



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

### **Appeal Information Packet**

**APPEAL REQUESTED BY:** Bryce D. & Jennifer D. Hovannisian  
**CASE NUMBER:** E25-16428  
**LOCATION:** 7443 N Van Ness BLVD  
**APN:** 50042026

**PREPARED BY:** Carlos Nunez  
**PHONE:** (559) 621-8341

**HEARING DETAILS:** February 3, 2026 at 1:00 p.m.  
Fresno City Hall  
2600 Fresno St., Council Chambers  
(located on the second floor)

cc: Bryce and Jennifer Hovannisian, Appellant(s)  
Building Standards Appeals Board  
John Giannetta, Housing Program Supervisor  
Christina Roberson, Assistant 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: 11/24/2025      By: Sonny Cha      Time: 03:13 PM      Case Number: E25-16428  
Location: 7443 N VAN NESS BLVD 93711      APN: 500-420-26

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Contact Person: (OW) HOVANNISIAN BRYCE D & JENNIFER D      FresGo ID: 25-00171912  
Mailing Address: 7443 N VAN NESS BLVD      PD: NORTHWEST  
FRESNO, CA 93711

Phone:

Zone: RS-1/EQ      Council District: 2      Orig: Fresgo      Priority: 3

Case Type: General Enforcement      Inspector ID: John Giannetta

Case Text: Rubbish/Junk/Misc Items/ Vehicle Repair      This activity has been ongoing for years with no end in sight.

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

Date: 11/24/2025 By: Time: 5:13:01 PM

Case Number: E25-16428

Location: 7443 N VAN NESS BLVD N 93711

APN: 500-420-26

Contact Person: (RP)

FresGo ID: 25-00171912

Mailing Address:

PD: NORTHWEST

Phone:

Email:

Zone: RS-1/EQ

Council District: 2 Orig: Fresgo Priority: 3

Case Type: General Enforcement

Inspector ID: John Giannetta

Case Text: Rubbish/Junk/Misc Items/ Vehicle Repair This activity has been ongoing for years with no end in sight.



## CASE HISTORY REPORT

CASE NUMBER E25-16428

CASE TYPE: General Enforcement  
Assessor's Parcel Number: 500-420-26  
Primary Address: 7443 N VAN NESS BLVD  
FRESNO, CA 93711

Date Established: 11/24/2025  
Status: IN VIOLATION-ISSUE  
NOTICE  
Closed Date:

Inspector Assigned: Carlos Nunez  
Inspector Phone: 559-621-8341  
Inspector Email: Carlos.Nunez@fresno.gov

<b>CASE DATA:</b>	JURISDICTION:	CITY	<b>FINE SUMMARY:</b>	TOTAL INVOICED: \$0.00
	ZONE CODE:	RS-1/EQ		TOTAL PAID: \$0.00
	INSPECTION AREA:			BALANCE: \$0.00
	COUNCIL DISTRICT:	2		
	ACREAGE:	0.87		

**NARRATIVE:** Rubbish/Junk/Misc Items/ Vehicle Repair This activity has been ongoing for years with no end in sight.

**OWNER:** Primary HOVANNISIAN BRYCE D & JENNIFER D 7443 N VAN NESS BLVD FRESNO CA 93711

**CONTACTS:**

TYPE	NAME	ADDRESS
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[REDACTED]

[REDACTED]

**HISTORY:**

Date	Action	Details
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11/24/2025	Violation Added: PN RUBBISH/JUNK/MIS C ITEMS
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11/24/2025	ASSIGNED TO AREA	Task: Case Intake Action By: Sonny Cha Comments:
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11/25/2025	Inspection Scheduled	Inspection Type: Initial Inspection Inspector: Josie Aguilar Request Comments: Scheduled via Script
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## CASE HISTORY REPORT

### CASE NUMBER E25-16428

11/25/2025	Inspection Resulted	<b>Inspection Type:</b> Initial Inspection <b>Time:</b> 9:20 AM-9:40 AM <b>Total Time:</b> 0.33 <b>Status:</b> Left Door Hanger <b>Inspector:</b> Josie Aguilar <b>Result Comments:</b> Initial inspection at 7443 N Van Ness, no contact was made with anyone on the property. Home appears vacant, a door hanger was left explaining complaint and contact information. Multiple violations were present; inoperable vehicle, junk and rubbish, illegal storage of household goods. Construction or modifications appear to be in progress to the exterior structure, possibly inside of home. Multiple vehicles are on the property, including a van labeled with Lewis Plumbing. Photos were taken for Photo Management. Case is being reassigned to a Senior Specialist. JXA
12/02/2025	PC TELEPHONE CALL	<b>Status:</b> COMPLETED <b>Assigned Staff:</b> Josie Aguilar <b>Time:</b> 0.08 <b>Description:</b> Telephone call from owner Telephone call received from Bryce [REDACTED], in response to door hanger left at property. JXA
12/03/2025	PX INSERT PIX INTO PHOTO MGT	<b>Status:</b> COMPLETED <b>Assigned Staff:</b> Josie Aguilar <b>Time:</b> 0.08 <b>Description:</b> Photos Uploaded Photos uploaded into Photo Management. JXA
12/03/2025	SR CASE ASSIGNED TO INSPECTOR	<b>Status:</b> COMPLETED <b>Assigned Staff:</b> Carlos Nunez <b>Time:</b> 0 <b>Description:</b> Case Re-Assigned to CXN After meeting with inspector J. Aguilar it was determined that the case will be re-assigned to senior C. Nunez given work without permits could be in progress at the property. CN
12/03/2025	PX INSERT PIX INTO PHOTO MGT	<b>Status:</b> COMPLETED <b>Assigned Staff:</b> Carlos Nunez <b>Time:</b> .01 <b>Description:</b> Photos uploaded Photos added to photo management. CN
12/03/2025	N1 NOTICE PREPARATION N&O/NOV	<b>Status:</b> COMPLETED <b>Assigned Staff:</b> Carlos Nunez <b>Time:</b> .17 <b>Description:</b> Preparing notice Preparing notice and order. CN

## CASE HISTORY REPORT

### CASE NUMBER E25-16428

12/03/2025	Inspection Scheduled	<b>Inspection Type:</b> Follow-Up Inspection <b>Inspector:</b> Carlos Nunez <b>Request Comments:</b>
12/03/2025	IN VIOLATION-ISSUE NOTICE	<b>Task:</b> Inspection <b>Action By:</b> Carlos Nunez <b>Comments:</b>
12/03/2025	Inspection Resulted	<b>Inspection Type:</b> Follow-Up Inspection <b>Time:</b> 11:10 AM-11:25 AM <b>Total Time:</b> 0.25 <b>Status:</b> In Violation - Issue N and O <b>Inspector:</b> Carlos Nunez <b>Result Comments:</b> 1) The house is being remodeled without the required plans, permits, and inspections. (FMC §§ 11-103, 11-307, 11-308, 11-310; Cal. Residential Code §§ R105.1, R106.1, R109.1.) Remove all building, plumbing, electrical, and mechanical alterations and restore to its original approved construction and use. Option: Submit plans to the Planning and Development Department and obtain the required permits and inspections for the alterations.  NOTICE: Pursuant to California Health and Safety Code Section 17980.12, property owner has a right to request a delay in enforcement of an accessory dwelling unit (ADU) on the basis that correcting the violation is not necessary to protect health and safety. Such a request must be submitted in writing to: Code Enforcement, 2600 Fresno Street, Room 3076, Fresno, CA 93721.  2) This property has rubbish and/or junk (including but not limited to refuse, garbage, scrap metal or lumber, concrete, asphalt, tin cans, tires, piles of earth, appliances, fixtures, and other miscellaneous items) located throughout the property. (FMC § 10-605(a).) Remove all rubbish and junk from the property.  3) There is illegal outdoor storage of household materials on this residential property: (tools, building materials, appliances, fixtures, and other miscellaneous items). (FMC §§ 10-605(j), 10-605(l), 15-104(A)(2), 15-2013(B), 15-6304.) Remove the household materials. Option: You may legally store household materials inside of an enclosed building (such as storage shed or garage).  4) This property has vehicle(s) parked on an unimproved (unpaved) surface: dirt/lawn area. (FMC § 10-605(h).) Remove all vehicles from the unpaved surfaces of the property. Note: You may legally park operable vehicles on the driveway or in the garage/carport. Note: Paved surfaces may not exceed 35 percent of the area required to be landscaped. To determine this percentage, you must submit a plot plan to the Planning and Development Department for approval. (FMC §§ 15-2305(B)(2), 15-2307(A)(1)(c).)  5) The exterior stucco was added without the required plans, permits, and inspections.

