



OFFICE OF THE CITY ATTORNEY CODE ENFORCEMENT DIVISION

Appeal Information Packet

APPEAL REQUESTED BY: ANGELICA M SANCHEZ
CASE NUMBER: E25-06722
LOCATION: 7462 E FEDORA AVE
APN: 310-681-17

PREPARED BY: GILBERT RUELAS
PHONE: 559-621-8468

HEARING DETAILS: JANUARY 20, 2026 @1 PM
Fresno City Hall
2600 Fresno St., Council Chambers
(located on the 2nd floor)

cc: ANGELICA M. SANCHEZ, Appellant
Building Standards Appeals Board
DION GARCIA, Housing Program Supervisor
CHRISTINA ROBERSON, Assistant City Attorney

Private and sensitive data information including, but not limited to, reporting party's contact information, driver's license numbers, social security numbers, and phone numbers have been redacted.

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**City of Fresno
Code Enforcement
Request for Service**

Date: 12/22/2025 By: Gilbert Ruelas Time: 08:39 AM Case Number: E25-06722
Location: 7462 E FEDORA AVE 93737 APN: 310-681-17

Contact Person: (OW) SANCHEZ ANGELICA M FresGo ID: 25-00070667
Mailing Address: 7462 E FEDORA AVE PD: SOUTHEAST
FRESNO, CA 93727

Phone:

Zone: RS-4/UGM Council District: 7 Orig: Fresno Priority: 2

Case Type: General Enforcement Inspector ID: Gilbert Ruelas

Case Text: Construction w/o permits Large garage in backyard

**City of Fresno
Code Enforcement
Request for Service**

Date: 12/22/2025 By: Time: 10:39:10 AM Case Number: E25-06722
Location: 7462 E FEDORA AVE E 93737 APN: 310-681-17

Contact Person: (RP) Unknown Unknown Unknown FresGo ID: 25-00070667
Mailing Address: PD: SOUTHEAST

Phone:

Email:

Zone: RS-4/UGM

Council District: 7 Orig: Fresgo Priority: 2

Case Type: General Enforcement

Inspector ID: Gilbert Ruelas

Case Text: Construction w/o permits Large garage in backyard

CASE SUMMARY
CODE ENFORCEMENT CASE NO. E25-06722

5/21/25: Case was opened for construction without permits.

5/22/25: Case was assigned to me, Inspector Gilbert Ruelas.

5/22/25: I conducted an initial inspection and found 3 violations, unapproved approach used to gain access to park on property, junk/rubbish throughout, and large accessory structure built in the backyard without plans or permits. No contact was made and I left a door hanger.

5/30/25: I conducted a 2nd inspection and the initial 3 violations remained. No contact was made and I left another door hanger.

5/30/25: I issued a Notice and Order.

6/6/25: I attempted to call Carmen Sanchez at the property's listed phone number, but there was no answer.

6/10/25: A copy of the Notice and Order was posted at the front door.

6/30/25: I conducted a follow up inspection, and 2 violations were removed, junk/rubbish and unapproved approach used to gain access to park on property. 1 violation remained, large accessory structure built in the backyard without plans or permits.

7/31/25: I checked the permit for B25-07586 and found that additional information is needed from the property owner. Therefore, I have granted a 30-day extension.

9/4/25: I found a contact email during my permit check and sent an email asking for an update on the shed. I received a response from Carmen Sanchez stating that once she receives plans from Central Valley then she will email me back. I provided her with a new deadline of October 3, 2025.

10/13/25: I checked the permit for B25-07586 and there were no new updates on the permit application.

10/13/25: I emailed Carmen Sanchez informing her that there were no new updates and asked her to contact me as soon as possible with an update.

10/22/25: I checked the permit for B25-07586 and there were no new updates on the permit application.

10/22/25: I emailed Carmen Sanchez asking for an update and I informed her that if there is no response then I will move forward with further enforcement. I also provided her with a new deadline of October 29, 2025.

10/30/25: I conducted a follow up inspection, and 1 violation remained, large accessory structure built in the backyard without plans or permits.

10/30/25: I checked the permit for B25-07586 and there were no new updates on the permit application.

10/30/25: Citation 1 was issued by me.

CASE HISTORY REPORT

CASE NUMBER E25-06722

CASE TYPE: General Enforcement
Assessor's Parcel Number: 310-681-17
Primary Address: 7462 E FEDORA AVE
FRESNO, CA 93737

Date Established: 05/20/2025
Status: RECOMMENDED
CITATION
Closed Date:

Inspector Assigned: Gilbert Ruelas
Inspector Phone: 559-621-8468
Inspector Email: Gilbert.Ruelas@fresno.gov

CASE DATA:	JURISDICTION:	CITY	FINE SUMMARY:	TOTAL INVOICED: \$913.00
	ZONE CODE:	RS-4/UGM		TOTAL PAID: \$0.00
	INSPECTION AREA:			BALANCE: \$913.00
	COUNCIL DISTRICT:	7		
	ACREAGE:	0.16		

NARRATIVE: Construction w/o permits Large garage in backyard

OWNER: Primary SANCHEZ ANGELICA M 7462 E FEDORA AVE FRESNO CA 93727

CONTACTS:	TYPE	NAME	ADDRESS
	Complainant	Unknown	Unknown
	Lien-Mortgage Holder	RESOURCE INC., CFL #607 2286	7330 N PALM AVE SUITE 106 FRESNO CA
	Tenant	CARMEN SANCHEZ	7462 E FEDORA AVE FRESNO CA 93737

HISTORY:	Date	Action	Details
	05/21/2025	Violation Added: HC CONSTRUCTION W/O PERMITS	
	05/21/2025	ASSIGNED TO AREA	Task: Case Intake Action By: Christina Pasillas Comments:
	05/22/2025	SR CASE ASSIGNED TO INSPECTOR	Status: COMPLETED Assigned Staff: Gilbert Ruelas Time: 0.0 Description: Reassign to Inspector Ruelas 5/22/25. Case reassigned to Inspector Ruelas. DG.

CASE HISTORY REPORT

CASE NUMBER E25-06722

05/22/2025	PX INSERT PIX INTO PHOTO MGT	Status: COMPLETED Assigned Staff: Gilbert Ruelas Time: .08 Description: uploaded photos
05/22/2025	Inspection Scheduled	Inspection Type: Initial Inspection Inspector: Gilbert Ruelas Request Comments:
05/22/2025	AREA ASSIGNED	Task: Staff Coordination Action By: Gilbert Ruelas Comments:
05/22/2025	Inspection Resulted	Inspection Type: Initial Inspection Time: 11:10 AM-11:30 AM Total Time: 0.33 Status: Left Door Hanger Inspector: Gilbert Ruelas Result Comments: This property has added a large storage structure in the back yard. They have added a secondary driveway that they are driving over the curb to park on. There were some miscellaneous items in the driveway. Nobody answered the door, so I left a door hanger asking for a callback to schedule an inspection. Photos were taken and uploaded. 5/22/25 GR
05/23/2025	IN VIOLATION- FOLLOW-UP	Task: Inspection Action By: Gilbert Ruelas Comments:
05/30/2025	PX INSERT PIX INTO PHOTO MGT	Status: COMPLETED Assigned Staff: Gilbert Ruelas Time: .08 Description: uploaded photos
05/30/2025	N1 NOTICE PREPARATION N&O/NOV	Status: COMPLETED Assigned Staff: Gilbert Ruelas Time: .17 Description: prepared a notice and order
05/30/2025	GN GENERAL NOTES	Status: ☐ Assigned Staff: Gilbert Ruelas Time: 0 Description: general notes Although I did not have access to the back yard, the added large shed is well over the allowed 120 square feet. It will be on the notice being sent out. GR
05/30/2025	Inspection Scheduled	Inspection Type: Initial Inspection Inspector: Gilbert Ruelas Request Comments:

CASE HISTORY REPORT

CASE NUMBER E25-06722

05/30/2025	Inspection Resulted	Inspection Type: Initial Inspection Time: 11:00 AM-11:10 AM Total Time: 0.17 Status: In Violation - Issue Notice Inspector: Gilbert Ruelas Result Comments: 1. An unapproved approach is used to gain access to park on the property: driving over the curb and sidewalk. (FMC §§ 10-605(j), 10-605(l), 15-104(A)(2), 15-2417, 15-6304.) Cease driving over the curb and sidewalk. Option: Bring this notice to the Public Works Department (City Hall, 2600 Fresno Street, 4th Floor) and submit an application to install an approved approach and driveway onto the property. 2. This property has rubbish and/or junk (including but not limited to garbage plywood and other miscellaneous items) located in the driveway of the property. (FMC § 10-605(a).) Remove all rubbish and junk from the property. 3. There is an accessory building located at (Large accessory structure) which was built without the required plans, permits, and inspections, and does not meet the minimum building code requirements. (FMC §§ 11-103, 11-307, 11-308, 11-310; Cal. Residential Code §§ R105.1, R106.1, R109.1.) Remove this structure. Option: Submit plans to the Planning and Development Department and obtain all required permits and inspections. NOTICE: Pursuant to California Health and Safety Code Section 17980.12, property owner has a right to request a delay in enforcement of an accessory dwelling unit (ADU) on the basis that correcting the violation is not necessary to protect health and safety. Such a request must be submitted in writing to: Code Enforcement, 2600 Fresno Street, Room 3076, Fresno, CA 93721. ^ Arrived at 1101 am. There is evidence of driving over the curb to park on the cemented area in the front yard. There are miscellaneous items stored in front of the garage. There is a large metal storage shed that was added to the back yard. The structure is well over the allowed 120 square feet. No one answered the door, so I left another door hanger. Photos were taken and uploaded. 5/30/25 GR
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06/03/2025	PT HC PIRT (TITLE SEARCH)	Status: COMPLETED Assigned Staff: Gilbert Ruelas Time: .08 Description: PIRT REQUEST
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CASE HISTORY REPORT

CASE NUMBER E25-06722

06/06/2025	PC TELEPHONE CALL	Status: COMPLETED Assigned Staff: Gilbert Ruelas Time: 0.08 Description: no answer Carmen Sanchez [REDACTED]. I called the listed number for the property and there was no answer, and the voicemail box was not set up. Unable to leave a message.
06/10/2025	PX INSERT PIX INTO PHOTO MGT	Status: COMPLETED Assigned Staff: Gilbert Ruelas Time: .08 Description: uploaded photos
06/10/2025	Inspection Scheduled	Inspection Type: Follow-Up Inspection Inspector: Gilbert Ruelas Request Comments:
06/10/2025	Inspection Resulted	Inspection Type: Follow-Up Inspection Time: 10:35 AM-10:45 AM Total Time: 0.17 Status: Notice Posted Inspector: Gilbert Ruelas Result Comments: Posted a Notice and Order at the front door. Photos were taken and uploaded. 6/10/25 GR
06/11/2025	ASSESSMENT	Status: COMPLETED Assigned Staff: Jose Carrillo Time: 0 Description: SET2509-00115 ASSESSMENT - AUGUST 2025
06/11/2025	Invoice	Processed By: Vanhtsanah Vongsoury Invoice Number: 879750 Invoice Amount: 100.00
06/27/2025	PI HC PERMIT INQUIRY	Status: COMPLETED Assigned Staff: Gilbert Ruelas Time: .08 Description: permit research B25-07586-permit was applied for on 6/16/25 and additional information was requested from the Building Department. I will continue to monitor.
06/30/2025	PX INSERT PIX INTO PHOTO MGT	Status: COMPLETED Assigned Staff: Gilbert Ruelas Time: .08 Description: uploaded photos

CASE HISTORY REPORT

CASE NUMBER E25-06722

06/30/2025	Inspection Scheduled	Inspection Type: Follow-Up Inspection Inspector: Gilbert Ruelas Request Comments:
06/30/2025	IN VIOLATION-TIME EXTENSION	Task: Inspection Action By: Gilbert Ruelas Comments:
06/30/2025	Inspection Resulted	Inspection Type: Follow-Up Inspection Time: 8:40 AM-9:00 AM Total Time: 0.33 Status: In Violation - Time Extension Inspector: Gilbert Ruelas Result Comments: Junk and miscellaneous items in front of the garage have been removed and there are no longer tire marks showing they are driving over the curb. The large shed remains in the back yard. Photos were taken and uploaded. 6/30/25 GR
07/12/2025	Invoice	Processed By: Keith Hobday Invoice Number: 884345 Invoice Amount: 1.50
07/21/2025	Invoice	Processed By: Jose Carrillo Invoice Number: 885619 Invoice Amount: 60.00
07/31/2025	PI HC PERMIT INQUIRY	Status: COMPLETED Assigned Staff: Gilbert Ruelas Time: .08 Description: permit research B25-07586-additional information is needed and has not been submitted by the property owner. I will monitor progress and grant one more extension before moving towards further enforcement action. 30-day extension granted.
08/11/2025	Invoice	Processed By: Keith Hobday Invoice Number: 888828 Invoice Amount: 1.50

CASE HISTORY REPORT

CASE NUMBER E25-06722

09/04/2025 EM E MAIL

Status: COMPLETED **Assigned Staff:** Gilbert Ruelas **Time:** .08
Description: emailed the PO Angelica
From: Gilbert Ruelas
Sent: Thursday, September 4, 2025 8:27 AM
To: [REDACTED]
Subject: 7462 E FEDORA AVE

Good morning, can you please give me an update on where you are with the process of getting your shed permitted. I don't see any permit on file, I only see them asking you for additional information on 6/19/25. Please get back to me with an update so I can look into giving you the appropriate extension. I will need to hear from you by next Tuesday. You may be subject to further enforcement. Thank you for your time and have a nice day.

