

BUILDING STANDARDS APPEALS BOARD

Appeal Requested By:

James Molina

Code Enforcement Case Number: E25-13830

Property Address : 3436 N Virginia Ln

APN: 437-221-29

Hearing Details:

August 18, 2026, at 1:00 p.m.

Fresno City Hall

2600 Fresno St., Council Chambers

City Presentation By:

Calvin Massey, Deputy City Attorney

Derek Henderson, Community Revitalization Specialist



Progress Hearing

On June 16, 2026, the BSAB set a Progress Hearing regarding two Violations that were confirmed in both the Notice and Order, and Citation issued on this property.

The Scope of today's hearing is to determine what progress, if any, has been made towards correction of the violations.

Actions of the BSAB

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

- ▶ **CONFIRM** Appellants HAVE NOT made substantial progress towards correcting the outstanding violation from the Notice & Order, and Citation OR
- ▶ **CONFIRM** Appellants HAVE made substantial progress towards correcting the outstanding violation from the Notice & Order, and Citation and schedule a further hearing; OR
- ▶ **CONFIRM** Appellants have FULLY corrected outstanding violation from the Notice & Order, and Citation



Code Enforcement Case Summary

- ▶ October 1, 2025, Code Enforcement case E25-13830 was opened due to a report of unpermitted construction occurring at night. (Appeal Packet pg. 3)
- ▶ The property was inspected on October 16, 2025, by Inspector Derek Henderson. The inspection found a wall had been moved to close off a hallway, and the house was being remodeled without permits. (Id)
- ▶ Inspector Henderson issued a Notice and Order on November 5, 2025, which gave the Homeowner and appellant James Molina until November 24, 2025, to get a permit to fix the Violations. (Id)

Appellant James Molina appealed this Notice and Order.

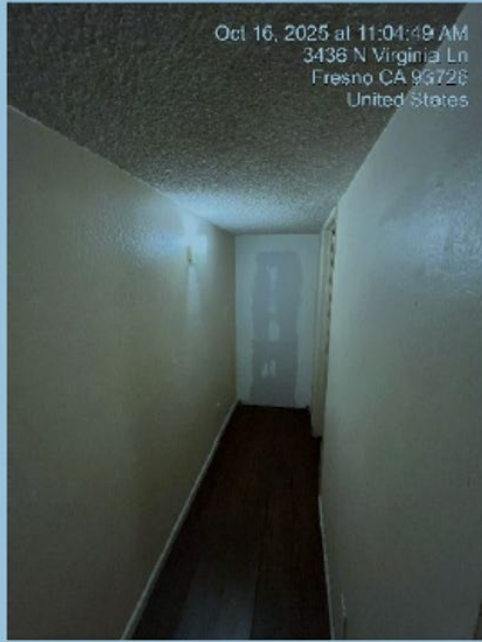


Photos of Alterations 10/16/2025

- ▶ Appeal Packet
pgs. 15-16

Date: 10/16/2025 11:02:13 AM

10/16/2025 View of small mounted HVAC in the kitchen/dining area



Oct 16, 2025 at 11:04:49 AM
3436 N Virginia Ln
Fresno CA 93726
United States

Date: 10/16/2025 11:04:49 AM

10/16/2025 Hallway view of a bedroom entry door closed off. DAH



Oct 16, 2025 at 11:04:09 AM
3436 N Virginia Ln
Fresno CA 93726
United States

Date: 10/16/2025 11:04:09 AM

10/16/2025 Hallway view of a bedroom entry door closed off. DAH

Alterations Continued

Summary Continued

- ▶ On November 5, 2025, a review of records showed no permits issued to the property, and Inspector Henderson called Appellant to inquire as to why.
- ▶ On January 8, 2026, a meeting was held with City Code and Planning staff. Planning suggested a Miscellaneous inspection so that Appellant would know what to do to bring the property into compliance, and this inspection did not occur nor were permits pulled.



Summary Continued

- ▶ On March 24, 2026, Inspector Henderson checked for permits at the property and none had been issued. Inspector Henderson issued a citation for both Violations listed in the Notice and Order.
- ▶ The citation was issued 139 days after the Notice and Order to obtain a **permit** for the alterations appellant admits in his appeal of the Notice and Order form.
- ▶ James Molina appealed the Citation (Appeal Packet 4, 55)

Appeal Hearing June 16, 2026

- ▶ BSAB Heard the appeal and Confirmed Violations #1, and #2 in both the Notice and Order, and Citation.
- ▶ This progress hearing was set to review progress in obtaining permits, plans, inspections, and bring the property into compliance .

Progress Update

- ▶ Inspector Henderson has reviewed the City permit system and his communications with Appellant since the June 16 Hearing