CITY OF GLENDALE, CALIFORNIA
Community Development
Planning

633 E. Broadway, Suite 103
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glendaleca.gov

February 26, 2020

Rita Noravian
409 West Broadway
Glendale, CA 91204

**RE: 820 WEST KENNETH ROAD**
**VARIANCE CASE NO. PVAR 1917127**

Dear Ms. Noravian:

On November 13, 2019, the Planning Hearing Officer conducted and closed a public hearing, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.43, on your application for a Variance to maintain a nonconforming interior setback of one (1) foot for an unpermitted BBQ structure and two feet for an unpermitted covered patio where six (6) feet is required, located at **820 West Kenneth Road**, in the "R1" - (Low Density Residential; Floor Area Ratio District II) Zone, described as Lot 28, of Tract 6134, in the City of Glendale, County of Los Angeles.

CODE REQUIRES
Minimum six (6) foot interior setback for new structures.

APPLICANT'S PROPOSAL
To maintain a nonconforming setback of one (1) foot for a barbeque structure and two (2) feet for a covered patio, which were constructed without permits.

ENVIRONMENTAL DETERMINATION
The project is exempt from environmental review as a Class 3 "New Construction or Conversion of Small Structures" exemption (Section 15303(e)(1) of the State CEQA Guidelines) because this application is for the maintenance of a BBQ structure within the required interior setback at the rear of the subject property.

## REQUIRED/MANDATED FINDINGS

After thorough consideration of the statements contained in the application, the plans submitted therewith, the report by the Community Development Department staff thereon, and the statements made at the public hearing with respect to this application.

- The Planning Hearing Officer has **DENIED the following:**
  (1) To allow an existing unpermitted covered patio located two (2) feet from the interior setback where six (6) feet is required.

- The Planning Hearing Officer has **APPROVED WITH CONDITIONS the following:**
  (1) To allow an existing unpermitted barbeque (bbq)/pizza oven structure located one (1)-foot from the interior setback where six (6) feet is required.

**Findings to *DENY* covered patio located in the interior setback (two-feet from the property line)**

**A. The strict application of the provisions of any such ordinance would result in practical difficulties or unnecessary hardship inconsistent with the general purposes and intent of the ordinance.**

The strict application of the zoning ordinance in this circumstance would not result in practical difficulties and unnecessary hardship inconsistent with the general purposes and intent of the ordinance. There are no practical difficulties or hardships created by requiring the applicant to maintain a built covered patio that complies with interior setback requirements. The covered patio was built without building permits, so the fact that the patio cover does not comply with zoning standards was a self-created condition. Had a building permit been applied for, a six-foot interior setback would have been required and the patio expansion would not have been allowed in its current location without the approval of a variance.

At the public hearing, the applicant stated that the patio was shown on a sketched plot plan associated with a 1996 building permit application for a block wall. While the covered patio was shown on the plans for the building permit to allow the construction of a block wall, it does not mean the patio cover is a legal structure, unless the permits specifically call for a patio cover or a separate permit was issued for it. In fact, the unpermitted patio cover was not shown on more recent plans from 2017 for a building permit application to allow for an addition and trellis at the rear of the residence.

There is no hardship as it relates to the location of the structure. The subject property has an ample rear yard where the approximate 200 square-foot patio cover could be built. Further, the attached patio cover is compromising the existing detached garage since the entire structure (garage and patio cover) would need to be set back six feet from the interior property due to its attachment to the garage. Therefore, the strict application of the zoning code would not result in any practical difficulties as it relates to complying with the interior setback for the covered patio.

