



OFFICE OF THE CITY ATTORNEY CODE ENFORCEMENT DIVISION

Appeal Information Packet

APPEAL REQUESTED BY: Bryce Hovannisian, on behalf of BDHOV
Limited Partnership, *et al.*
CASE NUMBER: E26-04602
LOCATION: 2220 N. Weber / 1827 W. Clinton Ave
APN: 442-102-28

PREPARED BY: Julian Amparo (JA)
PHONE: (559) 621-8416

HEARING DETAILS: June 02, 2026,
Fresno City Hall
2600 Fresno St., Council Chambers
(located on the second floor)

cc: Ryan Porte, legal counsel to BDHOV Limited Partnership, *et al.*, Appellant(s)
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: 4/2/2026 By: Raquel Real Time: 01:13 PM Case Number: E26-04602
Location: 2220 N WEBER AVE 93705 APN: 442-102-28

Contact Person: (OW) BDHOV LP LEHOV LP
Mailing Address: P O BOX 3668
PINEDALE, CA 93650

FresGo ID:
PD: CENTRAL

Phone:

Zone: RM-1 Council District: 3 Orig: E-mail Priority: 2

Case Type: General Enforcement

Inspector ID: Julian Amparo

Case Text: Exterior siding is being installed without a permit. Near apt #207 has a tree that is leaning and destroying the building.

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

Date: 4/2/2026 By: Time: 3:13:38 PM Case Number: E26-04602
Location: 2220 N WEBER AVE N 93705 APN: 442-102-28

Contact Person: (RP) . FresGo ID:
Mailing Address: PD: CENTRAL

Phone:

Email:

Zone: RM-1

Council District: 3 Orig: E-mail Priority: 2

Case Type: General Enforcement

Inspector ID: Julian Amparo

Case Text: Exterior siding is being installed without a permit. Near apt #207 has a tree that is leaning and destroying the building.

CASE SUMMARY
CODE ENFORCEMENT CASE NO. E26-04602

- o 04/02/2026: Case was opened due to violations observed on 04/01/2026 while at the property conducting an inspection on a separate reactive complaint-based case. Case was assigned to me, Inspector Julian Amparo.
- o 04/02/2026: Senior Inspector Jazmine Ramirez (Senior Ramirez) and I conducted a search of city records and verified no permits had been obtained for the replacement/installation of the exterior siding at the property that we observed on 04/01/2026. City records also confirmed that the installation of the fence located on the Weber Avenue side of the property observed on 04/01/2026 was not on the city approved site plan and the floor plans for this property show this fence created an egress violation by blocking bedroom windows.
- o 04/02/2026: Senior Ramirez and I conducted an initial exterior inspection at the property and observed 7 violations of the Fresno Municipal Code and Health and Safety Code. While at the property we also made contact with units 125 and 126 and confirmed both units were occupied. We spoke to the tenant of unit 126 and left a door hanger for unit 125 due to minors answering the door and no adults being present.
- o 04/07/2026: Senior Ramirez and I conducted a search of city records and verified no permits had been obtained for the replacement/installation of the exterior.
- o 04/08/2026: I received an email from Jaquellin Ventura, a representative of property manager JD Home Rentals (Ms. Ventura), inquiring about a door hanger that was left for unit #125. Ms. Ventura wanted to know what issues needed to be addressed.
- o 04/09/2026: I issued a Notice and Order to the property owners, BDHOV LP, LEHOV LP, WRHOV LP, JDHOV LP (Property Owners) for 7 violations related to the unpermitted exterior siding and fence, and a hazardous tree. The Notice and Order provided the Property Owners with a deadline date to correct the violations by April 27, 2026.
- o 04/10/2026: I emailed Ms. Ventura the Notice and Order and photo enclosure.
- o 04/13/2026: I received an email from Ms. Ventura stating she would take care of the violations and she would keep me updated.
- o 04/20/2026: I emailed JD Home Rentals to follow up on their appeal request asking for more time. I explained I needed to know the scope of work and how much time they needed. I also informed them they needed to resolve the bedroom egress violation as soon as possible.

- o 04/21/2026: I received an email from Jovanna Peinado, a representative of property manager JD Home Rentals (Ms. Peinado), stating they were scheduling a “pre-siding report” to further know what permits are required and the bedroom egress violation would be addressed this week.
- o 04/23/2026: I received an email from Ms. Peinado, stating they were scheduling a “pre-siding report”. Ms. Peinado also stated the fence was installed due to homeless issues.
- o 04/24/2026: I responded to Ms. Peinado’s email and informed her that I could grant a 30-day extension if the owners agreed to (1) make immediate alterations to the fence to allow emergency egress, (2) withdraw the appeal of the Notice and Order, and (3) contact me before the deadline if additional time was needed.
- o 04/24/2026: I spoke with Ms. Peinado on the phone, who said she would talk with Bryce (of JD Homes) about withdrawing the appeal and correcting the fencing/egress violation. Ms. Peinado stated they kept the appeal open because the siding permit will take time. I informed Ms. Peinado I can grant an extension if they withdraw the appeal and fully correct the fencing violation to allow emergency egress for tenants in unit 125. Ms. Peinado explained the fence is to deter unhoused individuals. I clarified that the fence can be temporarily modified to allow egress, and future fencing will require permits. Ms. Peinado stated she will discuss modifying the fence and the appeal withdrawal with management on Monday and provide an update then.
- o 04/27/2026: I received an email from Ms. Peinado stating the appeal would not be withdrawn, however the fencing would be removed that day. I responded and thanked her for the update.
- o 04/28/2026: I conducted an exterior re-inspection at the property and observed violations #2, #3, #4, #5, and #7 had been corrected. Two violations still remained.
- o 04/30/2026: I emailed Ms. Peinado the results of my follow-up inspection. I informed her that Notice and Order violations #2, #3, #4, #5 and #7 had been corrected and asked her to provide an update regarding a plan and timeline to resolve the remaining Notice and Order violations #1 and #6 related to the unpermitted exterior siding and hazardous tree.
- o 04/30/2026: I conducted a search of city records and verified no permit had been issued for the replacement/installation of exterior siding. Research of city records did show the property owner submitted two pre-stucco applications (B26-04627 and B26-04624) on 04/27/2026. However, the property owners have not scheduled any pre-stucco inspections which would be required before the property owner can obtain permits for the replacement/installation of the siding.

- o 05/11/2026: I received an email from Ms. Peinado requesting additional time due to her waiting for the city to respond to having a special inspection conducted at the property. I responded to Ms. Peinado's email explaining to her that she would need to contact building permits to schedule inspections on her pre-stucco applications (B26-04627 and B26-04624). I also requested an update on the plan and timeline for correcting Notice and Order violation #6 related to the hazardous tree. Ms. Peinado responded that they need more time and are actively searching for a tree service company to remove the hazardous tree and will notify me once the work has been scheduled.
- o 05/13/2026: Ms. Peinado requested more time to complete the required actions. She was informed that no extension was available at this time and the appeal hearing will proceed on June 2, 2026, and an extension may be considered after the appeal hearing. She was advised to continue scheduling the pre-siding inspections and secure a tree service for removal of the hazardous tree. Ms. Peinado responded to my email and advised they have a consultation scheduled at the property today and they have someone scheduled to evaluate the tree tomorrow. She stated she will provide an update once permits are issued.
- o 05/15/2026: I received an email from Ms. Peinado informing me the tree was scheduled to be removed on Monday.

CASE HISTORY REPORT
CASE NUMBER E26-04602

CASE TYPE: General Enforcement
Assessor's Parcel Number: 442-102-28
Primary Address: 2220 N WEBER AVE
FRESNO, CA 93705

Date Established: 04/02/2026
Status: IN VIOLATION-ISSUE
NOTICE
Closed Date:

Inspector Assigned: Julian Amparo
Inspector Phone: 559-621-8416
Inspector Email: julian.amparo@fresno.gov

CASE DATA:	JURISDICTION:	CITY	FINE SUMMARY:	TOTAL INVOICED: \$100.00
	ZONE CODE:	RM-1		TOTAL PAID: \$100.00
	INSPECTION AREA:			BALANCE: \$0.00
	COUNCIL DISTRICT:	3		
	ACREAGE:	2.59		

NARRATIVE: Exterior siding is being installed without a permit. Near apt #207 has a tree that is leaning and destroying the building.

OWNER: Primary BDHOV LP LEHOV LP WRHOV LP P O BOX 3668 PINEDALE CA 93650
JDHOV LP

CONTACTS:	TYPE	NAME	ADDRESS
	Complainant	.	
	Property Manager	BDHOV LP, LEHOV LP, WRHOV LP & JDHOV LP	2975 E BELMONT AVE FRESNO CA 93701

HISTORY:	Date	Action	Details
	04/02/2026	Violation Added: ZCLS ZC LANDSCAPING-MAINTENANCE	
	04/02/2026	Violation Added: HC CONSTRUCTION W/O PERMITS	
	04/02/2026	RO RESEARCH PROPERTY	Status: COMPLETED Assigned Staff: Julian Amparo Time: .08 Description: Research property On 4/2/26 Senior Inspector Jazmine Ramirez and this Inspector researched this property. Floor plans confirmed bedroom windows are blocked on Weber Ave. JA

CASE HISTORY REPORT

CASE NUMBER E26-04602

04/02/2026	Inspection Scheduled	Inspection Type: Initial Inspection Inspector: Julian Amparo Request Comments: Scheduled via Script
04/02/2026	ASSIGNED TO AREA	Task: Case Intake Action By: Raquel Real Comments:
04/02/2026	IN VIOLATION-ISSUE NOTICE	Task: Inspection Action By: Julian Amparo Comments:
04/02/2026	Inspection Resulted	Inspection Type: Initial Inspection Time: 2:18 PM-2:38 PM Total Time: 0.33 Status: In Violation - Issue Notice Inspector: Julian Amparo Result Comments: 1. The exterior siding on the walls of all buildings were replaced/added without the required plans, permits, and inspections. (FMC §§ 11-101, 11-307, 11-308, 11-310; Cal. Building Code §§ 105.1, 110.1, 111.1.) *B Obtain the required permits and inspections for this alteration. 2. The Unit 125 (2220 N. Weber Ave) bedrooms lack emergency egress (exterior siding is blocking emergency egress exit). (FMC §§ 10-50100, 11-101, 11-321, 11-324; Cal. Building Code §§ 1003.6, 1031.2.1; Cal. Fire Code § 1032; Cal. H&S Code § 17920.3(l).) Remove the obstruction and maintain unobstructed egress. 3. The fence at Unit 125 and Unit 126 (2220 N. Weber Ave) of the property is over the legal height. (FMC §§ 10-605(j), 10-605(l), 15-104(A)(2), 15-2006, 15-6304.) Remove the fence. 4.The fence at Unit 125 and Unit 126 (2220 N. Weber Ave) is constructed of unapproved fencing material: (exterior siding). (FMC §§ 10-605(j), 10-605(l), 15-104(A)(2), 15-2006(M)(4)-(5), 15-6304.) Remove the fence. Note: Fencing materials may include: wood pickets, split rail wood, wrought iron, tubular steel, brick, stone, and stucco. 5. The fence at Unit 125 and Unit 126 (2220 N. Weber Ave) has been installed contrary to the approved development permit (formerly site plan) for this property. (FMC §§ 10-605(j), 15-104(A)(2), 15-5015.) Remove the fence and restore the property to its approved condition. Option: Submit plans to the Planning and Development Department and obtain the required approval for a site plan modification. 6. This property has a hazardous tree located near Unit 207 (2220 N. Weber Ave).

CASE HISTORY REPORT

CASE NUMBER E26-04602

(FMC §10-605(e).)

Remove the violation from the property.

7. The weather protection (paint) on the exterior wood surfaces of the siding at the northside of complex is missing.

(FMC §§ 11-317(b), 11-317(c), 11-324; Cal. H&S Code §§ 17920.3(a)(14), 17920.3(g)(3).)

Provide approved exterior weather protection (paint) on all components missing the weather protection.

^^^

On 4/2/26 Senior Inspector Jazmine Ramirez and this Inspector arrived at this property and observed siding material installed on the backside of units 125 and 126. Upon further investigation, we made contact with both units and confirmed they were both occupied. We spoke with tenant from 126, [REDACTED]. She stated the siding was installed for approximately 6 months to prevent the unhoused from setting up camp. We were unable to speak with a tenant from unit 125 due to underaged children answering the door. A door hanger was left with inspectors contact information. While at this property, we observed active maintenance of old siding being replaced with new siding on all buildings. Photos were taken. A tree was observed growing into the building. This tree caused damage to the fascia and roofing tiles. Photos were taken at the previous property visit for case# E26-04358. JA

CASE HISTORY REPORT

CASE NUMBER E26-04602

04/03/2026 **PT HC PIRT (TITLE SEARCH)**

Status: COMPLETED **Assigned Staff:** Jazmine Ramirez **Time:** .00
Description: PIRT REQUESTED
From: Alicia McGill <Alicia.McGill@fresno.gov>
Sent: Friday, April 3, 2026 11:47 AM
To: Jazmine Ramirez <Jazmine.Ramirez@fresno.gov>
Cc: Jennifer Brown <Jennifer.Brown@fresno.gov>; Julian Amparo <Julian.Amparo@fresno.gov>
Subject: RE: PIRT Request: 2220 N Weber Ave, Fresno CA 93705, APN 442-102-28, BDHOV LP LEHOV LP, E26-04602

Order submitted 123338

From: Jazmine Ramirez <Jazmine.Ramirez@fresno.gov>
Sent: Friday, April 3, 2026 11:06 AM
To: Pirts <Pirts@fresno.gov>
Cc: Jennifer Brown <Jennifer.Brown@fresno.gov>; Julian Amparo <Julian.Amparo@fresno.gov>
Subject: PIRT Request: 2220 N Weber Ave, Fresno CA 93705, APN 442-102-28, BDHOV LP LEHOV LP, E26-04602

Jazmine Ramirez
Senior Community Revitalization Specialist
City Attorney's Office – Proactive Rental Housing Unit
City of Fresno
(559) 621-RENT Office
(559) 621-8342 Desk
Jazmine.Ramirez@fresno.gov

04/07/2026 **PI HC PERMIT INQUIRY**

Status: COMPLETED **Assigned Staff:** Julian Amparo **Time:** .08
Description: Permit Research
On 4/7/26 Senior Inspector Jazmine Ramirez and this inspector researched to verify if a permit was pulled for the exterior siding. No permit was found. Property permit history was attached to the case file. JA

04/07/2026 **DA DOCUMENT ATTACHED TO CASE F**

Status: COMPLETED **Assigned Staff:** Julian Amparo **Time:** .08
Description: Uploaded Document
On 4/7/26 the floor plans were uploaded to document case file. JA

CASE HISTORY REPORT
CASE NUMBER E26-04602

04/07/2026	PX INSERT PIX INTO PHOTO MGT	Status: COMPLETED Assigned Staff: Julian Amparo Time: .08 Description: Photos uploaded On 4/7/26 photos were uploaded to Photo Management. JA
04/07/2026	PT HC PIRT (TITLE SEARCH)	Status: COMPLETED Assigned Staff: Julian Amparo Time: .0 Description: PIRT recieved On 4/7/26 PIRT was received and attached to case file. JA
04/07/2026	N1 NOTICE PREPARATION N&O/NOV	Status: COMPLETED Assigned Staff: Julian Amparo Time: .17 Description: NAO prepared On 4/7/26 a Notice and Order was prepared and sent to Supervisor for approval. JA
04/08/2026	EM E MAIL	Status: COMPLETED Assigned Staff: Julian Amparo Time: 0 Description: Email from property manager From: Jaquellin <gjdmaintrentals@gmail.com> Sent: Wednesday, April 8, 2026 2:54 PM To: Julian Amparo <Julian.Amparo@fresno.gov> Cc: JOVANNA <jdh_maintenance@yahoo.com> Subject: City Case: 2220 N Weber Apt 125 External Email: Use caution with links and attachments Good afternoon, I received a door hanger for this unit, but it did not include any details about what needs to be addressed. Could you please let me know what is required so I can plan accordingly? I look forward to hearing from you. Thank you, Best Regards, Jaquellin Ventura JD Home Rentals Maintenance Department Fresno, CA 93701 Phone: 559-498-3478

CASE HISTORY REPORT

CASE NUMBER E26-04602

04/09/2026 **DP DOCUMENT
POSTING @ SITE**

Status: COMPLETED **Assigned Staff:** Julian Amparo **Time:** .17

Description: NAO Posted at Property

On 4/9/26 a Notice and Order was posted at the front door of unit 125, all buildings, and the mailbox of this property. A posting copy and Proof of Service was uploaded to the documents tab. Photos of the Notice posting were uploaded to Photo Management. JA

04/10/2026 **EM E MAIL**

Status: ☐ **Assigned Staff:** Julian Amparo **Time:** 0

Description: Email to property manager

From: Julian Amparo

Sent: Friday, April 10, 2026 7:11 AM

To: 'Jaquellin' <gjdmaintrentals@gmail.com>

Cc: JOVANNA <jdh_maintenance@yahoo.com>

Subject: RE: City Case: 2220 N Weber Apt 125

Hello Jaquelin,

Attached is a Notice and Order and Photo enclosure for this property. A copy of the Notice and photo enclosure has also been mailed out. Thank you.