Gilbert Ruelas
Community Revitalization Specialist
City Attorney's Office – Code Enforcement Unit
City of Fresno
(559) 621-8400 office
(559) 621-8468 office direct
gilbert.ruelas@fresno.gov

09/04/2025 PI HC PERMIT
INQUIRY

Status: COMPLETED **Assigned Staff:** Gilbert Ruelas **Time:** .08
Description: permit research
B25-07586- last activity was additional information was requested on 6/19/25.

09/04/2025 EM E MAIL

Status: COMPLETED **Assigned Staff:** Gilbert Ruelas **Time:** .08
Description: email frm the tenant Carmen
From: carmen sanchez [REDACTED]
Sent: Thursday, September 4, 2025 2:42 PM
To: Gilbert Ruelas <Gilbert.Ruelas@fresno.gov>
Subject: Re: 7462 E FEDORA AVE

External Email: Use caution with links and attachments

I will email you once I've received the plans for the structure from Central Valley. Until the plans have been received regardless of timelines, sanctions or further enforcement there is not much more that I can do, my hands are tied. I realize that I should have applied for the permit ahead of time however, time, money and just the whole understanding of this process was not a luxury that I had while I was losing my home. The structure that obviously my neighbor chose to report, was my solution to housing my entire life after I was left homeless. Please know, I have every intention of seeing this through and would appreciate any grace you could give me. As a 75 year old widowed woman, this entire process has been extremely difficult for me to

CASE HISTORY REPORT

CASE NUMBER E25-06722

understand.

On Thu, Sep 4, 2025 at 2:10?PM Gilbert Ruelas <Gilbert.Ruelas@fresno.gov> wrote:
Your new deadline will be October 3, 2025. I will follow up with you shortly afterwards. However, I will need to see some progress by that date. You may be subject to further enforcement if there is no update. Thank you for contacting me and if you get any updates before the deadline, please let me know thank you. Have a nice day.

From: carmen sanchez [REDACTED]
Sent: Thursday, September 4, 2025 1:40 PM
To: Gilbert Ruelas <Gilbert.Ruelas@fresno.gov>
Subject: Re: 7462 E FEDORA AVE

External Email: Use caution with links and attachments

Hello,

I am currently working with Matthew Woodward in planning. Once I receive an answer from him, I will be able to move forward w/requesting plans from Central Valley. Please be advised, Central Valley has informed me that receipt of plans could take up to 60 days.

On Thu, Sep 4, 2025 at 8:27?AM Gilbert Ruelas <Gilbert.Ruelas@fresno.gov> wrote:
Good morning, can you please give me an update on where you are with the process of getting your shed permitted. I don't see any permit on file, I only see them asking you for additional information on 6/19/25. Please get back to me with an update so I can look into giving you the appropriate extension. I will need to hear from you by next Tuesday. You may be subject to further enforcement. Thank you for your time and have a nice day.

Gilbert Ruelas
Community Revitalization Specialist
City Attorney's Office – Code Enforcement Unit
City of Fresno
(559) 621-8400 office
(559) 621-8468 office direct
gilbert.ruelas@fresno.gov

09/04/2025	IN VIOLATION-TIME EXTENSION	Task: Inspection Action By: Gilbert Ruelas Comments:
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CASE HISTORY REPORT

CASE NUMBER E25-06722

09/04/2025	IN VIOLATION-TIME EXTENSION	Task: Inspection Action By: Gilbert Ruelas Comments:
09/10/2025	Invoice	Processed By: Keith Hobday Invoice Number: 893369 Invoice Amount: 1.50
09/15/2025	Invoice	Processed By: Jose Carrillo Invoice Number: 894109 Invoice Amount: -1.50
10/13/2025	PI HC PERMIT INQUIRY	Status: COMPLETED Assigned Staff: Gilbert Ruelas Time: 0.08 Description: permit research B25-07586-no new updates to report on the permit application.
10/13/2025	EM E MAIL	Status: COMPLETED Assigned Staff: Gilbert Ruelas Time: .08 Description: emailed the tenant Carmen From: Gilbert Ruelas Sent: Monday, October 13, 2025 8:13 AM To: 'carmen sanchez' [REDACTED] Subject: 7462 E FEDORA AVE (UPDATE NEEDED) B25-07586-There is no update on the permit that I see. Can you get back to me as soon as possible with an update. Have you talked with your contractor about the timeline it will take to resubmit what the permit is asking for. Please let me know, hope you had a great weekend and thank you for your time. Gilbert Ruelas Community Revitalization Specialist City Attorney's Office – Code Enforcement Unit City of Fresno (559) 621-8400 office (559) 621-8468 office direct gilbert.ruelas@fresno.gov
10/22/2025	PI HC PERMIT INQUIRY	Status: COMPLETED Assigned Staff: Gilbert Ruelas Time: 0.08 Description: permit research B25-07586-no new application submitted yet. .
10/22/2025	EM E MAIL	

CASE HISTORY REPORT

CASE NUMBER E25-06722

Status: COMPLETED **Assigned Staff:** Gilbert Ruelas **Time:** .08

Description: email the tenant Carmen

From: Gilbert Ruelas

Sent: Wednesday, October 22, 2025 7:22 AM

To: 'carmen sanchez' [REDACTED]

Subject: RE: 7462 E FEDORA AVE

Good morning, please get back to me with some sort of update. If there is no response I will have to move forward with further enforcement. Your new deadline will be October 29, 2025. Once again, I am trying to work with you, but I need an update of some sort of timeline, a contractor update, receipts that a contractor was hired, any update will help. I will follow up shortly after the 29th with further enforcement if there is no response. Thank you for your time and have a nice day.

From: carmen sanchez [REDACTED]

Sent: Thursday, September 4, 2025 2:42 PM

To: Gilbert Ruelas <Gilbert.Ruelas@fresno.gov>

Subject: Re: 7462 E FEDORA AVE

External Email: Use caution with links and attachments

I will email you once I've received the plans for the structure from Central Valley. Until the plans have been received regardless of timelines, sanctions or further enforcement there is not much more that I can do, my hands are tied. I realize that I should have applied for the permit ahead of time however, time, money and just the whole understanding of this process was not a luxury that I had while I was losing my home. The structure that obviously my neighbor chose to report, was my solution to housing my entire life after I was left homeless. Please know, I have every intention of seeing this through and would appreciate any grace you could give me. As a 75 year old widowed woman, this entire process has been extremely difficult for me to understand.

On Thu, Sep 4, 2025 at 2:10?PM Gilbert Ruelas <Gilbert.Ruelas@fresno.gov> wrote:

Your new deadline will be October 3, 2025. I will follow up with you shortly afterwards. However, I will need to see some progress by that date. You may be subject to further enforcement if there is no update. Thank you for contacting me and if you get any updates before the deadline, please let me know thank you. Have a nice day.

From: carmen sanchez [REDACTED]

Sent: Thursday, September 4, 2025 1:40 PM

To: Gilbert Ruelas <Gilbert.Ruelas@fresno.gov>

Subject: Re: 7462 E FEDORA AVE

CASE HISTORY REPORT

CASE NUMBER E25-06722

10/30/2025	PX INSERT PIX INTO PHOTO MGT	Status: COMPLETED Assigned Staff: Gilbert Ruelas Time: .08 Description: uploaded photos
10/30/2025	CT CITATION (ISSUED BY INSPECT	Status: COMPLETED Assigned Staff: Gilbert Ruelas Time: .17 Description: citation 1
10/30/2025	PI HC PERMIT INQUIRY	Status: COMPLETED Assigned Staff: Gilbert Ruelas Time: .08 Description: permit research B25-07586-no new update since the request to resubmit plans. Last update was on 7/30/25..... Your application requires additional information. Please provide plans for your proposed shed. A site plan is required. If you would like please email our office at Building@fresno.gov. If you are going to provide your own design plans a site plan, foundation plan, roof framing plan, and structural details. If electrical is to be installed an electrical plan would be required as well. Attached is a list of plan check requirements and a list of draftsman if you need to hire somebody to draw the plans. Once documents are uploaded notify luz.avila@fresno.gov for further processing.
10/30/2025	Inspection Scheduled	Inspection Type: Follow-Up Inspection Inspector: Gilbert Ruelas Request Comments:
10/30/2025	RECOMMENDED CITATION	Task: Inspection Action By: Gilbert Ruelas Comments:
10/30/2025	RECOMMENDED CITATION	Task: Inspection Action By: Gilbert Ruelas Comments:

CASE HISTORY REPORT

CASE NUMBER E25-06722

10/30/2025	Inspection Resulted	Inspection Type: Follow-Up Inspection Time: 9:40 AM-10:00 AM Total Time: 0.33 Status: Recommend Citation Inspector: Gilbert Ruelas Result Comments: Failure to comply with Final Notice and Order dated ____ 6-10-25____, item(s) # <u>3</u> listed on the enclosed Notice and Order. (FMC §10-615.) ^ This property has a large structure that is in the back yard that was built without the proper plans, permits or inspections. They applied for a permit in June 2025 and were asked to resubmit plans and have failed to do so. Photos were taken and uploaded. 10/30/25 GR
10/31/2025	Invoice	Processed By: Araseli Hernandez Invoice Number: 901276 Invoice Amount: 250.00
12/10/2025	PI HC PERMIT INQUIRY	Status: COMPLETED Assigned Staff: Gilbert Ruelas Time: 0.08 Description: permit research B25-07586-Additional information was requested by Luz Avila on 6/19/25 and has not been submitted. Permit application will expire on 12/16/25.
12/11/2025	PX INSERT PIX INTO PHOTO MGT	Status: COMPLETED Assigned Staff: Gilbert Ruelas Time: .08 Description: uploaded photos
12/11/2025	CT CITATION (ISSUED BY INSPECT	Status: COMPLETED Assigned Staff: Gilbert Ruelas Time: .17 Description: citation 2
12/11/2025	Inspection Scheduled	Inspection Type: Follow-Up Inspection Inspector: Gilbert Ruelas Request Comments:
12/11/2025	RECOMMENDED CITATION	Task: Inspection Action By: Gilbert Ruelas Comments:

CASE HISTORY REPORT

CASE NUMBER E25-06722

12/11/2025 **Inspection Resulted** **Inspection Type:** Follow-Up Inspection **Time:** 11:10 AM-11:20 AM **Total Time:** 0.17
Status: Recommend Citation **Inspector:** Gilbert Ruelas
Result Comments: Failure to comply with Final Notice and Order dated __6/10/25____, item (s) # __3__ listed on the enclosed Notice and Order.
(FMC §10-615.)