**B. There are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood.**

There are no exceptional circumstances or conditions applicable to the subject property or the intended use or development of the property that do not apply generally to other properties in the "R1" zone and neighborhood. Rather, the subject site is approximately 18,025 square feet where the majority of the "R1" zoned lots in Tract No. 6135, have an average of approximately 12,280 square feet. The applicant is requesting a variance to allow the covered patio that was built without a building permit two feet from the rear property line. There are no exceptional circumstances associated with the covered patio which warrant its location within the required six (6)-foot interior setback because this lot is significantly larger compared to other "R1" zoned lots in the area which allows for greater flexibility to locate accessory structures on this lot, and there are no identified circumstances or conditions applicable to this lot that do not generally apply to other lots in this neighborhood or zone. There is nothing exceptional associated with the covered patio, which is a simple structure that is fairly common on residential properties. In fact, the subject property already has an existing covered patio attached to the garage on its west side. There are other areas on the subject property that are more appropriate to construct a new covered patio that complies with the Zoning and Buildings Codes.

**C. The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in which the property is located.**

Granting the variance for the covered patio located within the interior setback, would be materially detrimental to the public welfare and injurious to the property or improvements in the same zone or neighborhood where the property is located because the Zoning Code requires a minimum interior setback of six feet in order to provide adequate open space, light, ventilation and privacy buffer between structures and property lines. Without this buffer, the subject structure will

be materially detrimental to the public welfare in this zone and neighborhood. Further, since the covered patio is attached to the existing detached garage, the entire structure (including the garage) would need to comply with the six-foot interior setback standard which would necessitate relocating the garage to comply with the setback six feet from the property line. Additionally, the covered patio would need to be structurally upgraded to comply with the Building Code. Furthermore, because the covered patio is attached to the unpermitted outdoor bbq/pizza oven structure, Building and Fire Codes apply that trigger additional structural upgrades that impact the outdoor barbeque/oven structure including but, not limited to its mass and overall height. Based on the foregoing it is not practical to grant a variance for the covered patio.

**D. The granting of the variance will not be contrary to the objective of the ordinance.**

The granting of the variance to allow an existing unpermitted patio built two (2) feet from the interior setback where six (6) feet is required will be contrary to the objectives of the ordinance because this is a regularly shaped parcel and there are no special circumstances related to the property that are not applicable to other properties in the vicinity. In fact, the lot is larger than the majority of the "R1" zoned lots in the immediate neighborhood. Each variance is considered independently and is analyzed in light of the overall project, which in this case includes one other variance request for the outdoor bbq/pizza oven. The request to keep the existing covered patio attached to the rear of the garage and an outdoor bbq/pizza oven structure is not justifiable because the outdoor bbq/pizza oven are still viable whether or not the covered patio exists or is relocated elsewhere on the property. The zoning ordinance has minimum setbacks for new structures. The covered patio is not a legal structure; it is located within the minimum six (6)-foot setback area. If the bbq/pizza oven structure had obtained a building permit, it would have been required to observe this setback and the patio expansion would have been prohibited. Furthermore, there is plenty of yard area to locate the patio cover outside of the minimum six (6)-foot setback.

**Findings to *APPROVE* the outdoor barbeque(BBQ)/pizza oven structure located in the interior setback (one-foot from the property line)**

**A. The strict application of the provisions of the ordinance would result in practical difficulties or unnecessary hardship inconsistent with the general purposes and intent of the ordinance.**

The strict application of the zoning ordinance in this circumstance would result in an unnecessary hardship inconsistent with the intent of the code. The purpose and intent of the "R1" low density residential zone regulations is to

allow for reasonable use of property. The purpose of an interior setback is to provide a buffer between homes, offering adequate open space, light, ventilation and privacy. The variance request is to allow a new outdoor bbq/pizza oven structure located within the interior setback one-foot from the southerly property line. Due to the bbq/pizza oven's characteristics – e.g., size and design and location away from structures, it would not compromise adequate open space, light, ventilation and privacy buffer between structures and property lines. This custom made structure is approximately 22 feet long by four feet wide built parallel to the rear property line towards the southeast portion of the lot. The applicant is proposing to legalize the bbq/pizza oven structure that was originally constructed without the required building and zoning approvals. If the applicant were to comply with the minimum six-foot interior setback requirement, approximately five feet of the entire length of the structure along the south side would need to be demolished to comply with code requirements. This would compromise the entire structure to the point that it would completely lose its integrity, purpose and use. The proposed location is appropriate since it is located away from the swimming pool and deck and it does not compromise existing landscaped areas, circulation or existing structures on or adjacent to the subject the property. Further, the outdoor bbq/pizza oven structure does not propose to alter the size or location of other existing buildings on the subject property.