Best Regards,

Julian Amparo

Community Revitalization Specialist

City Attorney's Office-Proactive Rental Housing Unit

City of Fresno

(559) 621-RENT Office

(559) 621-8416 Desk

Julian.Amparo@fresno.gov

04/10/2026 **Invoice**

Processed By: Araseli Hernandez **Invoice Number:** 923921

Invoice Amount: 100.00

CASE HISTORY REPORT
CASE NUMBER E26-04602

04/13/2026 EM E MAIL

Status: ☐ **Assigned Staff:** Julian Amparo **Time:** .0
Description: Email from property manager
From: Jaquellin <gjdmaintrentals@gmail.com>
Sent: Monday, April 13, 2026 2:08 PM
To: Julian Amparo <Julian.Amparo@fresno.gov>
Cc: JOVANNA <jdh_maintenance@yahoo.com>
Subject: City Case: 2220 N Weber / 1827 W Clinton

External Email: Use caution with links and attachments

Good afternoon,
I received a notice of violation for property: 2220 N Weber Ave, Fresno, CA 93705/1827 W Clinton Ave, Fresno, CA 93705 I will take care of it and keep you updated.

Thank you,

Best Regards,
Jaquellin Ventura
JD Home Rentals
Maintenance Department
Phone: (559) 498-3478 Ext: 112

From: Jaquellin <gjdmaintrentals@gmail.com>
Sent: Monday, April 13, 2026 8:53 AM
To: Julian Amparo <Julian.Amparo@fresno.gov>
Cc: JOVANNA <jdh_maintenance@yahoo.com>
Subject: Re: City Case: 2220 N Weber Apt 125

External Email: Use caution with links and attachments

Good morning,
Thank you for your confirmation.

Best Regards,
Jaquellin Ventura
JD Home Rentals
Maintenance Department
Phone: (559) 498-3478 Ext: 112

CASE HISTORY REPORT

CASE NUMBER E26-04602

04/15/2026 **CM CERTIFIED
MAILER**

Status: COMPLETED **Assigned Staff:** Julian Amparo **Time:** 0
Description: Certified Mail Receipts
On 4/15/26 certified return receipt (9314 8699 0430 0148 1678 05) and (9314 8699 0430 0148 1678 43) was received and uploaded to case file. JA

04/17/2026 **EM E MAIL**

Status: COMPLETED **Assigned Staff:** Julian Amparo **Time:** .08
Description: Email to property manager
On 4/17/26 this email was undelivered. JA

From: Julian Amparo
Sent: Friday, April 17, 2026 10:10 AM
To: 'jdh.maintenance@yahoo.com' <jdh.maintenance@yahoo.com>
Cc: Jennifer Brown <Jennifer.Brown@fresno.gov>; Jules-Henri Martin <Jules-Henri.Martin@fresno.gov>
Subject: Case# E26-04602 (2220 N. Weber/1827 W. Clinton)

Hello,

This email is inquiring the appeal of Case# E26-04602 (2220 N. Weber/1827 W. Clinton). You are requesting additional time for this case. I am willing to work with the request. I would need to know the scope of work that is being done at this property that requires a permit and the requested time needed. However, the fence blocking unit 125's emergency egress must be addressed as soon as possible. Your prompt response would be appreciated so we can move forward with your request. Thank you for your cooperation.

Best Regards,

Julian Amparo
Community Revitalization Specialist
City Attorney's Office-Proactive Rental Housing Unit
City of Fresno
(559) 621-RENT Office
(559) 621-8416 Desk
Julian.Amparo@fresno.gov

CASE HISTORY REPORT

CASE NUMBER E26-04602

04/20/2026 EM E MAIL

Status: COMPLETED **Assigned Staff:** Julian Amparo **Time:** .08
Description: Email to property manager
From: Julian Amparo
Sent: Monday, April 20, 2026 10:52 AM
To: 'jdh_maintenance@yahoo.com' <jdh_maintenance@yahoo.com>
Cc: Jennifer Brown <Jennifer.Brown@fresno.gov>; Jules-Henri Martin <Jules-Henri.Martin@fresno.gov>
Subject: Case# E26-04602 (2220 N. Weber/1827 W. Clinton)

Hello,

This email is inquiring the appeal of Case# E26-04602 (2220 N. Weber/1827 W. Clinton). You are requesting additional time for this case. I am willing to work with the request. I would need to know the scope of work that is being done at this property that requires a permit and the requested time needed. However, the fence blocking unit 125's emergency egress must be addressed as soon as possible. Your prompt response would be appreciated so we can move forward with your request. Thank you for your cooperation.

Best Regards,

Julian Amparo
Community Revitalization Specialist
City Attorney's Office-Proactive Rental Housing Unit
City of Fresno
(559) 621-RENT Office
(559) 621-8416 Desk
Julian.Amparo@fresno.gov

Best Regards,

Julian Amparo
Community Revitalization Specialist
City Attorney's Office-Proactive Rental Housing Unit
City of Fresno
(559) 621-RENT Office
(559) 621-8416 Desk
Julian.Amparo@fresno.gov

04/21/2026 EM E MAIL

CASE HISTORY REPORT

CASE NUMBER E26-04602

Status: COMPLETED **Assigned Staff:** Julian Amparo **Time:** .08

Description: Email from/to property manager

From: Julian Amparo

Sent: Tuesday, April 21, 2026 11:08 AM

To: 'JD Home Rentals' <jdh_maintenance@yahoo.com>

Cc: Jennifer Brown <Jennifer.Brown@fresno.gov>; Jules-Henri Martin <Jules-Henri.Martin@fresno.gov>

Subject: RE: Case# E26-04602 (2220 N. Weber/1827 W. Clinton)

Hello Jovanna,

Thank you for the update.

Best Regards,

Julian Amparo
Community Revitalization Specialist
City Attorney's Office-Proactive Rental Housing Unit
City of Fresno
(559) 621-RENT Office
(559) 621-8416 Desk
Julian.Amparo@fresno.gov

From: JD Home Rentals <jdh_maintenance@yahoo.com>

Sent: Tuesday, April 21, 2026 10:34 AM

To: Julian Amparo <Julian.Amparo@fresno.gov>

Cc: Jennifer Brown <Jennifer.Brown@fresno.gov>; Jules-Henri Martin <Jules-Henri.Martin@fresno.gov>

Subject: Re: Case# E26-04602 (2220 N. Weber/1827 W. Clinton)

External Email: Use caution with links and attachments

We are going to schedule for tomorrow a pre-siding report then we will pull permits for what they will like for us to do. The fence will be removed this week.

Best Regards,

Jovanna Peinado
Assistant to Miguel Torres
JD Home Rentals
2975 E. Belmont Ave.
Fresno, CA 93701
Direct Line (559) 478-4661 | Main Line (559) 265-4466 ext. #135

CASE HISTORY REPORT

CASE NUMBER E26-04602

04/23/2026 **EM E MAIL**

Status: COMPLETED **Assigned Staff:** Julian Amparo **Time:** 0

Description: Email from property manager

From: JD Home Rentals <jdh_maintenance@yahoo.com>

Sent: Thursday, April 23, 2026 10:47 AM

To: Julian Amparo <Julian.Amparo@fresno.gov>

Subject: 2220 N. Weber/1827 W. Clinon

External Email: Use caution with links and attachments

I have received the Notice and Order for the property and wanted to inform you that we are in the process of scheduling the presiding report. I am currently reviewing the information with Nicolas, and he will proceed with scheduling shortly.

Once we receive the report, we will move forward with pulling the necessary permits.

I also have a question regarding the fence. It was installed due to issues with homeless individuals and will be removed once all work is completed.

Given that this is a process involving the Building Department, I kindly request an extension of the due date.

.

Best Regards,

Jovanna Peinado

Assistant to Miguel Torres

JD Home Rentals

2975 E. Belmont Ave.

Fresno, CA 93701

Direct Line (559) 478-4661 | Main Line (559) 265-4466 ext. #135

CASE HISTORY REPORT

CASE NUMBER E26-04602

04/24/2026 EM E MAIL

Status: COMPLETED **Assigned Staff:** Julian Amparo **Time:** .08

Description: Email to property manager

From: Julian Amparo

Sent: Friday, April 24, 2026 11:01 AM

To: 'JD Home Rentals' <jdh_maintenance@yahoo.com>

Cc: Jennifer Brown <Jennifer.Brown@fresno.gov>; Jules-Henri Martin <Jules-Henri.Martin@fresno.gov>

Subject: RE: 2220 N. Weber/1827 W. Clinton

Hello Jovanna,

Thank you for your recent communication regarding the Notice and Order. You didn't give a specific timeframe in your request, but I am able to give a 30-day extension, with some contingencies as explained below. Please note it will be your responsibility to proactively contact me prior to the extension's deadline should you require additional time beyond this 30-day extension. At that time you'll need to include a specific amount of additional time needed.

Please be advised that an extension cannot be granted for the emergency egress aspect of the fencing violation. However, if alterations are made to the fencing that would allow the tenants of the affected two bedrooms to safely evacuate through the window and into the common area if needed, I can grant the 30-day extension on the full correction of the fencing violation. At this time, I won't return to the property until Friday May 1st, 2026 to confirm the emergency egress problem has been solved.

Additionally, to proceed with granting this extension, the appeal of the Notice and Order will need to be formally withdrawn – the submitted appeal request (attached) indicated more time was the only concern prompting that appeal. Please discuss this with Bryce or other decision-makers to decide if they want to proceed. If they do, please respond to this email no later than 5pm today. Thank you.

Best Regards,

Julian Amparo
Community Revitalization Specialist
City Attorney's Office-Proactive Rental Housing Unit
City of Fresno
(559) 621-RENT Office
(559) 621-8416 Desk
Julian.Amparo@fresno.gov

CASE HISTORY REPORT

CASE NUMBER E26-04602

04/24/2026 **EM E MAIL**

Status: COMPLETED **Assigned Staff:** Julian Amparo **Time:** .0
Description: Email from property manager
From: JD Home Rentals <jdh_maintenance@yahoo.com>
Sent: Friday, April 24, 2026 3:12 PM
To: Julian Amparo <Julian.Amparo@fresno.gov>
Cc: Jennifer Brown <Jennifer.Brown@fresno.gov>; Jules-Henri Martin <Jules-Henri.Martin@fresno.gov>
Subject: Re: 2220 N. Weber/1827 W. Clinton

External Email: Use caution with links and attachments

Yes, we would like to proceed. Also, we would like more time I'm not sure if you received my email regarding the fence. If you can please give me a call so I can explain the situation. 559-375-3218.

Best Regards,

Jovanna Peinado
Assistant to Miguel Torres
JD Home Rentals
2975 E. Belmont Ave.
Fresno, CA 93701
Direct Line (559) 478-4661 | Main Line (559) 265-4466 ext. #135

04/24/2026 **PC TELEPHONE
CALL**

Status: COMPLETED **Assigned Staff:** Julian Amparo **Time:** .08
Description: Called Property Management
On 4/24/26 I spoke with Property Manager Jovanna Peinado at 559-375-3218. She stated she would speak with Bryce regarding withdrawing the appeal. She stated that they were instructed to keep the appeal open due to the time required to obtain the permit, and that keeping the appeal in place would give them additional time. I informed her that I am willing to work with them and consider an extension if they withdraw the appeal, since their primary concern appears to be the time needed to secure the siding permit. Ms. Peinado also stated that the fence is necessary to prevent unhoused individuals from entering the property at units 125 and 126. I explained the importance of maintaining emergency egress for the tenants in Unit 125 and that the current fence configuration is a violation. I also explained that the fence can be modified temporarily to allow proper emergency access. Additionally, I informed her that any future fencing would require the appropriate permits. She stated that she will speak with management on Monday regarding modifying the fence to allow emergency egress and will also discuss withdrawing the appeal with Bryce. She plans to provide an update on Monday 4/27/26. JA

04/27/2026 **EM E MAIL**

CASE HISTORY REPORT

CASE NUMBER E26-04602

Status: COMPLETED **Assigned Staff:** Julian Amparo **Time:** .08

Description: Email from/to property manager

From: Julian Amparo

Sent: Monday, April 27, 2026 10:00 AM

To: 'JD Home Rentals' <jdh_maintenance@yahoo.com>

Cc: Jennifer Brown <Jennifer.Brown@fresno.gov>; Jules-Henri Martin <Jules-Henri.Martin@fresno.gov>

Subject: RE: 2220 N. Weber/1827 W. Clinton

Hello Jovanna,

Thank you for the update.

Best Regards,

Julian Amparo
Community Revitalization Specialist
City Attorney's Office-Proactive Rental Housing Unit
City of Fresno
(559) 621-RENT Office
(559) 621-8416 Desk
Julian.Amparo@fresno.gov

From: JD Home Rentals <jdh_maintenance@yahoo.com>

Sent: Monday, April 27, 2026 9:49 AM

To: Julian Amparo <Julian.Amparo@fresno.gov>

Cc: Jennifer Brown <Jennifer.Brown@fresno.gov>; Jules-Henri Martin <Jules-Henri.Martin@fresno.gov>

Subject: Re: 2220 N. Weber/1827 W. Clinton

External Email: Use caution with links and attachments

Owners still want to proceed with the appeal. I also wanted to let you know we are removing the fencing that was installed today.

Best Regards,

Jovanna Peinado
Assistant to Miguel Torres
JD Home Rentals
2975 E. Belmont Ave.
Fresno, CA 93701
Direct Line (559) 478-4661 | Main Line (559) 265-4466 ext. #135

CASE HISTORY REPORT

CASE NUMBER E26-04602

04/28/2026	Inspection Resulted	Inspection Type: Follow-Up Inspection Time: 2:29 PM-2:49 PM Total Time: 0.33 Status: In-Violation - Follow-up Inspector: Julian Amparo Result Comments: On 4/28/26, this Inspector conducted a follow up inspection at this property. The unapproved wood siding that had been installed as an over height, unpermitted fence behind Units 125 and 126 has been removed. This allows the required emergency egress for Unit 125 and resolves Notice and Order violations #2, #3, #4, and #5. The wood siding on the north side of the complex has also been removed, clearing Notice and Order violation #7. The hazardous tree near unit 207 is present. Notice and Order violation #6 remains open. Photos were taken. JA Note: Extension not given as offer was rejected by property owners. I will follow up with a re-inspection to check progress before the appeal hearing. JA
04/28/2026	Inspection Scheduled	Inspection Type: Follow-Up Inspection Inspector: Julian Amparo Request Comments:
04/29/2026	PX INSERT PIX INTO PHOTO MGT	Status: COMPLETED Assigned Staff: Julian Amparo Time: .08 Description: Photos Uploaded On 4/29/26 photos were uploaded to Photo Management. JA
04/30/2026	PI HC PERMIT INQUIRY	Status: COMPLETED Assigned Staff: Julian Amparo Time: .08 Description: Permit Research On 4/30/26, I researched and verified whether a permit had been pulled for the exterior siding. No permit was found. I uploaded the property's permit history, along with applications #B26-04627 and #B26-04624 (not permits), to the case file. JA

CASE HISTORY REPORT

CASE NUMBER E26-04602

04/30/2026 **EM E MAIL**

Status: COMPLETED **Assigned Staff:** Julian Amparo **Time:** .08
Description: Email to property manager
From: Julian Amparo
Sent: Thursday, April 30, 2026 7:50 AM
To: 'jdh_maintenance@yahoo.com' <jdh_maintenance@yahoo.com>
Cc: Jennifer Brown <Jennifer.Brown@fresno.gov>; Jules-Henri Martin <Jules-Henri.Martin@fresno.gov>
Subject: Case# E26-04602 (2220 N. Weber / 1827 W. Clinton)

Hello Jovanna,
I conducted a re-inspection of the property located at 2220 N. Weber / 1827 W. Clinton Ave. Violations identified in the Notice and Order violations #2, #3, #4, #5, and #7 have been corrected. Please provide an update regarding your plan and timeline for resolving the remaining Notice and Order violations #1 and #6. For your reference, I have attached a copy of the Notice and Order for Case No. E26 04602. Please contact me if you have any further questions. Thank you for your continued cooperation

Best Regards,

Julian Amparo
Community Revitalization Specialist
City Attorney's Office-Proactive Rental Housing Unit
City of Fresno
(559) 621-RENT Office
(559) 621-8416 Desk
Julian.Amparo@fresno.gov

05/05/2026 **Payment**

Processed By: Vanhtsanah Vongsoury **Receipt Number:** 0
Payment Amount: 100.00

05/11/2026 **EM E MAIL**

Status: COMPLETED **Assigned Staff:** Julian Amparo **Time:** .08
Description: Email from/to property manager
From: JD Home Rentals <jdh_maintenance@yahoo.com>
Sent: Monday, May 11, 2026 11:21 AM
To: Julian Amparo <Julian.Amparo@fresno.gov>
Cc: Jennifer Brown <Jennifer.Brown@fresno.gov>; Jules-Henri Martin <Jules-Henri.Martin@fresno.gov>
Subject: Re: Case# E26-04602 (2220 N. Weber / 1827 W. Clinton)

External Email: Use caution with links and attachments

CASE HISTORY REPORT

CASE NUMBER E26-04602

Right now we are looking for tree service companies that are will to come out and remove the tree I will let you know when its schedule please give me time.