^

The large structure in the back yard remains without the proper plans, permits or inspections. Photos were taken and uploaded. 12/11/25 GR

12/12/2025 **Invoice** **Processed By:** Araseli Hernandez **Invoice Number:** 907326
Invoice Amount: 500.00

FINES:

INVOICE	DESCRIPTION	CHARGE	CREDIT	PAID	DUE
879750	PIRT -Title Search	\$100.00	\$0.00	\$0.00	\$100.00
885619	Lien Release Fee - ASSESSMENT	\$60.00	\$0.00	\$0.00	\$60.00
884345	Late Fee	\$1.50	\$0.00	\$0.00	\$1.50
888828	Late Fee	\$1.50	\$0.00	\$0.00	\$1.50
893369	Late Fee	\$1.50	(\$1.50)	\$0.00	\$0.00
894109	Late Fee	\$1.50	(\$1.50)	\$0.00	\$0.00
901276	1st Citation for Non-Compliance	\$250.00	\$0.00	\$0.00	\$250.00
907326	2nd Citation for Non-Compliance	\$500.00	\$0.00	\$0.00	\$500.00
TOTAL		916.00	-3.00	0.00	913.00

PROOF OF SERVICE

I, the undersigned, declare:

I am a citizen of the United States and a resident of the County of Fresno; I am over the age of eighteen years and an employee of the City of Fresno. My business address is 2600 Fresno Street, Fresno, California 93721.

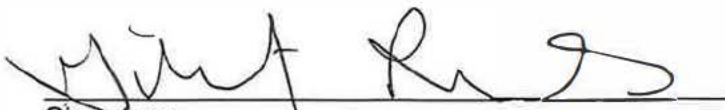
On June 10, 2025, I caused to be served the foregoing documents described as Notice and Order on the interested parties to the within action by placing the original/a true copy thereof, enclosed in a sealed envelope, addressed as stated below, as follows:

- ☐ (BY CERTIFIED) I am "readily familiar" with the City's practice of collection and processing correspondence for certified mailing. Under that practice it would be deposited with U.S. postal service on that same day with postage thereon fully prepaid at Fresno, California in the ordinary course of business.
- ☐ (BY FIRST CLASS MAIL) I am "readily familiar" with the City's practice of collection and processing of correspondence for mailing. Under that practice it would be deposited with the U.S. postal service on that same day with postage thereon fully paid at Fresno, California in the ordinary course of business.
- ☐ (BY PERSONAL SERVICE) I delivered such document(s) by hand to the addressee.
- ☐ (BY ELECTRONIC SERVICE) I delivered such document(s) to be delivered by electronic mail to the addressee.
- ☒ (BY POSTING) I posted such document(s) at the property located at:

7462 E FEDORA AVE

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on or about June 10, 2025, at Fresno, California.

 6-10-25 10:40 am
Signature

Subject Address: 7462 E FEDORA AVE
Case Number : E25-06722

Posting To:
7462 E FEDORA AVE



CODE ENFORCEMENT

2600 FRESNO STREET ROOM 3076
FRESNO, CA 93721
(559) 621-8400, FAX (559) 488-1078
www.fresno.gov

Call or Schedule an Appointment With:
Gilbert Ruelas
Community Revitalization Spec
Phone: 559-621-8468
E-Mail: Gilbert.Ruelas@fresno.gov

Case No. E25-06722/GR

June 10, 2025

SANCHEZ ANGELICA M
7462 E FEDORA AVE
FRESNO, CA 93727

SUBJECT: **NOTICE AND ORDER**
ADDRESS: **7462 E FEDORA AVE**
APN: **310-681-17**
DEADLINE: **June 28, 2025**

Enclosed is a Correction Notice and Order to remove the violations on the property referenced above by **June 28, 2025**. The violations noted on the attached Correction Notice and Order were confirmed and documented by City staff. Staff administrative time is billed to the property owner when violations of the Fresno Municipal Code (FMC) and State Health and Safety Code are confirmed and documented. Administrative fees start at \$146.00 per hour. The City is requiring that all listed violations be corrected and completed within the timeframe noted in the attached Correction Notice and Order. The City will perform a reinspection to determine if corrections have been completed.

Failure to correct the violations within the timeframe provided will result in further action by the City, including administrative citations, criminal prosecution, additional administrative fees, abatement by the City, posting against occupancy, injunction, receivership, and/or other legal action. If such action is required, you will further be held responsible for the City's costs to enforce the code and/or abate the violations. Citations may also include enforcement of Article 7 of Chapter 10 and Section 11-307 of the FMC. The City may collect costs either against the property through the imposition of liens and property tax assessments or as a personal debt collected through a collection agency or a lawsuit.

A notice of pending administrative action regarding the property may immediately be filed with the County Recorder. If the Notice and Order becomes final, a Certificate(s) of Existence of Substandard Building(s) and/or Public Nuisance(s) may be recorded with the County Recorder. Thereafter, when the corrections ordered have been completed and all fees paid, a Certificate(s) of Compliance will be recorded with the County Recorder.

APPEAL: Any person entitled to service of this Notice and Order pursuant to Fresno Municipal Code Section 10-608 or 11-327 may file an appeal pursuant to Article 4 of Chapter 1 or Article 5 of Chapter 11 of the FMC, respectively, provided the appeal is filed within 15 days of the service of this Notice and Order.

The Application for Appeal may be obtained from the City Manager's Office located on the second floor of City Hall, 2600 Fresno Street, Room 2064, Fresno, CA 93721, (559) 621-8000. An application fee of \$35.00 for up to two residential units, \$55.00 for three or more residential units, and \$75.00 for commercial units (payable to the City of Fresno), as set forth in the Master Fee Schedule of the City of Fresno, is also required and must be submitted with the appeal application. Please be advised that if the Notice and Order is upheld on appeal the City may recover enforcement costs including, but not limited to, costs incurred in investigating and defending the Notice and Order on appeal. Enforcement costs incurred by the City are recoverable even if the code violation(s) is corrected by the property owner/responsible party.

If you have any questions regarding this notice, **please contact the inspector. You must call to schedule an appointment if you wish to speak with the inspector in person.**

Enclosures: photos

INTERESTED PARTIES MAILING LIST

Copies sent Certified and First-Class Mail to the following:

RESOURCE LENDERS INC. CFL # 607 2286
7330 N PALM AVE STE 106
FRESNO, CA 93711

**CITY OF FRESNO
CODE ENFORCEMENT**

CORRECTION NOTICE AND ORDER

Address: 7462 E FEDORA AVE
APN: 310-681-17

Date: June 10, 2025
Case No: E25-06722

CORRECT THE FOLLOWING VIOLATIONS:

1. An unapproved approach is used to gain access to park on the property: driving over the curb and sidewalk.

(FMC §§ 10-605(j), 10-605(l), 15-104(A)(2), 15-2417, 15-6304.)

Cease driving over the curb and sidewalk.

Option: Bring this notice to the Public Works Department (City Hall, 2600 Fresno Street, 4th Floor) and submit an application to install an approved approach and driveway onto the property.

2. This property has rubbish and/or junk (including but not limited to garbage plywood and other miscellaneous items) located in the driveway of the property.

(FMC § 10-605(a).)

Remove all rubbish and junk from the property.

3. There is an accessory building located at (Large accessory structure) which was built without the required plans, permits, and inspections, and does not meet the minimum building code requirements.

(FMC §§ 11-103, 11-307, 11-308, 11-310; Cal. Residential Code §§ R105.1, R106.1, R109.1.)

Remove this structure.

Option: Submit plans to the Planning and Development Department and obtain all required permits and inspections.

NOTICE: Pursuant to California Health and Safety Code Section 17980.12, property owner has a right to request a delay in enforcement of an accessory dwelling unit (ADU) on the basis that correcting the violation is not necessary to protect health and safety. Such a request must be submitted in writing to: Code Enforcement, 2600 Fresno Street, Room 3076, Fresno, CA 93721.

PERMITS:

All items marked with an * (asterisk) and a letter (i.e. *B, *P, *M, *E) may require a permit to make the necessary repair.

The Building and Safety Department determines whether a permit will be required to address the violation(s) identified by the Code Enforcement Inspector.

Please bring this correction notice with you to the City of Fresno Building and Safety Permit Counter to determine if a permit is required and how to file an application for permit(s).

The Permit Counter address is 2600 Fresno St, RM 3043 (third floor), phone number (559) 621-8084.

Note: A permit may also be required on unmarked items depending on the extent of the repair(s).

DEADLINES:

All violations are to be corrected by **June 28, 2025**. A final reinspection by this department will be required for the clearance of this notice.

Note:

The expiration date of a permit **does not** change, extend, or otherwise affect the deadline to remove violations.

NOTICE TO TAXPAYERS:

Pursuant to the provisions of Sections 17274 and 24436.5 of the California Revenue and Taxation Code, you may lose certain deductions for interest, taxes, depreciation or amortization attributable to rental income derived from substandard housing.

IMPORTANT INFORMATION:

If you have any questions regarding this notice, **please contact the inspector. You must call to schedule an appointment if you wish to speak with the inspector in person.**

All corrections, removal, and/or disposal of violations must be completed in a lawful manner.



Gilbert Ruelas, Community Revitalization Spec
Phone: 559-621-8468


S.I.

CaselD	E25-06722
Address	7462 E FEDORA AVE
Owner	SANCHEZ ANGELICA M
APN	310-681-17
LocationID	N/A



Date: 05/30/2025 11:02:59 AM

Illegal structure was added to the back yard of the property.



Date: 05/30/2025 11:03:24 AM

Plywood and other miscellaneous items is illegally stored in front of the garage.



Date: 05/30/2025 11:02:47 AM

Evidence of driving over the curb to park a vehicle.

City of Fresno
Office of the City Attorney
Code Enforcement
2600 Fresno St, Room 3076
Fresno, CA 93721-3618



9314 8699 0430 0136 0795 92
RETURN RECEIPT (ELECTRONIC)



SANCHEZ ANGELICA M
7462 E FEDORA AVE
FRESNO, CA 93727

Reference Number: E25-06722 - NAO - GR/SC

City of Fresno
Office of the City Attorney
Code Enforcement
2600 Fresno St, Room 3076
Fresno, CA 93721-3618



9314 8699 0430 0136 0796 15
RETURN RECEIPT (ELECTRONIC)



RESOURCE LENDERS INC. CFL # 607 2286
7330 N PALM AVE STE 106
FRESNO, CA 93711

Reference Number: E25-06722 - NAO - GR/SC

PROOF OF SERVICE

I, the undersigned, declare:

I am a citizen of the United States and a resident of the County of Fresno; I am over the age of eighteen years and an employee of the City of Fresno. My business address is 2600 Fresno Street, Fresno, California 93721.

On June 10, 2025, I caused to be served the foregoing documents described as Notice and Order on the interested parties to the within action by placing the original/a true copy thereof, enclosed in a sealed envelope, addressed as stated below, as follows:

- X (BY CERTIFIED) I am "readily familiar" with the City's practice of collection and processing correspondence for certified mailing. Under that practice it would be deposited with U.S. postal service on that same day with postage thereon fully prepaid at Fresno, California in the ordinary course of business.
- X (BY FIRST CLASS MAIL) I am "readily familiar" with the City's practice of collection and processing of correspondence for mailing. Under that practice it would be deposited with the U.S. postal service on that same day with postage thereon fully paid at Fresno, California in the ordinary course of business.
- (BY PERSONAL SERVICE) I delivered such document(s) by hand to the addressee.
- (BY ELECTRONIC SERVICE) I delivered such document(s) to be delivered by electronic mail to the addressee.
- (BY POSTING) I posted such document(s) at the property located at:

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on or about June 10, 2025, at Fresno, California.



Signature

Subject Address: 7462 E FEDORA AVE
Case Number : E25-06722

Mail To:
SANCHEZ ANGELICA M
7462 E FEDORA AVE
FRESNO, CA 93727

RESOURCE LENDERS INC. CFL # 607 2286
7330 N PALM AVE STE 106
FRESNO, CA 93711



CODE ENFORCEMENT DIVISION

If you have questions regarding this citation, please contact the inspector listed below. You must call to schedule an appointment if you wish to speak with the inspector in person.

FIRST ADMINISTRATIVE CITATION

1. Inspection Date: 10/30/2025 Time: 9:51 AM Citation Number: E25-06722. 1
APN: 310-681-17
2. Location of Violation: 7462 E FEDORA AVE
3. The following Fresno Municipal Code (FMC) Sections were violated at the date and time noted above:
Failure to comply with Final Notice and Order dated 6-10-25, item(s) # 3 listed on the enclosed Notice and Order, (FMC §10-615.)