"R1" zone regulations provide for reasonable development of the property. To deny the variance request to allow a one (1)-foot setback for an outdoor bbq/pizza oven structure along a portion of the southerly property line is unreasonable because it would unduly restrict the property owners from improving their property with an outdoor specialized cooking amenity, which complements the site and its primary residential use. The Building and Safety and Fire Codes require the bbq/pizza oven structure to maintain a certain clearance and separation distance from structures and/or roof areas. To comply with Code, the subject outdoor cooking amenity would need to be relocated on the rear lawn, which would not be practical because it would conflict with circulation and would not integrate with the existing site conditions. Further, the rear lawn provides appropriate open space for circulation, which meets the intent of the Code to provide visual relief and recreation. By relocating the bbq/pizza oven on the lawn will result in, not only removing landscaping, but it would also compromise open space used for recreation, which is contrary to the objectives of the Code.

**B. There are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood.**

There are exceptional circumstances or conditions applicable to the intended use of an outdoor bbq/pizza oven. While outdoor residential bbq areas are not

uncommon on residential properties, the subject outdoor cooking amenity is a custom made outdoor bbq/pizza oven, which is different than a typical outdoor bbq area. This is a unique outdoor cooking amenity consisting of a small sink and counter, two ovens with chimneys and a bbq. With the exception of the two chimneys, the majority of the structure is approximately three feet high to the counter/sink top and constructed and designed with colors and materials that integrate with the aesthetics and style of the main house. The Building and Safety and Fire Codes will require the bbq/pizza oven structure to maintain a certain clearance and separation distance from structures and/or roof areas. To comply with these codes, the subject outdoor cooking amenity would need to be relocated somewhere else on the rear lawn and away from structures and/or roof area. This would not be a practical because it would conflict with circulation in the rear yard, remove a permeable (landscape) surface and it would not integrate with the existing site conditions. Currently, the rear yard is primarily comprised of landscaped open space and a swimming pool with a garage located at the rear towards the east side of the property. If the bbq/pizza oven were to comply with the six-foot interior setback standard while maintaining the required clearance and separation distance from structures and/or roof areas, the bbq/pizza oven would need to be relocated on the existing rear lawn. It is not feasible to arbitrarily place the bbq/pizza oven on the lawn because it would compromise landscaping and interrupt open space and circulation in an area used by the property owners for recreation and a children play area. Therefore, considering the current site conditions combined with the need to comply with applicable codes (Building and Safety, Fire and Zoning), relocating the bbq/pizza oven to a different location on the subject site would not be feasible.

**C. The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in which the property is located.**

The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in which the property is located, because the structure would not compromise open space, light, ventilation and privacy between properties. Considering that the rear property line is approximately 103 feet wide and the subject structure will only encroach into a portion of the setback (approximately 20%), the property will continue to provide adequate open space, light air, and ventilation along its southerly property line and will not compromise neighboring properties or structures. Also, the structure is located at the rear of the property and is not visible from the street and will only encroach within a portion (approximately 20 feet) of the interior setback along the southerly property line.