## CASE HISTORY REPORT

### CASE NUMBER E25-16428

(FMC §§ 11-103, 11-307, 11-308, 11-310; Cal. Residential Code §§ R105.1, R106.1, R109.1.)  
Remove this alteration and restore to its original approved construction and configuration.

\*B,P,M,E Option: Submit plans to the Planning and Development Department and obtain the required permits and inspections for this alteration.

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

^^^

I responded to this property for the complaint of junk/rubbish and vehicle repair on site. What I did find was some junk/rubbish, no vehicle repair but there was windows masked up, plumbing fixtures outside, stucco looked to be stripped, and there was a number of building materials visible from the street. There was also numerous service trucks/vans on site. I retrieved photos and will issue a notice.

CN

12/04/2025	PX INSERT PIX INTO PHOTO MGT	<b>Status:</b> COMPLETED <b>Assigned Staff:</b> Carlos Nunez <b>Time:</b> 0 <b>Description:</b> Photos uploaded Posting photos added to photo management. CN
12/04/2025	IN VIOLATION-FOLLOW-UP	<b>Task:</b> Inspection <b>Action By:</b> Josie Aguilar <b>Comments:</b> JXA
12/04/2025	Inspection Resulted	<b>Inspection Type:</b> Follow-Up Inspection <b>Time:</b> 10:35 AM-10:45 AM <b>Total Time:</b> 0.17 <b>Status:</b> Notice Posted <b>Inspector:</b> Carlos Nunez <b>Result Comments:</b> I arrived at this property and posted 2 notices at both drive-thru entrance gates. I retrieved photos and will follow up after the deadline. CN
12/23/2025	Inspection Scheduled	<b>Inspection Type:</b> Follow-Up Inspection <b>Inspector:</b> Carlos Nunez <b>Request Comments:</b>
12/23/2025	Inspection Scheduled	<b>Inspection Type:</b> Follow-Up Inspection <b>Inspector:</b> Carlos Nunez <b>Request Comments:</b>

## CASE HISTORY REPORT

### CASE NUMBER E25-16428

12/23/2025	Inspection Resulted	<b>Inspection Type:</b> Follow-Up Inspection <b>Time:</b> 1:55 PM-2:05 PM <b>Total Time:</b> 0.17 <b>Status:</b> In Violation - Time Extension <b>Inspector:</b> Carlos Nunez <b>Result Comments:</b> I arrived at this property and I could not gain access to it. From the front, outside the gate there was still some junk/rubbish (bags of trash) and a service vehicle on site that did look to be off the grass. There was still a toilet fixture and palettes with some building materials in the driveway as well. I retrieved photos and will attempt to make contact with the owner for a possible update. CN
12/24/2025	PI HC PERMIT INQUIRY	<b>Status:</b> COMPLETED <b>Assigned Staff:</b> Carlos Nunez <b>Time:</b> .01 <b>Description:</b> Permit check Checked for permits and I did not find any issued or finalized. CN
12/24/2025	PC TELEPHONE CALL	<b>Status:</b> COMPLETED <b>Assigned Staff:</b> Carlos Nunez <b>Time:</b> .08 <b>Description:</b> Phone call with owner I made contact with the owner who stated that he appealed the notice due to an issue with the stucco violation. He stated that he was laying stucco over old stucco and that inside he was not doing anything that required a permit. I let him know that an inspection could help clear up any violations so that I can verify no permits are needed for any work being done. He then stated he will be gone for about a week and wouldn't be able to give me access. I let him know we could do it another time. he said he did move a vehicle off the lawn and when I asked about the junk & rubbish in the front, questioned where the toilet and shower casing in the front yard came from, he answered that we can talk in a week. I let him know I will confirm the appeal was filed and we will follow up. CN



**CODE ENFORCEMENT**

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

Call or Schedule an Appointment With:

**Carlos Nunez**  
Sr. Community Revitalization Specialist  
Phone: 559-621-8341  
E-Mail: [Carlos.Nunez@fresno.gov](mailto:Carlos.Nunez@fresno.gov)

Case No. E25-16428/CN

December 04, 2025

HOVANNISIAN BRYCE D & JENNIFER D  
7443 N VAN NESS BLVD  
FRESNO, CA 93711

SUBJECT: **NOTICE AND ORDER**  
ADDRESS: **7443 N VAN NESS BLVD**  
APN: **500-420-26**  
DEADLINE: **December 22, 2025**

Enclosed is a Correction Notice and Order to remove the violations on the property referenced above by **December 22, 2025**. The violations noted on the attached Correction Notice and Order were confirmed and documented by City staff. Staff administrative time is billed to the property owner when violations of the Fresno Municipal Code (FMC) and State Health and Safety Code are confirmed and documented. Administrative fees start at \$146.00 per hour. The City is requiring that all listed violations be corrected and completed within the timeframe noted in the attached Correction Notice and Order. The City will perform a reinspection to determine if corrections have been completed.

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

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

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

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

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

Enclosures: Photos

**CITY OF FRESNO  
CODE ENFORCEMENT**

**CORRECTION NOTICE AND ORDER**

Address: 7443 N VAN NESS BLVD  
APN: 500-420-26

Date: December 04, 2025  
Case No: E25-16428

**CORRECT THE FOLLOWING VIOLATIONS:**

1) The house is being remodeled without the required plans, permits, and inspections.  
(FMC §§ 11-103, 11-307, 11-308, 11-310; Cal. Residential Code §§ R105.1, R106.1, R109.1.)  
Remove all building, plumbing, electrical, and mechanical alterations and restore to its original approved construction and use.

**Option:** Submit plans to the Planning and Development Department and obtain the required permits and inspections for the alterations.

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

2) This property has rubbish and/or junk (including but not limited to refuse, garbage, scrap metal or lumber, concrete, asphalt, tin cans, tires, piles of earth, appliances, fixtures, and other miscellaneous items) located throughout the property.

(FMC § 10-605(a).)

Remove all rubbish and junk from the property.

3) There is illegal outdoor storage of household materials on this residential property: (tools, building materials, appliances, fixtures, and other miscellaneous items).

(FMC §§ 10-605(j), 10-605(l), 15-104(A)(2), 15-2013(B), 15-6304.)

Remove the household materials.

**Option:** You may legally store household materials inside of an enclosed building (such as storage shed or garage).

4) This property has vehicle(s) parked on an unimproved (unpaved) surface: dirt/lawn area.

(FMC § 10-605(h).)

Remove all vehicles from the unpaved surfaces of the property.

**Note:** You may legally park operable vehicles on the driveway or in the garage/carport.

**Note:** Paved surfaces may not exceed 35 percent of the area required to be landscaped. To determine this percentage, you must submit a plot plan to the Planning and Development Department for approval. (FMC §§ 15-2305(B)(2), 15-2307(A)(1)(c).)

5) The exterior stucco was added without the required plans, permits, and inspections.  
(FMC §§ 11-103, 11-307, 11-308, 11-310; Cal. Residential Code §§ R105.1, R106.1, R109.1.)  
Remove this alteration and restore to its original approved construction and configuration.

**\*B,P,M,E Option:** Submit plans to the Planning and Development Department and obtain the required permits and inspections for this alteration.

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



**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:**

The deadline to obtain Development Permit(s) is **December 22, 2025**. All violations are to be corrected by **December 22, 2025**. A final reinspection by this department will be required for clearance of this notice.

**Note:**

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

**NOTICE TO TAXPAYERS:**

Pursuant to the provisions of Sections 17274 and 24436.5 of the California Revenue and Taxation Code, you may lose certain deductions for interest, taxes, depreciation or amortization attributable to rental income derived from substandard housing.

**IMPORTANT INFORMATION:**

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

*All corrections, removal, and/or disposal of violations must be completed in a lawful manner.*



Carlos Nunez  
Sr. Community Revitalization Specialist  
Phone: 559-621-8341



S.I.



## **Photo Report**

**Case ID:** E25-16428

**Address:** 7443 N VAN NESS BLVD

**Owner:** HOVANNISIAN BRYCE D & JENNIFER D

**APN:** 500-420-26



Date: 12/03/2025 11:13:51 AM

1) Remodel without permits. 4) Vehicle on unpaved surface. 5) Unpermitted stucco.



Date: 12/03/2025 11:14:04 AM

1) Remodel without permits. 2) Junk/rubbish. 3) Illegal outdoor storage of household materials. 5) Unpermitted stucco.



Date: 12/03/2025 11:14:34 AM

1) Remodel without permits. 2) Junk/rubbish. 3) Illegal outdoor storage of household materials. 5) Unpermitted stucco.



Date: 12/03/2025 11:15:23 AM

1) Remodel without permits. 2) Junk/rubbish. 3) Illegal outdoor storage of household materials. 5) Unpermitted stucco.