4. The following action is necessary on your part to correct the violation(s):
You are required to correct the violation(s) as indicated on the enclosed correction notice, specifically: item 3

5. A fine/penalty of **\$250.00** has been imposed. Payment method may be by cash, money order, or check, payable to the "City of Fresno, Code Enforcement Division", 2600 Fresno Street, Room 3076, Fresno, CA 93721-3605. Please write the citation number on the check or money order.

Please pay within 30 days. No further invoice will be sent.

Total Amount Due: **\$250.00**

Payment Due By: **December 03, 2025**

6. CONTINUED FAILURE TO COMPLY WITH THE ENCLOSED CORRECTION NOTICE MAY RESULT IN FURTHER CITATIONS WITH INCREASED AND ADDITIONAL PENALTIES FOR THE SAME VIOLATION(S) ON A DAILY BASIS AND/OR FURTHER LEGAL ACTION. A responsible party shall be guilty of a separate offense for each and every day during any portion of which any violation of any provision of the FMC is committed, continued, or permitted, and shall be punished accordingly. (FMC 1-304 (d).)
7. COLLECTIONS: Should you fail to pay these charges in full within 30 days, the City may seek collection in any or all of the following ways: (1) by a collection agency as a personal obligation; (2) as a lien attached to the subject property; (3) as a special assessment on the subject property; and/or (4) by the City Attorney's Office through judicial action. (FMC 1-501 et seq). Before a special assessment is placed on your property, an administrative hearing officer will confirm the costs by a public hearing. You will be issued a notice of the hearing at least fifteen days prior to the date of the hearing and will be allowed to file an objection.
8. LATE FEES: If you fail to pay these charges within 30 days, a late fee of 1.5% or a minimum of \$1.00 will be assessed to your outstanding balance.
9. APPEAL: You have the right to contest this citation by filing an appeal within eighteen (18) days from the date this citation was mailed (noted below). You may file the appeal with the Hearing Officer at the Office of the City Manager, City of Fresno, 2600 Fresno Street, Room 2064, Fresno, CA 93721. To schedule an appeal, contact 559-621-8000. There is an Administrative Hearing Fee of \$35 for residential units up to two, \$55 for three or more units and \$75 for commercial units. Please bring or send a check or money order with the request for appeal. You will be billed accordingly if payment is not included with your request for appeal.

Responsible Party Name and Address
SANCHEZ ANGELICA M
7462 E FEDORA AVE
FRESNO, CA 93727

Inspector Name and Phone Number
Gilbert Ruelas
559-621-8468

Inspector's Signature

I, the above-signed inspector, certify under penalty of perjury that I caused this citation to be mailed to the responsible party listed above on: November 03, 2025

S.I. D.G.

Enclosure: N&O-06/10/25; photos

Certified Article Number

9414 7266 9904 2240 6159 40

SENDER'S RECORD



CODE ENFORCEMENT
2600 FRESNO STREET ROOM 3076
FRESNO, CA 93721
(559) 621-8400, FAX (559) 488-1078
www.fresno.gov

Call or Schedule an Appointment With:
Gilbert Ruelas
Community Revitalization Spec
Phone: 559-621-8468
E-Mail: Gilbert.Ruelas@fresno.gov

Case No. E25-06722/GR

June 10, 2025

SANCHEZ ANGELICA M
7462 E FEDORA AVE
FRESNO, CA 93727

SUBJECT: NOTICE AND ORDER
ADDRESS: 7462 E FEDORA AVE
APN: 310-681-17
DEADLINE: June 28, 2025

Enclosed is a Correction Notice and Order to remove the violations on the property referenced above by **June 28, 2025**. The violations noted on the attached Correction Notice and Order were confirmed and documented by City staff. Staff administrative time is billed to the property owner when violations of the Fresno Municipal Code (FMC) and State Health and Safety Code are confirmed and documented. Administrative fees start at \$146.00 per hour. The City is requiring that all listed violations be corrected and completed within the timeframe noted in the attached Correction Notice and Order. The City will perform a reinspection to determine if corrections have been completed.

Failure to correct the violations within the timeframe provided will result in further action by the City, including administrative citations, criminal prosecution, additional administrative fees, abatement by the City, posting against occupancy, injunction, receivership, and/or other legal action. If such action is required, you will further be held responsible for the City's costs to enforce the code and/or abate the violations. Citations may also include enforcement of Article 7 of Chapter 10 and Section 11-307 of the FMC. The City may collect costs either against the property through the imposition of liens and property tax assessments or as a personal debt collected through a collection agency or a lawsuit.

A notice of pending administrative action regarding the property may immediately be filed with the County Recorder. If the Notice and Order becomes final, a Certificate(s) of Existence of Substandard Building(s) and/or Public Nuisance(s) may be recorded with the County Recorder. Thereafter, when the corrections ordered have been completed and all fees paid, a Certificate(s) of Compliance will be recorded with the County Recorder.

APPEAL: Any person entitled to service of this Notice and Order pursuant to Fresno Municipal Code Section 10-608 or 11-327 may file an appeal pursuant to Article 4 of Chapter 1 or Article 5 of Chapter 11 of the FMC, respectively, provided the appeal is filed within 15 days of the service of this Notice and Order.

CORRECTION NOTICE AND ORDER
7462 E FEDORA AVE
Page 2 of 5

The Application for Appeal may be obtained from the City Manager's Office located on the second floor of City Hall, 2600 Fresno Street, Room 2064, Fresno, CA 93721, (559) 621-8000. An application fee of \$35.00 for up to two residential units, \$55.00 for three or more residential units, and \$75.00 for commercial units (payable to the City of Fresno), as set forth in the Master Fee Schedule of the City of Fresno, is also required and must be submitted with the appeal application. Please be advised that if the Notice and Order is upheld on appeal the City may recover enforcement costs including, but not limited to, costs incurred in investigating and defending the Notice and Order on appeal. Enforcement costs incurred by the City are recoverable even if the code violation(s) is corrected by the property owner/responsible party.

If you have any questions regarding this notice, **please contact the inspector. You must call to schedule an appointment *if you wish to speak with the inspector in person.***

Enclosures: photos

INTERESTED PARTIES MAILING LIST

Copies sent Certified and First-Class Mail to the following:

RESOURCE LENDERS INC. CFL # 607 2286
7330 N PALM AVE STE 106
FRESNO, CA 93711

**CITY OF FRESNO
CODE ENFORCEMENT**

CORRECTION NOTICE AND ORDER

Address: 7462 E FEDORA AVE
APN: 310-681-17

Date: June 10, 2025
Case No: E25-06722

CORRECT THE FOLLOWING VIOLATIONS:

1. An unapproved approach is used to gain access to park on the property: driving over the curb and sidewalk.

(FMC §§ 10-605(j), 10-605(l), 15-104(A)(2), 15-2417, 15-6304.)

Cease driving over the curb and sidewalk.

Option: Bring this notice to the Public Works Department (City Hall, 2600 Fresno Street, 4th Floor) and submit an application to install an approved approach and driveway onto the property.

2. This property has rubbish and/or junk (including but not limited to garbage plywood and other miscellaneous items) located in the driveway of the property.

(FMC § 10-605(a).)

Remove all rubbish and junk from the property.

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Remove this structure.

Option: Submit plans to the Planning and Development Department and obtain all required permits and inspections.

NOTICE: Pursuant to California Health and Safety Code Section 17980.12, property owner has a right to request a delay in enforcement of an accessory dwelling unit (ADU) on the basis that correcting the violation is not necessary to protect health and safety. Such a request must be submitted in writing to: Code Enforcement, 2600 Fresno Street, Room 3076, Fresno, CA 93721.

PERMITS:

All items marked with an * (asterisk) and a letter (i.e. *B, *P, *M, *E) may require a permit to make the necessary repair.

The Building and Safety Department determines whether a permit will be required to address the violation(s) identified by the Code Enforcement Inspector.

Please bring this correction notice with you to the City of Fresno Building and Safety Permit Counter to determine if a permit is required and how to file an application for permit(s).

The Permit Counter address is 2600 Fresno St, RM 3043 (third floor), phone number (559) 621-8084.

Note: A permit may also be required on unmarked items depending on the extent of the repair(s).

DEADLINES:

All violations are to be corrected by **June 28, 2025**. A final reinspection by this department will be required for the clearance of this notice.

Note:

The expiration date of a permit **does not** change, extend, or otherwise affect the deadline to remove violations.

NOTICE TO TAXPAYERS:

Pursuant to the provisions of Sections 17274 and 24436.5 of the California Revenue and Taxation Code, you may lose certain deductions for interest, taxes, depreciation or amortization attributable to rental income derived from substandard housing.

IMPORTANT INFORMATION:

If you have any questions regarding this notice, **please contact the inspector. You must call to schedule an appointment if you wish to speak with the inspector in person.**

All corrections, removal, and/or disposal of violations must be completed in a lawful manner.



Gilbert Ruelas, Community Revitalization Spec
Phone: 559-621-8468


S.I.

CaseID	E25-06722
Address	7462 E FEDORA AVE
Owner	SANCHEZ ANGELICA M
APN	310-681-17
LocationID	N/A



Date: 05/30/2025 11:02:59 AM

Illegal structure was added to the back yard of the property.



Date: 05/30/2025 11:03:24 AM

Plywood and other miscellaneous items is illegally stored in front of the garage.



Date: 05/30/2025 11:02:47 AM

Evidence of driving over the curb to park a vehicle.

City of Fresno
Office of the City Attorney
Code Enforcement
2600 Fresno St, Room 3076
Fresno, CA 93721-3618



9314 8699 0430 0136 0795 92
RETURN RECEIPT (ELECTRONIC)



SANCHEZ ANGELICA M
7462 E FEDORA AVE
FRESNO, CA 93727

Reference Number: E25-06722 - NAO - GR/SC

City of Fresno
Office of the City Attorney
Code Enforcement
2600 Fresno St, Room 3076
Fresno, CA 93721-3618



9314 8699 0430 0136 0796 15
RETURN RECEIPT (ELECTRONIC)



RESOURCE LENDERS INC. CFL # 607 2286
7330 N PALM AVE STE 106
FRESNO, CA 93711

Reference Number: E25-06722 - NAO - GR/SC

PROOF OF SERVICE

I, the undersigned, declare:

I am a citizen of the United States and a resident of the County of Fresno; I am over the age of eighteen years and an employee of the City of Fresno. My business address is 2600 Fresno Street, Fresno, California 93721.

On June 10, 2025, I caused to be served the foregoing documents described as Notice and Order on the interested parties to the within action by placing the original/a true copy thereof, enclosed in a sealed envelope, addressed as stated below, as follows:

- X (BY CERTIFIED) I am "readily familiar" with the City's practice of collection and processing correspondence for certified mailing. Under that practice it would be deposited with U.S. postal service on that same day with postage thereon fully prepaid at Fresno, California in the ordinary course of business.
- X (BY FIRST CLASS MAIL) I am "readily familiar" with the City's practice of collection and processing of correspondence for mailing. Under that practice it would be deposited with the U.S. postal service on that same day with postage thereon fully paid at Fresno, California in the ordinary course of business.
- (BY PERSONAL SERVICE) I delivered such document(s) by hand to the addressee.
- (BY ELECTRONIC SERVICE) I delivered such document(s) to be delivered by electronic mail to the addressee.
- (BY POSTING) I posted such document(s) at the property located at:

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on or about June 10, 2025, at Fresno, California.



Signature

Subject Address: 7462 E FEDORA AVE
Case Number : E25-06722

Mail To:
SANCHEZ ANGELICA M
7462 E FEDORA AVE
FRESNO, CA 93727

RESOURCE LENDERS INC. CFL # 607 2286
7330 N PALM AVE STE 106
FRESNO, CA 93711



Photo Report

Case ID: E25-06722

Address: 7462 E FEDORA AVE

Owner: SANCHEZ ANGELICA M

APN: 310-681-17



Date: 10/30/2025 09:52:10 AM

Large structure remains in the backyard without the proper plans, permits or inspections



Date: 10/30/2025 09:52:04 AM

Large structure remains in the backyard without the proper plans, permits or inspections.



