



**OFFICE OF THE CITY ATTORNEY
CODE ENFORCEMENT DIVISION**

Appeal Information Packet

APPEAL REQUESTED BY: Baldev Khela, on behalf of Khela Properties LLC
CASE NUMBER: E25-01990
LOCATION: 3316 E Olive Ave, 93702
APN: 454-022-23

PREPARED BY: Steve Del Rio
PHONE: (559) 621-8343

HEARING DETAILS: February 17, 2026 at 1:00 P.M.
Fresno City Hall
2600 Fresno St., Council Chambers
(located on the second floor)

cc: Baldev Khela, on behalf of Khela Properties LLC, Appellant
Building Standards Appeal Board (BSAB)
Jennifer Brown, Supervisor
Sarah Papazian, Senior Deputy 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: 2/26/2025 By: Time: 4:08:49 PM Case Number: E25-01990
Location: 3316 E OLIVE AVE E 93702 APN: 454-022-23

Contact Person: (RP) Proactive FresGo ID:
Mailing Address: PD: SOUTHEAST

Phone: (559) 621-7368 Email:

Zone: RM-1 Council District: 7 Orig: Phone Priority: 2

Case Type: General Enforcement Inspector ID: Jennifer Brown

Case Text: Proactive referral. Property owner is not in compliance with the Rental Housing Improvement Program. The Proactive inspection process has been exhausted and violations remain at the property. Reactive to address all remaining violations.

2/26/2025 2:07:05 PM
CINDYBR

CASE SUMMARY
CODE ENFORCEMENT CASE NO. E25-01990

- 02/26/25: Property was referred to Code Enforcement's Reactive team for further action by Proactive team. Property owner was not in compliance with the Rental Housing Improvement Program. The case was initially assigned to Inspector Kelley Crist, for follow-up.
- 04/02/25: Supervisor J. Brown reassigned this case from Inspector Crist to me, Inspector Steve Del Rio.
- 04/02/25: I conducted an initial inspection at the property and observed multiple violations of the Fresno Municipal Code and Health and Safety Code.
- 04/10/25: I issued a Notice and Order to the property owner, Khela Properties LLC (Mr. Khela) for 11 violations observed during the 04/02/25 inspection. The Notice and Order provided Mr. Khela with a deadline date to correct the violations by 05/10/25.
- 05/19/25: I re-inspected the property and confirmed 3 violations were corrected and 8 violations remained. I granted Mr. Khela an extension to correct the remaining violations by 06/09/25.
- 07/18/25: I re-inspected the property and observed 3 of the remaining 8 violations to be corrected and 5 violations remained.
- 07/24/25: I granted Mr. Khela an extension to correct the remaining violations by 08/22/25.
- 07/29/25: I emailed Mr. Khela and informed him I provided an extension to correct the remaining violations by 08/22/25.
- 09/05/25 – 10/16/25: I attempted multiple re-inspections at the property but was unable to gain access.
- 11/13/25: I re-inspected the property and confirmed 2 of the remaining 5 violations were corrected and 3 violations remained.
- 11/26/25: I issued a First Administrative Citation for \$250 for the remaining violations (#1, #6 and #10).
- 01/05/26: I spoke to Mr. Khela's contractor, Chris Powles (Mr. Powles) and he informed me that the tenant had not responded to him to allow entry for repairs to be completed. Mr. Powles advised the tenant was in the process of moving out.
- 01/08/26: I attempted a re-inspection at the property. An individual opened the door and informed me the tenant was not available for a re-inspection. The individual relayed to the tenant the reason for my visit by shouting toward the back of the house.

The tenant requested I return at another time by shouting back to the individual. A re-inspection was scheduled for 01/12/26 at 2:30 p.m.

- 01/12/26: I met Mr. Powles at the property for the scheduled re-inspection. The tenant refused to allow either me or Mr. Powles entry. The tenant stated he was moving out.

CASE HISTORY REPORT

CASE NUMBER E25-01990

CASE TYPE: General Enforcement
Assessor's Parcel Number: 454-022-23
Primary Address: 3316 E OLIVE AVE
 FRESNO, CA 93702

Date Established: 02/26/2025
Status: IN VIOLATION-FOLLOW-UP
Closed Date:

Inspector Assigned: Steve DelRio
Inspector Phone: 559-621-8343
Inspector Email: Steve.DelRio@fresno.gov

CASE DATA:	JURISDICTION: ZONE CODE: INSPECTION AREA: COUNCIL DISTRICT: ACREAGE:	CITY: RM-1 7 0.14	FINE SUMMARY:	TOTAL INVOICED: \$801.32 TOTAL PAID: \$101.50 BALANCE: \$699.82
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NARRATIVE: Proactive referral. Property owner is not in compliance with the Rental Housing Improvement Program. The Proactive inspection process has been exhausted and violations remain at the property. Reactive to address all remaining violations.

OWNER: Primary KHELA PROPERTIES LLC B KHELA 11770 N BELLA VITA FRESNO CA 93730
 AVE

CONTACTS:	TYPE	NAME	ADDRESS
	Complainant	Proactive	
	Tenant	TENANT OR OCCUPANT	3316 E OLIVE AVE FRESNO CA 93702

HISTORY:	Date	Action	Details
	02/26/2025	Violation Added: HC HOUSING CODE REPAIR	
	02/26/2025	EM E MAIL	Status: <input type="checkbox"/> Assigned Staff: Cindy Brown Time: .0 Description: Email Referral-LL "Lacey Lamborn emailed, referring the Proactive case to Reactive"
	02/26/2025	ASSIGNED TO AREA	Task: Case Intake Action By: Jennifer Brown Comments:

CASE HISTORY REPORT

CASE NUMBER E25-01990

02/27/2025	SR CASE ASSIGNED TO INSPECTOR	Status: <input type="checkbox"/> Assigned Staff: Jennifer Brown Time: 0 Description: Case Assigned to Inspector Case assigned to Inspector K. Crist for follow-up. jeb
02/27/2025	AREA ASSIGNED	Task: Staff Coordination Action By: Jennifer Brown Comments:
03/03/2025	ATTEMPTED INSPECTION	Status: <input type="checkbox"/> Assigned Staff: Kelley Crist Time: .17 Description: Attempted Inspection Arrived to property at approx 1:55 PM to attempt contact with tenant. Front gate closed and front door left open. Sounded like work was taking place at the time of visit, but could not make contact with anyone. Door hanger left at front gate. Photos of door hanger uploaded to photo management. KAC
03/17/2025	ATTEMPTED INSPECTION	Status: <input type="checkbox"/> Assigned Staff: Kelley Crist Time: .17 Description: Attempted Inspection Arrived to property at approx 9:35 AM to attempt contact with tenant. Front gate was obstructed and did not see signs of tenant present. I left door hanger at the front gate requesting tenant to contact me to schedule an inspection. Photos of door hanger uploaded to photo management KAC
03/25/2025	N6 REQUEST TO INSPECT	Status: <input type="checkbox"/> Assigned Staff: Kelley Crist Time: .08 Description: Intent to Inspect Prepared Notice of Intent to Inspect prepared and mailed 03/25/25 Initial Inspection scheduled for the unit on Wednesday 04/02/25 @ 11:00 AM KAC

CASE HISTORY REPORT

CASE NUMBER E25-01990

03/25/2025 **DP DOCUMENT
POSTING @ SITE**

Status: **Assigned Staff:** Kelley Crist **Time:** .17
Description: Notice posted at the property
Notice of Intent to Inspect posted at the front gate of the unit.

Copy of the Notice posted uploaded to Documents

Photos of posting uploaded to Photo Management

KAC

04/02/2025 **PX INSERT PIX INTO
PHOTO MGT**

Status: **Assigned Staff:** Steve DelRio **Time:** .08
Description: Photos uploaded to photo mgmt
Photos from 4/2/25 initial inspection uploaded to photo management. sdr

04/02/2025 **GN GENERAL
NOTES**

Status: **Assigned Staff:** Steve DelRio **Time:** 0
Description: Tenant contact info
Contact information for tenant [REDACTED], [REDACTED]. sdr

04/02/2025 **C2 CASE RE-
ASSIGNED TO
INSPECT**

Status: **Assigned Staff:** Jennifer Brown **Time:** 0
Description: Case re-assigned to Inspector
Case re-assigned to Inspector S. Del Rio for follow-up. jeb

04/02/2025 **Inspection Resulted**

Inspection Type: Initial Inspection **Time:** 11:00 AM-11:20 AM **Total Time:** 0.33
Status: In Violation - Issue Notice **Inspector:** Steve DelRio
Result Comments: 1) The living room wall heater on the south wall is inoperable.
(FMC §§ 11-319(a), 11-324; Cal. H&S Code §§ 17920.3(a)(6), 17920.3(a)(14), 17920.3(f).)
Repair, clean, and sanitize the wall heater.
Note: A permit and inspections shall be required for the replacement of the wall heater.