Date: 12/03/2025 11:15:44 AM

1) Remodel without permits. 2) Junk/rubbish. 3) Illegal outdoor storage of household materials. 5) Unpermitted stucco.



Date: 12/03/2025 11:21:50 AM

1) Remodel without permits. 2) Junk/rubbish. 3) Illegal outdoor storage of household materials. 5) Unpermitted stucco.

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



**9314 8699 0430 0143 1594 78**  
RETURN RECEIPT (ELECTRONIC)



HOVANNISIAN BRYCE D & JENNIFER D  
7443 N VAN NESS BLVD  
FRESNO, CA 93711-0445

Reference Number: Case No. E25-16428/CN

## 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 December 04, 2025, I caused to be served the foregoing documents described as Notice and Order on the interested parties to the within action by placing the original/a true copy thereof, enclosed in a sealed envelope, addressed as stated below, as follows:

- ☒ (BY CERTIFIED) I am "readily familiar" with the City's practice of collection and processing correspondence for certified mailing. Under that practice it would be deposited with U.S. postal service on that same day with postage thereon fully prepaid at Fresno, California in the ordinary course of business.
- ☒ (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 December 04, 2025, at Fresno, California.



\_\_\_\_\_  
Signature

Subject Address: 7443 N VAN NESS BLVD  
Case Number : E25-16428

Mail To:  
HOVANNISIAN BRYCE D &  
JENNIFER D  
7443 N VAN NESS BLVD  
FRESNO, CA 93711

## 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 December 04, 2025, I caused to be served the foregoing documents described as Notice and Order on the interested parties to the within action by placing the original/a true copy thereof, enclosed in a sealed envelope, addressed as stated below, as follows:

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

7443 N VAN NESS BLVD FRESNO, CA 93711

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 December 04, 2025, at Fresno, California.

 12/04/2025  
Signature

Subject Address: 7443 N VAN NESS BLVD  
Case Number : E25-16428

Posting To:  
7443 N VAN NESS BLVD  
FRESNO, CA 93711





## **Photo Report**

**Case ID:** E25-16428

**Address:** 7443 N VAN NESS BLVD

**Owner:** HOVANNISIAN BRYCE D & JENNIFER D

**APN:** 500-420-26



Date: 12/23/2025 02:04:43 PM

Toilet fixture junk/rubbish.



Date: 12/03/2025 11:15:23 AM

1) Remodel without permits. 2) Junk/rubbish. 3) Illegal outdoor storage of household materials. 5) Unpermitted stucco.





Date: 12/03/2025 11:15:44 AM

1) Remodel without permits. 2) Junk/rubbish. 3) Illegal outdoor storage of household materials. 5) Unpermitted stucco.



Date: 12/03/2025 11:21:50 AM

1) Remodel without permits. 2) Junk/rubbish. 3) Illegal outdoor storage of household materials. 5) Unpermitted stucco.





Date: 12/04/2025 10:43:14 AM

Notice posted at the front gate.



Date: 12/04/2025 10:44:19 AM

Notice posted at the front gate.





Date: 12/03/2025 11:14:34 AM

1) Remodel without permits. 2) Junk/rubbish. 3) Illegal outdoor storage of household materials. 5) Unpermitted stucco.





Date: 12/03/2025 11:14:04 AM

1) Remodel without permits. 2) Junk/rubbish. 3) Illegal outdoor storage of household materials. 5) Unpermitted stucco.



Date: 12/03/2025 11:13:51 AM

1) Remodel without permits. 4) Vehicle on unpaved surface. 5) Unpermitted stucco.

**LEGAL AUTHORITIES**  
**CODE ENFORCEMENT CASE NO. E25-16428**

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**Fresno Municipal Code**

**SEC. 1-302. - GENERAL ENFORCEMENT AUTHORITY; ENFORCEMENT OFFICERS.**

- (a) The City Manager or any of his or her designated enforcing officers as set forth in this Code have the authority and powers necessary to gain compliance with the provisions of the Code and applicable laws. The term "enforcement officers" includes any city employee vested with authority to enforce the Code, which also includes any employee or person under contract with the City Attorney appointed to investigate and/or prosecute violations of this Code. These powers include the power to inspect public and private property and use whatever judicial and administrative remedies are available under the Code or applicable laws.
- (b) Notwithstanding any Code provision otherwise, and in addition to any authority granted the Director or others, but excluding any authority granted solely to the Police Chief or Police Department, the City Attorney, pursuant to Charter section 803(b), shall have the authority and discretion to investigate and prosecute any violations of this Code by administrative citation, civil action, and/or criminal prosecution.
- (c) Where the Director or City Manager has authority to enforce the code or approve regulations to implement or interpret the code, such authority shall also be granted to the City Attorney.

**SEC. 1-303. - AUTHORITY TO INSPECT.**

Any enforcement officer shall also have authority to enter upon any property or premises to ascertain whether provisions of the Fresno Municipal Code or applicable state codes, regulations, or ordinances are being obeyed, and to make examinations and surveys as may be necessary in the performance of their duties. These may include taking photographs, video, samples, or other physical evidence. All inspections, entries, examinations, and surveys shall be done in a reasonable manner and where entry onto the premises is necessary with the consent of the owner, agent, or occupant. If an owner, occupant, or agent refuses permission to enter or inspect, the enforcement officer may seek an inspection warrant pursuant to the procedures provided for in Code of Civil Procedure Sections 1822.50 through 1822.59 or their successors to perform duties imposed upon said person.

**SEC. 1-308. - ADMINISTRATIVE CITATIONS AND PENALTIES.**

The Council finds that there is a need for an alternative method of enforcement of violations of the Municipal Code. The Council further finds and declares that an appropriate method for enforcement for violations of the Code is the following administrative citation and civil penalty program.

- (a) **Administrative Citation.** Any person violating any provision of the Code may be issued an administrative citation by an enforcement officer as provided in this article. A separate civil penalty for each violation of the Code may be assessed by means of one administrative citation. Violations deemed a threat to health and safety as

defined in this Code or pursuant to Health and Safety Code Section 17920.3 shall be penalized as set forth in the Master Fee Schedule.

- (b) **Contents.** Upon discovering or observing any violation of the Municipal Code, an enforcement officer may issue an administrative citation, in a form approved by the City Attorney, to a violator or property owner, with the following contents:
- (1) Date and location of the violation(s), including the street address, if any, and the approximate time the violation(s) were observed;
  - (2) Section(s) of the Code violated and brief description of how the section(s) are violated; if the citation is for a violation of the Management of Real Property Ordinance set forth in Chapter 10, Article 7, the citation shall include a statement specifying the behaviors which constitute the nuisance.
  - (3) Description of the action required to correct the violation(s), if applicable; and if applicable, the date by which the violation must be corrected.
  - (4) Statement explaining the consequences of failure to correct the violation(s);
  - (5) Amount of penalty imposed for the violation(s);
  - (6) Explanation of how the penalty shall be paid and the time period by which it shall be paid, and the consequences of failure to pay the penalty;
  - (7) Right to contest the contents of the administrative citation and right of appeal, including the name and address of the City Manager for purposes of filing any notice of appeal; and
  - (8) Signature of the enforcement officer.
- (c) **Issuance.** The enforcement officer shall attempt to issue the citation to the responsible party for any violation of this Code. For purposes of issuance of a citation to a business, the citation may be issued to the person in immediate control of the business on site at the time of the issuance of the administrative citation and penalty. The citation officer may, but is not required, to obtain the signature of the person upon whom the citation was issued. The lack of signature shall in no way affect the validity of the citation and subsequent proceedings.
- (d) **Issuance When Unable to Locate Violator.** If the enforcement officer is unable to locate the violator(s) then the administrative citation shall be mailed to the responsible party and property owner, if different than the violator. Administrative citations issued for violations of the provisions in Chapter 10, Article 3 of the Municipal Code (Animal Shelter) shall be mailed to the violator(s) or property owners(s) by first class mail with proof of service. Proof of service shall be documented at the time of service by a declaration under penalty of perjury executed by the person effecting service, declaring the time and manner in which the service was made. All other administrative citations shall be mailed to the violator(s) or property owners(s) by certified and first class mail. The failure of any person with an interest in the property to receive such notice shall not affect the validity of any proceedings taken under this chapter. Notice by the methods described above shall become effective on the date of mailing.