Date: 10/30/2025 09:51:50 AM

Front view of the property.

<u>Citation Request Form</u>	
Record #:	E25-06722
Inspector Assigned to Case:	GR
Division:	Code
Inspection Date:	10/30/2025
Type of Notice:	N&O
Notice of Violation/Order Dated:	6/10/2025
Additional Mailing? (Tenant, Property Manager, etc)	No
If Yes, who is the Additional Mailing for? (Tenant, Property Manager, etc)	
Citation Type 1:	Non-Compliance
Citation Amount 1:	\$250
Citation Type 2 (if applicable):	Non-Compliance
Citation Amount 2 (if applicable):	

Items # 3
 invoice # 901276

PROOF OF SERVICE

I, the undersigned, declare:

I am a citizen of the United States and a resident of the County of Fresno; I am over the age of eighteen years and an employee of the City of Fresno. My business address is 2600 Fresno Street, Fresno, California 93721.

On November 03, 2025, I caused to be served the foregoing documents described as 1st Administrative Citation - Case E25-06722.1 on the interested parties to the within action by placing the original/a true copy thereof, enclosed in a sealed envelope, addressed as stated below, as follows:

- X (BY CERTIFIED) I am "readily familiar" with the City's practice of collection and processing correspondence for certified mailing. Under that practice it would be deposited with U.S. postal service on that same day with postage thereon fully prepaid at Fresno, California in the ordinary course of business.
- X (BY FIRST CLASS MAIL) I am "readily familiar" with the City's practice of collection and processing of correspondence for mailing. Under that practice it would be deposited with the U.S. postal service on that same day with postage thereon fully paid at Fresno, California in the ordinary course of business.
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- (BY ELECTRONIC SERVICE) I delivered such document(s) to be delivered by electronic mail to the addressee.
- (BY POSTING) I posted such document(s) at the property located at:

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on or about November 03, 2025, at Fresno, California.



Signature

Subject Address: 7462 E FEDORA AVE
Case Number : E25-06722

Mail To:
SANCHEZ ANGELICA M
7462 E FEDORA AVE
FRESNO, CA 93727



9590 9266 9904 2240 6159 43

**U.S. Postal Service®
CERTIFIED MAIL® RECEIPT**

Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2240 6159 40

Certified Mail Fee	\$		NOV 3 25 1:45PM Postmark Here
Return Receipt (Hardcopy)	\$	3.60	
Return Receipt (Electronic)	\$	2.85	
Certified Mail Restricted Delivery	\$		
Postage	\$	1.20	
Total Postage and Fees	\$	7.65	

Sent to:

SANCHEZ ANGELICA M
7462 E FEDORA AVE
FRESNO, CA 93727

Reference Information

GR/AH Case# E25-06722
7462 E FEDORA AVE
FRESNO, CA 93737

PS Form 3800, Facsimile, July 2015

B25-0...  **STATUS** **LOCATION** **CONTACT** **WORKFLOW**
 Backyard S... > Add'l In... > 7462 E ... > Carme... > 19 total T
 Purchased... 06/19/2... FRESN... ●...

B25-07586 - Backyard Shed

A notice was added to this record on 2025-06-16.
 Condition: Severity: Notice
 Total conditions: 2 (Notice: 2)

[View notice](#)

Menu

Help

File Date: [06/16/2025](#)

Application Status: [Add'l Info Requested](#)

Assigned To:

Description of Work: [Purchased and installed a shed in my backyard for personal use. Shed has no](#)

Application Detail: [Detail](#)

Application Type: [Residential - New / Addition / Alteration / ADU / Duplex](#)

Documents:	File Name	Document Group	Category
------------	-----------	----------------	----------

[Show all](#)

Address: [7462 E FEDORA AVE, FRESNO, CA 93737](#)

Owner Name: [SANCHEZ ANGELICA M](#)

Owner Address: [7462 E FEDORA, FRESNO, CA 93727](#)

Application Name: [Backyard Shed](#)

Parcel No: [31068117](#)

Contact Info:	Name	Organization Name	Contact Ty
	Carmen Sanchez		Applicant
	Carmen Sanchez		Applicant

Licensed Professionals Info:	Primary	License Number	License Type	Na
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Total Fee Assessed: [\\$0.00](#)

Total Fee Invoiced: [\\$0.00](#)

Balance: [\\$0.00](#)

Custom Fields: **Residential**

Application Type
[Miscellaneous](#)

Applicant Job Value
[0](#)

Number of Buildings
 1

Housing Units
 1



Record



E25-13830



E26-00279



B25-07586

B25-0... 

STATUS

LOCATION

CONTACT

WORKFLOW

Backyard S...
Purchased...

> Add'l In...
06/19/2...

> 7462 E ...
FRESN...

> Carme...

> 19 total T
...

B25-07586 - Backyard Shed

Cancel

Help

Importance

Normal

From

Auto_Sender@Accela.com

Sent

06/19/2025 14:37:31

To

[REDACTED]

Cc

Bcc

Title

Permit Application B25-07586 - Additional Information Required

Attachment(s)

Content

Your permit application B25-07586 has been received and determined to require additional information. You can review

Comment: Your application requires additional information. Please provide plans for your proposed shed. A site plan is o.gov. If you are going to provide your own design plans a site plan, foundation plan, roof framing plan, and structural c ed as well.

Address: 7462 E FEDORA AVE, FRESNO, CA 93737

Description: Purchased and installed a shed in my backyard for personal use. Shed has no electricity.

Comments

Event

Workflow Task Update

Status

Sent



B25-0...

STATUS

LOCATION

CONTACT

WORKFLOW

Backyard S...
Purchased...

> Add'l In...
06/19/2...

> 7462 E ...
FRESN...

> Carme...

> 19 total T
...

B25-07586 - Backyard Shed

Cancel

Help

Importance

Normal

From

Lynn Ehresman [Lynn.Ehresman@fresno.gov]

Sent

07/30/2025 12:11:05

To

Carmen Sanchez

Cc

Bcc

Title

B25-07586 - documents required for review

Attachment(s)

[Designer-Architect List 2024 updated.pdf\(229.76 KB\);](#) [Residential-Plan-Check-Submittal-edit.pdf\(96.21 KB\);](#)

Content

Your application requires additional information. Please provide plans for your proposed shed. A site plan is required. If u are going to provide your own design plans a site plan, foundation plan, roof framing plan, and structural details. If el Attached is a list of plan check requirements and a list of draftsman if you need to hire somebody to draw the plans.

Once documents are uploaded notify luz.avila@fresno.gov for further processing.

Comments

Event

Status

Sent

**LEGAL AUTHORITIES
CODE ENFORCEMENT CASE NO. E25-06722**

Fresno Municipal Code

SEC. 1-302. - GENERAL ENFORCEMENT AUTHORITY; ENFORCEMENT OFFICERS.

- (a) The City Manager or any of his or her designated enforcing officers as set forth in this Code have the authority and powers necessary to gain compliance with the provisions of the Code and applicable laws. The term "enforcement officers" includes any city employee vested with authority to enforce the Code, which also includes any employee or person under contract with the City Attorney appointed to investigate and/or prosecute violations of this Code. These powers include the power to inspect public and private property and use whatever judicial and administrative remedies are available under the Code or applicable laws.
- (b) Notwithstanding any Code provision otherwise, and in addition to any authority granted the Director or others, but excluding any authority granted solely to the Police Chief or Police Department, the City Attorney, pursuant to Charter section 803(b), shall have the authority and discretion to investigate and prosecute any violations of this Code by administrative citation, civil action, and/or criminal prosecution.
- (c) Where the Director or City Manager has authority to enforce the code or approve regulations to implement or interpret the code, such authority shall also be granted to the City Attorney.

SEC. 1-303. - AUTHORITY TO INSPECT.

Any enforcement officer shall also have authority to enter upon any property or premises to ascertain whether provisions of the Fresno Municipal Code or applicable state codes, regulations, or ordinances are being obeyed, and to make examinations and surveys as may be necessary in the performance of their duties. These may include taking photographs, video, samples, or other physical evidence. All inspections, entries, examinations, and surveys shall be done in a reasonable manner and where entry onto the premises is necessary with the consent of the owner, agent, or occupant. If an owner, occupant, or agent refuses permission to enter or inspect, the enforcement officer may seek an inspection warrant pursuant to the procedures provided for in Code of Civil Procedure Sections 1822.50 through 1822.59 or their successors to perform duties imposed upon said person.

SEC. 1-308. - ADMINISTRATIVE CITATIONS AND PENALTIES.

The Council finds that there is a need for an alternative method of enforcement of violations of the Municipal Code. The Council further finds and declares that an appropriate method for enforcement for violations of the Code is the following administrative citation and civil penalty program.

- (a) **Administrative Citation.** Any person violating any provision of the Code may be issued an administrative citation by an enforcement officer as provided in this article. A separate civil penalty for each violation of the Code may be assessed by means of one administrative citation. Violations deemed a threat to health and safety as defined

in this Code or pursuant to Health and Safety Code Section 17920.3 shall be penalized as set forth in the Master Fee Schedule.

- (b) **Contents.** Upon discovering or observing any violation of the Municipal Code, an enforcement officer may issue an administrative citation, in a form approved by the City Attorney, to a violator or property owner, with the following contents:
- (1) Date and location of the violation(s), including the street address, if any, and the approximate time the violation(s) were observed;
 - (2) Section(s) of the Code violated and brief description of how the section(s) are violated; if the citation is for a violation of the Management of Real Property Ordinance set forth in Chapter 10, Article 7, the citation shall include a statement specifying the behaviors which constitute the nuisance.
 - (3) Description of the action required to correct the violation(s), if applicable; and if applicable, the date by which the violation must be corrected.
 - (4) Statement explaining the consequences of failure to correct the violation(s);
 - (5) Amount of penalty imposed for the violation(s);
 - (6) Explanation of how the penalty shall be paid and the time period by which it shall be paid, and the consequences of failure to pay the penalty;
 - (7) Right to contest the contents of the administrative citation and right of appeal, including the name and address of the City Manager for purposes of filing any notice of appeal; and
 - (8) Signature of the enforcement officer.
- (c) **Issuance.** The enforcement officer shall attempt to issue the citation to the responsible party for any violation of this Code. For purposes of issuance of a citation to a business, the citation may be issued to the person in immediate control of the business on site at the time of the issuance of the administrative citation and penalty. The citation officer may, but is not required, to obtain the signature of the person upon whom the citation was issued. The lack of signature shall in no way affect the validity of the citation and subsequent proceedings.
- (d) **Issuance When Unable to Locate Violator.** If the enforcement officer is unable to locate the violator(s) then the administrative citation shall be mailed to the responsible party and property owner, if different than the violator. Administrative citations issued for violations of the provisions in Chapter 10, Article 3 of the Municipal Code (Animal Shelter) shall be mailed to the violator(s) or property owners(s) by first class mail with proof of service. Proof of service shall be documented at the time of service by a declaration under penalty of perjury executed by the person effecting service, declaring the time and manner in which the service was made. All other administrative citations shall be mailed to the violator(s) or property owners(s) by certified and first class mail. The failure of any person with an interest in the property to receive such notice shall not affect the validity of any proceedings taken under this chapter. Notice by the methods described above shall become effective on the date of mailing.