2) The living room thermostat at the south wall is missing. (FMC §§ 11-319(b), 11-324; Cal. H&S Code §§ 17920.3(a)(14), 17920.3(d), 17920.3(f).)

Replace the thermostat.

3) The smoke alarm in the hallway is defective.
(FMC §§ 11-101, 11-323, 11-324; Cal. Building Code §§ 907.1.3, 907.2.11 et seq.; Cal. H&S Code §§ 17920.3(a)(14), 17920.3(d), 17920.3(m).)

CASE HISTORY REPORT CASE NUMBER E25-01990

Replace the solely battery powered smoke alarm in an approved manner. Note: Solely battery powered smoke alarms shall contain a non-replaceable, non-removable battery that is capable of powering the smoke alarm for at least 10 years.

Install an approved smoke alarm(s) on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms, in each room used for sleeping purposes, and in each story within a dwelling unit including basements. Install as per manufacturer specifications, and install no closer than 4 inches from a wall or the ceiling, no lower than 12 inches below the ceiling, and no closer than 36 inches from an air vent.

4) The carbon monoxide alarm in the hallway is missing.
(FMC §§ 11-101, 11-323, 11-324; Cal. Building Code §§ 915 et seq.; Cal. H&S Code §§ 17920.3(a)(14), 17920.3(m), 17926, 17926.1.)

Install the carbon monoxide alarm in an approved location.

Note: Carbon monoxide alarms shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms and on every occupiable level of a dwelling unit including basements. Install as per manufacturer specifications.

Note: Solely battery powered carbon monoxide alarms shall contain a non-replaceable, non-removable battery that is capable of powering the carbon monoxide alarm for at least 10 years.

5) The bedroom #1 interior door is damaged and improperly installed.
(FMC § 11-324; Cal. H&S Code § 17920.3(a)(14).)

Repair and properly install the door and paint as needed.

6) The bedroom #2 electrical outlet on the north wall is damaged.
(FMC §§ 11-319(b), 11-324; Cal. H&S Code §§ 17920.3(a)(14), 17920.3(d).)

Replace the electrical outlet.

7) The bedroom #2 electrical outlet cover plate on the north wall is missing.
(FMC §§ 11-104, 11-319(b), 11-324; Cal. Electrical Code § 406.6; Cal. H&S Code §§ 17920.3(a)(14), 17920.3(d).)

Properly install an approved cover plate.

8) The bathroom #1 interior light fixture is missing.
(FMC §§ 11-319(b), 11-324; Cal. H&S Code §§ 17920.3(a)(14), 17920.3(d).)

Replace the light fixture.

9) The bathroom #1 baseboard(s) located on the southwest corner wall is missing.
(FMC § 11-324; Cal. H&S Code §§ 17920.3(a)(14), 17920.3(i).)

Replace the baseboard(s) and paint as needed.

10) The kitchen tile floor covering in front of the sink is damaged.
(FMC § 11-324; Cal. H&S Code § 17920.3(a)(14).)

Repair or replace the floor covering.

Note: A permit is required for the repair or replacement of structural members.

CASE HISTORY REPORT

CASE NUMBER E25-01990

Note: An inspection is needed before the sub-floor is replaced.

11) The living room northwest wall is damaged.
(FMC § 11-324; Cal. H&S Code § 17920.3(a)(14).)
Repair and paint as needed.

^^^

I arrived for the scheduled initial inspection and was greeted by the tenant [REDACTED] and he allowed me onto the property to conduct the inspection. The inspection cleared the following proactive violations:
ID #68563 Entry door missing hardware installed.
ID #68574 Bathroom #1 improperly sealed wall under the sink repaired.
All other violations remain.
sdr

04/02/2025	Inspection Scheduled	Inspection Type: Initial Inspection Inspector: Steve DelRio Request Comments:
04/04/2025	N1 NOTICE PREPARATION N&O/NOV	Status: <input type="checkbox"/> Assigned Staff: Steve DelRio Time: .17 Description: Notice and Order Prepared Notice and Order prepared and sent to supervisor for review. sdr
04/07/2025	PT HC PIRT (TITLE SEARCH)	Status: <input type="checkbox"/> Assigned Staff: Steve DelRio Time: .00 Description: PIRT requested by email PIRT requested by email. sdr
04/08/2025	DA DOCUMENT ATTACHED TO CASE F	Status: <input type="checkbox"/> Assigned Staff: Steve DelRio Time: .00 Description: PIRT received by email PIRT received by email. Copy of PIRT docs attached to documents. sdr
04/10/2025	DP DOCUMENT POSTING @ SITE	Status: <input type="checkbox"/> Assigned Staff: Steve DelRio Time: .17 Description: Notice and Order Posted Notice and Order approved and posted at the property. Copy of proof of service and NAO attached to documents. sdr

CASE HISTORY REPORT

CASE NUMBER E25-01990

04/10/2025	Invoice	Processed By: Vanhtsanah Vongsoury Invoice Number: 870179 Invoice Amount: 100.00
04/10/2025	Invoice	Processed By: Matthew Sorondo Invoice Number: 870253 Invoice Amount: 60.00
05/01/2025	LR LETTER RETURNED	Status: <input type="checkbox"/> Assigned Staff: Kelley Crist Time: 0 Description: Returned mail Certified copy of Notice of Intent to Inspect mailed to Property Owner (KHELA PROPERTIES LLC B KHELA) on 03/25/25 was returned. Received 05/01/25 Addressed to: 11770 N BELLA VITA AVE Yellow sticker attached notates: 'RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD' Returned mail attached to documents KAC
05/11/2025	Invoice	Processed By: Keith Hobday Invoice Number: 875282 Invoice Amount: 1.50
05/19/2025	EX TIME EXTENSION GRANTED	Status: <input type="checkbox"/> Assigned Staff: Steve DelRio Time: .0 Description: Extension to deadline Due to progress made on the repairs to violations on the 4/10/25 Notice and Order, the deadline has been extended to 6/09/25. sdr

CASE HISTORY REPORT

CASE NUMBER E25-01990

05/19/2025	Inspection Resulted	<p>Inspection Type: Follow-Up Inspection Time: 1:30 PM-1:50 PM Total Time: 0.33 Status: In Violation - Time Extension Inspector: Steve DelRio Result Comments: I stopped by the property to follow up on the remaining violations. Tenant was onsite and allowed me onto the property to conduct the inspection. The inspection cleared the following proactive violations: ID #68573 Bathroom #1 missing interior light fixture replaced. NAO #8 ID #68575 Bathroom #1 missing baseboard on southwest corner wall replaced. NAO #9 The following violation was found on the initial 4/2/25 inspection has been cleared: Hallway missing carbon monoxide detector installed. NAO #4 All remaining violations remain. sdr</p>
05/19/2025	Inspection Scheduled	<p>Inspection Type: Follow-Up Inspection Inspector: Steve DelRio Request Comments:</p>
05/26/2025	IN VIOLATION-TIME EXTENSION	<p>Task: Inspection Action By: Steve DelRio Comments:</p>
06/04/2025	Payment	<p>Processed By: Vanhtsanah Vongsoury Receipt Number: 0 Payment Amount: 101.50</p>
06/04/2025	Invoice	<p>Processed By: Jose Carrillo Invoice Number: 878702 Invoice Amount: -60.00</p>
06/13/2025	ATTEMPTED INSPECTION	<p>Status: <input type="checkbox"/> Assigned Staff: Steve DelRio Time: .17 Description: Attempted Inspection Stopped by the property to follow up on the remaining violations. The unit is gated and I was unable to knock on the door. Hanger left on the front gate. sdr</p>
06/13/2025	PC TELEPHONE CALL	<p>Status: <input type="checkbox"/> Assigned Staff: Steve DelRio Time: .08 Description: Phone Call to tenant Phone call to tenant, [REDACTED], [REDACTED]. No answer to call. Mailbox was full and I was unable to leave a message. Text message sent as well. sdr</p>
07/14/2025	IN VIOLATION-FOLLOW-UP	<p>Task: Inspection Action By: Steve DelRio Comments:</p>