- (e) **Imposition of Penalty.** An administrative citation issued for a violation of a building, plumbing, electrical, or other structural or zoning regulation, that does not create an immediate danger to public health or safety, may be issued to the responsible party, and the citation shall state the date by which the violation must be corrected, which shall be a reasonable period of time, given the circumstances; 18 calendar days shall be a default time to correct, unless the circumstances indicate a shorter or greater time is appropriate. It shall be the responsibility of the person receiving the citation to correct the violation and provide proof to the city that it has been corrected, as set forth in the citation, or call for an inspection, as set forth in the citation, to verify the correction was made on or before the date specified on the citation. If the correction was fully and timely made, then the citation, or that part of the citation, shall be dismissed. If the correction was not fully and timely made, then the citation shall continue and penalties shall be deemed final, and failure to correct shall be deemed a continuing violation until the specified violations are verified as corrected by the city, with further penalties incurred as set forth in this Code. An administrative citation issued for a violation of a state law or this code that is a nuisance, for example, parking a vehicle on an unimproved surface, not otherwise a violation of a building, plumbing, electrical, or other structural or zoning regulation, may be issued to the responsible party immediately, and each successive day the violation continues shall constitute a separate violation with further penalties incurred as set forth in this Code.
- (f) **Appeal.** Any person issued an administrative citation may contest the contents of the administrative citation by filing an appeal under the City's Administrative Ordinance set forth in Article 4. If no appeal is filed within the time prescribed, the penalty shall be final and immediately payable.
- (g) **Penalty.** Except as otherwise set forth in this Code, the Master Fee Schedule shall establish the base schedule for the amount of the civil penalty assessed for code violations, which may vary by types and numbers of violations.
- (h) **Failure to Correct.** If the violator or property owner fails to correct the violation, subsequent administrative citations and penalties may be issued for the same violation(s) or the city may institute any other applicable action permissible under this Code to gain compliance. The amount of the penalty for each subsequent violation of the same Code provision shall increase at a rate specified in this Code.
- (i) **Payment of Fine Without Correction of Violation.** Payment of any penalty shall not excuse the failure to correct the violation nor shall it bar further enforcement action by the city. The failure of any person to pay any penalty assessed by administrative citation within the time specified on the administrative citation shall result in the assessment of an additional late fee to be charged. The amount of the late fee shall be ten percent of the total amount of the civil penalty due and owing.
- (j) **Collection of Penalty.** The city shall collect delinquent and late fees under the provisions of the Cost and Penalty Recovery Ordinance in Chapter 1, Article 5 of the Code.
- (k) **Authority to Issue Administrative Citation.** The following officers and employees have the authority to issue administrative citations and civil penalties: City Manager, City Attorney, Planning and Development Director, Director of Public Utilities, Public



Works Director, Police Chief and Fire Chief, and Director of Parks and Recreation and any other person delegated such authority by any of the above.

- (l) **Payment of Penalty and Use of Proceeds.** Except as otherwise provided, all civil penalties assessed shall be payable to the city.

#### **SEC. 1-408. CONDUCT OF HEARING.**

- (a) **Continuance.** Upon good cause shown, the hearing officer may continue the hearing by written notice before the scheduled hearing or orally at or during the hearing. Failure of the parties to exchange documents in advance of the hearing does not constitute good cause, and is not a basis for a continuance.
- (b) **Hearing.** At the hearing, the officer or employee who issued the order, citation, decision, or determination or his or her designee shall present evidence in support of the findings or reasons upon which the order, citation, decision, or determination, was based. The appellant, or any individual authorized in writing to represent the appellant, may then present evidence in support of the contentions made in the notice of appeal. The hearing shall be informally conducted. The hearing officer shall call each hearing and conduct the hearing in an orderly manner. The hearing officer shall maintain control over the order of evidence and order of witnesses called. The hearing officer shall maintain processes and procedures to facilitate an efficient and effective handling of multiple hearings.
- (c) **Rights of Parties.** The parties and anyone who participates in a hearing may be represented by an attorney or other person of the parties' choice. The parties have a right to appear, testify, present evidence, examine and cross-examine witnesses, and present written or oral arguments. Additionally, the parties may request and the hearing officer may allow the parties to submit written briefs, either before, during or after the hearing.
- (d) **Evidence.** All administrative hearings shall be governed by the following rules of evidence:
  - (1) Oral evidence shall be taken only on oath or affirmation which shall be administered by the hearing officer. Only credible testimony shall be considered by the hearing officer.
  - (2) Each party may call and examine witnesses, introduce exhibits, and cross-examine and impeach any witness on any matter relevant to the issues. If the appellant does not testify in his/her own behalf, the appellant may be called and examined as if under cross-examination.
  - (3) Such hearing need not be conducted according to the technical rules of law relating to evidence and witnesses. Any relevant evidence may be admitted if it is the type of evidence on which responsible persons are accustomed to rely on in the conduct of serious affairs, regardless of the existence of any common law rule or statute which might make improper the admission of such evidence over objection in civil actions. Hearsay evidence may be used for the purpose of supplementing or explaining any direct evidence but shall not be sufficient in itself to support a finding unless it would be admissible over objection in civil actions.

- (4) Copies of the reports and records of any governmental agency, division, or bureau will be accepted as evidence in lieu of the original thereof.
- (e) **Scope.** The scope of the hearing shall be limited to the order, citation, decision, or determination being appealed, the grounds for relief raised in the notice of appeal and any specific requirements of this Code. The hearing officer may expand the scope of the hearing on a finding that it is necessary to ensure a fair process.
- (f) **Burden of Proof; Burden of Evidence.** Except where otherwise provided in this Code, the burden of proof and production of evidence shall be with the city. Except where otherwise provided in the Code, the burden of proof shall be preponderance of the evidence.
- (g) **Open to the Public.** All hearings shall be open to the public. Any interested person shall have the right to speak at the hearing subject to the hearing officer's right to exclude irrelevant and unduly repetitious evidence. Notwithstanding the above, the parties have the right to petition the hearing officer and the hearing officer may in his or her discretion accept submission of evidence outside the presence of the public, if such evidence would not be disclosable under the Public Records Act, California Gov't Code §§ 6250, et seq.
- (h) **Waiver of Rights.** The failure of the appellant or any interested party to raise an objection to the hearing officer either before or during the hearing of any defect in notice or procedure provided under the Code or at law or in equity shall be deemed a waiver of the defect. For purposes of a waiver of objection in this subsection, defect in procedure shall include a claim that the hearing officer is biased when facts regarding the claimed bias are known or readily discoverable by the appellant or interested party or have been published to the appellant or interested party by the city. An objection of bias of the hearing officer shall be raised to the City Manager.
- (i) **Failure of Appellant to Appear.** Unless otherwise provided in the Code, if the appellant fails to appear for the hearing at the time and place noticed, the hearing officer in his or her discretion may conduct the hearing to a conclusion or may dismiss the appeal. If the appeal is dismissed, the order, citation, decision, determination appealed from shall become final and effective on the date of the hearing. Upon a showing of good cause, the hearing officer may set aside his or her decision or dismissal upon the appellant's failure to appear and may reschedule the appeal for hearing.
- (j) **Recording.** Code Enforcement appeal hearings shall be digitally sound recorded and made available for inspection and copying in the City Clerk's Office or on the City Clerk's website. Additionally, the proceedings may also be recorded by a certified shorthand reporter. If an appellant requests a certified shorthand reporter the costs of the reporter shall be borne by the appellant.
- (k) **Ex parte communication.** Other than at the hearing, there shall be no direct oral communication between the parties and the hearing officer on any matter related to the hearing without both parties being present. Any written communication to the hearing officer by a party shall be copied and served to the other party.

## **SEC. 1-409. HEARING OFFICER AUTHORITY.**

- (a) **Order of Attendance or Production.** At the request of either the city or the appellant, the hearing officer or the City Clerk shall, on behalf of the city, issue orders for attendance of witnesses at the hearing, or production of documents on a date certain. In no event shall the date for the production of documents be less than ten days after the date the order was issued. Failure by a party to comply with an order of attendance or production may be considered a violation of this Code and, at the petition of a party, the hearing officer may impose a civil fine of up to one hundred dollars (\$100) at the time of the hearing and may take such failure into consideration in making his or her determination of the hearing.
- (b) **Subpoenas.** At the request of either the city or the appellant, the hearing officer or the City Clerk shall, on behalf of the city, issue subpoenas for attendance of witnesses at the hearing or production of documents on a date certain. In no event shall the date for production of documents be less than ten days from the date the subpoena was issued. Disobedience of such subpoena or the refusal to testify, upon other than constitutional grounds, shall constitute a misdemeanor.
- (c) **Inspection of Premises.** The hearing officer may inspect the premises involved in the hearing at any time prior to a decision, to investigate or confirm the existence of the violation(s) or conditions which are on appeal, provided that:
  - (1) Consent is granted by a person with the lawful right to grant consent or an inspection warrant is obtained;
  - (2) Reasonable notice of such inspection is given to the owner before the inspection is made;
  - (3) The parties are given an opportunity to be present during the inspection;
  - (4) The hearing officer shall place in the record the material facts and the conclusions drawn from the inspection either orally at the time of the hearing or in writing after the hearing; and
  - (5) Each party then shall have a right to rebut or explain the matters so stated by the hearing officer for the record either at the hearing or by filing a written statement within ten calendar days after the hearing.
- (d) **Oaths.** The hearing officer shall have the power to administer oaths and affirmations.
- (e) **Procedures.** The hearing officer shall have the authority to establish procedures before or during a hearing consistent with this article and the Code for purposes of efficiency and order.
- (f) **Review Authority.** The hearing officer shall sit as the trier of fact and shall rule on questions of law and admissibility of evidence. The hearing officer may affirm, reverse, modify, or set aside the order, citation, decision, or determination appealed from or may delete or impose conditions as the facts and law warrant. The hearing officer may not increase a penalty or impose a harsher remedy beyond the penalty or remedy imposed under the order, citation, decision, or determination being appealed.