- (e) **Imposition of Penalty.** An administrative citation issued for a violation of a building, plumbing, electrical, or other structural or zoning regulation, that does not create an immediate danger to public health or safety, may be issued to the responsible party, and the citation shall state the date by which the violation must be corrected, which shall be a reasonable period of time, given the circumstances; 18 calendar days shall be a default time to correct, unless the circumstances indicate a shorter or greater time is appropriate. It shall be the responsibility of the person receiving the citation to correct the violation and provide proof to the city that it has been corrected, as set forth in the citation, or call for an inspection, as set forth in the citation, to verify the correction was made on or before the date specified on the citation. If the correction was fully and timely made, then the citation, or that part of the citation, shall be dismissed. If the correction was not fully and timely made, then the citation shall continue and penalties shall be deemed final, and failure to correct shall be deemed a continuing violation until the specified violations are verified as corrected by the city, with further penalties incurred as set forth in this Code. An administrative citation issued for a violation of a state law or this code that is a nuisance, for example, parking a vehicle on an unimproved surface, not otherwise a violation of a building, plumbing, electrical, or other structural or zoning regulation, may be issued to the responsible party immediately, and each successive day the violation continues shall constitute a separate violation with further penalties incurred as set forth in this Code.
- (f) **Appeal.** Any person issued an administrative citation may contest the contents of the administrative citation by filing an appeal under the City's Administrative Ordinance set forth in Article 4. If no appeal is filed within the time prescribed, the penalty shall be final and immediately payable.
- (g) **Penalty.** Except as otherwise set forth in this Code, the Master Fee Schedule shall establish the base schedule for the amount of the civil penalty assessed for code violations, which may vary by types and numbers of violations.
- (h) **Failure to Correct.** If the violator or property owner fails to correct the violation, subsequent administrative citations and penalties may be issued for the same violation(s) or the city may institute any other applicable action permissible under this Code to gain compliance. The amount of the penalty for each subsequent violation of the same Code provision shall increase at a rate specified in this Code.
- (i) **Payment of Fine Without Correction of Violation.** Payment of any penalty shall not excuse the failure to correct the violation nor shall it bar further enforcement action by the city. The failure of any person to pay any penalty assessed by administrative citation within the time specified on the administrative citation shall result in the assessment of an additional late fee to be charged. The amount of the late fee shall be ten percent of the total amount of the civil penalty due and owing.
- (j) **Collection of Penalty.** The city shall collect delinquent and late fees under the provisions of the Cost and Penalty Recovery Ordinance in Chapter 1, Article 5 of the Code.
- (k) **Authority to Issue Administrative Citation.** The following officers and employees have the authority to issue administrative citations and civil penalties: City Manager, City Attorney, Planning and Development Director, Director of Public Utilities, Public

Works Director, Police Chief and Fire Chief, and Director of Parks and Recreation and any other person delegated such authority by any of the above.

- (l) **Payment of Penalty and Use of Proceeds.** Except as otherwise provided, all civil penalties assessed shall be payable to the city.

SEC. 1-408. CONDUCT OF HEARING.

- (a) **Continuance.** Upon good cause shown, the hearing officer may continue the hearing by written notice before the scheduled hearing or orally at or during the hearing. Failure of the parties to exchange documents in advance of the hearing does not constitute good cause, and is not a basis for a continuance.
- (b) **Hearing.** At the hearing, the officer or employee who issued the order, citation, decision, or determination or his or her designee shall present evidence in support of the findings or reasons upon which the order, citation, decision, or determination, was based. The appellant, or any individual authorized in writing to represent the appellant, may then present evidence in support of the contentions made in the notice of appeal. The hearing shall be informally conducted. The hearing officer shall call each hearing and conduct the hearing in an orderly manner. The hearing officer shall maintain control over the order of evidence and order of witnesses called. The hearing officer shall maintain processes and procedures to facilitate an efficient and effective handling of multiple hearings.
- (c) **Rights of Parties.** The parties and anyone who participates in a hearing may be represented by an attorney or other person of the parties' choice. The parties have a right to appear, testify, present evidence, examine and cross-examine witnesses, and present written or oral arguments. Additionally, the parties may request and the hearing officer may allow the parties to submit written briefs, either before, during or after the hearing.
- (d) **Evidence.** All administrative hearings shall be governed by the following rules of evidence:
 - (1) Oral evidence shall be taken only on oath or affirmation which shall be administered by the hearing officer. Only credible testimony shall be considered by the hearing officer.
 - (2) Each party may call and examine witnesses, introduce exhibits, and cross-examine and impeach any witness on any matter relevant to the issues. If the appellant does not testify in his/her own behalf, the appellant may be called and examined as if under cross-examination.
 - (3) Such hearing need not be conducted according to the technical rules of law relating to evidence and witnesses. Any relevant evidence may be admitted if it is the type of evidence on which responsible persons are accustomed to rely on in the conduct of serious affairs, regardless of the existence of any common law rule or statute which might make improper the admission of such evidence over objection in civil actions. Hearsay evidence may be used for the purpose of supplementing or explaining any direct evidence but shall not be sufficient in itself to support a finding unless it would be admissible over objection in civil actions.

- (4) Copies of the reports and records of any governmental agency, division, or bureau will be accepted as evidence in lieu of the original thereof.
- (e) **Scope.** The scope of the hearing shall be limited to the order, citation, decision, or determination being appealed, the grounds for relief raised in the notice of appeal and any specific requirements of this Code. The hearing officer may expand the scope of the hearing on a finding that it is necessary to ensure a fair process.
- (f) **Burden of Proof; Burden of Evidence.** Except where otherwise provided in this Code, the burden of proof and production of evidence shall be with the city. Except where otherwise provided in the Code, the burden of proof shall be preponderance of the evidence.
- (g) **Open to the Public.** All hearings shall be open to the public. Any interested person shall have the right to speak at the hearing subject to the hearing officer's right to exclude irrelevant and unduly repetitious evidence. Notwithstanding the above, the parties have the right to petition the hearing officer and the hearing officer may in his or her discretion accept submission of evidence outside the presence of the public, if such evidence would not be disclosable under the Public Records Act, California Gov't Code §§ 6250, et seq.
- (h) **Waiver of Rights.** The failure of the appellant or any interested party to raise an objection to the hearing officer either before or during the hearing of any defect in notice or procedure provided under the Code or at law or in equity shall be deemed a waiver of the defect. For purposes of a waiver of objection in this subsection, defect in procedure shall include a claim that the hearing officer is biased when facts regarding the claimed bias are known or readily discoverable by the appellant or interested party or have been published to the appellant or interested party by the city. An objection of bias of the hearing officer shall be raised to the City Manager.
- (i) **Failure of Appellant to Appear.** Unless otherwise provided in the Code, if the appellant fails to appear for the hearing at the time and place noticed, the hearing officer in his or her discretion may conduct the hearing to a conclusion or may dismiss the appeal. If the appeal is dismissed, the order, citation, decision, determination appealed from shall become final and effective on the date of the hearing. Upon a showing of good cause, the hearing officer may set aside his or her decision or dismissal upon the appellant's failure to appear and may reschedule the appeal for hearing.
- (j) **Recording.** Code Enforcement appeal hearings shall be digitally sound recorded and made available for inspection and copying in the City Clerk's Office or on the City Clerk's website. Additionally, the proceedings may also be recorded by a certified shorthand reporter. If an appellant requests a certified shorthand reporter the costs of the reporter shall be borne by the appellant.
- (k) **Ex parte communication.** Other than at the hearing, there shall be no direct oral communication between the parties and the hearing officer on any matter related to the hearing without both parties being present. Any written communication to the hearing officer by a party shall be copied and served to the other party.

SEC. 1-409. HEARING OFFICER AUTHORITY.

- (a) **Order of Attendance or Production.** At the request of either the city or the appellant, the hearing officer or the City Clerk shall, on behalf of the city, issue orders for attendance of witnesses at the hearing, or production of documents on a date certain. In no event shall the date for the production of documents be less than ten days after the date the order was issued. Failure by a party to comply with an order of attendance or production may be considered a violation of this Code and, at the petition of a party, the hearing officer may impose a civil fine of up to one hundred dollars (\$100) at the time of the hearing and may take such failure into consideration in making his or her determination of the hearing.
- (b) **Subpoenas.** At the request of either the city or the appellant, the hearing officer or the City Clerk shall, on behalf of the city, issue subpoenas for attendance of witnesses at the hearing or production of documents on a date certain. In no event shall the date for production of documents be less than ten days from the date the subpoena was issued. Disobedience of such subpoena or the refusal to testify, upon other than constitutional grounds, shall constitute a misdemeanor.
- (c) **Inspection of Premises.** The hearing officer may inspect the premises involved in the hearing at any time prior to a decision, to investigate or confirm the existence of the violation(s) or conditions which are on appeal, provided that:
 - (1) Consent is granted by a person with the lawful right to grant consent or an inspection warrant is obtained;
 - (2) Reasonable notice of such inspection is given to the owner before the inspection is made;
 - (3) The parties are given an opportunity to be present during the inspection;
 - (4) The hearing officer shall place in the record the material facts and the conclusions drawn from the inspection either orally at the time of the hearing or in writing after the hearing; and
 - (5) Each party then shall have a right to rebut or explain the matters so stated by the hearing officer for the record either at the hearing or by filing a written statement within ten calendar days after the hearing.
- (d) **Oaths.** The hearing officer shall have the power to administer oaths and affirmations.
- (e) **Procedures.** The hearing officer shall have the authority to establish procedures before or during a hearing consistent with this article and the Code for purposes of efficiency and order.
- (f) **Review Authority.** The hearing officer shall sit as the trier of fact and shall rule on questions of law and admissibility of evidence. The hearing officer may affirm, reverse, modify, or set aside the order, citation, decision, or determination appealed from or may delete or impose conditions as the facts and law warrant. The hearing officer may not increase a penalty or impose a harsher remedy beyond the penalty or remedy imposed under the order, citation, decision, or determination being appealed.

If the hearing officer finds any nuisance or legal violation set forth in the citation or notice and order is continuing and remains as of the time of the hearing, the hearing officer shall order the record owner and or occupants to repair or otherwise remedy the illegal condition within thirty days from the date of the order. The hearing officer shall set a hearing to occur between thirty and sixty days after the date of the order to confirm whether the record owner and or occupants have made all repairs or remedied all illegal conditions as ordered. If the owner and or occupants show at the subsequent hearing they have made substantial progress, but have not been able to complete repairs or remedy all illegal conditions for reasons beyond their control, the hearing shall be continued to a later date to allow sufficient time to complete repairs or remedy all illegal conditions as ordered. If it is shown at a subsequent hearing the record owner and or occupants have failed to fully repair or otherwise remedy the illegal conditions, the hearing officer shall order payment of double the maximum fines permitted in this code, as well as all allowable costs and fees. Additionally, the willful failure of the owner and or occupants to timely comply with the hearing officer's order shall be deemed a criminal violation and may be prosecuted as a misdemeanor in superior court, subject to fines and or imprisonment as set forth in Section 1502 of the Charter.

- (g) **Limitations.** The hearing officer shall not have authority to waive any requirements of the Code or law. The hearing officer is required to adhere to any citation amount set in the Code or Master Fee Schedule and may not increase or decrease the amount imposed on the parties, except in cases where the citation amount is more than \$100,000. In those cases alone, the Hearing Officer shall have authority to reduce the citation amount to a reasonable amount not below \$100,000 if, after a thorough legal analysis, the Hearing Officer finds the original citation amount is constitutionally excessive. The parties themselves maintain the discretion to reduce citation amounts in order to independently settle the dispute.
- (h) **Record keeper.** The city shall maintain the administrative record of the hearing and make it available upon request by either party. The record shall be maintained for two years from the date the case is closed and no further appeals are available under the Code or at law.

SEC. 1-601. - ENFORCEMENT OF LOCAL LAWS.

- (a) In investigating any matter where the City Charter, this Code or any other ordinance of the City grants or affords to the City Attorney the duty or power to investigate, enforce, or prosecute a matter, the City Attorney shall have the power to inspect, upon reasonable notice, all papers, books accounts, records, documents and other items that may be relevant to the City Attorney's investigation, enforcement action or prosecution.
- (b) The City Attorney shall also have the power to issue subpoenas for the attendance of witnesses, to compel their attendance and testimony, to administer oaths and affirmations, to take evidence, and to issue subpoenas for the production of any papers, books, accounts, records, documents or other items that may be relevant to the City Attorney's investigation, enforcement action or prosecution.
- (c) The City Attorney may exercise these powers prior to or following the filing of any civil, criminal, or administrative action to the fullest extent permitted by law.

SEC. 1-602. - ENFORCEMENT OF FEDERAL OR STATE LAW.

- (a) Unless otherwise prohibited by federal or state law, in investigating, enforcing or prosecuting any matter where federal or state law grants or affords to the City Attorney, the duty or power to investigate, enforce, or prosecute any matter under federal or state law, the City Attorney shall have the power to inspect, upon reasonable notice, all papers, books, accounts, records, documents or other items that may be relevant to the City Attorney's investigation, enforcement action or prosecution.
- (b) The City Attorney shall also have the power to issue subpoenas for the attendance of witnesses, to compel their attendance and testimony, to administer oaths and affirmations, to take evidence, and to issue subpoenas for the production of any papers, books, accounts, records, documents or other items that may be relevant to the City Attorney's investigation, enforcement action or prosecution.
- (c) The City Attorney may exercise these powers prior to or following the filing of any civil, criminal, or administrative action to the fullest extent permitted by law. The City Attorney shall notify Council of all subpoenas issued.

