



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

Appeal Information Packet

APPEAL REQUESTED BY: Bryce Hovannisian, on behalf of JCH Family Limited Partnership, *et al.*
CASE NUMBER: E23-01585
LOCATION: 4816 E. Fillmore Ave.
APN: 463-120-28

PREPARED BY: Brad Morgan (BNM)
PHONE: (559) 621-8472

HEARING DETAILS: March 17, 2026, at 1:00 P.M.
Fresno City Hall
2600 Fresno St., Council Chambers
(located on the second floor)

cc: Michael Titus, legal counsel to JCH Family Limited Partnership, *et al.*, Appellants
Building Standards Appeal Board (BSAB)
Trevor Fechner, Supervisor
Sarah Papazian, Senior Deputy City Attorney

Private and sensitive data information including, but not limited to, reporting party's contact information, driver's license numbers, social security numbers, and phone numbers have been redacted.

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

Date: 9/4/2025 By: Brad Morgan Time: 12:52 PM Case Number: E23-01585
Location: 4816 E FILLMORE AVE S/A 93727 APN: 463-120-28

Contact Person: (OW) JCH FAMILY LIMITED PARTNERSHIP DBH FAMILY FresGo ID: 13348931
LIMITED PARTNERSHIP ETAL% J H
Mailing Address: 2696 S MAPLE PD: SOUTHEAST
FRESNO, CA 93725

Phone:

Zone: RM-1 Council District: 7 Orig: Phone Priority: 2

Case Type: General Enforcement Inspector ID: Brad Morgan

Case Text: Roof caved in on unit. Covered with tarp and said they would fix it in a day. There is concern that issue is not being fixed correctly and there was no permitting obtained.

Permit# B23-13816 expires 03/16/2024

Building: Replace facia board, replace damage carport metal post like to like and replace damage carport metal roof sheets as needed like to like. Electrical: Replace exterior carport light fixtures.

B23-14018 expires 03/12/2024.

Mechanical: Replace HVAC unit 102

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

Date: 9/4/2025 By: Time: 2:52:32 PM Case Number: E23-01585
Location: 4816 E FILLMORE AVE 93727 APN: 463-120-28

Contact Person: (RP) JHS FAMILY LP; DBH FAMILY LP; JCH FAMILY LP . FresGo ID: 13348931

Mailing Address: 5917 W ELOWIN DR PD: SOUTHEAST
 VISALIA, CA 93291

Phone:

Email:

Zone: RM-1

Council District: 7 Orig: Phone Priority: 2

Case Type: General Enforcement

Inspector ID: Brad Morgan

Case Text: Roof caved in on unit. Covered with tarp and said they would fix it in a day. There is concern that issue is not being fixed correctly and there was no permitting obtained.

Permit# B23-13816 expires 03/16/2024

Building: Replace facia board, replace damage carport metal post like to like and replace damage carport metal roof sheets as needed like to like. Electrical: Replace exterior carport light fixtures.

B23-14018 expires 03/12/2024.

Mechanical: Replace HVAC unit 102

CASE SUMMARY
CODE ENFORCEMENT CASE NO. E23-01585

- 02/27/2023: Case opened and assigned to Luis Castellanos (LC) by Supervisor Chris Harris.
- 02/28/2023: Initial Inspection completed by LC confirming 7 violations.
- 01/28/2025: Case re-assigned to Brad Morgan by Trevor Fechner.
- 08/13/2025: Inspection completed by Brad Morgan confirming 5 violations.
- 08/19/2025: Brad Morgan completed a permit inquiry. Permits B23-13816 and B23-14018 both expired without having inspections completed. No more recent permits were found.
- 08/29/2025: Notice and Order containing 5 violations, based on unpermitted HVAC systems throughout and expired permits B23-13816 and B23-14018, was sent by mail with a correction deadline of 09/16/2025.
- 08/29/2025: Brad Morgan posted the Notice and Order at the community mailboxes and laundry room.
- 09/16/2025: Jaquellin Ventura from JD Home Rentals (Jaquellin) emailed Brad Morgan requesting additional time to get the required permits on 09/16/2025.
- 09/18/2025: Brad Morgan responded to Jaquellin's email, granting an extension to 09/30/2025 with instructions that the required permits needed to be issued and have the first inspection completed by this date.
- 10/01/2025: The permit inquiry by Brad Morgan confirmed that there were no changes to the previous incomplete permits (B23-13816 and B23-14018) and no new permits required by the Notice and Order dated 08/29/2025 were found.
- 10/02/2025: Brad Morgan re-inspected the property and confirmed that all 5 violations from the Notice and Order dated 08/29/2025 remained.
- 10/03/2025: Additional time extension was granted.
- 12/05/2025: A permit inquiry by Brad Morgan confirmed that on 10/13/2025, a new permit application (B25-13001) was submitted but not issued for the HVAC on APT #102 to replace Permit B23-14018. No permit applications were submitted for any of the other HVAC systems that have been replaced throughout the property. No permit applications were submitted to replace Permit B23-13816 for building and electrical work.
- 12/05/2025: A re-inspection was completed by Brad Morgan confirming that violations #1-5 from the Notice and Order dated 08/29/2025 remained.