Best Regards,

Jovanna Peinado
Assistant to Miguel Torres
JD Home Rentals
2975 E. Belmont Ave.
Fresno, CA 93701
Direct Line (559) 478-4661 | Main Line (559) 265-4466 ext. #135

On Monday, May 11, 2026 at 11:16:39 AM PDT, Julian Amparo <julian.amparo@fresno.gov> wrote:

Hello Jovanna,

I am not sure which special inspection you are referring to. I do see that applications B26 04654 and B26 04627 for the pre stucco inspection have been submitted. To move forward, you will need to contact Building Permits at (559) 621 8084 to schedule an appointment. Please also provide an update on your plan and timeline for addressing the remaining Notice and Order violation #6 regarding the hazardous tree. Please contact me if you have any questions. Thank you for your continued cooperation.

Best Regards,

Julian Amparo
Community Revitalization Specialist
City Attorney's Office-Proactive Rental Housing Unit
City of Fresno
(559) 621-RENT Office
(559) 621-8416 Desk
Julian.Amparo@fresno.gov

From: JD Home Rentals <jdh_maintenance@yahoo.com>
Sent: Monday, May 11, 2026 10:30 AM
To: Julian Amparo <Julian.Amparo@fresno.gov>
Cc: Jennifer Brown <Jennifer.Brown@fresno.gov>; Jules-Henri Martin <Jules-Henri.Martin@fresno.gov>
Subject: Re: Case# E26-04602 (2220 N. Weber / 1827 W. Clinton)

CASE HISTORY REPORT

CASE NUMBER E26-04602

External Email: Use caution with links and attachments

Can I please have more time I'm waiting for the city to respond we are going to have a special inspection be done at the property

Best Regards,

Jovanna Peinado
Assistant to Miguel Torres
JD Home Rentals
2975 E. Belmont Ave.
Fresno, CA 93701
Direct Line (559) 478-4661 | Main Line (559) 265-4466 ext. #135

05/13/2026 **EM E MAIL**

Status: COMPLETED **Assigned Staff:** Julian Amparo **Time:** .08
Description: Email to/from property manager
From: JD Home Rentals <jdh_maintenance@yahoo.com>
Sent: Wednesday, May 13, 2026 10:42 AM
To: Julian Amparo <Julian.Amparo@fresno.gov>
Cc: Jennifer Brown <Jennifer.Brown@fresno.gov>
Subject: Re: Case# E26-04602 (2220 N. Weber / 1827 W. Clinton)

External Email: Use caution with links and attachments

Today we have a consultation at the property we are going to go based on what the city wants us to do and tomorrow we have someone is going to be looking at the tree and see when we can schedule it for a removal. Please give me more time and I will be giving you an update once the permits have been issued.

Best Regards,

Jovanna Peinado
Assistant to Miguel Torres
JD Home Rentals
2975 E. Belmont Ave.
Fresno, CA 93701
Direct Line (559) 478-4661 | Main Line (559) 265-4466 ext. #135

On Wednesday, May 13, 2026 at 10:17:51 AM PDT, Julian Amparo <julian.amparo@fresno.gov> wrote:

CASE HISTORY REPORT

CASE NUMBER E26-04602

Hello Jovanna,

A time extension is not available at this time. We will be proceeding with the appeal hearing on June 2nd, 2026. An extension may be considered after the appeal hearing.

In the meantime, please continue with scheduling the required pre-siding inspection(s) on your pre-siding applications so you can move forward with obtaining the permit(s) for the siding installation as well as moving forward with securing the tree service company to address the hazardous tree.

If you have any questions, please feel free to contact me. Thank you.

Best Regards,

Julian Amparo
Community Revitalization Specialist
City Attorney's Office-Proactive Rental Housing Unit
City of Fresno
(559) 621-RENT Office
(559) 621-8416 Desk
Julian.Amparo@fresno.gov

05/15/2026	CX HC COX HOUSING	Status: COMPLETED Assigned Staff: Julian Amparo Time: 0 Description: Certificate of Existence On 5/15/26 a Certificate of Existence was emailed to the supervisor for filing. JA
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CASE HISTORY REPORT

CASE NUMBER E26-04602

05/15/2026 **EM E MAIL**

Status: COMPLETED **Assigned Staff:** Julian Amparo **Time:** 0
Description: Email from Property Manager
From: JD Home Rentals <jdh_maintenance@yahoo.com>
Sent: Friday, May 15, 2026 3:04 PM
To: Julian Amparo <Julian.Amparo@fresno.gov>
Cc: Jennifer Brown <Jennifer.Brown@fresno.gov>
Subject: Re: Case# E26-04602 (2220 N. Weber / 1827 W. Clinton)

External Email: Use caution with links and attachments

The tree is schedule for Monday to be removed.

Best Regards,

Jovanna Peinado
Assistant to Miguel Torres
JD Home Rentals
2975 E. Belmont Ave.
Fresno, CA 93701
Direct Line (559) 478-4661 | Main Line (559) 265-4466 ext. #135

FINES:

INVOICE	DESCRIPTION	CHARGE	CREDIT	PAID	DUE
923921	PIRT -Title Search	\$100.00	\$0.00	\$100.00	\$0.00
TOTAL		100.00	0.00	100.00	0.00



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:

Julian Amparo
Community Revitalization Specialist
Phone: 559-621-8416
E-Mail: julian.amparo@fresno.gov

Case No. E26-04602/JA

April 09, 2026

BDHOV LP LEHOV LP WRHOV LP JDHOV LP
PO BOX 3668
PINEDALE, CA 93650

SUBJECT: **NOTICE AND ORDER**
ADDRESS: **2220 N WEBER AVE / 1827 W CLINTON AVE**
APN: **442-102-28**
DEADLINE: **April 27, 2026**

Enclosed is a Correction Notice and Order to remove the violations on the property referenced above by **April 27, 2026**. 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 and Interested Parties Mailing List

INTERESTED PARTIES MAILING LIST

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

BDHOV LP, LEHOV LP, WRHOV LP, JDHOV LP
2975 E BELMONT AVE
FRESNO, CA 93701

**CITY OF FRESNO
CODE ENFORCEMENT
CORRECTION NOTICE AND ORDER**

Address: 2220 N WEBER AVE / 1827 W CLINTON AVE
APN: 442-102-28

Date: April 09, 2026
Case No: E26-04602

CORRECT THE FOLLOWING VIOLATIONS:

1. The exterior siding on the walls of all buildings were replaced/added without the required plans, permits, and inspections.
(FMC §§ 11-101, 11-307, 11-308, 11-310; Cal. Building Code §§ 105.1, 110.1, 111.1.)
***B** Obtain the required permits and inspections for this alteration.
2. The Unit #125 (2220 N. Weber Ave) bedrooms lack emergency egress (exterior siding is blocking emergency egress exit).
(FMC §§ 10-50100, 11-101, 11-321, 11-324; Cal. Building Code §§ 1003.6, 1031.2.1; Cal. Fire Code § 1032; Cal. H&S Code § 17920.3(l).)
Remove the obstruction and maintain unobstructed egress.
3. The fence at Unit #125 and Unit #126 (2220 N. Weber Ave) of the property is over the legal height.
(FMC §§ 10-605(j), 10-605(l), 15-104(A)(2), 15-2006, 15-6304.)
Remove the fence.
4. The fence at Unit #125 and Unit #126 (2220 N. Weber Ave) is constructed of unapproved fencing material: (exterior siding).
(FMC §§ 10-605(j), 10-605(l), 15-104(A)(2), 15-2006(M)(4)-(5), 15-6304.)
Remove the fence.
Note: Fencing materials may include: wood pickets, split rail wood, wrought iron, tubular steel, brick, stone, and stucco.
5. The fence at Unit #125 and Unit #126 (2220 N. Weber Ave) has been installed contrary to the approved development permit (formerly site plan) for this property.
(FMC §§ 10-605(j), 15-104(A)(2), 15-5015.)
Remove the fence and restore the property to its approved condition.
Option: Submit plans to the Planning and Development Department and obtain the required approval for a site plan modification.
6. This property has a hazardous tree located near Unit #207 (2220 N. Weber Ave).
(FMC §10-605(e).)
Remove the violation from the property.
7. The weather protection (paint) on the exterior wood surfaces of the siding at the northside of complex is missing.
(FMC §§ 11-317(b), 11-317(c), 11-324; Cal. H&S Code §§ 17920.3(a)(14), 17920.3(g)(3).)
Provide approved exterior weather protection (paint) on all components missing the weather protection.

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 **April 27, 2026**. 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.



Julian Amparo, Community Revitalization Specialist
Phone: 559-621-8416


S.I.



Photo Report

Case ID: E26-04602

Address: 2220 N WEBER AVE/1827 W CLINTON

Owner: BDHOV LP LEHOV LP
WRHOV LP JDHOV LP

APN: 442-102-28



Date: 04/02/2026 02:18:56 PM

Building: 2220 N. Weber Ave **Room:** Exterior **Unit:** Unit 125 and 126

Over height fence made of unapproved material. Fence is not on site plan.



Date: 04/02/2026 02:18:58 PM

Building: 2220 N. Weber Ave **Room:** Exterior **Unit:** 125

Emergency egress is blocked by unapproved fence.



Date: 04/02/2026 02:19:16 PM

Building: 2220 N. Weber Ave **Room:** Exterior

Exterior siding replaced without the required permits and inspections at the southwest building.



Date: 04/02/2026 02:19:31 PM

Building: 2220 N. Weber Ave **Room:** Exterior **Unit:** 126

Exterior siding replaced without the required permits and inspections at unit 126.



Date: 04/02/2026 02:31:20 PM

Building: 2220 N. Weber Ave **Room:** Exterior

Exterior siding replaced without the required permits and inspections at the building south of carports.



Date: 04/02/2026 02:32:09 PM

Building: 2220 N. Weber Ave **Room:** Exterior

Exterior siding replaced without the required permits and inspections at the building south of carports.



Date: 04/02/2026 02:32:24 PM

Building: 2220 N. Weber Ave **Room:** Exterior

Exterior siding replaced without the required permits and inspections at the southwest building.



Date: 04/02/2026 02:32:33 PM

Building: 2220 N. Weber Ave **Room:** Exterior

Exterior siding replaced without the required permits and inspections at the building north of south parking lot.



Date: 04/02/2026 02:32:52 PM

Building: 2220 N. Weber Ave **Room:** Exterior

Exterior siding replaced without the required permits and inspections at the building north of south parking lot.



Date: 04/02/2026 02:33:28 PM

Building: 2220 N. Weber Ave **Room:** Exterior

Exterior siding replaced without the required permits and inspections at the southeast building.



Date: 04/02/2026 02:34:16 PM

Building: 2220 N. Weber Ave **Room:** Exterior

Exterior siding replaced without the required permits and inspections at the northeast building.



Date: 04/02/2026 02:34:23 PM

Building: 2220 N. Weber Ave **Room:** Exterior

Active replacement of exterior siding without the required permits and inspections.



Date: 04/02/2026 02:34:34 PM

Building: 2220 N. Weber Ave **Room:** Exterior

Exterior siding replaced without the required permits and inspections at the northwest building.



Date: 04/02/2026 02:35:01 PM

Building: 2220 N. Weber Ave **Room:** Exterior

Active replacement of exterior siding without the required permits and inspections.



Date: 04/02/2026 02:36:06 PM

Building: 1827 W. Clinton Ave **Room:** Exterior

Exterior siding replaced without the required permits and inspections at the west building.



Date: 04/02/2026 02:36:14 PM

Building: 1827 W. Clinton Ave **Room:** Exterior

Exterior siding replaced without the required permits and inspections at the east building.



Date: 04/02/2026 02:36:37 PM

Building: 1827 W. Clinton Ave **Room:** Exterior

Exterior siding replaced without the required permits and inspections at the north building.



Date: 04/02/2026 02:37:24 PM

Building: 1827 W. Clinton Ave **Room:** Exterior

The exterior siding located on the north building is missing weather protection (paint).



Date: 04/01/2026 01:43:28 PM

Building: 2220 N. Weber Ave **Room:** Exterior

Hazardous tree near unit 207.



Date: 04/01/2026 01:43:44 PM

Building: 2220 N. Weber Ave **Room:** Exterior

Hazardous tree near unit 207.



Date: 04/01/2026 01:45:08 PM

Building: 2220 N. Weber Ave **Room:** Exterior

Hazardous tree near unit 207.

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



9314 8699 0430 0148 1678 43

RETURN RECEIPT (ELECTRONIC)



BDHOV LP, LEHOV LP, WRHOV LP, JDHOV LP
2975 E BELMONT AVE
FRESNO, CA 93701-2553

Reference Number: Case No. E26-04602 - N&O JA

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



9314 8699 0430 0148 1678 05

RETURN RECEIPT (ELECTRONIC)



BDHOV LP LEHOV LP WRHOV LP JDHOV LP
PO BOX 3668
PINEDALE, CA 93650-3668

Reference Number: Case No. E26-04602 - N&O JA

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 09, 2026**, I caused to be served the foregoing documents described as **NOTICE AND ORDER** on the interested parties to the within action by placing the original/a true copy thereof, enclosed in a sealed envelope, addressed as stated below, as follows:

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

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

Executed on or about **April 09, 2026**, at Fresno, California.



Signature

Subject Address: 2220 N WEBER AVE / 1827 W CLINTON AVE
Case Number : E26-04602

Mail To:
BDHOV LP LEHOV LP WRHOV LP JDHOV LP
PO BOX 3668
PINEDALE, CA 93650

BDHOV LP, LEHOV LP, WRHOV LP, JDHOV LP
2975 E BELMONT AVE
FRESNO, CA 93701

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 09, 2026**, I caused to be served the foregoing documents described as **NOTICE AND ORDER** on the interested parties to the within action by placing the original/a true copy thereof, enclosed in a sealed envelope, addressed as stated below, as follows:

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

2220 N WEBER AVE / 1827 W CLINTON AVE, FRESNO CA 93705

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 09, 2026**, at Fresno, California.



Signature

Subject Address: 2220 N WEBER AVE / 1827 W CLINTON AVE
Case Number : E26-04602

Posting To:
2220 N WEBER AVE / 1827 W CLINTON AVE
FRESNO CA 93705



April 15, 2026

Dear Covius Document Services:

The following is in response to your request for proof of delivery on your item with the tracking number:
9314 8699 0430 0148 1678 05.

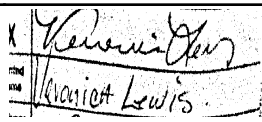
Item Details

Status:	Delivered, PO Box
Status Date / Time:	April 14, 2026, 08:27 a.m.
Location:	FRESNO, CA 93650
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic
Recipient Name:	BDHOV LP LEHOV LP WRHOV LP JDHOV LP

Destination Delivery Address

Street Address:	PO BOX 3668
City, State ZIP Code:	FRESNO, CA 93650-3668

Recipient Signature

Signature of Recipient:	
Address of Recipient:	

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004

Information in this section provided by Covius Document Services, LLC.

Reference Number: Case No. E26-04602 - N&O JA

City Appeal Packet Pg 044



April 15, 2026

Dear Covius Document Services:

The following is in response to your request for proof of delivery on your item with the tracking number:
9314 8699 0430 0148 1678 43.

Item Details

Status: Delivered, Left with Individual
Status Date / Time: April 14, 2026, 09:26 a.m.
Location: FRESNO, CA 93701
Postal Product: First-Class Mail®
Extra Services: Certified Mail™
Return Receipt Electronic
Recipient Name: BDHOV LP LEHOV LP WRHOV LP JDHOV LP

Destination Delivery Address

Street Address: 2975 E BELMONT AVE
City, State ZIP Code: FRESNO, CA 93701-2553

Recipient Signature

Signature of Recipient:



Address of Recipient:



Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004

Information in this section provided by Covius Document Services, LLC.

Reference Number: Case No. E26-04602 - N&O JA

City Appeal Packet Pg 045



April 15, 2026

Dear Covius Document Services:

The following is in response to your request for proof of delivery on your item with the tracking number:
9314 8699 0430 0148 1678 43.