- (1) If the hearing officer finds any nuisance or legal violation set forth in the citation or notice and order is continuing and remains as of the time of the hearing, the hearing officer shall order the record owner and or occupants to repair or otherwise remedy the illegal condition within thirty days from the date of the order. The hearing officer shall set a hearing to occur between thirty and sixty days after the date of the order to confirm whether the record owner and or occupants have made all repairs or remedied all illegal conditions as ordered. If the owner and or occupants show at the subsequent hearing they have made substantial progress, but have not been able to complete repairs or remedy all illegal conditions for reasons beyond their control, the hearing shall be continued to a later date to allow sufficient time to complete repairs or remedy all illegal conditions as ordered. If it is shown at a subsequent hearing the record owner and or occupants have failed to fully repair or otherwise remedy the illegal conditions, the hearing officer shall order payment of double the maximum fines permitted in this code, as well as all allowable costs and fees. Additionally, the willful failure of the owner and or occupants to timely comply with the hearing officer's order shall be deemed a criminal violation and may be prosecuted as a misdemeanor in superior court, subject to fines and or imprisonment as set forth in Section 1502 of the Charter.
- (g) **Limitations.** The hearing officer shall not have authority to waive any requirements of the Code or law. The hearing officer is required to adhere to any citation amount set in the Code or Master Fee Schedule and may not increase or decrease the amount imposed on the parties, except in cases where the citation amount is more than \$100,000. In those cases alone, the Hearing Officer shall have authority to reduce the citation amount to a reasonable amount not below \$100,000 if, after a thorough legal analysis, the Hearing Officer finds the original citation amount is constitutionally excessive. The parties themselves maintain the discretion to reduce citation amounts in order to independently settle the dispute.
- (h) **Record keeper.** The city shall maintain the administrative record of the hearing and make it available upon request by either party. The record shall be maintained for two years from the date the case is closed and no further appeals are available under the Code or at law.

#### **SEC. 1-601. - ENFORCEMENT OF LOCAL LAWS.**

- (a) In investigating any matter where the City Charter, this Code or any other ordinance of the City grants or affords to the City Attorney the duty or power to investigate, enforce, or prosecute a matter, the City Attorney shall have the power to inspect, upon reasonable notice, all papers, books accounts, records, documents and other items that may be relevant to the City Attorney's investigation, enforcement action or prosecution.
- (b) The City Attorney shall also have the power to issue subpoenas for the attendance of witnesses, to compel their attendance and testimony, to administer oaths and affirmations, to take evidence, and to issue subpoenas for the production of any

papers, books, accounts, records, documents or other items that may be relevant to the City Attorney's investigation, enforcement action or prosecution.

- (c) The City Attorney may exercise these powers prior to or following the filing of any civil, criminal, or administrative action to the fullest extent permitted by law.

#### **SEC. 1-602. - ENFORCEMENT OF FEDERAL OR STATE LAW.**

- (a) Unless otherwise prohibited by federal or state law, in investigating, enforcing or prosecuting any matter where federal or state law grants or affords to the City Attorney, the duty or power to investigate, enforce, or prosecute any matter under federal or state law, the City Attorney shall have the power to inspect, upon reasonable notice, all papers, books, accounts, records, documents or other items that may be relevant to the City Attorney's investigation, enforcement action or prosecution.
- (b) The City Attorney shall also have the power to issue subpoenas for the attendance of witnesses, to compel their attendance and testimony, to administer oaths and affirmations, to take evidence, and to issue subpoenas for the production of any papers, books, accounts, records, documents or other items that may be relevant to the City Attorney's investigation, enforcement action or prosecution.
- (c) The City Attorney may exercise these powers prior to or following the filing of any civil, criminal, or administrative action to the fullest extent permitted by law. The City Attorney shall notify Council of all subpoenas issued.

#### **SEC. 1-603. - ENFORCEMENT.**

If any person refuses or fails to comply with a subpoena of the City Attorney issued pursuant to this Article, the City Attorney may petition any court of competent jurisdiction for an order compelling the person to attend and testify or produce the books, papers, records, accounts, documents, or other items required by the subpoena before the officer named in the subpoena.

#### **SEC. 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:

- (a) Rubbish or junk, including but not limited to refuse, garbage, scrap metal or lumber, concrete, asphalt, tin cans, tires and piles of earth.
- (b) Any violation of the Uniform Fire Code, and such amendments as adopted by the State of California, as adopted by the city pursuant to Article 5 of Chapter 10 of this Code.
- (c) The presence of an abandoned, wrecked, dismantled or inoperative vehicle, or parts thereof, on private or public property, except as expressly hereinafter permitted. Except as expressly permitted by law, it shall be unlawful, and an infraction, for any person to keep, store, or maintain upon any premises under his control any

abandoned, wrecked, dismantled or inoperative vehicle, or parts thereof. Criminal prosecution pursuant to this section shall not preclude, nor be precluded by, abatement of such vehicles or parts thereof pursuant to the provisions of this chapter.

(d) The following weeds:

- (1) Weeds which bear seeds of a downy or wingy nature.
- (2) Sagebrush, chaparral, and any other brush or weeds which attain such large growth as to become, when dry, a menace to adjacent property.
- (3) Weeds which are otherwise noxious or dangerous.
- (4) Puncture vines and tumbleweed.
- (5) Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public health.
- (6) Dry grass and grass likely to become dry, stubble, brush, litter or other flammable material which endangers the public safety creating a fire hazard, as defined in the Uniform Fire Code as adopted by the city pursuant to Article 5 of Chapter 10 of this Code.

(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.

(f) Any attractive nuisance.

(g) Except as expressly permitted or required by law, exhibition, storage or repair of merchandise, signs (temporary, portable, or permanent or other forms of advertisement), bicycle racks, vending machines, or other obstructions upon any public sidewalk, median island, street, alley or public easement;

(h) Except as expressly authorized by law, park or store any vehicle upon an unpaved surface. It shall be presumed that the owner of the property and/or the person or entity occupying the property authorized the parking of the vehicle. It shall also be presumed that the registered owner of the vehicle parked the vehicle on the unpaved surface. The property owner, occupant and registered owner of the vehicle may all be held responsible for a violation of this subsection.

(i) Yard landscaping that has become so overgrown or uncontrolled as to create a fire hazard, obstruction to traffic or otherwise a blight to the neighborhood.

(j) Violation of zoning ordinance.

(k) Any pay telephone installed and maintained outside of a building (building does not include a phone booth) constitutes a public nuisance if:

- (1) It is repeatedly tagged with graffiti and not cleaned within 48 hours of notice to the owner of the pay telephone; or,
- (2) It is neglected or damaged to such an extent as to present a visual blight: or,

(3) It is habitually used by known gang members as designated by the Fresno Police Department's MAGEC Unit and in the reasonable opinion of the MAGEC Unit is used in or facilitates gang activity; or,

(4) The pay telephone has been abandoned or has otherwise remained inoperative for a period of thirty (30) days as of the effective date of this article; or

(5) The Director determines the pay telephone otherwise constitutes a public nuisance consistent with California Civil Code Sections 3479 and 3480.

The city shall not remove or cause to be removed a pay telephone when that telephone constitutes a public nuisance under this article, unless the Director has issued a notice and order (pursuant to Section 10-607) ordering the telephone owner to do, within at least thirty (30) days, one or more of the following to eliminate the public nuisance or otherwise voluntarily remove the pay telephone:

- (1) Block incoming calls;
- (2) Remove the ringer on the phone;
- (3) Shut off the key pad after the initial number is dialed to eliminate "beeper" use;
- (4) Make the telephone inoperative for designated time periods;
- (5) Add lighting;
- (6) Change the type of enclosure of the telephone;
- (7) Limit calls to emergency 911 calls;
- (8) Contract with a service that provides weekly maintenance of the pay telephone;
- (9) Any other means the Director determines appropriate for the elimination of the nuisance.