- 12/17/2025: First Administrative Citation based on violations #1-5 from the Notice and Order dated 08/29/2025 was issued.
- 02/09/2026: Brad Morgan completed a re-inspection confirming that violations #1-5 from the Notice and Order dated 08/29/2025 remained.
- 02/09/2026: Brad Morgan completed a permit inquiry confirming that the permit application (B25-13001), for the HVAC system on APT #102 (intended to replace Permit B23-14018), still had not been issued yet. There still had not been any permit applications submitted for any of the other HVAC systems that had been replaced throughout the property. No permit applications had been submitted to replace Permit B23-13816 for building and electrical work.

CASE HISTORY REPORT

CASE NUMBER E23-01585

CASE TYPE: General Enforcement
Assessor's Parcel Number: 463-120-28
Primary Address: 4816 E FILLMORE AVE S/A
FRESNO, CA 93727

Date Established: 02/27/2023
Status: Recommend Citation
Closed Date:

Inspector Assigned: Brad Morgan
Inspector Phone: 559-621-8472
Inspector Email: Brad.Morgan@fresno.gov

CASE DATA:

JURISDICTION: CITY
ZONE CODE: RM-1
INSPECTION AREA:
COUNCIL DISTRICT: 7
ACREAGE: 0.94

FINE SUMMARY:

TOTAL INVOICED: \$1,030.32
TOTAL PAID: \$780.32
BALANCE: \$250.00

NARRATIVE:

Roof caved in on unit. Covered with tarp and said they would fix it in a day. There is concern that issue is not being fixed correctly and there was no permitting obtained.

Permit# B23-13816 expires 03/16/2024

Building: Replace fascia board, replace damage carport metal post like to like and replace damage carport metal roof sheets as needed like to like. Electrical: Replace exterior carport light fixtures.

B23-14018 expires 03/12/2024.

Mechanical: Replace HVAC unit 102

OWNER:

Primary	JCH FAMILY LIMITED PARTNERSHIP DBH FAMILY LIMITED PARTNERSHIP ETAL% J H	2696 S MAPLE AVE	FRESNO	CA	93725
	JCH FAMILY LIMITED PARTNERSHIP/DBH FAMILY LIMITED PARTNERSHIP C/O HOVANNISIAN	2975 E BELMONT AVE	FRESNO	CA	93701
	JCH FAMILY LIMITED PARTNERSHIP DBH FAMILY LIMITED PARTNERSHIP ETAL% J H	2696 S MAPLE	FRESNO	CA	93725
	JCH FMLY LMTD PRTRNSHP/DBH FMLY LMTD PRTRNSHP	2696 S MAPLE AVE	FRESNO	CA	93725

CONTACTS:

TYPE	NAME	ADDRESS
Complainant	New Tenant	

CASE HISTORY REPORT
CASE NUMBER E23-01585

Responsible Party	JHS FAMILY LP; DBH FAMILY LP; JCH FAMILY LP .	5917 W ELOWIN DR VISALIA CA 93291
Responsible Party	JD HOME RENTALS .	2975 E BELMONT AVE FRESNO CA 93701