CASE HISTORY REPORT

CASE NUMBER E25-01990

07/18/2025	Inspection Resulted	Inspection Type: Follow-Up Inspection Time: 10:00 AM-10:20 AM Total Time: 0.33 Status: In Violation - Time Extension Inspector: Steve DelRio Result Comments: I arrived for the scheduled follow up inspection and was greeted by the tenant. He allowed me onto the property to conduct the inspection. The inspection cleared the following proactive violations: ID #68569 Bedroom #1 damaged and improperly installed interior door repaired. NAO #5 ID #68572 Bedroom #2 missing electrical outlet cover plate on the north wall replaced. NAO #7 ID #68581 Living room damaged north wall repaired. NAO #11 All other violations remain. sdr
07/18/2025	Inspection Scheduled	Inspection Type: Follow-Up Inspection Inspector: Steve DelRio Request Comments:
07/24/2025	PX INSERT PIX INTO PHOTO MGT	Status: <input type="checkbox"/> Assigned Staff: Steve DelRio Time: .08 Description: Photos uploaded to photo mgmt Photos from 7/18/25 follow up inspection uploaded to photo management. sdr
07/24/2025	EX TIME EXTENSION GRANTED	Status: <input type="checkbox"/> Assigned Staff: Steve DelRio Time: 0.0 Description: Extension to deadline Due to progress made on the repairs to violations on the 4/10/25 Notice and Order, the deadline has been extended to 8/22/25. sdr
07/24/2025	IN VIOLATION-TIME EXTENSION	Task: Inspection Action By: Steve DelRio Comments:
07/24/2025	IN VIOLATION-TIME EXTENSION	Task: Inspection Action By: Steve DelRio Comments:
07/29/2025	EM E MAIL	Status: <input type="checkbox"/> Assigned Staff: Steve DelRio Time: .08 Description: Email to Property Owner Email to property owner Baldev Khela: From: Steve DelRio Sent: Tuesday, July 29, 2025 11:41 AM To: 'jasjitkhela@yahoo.com' <jasjitkhela@yahoo.com> Subject: Referral Case #E25-01990 3316 E Olive Ave Good morning,

CASE HISTORY REPORT CASE NUMBER E25-01990

A follow up inspection was conducted at the property on 7/18/25. The remaining violations on this property are listed below. Due to the progress made on repairing some of the violations listed below, the Notice and Order deadline will be extended to 8/22/25. After this deadline has past, I will conduct another inspection at the property. Failure to repair the remaining violation may result in additional fees and/or citations.

Interior

The living room wall heater on the south wall is inoperable.
(FMC §§ 11-319(a), 11-324; Cal. H&S Code §§ 17920.3(a)(6), 17920.3(a)(14), 17920.3(f).)
Repair, clean, and sanitize the wall heater.
Note: A permit and inspections shall be required for the replacement of the (describe).

2) The living room thermostat on the south wall is missing.

(FMC §§ 11-319(b), 11-324; Cal. H&S Code §§ 17920.3(a)(14), 17920.3(d), 17920.3(f).)

Replace the thermostat.

3) The smoke alarm in the hallway is defective.
(FMC §§ 11-101, 11-323, 11-324; Cal. Building Code §§ 907.1.3, 907.2.11 et seq.; Cal. H&S Code §§ 17920.3(a)(14), 17920.3(d), 17920.3(m).)
Replace the solely battery powered smoke alarm in an approved manner. Note: Solely battery powered smoke alarms shall contain a non-replaceable, non-removable battery that is capable of powering the smoke alarm for at least 10 years.
Install an approved smoke alarm(s) on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms, in each room used for sleeping purposes, and in each story within a dwelling unit including basements. Install as per manufacturer specifications, and install no closer than 4 inches from a wall or the ceiling, no lower than 12 inches below the ceiling, and no closer than 36 inches from an air vent.

CLEARED - 4) The carbon monoxide alarm in the hallway is missing.
(FMC §§ 11-101, 11-323, 11-324; Cal. Building Code §§ 915 et seq.; Cal. H&S Code §§ 17920.3(a)(14), 17920.3(m), 17926, 17926.1.)
Install the carbon monoxide alarm in an approved location.
Note: Carbon monoxide alarms shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms and on every occupiable level of a dwelling unit including basements. Install as per manufacturer specifications.
Note: Solely battery powered carbon monoxide alarms shall contain a non-replaceable, non-removable battery that is capable of powering the carbon monoxide alarm for at least 10 years.

CLEARED - 5) The bedroom #1 interior door is damaged and improperly installed.
(FMC § 11-324; Cal. H&S Code § 17920.3(a)(14).)

CASE HISTORY REPORT CASE NUMBER E25-01990

Repair and properly install the door and paint as needed.

6) The bedroom #2 electrical outlet on the north wall is damaged.
(FMC §§ 11-319(b), 11-324; Cal. H&S Code §§ 17920.3(a)(14), 17920.3(d).)
Replace the electrical outlet.
sdr

09/05/2025	ATTEMPTED INSPECTION	Status: <input type="checkbox"/> Assigned Staff: Steve DelRio Time: .17 Description: Attempted Inspection Stopped by the property to follow up on the remaining violations. Front yard is fenced, unable to knock on the front door. Door hanger left on gate. sdr
10/02/2025	ATTEMPTED INSPECTION	Status: <input type="checkbox"/> Assigned Staff: Steve DelRio Time: .17 Description: Attempted Inspection Stopped by the property. Unable to knock on the door due to the front yard being fenced. Door hanger left on the gate. sdr
10/15/2025	ATTEMPTED INSPECTION	Status: <input type="checkbox"/> Assigned Staff: Steve DelRio Time: .17 Description: Attempted Inspection Stopped by the property. The unit is fenced. I walked up to the gate and a person came out of the unit. I let him know I was stopping by the property to follow up on remaining violations. He stated the tenant isn't home and asked if I could come back tomorrow (10/16/25) to speak with him. I agreed and let him know I would be back the following day at 3pm. He said he would advise the tenant. sdr
10/16/2025	ATTEMPTED INSPECTION	Status: <input type="checkbox"/> Assigned Staff: Steve DelRio Time: .17 Description: Attempted Inspection Stopped by the property to follow up on the remaining violations. I had been instructed the day before (10/15/25) to return today to speak with the tenant. I was unable to knock on the door because the property is fenced. The main door was open, and the security door was closed. I called out to get someone in the unit's attention but no one came out. Door hanger posted. sdr
10/27/2025	N6 REQUEST TO INSPECT	Status: <input type="checkbox"/> Assigned Staff: Steve DelRio Time: 0 Description: Intent to Re-Inspect Prepared Intent to Re-Inspect prepared and sent to supervisor for review. sdr

CASE HISTORY REPORT

CASE NUMBER E25-01990

10/29/2025	DP DOCUMENT POSTING @ SITE	Status: <input type="checkbox"/> Assigned Staff: Steve DelRio Time: .17 Description: Intent to Re-Inspect posted Intent to Re-Inspect approved and posted at the property. Copy of the Intent to Re-Inspect notice and Proof of Service attached to documents. sdr
10/29/2025	IN VIOLATION-FOLLOW-UP	Task: Inspection Action By: Steve DelRio Comments:
10/29/2025	IN VIOLATION-FOLLOW-UP	Task: Inspection Action By: Steve DelRio Comments:

CASE HISTORY REPORT

CASE NUMBER E25-01990

11/03/2025 **BO BILLED**
PROPERTY OWNER

Status: **Assigned Staff:** Steve DelRio **Time:** 0.0

Description: Billed property owner

Administrative billing for case activity from 4/02/25 to 11/03/25 sent to supervisor. Billed property owner:

Case Log Report Page 1 of 1

"11/3/2025 11:50:09 AM11/3/2025 11:50:09 AM
CITY OF FRESNO" "CODE ENFORCEMENT DIVISION
CASE LOG REPORT
04/02/2025 - 11/03/2025"

"ADDRESS: 3316 E OLIVE AVE
CASE NO. E25-01990" APN 454-022-23

DATE	ACTION	TIME
04/02/2025	CASE RE-ASSIGNED TO INSPECT	0
04/02/2025	GENERAL NOTES	0
04/02/2025	Initial Inspection	0.33
04/02/2025	INSERT PIX INTO PHOTO MGT	0.08
04/04/2025	NOTICE PREPARATION N&O/NOV	0.17
04/07/2025	HC PIRT (TITLE SEARCH)	0
04/08/2025	DOCUMENT ATTACHED TO CASE F	0
04/10/2025	DOCUMENT POSTING @ SITE	0.17
05/01/2025	LETTER RETURNED	0
05/19/2025	Follow-Up Inspection	0.33
06/13/2025	ATTEMPTED INSPECTION	0.17
06/13/2025	TELEPHONE CALL	0.08
07/18/2025	Follow-Up Inspection	0.33
07/24/2025	INSERT PIX INTO PHOTO MGT	0.08
07/24/2025	TIME EXTENSION GRANTED	0
07/29/2025	E MAIL	0.08
09/05/2025	ATTEMPTED INSPECTION	0.17
10/02/2025	ATTEMPTED INSPECTION	0.17
10/15/2025	ATTEMPTED INSPECTION	0.17
10/16/2025	ATTEMPTED INSPECTION	0.17
10/27/2025	REQUEST TO INSPECT	0
10/29/2025	DOCUMENT POSTING @ SITE	0.17
11/03/2025	BILLED PROPERTY OWNER	0
		2.67
	@ \$146.00	
	\$389.82	