This provision does not preclude City from taking any other legal action including instituting legal action or issuing administrative citations to abate the nuisance.

- (l) Any violation of the Fresno Municipal Code wherein said violation has been declared a public nuisance.
- (m) Blighted building.
- (n) Any public nuisance known at common law or in equity jurisprudence or as defined pursuant to Part 3 (Commencing with Section 3479) of Division 4 of the California Civil Code.

## **SEC. 10-608. - NOTICE AND ORDER.**

(a) **Issuance:** Whenever the Director has inspected or caused to be inspected any property and has found and determined that conditions constituting a public nuisance exists thereon, the Director may serve a notice and order. The notice and order shall contain:

- (1) The street address and/or assessor's parcel number, sufficient for identification of such property.

- (2) Reference to all code sections violated together with a brief description of the condition which constitutes the public nuisance.
- (3) Establish a reasonable time to secure any required permits, commence and complete required work to permanently eliminate the public nuisance identified in the notice and order.
- (4) A statement that materials involved in public nuisances shall be disposed of in a legal manner.
- (5) A statement that if the abatement is not commenced and completed within the time specified, the Director will proceed with further action, including administrative abatement at the expense of the responsible party, and/or administrative citation, and/or legal action.
- (6) A statement that any person having any interest in the property or in the materials located thereon may appeal from the notice and order provided the appeal is made in accordance with the provisions of [Chapter 1](#), Article 4.
- (7) That a "notice of pending administrative action" may be immediately filed against the property in the Office of the County Recorder of the County of Fresno. If the notice and order becomes final, as described in this article, the notice and order may be recorded against the property in the Office of the County Recorder.

**(b) Service:**

- (1) The notice and order, or any amended notice and order, shall be served upon the following parties:
  - (i) The record owner of the property; and,
  - (ii) Any person, entity or corporation occupying or in apparent control of the property.
- (2) Service shall be completed in the following manner:
  - (i) Personal service; or
  - (ii) Posting the notice conspicuously on or in front of the property; or,
  - (iii) By regular mail.
- (3) Proof of service of the notice and order 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.

**(c) Recording:** At the time the notice and order is served, the Director may file in the Office of the County Recorder, a notice of pending administrative action. If the notice and order becomes final pursuant to [Section 10-615](#), the Director shall file in the Office of the County Recorder a certificate legally describing the property and certifying that a public nuisance exists on the property and the owner has been so notified. Whenever the corrections ordered shall have been completed so that there no longer exists a public nuisance and the property described in the certificate; or the notice and order is rescinded by the hearing officer upon appeal; or whenever the city abates the nuisance and the

abatement costs have been paid, the Director shall file a new certificate with the County Recorder that the nuisance has been abated.

(Added Ord. 97-77, § 2, eff. 1-29-98; Am. Ord. 2005-14, § 41, eff. 4-9-05).

### **SEC. 11-103. - CALIFORNIA RESIDENTIAL CODE.**

The California Residential Code, 2022 Edition, which may be referred to in this Code as the CRC, as promulgated by the California Building Standards Commission, which incorporates the adoption of the 2021 edition of the of the International Residential Code as amended with necessary California amendments and the 2021 International Residential Code of the International Code Council, are adopted and incorporated by reference into the Code, except that in addition to Chapter 1 of the CRC, Chapter 1 of the Fresno Building Code shall apply to the administration of the CRC. The CRC, incorporated into the Code shall be referred to as the Fresno Residential Code. For purposes of administering the Fresno Residential Code, all references in Chapter 1 of the Fresno Building Code to the "building code" or "code" shall mean and include the Fresno Residential Code. Where provisions of Chapter 1 of the Fresno Building Code overlap with provisions of Chapter 1 of the Fresno Residential Code, the Fresno Building Code controls. One copy of the CRC is on file and available for use by the public in 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. 11-327. - NOTICE AND ORDER.**

(a) Issuance. The Building Official may issue a Notice and Order. The Notice and Order shall contain:

(1) The street address and an assessors parcel number of the premises on which the building or structure is located, sufficient for identification;

(2) Reference to all code sections violated with a brief and concise description of the conditions found which render the building substandard under the terms of one or more sections of this code or any applicable state law.

(3) A statement of the required action to permanently correct outstanding violations, which may include any or all of the following measures:

(i) Repair and Rehabilitation. If the Building Official determines that the building or structure can be reasonably repaired, the Notice and Order shall establish that all required permits be obtained and work physically commenced within a reasonable time. The Notice and Order shall also establish a reasonable time to complete all repairs.

(ii) Repair or Demolition. If the Building Official determines that the building or structure cannot be repaired within the guidelines established in California Health and Safety Code Section 17980, the Notice and Order shall advise that all required permits be immediately obtained and that repair or demolition shall be commenced within a reasonable time. The Notice and Order shall also establish a reasonable time to complete the repairs or demolition.

(4) A statement enumerating the action that can be taken by the City should the responsible party fail to comply with the terms and deadlines as prescribed in the Notice and Order.

(5) A statement advising that any person having any record title or interest in the building may appeal any Notice and Order served, provided the appeal is made in writing, pursuant to Article 5 of [Chapter 11](#) of this code, within 15 days of the service of the Notice and Order. Failure to file an appeal in accordance with this article shall constitute a waiver of the right to an administrative hearing and adjudication of the Notice and Order or any portion thereof.

(6) A statement advising the owner that in accordance with Sections 17274 and 24436.5 of the Revenue and Taxation Code, a tax deduction may not be allowed for interest, taxes, depreciation or amortization paid or incurred in the taxable year.

(b) Service.

(1) The Notice and Order, or any amended Notice and Order, shall be served on the following parties:

- (i) The record owner of the property; and,
- (ii) The holder of a mortgage, deed of trust or other lien on the property, if recorded or otherwise actually known to the Building Official at the time the Notice and Order is served.
- (iii) If different than (i) or (ii) above, the tenant of any building or structure pursuant to California Health and Safety Code Section 17980(c).

(2) Service shall be completed in the following manner:

- (i) Posting the notice conspicuously on or in front of the property; and,
- (ii) Simultaneously, the same notice shall be sent by regular mail and certified mail (return receipt requested). If a notice that is sent by certified mail is returned unsigned, then service shall be deemed effective pursuant to regular mail, provided the notice that was sent by regular mail is not returned. Service by certified or regular mail in the manner described above shall be effective on the date of mailing. Tenants need not be served with Notice and Order under this subsection as posting of the building or structure under subsection (i) above is sufficient; or
- (iii) Personal service;
- (iv) If the Building Official is unable to effectively serve the Notice and Order as permitted under subsection (b)(2)(i) and (ii) or (iii) above, the Building



Official may publish the Notice and Order in a newspaper of general circulation (as defined in Govt. Code § 6000), published in this jurisdiction. Publication of the Notice and Order pursuant to this section shall be for ten days. The period of notice commences upon the first day of publication and terminates at the end of the tenth day, including therein the first day. Publication shall be made on each day on which the newspaper is published during the period. Service is deemed complete on the last day of publication.

(3) The failure of any person with an interest in the property to receive any notice served in accordance with this section shall not affect the validity of any proceedings taken under this article.

(4) Proof of service of the Notice and Order 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 service was made. If service is effectuated by certified mail, the declaration, together with any receipt card returned in acknowledgment of receipt by certified mail, shall be affixed to the copy of the Notice and Order retained by the Building Official.

(c) Recording of Notice and Order. At the time the Notice and Order is served the Building Official may record with the County Recorder a notice of pending administrative action. When the Notice and Order becomes final pursuant to [11-333\(a\)](#), the Building Official shall file in the office of the County Recorder a certificate legally describing the property and certifying that the building is a substandard building and the owner has been so notified. Whenever the corrections ordered shall have been completed, or the Notice and Order reversed, modified or set aside by the Building Commission upon appeal, so that the building no longer exists as a substandard building on the property described in the certificate, the Building Official shall file a new certificate with the County Recorder that the building has been demolished or removed or is no longer substandard. (Added Ord. 97-69, § 2, eff. 1-4-98).

## **SEC. 15-104. - APPLICABILITY.**

### **A. General Rules for Applicability of Development Code Regulations.**

1. **Applicability to Property.** This Development Code shall apply, to the extent permitted by State and Federal law, to all private property within the corporate limits of the City of Fresno, including all uses, structures, and land owned by any person, firm, corporation, or organization.