Item Details

Status: Delivered, Left with Individual
Status Date / Time: April 14, 2026, 09:26 a.m.
Location: FRESNO, CA 93701
Postal Product: First-Class Mail®
Extra Services: Certified Mail™
Return Receipt Electronic
Recipient Name: BDHOV LP LEHOV LP WRHOV LP JDHOV LP

Destination Delivery Address

Street Address: 2975 E BELMONT AVE
City, State ZIP Code: FRESNO, CA 93701-2553

Recipient Signature

Signature of Recipient:



Address of Recipient:



Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004

Information in this section provided by Covius Document Services, LLC.

Reference Number: Case No. E26-04602 - N&O JA

City Appeal Packet Pg 046



April 15, 2026

Dear Covius Document Services:

The following is in response to your request for proof of delivery on your item with the tracking number:
9314 8699 0430 0148 1678 05.

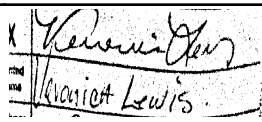
Item Details

Status:	Delivered, PO Box
Status Date / Time:	April 14, 2026, 08:27 a.m.
Location:	FRESNO, CA 93650
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic
Recipient Name:	BDHOV LP LEHOV LP WRHOV LP JDHOV LP

Destination Delivery Address

Street Address:	PO BOX 3668
City, State ZIP Code:	FRESNO, CA 93650-3668

Recipient Signature

Signature of Recipient:	
Address of Recipient:	

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004

Information in this section provided by Covius Document Services, LLC.

Reference Number: Case No. E26-04602 - N&O JA

City Appeal Packet Pg 047

Parcel #: 44210228

Menu Copy Move Help

☒ From Current Parcel Only ☐ From Current Parcel or Its History
Showing 1-100 of 156

☐ Record #	Status	Record Type	Opened Date	APN	Street #	Dir	Street Name	Type	Unit #	Enforce
☐ H26-00446	Closed	HART	05/01/2026	44210228	2220	N	WEBER	AVE		
☐ B26-04624		Miscellaneous Inspection	04/27/2026	44210228	2220	N	WEBER	AVE		
☐ B26-04627		Miscellaneous Inspection	04/27/2026	44210228	1827	W	CLINTON	AVE		
☐ E26-04602	IN VIOLATION-ISSUE NOTICE	General Enforcement	04/02/2026	44210228	2220	N	WEBER	AVE		FRESN
☐ E26-04358	Closed	General Enforcement	03/30/2026	44210228	2220	N	WEBER	AVE	205	FRESN
☐ H25-01005	Closed	HART	09/29/2025	44210228	2220	N	WEBER	AVE		
☐ E25-11752	Closed	General Enforcement	08/22/2025	44210228	1827	W	CLINTON	AVE	113	FRESN
☐ E25-09508	Closed	General Enforcement	07/09/2025	44210228	1827	W	CLINTON	AVE	107+	
☐ E25-09297	Closed	General Enforcement	07/06/2025	44210228	1827	W	CLINTON	AVE		FRESN
☐ E25-08710	Closed	General Enforcement	06/25/2025	44210228	1827	W	CLINTON	AVE	107+	
☐ E25-08205	Closed	General Enforcement	06/17/2025	44210228	1827	W	CLINTON	AVE		FRESN
☐ H25-00471	Closed	HART	05/01/2025	44210228	2220	N	WEBER	AVE		
☐ E24-10977	Closed	General Enforcement	08/15/2024	44210228	1827	W	CLINTON	AVE	207	FRESN
☐ E24-05613	Closed	General Enforcement	05/08/2024	44210228	2220	N	WEBER	AVE	106	FRESN
☐ E24-03239	Closed	General Enforcement	03/28/2024	44210228	2220	N	WEBER	AVE		FRESN
☐ E24-01392	Closed	General Enforcement	02/12/2024	44210228	1827	W	CLINTON	AVE	102	FRESN
☐ E23-08811	Closed	General Enforcement	08/21/2023	44210228	2220	N	WEBER	AVE	102	FRESN
☐ P23-01414	Approved and Completed	Zone Clearance	04/17/2023	44210228	2220	N	WEBER	AVE	209	
☐ P22-02934	Approved and Completed	Zone Clearance	08/03/2022	44210228	1827	W	CLINTON	AVE	111	
☐ E21-07571	Closed	General Enforcement	07/08/2021	44210228	2220	N	WEBER	AVE	224	FRESN
☐ E20-07985	Closed	General Enforcement	08/17/2020	44210228	2220	N	WEBER	AVE	207	FRESN
☐ E19-11944	Closed	General Enforcement	12/05/2019	44210228	2220	N	WEBER	AVE		FRESN
☐ P19-00922	Approved and Completed	Zone Clearance	02/26/2019	44210228	2220	N	WEBER	AVE	107	
☐ CE17-10324	Closed	General Enforcement	07/26/2017	44210228	2220	N	WEBER	AVE	115	
☐ CE17-9632	Closed	General Enforcement	07/06/2017	44210228	2220	N	WEBER	AVE	115	
☐ CE17-9558	Closed	General Enforcement	07/03/2017	44210228	1827	W	CLINTON	AVE	102	
☐ CE16-9046	Closed	General Enforcement	08/26/2016	44210228	1827	W	CLINTON	AVE	101	
☐ CE16-7739	Closed	General Enforcement	07/27/2016	44210228	1827	W	CLINTON	AVE	111	
☐ CE16-5299	Closed	General Enforcement	06/03/2016	44210228	1827	W	CLINTON	AVE	211	
☐ CE15-5038	Closed	General Enforcement	08/03/2015	44210228	1827	W	CLINTON	AVE	107	
☐ CE15-3685	Closed	General Enforcement	06/18/2015	44210228	2220	N	WEBER	AVE	101	
☐ CE14-6439	Closed	General Enforcement	07/03/2014	44210228	1827	W	CLINTON	AVE	101	
☐ CE13-5183	Closed	General Enforcement	07/02/2013	44210228	1827	W	CLINTON	AVE	109	
☐ CE12-9306	Closed	General Enforcement	11/19/2012	44210228	1827	W	CLINTON	AVE	213	
☐ DV12-9252-EMSA-0-0-0	Final Inspection Complete	Electrical Permit	10/26/2012	44210228	2220	N	WEBER	AVE	112	
☐ DV12-9252-MMSA-0-0-0	Final Inspection Complete	Mechanical Permit	10/26/2012	44210228	2220	N	WEBER	AVE	112	
☐ CE12-4591	No Violation	General Enforcement	05/31/2012	44210228	1827	W	CLINTON	AVE	113	
☐ CE12-677	Closed	General Enforcement	01/26/2012	44210228	1827	W	CLINTON	AVE	105	
☐ CE11-10186	Closed	General Enforcement	09/26/2011	44210228	1827	W	CLINTON	AVE	102	
☐ CE11-360	Closed	General Enforcement	01/12/2011	44210228	1827	W	CLINTON	AVE	104	
☐ CE10-9194	Closed	General Enforcement	07/01/2010	44210228	1827	W	CLINTON	AVE	207	
☐ CE10-8527	Closed	General Enforcement	06/22/2010	44210228	2220	N	WEBER	AVE	101-2	
☐ CE10-6824	Closed	General Enforcement	05/24/2010	44210228	2220	N	WEBER	AVE	101	
☐ CE10-172	Closed	General Enforcement	01/11/2010	44210228	2220	N	WEBER	AVE	114	
☐ CE09-16080	Closed	General Enforcement	11/13/2009	44210228	2220	N	WEBER	AVE	101	
☐ CE08-16999	Closed	General Enforcement	11/04/2008	44210228	2220	N	WEBER	AVE	120	
☐ DV08-6712-BAMF-0-0-0	Final Inspection Complete	Multi-Family - New / Addition / Alteration	06/27/2008	44210228	2220	N	WEBER	AVE	124	
☐ DV08-6712-EMFA-0-0-0	Final Inspection Complete	Multi-Family - New / Addition / Alteration	06/27/2008	44210228	2220	N	WEBER	AVE	124	
☐ DV08-6712-LMAA-0-0-0	Final Inspection Complete	Multi-Family - New / Addition / Alteration	06/27/2008	44210228	2220	N	WEBER	AVE	124	
☐ DV08-6712-MMFB-0-0-0	Final Inspection Complete	Multi-Family - New / Addition / Alteration	06/27/2008	44210228	2220	N	WEBER	AVE	124	
☐ DV08-6713-BAMF-0-0-0	Final Inspection Complete	Multi-Family - New / Addition / Alteration	06/27/2008	44210228	2220	N	WEBER	AVE	224	
☐ DV08-6713-LMAA-0-0-0	Final Inspection Complete	Multi-Family - New / Addition / Alteration	06/27/2008	44210228	2220	N	WEBER	AVE	224	
☐ DV08-6586	Approved	Miscellaneous Inspection	06/25/2008	44210228	2220	N	WEBER	AVE	124	
☐ DV08-6586-ADEM-0-0-0	Approved	Miscellaneous Inspection	06/25/2008	44210228	2220	N	WEBER	AVE	124	
☐ DV08-6586-ADMF-0-0-0	Comments Delivered	Miscellaneous Inspection	06/25/2008	44210228	2220	N	WEBER	AVE	124	
☐ DV08-6586-ADPM-0-0-0	Approved	Miscellaneous Inspection	06/25/2008	44210228	2220	N	WEBER	AVE	124	
☐ CE08-6124	Closed	General Enforcement	04/04/2008	44210228	1827	W	CLINTON	AVE	104	
☐ CE08-5260	Closed	General Enforcement	04/03/2008	44210228	1827	W	CLINTON	AVE	102	
☐ CE08-201	Closed	General Enforcement	01/07/2008	44210228	2220	N	WEBER	AVE	107	
☐ CE07-90017741	Closed	General Enforcement	11/01/2007	44210228	2220	N	WEBER	AVE	219	
☐ CE07-90015718	Closed	General Enforcement	09/13/2007	44210228	2220	N	WEBER	AVE	101	
☐ CE07-90012036	Closed	General Enforcement	07/06/2007	44210228	1827	W	CLINTON	AVE	104	
☐ CE06-90012686	Closed	General Enforcement	07/24/2006	44210228	2220	N	WEBER	AVE	101-2	
☐ CE06-90010980	Closed	General Enforcement	06/23/2006	44210228	2220	N	WEBER	AVE	101	
☐ CE06-90007986	Closed	General Enforcement	05/15/2006	44210228	2220	N	WEBER	AVE	103	
☐ CE06-90007995	Closed	General Enforcement	05/15/2006	44210228	2220	N	WEBER	AVE	203	

☐	CE06-90000944	Closed	General Enforcement	01/23/2006	44210228	2220	N	WEBER	AVE	101
☐	CE05-90004273	Closed	General Enforcement	04/11/2005	44210228	1827	W	CLINTON	AVE	208
☐	CE05-90003189	Closed	General Enforcement	03/18/2005	44210228	2220	N	WEBER	AVE	101
☐	CE04-90019824	Closed	Code Compliance	10/20/2004	44210228	2220	N	WEBER	AVE	101
☐	CE04-90019586	Closed	General Enforcement	10/15/2004	44210228	1827	W	CLINTON	AVE	107
☐	CE04-90016614	Closed	General Enforcement	08/24/2004	44210228	1827	W	CLINTON	AVE	202
☐	CE04-90014436	Closed	General Enforcement	07/27/2004	44210228	2220	N	WEBER	AVE	101
☐	CE04-90011110	Closed	General Enforcement	06/17/2004	44210228	2220	N	WEBER	AVE	216
☐	CE04-90008985	Closed	General Enforcement	05/26/2004	44210228	2220	N	WEBER	AVE	117
☐	CE04-90007341	Closed	General Enforcement	05/12/2004	44210228	2220	N	WEBER	AVE	119
☐	CE04-90003159	Closed	General Enforcement	03/18/2004	44210228	1827	W	CLINTON	AVE	104
☐	CE04-90002292	Closed	General Enforcement	02/26/2004	44210228	2220	N	WEBER	AVE	117
☐	CE03-90020007	Closed	General Enforcement	12/12/2003	44210228	2220	N	WEBER	AVE	110
☐	CE03-90020021	Closed	General Enforcement	12/12/2003	44210228	2220	N	WEBER	AVE	113
☐	CE03-90020022	Closed	General Enforcement	12/12/2003	44210228	2220	N	WEBER	AVE	114
☐	CE03-90020023	Closed	General Enforcement	12/12/2003	44210228	2220	N	WEBER	AVE	117
☐	CE03-90020024	Closed	General Enforcement	12/12/2003	44210228	2220	N	WEBER	AVE	120
☐	CE03-90020031	Closed	General Enforcement	12/12/2003	44210228	2220	N	WEBER	AVE	214
☐	CE03-90020033	Closed	General Enforcement	12/12/2003	44210228	2220	N	WEBER	AVE	215
☐	CE03-90020034	Closed	General Enforcement	12/12/2003	44210228	2220	N	WEBER	AVE	216
☐	CE03-90020035	Closed	General Enforcement	12/12/2003	44210228	2220	N	WEBER	AVE	217
☐	CE03-90020036	Closed	General Enforcement	12/12/2003	44210228	2220	N	WEBER	AVE	220
☐	CE03-90019713	Closed	General Enforcement	12/09/2003	44210228	1827	W	CLINTON	AVE	213
☐	CE03-90009484	Closed	General Enforcement	06/25/2003	44210228	1827	W	CLINTON	AVE	202
☐	CE03-90009522	Closed	General Enforcement	06/25/2003	44210228	1827	W	CLINTON	AVE	102
☐	CE02-90018876	Closed	General Enforcement	11/08/2002	44210228	2220	N	WEBER	AVE	101-2
☐	CE02-90017093	Closed	General Enforcement	09/30/2002	44210228	1827	W	CLINTON	AVE	101-2
☐	CE02-90016533	Closed	General Enforcement	09/11/2002	44210228	2220	N	WEBER	AVE	101-2
☐	CE02-90011540	Closed	General Enforcement	07/12/2002	44210228	2220	N	WEBER	AVE	115
☐	CE02-90007715	Closed	General Enforcement	06/05/2002	44210228	2220	N	WEBER	AVE	101-2
☐	CE02-90007716	Closed	General Enforcement	06/05/2002	44210228	2220	N	WEBER	AVE	115
☐	CE02-90007638	Closed	General Enforcement	06/04/2002	44210228	2220	N	WEBER	AVE	115
☐	CE02-90007650	Closed	General Enforcement	06/04/2002	44210228	2220	N	WEBER	AVE	115
☐	DV02-3907-BAMF-0-0-0	Final Inspection Complete	Multi-Family - New / Addition / Alteration	05/10/2002	44210228	1827	W	CLINTON	AVE	107+

B26-04624 - MFR Pre-Stucco (Not a permit)

A notice was added to this record on 2026-04-27.
Condition: Severity: Notice
Total conditions: 2 (Notice: 2)

[View notice](#)

Menu Help

File Date: [04/27/2026](#)

Application Status:

Assigned To:

Description of Work: [MFR Pre-Stucco 2220 N Weber](#)

Application Detail: [Detail](#)

Application Type: [Miscellaneous Inspection](#)

Documents:	File Name	Document Group	Category	Description	Type	Docurr
	RE_Stucco 2220 N Webe...	BLD_GENERAL	Internal Documents		application/pdf	Upload
	Show all					

Address: [2220 N WEBER AVE, FRESNO, CA 93705](#)

Owner Name: [BDHOV LP LEHOV LP](#)

Owner Address: [P O BOX 3668, PINEDALE, CA 93650](#)

Application Name: [MFR Pre-Stucco \(Not a permit\)](#)

Parcel No: [44210228](#)

Contact Info:	Name	Organization Name	Contact Type	Status
	Miguel Torres		Applicant	Active

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

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

Balance: [\\$0.00](#)

Custom Fields: **Miscellaneous Inspections**

Inspection Type	Number of Buildings	Housing Units
Pre-Inspection	1	1

Construction Type	Flood Zone	Public Owned
-		

Inspection Description
Mechanical Plumbing Electrical Building Residential

Permit Dates
Application Expiration Date Permit Issued Date Permit Expiration Date
10/24/2026 - -

Bluebeam ID

[-](#)

RPS

Interface Update Date	Batch Update Date	Parcel ID
-	-	-
Owner Name	Change of Owner	Data Not Found
Owner Manually Changed	Owner Comments	
-	-	

REVIEWERS

[Review Type](#) [Exempt](#) [Review Status](#)

RPS UPDATES

[Interface Update Date](#) [Update Comments](#)

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Review				
	Permit Issuance				
	Inspection				

Condition Status:	Name		Short Comments		Status	Apply Date	Severity	Action By
	Records CE00-90009789...		The following records ...		Applied	04/27/2026	Notice	Cassandra Valdez
	Records E26-04602 E26...		The following records ...		Applied	04/27/2026	Notice	Administrator
Application Comments:		View ID	Comment			Date		
Initiated by Product:		AV360						
Scheduled/Pending Inspections:		Inspection Type		Scheduled Date	Inspector	Status		Comments
Resulted Inspections:		Inspection Type		Inspection Date	Inspector	Status		Comments