Smoke emitted by a residential outdoor cooking amenity similar to a bbq, is typical. However, adherence and compliance with the Building and Safety Code and AQMD Rule 445, including eliminating the wood-burning fueling system, approval of the variance will not be detrimental to the neighborhood. Additionally, based on the City's Residential Building Code the following applies to chimneys: chimneys shall extend not less than two feet higher than any portion of a building within ten (10) feet, but shall be not less than three feet above the highest point where the chimney passes through the roof (R1003.9). Additionally, chimney caps (R1003.9.1) and spark arrestors (R1003.9.2) are required. Compliance with all Building and Safety and Fire codes including, but not limited to the above standards will ensure that the outdoor bbq/pizza oven will not be materially detrimental to the public welfare or injurious to the property or the neighborhood. While there are developed residential properties directly adjacent to the east, west and south, the subject bbq/pizza oven would not be directly adjacent to any residential buildings or structures. Therefore, maintaining the bbq/pizza oven in its present location will not compromise light, air, open space, ventilation and privacy. One anonymous letter was submitted opposing the variance request for the outdoor bbq/pizza oven. The basis of the letter expressed concern regarding smoke and odor emitting from the wood burning bbq/pizza oven. At the public hearing, several neighbors attended the hearing and expressed their support of the project including neighbors directly adjacent to the subject site to the east and west. Therefore, considering that the project is not visible from the street, is not directly adjacent to any structures, will be required to comply with all Building and Safety and Fire Codes, and public testimony received at the public hearing by neighbors in the area in support of the project, including those directly adjacent to the property to the east and west, the granting of the variance will not be detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood.

**D. The granting of the variance will not be contrary to the objectives of the ordinance.**

The setback variance to allow the outdoor bbq/pizza oven one-foot from the interior setback at the south side of the property will not be contrary to the objectives of the ordinance. The objective of the interior setback is to enable appropriate open space, light, and ventilation between properties. The purpose of the variance process is to assure that no property, because of the special circumstances applicable to it, shall be deprived of privileges commonly enjoyed by other parties in the same zone and vicinity. As such, an outdoor cooking amenity such as a bbq area is not uncommon in the "R1"

zone or the neighborhood where the property is located. The existing buildings on the property will remain unchanged and will not be impacted by the project. Granting of the variance will not compromise the existing house or detached garage and existing site characteristics. Furthermore, granting of the variance will not be contrary to the objectives of the ordinance because the variance will allow the owner to maintain a one-foot setback for a custom-made outdoor bbq/pizza oven while not compromising light, air, open space and ventilation between properties, which are the objectives of the interior setback standard. Additionally, with the exception of the vertical chimneys, the majority of the bbq structure is three feet in height that is well below the height of adjacent wall. Denying the variance for the patio cover would ensure that the existing height of the bbq would be maintained since it would provide appropriate clearance from structures and adequate light, open space, ventilation and privacy would not be compromised.

## CONDITIONS OF APPROVAL

**APPROVAL** of this Variance shall be subject to the following conditions:

1. That the development shall be in substantial accord with the plans submitted with the application and presented at the hearing except for any modifications as may be required to meet specific Code standards or other conditions stipulated herein to the satisfaction of the Planning Hearing Officer.

2. That all necessary permits (i.e., building, fire, engineering, etc.) shall be obtained from the Building and Safety Division and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.

3. That Design Review approval or Exemption shall be obtained prior to the issuance of a building permit.

4. That any exterior lighting shall be directed onto the subject property and away from adjacent properties and the public right-of-way to the satisfaction of the Planning Hearing Officer.

5. That landscaping areas shall be maintained in good condition with live plants and free of weeds and trash.

6. That sufficient measures shall be enforced to effectively reduce any odor or smoke emitted from the outdoor bbq/pizza oven. The bbq/pizza oven shall come into compliance with South Coast Air Quality Management District (AQMD) Rule 445. Such changes may require alternate fuel sources such as natural gas or propane rather than wood.

7. That sufficient measures shall be enforced to effectively eliminate disturbing noise, disturbing light, and loud conversation.

8. That any expansion or modification of the bbq/pizza oven structure shall require a new variance as determined by the Planning Hearing Officer.

9. That the premises shall be made available to any authorized City personnel (Fire, Police, Neighborhood Services, etc.), for inspection to ascertain that all conditions of approval of this variance are complied with.

10. That the applicant shall comply with all Section requirements as specified in their respective memos to the satisfaction of the City Department Directors, unless otherwise amended by the said Department.

11. That the applicant shall comply with all Building and Safety requirements as noted in their memo dated November 1, 2019.

**APPEAL PERIOD**

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper City and public agency.

Under the provisions of the Glendale Municipal Code, Title 30, Chapter 30.62, any person affected by the above decision has the right to appeal said decision to the Planning Commission if it is believed that the decision is in error or that procedural errors have occurred, or if there is substantial new evidence which could not have been reasonably presented. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires.