CASE HISTORY REPORT

CASE NUMBER E25-01990

11/03/2025 **EM E MAIL**

Status: **Assigned Staff:** Steve DelRio **Time:** .0

Description: Email to Property Owner

Email to property owner Baldev Khela and cc'd to property maintenance person Chris Powles:

From: Steve DelRio

Sent: Monday, November 3, 2025 1:45 PM

To: christopher 10 <chrispsr174@gmail.com>

Cc: 'jasjikhela@yahoo.com' <jasjikhela@yahoo.com>

Subject: RE: Referral Case #E25-01990 3316 E Olive Ave

Good afternoon,

I've visited the property multiple times to do follow up inspections on the property. After knocking on the door and not getting an answer, door hangers were left with my card attached for the tenant to call me to schedule a follow up inspection. I have not received a call. An Intent to Re-Inspect notice (attached) has been created and mailed out to you and the tenant. A copy of the Intent to Re-Inspect was posted at the property as well. The date for the inspection is 11/13/25 @ 3pm.

Below are the remaining violations on the property.

An extension cannot be granted if the wall heater isn't repaired (Notice and Order #1 & #2) and the hallway smoke detector isn't properly functioning (Notice and Order #3). Failure to address these violations may subject to a citation.

Let me know if you have any questions.

Enjoy the rest of your day.

Steve Del Rio

Community Revitalization Specialist

City Attorney's Office - Proactive Rental Housing Unit

City of Fresno

(559) 621-8343 office

(559) 488-1078 FAX

Steve.delrio@fresno.gov

11/04/2025 **Invoice**

Processed By: Araseli Hernandez **Invoice Number:** 901657

Invoice Amount: 389.82

CASE HISTORY REPORT

CASE NUMBER E25-01990

11/05/2025	CX HC COX HOUSING	Status: <input type="checkbox"/> Assigned Staff: Steve DelRio Time: 0 Description: COX prepared Certificate of Existence prepared for the property and sent to supervisor for review. sdr
11/07/2025	1R RECORDED DOCUMENT	Status: <input type="checkbox"/> Assigned Staff: Steve DelRio Time: 0 Description: Recorded COX received Recorded Certificate of Existence received 11/07/25. 2025-0108790 Copy of recorded Certificate attached to documents. sdr
11/07/2025	Invoice	Processed By: Marcos Gutierrez Camarillo Invoice Number: 902423 Invoice Amount: 60.00
11/13/2025	Inspection Resulted	Inspection Type: Follow-Up Inspection Time: 3:00 PM-3:20 PM Total Time: 0.33 Status: Recommend Citation Inspector: Steve DelRio Result Comments: Failure to comply with Final Notice and Order dated 04/10/2025, items #1, 6, 10 listed on the enclosed Notice and Order. (FMC §10-615.) ^^^ I arrived for the scheduled inspection and was greeted by the tenant. He allowed me into the property to conduct the inspection. The property maintenance person Chris Powles arrived in the middle of the inspection. The inspection cleared the following proactive violations: ID #68565 - Living room missing thermostat installed. NAO #2 ID #68566 - Living room exposed wiring cleared with the installation of the thermostat. NAO #2 ID #68567 - Hallway defective smoke detector replaced. NAO #3 All other violations remain. sdr
11/13/2025	Inspection Scheduled	Inspection Type: Follow-Up Inspection Inspector: Steve DelRio Request Comments:
11/19/2025	PX INSERT PIX INTO PHOTO MGT	Status: <input type="checkbox"/> Assigned Staff: Steve DelRio Time: 0.08 Description: Photos uploaded to photo mgmt Photos from 11/13/25 follow up inspection uploaded to photo management. sdr

CASE HISTORY REPORT

CASE NUMBER E25-01990

11/20/2025	CT CITATION (ISSUED BY INSPECT	Status: <input type="checkbox"/> Assigned Staff: Steve DelRio Time: 0 Description: 1st Citation prepared 1st citation prepared and sent for review. sdr
11/20/2025	RECOMMENDED CITATION	Task: Inspection Action By: Steve DelRio Comments:
11/24/2025	Invoice	Processed By: Araseli Hernandez Invoice Number: 904735 Invoice Amount: 250.00
12/19/2025	AH APPEAL HEARING	Status: <input type="checkbox"/> Assigned Staff: Steve DelRio Time: .0 Description: Appeal Hearing Requested On 12/19/2025: The property owner requested an appeal of the first administrative citation. The suggested appeal form was attached to the case file and documents. SDR
01/05/2026	PC TELEPHONE CALL	Status: <input type="checkbox"/> Assigned Staff: Steve DelRio Time: .05 Description: Phone call to property Maint Phone call to property maintenance person Chris Powles, 559-546-2729 regarding the remaining violations on the property. He states that the tenant has not responded to request for entry to make repairs. He states that the tenant is in the process of moving out. I will follow up. sdr
01/08/2026	ATTEMPTED INSPECTION	Status: <input type="checkbox"/> Assigned Staff: Steve DelRio Time: .17 Description: Attempted Inspection I stopped by the property to follow up on the remaining violations. A person who answered the door was not a tenant. The tenant was onsite but not available to speak with me directly. I explained the reason for my visit and the non-tenant relayed the information to the tenant by yelling to the back room. The tenant yelled back for me to come back at another time. A follow up inspection was scheduled for Monday, 1/12/26 @ 2:30pm. sdr
01/09/2026	EM E MAIL	Status: <input type="checkbox"/> Assigned Staff: Steve DelRio Time: .0 Description: Email to Property Owner Email to property owner Baldev Khela with a CC to property maintenance person Chris Powles: From: Steve DelRio Sent: Friday, January 9, 2026 1:30 PM To: 'jasitkhela@yahoo.com' <jasitkhela@yahoo.com>

CASE HISTORY REPORT CASE NUMBER E25-01990

Cc: 'christopher 10' <chrispsr174@gmail.com>

Subject: Referral Properties - 3314 E Olive Ave, 3316 E Olive Ave and 2011 S Fourth St

Good afternoon,

I have cases at the 3 properties below. I've attached the remaining violations for each property. Please see information for each property:

3314 E Olive Ave – Case #E25-01981: The citation deadline of 12/26/25 has expired. I went to the property on Thursday, 01/08/26 and knocked on the door. No answered so I left a door hanger asking the tenant to call me. As I was about to leave, a male person opened the door. He indicated that he didn't speak much English and that his wife does but she wasn't home. I informed him that my card was on the door hanger and to have her call me to schedule a follow up inspection. I will need to inspect this property.

3316 E Olive Ave – Case #E25-01990: The citation deadline of 12/26/25 has expired. I went to the property on Thursday, 01/08/26 and knocked on the door. A person answered but was not the tenant. The tenant was in a back room but was not available to speak with me directly. He asked me to come back to inspect on Monday, 1/12/26 @ 2:30pm to inspect.

2011 S Fourth St – Case #E24-05496: The extension deadline of 12/29/25 has expired. I went to the property and spoke with the tenant Jeff. A follow up inspection has been scheduled for Wednesday, 1/14/26 @ 4pm.

Failure to address these issues in a timely manner may negatively impact the property with additional administrative fees and possible citations.

Let me know if you have any questions.

Have a good day.

Steve Del Rio
Community Revitalization Specialist
City Attorney's Office - Proactive Rental Housing Unit
City of Fresno
(559) 621-8343 office
(559) 488-1078 FAX
Steve.delrio@fresno.gov

CONFIDENTIALITY NOTICE: This communication and any accompanying document(s) are privileged and confidential and are intended for the sole use of the addressee(s). If you have received this transmission in error, you are advised that any disclosure, copying, distribution or the taking of any action in reliance upon it is strictly prohibited. If you have received this communication in error, please return the message via e-mail reply and immediately delete it

CASE HISTORY REPORT

CASE NUMBER E25-01990

from your system.

I use a public computer and all emails that I receive are stored on a public server.

