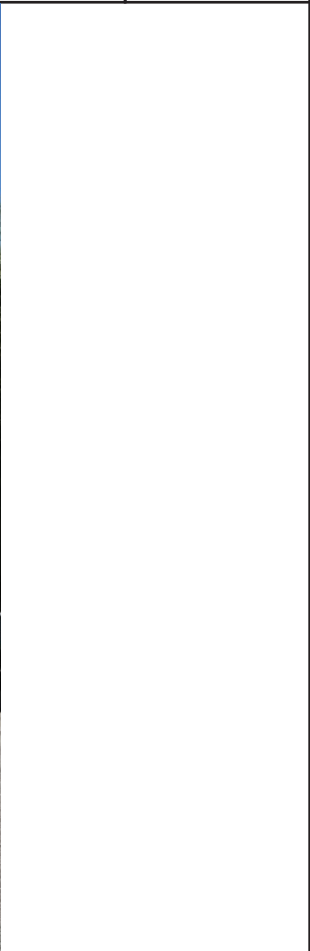
14	2064 OAK VALLEY RD	5613-013-001	12,364	1,947	15.7%	1	20'	COMP SHINGLE
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15	2054 OAK VALLEY RD	5613-014-001	9,511	1,712	18.0%	1	20'	COMP SHINGLE
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16	3400 HIDDEN RANCHO PL	5613-012-008	7,937	1,504	18.9%	1	20'	COMP SHINGLE
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17	3401 SIERRA GLEN RD	5613-012-032	9,155	1,683	18.4%	1	20'	COMP SHINGLE
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SITE	3411 SIERRA GLEN RD	5613-012-031	8,852	1,555	17.5%	1	20'	METAL SHINGLE
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