B26-04627 - MFR Pre-Stucco (Not a permit)

A notice was added to this record on 2026-04-27.
Condition: Severity: Notice
Total conditions: 2 (Notice: 2)

[View notice](#)

[Menu](#)

[Help](#)

File Date: [04/27/2026](#)

Application Status:

Assigned To: [Cynthia Molina](#)

Description of Work: [MFR Pre-Stucco 1827 W Clinton](#)

Application Detail: [Detail](#)

Application Type: [Miscellaneous Inspection](#)

Documents:	File Name	Document Group	Category	Description	Type	Docurr
	RE_Stucco 2220 N Webe...	BLD_GENERAL	Internal Documents		application/pdf	Upload
	Show all					

Address: [1827 W CLINTON AVE, FRESNO, CA 93705](#)

Owner Name: [BDHOV LP LEHOV LP](#)

Owner Address: [P O BOX 3668, PINEDALE, CA 93650](#)

Application Name: [MFR Pre-Stucco \(Not a permit\)](#)

Parcel No: [44210228](#)

Contact Info:	Name	Organization Name	Contact Type	Status
	Miguel Torres		Applicant	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
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Total Fee Assessed: [\\$221.43](#)

Total Fee Invoiced: [\\$221.43](#)

Balance: [\\$221.43](#)

Custom Fields: **Miscellaneous Inspections**

Inspection Type	Number of Buildings	Housing Units
Pre-Inspection	1	1

Construction Type	Flood Zone	Public Owned
-		

Inspection Description
Mechanical Plumbing Electrical Building Residential

Permit Dates
Application Expiration Date Permit Issued Date Permit Expiration Date
10/24/2026 - -

Bluebeam ID

[-](#)

RPS

Interface Update Date	Batch Update Date	Parcel ID
-	-	-
Owner Name	Change of Owner	Data Not Found
Owner Manually Changed	Owner Comments	
-	-	

REVIEWERS

Review Type [Exempt](#) [Review Status](#)

RPS UPDATES

Interface Update Date [Update Comments](#)

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Review				
	Permit Issuance				
	Inspection				

Condition Status:	Name		Short Comments		Status	Apply Date	Severity	Action By
	Records CE00-90009789...		The following records ...		Applied	04/27/2026	Notice	Cassandra Valdez
	Records E26-04602 E26...		The following records ...		Applied	04/27/2026	Notice	Administrator
Application Comments:		View ID	Comment			Date		
Initiated by Product:		AV360						
Scheduled/Pending Inspections:		Inspection Type		Scheduled Date	Inspector	Status		Comments
Resulted Inspections:		Inspection Type		Inspection Date	Inspector	Status		Comments

**LEGAL AUTHORITIES
CODE ENFORCEMENT CASE NO. E26-04602**

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.

To the extent authorized by law, 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. In circumstances where consent is legally necessary, if an owner, occupant, or agent refuses consent 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 as may be amended.

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 regulation, that does not create an immediate danger to public health or safety, may not be issued until the responsible party has been given a reasonable time to cure, unless immediate citation is warranted under the circumstances or is otherwise permitted by 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. 10-50100. ADOPTION OF THE CALIFORNIA FIRE CODE.

100. Adoption of the California Fire Code. The 2025 California Fire Code, as promulgated by the California Building Standards Commission, which incorporates the adoption of the 2024 edition of the International Fire Code as amended with necessary California amendments, and the 2024 International Fire Code, including Appendix Chapters E and F, are hereby adopted and amended by the City of Fresno for the purpose of prescribing regulations governing conditions hazardous to life and property, protection from fire, hazardous materials, or explosions, except such portions as fully as if set out at length herein. The Council does hereby find it is reasonably necessary to make certain changes and modifications to the requirements contained in the rules and regulations adopted pursuant to Sections 17922 et seq., and 18935 et seq., of the California Health and Safety Code; such change or modifications are herein more particularly set forth.

SEC. 10-605. PUBLIC NUISANCE.

It is unlawful for any person, corporation or other entity owning, leasing, occupying, directly controlling or having charge of any property in this city to keep, maintain or deposit on said property any public nuisances.

The City Council, by adoption of this ordinance declares, the keeping, maintaining or depositing of any of the following to be a public nuisance:

...

- (e) Dead, decayed or hazardous trees, residue from a fire or demolition such as concrete or brick foundations and flatwork, and which constitute an unsightly appearance, a fire hazard, or are dangerous to public health and welfare.

...

- (j) Violation of zoning ordinance.

...

- (l) Any violation of the Fresno Municipal Code wherein said violation has been declared a public nuisance.

...

SEC. 11-101. - CALIFORNIA BUILDING CODE.

The California Building Code, 2025 Edition, which may be referred to in this Code as the CBC, as promulgated by the California Building Standards Commission, which incorporates the adoption of the 2024 edition of the International Building Code as amended with necessary California amendments and the 2024 International Building Code of the International Code Council, with the exception of Appendix B, are adopted and incorporated by reference into the Municipal Code and shall be referred to, along with the City's amendments to the CBC provided in section 11-102, as the Fresno Building Code. One copy of the CBC is on file and available for use by the public in [the] Planning and Development Department, Building and Safety Services Division.

SEC. 11-307. - VIOLATIONS.

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

- (4) A Property Owner shall be considered a Serial Violator until the Property Owner has completed a twelve month period with no Citations at any of its properties.

SEC. 11-308. - GENERAL.

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

SEC. 11-310. - INSPECTION.

Buildings or structures within the scope of this article and all construction or work for which a permit is required shall be subject to inspection by the Building Official in accordance with and in the manner provided by the Fresno Building Code.

SEC. 11-317. - GENERAL

...

- (b) **Shelter.** Every building shall be weather protected so as to provide shelter for the occupants against the elements and to exclude dampness.
- (c) **Protection of Materials.** All wood shall be protected against termite damage and decay as provided in the Fresno Building Code.

SEC. 11-321. GENERAL.

Dwelling units or guest rooms shall have access directly to the outside to a public corridor. All buildings or portions thereof shall be provided with exits, exit ways and appurtenances as required by the Fresno Building Code.

Sleeping rooms below the fourth story shall have at least one operable window or exterior door approved for emergency escape or rescue. The units shall be operable from the inside to provide a full clear opening without the use of separate tools.

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.

SEC. 15-104. APPLICABILITY.

A. General Rules for Applicability of Development Code Regulations.

...

2. **Compliance with Regulations and Uses Expressly Prohibited.** No land shall be used, and no structure shall be constructed, occupied, enlarged, altered, demolished, or moved in any zoning district, except in accordance with the provisions of this Code. Specific uses of land, buildings, and structures listed as prohibited in any zoning district are hereby declared to be detrimental to the public health, safety, and welfare. The enumeration of prohibited uses shall not by implication enlarge the scope of permitted uses; they are for purposes of clarity only. A proposed use within a zoning district must expressly be listed as a permitted use per the applicable base or overlay district, or determined to be such through

the determination of the Director, in order to be authorized under the Development Code.

...

SEC. 15-2006. FENCES, WALLS, AND HEDGES.

Fences, walls, dense hedges, and similar structures, collectively referred to as "fences" for purposes of this section, shall comply with the following standards.

A. Applicability. The standards of this section apply to:

1. New fences, hedges, or walls;
2. New development;
3. Building additions to existing buildings that expand the existing floor area by at least 20 percent, or 2,500 square feet, whichever is less, not including Single-Unit Dwellings or Duplexes. The addition and/or expansion shall be cumulative from the date of adoption of this Code;
4. A new building on a developed site when the new building is more than 300 square feet. The 300 square feet shall be cumulative from the date of adoption of this Code;
5. The demolition and reconstruction of a site;
6. A request for a Discretionary Permit;
7. Change from one category of use classification to another (i.e., changing from a Commercial Use Classification to a Residential Use Classification as identified in the Use Regulation table of the Base District; or,
8. Condominium Conversions.
9. Exceptions. The standards of this section do not apply to fences that are part of a designated historic site.

B. Fence and Height Locations for All Districts.

1. **Other Regulations.** Fences shall comply with the setback requirements below, unless a greater setback is required by an operative plan, an adopted policy, or a condition of project approval.
2. **Subdivision Approval Conditions.** In certain circumstances, such as at the rear of landscape easements, fence locations are identified as part of the subdivision approval process. In such cases and in the potential case of conflict with this section, the map conditions of approval shall govern.
3. **Street-Facing References.** Street-facing includes all roadways, including highways.
4. **Parking Lot Entrances.** Fence and gate locations may need to provide greater setbacks than those listed in this section to allow for vehicle stacking. This includes fencing that limits access to parking lots.

C. Fence Height and Locations for Single-Unit Homes.

1. Front Yards.

- a. **Wrought Iron or Tubular Steel.** A fence up to four feet in height may be installed within any required front yard setback. Fences must be open a minimum of 80 percent (e.g., no more than 20 percent opaque) to allow for the passage of light and air.
- b. **All Other Materials.** A fence up to three feet in height may be placed within any required front yard setback.
 - i. **Exception.** Front yard fences on parcels within the Pinedale Neighborhood Plan area may be up to four feet in height in the front yard, regardless of material, however fences shall comply with Section 15-2018, Intersection Visibility.

2. **Side-Street Yards.** Fences up to six feet in height may be installed within any required street-side yard setback.

3. **Other Yards.** Fences up to six feet in height may be installed. Fences, regardless of location on the site, shall not exceed six feet in height.

4. **Through Lots.** Both street frontages shall be considered Front Yards.

5. **Setbacks.** Unless a greater setback is required in another section of this Code, fences shall be set back 12 inches from the back of adjacent sidewalks, or from the curb or shoulder if there is no sidewalk. Fences may be placed on interior side and rear property lines.

6. **Right-of-Way.** In no circumstance may any fence be placed in the public right-of-way unless specified elsewhere in this Code.

D. Fence Height and Locations for Multi-Unit Districts.

1. Front Yards.

a. Where a lot is on the same block frontage with parcels that are zoned for Single-Unit uses, fencing shall comply with fencing standards of the Single-Unit District in Subsection 15-2006-C.

b. If the block does not contain Single-Unit zoned lots:

- i. **Wrought Iron or Tubular Steel:** A fence up to four feet in height may be installed within any required front yard setback. Fences must be open a minimum of 80 percent (e.g., no more than 20 percent opaque) to allow for the passage of light and air.

- ii. **All Other Materials.** The fence may be placed within any required front yard setback if the fence does not exceed three feet in height.

- (1) **Exception.** Fences on parcels within the Pinedale Neighborhood Plan may be up to four feet in height, regardless of material, however fences

shall comply with Section 15-2018, Intersection Visibility.

2. Street-Side Yards.

- a. Lots with a Street-Side Yard of 125 Feet or Less in Length. Fencing up to six feet in height may be placed within any street-side yard.
- b. Lots with Street-Side Yards Greater than 125 Feet in Length. Fencing up to six feet in height may be placed per the main building setback of the underlying district minus five feet.

3. Reserved.

4. Through Lots. All street frontages shall be considered Front Yards.

5. Private Patios, Yards, Etc. Fencing for private patios, yards, etc. in multi-unit developments shall comply with the fencing requirements of this section.

6. Other Yards. Fences up to six feet in height may be installed on property lines. Fences, regardless of location on the site, shall not exceed six feet in height.

7. Setbacks. Unless a greater setback is required in another section of this Code, fences shall be set back 12 inches from the back of adjacent sidewalks, or from the curb or shoulder if there is no sidewalk. Fences may be placed on interior side and rear property lines.

8. Right-of-Way. In no circumstance may any fence be placed in the public right-of-way unless specified elsewhere in this Code.

E. Fence Requirements for DT, MX, and CMS Districts. In Downtown and other pedestrian-oriented areas it is of critical importance to create an attractive, active, and comfortable pedestrian environment. It is equally important to secure property and to keep unauthorized people out of private areas. This subsection has been structured to balance these two needs by allowing the entire perimeter of a block or property to be secured by a combination of buildings and fences, while not allowing for suburban-style fenced complexes. Buildings should visually dominate private frontage, with taller fencing filling in the gaps along the street and securing sides and rears of properties as put forth below.

1. Identifying the Front Yard Line. For the purposes of this subsection only, the Front Yard will be considered to be the area between the Front Yard Line and the back of the sidewalk. The Front Yard Line shall be identified as follows:

- a. For sites which abut two or more streets, the Front Yard Line for each street frontage shall be measured individually.
- b. The Front Yard shall be the entire area between the back of the sidewalk and a straight parallel line which is located 12 inches

behind the façade of the primary building and which extends along the entire frontage (the "front yard line").

- c. For complex or highly articulated buildings the front yard line shall be measured from the furthest point back on the street-facing façade of the building, at the discretion of the Review Authority.
- d. When there is more than one building along a lot's frontage (as determined by the Review Authority), the front yard line shall be measured from the façade of the building (excluding accessory buildings) along the frontage which is set back the greatest distance.
- e. Front yard fence standards shall apply to all fences within the Front Yard, including those which are parallel or perpendicular to the street and including those which enclose porches, patios, and other such spaces.
- f. A frontage shall not have a Front Yard Line, and all fences on that frontage shall be considered Interior/Rear Yard Fences, if the following circumstances apply:
 - i. The building sits directly at the back of the sidewalk, and no other building exists on that frontage of the lot.
 - ii. The site is occupied by a legal non-conforming parking lot without a building on site.
 - iii. The site is occupied by legal non-conforming buildings which are set back more than 50 feet.

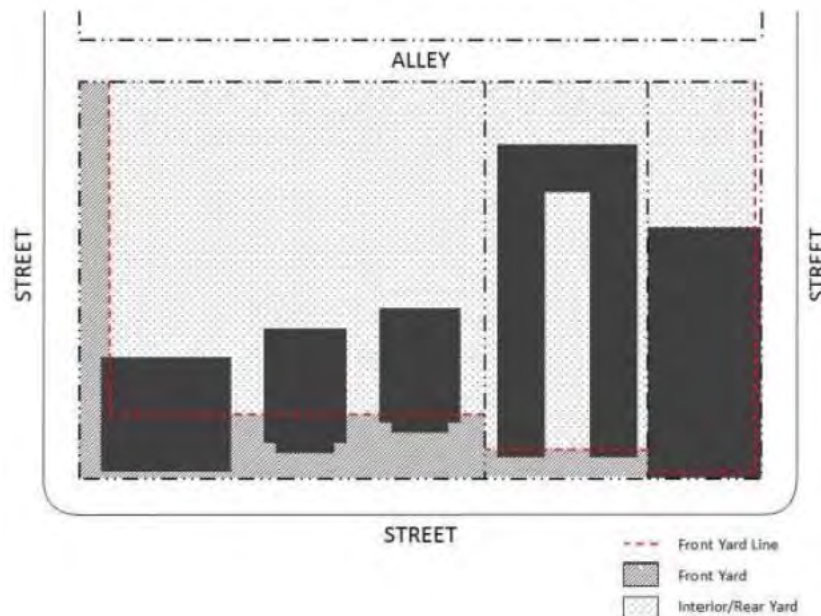


FIGURE 15-2006-E.1: IDENTIFYING THE FRONT YARD LINE

2. Front Yard.

- a. **Minimum Setback.** All fences shall be set back no less than 12 inches from the back of the sidewalk and may not be located in the public right-of-way. No setback is required from side and rear property lines.
- b. **Maximum Height.** Three feet.
- c. **Transparency.** Fences must be open a minimum of 80 percent (e.g., no more than 20 percent opaque) to allow for the passage of light and air.
- d. **Materials.**
 - i. Front yard fence materials shall consist only of wood, tubular steel, wrought iron, or other decorative metal. Brick, stone, or stucco piers may be used in combination with these materials. New chain link front yard fences are prohibited.
 - ii. Retaining walls shall be designed consistent with the architectural style of the main building. Retaining walls shall consist only of decorative concrete, masonry, stone, or brick. Timber may be permitted unless it is in conflict with the Building Code or applicable Public Works standards.
 - iii. Veneer or synthetic materials simulating the actual, natural material (e.g., brick or stone veneer in place of actual brick or stone) shall only be allowed upon demonstrating to the Review Authority that the substitute material:
 - (1) Adequately simulates the natural material; and
 - (2) Is organized visually to simulate actual construction using the natural material (e.g., organization of brick rows, larger stones at the bottom and smaller stones toward the top).