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.

3. **Conflict of Standards.** If there are found to be internal conflicts within this Code, the applicable standard shall be determined by the Review Authority.

## **B. Relation to Other Regulations.**

1. **Permit Streamlining Act.** It is the intent of this Code to be consistent with the requirements of Government Code Section 65920 et seq. (the Permit Streamlining Act) and legislative judgments.

2. **Relation to Prior Ordinance.** The provisions of this Code supersede all prior Zoning Ordinances and Development Codes codified in the Fresno Municipal Code and any amendments. No provision of this Code shall validate any land use or structure established, constructed, or maintained in violation of the prior Zoning Ordinance or Zoning Map, unless such validation is specifically authorized by this Code and is in conformance with all other applicable regulations.

3. **Application During Local Emergency.** During a disaster or emergency declared and confirmed under [Chapter 2](#), Article 5, Emergency Services Ordinance of the Fresno Municipal Code, a deviation from the provisions of the Development Code may be allowed. The City Council may also authorize a deviation from the Development Code during a disaster or emergency by resolution.

## **4. Priority of Plans.**

a. In the event of a conflict between this Code and any operative plan, or between two operative plans, the conflict shall be resolved in the following order:

(a) Fresno County Airport Land Use Compatibility Plan (as may be amended) adopted by the Fresno County Airport Land Use Commission pursuant to California Public Utilities Code Sections 21670-21679.5

(b) Adopted Design Guidelines

(c) Development Code

(d) General Plan

(e) Specific Plan

(f) Concept Plan

(g) Community Plan

(h) Neighborhood Plan

(i) Redevelopment Agency Guidelines

- b. To maintain and improve the consistency between plans, the adoption or amendment of a plan shall be accompanied by corresponding amendments to the General Plan and other plans which affect the same geographic area.

**C. Projects Approved Prior to the Adoption of this Code.**

1. Any building or structure for which a Building Permit has been issued may be completed and used in accordance with the plans, specifications, and permits on which said Building Permit was granted, provided at least one inspection has been requested and posted for the primary structure on the site where the permit is issued and provided construction is diligently pursued and completed within six months of permit issuance. No extensions of time except as provided for in the Building Code shall be granted for commencement of construction, unless the applicant has secured an allowed permit extension from the Development and Resource Management (DARM) Department.
2. Any previously approved permit, entitlement, or subdivision map shall be honored, unless it expires.

**D. Pending Projects.** Planning permit applications that are subject to the Permit Streamlining Act, that have been accepted by the City as complete within the meaning of the Permit Streamlining Act prior to the effective date of the Development Code, and which do not require a plan amendment, rezone, or other legislative decision, shall be subject to the Development Code requirements in effect as of the date the application was deemed complete, unless the applicant chooses to use the updated provisions of the Development Code in their entirety.

**E. Special Period for Text Amendments.** A member of the public, the administration, or a Councilmember may return to Council within a special 180 day period with a text amendment to address something that may have been missed or to address an unforeseen consequence of adoption of this Code, without payment of fee. The 180-day period shall commence from the effective date of 1-3-2016.

**F. Designated Historic Properties.** Any building or structure, including signs, that are identified and designated as a Historic Resource pursuant to the Historic Preservation Ordinance, may, at the discretion of the Review Authority and upon advice from the City Historic Preservation Specialist, be exempted from any and all property development standards of this Code, with the exception of those rules and regulations imposed in relation to an airport plan.

**SEC. 15-2013. - OUTDOOR SERVICE YARDS AND STORAGE.**

**A. Applicability.**

1. Outdoor service yards and the open storage of goods, materials, machines, equipment, and vehicles or parts outside of a building for more than 72 hours must conform to the standards of this section. This applies to goods to be sold or goods being stored that are pending transport to other locales.
2. **Exceptions.** Except as may be permitted by Table 15-2013-B, the regulations of this section do not apply to:

- a. Agricultural and residential uses;
- b. Temporary storage of construction materials reasonably required for construction work on the premises pursuant to a valid building permit or grading permit; or
- c. Outdoor sales or uses that by their very nature provide outdoor storage, such as auto, trailer, and boat dealers, and equipment rental.

**B. Permitted Locations.** Table 15-2013-B states the districts where outdoor storage and service yards are permitted and prohibited.

TABLE 15-2013-B: OPEN STORAGE REGULATIONS BY DISTRICT AND LOCATION	
Base Districts	Permissibility of Open Storage
Agricultural	Permitted if associated with a permitted agricultural use, located outside of all required setbacks.
Residential and Mixed-Use	Outdoor storage of materials generally found in households is not permitted.
Commercial, Employment, and Public and Semi-Public Districts	Not permitted in front or street-facing side yards. Permitted in interior side and rear yards, or outside of required yards, subject to the standards of this section. Setback minimum 20 feet from Residential Districts.

**C. Surfacing.** Outdoor storage areas shall be surfaced as determined by the Public Works Director. In making a determination, the Public Works Director shall take into consideration:

1. The zone district of the site.
2. If the site will be used to store equipment that is used daily and common drive-aisles will be paved and/or treated to mitigate potential dust from vehicles.
3. Surrounding sensitive uses such as residential uses, schools (K-12), day cares, hospitals, or elderly care facilities.
4. If the proposed surfacing is appropriate to the type of product stored.
5. If the proposed surfacing will conform to all applicable federal and State air and water quality standards.
6. If the surface will comply with adopted regulations of the San Joaquin Valley Air Pollution Control District.

**D. Screening.**

1. Outdoor storage areas and service yards shall be screened so as not to be visible from Major Streets or at-grade highways; Residential Districts; public schools, or public parks.
2. Screening walls and fences shall be architecturally compatible with the main structure on the site.
3. Earth berms or plant material may serve to satisfy screening requirements as alternative materials.
4. No screening wall or fence shall be located within a required setback or landscape area.
5. No stored goods may exceed the height of the screening wall or fence by more than one foot.
6. Service yards may have screen walls up to 15 feet in height and must be attached to the main building and shall be of the same quality and appearance as those used on the building itself. Service yards shall be considered part of the main structure for property development standards and shall be clearly incidental to the primary use. Outdoor storage shall not be the primary use on the property.

(Added Ord. 2015-39, § 1, eff. 1-9-16).

## **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.

(Added Ord. 2015-39, § 1, eff. 1-9-16).



## **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.

## **California Electrical Code**

### **SEC. 110.7 WIRING INTEGRITY.**

Completed wiring installations shall be free from short circuits, ground faults, or any connections to ground other than as required or permitted elsewhere in this Code.

### **SEC. 110.8 WIRING METHODS.**

Only wiring methods recognized as suitable are included in this Code. The recognized methods of wiring shall be permitted to be installed in any type of building or occupancy, except as otherwise provided in this Code.

### **California Energy Code**

#### **SEC. 110.7 MANDATORY REQUIREMENTS TO LIMIT AIR LEAKAGE.**

All joints, penetrations and other openings in the building envelope that are potential sources of air leakage shall be caulked, gasketed, weather-stripped or otherwise sealed to limit infiltration and exfiltration.

### **California Fire Code**

#### **SEC. 505.1 ADDRESS IDENTIFICATION.**

New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

### **California Mechanical Code**

#### **SEC. 102.3 MAINTENANCE.**

Mechanical systems, materials, and appurtenances, both existing and new, of a premise under the Authority Having Jurisdiction shall be maintained in operating condition. Devices or safeguards required by this code shall be maintained in accordance with the code edition under which installed. The owner or the owner's designated agent shall be responsible for maintenance of mechanical systems. To determine compliance with this subsection, the Authority Having Jurisdiction shall be permitted to cause a mechanical system to be reinspected.

### **California Plumbing Code**

#### **SEC. 102.3 MAINTENANCE.**

The plumbing and drainage system, both existing and new, of a premise under the Authority Having Jurisdiction shall be maintained in a sanitary and safe operating condition. Devices or safeguards required by this code shall be maintained in accordance with the code edition under which installed.

The owner or the owner's designated agent shall be responsible for maintenance of plumbing systems. To determine compliance with this subsection, the Authority Having Jurisdiction shall be permitted to cause a plumbing system to be reinspected.

#### **SEC. 104.1 PERMITS REQUIRED.**

It shall be unlawful for a person, firm, or corporation to make an installation, alteration, repair, replacement, or remodel a plumbing system regulated by this code except as

permitted in Section 104.2, or to cause the same to be done without first obtaining a separate plumbing permit for each separate building or structure.

### **California Residential Code**

#### **SEC. R105 PERMITS.**

**R105.1 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.

**R105.5 Expiration.** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance or after commencement of work if more than 180 days pass between inspections. The building official is authorized to grant, in writing one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated

**R106.1 - Permits Required.** The provisions of this chapter shall control the design and construction of walls and partitions for buildings.