01/09/2026	IN VIOLATION-FOLLOW-UP	Task: Inspection Action By: Steve DelRio Comments:
01/12/2026	ATTEMPTED INSPECTION	Status: <input type="checkbox"/> Assigned Staff: Steve DelRio Time: .17 Description: Attempted Inspection I arrived at the property for the scheduled inspection and was met by property maintenance person Chris Powles. The tenant answered the door and would not allow entry. He said he was moving out and he'd be gone by Tuesday and shut the door. I spoke with the Mr. Powles and he stated that the tenant was evicted and was supposed to have moved out already. Will follow up. sdr.
01/12/2026	Inspection Scheduled	Inspection Type: Follow-Up Inspection Inspector: Steve DelRio Request Comments:
01/14/2026	EM E MAIL	Status: <input type="checkbox"/> Assigned Staff: Steve DelRio Time: 0 Description: Email to Property Owner Email to property owner Baldev Khela with a CC to property maintenance person Chris Powles: From: Steve DelRio Sent: Wednesday, January 14, 2026 1:54 PM To: 'jasjikhela@yahoo.com' <jasjikhela@yahoo.com> Cc: 'christopher 10' <chrispsr174@gmail.com> Subject: Case #E25-01990 3316 E Olive Ave Good afternoon, I met Chris at the property on Monday for the inspection. Chris had mentioned that the tenant was moving out and should have been gone already at the time of the inspection. The tenant answered the door and would not let us in for inspection. He stated he was moving out and proceeded to close the door. I asked him when he would be out of the unit and he stated Tuesday. Would you happen to have any documentation, posted notices, etc., to show that the tenant was moving out/asked to move? Please keep me updated on the status of the unit and when I'd be able to inspect.

CASE HISTORY REPORT CASE NUMBER E25-01990

Failure to address these issues in a timely manner may negatively impact the property with additional administrative fees and possible citations.

Let me know if you have any questions.

Have a good day.

Steve Del Rio
Community Revitalization Specialist
City Attorney's Office - Proactive Rental Housing Unit
City of Fresno
(559) 621-8343 office
(559) 488-1078 FAX
Steve.delrio@fresno.gov

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I use a public computer and all emails that I receive are stored on a public server.

CASE HISTORY REPORT
CASE NUMBER E25-01990

01/15/2026 EM E MAIL

Status: **Assigned Staff:** Steve DelRio **Time:** 0

Description: Email from Property Maint

Email from property maintenance person Chris Powles. Copy of attached photos to this email added to documents.

From: christopher 10 <chrispsr174@gmail.com>

Sent: Wednesday, January 14, 2026 9:31 PM

To: Steve DelRio <Steve.DelRio@fresno.gov>

Subject: Re: Case #E25-01990 3316 E Olive Ave

External Email: Use caution with links and attachments

Good evening,

The only documentation I have on 3316 E. Olive is the 3 day notice that was posted on the property on December20,2025 at 2:31 pm. there was an agreement made they would move out on their own, within 2 weeks. I went to the property yesterday and was not allowed access from the person there, she stated they were out getting a truck. I returned today but was unable to approach the unit due to the tenant in 3312's pit bull being loose. I will continue to update you as I can.

Thank you
Chris

FINES:

INVOICE	DESCRIPTION	CHARGE	CREDIT	PAID	DUE
870179	PIRT -Title Search	\$100.00	\$0.00	\$100.00	\$0.00
870253	Lien Release Fee - ASSESSMENT	\$60.00	(\$60.00)	\$0.00	\$0.00
878702	Lien Release Fee - ASSESSMENT	\$60.00	(\$60.00)	\$0.00	\$0.00
875282	Late Fee	\$1.50	\$0.00	\$1.50	\$0.00
901657	Administrative Fee	\$389.82	\$0.00	\$0.00	\$389.82
902423	Lien Release Fee - County Filing Fee	\$60.00	\$0.00	\$0.00	\$60.00
904735	1st Citation for Non-Compliance	\$250.00	\$0.00	\$0.00	\$250.00
TOTAL		921.32	-120.00	101.50	699.82



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:
Steve DelRio
Community Revitalization Specialist
Phone: 559-621-8343
E-Mail: Steve.DelRio@fresno.gov

Case No. E25-01990/SD

April 10, 2025

KHELA PROPERTIES LLC B KHELA
11770 N BELLA VITA
FRESNO, CA 93730



SUBJECT: NOTICE AND ORDER
ADDRESS: 3316 E OLIVE AVE
APN: 454-022-23
DEADLINE: ALL VIOLATIONS TO BE CORRECTED BY May 10, 2025

Enclosed is a Correction Notice and Order to remove the violations on the property referenced above by **May 10, 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.

CODE ENFORCEMENT

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

KHELA PROPERTIES LLC B KHELA
11770 N BELLA VITA
FRESNO, CA 93730

Call or Schedule an Appointment With:

Steve DelRio
Community Revitalization Specialist
Phone: 559-621-8343
E-Mail: Steve.DelRio@fresno.gov

Case No. E25-01990/SD

April 10, 2025

Certified Article Number

9414 7266 9904 2236 7743 47

SENDER'S RECORD

SUBJECT: **NOTICE AND ORDER**
ADDRESS: **3316 E OLIVE AVE**
APN: **454-022-23**

DEADLINE: ALL VIOLATIONS TO BE CORRECTED BY May 10, 2025

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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

INTERESTED PARTIES MAILING LIST

Copies sent Certified and First Class Mail to the following:

TENANT OR OCCUPANT
3316 E OLIVE AVE
FRESNO, CA 93702

**CITY OF FRESNO
CODE ENFORCEMENT**

CORRECTION NOTICE AND ORDER

Address: 3316 E OLIVE AVE
APN: 454-022-23

Date: April 10, 2025
Case No: E25-01990

CORRECT THE FOLLOWING VIOLATIONS:

1) The living room wall heater on the south wall is inoperable.
(FMC §§ 11-319(a), 11-324; Cal. H&S Code §§ 17920.3(a)(6), 17920.3(a)(14), 17920.3(f).)
Repair, clean, and sanitize the wall heater.

Note: A permit and inspections shall be required for the replacement of the wall heater.

2) The living room thermostat on the south wall is missing.
(FMC §§ 11-319(b), 11-324; Cal. H&S Code §§ 17920.3(a)(14), 17920.3(d), 17920.3(f).)
Replace the thermostat.

3) The smoke alarm in the hallway is defective.
(FMC §§ 11-101, 11-323, 11-324; Cal. Building Code §§ 907.1.3, 907.2.11 et seq.; Cal. H&S Code §§ 17920.3(a)(14), 17920.3(d), 17920.3(m).)
Replace the solely battery powered smoke alarm in an approved manner.
Note: Solely battery powered smoke alarms shall contain a non-replaceable, non-removable battery that is capable of powering the smoke alarm for at least 10 years.
Install an approved smoke alarm(s) on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms, in each room used for sleeping purposes, and in each story within a dwelling unit including basements. Install as per manufacturer specifications, and install no closer than 4 inches from a wall or the ceiling, no lower than 12 inches below the ceiling, and no closer than 36 inches from an air vent.

4) The carbon monoxide alarm in the hallway is missing.
(FMC §§ 11-101, 11-323, 11-324; Cal. Building Code §§ 915 et seq.; Cal. H&S Code §§ 17920.3(a)(14), 17920.3(m), 17926, 17926.1.)
Install the carbon monoxide alarm in an approved location.
Note: Carbon monoxide alarms shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms and on every occupiable level of a dwelling unit including basements. Install as per manufacturer specifications.
Note: Solely battery powered carbon monoxide alarms shall contain a non-replaceable, non-removable battery that is capable of powering the carbon monoxide alarm for at least 10 years.

5) The bedroom #1 interior door is damaged and improperly installed.
(FMC § 11-324; Cal. H&S Code § 17920.3(a)(14).)
Repair and properly install the door and paint as needed.

6) The bedroom #2 electrical outlet on the north wall is damaged.
(FMC §§ 11-319(b), 11-324; Cal. H&S Code §§ 17920.3(a)(14), 17920.3(d).)
Replace the electrical outlet.

7) The bedroom #2 electrical outlet cover plate on the north wall is missing.
(FMC §§ 11-104, 11-319(b), 11-324; Cal. Electrical Code § 406.6; Cal. H&S Code §§ 17920.3(a)(14), 17920.3(d).)
Properly install an approved cover plate.

8) The bathroom #1 interior light fixture is missing.
(FMC §§ 11-319(b), 11-324; Cal. H&S Code §§ 17920.3(a)(14), 17920.3(d).)
Replace the light fixture.

9) The bathroom #1 baseboard(s) located on the southwest corner wall is missing.
(FMC § 11-324; Cal. H&S Code §§ 17920.3(a)(14), 17920.3(i).)
Replace the baseboard(s) and paint as needed.

