

**BUILDING STANDARDS APPEALS BOARD
CITY OF FRESNO, CALIFORNIA**

In the Matter of
Public Hearing on Notice and Order and Citation
E25-13830;
3436 N Virginia Lane;
James Molina, APPELLANT

**DECISION OF BUILDING STANDARDS
APPEALS BOARD
June 16, 2026**

Section 11-504 of the Fresno Municipal Code (FMC) provides that the Building Standards Appeals Board (BSAB) shall 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).

BSAB Findings and Orders <i>Checked boxes indicate BSAB's final ruling</i>	
<input type="checkbox"/> CONFIRM the Notice and Order and Citation issued	<p>After review of the City's Appeal Packet and all other relevant evidence and testimony submitted to the BSAB, the BSAB has determined by preponderance of the evidence that all violation(s) included on the appealed Notice and Order issued November 5, 2025, and Citation March 24, 2026, was/were present at the time of the Notice and Order's and Citation's issuance.</p> <p>The Notice and Order and Citation is CONFIRMED.</p> <p><i>Select one option below:</i></p> <p><input type="checkbox"/> The BSAB ORDERS Appellant to repair/ correct the remaining violations within 30 days of the date of this Decision. A progress hearing will be set within 30 to 60 days of the date of this Decision. (FMC 1-409(f))</p> <p><input type="checkbox"/> No progress hearing needed; confirmed violations have since been repaired/corrected.</p>
<input type="checkbox"/> CONFIRM certain violations but DISMISS other violations in the Notice and Order, and CONFIRM Citation issued	<p>After review of the City's Appeal Packet and all other relevant evidence and testimony submitted to the BSAB, the BSAB has determined by preponderance of the evidence that some, but not all, of the violation(s) included on the appealed Notice and Order issued November 5, 2025, and Citation March 24, 2026, was/were present at the time of the Notice and Order's and Citation's issuance.</p> <p>Violation(s) CONFIRMED: _____</p> <p>Violation(s) DISMISSED: _____</p> <p>The Notice and Order and/or Citation is CONFIRMED as to the violations specified above.</p> <p><i>Select one option below:</i></p> <p><input type="checkbox"/> The BSAB ORDERS Appellant to repair/ correct the remaining violations within 30 days of the date of this Decision. A progress hearing will be set within 30 to 60 days of the date of this Decision. (FMC 1-409(f))</p> <p><input type="checkbox"/> No progress hearing needed; confirmed violations have since been repaired/corrected.</p>
<input type="checkbox"/> DISMISS the Notice and Order and Citation issued	<p>After review of the City's Appeal Packet and all other relevant evidence and testimony submitted to the BSAB, the BSAB has determined by preponderance of the evidence that all violation(s) included on the appealed Notice and Order issued 01/02/2026, was/were not present at the time of the Notice and Order's issuance.</p> <p>The Notice and Order and Citation issued November 5, 2025, and Citation March 24, 2026 is DISMISSED</p>

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STATE OF CALIFORNIA)
COUNTY OF FRESNO) ss.
CITY OF FRESNO)

The foregoing decision was adopted by the Building Standards Appeals Board of the City of Fresno, at a regular meeting held on the 16th day of June 2026, upon a motion by Member _____, seconded by Member _____.

VOTING: AYES:
NOES:
RECUSED:
ABSENT:

DATED: _____

_____, Secretary
City of Fresno Building Standards Appeals
Board