3. Interior and Rear Yards.

- a. **Minimum Setback.** All fences shall be set back no less than 12 inches from the back of the sidewalk and may not be located in the public right-of-way. No setback is required from side and rear property lines.
- b. **Maximum Height.** Six feet.
- c. **Transparency.** No requirement. Fences and walls may be up to 100 percent opaque.
- d. **Materials.**
 - i. Interior and side yard fence and wall materials shall consist only of wood, tubular steel, wrought iron, other decorative

metal, brick, stone, stucco, concrete block. Chain link may be used when it is not visible from a public street as determined by the Review Authority.

ii. Interior and side yard fences and walls shall be designed to be consistent with the architectural style of the main building when they are visible from a public street as determined by the Review Authority.

iii. When visible from a public street, veneer or synthetic materials simulating the actual, natural material (e.g., brick or stone veneer in place of actual brick or stone) shall only be allowed upon demonstrating to the Review Authority that the substitute material:

(1) Adequately simulates the natural material; and

(2) Is organized visually to simulate actual construction using the natural material (e.g., organization of brick rows, larger stones at the bottom and smaller stones toward the top).

4. Through Lots. All street frontages shall be considered Front Yards.

5. Private Patios, Yards, Etc.

a. **Facing Front Yard or Common Open Space.** Fences, walls, or hedges enclosing private patios, yards, or porches that face the Front Yard or the Common Open Space are subject to the requirements of section 15-2006.E.2 above.

b. **Interior Yard and Rear Yards.** Fences and walls up to six feet in height may enclose private patios or yards.

F. Fence Height and Locations for All Other Uses and Districts.

1. Front Yard.

a. **Wrought Iron or Tubular Steel.** A fence up to four feet in height may be installed within any required front yard setback. Fences must be open a minimum of 80 percent (e.g., no more than 20 percent opaque) to allow for the passage of light and air.

b. **All Other Materials.** All other fences within any required front yard setback are permitted up to three feet in height and shall comply with the main building setback, minus five feet.

2. Street-Side Yard.

a. **Wrought Iron or Tubular Steel.** A fence up to four feet in height may be installed within any required front yard setback. Fences must be open a minimum of 80 percent (e.g., no more than 20 percent opaque) to allow for the passage of light and air.

- b. **All Other Materials.** All other fences within any required street side yard setback are permitted up to three feet in height and shall comply with the main building setback, minus five feet.

3. **Reserved.**

4. **Through Lots.** Both street frontages shall be considered Front Yards.

5. **Other Yards.** Outside of the required front yard and street-side yards, the maximum height for fences is seven feet (regardless of location on the site) unless the fence is part of Outdoor Storage per Section 15-2013, Outdoor Service Yards and Storage.

6. **Bollards.** Bollards, up to three feet in height may be placed at the rear of required landscape areas.

7. **Setbacks.** Unless a greater setback is required in another section of this Code, fences shall be set back 12 inches from the back of adjacent sidewalks, or from the curb or shoulder if there is no sidewalk. Fences may be placed on interior side and rear property lines.

8. **Right-of-Way.** In no circumstance may any fence be placed in the public right-of-way unless specified elsewhere in this Code.

- G. **Temporary Fencing.** For Temporary or Seasonal uses, including Community Gardens, Urban Agricultural, Farming, temporary sales, etc., fencing setbacks shall comply with main building setbacks of the underlying zone district.

- H. **Construction Fencing.** Refer to Section 15-2009, Security Fencing.

- I. **Vacant Parcels.** Fencing shall be setback a minimum of five feet from the front property line however traffic sight areas shall be respected. Upon development of the site, all fencing shall comply with the provisions of this Code.

- J. **Fence and Retaining Wall Combinations.** Where a fence is located on top of a retaining wall, and a six-foot maximum fence height is normally applicable, the Director may allow a combined height of fence and retaining wall up to a maximum of seven feet.

- K. **Natural Grade Differences.** Where there is a natural grade difference between two adjacent parcels, or a parcel and a street, the Director may allow a deviation of the fence height based on the slope and may measure the overall fence height from the higher parcel. In no case shall the retaining wall and fence combination exceed seven feet from the lower side unless a deviation is granted.

L. **Decorative Features.**

- 1. Columns and gates may exceed the maximum height requirements by four inches.
- 2. On through and corner lots, the exposed (e.g., rough) side of the fence shall face into the subject parcel, rather than the street. The finished side of the fence shall be oriented towards the street.

3. Fences, greater than 125 feet in length in Residential Districts and/or along Major Streets, shall incorporate decorative pilasters with decorative caps spaced no more than 30 feet apart. This shall not apply to industrial districts, unless the industrial district is located on the same side of the street as existing, planned, or zoned residences.
4. Decorative caps, not to exceed four inches, may be added to the columns of walls.
5. A wrought iron decorative entry gate, located outside of required street yard setbacks may be allowed up to seven feet in height in Residential Districts and eight feet in Non-Residential Districts with Director approval.

M. Additional Materials Standards.

1. **Limitation on Chain-Link Fencing.** Chain-link fencing is not permitted in:
 - a. **Single-Unit Districts.** Along a Major Street, unless it is three feet or less in height.
 - b. **Multi-Unit Districts and Mixed-Use Districts.**
 - i. Along a Major Street.
 - ii. Local Streets. Along street-facing yards in developments that contain six or more units.
 - (1) **Exception.** A fence that is three feet or less in height and located within the Pinedale Neighborhood Plan.
 - c. **Office and Commercial Districts.** Along Major Street-facing yards, or when the parcel shares a street that also serves a Residential District.
 - d. **Industrial Districts.** When abutting a residential use or when located across a Local Street from a residential use.
2. **Limitation on Concrete/Masonry Block.** Plain concrete block shall not be the primary material along Major Streets or other situations when block walls are required as part of project approval, such as at the rear of landscape easements. Concrete block or precast concrete walls shall be split face or finished with stucco, and capped with a decorative cap, or other decorative material as may be approved by the Director. Other materials may be approved by the Director should the design provide for an enhanced appearance. For continuity, walls should incorporate similar styles, colors, etc., when located on the same side of the street.
3. **Limitation on Wire Mesh Fencing.** Wire mesh fencing shall be permitted in the following circumstances:

- a. Commercial Districts, O Districts, BP Districts, and RBP districts when not visible from a public street.

- b. Industrial Districts.

4. **Permitted Materials.** The following materials shall be permitted in all districts, except when a district has a more restrictive list of permitted materials:

- a. Materials specifically permitted elsewhere in this Section;

- b. Wood pickets;

- c. Split rail wood;

- d. Wrought iron and tubular steel;

- e. Brick and stone;

- f. Stucco;

- g. Shade cloth when used in combination with permitted fencing such as chain link, wrought iron, or tubular steel, provided it consists of materials specifically manufactured for such a purpose; and

- h. Privacy slats when in combination with chain link fencing (when chain link is allowed) provided it consists of materials specifically manufactured for such a purpose.

5. **Prohibited Materials.** The following materials shall not be permitted to be used as a fence material in any district:

- a. Plywood, oriented strand board, pressboard, and similar wood products;

- b. Chicken wire or similar wire products;

- c. Corrugated metal or corrugated plastic;

- d. Piping (including metal, PVC, and other materials);

- e. Hazardous fencing shall only be allowed as put forth in Section 15-2009, and when allowed shall not consist of improved materials, such as broken glass or nails.

- f. Improvised materials, including but not limited to wood scraps, doors, garage doors, refrigerator doors, and mattresses;

- g. Improvised screening materials, including but not limited to blankets and tarps; and

- h. Any material not listed unless approved by the specifically Review Authority.

6. **Fence Construction.**

- a. All fences must be built with a professional and durable appearance and must be maintained in good condition.
- b. Permitted materials may be combined (for example, brick columns combined with wrought iron panels), but combinations shall not be haphazard or random in appearance.

N. Residential Recreational Fencing.

1. Fencing located around tennis, basketball, or volleyball courts, and similar areas up to 14 feet in height may be allowed outside of required setback areas.
2. For residential batting cages, fencing is permitted up to 14 feet in height, located outside of required setback areas.
3. For other requirements, refer to Section 15-2749, Private Recreational Facilities.
4. Lighting of recreational areas shall comply with Section 15-2015, Outdoor Lighting and Illumination.

O. Commercial Recreational Fencing. Refer to Sections 15-2708 Arcades, Video Games, and Family Entertainment Centers and 15-2749, Private Recreational Sports Facilities.

P. Intersection and Driveway Visibility. Notwithstanding other provisions of this section, fences, walls, hedges, and related structures must comply with Section 15-2018, Intersection Visibility.

Q. Exceptions.

1. Walls used to mitigate noise may exceed the standards above, per Section 15-2506, Noise.

Sec. 15-5015. MODIFICATION OF APPROVED PLANS.

No change in the use or structure for which a permit or other approval has been issued is permitted unless the permit is modified as provided for in this Code. For the purpose of this section, the modification of a discretionary permit may include modification of a Development Permit approval.

A. Minor Modifications. The Director may approve minor changes to approved plans that are consistent with the original findings and conditions approved by the Review Authority and would not intensify any potentially detrimental effects of the project or create a new unanticipated impact that may or may not be significant.

B. Major Modifications. A request for changes in conditions of approval of a Discretionary Permit or a change in an approved site plan or building plan that would affect a condition of approval or increase the project's density or intensity or create a potentially significant environmental impact shall be treated as a new application, except that the Director may approve changes that they determine to be minor.

Sec. 15-6304. NUISANCE DEFINED.

Any building, structure, or planting set up, erected, constructed, altered, enlarged, converted, moved, or maintained contrary to the provisions of this Code, any use of any land, building, or premises established, conducted, operated, or maintained contrary to the provisions of this Code, and failure to comply with any of the conditions of a permit granted under this Code is declared to be unlawful and a public nuisance.

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:

...

(14) General dilapidation or improper maintenance.

...

(g) Faulty weather protection, which shall include, but not be limited to, the following:

(3) Defective or lack of weather protection for exterior wall coverings, including lack of paint, or weathering due to lack of paint or other approved protective covering.

...

(l) All buildings or portions thereof not provided with adequate exit facilities as required by this code, except those buildings or portions thereof whose exit facilities conformed with all applicable laws at the time of their construction and that have been adequately maintained and increased in relation to any increase in occupant load, alteration or addition, or any change in occupancy.

When an unsafe condition exists through lack of, or improper location of, exits, additional exits may be required to be installed.

...

California Building Code

SEC. 105.1 PERMITS REQUIRED.

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

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

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

SEC. 110.1 GENERAL.

Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain visible and able to be accessed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the owner or the owner's authorized agent to cause the work to remain visible and able to be accessed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection

SEC. 111.1 CHANGE OF OCCUPANCY.

A building or structure shall not be used or occupied in whole or in part, and a change of occupancy of a building or structure or portion thereof shall not be made, until the building official has issued a certificate of occupancy therefore as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid.

Exception: *Certificates of occupancy are not required for work exempt from permits in accordance with Section 105.2.*

1003.6 MEANS OF EGRESS CONTINUITY.

The path of egress travel along a means of egress shall not be interrupted by a building element other than a means of egress component as specified in this chapter. Obstructions shall not be placed in the minimum width or required capacity of a means of egress component except projections permitted by this chapter. The minimum width or required capacity of a means of egress system shall not be diminished along the path of egress travel.

1031.2.1 Operational constraints and opening control devices.

Emergency escape and rescue openings and any exit doors shall be *maintained free of any obstructions other than those allowed by this section and shall be operational* from inside the room without the use of keys or tools. Window-opening control devices complying with ASTM F2090 shall be permitted for use on windows serving as a required emergency escape and rescue opening. *The release mechanism shall be maintained operable at all times.*

Such bars, grills, grates or any similar devices shall be equipped with an approved exterior release device for use by the fire department only when required by the authority having jurisdiction.

Where security bars (burglar bars) are installed on emergency egress and rescue windows or doors, on or after July 1, 2000, such devices shall comply with California Building Standards Code, Part 12, Chapter 12-3 and other applicable provisions of Part 2.

Exception: *Group R-1 occupancies provided with a monitored fire sprinkler system in accordance with Section 903.2.8 and designed in accordance with NFPA 13 may have openable windows permanently restricted to a maximum 4-inch (102 mm) open position.*

California Fire Code

SECTION 1032-MAINTENANCE OF THE MEANS OF EGRESS

1032.1 General. The means of egress for buildings or portions thereof shall be maintained in accordance with this section.

[California Code of Regulations, Title 19, Division 1, §3.11(a) through (d)] Exits, Aisles, Ramps, Corridors and Passageways.

(a) No person shall install, place or permit the installation or placement of any bed, chair, equipment, concession, turnstile, ticket office or anything whatsoever, in any manner which would block or obstruct the required width of any exit.

(b) No person shall install, place or permit the installation or placement of any combustible material or equipment in or exposed to any exit.

Exceptions:

(1) Furniture or equipment constructed of wood or other material of similar combustibility may be permitted in an exit or exposed to an exit when approved by the enforcing agency.

(2) When approved by the enforcing agency, combustible materials may be permitted in exit foyers and lobbies.

(c) No person shall install, place or permit the installation or placement of any storage material of any kind in any exit regardless of the required width of such exit.

Exception: *Personal material located in metal lockers in Group B and E occupancies as defined in California Code of Regulations,*

Title 24, Part 2.

(d) Aisles shall not be occupied by any person for whom seating is not available.

1032.2 Reliability. Required exit accesses, exits and exit discharges shall be continuously maintained free from obstructions or

impediments to full instant use in the case of fire or other emergency where the building area served by the means of egress is occupied. An exit or exit passageway shall not be used for any purpose that interferes with a means of egress.

1032.2.1 Security devices and egress locks, Security devices affecting means of egress shall be subject to approval of the fire code official. Security devices and locking arrangements in the means of egress that restrict, control, or delay egress shall be installed and maintained as required by this chapter.

1032.2.2 Fire escapes. Security enclosures, fences or screening for fire escape stairways shall be approved by the fire code official and shall be constructed such that they do not impede egress to the public way. Means shall be provided for emergency personnel to access the fire escape stair from the exterior of the enclosure.

1032.2.2.1 Maintenance. Fire escape stairways and balconies shall be kept clear and unobstructed at all times and shall be maintained in good working order.

1032.2.2.2 Examination. Fire escape stairways and balconies shall be examined for structural adequacy and safety by a registered design professional or other person acceptable to the fire code official every 5 years. The examination shall determine whether the fire escape stairways and balconies can support the dead load plus a live load of not less than 100 pounds per square foot (4.78 kN/m²). An inspection report shall be submitted to the fire code official after such examination.

1032.2.3 Locking arrangements in educational occupancies. In Group E occupancies, Group B educational occupancies and Group 1-4 occupancies, egress doors with locking arrangements designed to keep intruders from entering the room shall comply with Section 1010.2.8.

1032.3 Obstructions. A means of egress shall be free from obstructions that would prevent its use, including the accumulation of snow and ice.

1032.3.1 Group 1-2. In Group 1-2, the required clear width for aisles, corridors and ramps that are part of the required means of egress shall comply with Section 407.4.3 of the *California Building Code* and Section 1020.3. The facility shall have a plan to maintain the required clear width during emergency situations.

Exception: In areas required for bed movement, equipment shall be permitted in the required width where all of the following provisions are met:

1. The equipment is low hazard and wheeled.
2. The equipment does not reduce the effective clear width for the means of egress to less than 5 feet (1525 mm).
3. The equipment is limited to:
 - 3.1. Equipment and carts in use.
 - 3.2. Medical emergency equipment.
 - 3.3. Infection control carts.
 - 3.4. Patient lift and transportation equipment.
4. Medical emergency equipment and patient lift and transportation equipment, when not in use, are required to be located on one side of the corridor.
5. The equipment is limited in number to not more than one per patient sleeping room or patient care room within each smoke compartment.

[BE] 1032.4 Exit signs. Exit signs shall be installed and maintained in accordance with the building code that was in effect at the time of construction and the applicable provisions in Section 1104. Decorations, furnishings, equipment or adjacent signage that

impairs the visibility of exit signs, creates confusion or prevents identification of the *exit* shall not be allowed.

1032.5 Nonexit identification. Where a door is adjacent to, constructed similar to and can be confused with a means of egress door, that door shall be identified with an approved sign that identifies the room name or use of the room.

1032.6 Finishes, furnishings and decorations. Means of egress doors shall be maintained in such a manner as to be distinguishable from the adjacent construction and finishes such that the doors are easily recognizable as doors. Furnishings, decorations or other objects shall not be placed so as to obstruct exits, access thereto, egress therefrom, or visibility thereof. Hangings and draperies shall not be placed over exit doors or otherwise be located to conceal or obstruct an exit. Mirrors shall not be placed on exit doors. Mirrors shall not be placed in or adjacent to any exit in such a manner as to confuse the direction of egress.

1032.7 Emergency escape and rescue openings. Required emergency escape and rescue openings shall be maintained in accordance with the code in effect at the time of construction, and both of the following:

1. Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools.
2. Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided that the minimum net clear opening size complies with the code that was in effect at the time of construction and the unit is equipped with smoke alarms installed in accordance with Section 907.2.11. Such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the emergency escape and rescue opening.

1032.8 Inspection, testing and maintenance. The inspection, testing and maintenance for two-way communication systems shall be in accordance with this code and NFPA 72, and shall be conducted not less than annually or more frequently where required by the fire code official.