10) The kitchen tile floor covering in front of the sink is damaged.
(FMC § 11-324; Cal. H&S Code § 17920.3(a)(14).)
Repair or replace the floor covering.
Note: A permit is required for the repair or replacement of structural members.
Note: An inspection is needed before the sub-floor is replaced.

11) The living room northwest wall is damaged.
(FMC § 11-324; Cal. H&S Code § 17920.3(a)(14).)
Repair and paint as needed.

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 **May 10, 2025**. A final reinspection by this department will be required for clearance of this notice.

Note:

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

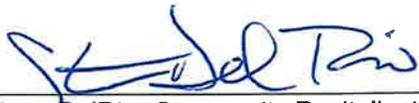
NOTICE TO TAXPAYERS:

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.



Steve DelRio, Community Revitalization Specialist
Phone: 559-621-8343



S.I.

CaseID E25-01990
Address 3316 E OLIVE AVE
Owner KHELA PROPERTIES LLC B KHELA
APN 454-022-23
LocationID N/A



Date: 04/02/2025 11:07:15 AM

Living room wall heater on the south wall is inoperable.



Date: 04/02/2025 11:07:28 AM

Living room wall heater thermostat on the south wall is missing



Date: 04/02/2025 11:09:20 AM

Hallway smoke detector is inoperable and carbon monoxide detector is missing.



Date: 04/02/2025 11:16:39 AM

Bedroom #1 door is damaged and improperly installed.



Date: 04/02/2025 11:19:05 AM

Bedroom #2 north wall outlet is damaged, loose and missing cover plate.



Date: 04/02/2025 11:21:39 AM

Bathroom #1 light fixture is missing.



Date: 04/02/2025 11:23:45 AM

Bathroom #1 missing baseboard under the sink.



Date: 04/02/2025 11:23:56 AM

Bathroom #1 missing baseboard under the sink.



Date: 04/02/2025 11:24:57 AM
Kitchen floor tile by the sink is damaged.



Date: 04/02/2025 11:26:55 AM
Living room northwest corner wall is damaged.

WALZ FROM
CERTIFIED MAILER®

WALZ

FORM #45663 VERSION: E1023

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2236 7743 47

Label #1

KHELA PROPERTIES LLC B KHELA
11770 N BELLA VITA
FRESNO, CA 93730

Label #2

Label #3

KHELA PROPERTIES LLC B KHELA
11770 N BELLA VITA
FRESNO, CA 93730

TEAR ALONG THIS LINE

Certified Mail Fee	\$ 4.15	
Return Receipt (Hardcopy)	\$ 3.35	
Return Receipt (Electronic)	\$	
Certified Mail Restricted Delivery	\$	
Postage	\$.60
Total Postage and Fees	\$	8.10

Postmark Here

Sent to:

KHELA PROPERTIES LLC B KHELA
11770 N BELLA VITA
FRESNO, CA 93730

Reference Information

SD/CB E25-01990
N&O 04/10/25
3316 E OLIVE AVE

PS Form 3800, Facsimile, July 2015

FOLD AND TEAR THIS WAY → OPTIONAL

Label #5 (OPTIONAL)

Certified Article Number
9414 7266 9904 2236 7743 47
SENDER'S RECORD

Label #6 - Return Receipt Barcode (Sender's Record)



9590 9266 9904 2236 7743 40

Label #7 - Certified Mail Article Number

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL®



9414 7266 9904 2236 7743 47

FOLD AND TEAR THIS WAY →

FOLD AND TEAR THIS WAY →

Return Receipt (Form 3811) Barcode



9590 9266 9904 2236 7743 40

1. Article Addressed to:

KHELA PROPERTIES LLC B KHELA
11770 N BELLA VITA
FRESNO, CA 93730

2. Certified Mail (Form 3800) Article Number

9414 7266 9904 2236 7743 47

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type:

Certified Mail

Reference Information

SD/CB E25-01990
N&O 04/10/25
3316 E OLIVE AVE

Thank you for using Return Receipt Service

RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

Thank you for using Return Receipt Service

WALZ FROM
CERTIFIED MAILER®

WALZ

FORM #45663 VERSION: E1023

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2236 7743 30

Label #1

TENANT OR OCCUPANT
3316 E OLIVE AVE
FRESNO, CA 93702

Certified Mail Fee	\$ 4.15
Return Receipt (Hardcopy)	\$ 3.35
Return Receipt (Electronic)	\$
Certified Mail Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$ 8.10

Postmark Here

Label #2

Label #3

TENANT OR OCCUPANT
3316 E OLIVE AVE
FRESNO, CA 93702

TEAR ALONG THIS LINE

Sent to:
TENANT OR OCCUPANT
3316 E OLIVE AVE
FRESNO, CA 93702

Reference Information

SD/CB E25-01990
N&O 04/10/25
3316 E OLIVE AVE

PS Form 3800, Facsimile, July 2015

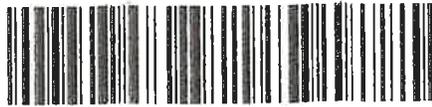
A FOLD AND TEAR THIS WAY → OPTIONAL

Label #5 (OPTIONAL)

B

Certified Article Number
9414 7266 9904 2236 7743 30
SENDER'S RECORD

Label #6 - Return Receipt Barcode (Sender's Record)



9590 9266 9904 2236 7743 33

Label #7 - Certified Mail Article Number

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL®



9414 7266 9904 2236 7743 30

FOLD AND TEAR THIS WAY →

C FOLD AND TEAR THIS WAY →

Thank you for using Return Receipt Service

RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

Return Receipt (Form 3811) Barcode



9590 9266 9904 2236 7743 33

1. Article Addressed to:

TENANT OR OCCUPANT
3316 E OLIVE AVE
FRESNO, CA 93702

2. Certified Mail (Form 3800) Article Number

9414 7266 9904 2236 7743 30

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type:

Certified Mail

Reference Information

SD/CB E25-01990
N&O 04/10/25
3316 E OLIVE AVE

Thank you for using Return Receipt Service

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 **April 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.

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(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 **April 10, 2025**, at Fresno, California.



Signature

Subject Address: 3316 E OLIVE AVE
Case Number : E25-01990

Mail To:
KHELA PROPERTIES LLC B KHELA TENANT OR OCCUPANT
11770 N BELLA VITA 3316 E OLIVE AVE
FRESNO, CA 93730 FRESNO, CA 93702

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.

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(BY POSTING) I posted such document(s) at the property located at:

3316 E OLIVE 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 **April 10, 2025**, at Fresno, California.


Signature

Subject Address: 3316 E OLIVE AVE
Case Number : E25-01990

Posting To:
3316 E OLIVE AVE



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: 11/13/2025	Time: 2:47 PM	Citation Number: E25-01990.1
2. Location of Violation: 3316 E OLIVE AVE		APN: 454-022-23

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 April 10, 2025, items #1, 6, 10 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: Items #1, 6, 10

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 26, 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.

Inspector Name and Phone Number
 Steve DelRio
 559-621-8343

Responsible Party Name and Address
 KHELA PROPERTIES LLC; B KHELA
 11770 N BELLA VITA AVE
 FRESNO, CA 93730

Jennifer Brown for SD

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 26, 2025***

S.I.

Enclosures: Notice and Order dated April 10, 2025; Photos
Interested Parties Mailing List attached

Certified Article Number

9414 7266 9904 2241 5599 08

SENDER'S RECORD

INTERESTED PARTIES MAILING LIST

Copies sent Certified and First Class Mail to the following:

KHELA PROPERTIES LLC; B KHELA
11770 N BELLA VITA AVE
FRESNO, CA 93730

Copies sent First Class Mail to the following:

OCCUPANT
3316 E OLIVE AVE
FRESNO, CA 93702

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 26, 2025, I caused to be served the foregoing documents described as **FIRST ADMINISTRATIVE CITATION** 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.
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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 26, 2025**, at Fresno, California.