Any appeal must be filed on the prescribed forms within fifteen (15) days following the actual date of the decision. Information regarding appeals and appeal forms will be provided by the Permit Services Center (PSC) or the Community Development Department (COD) upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **March 12, 2020**, at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 a.m. to 12:00 p.m., or at the Community Development Department (COD), 633 East Broadway, Room 103, Monday thru Friday 12:00 p.m. to 5 p.m.

**APPEAL FORMS available on-line: http://www.glendaleca.gov/appeal**

## TRANSFERABILITY

This authorization runs with the land for which it was intended for and approved. In the event the property is to be leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions and/or limitations of this grant.

## GMC CHAPTER 30.41 PROVIDES FOR

Termination

Every right or privilege authorized by a Variance shall terminate two (2) years after the granting of such, unless the exercise of such right or privilege has commenced in good faith prior to such time, except as otherwise provided for.

Cessation

A Variance may be terminated by the review authority upon any interruption or cessation of the use permitted by the Variance for one year or more in the continuous exercise in good faith of such right and privilege.

Extension

Variances granted by such right or privilege may be requested one time and extended for up to a maximum of one (1) additional year upon receipt of a written request from the applicant and demonstration that a reasonable effort to act on such right and privilege has commenced within the two (2) years of the approval date. In granting such extension the applicable review authority shall make a written finding that neighborhood conditions have not substantially changed since the granting of such variance.

## VIOLATIONS OF THESE CONDITIONS

Violations of conditions required by this determination may constitute a misdemeanor or infraction under Section 1.20.010 of the Glendale Municipal Code (GMC) and/or a violation of other local, State or Federal laws or regulations. Unless a specific penalty is provided, any person convicted of a misdemeanor shall be punished by a fine not to exceed one thousand dollars ($1,000.00), or imprisonment for a term not to exceed six (6) months, or by both fine and imprisonment. Infractions are punishable by a fine not exceeding the sum of five hundred dollars ($500.00) for each violation. Violations of conditions required by this determination may be grounds for a revocation.

## REVOCATION, CONTINUING JURISDICTION

Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over variances and conditional use permits (individual cases heard and decided upon by the Planning Hearing Officer).

To consider the revocation, the Planning Hearing Officer shall hold a public hearing after giving notice by the same procedure as for consideration of a Variance at least ten (10) days notice by mail to the applicant or permittee. Continuing jurisdiction over

any case is the purview of the Planning Hearing Officer, with concurrence by the Director of Community Development.

**NOTICE – subsequent contacts with this office**

The applicant is further advised that all subsequent contacts with this office regarding this determination must be with the Case Planner (Brad Collin *at 818-548-3210*) first and then, the Planning Hearing Officer who acted on this case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **By Appointment Only**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

Sincerely,
Philip Lanzafame
Director of Community Development

Milca Toledo
Planning Hearing Officer
MT:BC:sm

CC: City Clerk (K.Cruz); Police Dept. (A.Jenks/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(J.Halpert); Traffic & Transportation Section (Larry Tan/S. Vartanian); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (G. Tom/S. Boghosian); Glendale Water & Power -Electric Section (V. Avedian/B. Ortiz); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (Rene Sada); Integrated Waste Management Admin. (D. Hartwell); Maintenance Services Section Admin. (D. Hardgrove); Street and Field Services Admin.; Engineering and Environmental Management (C.Chew/R. Villaluna); and case planner – Brad Collin.

