

BUILDING STANDARDS APPEALS BOARD

Appeal Requested By:

Angelica Sanchez/Carmen Sanchez

Code Enforcement Case Number: E25-06722

Property Address : 7462 E Fedora Ave

APN: 310-681-17

Hearing Details:

January 20, 2026, at 1:00 p.m.

Fresno City Hall

2600 Fresno St., Council Chambers

City Presentation By:

Christina Roberson, Assistant City Attorney

Gilbert Ruelas, Community Revitalization Specialist



Action of the BSAB

After today's hearing, the Building Standards Appeals Board (BSAB) may take one of the following actions:

1. DENY the appeal and CONFIRM administrative citation number E25-06722.1 issued on November 3, 2025; OR
2. GRANT the appeal and DISMISS administrative citation number E25-06722.1 issued on November 3, 2025.

Code Enforcement recommends that the BSAB deny the appeal and confirm the administrative citation in Option 1 above.

Code Enforcement Case Summary

- ▶ 5/21/25: Case opened based on anonymous constituent complaint (Appeal Packet (AP), pgs. 3, 7):
Construction w/o permits Large garage in backyard
- ▶ 5/22/25, 5/30/25: Initial inspections, violations confirmed (AP, pg. 26):



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

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

Code Enforcement Case Summary

- ▶ 6/10/25: Notice and Order issued with a deadline of June 28, 2025, which included a violation for the illegal structure (AP, pgs. 20-24):



OFFICE OF THE CITY ATTORNEY

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

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

Case No. E25-06722/GR

June 10, 2025

SANCHEZ ANGELICA M
7462 E FEDORA AVE
FRESNO, CA 93727

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

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

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

Remove this structure.

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

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

Code Enforcement Case Summary

- ▶ 10/30/25: Reinspection, and violation 3 for the large accessory structure remained. (AP, pg. 42.)



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

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

- ▶ 10/30/25: \$250 citation issued for remaining violation.

Appellant Actions

- ▶ 6/16/25: Appellant applied for a permit through Building and Safety for accessory structure. (AP, pg. 46.)
- ▶ 6/19/25: Email sent to Appellant requesting additional information. (AP, pg. 48.)

From
Auto_Sender@Accela.com
Sent
06/19/2025 14:37:31
To
[REDACTED]
Cc

Bcc

Title
Permit Application B25-07586 - Additional Information Required
Attachment(s)

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

Comment: Your application requires additional information. Please provide plans for your proposed shed. A site plan is o.gov. If you are going to provide your own design plans a site plan, foundation plan, roof framing plan, and structural c ed as well.
Address: 7462 E FEDORA AVE, FRESNO, CA 93737
Description: Purchased and installed a shed in my backyard for personal use. Shed has no electricity.

- ▶ 7/30/25: Second email sent to Appellant requesting additional information. (AP, pg. 50.)

Staff Analysis

- ▶ In order to deny the appeal and confirm the citation, the BSAB must be satisfied beyond the preponderance of the evidence that:
 1. A violation of the FMC existed on the Property;
 2. Proper notice was served on the property owner; and
 3. After the deadline passed, the violation remained.

Staff Analysis

1. A Violation of the FMC Existed on the Property

- ▶ FMC section 11-103 states that the FMC adopts the California Residential Code (CRC). CRC section 105.1 requires that any person who “intends to construct. . . a building. . . shall first make application to the building official and obtain the required permit.” (AP, pgs. 60, 61)
- ▶ As of May 30, 2025, no permits had been applied for with the Building and Safety Division.
- ▶ Appellant does not argue the structure does not require a permit. (AP, pg. 73.)
- ▶ Appellant’s appeal form requests “additional time to comply with correction notice,” but does not state the accessory structure is not in violation. (AP, pg. 67.)

Staff Analysis

2. Proper Notice was Served on the Property Owner

- ▶ On June 10, 2025, the Notice and Order was posted on the property and mailed by both First Class and certified mail. (Appeal Packet, pg. 27-29.)
- ▶ This N&O contained all necessary information required by FMC section 11-327, including clear descriptions of the violations, photographs of the violations, the code sections violated, a description of the correction for the violations, and information concerning appellants right to appeal.
- ▶ The appellant did not appeal the N&O.

Staff Analysis

3. After the Deadline Passed, the Violation Remained

- ▶ The N&O deadline was June 28, 2025. (AP, pg. 20.)
- ▶ CRS Ruelas confirmed the violation remained at multiple re-inspections, including June 30, 2025, and October 30, 2025, immediately prior to issuing the citation. (AP, pg. 12, 17.)
- ▶ CRS Ruelas attempted multiple times to communicate with Appellant, and he provided extensions when she showed progress to allow her to obtain the permit. (AP, pg. 73-74.)
- ▶ However, after four months of extensions, CRS Ruelas issued the citation.
- ▶ On November 3, 2025, the first citation was mailed by both First Class and certified mail. (AP, pg. 44-45.). This citation contained all necessary information required by FMC section 1-308(b), including clear descriptions of the violation, photographs of the violation, the code sections violated, a description of the correction for the violation, and information concerning appellants right to appeal.

Recommendation

Staff recommends the BSAB DENY Appellant's appeal and CONFIRM Administrative Citation E25-06722.1 issued on October 30, 2025.