Signature

Subject Address: 3316 E OLIVE AVE
Case Number : E25-01990.1 / SD

Mailed to:
Interested Parties Mailing List attached

FIRST ADMINISTRATIVE CITATION
3316 E OLIVE AVE

INTERESTED PARTIES MAILING LIST

Copies sent Certified and First Class Mail to the following:

KHELA PROPERTIES LLC; B KHELA
11770 N BELLA VITA AVE
FRESNO, CA 93730

Copies sent First Class Mail to the following:

OCCUPANT
3316 E OLIVE AVE
FRESNO, CA 93702

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER	
9414 7266 9904 2241 5599 08	
Certified Mail Fee	\$ 5.30
Return Receipt (Hardcopy)	\$ 4.40
Return Receipt (Electronic)	\$
Certified Mail Restricted Delivery	\$
Postage	\$.74
Total Postage and Fees	\$ 10.44
Sent to:	
KHELA PROPERTIES LLC; B KHELA 11770 N BELLA VITA AVE FRESNO, CA 93730	
<u>Reference Information</u>	
SD/MW E25-01990.1 CITE 11/26/25 3316 E OLIVE AVE	

NOV 26 2025 11:53

Postmark Here

5.30
 4.40
 .74
 10.44

KHELA PROPERTIES LLC;
 B KHELA
 11770 N BELLA VITA AVE
 FRESNO, CA 93730

SD/MW E25-01990.1 CITE 11/26/25
 3316 E OLIVE AVE

PS Form 3800, Facsimile, July 2015



9590 9266 9904 2241 5599 01

KHELA PROPERTIES LLC;
 B KHELA
 11770 N BELLA VITA AVE
 FRESNO, CA 93730

SD/MW E25-01990.1 CITE 11/26/25
 3316 E OLIVE AVE



Photo Report

Case ID: E25-01990

Address: 3316 E OLIVE AVE

Owner: KHELA PROPERTIES LLC B KHELA

APN: 454-022-23



Date: 11/13/2025 02:47:17 PM

Room: Living Room 1

Living room wall heater on south wall is inoperable. NAO #1



Date: 11/13/2025 02:51:08 PM

Room: Bedroom 2

Bedroom #2 damaged electrical outlet on the north wall not repaired. NAO #6



Date: 11/13/2025 02:53:16 PM

Room: Kitchen

Kitchen damaged tile floor covering not repaired. NAO #10

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:

Steve DelRio
Community Revitalization Specialist
Phone: 559-621-8343
E-Mail: Steve.DelRio@fresno.gov

Case No. E25-01990/SD

April 10, 2025

KHELA PROPERTIES LLC B KHELA
11770 N BELLA VITA
FRESNO, CA 93730

Certified Article Number

9414 7266 9904 2236 7743 30

SENDER'S RECORD

SUBJECT: **NOTICE AND ORDER**
ADDRESS: **3316 E OLIVE AVE**
APN: **454-022-23**

DEADLINE: ALL VIOLATIONS TO BE CORRECTED BY May 10, 2025

Enclosed is a Correction Notice and Order to remove the violations on the property referenced above by **May 10, 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

INTERESTED PARTIES MAILING LIST

Copies sent Certified and First Class Mail to the following:

TENANT OR OCCUPANT
3316 E OLIVE AVE
FRESNO, CA 93702

**CITY OF FRESNO
CODE ENFORCEMENT**

CORRECTION NOTICE AND ORDER

Address: 3316 E OLIVE AVE
APN: 454-022-23

Date: April 10, 2025
Case No: E25-01990

CORRECT THE FOLLOWING VIOLATIONS:

1) The living room wall heater on the south wall is inoperable.
(FMC §§ 11-319(a), 11-324; Cal. H&S Code §§ 17920.3(a)(6), 17920.3(a)(14), 17920.3(f).)
Repair, clean, and sanitize the wall heater.

Note: A permit and inspections shall be required for the replacement of the wall heater.

2) The living room thermostat on the south wall is missing.
(FMC §§ 11-319(b), 11-324; Cal. H&S Code §§ 17920.3(a)(14), 17920.3(d), 17920.3(f).)
Replace the thermostat.

3) The smoke alarm in the hallway is defective.
(FMC §§ 11-101, 11-323, 11-324; Cal. Building Code §§ 907.1.3, 907.2.11 et seq.; Cal. H&S Code §§ 17920.3(a)(14), 17920.3(d), 17920.3(m).)

Replace the solely battery powered smoke alarm in an approved manner.

Note: Solely battery powered smoke alarms shall contain a non-replaceable, non-removable battery that is capable of powering the smoke alarm for at least 10 years.

Install an approved smoke alarm(s) on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms, in each room used for sleeping purposes, and in each story within a dwelling unit including basements. Install as per manufacturer specifications, and install no closer than 4 inches from a wall or the ceiling, no lower than 12 inches below the ceiling, and no closer than 36 inches from an air vent.

4) The carbon monoxide alarm in the hallway is missing.
(FMC §§ 11-101, 11-323, 11-324; Cal. Building Code §§ 915 et seq.; Cal. H&S Code §§ 17920.3(a)(14), 17920.3(m), 17926, 17926.1.)

Install the carbon monoxide alarm in an approved location.

Note: Carbon monoxide alarms shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms and on every occupiable level of a dwelling unit including basements. Install as per manufacturer specifications.

Note: Solely battery powered carbon monoxide alarms shall contain a non-replaceable, non-removable battery that is capable of powering the carbon monoxide alarm for at least 10 years.

5) The bedroom #1 interior door is damaged and improperly installed.
(FMC § 11-324; Cal. H&S Code § 17920.3(a)(14).)

Repair and properly install the door and paint as needed.

6) The bedroom #2 electrical outlet on the north wall is damaged.
(FMC §§ 11-319(b), 11-324; Cal. H&S Code §§ 17920.3(a)(14), 17920.3(d).)

Replace the electrical outlet.

7) The bedroom #2 electrical outlet cover plate on the north wall is missing.
(FMC §§ 11-104, 11-319(b), 11-324; Cal. Electrical Code § 406.6; Cal. H&S Code §§ 17920.3(a)(14), 17920.3(d).)
Properly install an approved cover plate.

8) The bathroom #1 interior light fixture is missing.
(FMC §§ 11-319(b), 11-324; Cal. H&S Code §§ 17920.3(a)(14), 17920.3(d).)
Replace the light fixture.

9) The bathroom #1 baseboard(s) located on the southwest corner wall is missing.
(FMC § 11-324; Cal. H&S Code §§ 17920.3(a)(14), 17920.3(i).)
Replace the baseboard(s) and paint as needed.

10) The kitchen tile floor covering in front of the sink is damaged.
(FMC § 11-324; Cal. H&S Code § 17920.3(a)(14).)
Repair or replace the floor covering.
Note: A permit is required for the repair or replacement of structural members.
Note: An inspection is needed before the sub-floor is replaced.

11) The living room northwest wall is damaged.
(FMC § 11-324; Cal. H&S Code § 17920.3(a)(14).)
Repair and paint as needed.

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 **May 10, 2025**. A final reinspection by this department will be required for 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.



Steve DelRio, Community Revitalization Specialist
Phone: 559-621-8343



S.I.

CaseID
Address
Owner
APN
LocationID

E25-01990
3316 E OLIVE AVE
KHELA PROPERTIES LLC B KHELA
454-022-23
N/A



Date: 04/02/2025 11:07:15 AM

Living room wall heater on the south wall is inoperable.



Date: 04/02/2025 11:07:28 AM

Living room wall heater thermostat on the south wall is missing.



Date: 04/02/2025 11:09:20 AM

Hallway smoke detector is inoperable and carbon monoxide detector is missing.



Date: 04/02/2025 11:16:39 AM

Bedroom #1 door is damaged and improperly installed.



Date: 04/02/2025 11:19:05 AM

Bedroom #2 north wall outlet is damaged, loose and missing cover plate.



Date: 04/02/2025 11:21:39 AM

Bathroom #1 light fixture is missing.



Date: 04/02/2025 11:23:45 AM

Bathroom #1 missing baseboard under the sink.

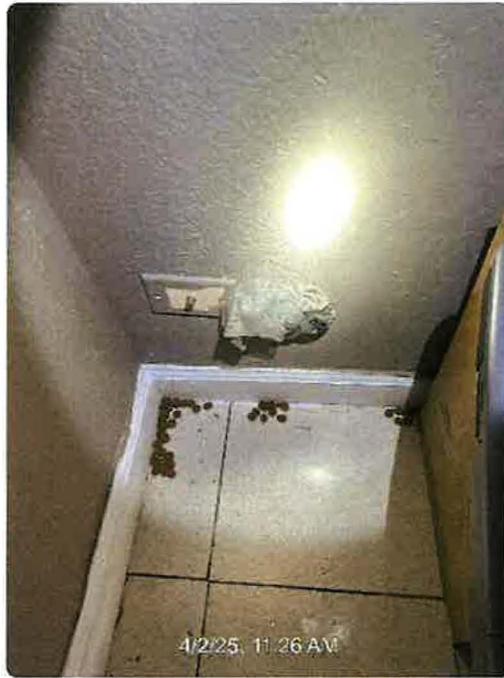


Date: 04/02/2025 11:23:56 AM

Bathroom #1 missing baseboard under the sink.



Date: 04/02/2025 11:24:57 AM
Kitchen floor tile by the sink is damaged.



Date: 04/02/2025 11:26:55 AM
Living room northwest corner wall is damaged.