Building & Safety

# CITY OF GLENDALE
## INTERDEPARTMENTAL COMMUNICATION
## Community Development Department
## Request for Comments Form (RFC)

**DATE: 10/28/2019** **DUE DATE: 11/8/2019**

**NOTE: If project comments are not received by the due date, it will be assumed that your department has no comments.**

**FROM:** Brad Collin **Tel. #** 3210

**PROJECT ADDRESS:** 820 West Kenneth Road

Applicant: Rita Noravian

Property Owner: Vahe Kuzoyan

**PROJECT DESCRIPTION: Legalization of BBQ structure and covered patio within the interior setback at the rear of the property – not visible from the street**

## PLEASE CHECK:

_____ **A. CITY ATTORNEY**

**B. COMMUNITY DEVELOPMENT:**

- x **(1) Building & Safety**
- _____ **(2) Economic Development**
- _____ **(3) Housing**
- x **(4) Neighborhood Services**
- x **(5) Planning & Urban Design EIF/Historic District**

_____ **D. COMMUNITY SERVICES/PARKS:**

_____ **E. FIRE ENGINEERING (PSC)**

**F. GLENDALE WATER & POWER:**

- _____ **(1) Water**
- _____ **(2) Electric**

_____ **G. INFORMATION SERVICES (Wireless Telecom)**

**H. PUBLIC WORKS (ADMINISTRATION):**

- _____ **(1) Engineering & Land Development**
- _____ **(2) Traffic & Transportation**
- _____ **(3) Facilities (city projects only)**
- _____ **(4) Integrated Waste**
- _____ **(5) Maintenance Services/Urban Forester**

_____ **J. GLENDALE POLICE**

**K. OTHER:**

- _____ **(1) STATE-Alcohol Beverage Control (ABC)**
- _____ **(2) Tribal Consultations (EIFs)**
- _____ **(3) City Clerk's Office**

## ENTITLEMENT(S) REQUESTED

Variance Case No.: PVAR 1917127

AUP/CUP Case No.: _____

ADR/DRB Case No.: _____

Tentative Tract/Parcel Map No.: _____

Zone Change/GPA: _____

Other _____

**INTER-DEPARTMENTAL COMMUNICATION**
**PROJECT CONDITIONS AND COMMENTS**

| | |
|---|---|
| **Project Address:** ___820 West Kenneth Rd_____ | **Project Case No.:** PVAR 1917127_____ |

***If project comments are not received by the due date, it will be assumed that your department has no comments.***

***NOTE:*** *Your comments should address, within your area of authority, concerns and potentially significant adverse physical changes to the environment regarding the project. You may also identify code requirements specific to the project, above and beyond your normal requirements. Applicant will be informed early in the development process. You may review complete plans, maps and exhibits in our office, MSB Room 103. We appreciate your consideration and look forward to your timely comments.* Please do not recommend APPROVAL or DENIAL. *For any questions, please contact the Case Planner ASAP, so as not to delay the case processing.*

**COMMENTS:**

☐ **This office DOES NOT have any comment.**

☒ **This office HAS the following comments/conditions.** ☐ (See attached Dept. Master List)

**Date: 11-01-2019**

**Print Name: Sarkis Hairapetian**
**Title: Pr. BCS. Dept. B&S. Tel.: X-3209**

Presented plans for review by the Building Department were based on current applicable Code(s) 2016 CBC (and/or 2016 CRC).

The following items are found to be non-compliant/in violations of the Code.

1. Exterior walls and allowable openings in walls for fire separation distance requirements per table R302.1 (1) and/or R302.1 (2).
2. Eaves/overhangs/projections for fire separation distance requirements per Table R302.1 (1) and/or R302.1 (2).
3. Chimney clearances and termination above roof line.
4. Chimney does not extend a min. 2' above any portion of the building within 10'. (CBC 2113.9)
5. Chimneys are not equipped with an approved spark arrestor. (CBC 2113.9.1)
6. Posts or columns exposed to weather and within the periphery of the building are not supported by concrete piers or metal pedestals projecting 1" above a concrete floor or 6" above exposed earth and the earth be covered by an approved impervious moisture barrier.
7. Post or columns are not natural durability or preservative-treated wood. (R317.1.4 CRC)
8. Structure has no lateral resisting element(s) against wind & seismic protection.
9. Wood-burning fireplaces are illegal in California only gas burning fireplaces can be built into new construction.

10. Additional corrections may be required following review of the revised plans.

After considering the evidence presented above with respect to this application, and submitted plans herewith, Building & Safety has denied your application.