**R109.1 - Scope.** The provisions of this chapter shall govern the design, materials, construction and quality of roof assemblies.

# SUGGESTED APPEAL FORM

CITY OF FRESNO

Appeal of:

Hosannian, Bryce + Jennifer

(Name)

DEC 15 2025

E 25 - 16428 / CN

(Citation/Case Number)

c/o Michael Titus, Esq.

(Mailing Address)

RECEIVED BY:

744 3. N. Van Ness Blvd

(Address of Violation)

(City, State, Zip Code)

(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?):

Owners of Property

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

Notice + Order Dated December 4, 2025

Statement of the relief sought (What are you requesting?) **PLEASE NOTE- THE HEARING OFFICER IS PROHIBITED FROM REDUCING OR REVOKING A FINE PER FMC §1-409(g):**

Appeal of Notice + Order

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

No Violations Present, officer targeting appellants

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

NO

Estimate of the amount of time you will need to present your argument at a hearing: 1 hour

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

May they contact you by: Telephone email ☒ 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

on

12/15/25

(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

**CCDE ENFORCEMENT**  
2600 FRESNO STREET ROOM 3076  
FRESNO, CA 93721  
(559) 621-8400, FAX (559) 488-1078  
[www.fresno.gov](http://www.fresno.gov)

Call or Schedule an Appointment With:  
Carlos Nunez  
Sr. Community Revitalization Specialist  
Phone: 559-621-8341  
E-Mail: [Carlos.Nunez@fresno.gov](mailto:Carlos.Nunez@fresno.gov)

Case No. E25-16428/CN

December 04, 2025

HOVANNISIAN BRYCE D & JENNIFER D  
7443 N VAN NESS BLVD  
FRESNO, CA 93711

**SUBJECT:** NOTICE AND ORDER  
**ADDRESS:** 7443 N VAN NESS BLVD  
**APN:** 500-420-26  
**DEADLINE:** December 22, 2025

Enclosed is a Correction Notice and Order to remove the violations on the property referenced above by December 22, 2025. The violations noted on the attached Correction Notice and Order were confirmed and documented by City staff. Staff administrative time is billed to the property owner when violations of the Fresno Municipal Code (FMC) and State Health and Safety Code are confirmed and documented. Administrative fees start at \$146.00 per hour. The City is requiring that all listed violations be corrected and completed within the timeframe noted in the attached Correction Notice and Order. The City will perform a reinspection to determine if corrections have been completed.

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

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

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



CORRECTION NOTICE AND ORDER  
7443 N VAN NESS BLVD  
Page 2 of 4

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



CITY OF FRESNO  
CODE ENFORCEMENT

CORRECTION NOTICE AND ORDER

Address: 7443 N VAN NESS BLVD  
APN: 500-420-26

Date: December 04, 2025  
Case No: E25-16428

**CORRECT THE FOLLOWING VIOLATIONS:**

- 1) The house is being remodeled without the required plans, permits, and inspections (FMC §§ 11-103, 11-307, 11-308, 11-310; Cal. Residential Code §§ R105.1, R106.1, R109.1.) Remove all building, plumbing, electrical, and mechanical alterations and restore to its original approved construction and use.  
**Option:** Submit plans to the Planning and Development Department and obtain the required permits and inspections for the alterations.  
**NOTICE:** Pursuant to California Health and Safety Code Section 17980.12, property owner has a right to request a delay in enforcement of an accessory dwelling unit (ADU) on the basis that correcting the violation is not necessary to protect health and safety. Such a request must be submitted in writing to: Code Enforcement, 2600 Fresno Street, Room 3076, Fresno, CA 93721.
- 2) This property has rubbish and/or junk (including but not limited to refuse, garbage, scrap metal or lumber, concrete, asphalt, tin cans, tires, piles of earth, appliances, fixtures, and other miscellaneous items) located throughout the property.  
(FMC § 10-605(a).)  
Remove all rubbish and junk from the property.
- 3) There is illegal outdoor storage of household materials on this residential property: (tools, building materials, appliances, fixtures, and other miscellaneous items).  
(FMC §§ 10-605(j), 10-605(l), 15-104(A)(2), 15-2013(B), 15-6304.)  
Remove the household materials.  
**Option:** You may legally store household materials inside of an enclosed building (such as storage shed or garage).
- 4) This property has vehicle(s) parked on an unimproved (unpaved) surface: dirt/lawn area.  
(FMC § 10-605(h).)  
Remove all vehicles from the unpaved surfaces of the property.  
**Note:** You may legally park operable vehicles on the driveway or in the garage/carport.  
**Note:** Paved surfaces may not exceed 35 percent of the area required to be landscaped. To determine this percentage, you must submit a plot plan to the Planning and Development Department for approval. (FMC §§ 15-2305(B)(2), 15-2307(A)(1)(c).)
- 5) The exterior stucco was added without the required plans, permits, and inspections.  
(FMC §§ 11-103, 11-307, 11-308, 11-310; Cal. Residential Code §§ R105.1, R106.1, R109.1.)  
Remove this alteration and restore to its original approved construction and configuration.  
**\*B,P,M,E Option:** Submit plans to the Planning and Development Department and obtain the required permits and inspections for this alteration.  
**NOTICE:** Pursuant to California Health and Safety Code Section 17980.12, property owner has a right to request a delay in enforcement of an accessory dwelling unit (ADU) on the basis that correcting the violation is not necessary to protect health and safety. Such a request must be submitted in writing to: Code Enforcement, 2600 Fresno Street, Room 3076, Fresno, CA 93721.



**CORRECTION NOTICE AND ORDER**

7443 N VAN NESS BLVD

Page 1 of 4

**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:**

The deadline to obtain Development Permit(s) is **December 22, 2025**. All violations are to be corrected by December 22, 2025. A final reinspection by this department will be required for clearance of this notice.

**Note:**

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

**NOTICE TO TAXPAYERS:**

Pursuant to the provisions of Sections 17274 and 24436.5 of the California Revenue and Taxation Code, you may lose certain deductions for interest, taxes, depreciation or amortization attributable to rental income derived from substandard housing.

**IMPORTANT INFORMATION:**

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

All corrections, removal, and/or disposal of violations must be completed in a lawful manner.



Carlos Nunez  
Sr. Community Revitalization Specialist  
Phone: 559-621-8341

  
SI





Date: 12/03/2025 11:13:51 AM

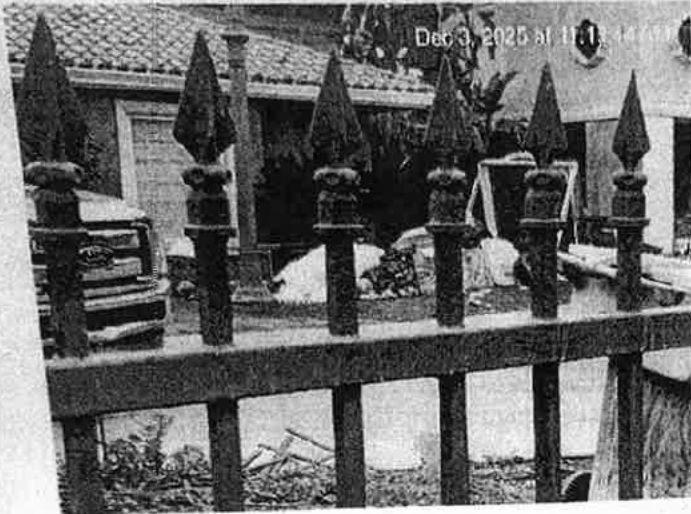
4) Remodel without permits 4) Vehicle on unimproved surface 5) Unpermitted structure



Date: 12/03/2025 11:14:04 AM

1) Remodel without permits 2) Junk/hoarding 3) Illegal outdoor storage of household materials 5) Unpermitted structure





Date: 12/03/2025 11:14 AM

1) Remodel without permits 2) unkempt/overgrown 3) Illegal outdoor storage of household materials 5) Unpermitted access



Date: 12/03/2025 11:21 AM

1) Remodel without permits 2) unkempt/overgrown 3) Illegal outdoor storage of household materials 5) Unpermitted access



**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](mailto:toni.hunter@fresno.gov).

On **January 23, 2026**, I served the document described as **City of Fresno's Appeal Packet** on the interested parties listed by causing delivery to be made in the mode of service indicated below:

Michael C. Titus  
[MTitus@wctlaw.com](mailto:MTitus@wctlaw.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.

☐ 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 **January 23, 2026**, at Fresno, California.

*Toni Hunter*

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Toni Hunter