SEC. 1-603. - ENFORCEMENT.

If any person refuses or fails to comply with a subpoena of the City Attorney issued pursuant to this Article, the City Attorney may petition any court of competent jurisdiction for an order compelling the person to attend and testify or produce the books, papers, records, accounts, documents, or other items required by the subpoena before the officer named in the subpoena.

California Building Code

SEC. 105.1 PERMITS REQUIRED.

Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

105.1.1 Annual permit. Instead of an individual permit for each alteration to an already approved electrical, gas, mechanical or plumbing installation, the building official is authorized to issue an annual permit upon application therefor to any person, firm or corporation regularly employing one or more qualified trade persons in the building, structure or on the premises owned or operated by the applicant for the permit.

105.1.2 Annual permit records. The person to whom an annual permit is issued shall keep a detailed record of alterations made under such annual permit. The building official shall have access to such records at all times or such records shall be filed with the building official as designated.

California Residential Code

SEC. R105 PERMITS.

R105.1 Required. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install enlarge, alter repair remove, convert or replace any electrical, gas mechanical or plumbing system the installation of which is regulated by this code, or to cause any such work to be performed shall first make application to the building official and obtain the required permit.

...

R105.5 Expiration. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance or after commencement of work if more than 180 days pass between inspections. The building official is authorized to grant, in writing one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated

R106.1 SUBMITTAL DOCUMENTS

Submittal documents consisting of construction documents, and other data shall be submitted in two or more sets, or in a digital format where allowed by the building official, with each application for a permit. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.

Exception: The building official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that reviewing of construction documents is not necessary to obtain compliance with this code.

R109.1 TYPES OF INSPECTIONS

For on-site construction, from time to time the building official, upon notification from the permit holder or his agent, shall make or cause to be made any necessary inspections and shall either approve that portion of the construction as completed or shall notify the permit holder or his or her agent wherein the same fails to comply with this code. The enforcing agency upon notification of the permit holder or their agent shall within a reasonable time make the inspections set forth in Sections R109.1.1, R109.1.1.1, R109.1.3, R109.1.4, R109.1.4.1, R109.1.4.2, R109.1.5, R109.1.5.1, R109.1.5.2, R109.1.5.3, R109.1.6, R109.1.6.1 and R109.1.6.2.

Note: Reinforcing steel or structural framework of any part of any building or structure shall not be covered or concealed without first obtaining the approval of the enforcing agency.

SEC 11-103- CALIFORNIA RESIDENTIAL CODE.

The California Residential Code, 2025 Edition, which may be referred to in this Code as the CRC, as promulgated by the California Building Standards Commission, which incorporates the adoption of the 2024 edition of the of the International Residential Code as amended with necessary California amendments and the 2024 International Residential Code of the International Code Council, is adopted and incorporated by reference into the Fresno Building Code, except that in addition to [Chapter 1](#) of the CRC, [Chapter 1](#) of the Fresno Building Code shall apply to the administration of the CRC. The CRC, incorporated into the Code, shall be referred to as the Fresno Residential Code. For purposes of administering the Fresno Residential Code, all references in [Chapter 1](#) of the Fresno Building Code to the "building code" or "code" shall mean and include the Fresno Residential Code. Where provisions of [Chapter 1](#) of the Fresno Building Code overlap with provisions of [Chapter 1](#) of the Fresno Residential Code, the Fresno Building Code controls. One copy of the CRC is on file and available for use by the public in Planning and Development Department, Building and Safety Services Division.

SEC. 11-307. - VIOLATIONS.

(a)It shall be unlawful for any person, firm or corporation or other entity to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this article. Each day that any building or lot is used, occupied or maintained contrary to any provisions of this article shall be deemed a separate offense.(b)Violations deemed a threat to health and safety as defined in this Code or pursuant to Health and Safety Code Section 17920.3 shall be penalized as set forth in the Master Fee Schedule.(c)Serial Violator.(1)Definitions. For purpose of this section, the following terms shall be defined as follows:(i)Property Owner shall mean a person or entity with an ownership interest in a property, and shall include all entities in which that person or entity has an ownership interest.(ii)Citation shall be as defined in Section 1-308, whether resulting in bringing the property into compliance, a fine, or other remedy; Citation, for the purposes of this section alone, shall not include instances in which an issued citation results in the Property Owner prevailing upon an ultimate determination that there was no violation.(2)Any Property Owner who receives at least one Citation for each of ten or more of its properties within a twelve month period shall be deemed a Serial Violator.(3)Following the tenth Citation, each subsequent Citation of any type at any property owned by Property Owner shall be penalized as follows:(i)\$1,000 for the first violation.(ii)\$5,000 for the second violation.(iii)\$10,000 for the third and each subsequent violation, and/or, the City Attorney may prosecute the third and each subsequent violation as a misdemeanor, with the maximum penalties as provided in the Charter and this Municipal Code.(4)A Property Owner shall be considered a Serial

Violator until the Property Owner has completed a twelve month period with no Citations at any of its properties.

(Added Ord. 97-69, § 2, eff. 1-4-98; Am. Ord. 2016-38, § 2, eff. 10-20-16; Am. Ord. 2019-035, § 2, eff. 11-11-19).

- **SEC 11-308. - GENERAL.**

No building or structure regulated by this article shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished without first obtaining all required permits and a separate permit for each building or structure from the Building Official in the manner and according to the applicable conditions prescribed in his code. Time periods set forth in this article Supersede all other time allotments ordinarily permitted under the provisions of the Fresno Building Code.

(Added Ord. 97-69, § 2, eff. 1-4-98).

**CITY OF FRESNO
MASTER FEE SCHEDULE**

City Attorney's Office

CODE ENFORCEMENT FEES

<u>Amend #</u>	<u>Fee Description & Unit/Time</u>	<u>Current</u>
580	Code Enforcement Fees - General Complaints and Abatements	
	Complaint Response and Issue Identification	
	Per hour, 1 hour minimum	146.00
	- - No charge if complaint is verified and resolved by property owner / responsible party within 18 days.	
	Notice and Order	
	Per hour, 1 hour minimum	146.00
	Notice of Violation	
	Per hour, 1 hour minimum	146.00
	Hotel / Motel Inspection Fee	
	Per hour, 1 hour minimum	146.00
580	Code Violation Appeal Fee	
	Single Family Residential up to two units	35.00
	Multi-Residential with three or more units	55.00
	Commercial Business	75.00
	Panel Appeal by three hearing officers	480.00
	Code Violation Appeal - Successful Appeal	No Charge
	Code Violation Appeal - Unsuccessful Appeal	
	Per hour, 1 hour minimum	146.00
580	Abatement Enforcement Fees and Penalties	
	Administrative Fee	
	Per hour, 1 hour minimum	146.00
	Cost of Enforcement / Abatement	Actual
	Citation for lack of Smoke Detector or Carbon Monoxide Detector (H&S 13113.7 / H&S 17926) pr violation	200.00
580	Code Citation Penalties - General*	
	1 st citation for non-compliance of code violations up to or maximum	250.00
	2 nd citation for non-compliance of code violations up to or maximum	500.00
	3 rd citation for non-compliance of code violations up to or maximum	1,000.00
580	*Code Citation Penalties may be issued by enforcing officers as set forth in, but not limited to, Fresno Municipal Code Sections I-302 and I-308.	

**CITY OF FRESNO
MASTER FEE SCHEDULE**

City Attorney's Office

CODE ENFORCEMENT FEES

<u>Amend #</u>	<u>Fee Description & Unit/Time</u>	<u>Current</u>
580	Code Citation Penalties - Health and Safety*	
	1st citation for non-compliance of code violations up to or maximum	800.00
	2nd citation for non-compliance of code violations up to or maximum	1,200.00
	3rd citation for non-compliance if code violations up to or maximum	1,600.00
580	Collection Agency Recovery Fee**	27%
580	Late Payment Charge	
	\$1.00 minimum	1.50%
580	Lien Release Fee	
	Per lien release - County Filing Fee	60.00
	Policy of Insurance of Record (PIRT)	
	City Processing Fee	146.00
	Vendor Cost	Actual
580	Public Nuisance Enforcement	
	Per hour, 1-hour minimum	146.00
580	Management of Real Property Ordinance Violations (MC 10-608)	
	Administrative Citation	
	1st Violation ***	1,000.00
	2nd Violation within a rolling 12 month period ***	10,000.00
	3rd Violation within a rolling 12 month period ***	50,000.00
580	* Code Citation Penalties may be issued by enforcing officers as set forth in, but not limited to, Fresno Municipal Code Sections I-302 and I-308.	
580	** This Fee is also used by the other departments.	
580	*** Plus any abatement, actual, administrative and enforcement costs and administrative expenses incurred.	

**CITY OF FRESNO
MASTER FEE SCHEDULE**

City Attorney's Office

CODE ENFORCEMENT FEES

<u>Amend #</u>	<u>Fee Description & Unit/Time</u>	<u>Current</u>
580	Rental Housing	
	Registration Fee	0.00
	Health and Safety Inspection, per unit	100.00
	Courtesy Re-Inspection, per unit	50.00
	Compliance Re-Inspection, per unit	100.00
	Rental Housing Registration Penalties	
	Property registration is 30 days late	100.00
	Property registration is 31 to 60 days late*	200.00
	Property registration is 61 to 120 days late*	500.00
	Property registration is over 120 days late*	1,000.00
580	*Penalties are cumulative	
	Rental Housing Penalty for False Statement regarding Exemption or Self-Certification	
	First Offense	100.00
	Second and subsequent Offenses	250.00
580	Code Enforcement Fees - Miscellaneous	
	Sign Retrieval	
	Per hour, 1 hour minimum	146.00
580	Tire Disposal Service	
	Automobile tires without rim	1.00
	Automobile tires with rim	3.00
	Diesel Truck tire without rim	7.00
	Diesel Truck tire with rim	21.00
	Tractor tires without rim (14 x 20 or 17.5 x 24.5)	55.00
	Tractor tires with rim (14 x 20 or 17.5 x 24.5)	110.00
	Tractor tires without rim (17.5 x 25 or 23.5 x 25)	75.00
	Tractor tires with rim (17.5 x 25 or 23.5 x 25)	150.00
580	Weed Abatement Enforcement Penalty	
	(penalty to be determined by department director within specified range)	100% + 500.00 with maximum of 1,500.00
580	Inspection or Enforcement Services Otherwise not Listed for Public Nuisance, Zoning Code, or Housing Code	
	Per hour, 1 hour minimum	146.00

**CITY OF FRESNO
MASTER FEE SCHEDULE**

City Attorney's Office

CODE ENFORCEMENT FEES

<u>Amend #</u>	<u>Fee Description & Unit/Time</u>	<u>Current</u>
580	Illegal Dumping Citations (10-611(a))	
	1st violation	1,000.00
	+ City's cost to abate the violation	
	2nd violation	1,500.00
	+ two times the City's cost to abate the violation	
	3rd violation	3,000.00
	+ three times the City's cost to abate the violation	
580	Illegal Use of Land Citations (10-611(b))	
	1st violation	250.00
	+ City's cost to abate the violation	
	2nd violation	1,000.00
	+ City's cost to abate the violation	
	3rd violation	3,000.00
	+ City's cost to abate the violation	
580	Vacant Building Ordinance Penalties (10-617(d))	
	1st violation	Up to 2,500.00
	2nd violation	Up to 5,000.00
	3rd violation	Up to 10,000.00
	Unregistered vacant properties, per month	250.00
588	Exterior Elevated Elements (Health & Saf. Code § 17973(i)(2))	
	Incomplete Repairs Penalty	
	Repairs incomplete 30 days after City receives notice, per day	100.00

SUGGESTED APPEAL FORM

Appeal of:

Angelica M. Sanchez

(Name)

7402 E. Fedora Ave.

(Mailing Address)

Fresno, Ca. 93737

(City, State, Zip Code)

CITY OF FRESNO

E25-06755.1

(Citation/Case Number)

7402 E. Fedora Ave.

(Address of Violation)

cmancillas1950@gmail.com

(Telephone Number/Email address)

559-307-4412

Please include a copy of the specific order, citation, decision, or determination being appealed.