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 **April 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:

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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 **April 10, 2025**, at Fresno, California.



Signature

Subject Address: 3316 E OLIVE AVE
Case Number : E25-01990

Mail To:
KHELA PROPERTIES LLC B KHELA TENANT OR OCCUPANT
11770 N BELLA VITA 3316 E OLIVE AVE
FRESNO, CA 93730 FRESNO, CA 93702

Return Receipt (Form 3811) Barcode		COMPLETE THIS SECTION ON DELIVERY	
 9590 9266 9904 2241 5599 01		A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee	<input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee
1. Article Addressed to: KHELA PROPERTIES LLC; B KHELA 11770 N BELLA VITA AVE FRESNO, CA 93730		B. Received by (Printed Name) JASJH	C. Date of Delivery 12/125
2. Certified Mail (Form 3800) Article Number 9414 7266 9904 2241 5599 08		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input checked="" type="checkbox"/> No	
		3. Service Type: <input checked="" type="checkbox"/> Certified Mail	
		<u>Reference Information</u> SD/MW E25-01990.1 CITE 11/26/25 3316 E OLIVE AVE	

PS Form 3811, Facsimile, July 2015

Domestic Return Receipt

**LEGAL AUTHORITIES
CODE ENFORCEMENT CASE NO. E25-01990**

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.

- (1) 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.

SEC. 11-319. - HEATING AND VENTILATION.

- (a) **Heating.** Dwelling units, guest rooms and congregate residences shall be provided with heating facilities capable of maintaining a room temperature of 70° F (21.1° C) at a point 3 feet (914 mm) above the floor in all habitable rooms. Such facilities shall be installed and maintained in a safe condition and in accordance with Section 3102 of the Fresno Building Code, the Mechanical Code and all other applicable laws. Unvented fuel-burning heaters are not permitted. All heating devices or appliances shall be of an approved type.
- (b) **Electrical Equipment.** All electrical equipment, wiring and appliances shall be installed and maintained in a safe manner in accordance with all applicable laws. All electrical equipment shall be of an approved type.

Where there is electrical power available within 300 feet (91.4 m) of any building, such building shall be connected to such electrical power.

Every habitable room shall contain at least two electrical convenience outlets or one convenience outlet and one electric light fixture. Every water closet compartment,

bathroom, laundry room, furnace room and public hallway shall contain at least one electric light fixture.

SEC. 11-324. - SUBSTANDARD BUILDINGS.

Health and Safety Code section 17920.3 "substandard building" is hereby adopted by the City of Fresno.

SEC. 11-501. - SHORT TITLE.

This article shall be known and cited as the "Appeals Code." When used in this article "this article" means the Appeals Code.

SEC. 11-502. - PURPOSE.

The purpose of this article is to establish a uniform and consistent procedure for appeals from Notice and Orders served for violations of the Fresno Housing Regulations and the Dangerous Building Ordinance.

SEC. 11-503. - SCOPE.

The provisions of this code shall apply to appeals from Notice and Orders served pursuant to Chapter 11, Article 3 and Chapter 11, Article 4 of the Fresno Municipal Code.

SEC. 11-504. - BUILDING STANDARDS APPEALS BOARD.

- (a) **General.** In order to hear and decide appeals of orders, decisions or determinations made by the Building Official and/or Code Enforcement relative to the application and interpretations of the Housing Regulations (Chapter 11, Article 3) or the Dangerous Building Ordinance (Chapter 11, Article 4), there shall be and is hereby created a Building Standards Appeals Board consisting of members who are qualified by experience and training to pass upon matters pertaining to building construction and who are not employees of the jurisdiction. The Building Official shall be an ex officio member and shall act as secretary to said Board but shall have no vote upon any matter before the Board. The Building Standards Appeals Board shall be appointed by the Mayor and ratified by the governing body and shall hold office in four-year terms. Appeals to the Board shall be processed in accordance with Chapter 1, Article 4 of this Code and any Bylaws adopted by the Building Standards Appeals Board. If appointments to the Building Standards Appeals Board have not been made or the Building Standards Appeals Board is deemed to be inactive, all appeals of orders, decisions, or determinations made by the Building Official relative to the application and interpretations of the Housing Regulations (Chapter 11, Article 3) or the Dangerous Building Ordinance (Chapter 11, Article 4) shall be heard by the Hearing Officer pursuant to Chapter 1, Article 4.
- (b) **Limitations of Authority.** The Building Standards Appeals Board shall have no authority relative to interpretations of the administrative provisions of this article nor shall the Building Standards Appeals Board be empowered to waive requirements of any provisions of the Fresno Municipal Code.

SEC. 11-505. - EFFECT OF FAILURE TO APPEAL.

Failure of any person to file an appeal in accordance with the provisions of this article shall constitute a waiver of the right to an administrative hearing and adjudication of the Notice and Order or portion thereof. The provisions of this notice and order will become final.

California Health and Safety Code

SEC. 17920.3

Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building:

(a) Inadequate sanitation shall include, but not be limited to, the following:

...

(6) Lack of adequate heating.

...

(14) General dilapidation or improper maintenance.

...

(d) All wiring, except that which conformed with all applicable laws in effect at the time of installation if it is currently in good and safe condition and working properly.

...

(f) All mechanical equipment, including vents, except equipment that conformed with all applicable laws in effect at the time of installation and that has been maintained in good and safe condition, or that may not have conformed with all applicable laws in effect at the time of installation but is currently in good and safe condition and working properly.

...

**CITY OF FRESNO
MASTER FEE SCHEDULE**

CITY ATTORNEY'S OFFICE

CODE ENFORCEMENT FEES

Amend #	Fee Description & Unit/Time	Current
580	Code Enforcement Fees - General Complaints and Abatements	
	Complaint Response and Issue Identification Per hour, 1 hour minimum - - No charge if complaint is verified and resolved by property owner / responsible party within 18 days.	146.00
	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

Amend #	Fee Description & Unit/Time	Current
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	
	Actual cost plus enforcement penalty per abatement (penalty to be determined by department director)	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
591	Tobacco Retailer Prohibited Products Fine (FMC 9-3708(j)(3))	
	Per package	50.00

SUGGESTED APPEAL FORM

Appeal of:

Baldev Khela

(Name)

CITY OF FRESNO

E25-01990.1

(Citation/Case Number)

11770 N. Bella Vista

(Mailing Address)

DEC 19 2025

3316 E. Olive Ave

(Address of Violation)

FRESNO, Ca. 93730

(City, State, Zip Code)

RECEIVED BY [Signature]

(559) 548-7492 / jasjtkhela@ycalco.com

(Telephone Number/Email address)

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?):

Owner

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

First administrative Citation

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):

I would like the fine removed

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

I was not allowed enough time to complete repairs due to access caused by tenant

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:

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

May they contact you by: [X] Telephone [X] email [X] 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 12/19/25 (Date)

[Signature of Baldev S Khela]

(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: 11/13/2025 Time: 2:47 PM Citation Number: E25-01990.1
 2. Location of Violation: 3316 E OLIVE AVE APN: 454-022-23

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 April 10, 2025, items #1, 6, 10 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: Items #1, 6, 10

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 26, 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.

Inspector Name and Phone Number
 Steve DelRio
 559-621-8343

Responsible Party Name and Address
 KHELA PROPERTIES LLC; B KHELA
 11770 N BELLA VITA AVE
 FRESNO, CA 93730

Jennifer Brown for SD
 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 26, 2025***

S.I. *JCB*

Enclosures: Notice and Order dated April 10, 2025; Photos
 Interested Parties Mailing List attached

Certified Article Number
 9414 7266 9904 2241 5599 08
SENDER'S RECORD

1 ANDREW JANZ, City Attorney
CITY OF FRESNO
2 By: Christina A. Roberson, Assistant City Attorney (284512)
3 Sarah Papazian, Senior Deputy City Attorney (318270)
2600 Fresno Street, Room 2031
4 Fresno, California 93721-3602
5 Telephone: (559) 621-7500
6 Facsimile: (559) 457-1084
Attorneys for Plaintiffs City of Fresno

*Exempt from Filing Fees Pursuant
to Government Code section 6103*

9
10 Khela Properties LLC
3316 E. Olive Ave
11 Appeal of First Administrative Citation

} **PROOF OF SERVICE RE CITY'S APPEAL**
} **PACKET**

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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 **February 6, 2026**, I served the document described as **CITY OF FRESNO’S APPEAL PACKET** on the interested parties listed below by causing delivery to be made in the mode of service indicated below:

Khela Properties LLC
11770 N. Bella Vita
Fresno, CA 93730

(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 **February 6, 2026**, at Fresno, California.

Toni Hunter

Toni Hunter