1032.8.1 Records. Records of inspections, testing and maintenance shall be maintained on site in a location approved by the fire code official.

1032.9 Floor identification signs. The floor identification signs required by Sections 1023.9 and 1104.24 shall be maintained in an approved manner.

1032.10 Emergency lighting equipment inspection and testing. Emergency lighting shall be maintained in accordance with Section 110 and shall be inspected and tested in accordance with Sections 1032.10.1 and 1032.10.2.

1032.10.1 Activation test. Emergency lighting equipment shall be tested monthly for a duration of not less than 30 seconds. The test shall be performed manually or by an automated self-testing and self-diagnostic routine. Where testing is performed by self-testing and self-diagnostics, a visual inspection of the emergency lighting equipment shall be conducted monthly to identify any

equipment displaying a trouble indicator or that has become damaged or otherwise impaired.

1032.10.2 Power test. Battery-powered emergency lighting equipment shall be tested annually by operating the equipment on battery power for not less than 90 minutes.

**CITY OF FRESNO
MASTER FEE SCHEDULE**

City Attorney's Office

CODE ENFORCEMENT FEES

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

**CITY OF FRESNO
MASTER FEE SCHEDULE**

City Attorney's Office

CODE ENFORCEMENT FEES

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

**CITY OF FRESNO
MASTER FEE SCHEDULE**

City Attorney's Office

CODE ENFORCEMENT FEES

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

**CITY OF FRESNO
MASTER FEE SCHEDULE**

City Attorney's Office

CODE ENFORCEMENT FEES

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

Fax Transmission

To:

From: Lindsay Hovannisian

Fax: 15596217776

Date: 4/10/2026 8:46:24 AM MST

RE: 2220 N. WBER APPEAL

Pages: 14

Comments:

SUGGESTED APPEAL FORM**Appeal of:**BDHOV LP LEHOV LP WRHOV LP JDHOV LP
(Name)2094 S. Maple Ave
(Mailing Address)Fresno, CA 93725
(City, State, Zip Code)

E26-04602/JA

(Citation/Case Number)

2220 N. Weber / 1827 W. Clinton Ave
(Address of Violation)(559) 478-4601 jdh.maintenance@yahoo.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?):

We are the property owners

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

Appealing notice and orderStatement 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):**needing more time

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

We need more time to apply for permits take more time building/planning review and request information and they respond within a week or two sometimes it take way more time.

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

noEstimate of the amount of time you will need to present your argument at a hearing: 10minWould you be interested in being assisted by the FCC Law Pathways Student Advocacy Project? YesMay they contact you by: Telephone 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 4/10/26
(Date)MA

(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



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:

Julian Amparo
Community Revitalization Specialist
Phone: 559-621-8416
E-Mail: julian.amparo@fresno.gov

Case No. E26-04602/JA

April 09, 2026

BDHOV LP LEHOV LP WRHOV LP JDHOV LP
P O BOX 3668
PINEDALE, CA 93650

SUBJECT: NOTICE AND ORDER
ADDRESS: 2220 N WEBER AVE / 1827 W CLINTON AVE
APN: 442-102-28
DEADLINE: April 27, 2026

Enclosed is a Correction Notice and Order to remove the violations on the property referenced above by April 27, 2026. The violations noted on the attached Correction Notice and Order were confirmed and documented by City staff. Staff administrative time is billed to the property owner when violations of the Fresno Municipal Code (FMC) and State Health and Safety Code are confirmed and documented. Administrative fees start at \$146.00 per hour. The City is requiring that all listed violations be corrected and completed within the timeframe noted in the attached Correction Notice and Order. The City will perform a reinspection to determine if corrections have been completed.

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

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

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

CORRECTION NOTICE AND ORDER
2220 N WEBER AVE / 1827 W CLINTON AVE
Page 2 of 5

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

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

Enclosures: Photos and Interested Parties

CORRECTION NOTICE AND ORDER
2220 N WEBER AVE / 1827 W CLINTON AVE
Page 3 of 5

INTERESTED PARTIES MAILING LIST

Copies sent Certified and First Class Mail to the following:

BDHOV LP, LEHOV LP,
WRHOV LP, JDHOV LP
2975 E BELMONT AVE
FRESNO, CA 93701

CORRECTION NOTICE AND ORDER
2220 N WEBER AVE / 1827 W CLINTON AVE
Page 4 of 5

**CITY OF FRESNO
CODE ENFORCEMENT**

CORRECTION NOTICE AND ORDER

Address: 2220 N WEBER AVE / 1827 W CLINTON AVE
APN: 442-102-28

Date: April 09, 2026
Case No: E26-04602

CORRECT THE FOLLOWING VIOLATIONS:

1. The exterior siding on the walls of all buildings were added without the required plans, permits, and inspections.
(FMC §§ 11-101, 11-307, 11-308, 11-310; Cal. Building Code §§ 105.1, 110.1, 111.1.)
*B Obtain the required permits and inspections for this alteration.
2. The unit 125 (2220 N. Weber Ave) bedrooms lack emergency egress (exterior siding is blocking emergency egress exit).
(FMC §§ 10-50100, 11-101, 11-321, 11-324; Cal. Building Code §§ 1003.6, 1031.2.1; Cal. Fire Code § 1032; Cal. H&S Code § 17920.3(l).)
Remove the obstruction and maintain unobstructed egress.
3. The fence at unit 125 and 126 (2220 N. Weber Ave) of the property is over the legal height.
(FMC §§ 10-605(j), 10-605(l), 15-104(A)(2), 15-2006, 15-6304.)
Remove the fence.
4. The fence at unit 125 and 126 (2220 N. Weber Ave) is constructed of unapproved fencing material (exterior siding).
(FMC §§ 10-605(j), 10-605(l), 15-104(A)(2), 15-2006(M)(4)-(5), 15-6304.)
Remove the fence.
Note: Fencing materials may include: wood pickets, split rail wood, wrought iron, tubular steel, brick, stone, and stucco.
5. The fence at unit 125 and 126 (2220 N. Weber Ave) has been installed contrary to the approved development permit (formerly site plan) for this property.
(FMC §§ 10-605(j), 15-104(A)(2), 15-5015.)
Remove the fence and restore the property to its approved condition.
Option: Submit plans to the Planning and Development Department and obtain the required approval for a site plan modification.
6. This property has a hazardous tree located near unit 207(2220 N. Weber Ave).
(FMC §10-605(e).)
Remove the violation from the property.
7. The weather protection (paint) on the exterior wood surfaces of the exterior siding at the northside of complex is missing.
(FMC §§ 11-317(b), 11-317(c), 11-324; Cal. H&S Code §§ 17920.3(a)(14), 17920.3(g)(3).)
Provide approved exterior weather protection (paint) on all components missing the weather protection.

CORRECTION NOTICE AND ORDER
2220 N WEBER AVE / 1827 W CLINTON AVE
Page 5 of 5

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 **April 27, 2026**. 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.

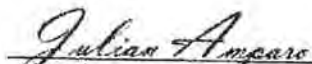
NOTICE TO TAXPAYERS:

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.


Julian Amparo, Community Revitalization Specialist
Phone: 559-621-8416

S.I.



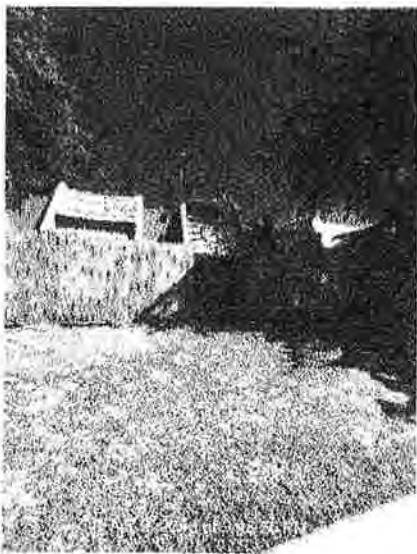
Photo Report

Case ID: E26-04602

Address: 2220 N WEBER AVE/1827 W CLINTON

Owner: BDHOV LP LEHOV LP
WRHOV LP JDHOV LP

APN: 442-102-28



Date: 04/02/2026 02:18:56 PM

Building: 2220 N. Weber Ave **Room:** Exterior **Unit:** Unit 125 and 126

Over height fence made of unapproved material. Fence is not on site plan



Date: 04/02/2026 02:18:58 PM

Building: 2220 N. Weber Ave **Room:** Exterior **Unit:** 125

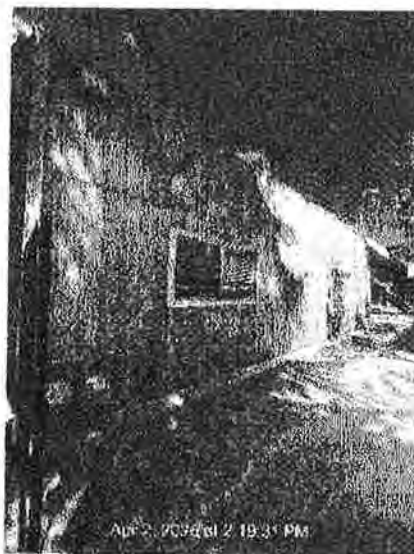
Emergency egress is blocked by unapproved fence.



Date: 04/02/2026 02:19:16 PM

Building: 2220 N. Weber Ave **Room:** Exterior

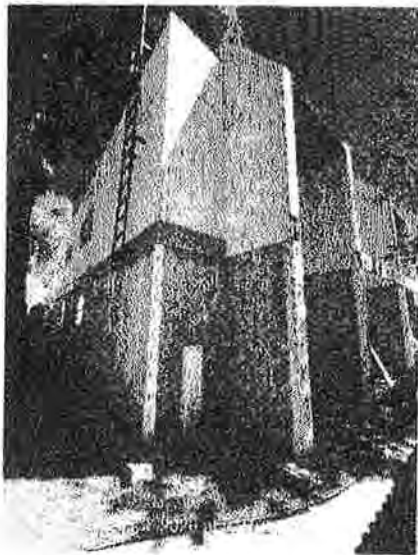
Exterior siding replaced without the required permits and inspections at the southwest building.



Date: 04/02/2026 02:19:31 PM

Building: 2220 N. Weber Ave **Room:** Exterior **Unit:** 126

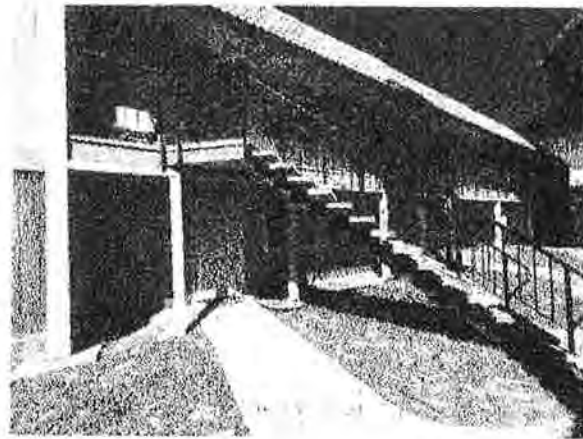
Exterior siding replaced without the required permits and inspections at unit 126



Date: 04/02/2026 02:31:20 PM

Building: 2220 N Weber Ave Room: Exterior

Exterior siding replaced without the required permits and inspections at the building south of carports.



Date: 04/02/2026 02:32:09 PM

Building: 2220 N Weber Ave Room: Exterior

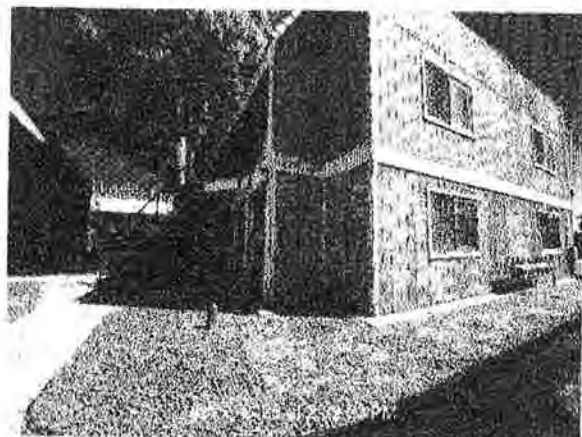
Exterior siding replaced without the required permits and inspections of the building south of carports.



Date: 04/02/2026 02:32:24 PM

Building: 2220 N Weber Ave Room: Exterior

Exterior siding replaced without the required permits and inspections at the southwest building.



Date: 04/02/2026 02:32:33 PM

Building: 2220 N Weber Ave Room: Exterior

Exterior siding replaced without the required permits and inspections at the building north of south parking lot.



Date: 04/02/2026 02:32:52 PM

Building: 2220 N Weber Ave **Room:** Exterior

Exterior siding replaced without the required permits and inspections at the building north of south parking lot.



Date: 04/02/2026 02:33:28 PM

Building: 2220 N Weber Ave **Room:** Exterior

Exterior siding replaced without the required permits and inspections at the southeast building.



Date: 04/02/2026 02:34:16 PM

Building: 2220 N Weber Ave **Room:** Exterior

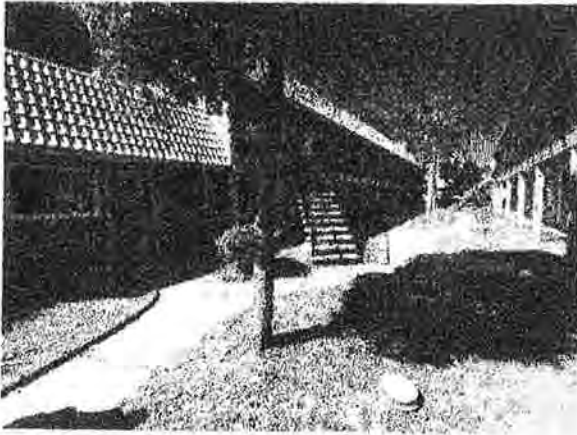
Exterior siding replaced without the required permits and inspections at the northeast building.



Date: 04/02/2026 02:34:23 PM

Building: 2220 N Weber Ave **Room:** Exterior

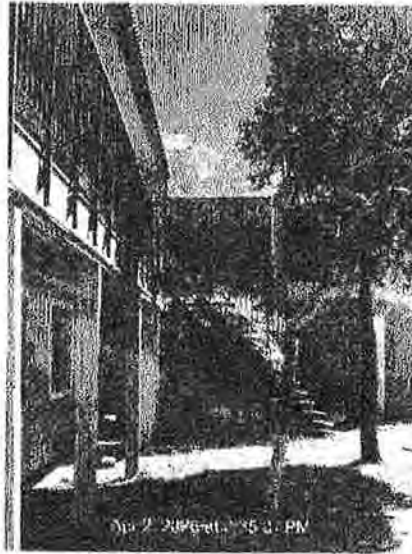
Active replacement of exterior siding without the required permits and inspections.



Date: 04/02/2026 02:34:34 PM

Building: 2220 N Weber Ave **Room:** Exterior

Exterior siding replaced without the required permits and inspections at the northwest building.



Date: 04/02/2026 02:35:01 PM

Building: 2220 N Weber Ave **Room:** Exterior

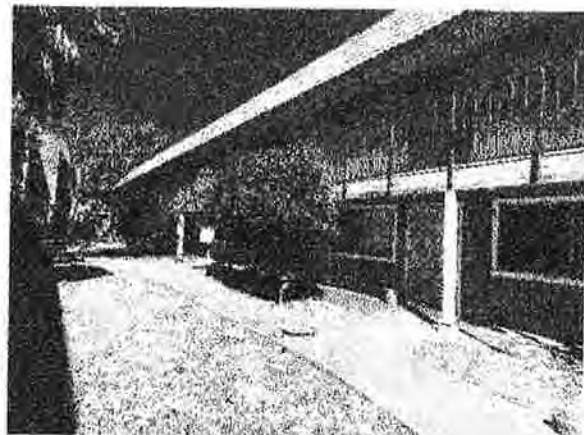
Active replacement of exterior siding without the required permits and inspections



Date: 04/02/2026 02:36:06 PM

Building: 1827 W Clinton Ave **Room:** Exterior

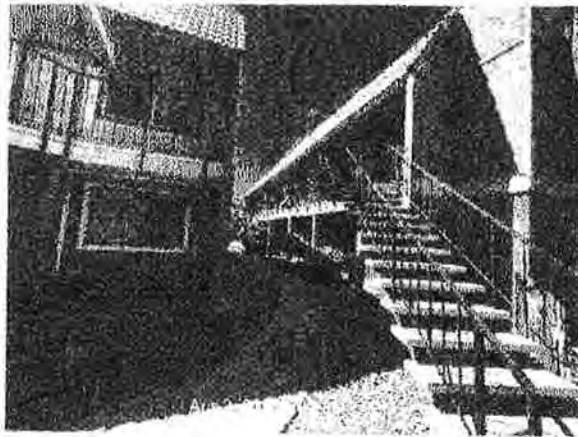
Exterior siding replaced without the required permits and inspections at the west building.