****Please note that additional administrative fees for Code Enforcement staff time (re-inspection and/or research) may be incurred. Please refer to your original notices for more information.****

Description of appellant's legal existing interest in the property, right or entitlement of the order, citation, decision, or determination being appealed (Are you the property owner, business owner, tenant, other?):

Carmen Sanchez, Tenant

Brief description of the specific order, citation, decision, or determination being appealed (What are you appealing?):

First administrative citation regarding
Correction notice and order to remove shed.

Statement of the relief sought (What are you requesting?) **PLEASE NOTE- THE HEARING OFFICER IS PROHIBITED FROM REDUCING OR REVOKING A FINE PER FMC §1-409(g):**

Requesting additional time to comply with correction notice

Reasons why such relief should be granted (Why should your request be granted?):

Shed placed on property due to emergency homelessness, can provide proof of loss of primary residence upon request. I advised Inspector Gilbert Ruelas by email that I would comply with correction notice and asked for additional time to investigate how to proceed in accordance with the Fresno Municipal Code. Requesting my appeal be approved based on financial hardship and additionally on the basis that I intend to comply with the correction notice but require assistance and time to understand how to move forward correctly.

Will you need an interpreter at the hearing? For what language?

NO

Estimate of the amount of time you will need to present your argument at a hearing: Six months

Would you be interested in being assisted by the FCC Law Pathways Student Advocacy Project? ☒ Yes

May they contact you by: ☐ Telephone ☒ email ☐ USPS (using contact information provided above)?

I declare under penalty of perjury that the facts stated in this appeal are true of my own knowledge, except as to matters which are not within my knowledge and are not of public record, and as to those matters, I believe the facts stated to be true.

Executed at Fresno, Ca.

(City and State)

on 11/21/2025

(Date)

Carmen Sanchez

(Signature of Appellant)

City Manager's Office
Attn: Michael D. Flores
2600 Fresno Street
Fresno, CA 93721-3601
Phone: (559) 621-7766
Fax: (559) 621-7776



CODE ENFORCEMENT DIVISION

If you have questions regarding this citation, please contact the inspector listed below. You must call to schedule an appointment if you wish to speak with the inspector in person.

FIRST ADMINISTRATIVE CITATION

1. Inspection Date: 10/30/2025 Time: 9:51 AM Citation Number: E25-06722. 1
APN: 310-681-17
2. Location of Violation: 7462 E FEDORA AVE
3. The following Fresno Municipal Code (FMC) Sections were violated at the date and time noted above:
Failure to comply with Final Notice and Order dated 6-10-25 item(s) # 3 listed on the enclosed Notice and Order (FMC §10-615.)
4. The following action is necessary on your part to correct the violation(s):
You are required to correct the violation(s) as indicated on the enclosed correction notice, specifically: item 3

5. A fine/penalty of \$250.00 has been imposed. Payment method may be by cash, money order, or check, payable to the "City of Fresno, Code Enforcement Division", 2600 Fresno Street, Room 3076, Fresno, CA 93721-3605. Please write the citation number on the check or money order.

Please pay within 30 days. No further invoice will be sent.

Total Amount Due: \$250.00

Payment Due By: December 03, 2025

6. CONTINUED FAILURE TO COMPLY WITH THE ENCLOSED CORRECTION NOTICE MAY RESULT IN FURTHER CITATIONS WITH INCREASED AND ADDITIONAL PENALTIES FOR THE SAME VIOLATION(S) ON A DAILY BASIS AND/OR FURTHER LEGAL ACTION. A responsible party shall be guilty of a separate offense for each and every day during any portion of which any violation of any provision of the FMC is committed, continued, or permitted, and shall be punished accordingly. (FMC 1-304 (d).)
7. COLLECTIONS: Should you fail to pay these charges in full within 30 days, the City may seek collection in any or all of the following ways: (1) by a collection agency as a personal obligation; (2) as a lien attached to the subject property; (3) as a special assessment on the subject property; and/or (4) by the City Attorney's Office through judicial action. (FMC 1-501 et seq). Before a special assessment is placed on your property, an administrative hearing officer will confirm the costs by a public hearing. You will be issued a notice of the hearing at least fifteen days prior to the date of the hearing and will be allowed to file an objection.
8. LATE FEES: If you fail to pay these charges within 30 days, a late fee of 1.5% or a minimum of \$1.00 will be assessed to your outstanding balance.
9. APPEAL: You have the right to contest this citation by filing an appeal within eighteen (18) days from the date this citation was mailed (noted below). You may file the appeal with the Hearing Officer at the Office of the City Manager, City of Fresno, 2600 Fresno Street, Room 2064, Fresno, CA 93721. To schedule an appeal, contact 559-621-8000. There is an Administrative Hearing Fee of \$35 for residential units up to two, \$55 for three or more units and \$75 for commercial units. Please bring or send a check or money order with the request for appeal. You will be billed accordingly if payment is not included with your request for appeal.

Responsible Party Name and Address
SANCHEZ ANGELICA M
7462 E FEDORA AVE
FRESNO, CA 93727

Inspector Name and Phone Number
Gilbert Ruelas
559-621-8468

Inspector's Signature

I, the above-signed inspector, certify under penalty of perjury that I caused this citation to be mailed to the responsible party listed above on: November 03, 2025

S.I. D.G.

Enclosure: N&O-06/10/25; photos

Certified Article Number

9414 7266 9904 2240 6159 40

SENDER'S RECORD



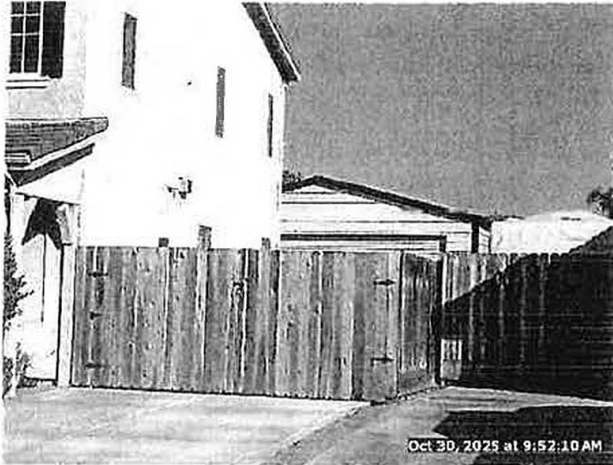
Photo Report

Case ID: E25-06722

Address: 7462 E FEDORA AVE

Owner: SANCHEZ ANGELICA M

APN: 310-681-17



Date: 10/30/2025 09:52:10 AM

Large structure remains in the backyard without the proper plans, permits or inspections.



Date: 10/30/2025 09:52:04 AM

Large structure remains in the backyard without the proper plans, permits or inspections.



Date: 10/30/2025 09:51:50 AM

Front view of the property.



Photo Report

Case ID: E25-06722

Address: 7462 E FEDORA AVE

Owner: SANCHEZ ANGELICA M

APN: 310-681-17



Date: 10/30/2025 09:52:10 AM

Large structure remains in the backyard without the proper plans, permits or inspections.



Date: 10/30/2025 09:51:50 AM

Front view of the property.

From: Gilbert Ruelas

Sent: Wednesday, October 22, 2025 7:22 AM

To: 'carmen sanchez' [REDACTED]

Subject: RE: 7462 E FEDORA AVE

Good morning, please get back to me with some sort of update. If there is no response I will have to move forward with further enforcement. Your new deadline will be October 29, 2025. Once again, I am trying to work with you, but I need an update of some sort of timeline, a contractor update, receipts that a contractor was hired, any update will help. I will follow up shortly after the 29th with further enforcement if there is no response. Thank you for your time and have a nice day.

From: carmen sanchez [REDACTED]

Sent: Thursday, September 4, 2025 2:42 PM

To: Gilbert Ruelas <Gilbert.Ruelas@fresno.gov>

Subject: Re: 7462 E FEDORA AVE

External Email: Use caution with links and attachments

I will email you once I've received the plans for the structure from Central Valley. Until the plans have been received regardless of timelines, sanctions or further enforcement there is not much more that I can do, my hands are tied. I realize that I should have applied for the permit ahead of time however, time, money and just the whole understanding of this process was not a luxury that I had while I was losing my home. The structure that obviously my neighbor chose to report, was my solution to housing my entire life after I was left homeless. Please know, I have every intention of seeing this through and would appreciate any grace you could give me. As a 75 year old widowed woman, this entire process has been extremely difficult for me to understand.

On Thu, Sep 4, 2025 at 2:10 PM Gilbert Ruelas <Gilbert.Ruelas@fresno.gov> wrote:

Your new deadline will be October 3, 2025. I will follow up with you shortly afterwards. However, I will need to see some progress by that date. You may be subject to further enforcement if there is no update. Thank you for contacting me and if you get any updates before the deadline, please let me know thank you. Have a nice day.

From: carmen sanchez [REDACTED]

Sent: Thursday, September 4, 2025 1:40 PM

To: Gilbert Ruelas <Gilbert.Ruelas@fresno.gov>

Subject: Re: 7462 E FEDORA AVE

External Email: Use caution with links and attachments

Hello,

I am currently working with Matthew Woodward in planning. Once I receive an answer from him, I will be able to move forward w/requesting plans from Central Valley. Please be advised, Central Valley has informed me that receipt of plans could take up to 60 days.

On Thu, Sep 4, 2025 at 8:27 AM Gilbert Ruelas <Gilbert.Ruelas@fresno.gov> wrote:

Good morning, can you please give me an update on where you are with the process of getting your shed permitted. I don't see any permit on file, I only see them asking you for additional information on 6/19/25. Please get back to me with an update so I can look into giving you the appropriate extension. I will need to hear from you by next Tuesday. You may be subject to further enforcement. Thank you for your time and have a nice day.

Gilbert Ruelas

Community Revitalization Specialist

City Attorney's Office – Code Enforcement Unit

City of Fresno

(559) 621-8400 office

(559) 621-8468 office direct

gilbert.ruelas@fresno.gov

PROOF OF SERVICE

CCP §§ 1011, 1013, 1013a, 1013b, 2015.5 / FRCP 5(b)

STATE OF CALIFORNIA, COUNTY OF FRESNO

I am employed in the County of Fresno, State of California. I am over the age of 18 and not a party to the within action; my business address is 2600 Fresno Street, Fresno, CA 93721-3602. My electronic address is toni.hunter@fresno.gov.

On **January 13, 2026**, I served the document described as **City of Fresno's Appeal Packet** on the interested parties listed by causing delivery to be made in the mode of service indicated below:

Angelica Sanchez
7462 E Fedora Ave.
Fresno, CA 93727

■ (BY MAIL) I enclosed the document(s) listed above in a sealed envelope, addressed to the listed addressee(s), and deposited such envelope in the mail at Fresno, California. The envelope was mailed with postage thereon fully prepaid.

■ First-Class Mail

☐ Certified Mail; Return Receipt Requested

I am "readily familiar" with the City of Fresno's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with U.S. Postal Service on that same day with postage thereon fully prepaid at Fresno, California in the ordinary course of business. I am aware that on motion of the party served, service is presumed invalid if postal cancellation date or postage meter date is more than one day after date of deposit for mailing in affidavit.

☐ (BY ELECTRONIC SERVICE) I electronically transmitted the document(s) listed above to the listed addressee(s). See Rules of Court, Rule 2.251 and CCP section 1010.6.

☐ (BY OVERNIGHT COURIER) I enclosed the document(s) listed above in a sealed envelope, addressed to the listed addressee(s), and caused such envelope to be delivered to an overnight courier service for delivery to the listed addressee(s).

☐ (BY POSTING) I caused to be posted a true copy of the document(s) listed above at the listed location(s).

☐ (BY PERSONAL SERVICE) I enclosed the document(s) listed above in a sealed envelope, addressed to the listed addressee(s), and caused such envelope to be delivered by hand to the listed addressee(s).

I declare under penalty of perjury under the laws of the State of California that the above is true and correct. Executed on **January 13, 2026**, at Fresno, California.

Toni Hunter

Toni Hunter