Date: 04/02/2026 02:36:14 PM

Building: 1827 W Clinton Ave **Room:** Exterior

Exterior siding replaced without the required permits and inspections at the east building.



Date: 04/02/2026 02:36:37 PM

Building: 1827 W. Clinton Ave **Room:** Exterior

Exterior siding replaced without the required permits and inspections at the north building.



Date: 04/02/2026 02:37:24 PM

Building: 1827 W. Clinton Ave **Room:** Exterior

The exterior siding located on the north building is missing weather protection (paint).



Date: 04/01/2026 01:43:28 PM

Building: 2220 N. Weber Ave **Room:** Exterior

This is a hazardous tree near unit 207.



Date: 04/01/2026 01:43:44 PM

Building: 2220 N. Weber Ave **Room:** Exterior

This is a hazardous tree near unit 207.



Date: 04/01/2026 01:45:08 PM

Building: 2220 N Weber Ave Room: Exterior

This is hazardous tree near until 207

From: [JD Home Rentals](#)
To: [Julian Amparo](#)
Cc: [Jennifer Brown](#)
Subject: Re: Case# E26-04602 (2220 N. Weber / 1827 W. Clinton)
Date: Friday, May 15, 2026 3:03:58 PM

External Email: Use caution with links and attachments

The tree is schedule for Monday to be removed.

Best Regards,

Jovanna Peinado

Assistant to Miguel Torres

JD Home Rentals

2975 E. Belmont Ave.

Fresno, CA 93701

Direct Line (559) 478-4661 | Main Line (559) 265-4466 ext. #135

On Wednesday, May 13, 2026 at 10:41:42 AM PDT, JD Home Rentals <jdh_maintenance@yahoo.com> wrote:

Today we have a consultation at the property we are going to go based on what the city wants us to do and tomorrow we have someone is going to be looking at the tree and see when we can schedule it for a removal. Please give me more time and I will be giving you an update once the permits have been issued.

Best Regards,

Jovanna Peinado

Assistant to Miguel Torres

JD Home Rentals

2975 E. Belmont Ave.

Fresno, CA 93701

Direct Line (559) 478-4661 | Main Line (559) 265-4466 ext. #135

On Wednesday, May 13, 2026 at 10:17:51 AM PDT, Julian Amparo <julian.amparo@fresno.gov> wrote:

Hello Jovanna,

A time extension is not available at this time. We will be proceeding with the appeal hearing on June 2nd, 2026. An extension may be considered after the appeal hearing.

In the meantime, please continue with scheduling the required pre-siding inspection(s) on your pre-siding applications so you can move forward with obtaining the permit(s) for the siding installation as well as moving forward with securing the tree service company to address the hazardous tree.

If you have any questions, please feel free to contact me. Thank you.

Best Regards,

Julian Amparo
Community Revitalization Specialist
City Attorney's Office-Proactive Rental Housing Unit
City of Fresno
(559) 621-RENT Office
(559) 621-8416 Desk
Julian.Amparo@fresno.gov

From: JD Home Rentals <jdh_maintenance@yahoo.com>
Sent: Monday, May 11, 2026 11:21 AM
To: Julian Amparo <Julian.Amparo@fresno.gov>
Cc: Jennifer Brown <Jennifer.Brown@fresno.gov>; Jules-Henri Martin <Jules-Henri.Martin@fresno.gov>
Subject: Re: Case# E26-04602 (2220 N. Weber / 1827 W. Clinton)

External Email: Use caution with links and attachments

Right now we are looking for tree service companies that are will to come out and remove the tree I will let you know when its schedule please give me time.

Best Regards,

Jovanna Peinado
Assistant to Miguel Torres
JD Home Rentals

2975 E. Belmont Ave.
Fresno, CA 93701
Direct Line (559) 478-4661 | Main Line (559) 265-4466 ext. #135

On Monday, May 11, 2026 at 11:16:39 AM PDT, Julian Amparo <julian.amparo@fresno.gov> wrote:

Hello Jovanna,

I am not sure which special inspection you are referring to. I do see that applications B26-04654 and B26-04627 for the pre-stucco inspection have been submitted. To move forward, you will need to contact Building Permits at (559) 621-8084 to schedule an appointment. Please also provide an update on your plan and timeline for addressing the remaining Notice and Order violation #6 regarding the hazardous tree. Please contact me if you have any questions. Thank you for your continued cooperation.

Best Regards,

Julian Amparo
Community Revitalization Specialist
City Attorney's Office-Proactive Rental Housing Unit
City of Fresno
(559) 621-RENT Office
(559) 621-8416 Desk
Julian.Amparo@fresno.gov

From: JD Home Rentals <jdh_maintenance@yahoo.com>
Sent: Monday, May 11, 2026 10:30 AM
To: Julian Amparo <Julian.Amparo@fresno.gov>
Cc: Jennifer Brown <Jennifer.Brown@fresno.gov>; Jules-Henri Martin <Jules-Henri.Martin@fresno.gov>
Subject: Re: Case# E26-04602 (2220 N. Weber / 1827 W. Clinton)

External Email: Use caution with links and attachments

Can I please have more time I'm waiting for the city to respond we are going to have a special inspection be done at the property

Best Regards,

Jovanna Peinado

Assistant to Miguel Torres

JD Home Rentals

2975 E. Belmont Ave.

Fresno, CA 93701

Direct Line (559) 478-4661 | Main Line (559) 265-4466 ext. #135

From: [Julian Amparo](#)
To: ["jdj_maintenance@yahoo.com"](mailto:jdj_maintenance@yahoo.com)
Cc: [Jennifer Brown](#); [Jules-Henri Martin](#)
Subject: Case# E26-04602 (2220 N. Weber / 1827 W. Clinton)
Date: Thursday, April 30, 2026 7:49:00 AM
Attachments: [Notice and Order for case# E26-04602.pdf](#)

Hello Jovanna,

I conducted a re-inspection of the property located at 2220 N. Weber / 1827 W. Clinton Ave. Violations identified in the Notice and Order violations #2, #3, #4, #5, and #7 have been corrected.

Please provide an update regarding your plan and timeline for resolving the remaining Notice and Order violations #1 and #6. For your reference, I have attached a copy of the Notice and Order for Case No. E26-04602. Please contact me if you have any further questions. Thank you for your continued cooperation.

Best Regards,

Julian Amparo
Community Revitalization Specialist
City Attorney's Office-Proactive Rental Housing Unit
City of Fresno
(559) 621-RENT Office
(559) 621-8416 Desk
Julian.Amparo@fresno.gov

From: [Julian Amparo](#)
To: ["JD Home Rentals"](#)
Cc: [Jennifer Brown](#); [Jules-Henri Martin](#)
Subject: RE: 2220 N. Weber/1827 W. Clinton
Date: Monday, April 27, 2026 9:59:00 AM

Hello Jovanna,

Thank you for the update.

Best Regards,

Julian Amparo
Community Revitalization Specialist
City Attorney's Office-Proactive Rental Housing Unit
City of Fresno
(559) 621-RENT Office
(559) 621-8416 Desk
Julian.Amparo@fresno.gov

From: JD Home Rentals <jdh_maintenance@yahoo.com>
Sent: Monday, April 27, 2026 9:49 AM
To: Julian Amparo <Julian.Amparo@fresno.gov>
Cc: Jennifer Brown <Jennifer.Brown@fresno.gov>; Jules-Henri Martin <Jules-Henri.Martin@fresno.gov>
Subject: Re: 2220 N. Weber/1827 W. Clinton

External Email: Use caution with links and attachments

Owners still want to proceed with the appeal. I also wanted to let you know we are removing the fencing that was installed today.

Best Regards,

Jovanna Peinado

Assistant to Miguel Torres
JD Home Rentals
2975 E. Belmont Ave.
Fresno, CA 93701

Direct Line (559) 478-4661 | Main Line (559) 265-4466 ext. #135

On Friday, April 24, 2026 at 03:11:46 PM PDT, JD Home Rentals <jd_h_maintenance@yahoo.com> wrote:

Yes, we would like to proceed. Also, we would like more time I'm not sure if you received my email regarding the fence. If you can please give me a call so I can explain the situation. 559-375-3218.

Best Regards,

Jovanna Peinado

Assistant to Miguel Torres

JD Home Rentals

2975 E. Belmont Ave.

Fresno, CA 93701

Direct Line (559) 478-4661 | Main Line (559) 265-4466 ext. #135

On Friday, April 24, 2026 at 11:00:42 AM PDT, Julian Amparo <julian.amparo@fresno.gov> wrote:

Hello Jovanna,

Thank you for your recent communication regarding the Notice and Order. You didn't give a specific timeframe in your request, but I am able to give a 30-day extension, with some contingencies as explained below. Please note it will be your responsibility to proactively contact me prior to the extension's deadline should you require additional time beyond this 30-day extension. At that time you'll need to include a specific amount of additional time needed.

Please be advised that an extension cannot be granted for the emergency egress aspect of the fencing violation. However, if alterations are made to the fencing that would allow the tenants of the affected two bedrooms to safely evacuate through the window and into the common area if needed, I can grant the 30-day extension on the full correction of the fencing violation. At this time, I won't return to the property until Friday May 1st, 2026 to confirm the emergency egress problem has been solved.

Additionally, to proceed with granting this extension, the appeal of the Notice and Order will need to be formally withdrawn – the submitted appeal request (attached) indicated more time was the only concern prompting that appeal. Please discuss this with Bryce or other decision-makers to decide if they want to proceed. **If they do, please respond**

to this email no later than 5pm today. Thank you.

Best Regards,

Julian Amparo
Community Revitalization Specialist
City Attorney's Office-Proactive Rental Housing Unit
City of Fresno
(559) 621-RENT Office
(559) 621-8416 Desk
Julian.Amparo@fresno.gov

From: JD Home Rentals <jdhome_maintenance@yahoo.com>
Sent: Thursday, April 23, 2026 10:47 AM
To: Julian Amparo <Julian.Amparo@fresno.gov>
Subject: 2220 N. Weber/1827 W. Clinon

External Email: Use caution with links and attachments

I have received the Notice and Order for the property and wanted to inform you that we are in the process of scheduling the presiding report. I am currently reviewing the information with Nicolas, and he will proceed with scheduling shortly.

Once we receive the report, we will move forward with pulling the necessary permits.

I also have a question regarding the fence. It was installed due to issues with homeless individuals and will be removed once all work is completed.

Given that this is a process involving the Building Department, I kindly request an extension of the due date.

.

Best Regards,

Jovanna Peinado

Assistant to Miguel Torres
JD Home Rentals
2975 E. Belmont Ave.
Fresno, CA 93701

From: [JD Home Rentals](#)
To: [Julian Amparo](#)
Subject: 2220 N. Weber/1827 W. Clinon
Date: Thursday, April 23, 2026 10:46:45 AM

External Email: Use caution with links and attachments

I have received the Notice and Order for the property and wanted to inform you that we are in the process of scheduling the presiding report. I am currently reviewing the information with Nicolas, and he will proceed with scheduling shortly.

Once we receive the report, we will move forward with pulling the necessary permits.

I also have a question regarding the fence. It was installed due to issues with homeless individuals and will be removed once all work is completed.

Given that this is a process involving the Building Department, I kindly request an extension of the due date.

.

Best Regards,

Jovanna Peinado

Assistant to Miguel Torres

JD Home Rentals

2975 E. Belmont Ave.

Fresno, CA 93701

Direct Line (559) 478-4661 | Main Line (559) 265-4466 ext. #135

From: [JD Home Rentals](#)
To: [Julian Amparo](#)
Cc: [Jennifer Brown](#); [Jules-Henri Martin](#)
Subject: Re: Case# E26-04602 (2220 N. Weber/1827 W. Clinton)
Date: Tuesday, April 21, 2026 10:44:06 AM

External Email: Use caution with links and attachments

We are going to schedule for tomorrow a pre-siding report then we will pull permits for what they will like for us to do. The fence will be removed this week.

Best Regards,

Jovanna Peinado

Assistant to Miguel Torres

JD Home Rentals

2975 E. Belmont Ave.

Fresno, CA 93701

Direct Line (559) 478-4661 | Main Line (559) 265-4466 ext. #135

On Monday, April 20, 2026 at 10:51:55 AM PDT, Julian Amparo <julian.amparo@fresno.gov> wrote:

Hello,

This email is inquiring the appeal of Case# E26-04602 (2220 N. Weber/1827 W. Clinton). You are requesting additional time for this case. I am willing to work with the request. I would need to know the scope of work that is being done at this property that requires a permit and the requested time needed. However, the fence blocking unit 125's emergency egress must be addressed as soon as possible. Your prompt response would be appreciated so we can move forward with your request. Thank you for your cooperation.

Best Regards,

Julian Amparo

Community Revitalization Specialist

City Attorney's Office-Proactive Rental Housing Unit

City of Fresno

(559) 621-RENT Office

(559) 621-8416 Desk

Julian.Amparo@fresno.gov

From: [Jaquellin](#)
To: [Julian Amparo](#)
Cc: [JOVANNA](#)
Subject: City Case: 2220 N Weber / 1827 W Clinton
Date: Monday, April 13, 2026 2:08:03 PM

External Email: Use caution with links and attachments

Good afternoon,
I received a notice of violation for property: 2220 N Weber Ave, Fresno, CA 93705/1827 W Clinton Ave, Fresno, CA 93705 I will take care of it and keep you updated.

Thank you,

Best Regards,

Jaquellín Ventura

JD Home Rentals

Maintenance Department

Phone: (559) 498-3478 Ext: 112

From: [Jaquellin](#)
To: [Julian Amparo](#)
Cc: [JOVANNA](#)
Subject: Re: City Case: 2220 N Weber Apt 125
Date: Monday, April 13, 2026 8:59:59 AM

External Email: Use caution with links and attachments

Good morning,

Thank you for your confirmation.

Best Regards,

Jaquellin Ventura

JD Home Rentals

Maintenance Department

Phone: (559) 498-3478 Ext: 112

On Fri, Apr 10, 2026 at 7:11 AM Julian Amparo <Julian.Amparo@fresno.gov> wrote:

Hello Jaquelin,

Attached is a Notice and Order and Photo enclosure for this property. A copy of the Notice and photo enclosure has also been mailed out. Thank you.

Best Regards,

Julian Amparo

Community Revitalization Specialist

City Attorney's Office-Proactive Rental Housing Unit

City of Fresno

(559) 621-RENT Office

(559) 621-8416 Desk

Julian.Amparo@fresno.gov

From: Jaquellin <gjdmaintrentals@gmail.com>
Sent: Wednesday, April 8, 2026 2:54 PM
To: Julian Amparo <Julian.Amparo@fresno.gov>
Cc: JOVANNA <jdh_maintenance@yahoo.com>
Subject: City Case: 2220 N Weber Apt 125

External Email: Use caution with links and attachments

Good afternoon,

I received a door hanger for this unit, but it did not include any details about what needs to be addressed. Could you please let me know what is required so I can plan accordingly?

I look forward to hearing from you.

Thank you,

Best Regards,

Jaquellin Ventura

JD Home Rentals

Maintenance Department

Fresno, CA 93701

Phone: 559-498-3478



Photo Report

Case ID: E26-04602

Address: 2220 N WEBER AVE

Owner: BDHOV LP LEHOV LP

APN: 442-102-28



Date: 04/28/2026 02:29:21 PM

Building: 2220 N. Weber / 1827 W. Clinton Ave **Room:** Exterior

The unapproved wood siding that had been installed as an over height, unpermitted fence behind Units 125 and 126 has been removed. This allows the required emergency egress for Unit 125 and resolves Notice and Order violations #2, #3, #4, and #5.



Date: 04/28/2026 02:30:16 PM

Building: 2220 N. Weber / 1827 W. Clinton Ave **Room:** Exterior

The hazardous tree located near unit #207 remains. Notice and Order Violation #6 is still present. The exterior siding on the walls of all buildings were replace/added without the required plans, permits, and inspections. Notice and Order #1 remains open.



Date: 04/28/2026 02:33:22 PM

Building: 2220 N. Weber / 1827 W. Clinton Ave **Room:** Exterior

The wood siding at the northside of the complex have been removed. Notice and Order violation #7 is cleared.

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

Facsimile: (559) 457-1084

6 Attorneys for Plaintiffs City of Fresno

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

7
8
9
10 BDHOV Limited Partnership, *et al.*
2220 N. Weber Ave. / 1827 W. Clinton Ave.
11 Case No. E 26-04602
12 Appeal of Notice and Order

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

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 **May 19, 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:

BDHOV Limited Partnership, *et al.*
2696 S. Maple Ave.
Fresno, CA 93725

■ (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 **May 19, 2026**, at Fresno, California.

Toni Hunter

Toni Hunter

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 **May 19, 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:

Ryan Porte
<<ryan@hatmakerlaw.com>>

Jason L. Dunbar
<<jason@hatmakerlaw.com>>

☐ (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.

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Toni Hunter

Toni Hunter