HISTORY:	Date	Action	Details
	02/27/2023	Violation Added: HC HOUSING CODE REPAIR	
	02/27/2023	Violation Added: HC CONSTRUCTION W/O PERMITS	
	02/27/2023	SR CASE ASSIGNED TO INSPECTOR	Status: COMPLETED Assigned Staff: Christopher Harris Time: 0 Description: SR case assigned to Luis SR case assigned to Luis 2/27/23 CDH
	02/27/2023	PC TELEPHONE CALL	Status: COMPLETED Assigned Staff: Stephen Ruiz Time: .17 Description: PC to Tenant 4:50pm 2/27/2023...called tenant [REDACTED] [REDACTED] and she said her roof had a leak and her ceiling collapsed in her living room. She also stated that the PM sent some guys out to make repairs, but she said they aren't doing the work safely or correctly. I let her know that I would get out there for an inspection as soon as I can. Sr 2/27/2023 Called tenant back and setup an inspection for tomorrow at 1015am. Luis C. 2-27-2023
	02/27/2023	Inspection Scheduled	Inspection Type: Initial Inspection Inspector: Luis Castellanos Request Comments: Scheduled via Script
	02/27/2023	Assigned to Area	Task: Case Intake Action By: Kelley Crist Comments:

CASE HISTORY REPORT

CASE NUMBER E23-01585

02/27/2023	Inspector Assigned	Task: Staff Coordination Action By: Christopher Harris Comments: SR case assigned to Luis 2/27/23 CDH
02/28/2023	AC ADDITIONAL COMPLAINT	Status: COMPLETED Assigned Staff: Time: 0 Description: Additional Complaint On Friday February 24th, the living room ceiling was leaking and several hours later it collapsed. Called management and was unable to reach them until Sunday and they provided a patch but left the ceiling debris on the floor. Management is requesting payment to have the ceiling debris removed. FresGo Case #13348931 KC
02/28/2023	Inspection Resulted	Inspection Type: Initial Inspection Time: 10:30 AM-11:30 AM Total Time: 1.00 Status: In Violation - Issue Notice Inspector: Luis Castellanos Result Comments: 1. The bathroom ceilings (Unit 102 and 202) have evidence of water leakage. (FMC § 11-324; Cal. H&S Code §§ 17920.3(a)(14), 17920.3(g)(2).) Repair this area of the roof as necessary to stop the water leakage. Note: Repair or replace all components damaged by the water leakage. *B Note: Obtain all required permits and inspections. 2. The bedroom 1 ceiling (Unit 214) has evidence of water leakage. (FMC § 11-324; Cal. H&S Code §§ 17920.3(a)(14), 17920.3(g)(2).) Repair this area of the roof as necessary to stop the water leakage. Note: Repair or replace all components damaged by the water leakage. *B Note: Obtain all required permits and inspections. Exterior 3. The heating, ventilation and air conditioning systems (HVAC) throughout this property are unapproved (replaced without permits). (FMC §§ 11-105, 11-324; Cal. Mechanical Code § 102.3; Cal. H&S Code §§ 17920.3(a)(14), 17920.3(d), 17920.3(f).) *M Note: Obtain all required permits and inspections. 4. The light fixtures throughout the carports and throughout the exterior were installed without the required permits and inspections. (FMC §§ 11-101, 11-307, 11-308, 11-319(b); Cal. Building Code §§ 105.1, 110.1.) Remove the unpermitted installation and return any wiring back to its source.

CASE HISTORY REPORT CASE NUMBER E23-01585

*E Option: Obtain the required permits and inspections for this installation.

5. The covered patio structure and multiple carports are damaged (support posts leaning and/or out of plumb, roof damaged).
(FMC §§ 11-101, 11-411(10), 11-324; Cal. H&S Code §§ 17920.3(a)(14), 17920.3(b)(4)-(7).)
Replace all damaged support posts and any damaged carport areas.
Note: Obtain all required permits and inspections.

6. The exterior wood components (fascia boards) throughout are damaged and/or deteriorated (unpainted).
(FMC §§ 11-317(b), 11-317(c), 11-324; Cal. H&S Code §§ 17920.3(a)(14), 17920.3(g)(2)-(4).)
Repair or replace all deteriorated and damaged components and provide approved exterior weather protection (paint).
*B Note: Obtain all required permits and inspections.

7. The landscaping (tree) has become so overgrown as to create a fire hazard.
(FMC §§ 10-605(i), 15-2018(A)-(B), 15-2311, 15-2505(C).)
Remove the overgrowth/hazard and properly maintain the landscaping on the property.
Note: Regular maintenance is required to prevent recurrence.

03/01/2023	In Violation - Issue Notice	Task: Inspection Action By: Luis Castellanos Comments:
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03/10/2023	EM E MAIL	Status: COMPLETED Assigned Staff: Luis Castellanos Time: .08 Description: EM to PM From: Luis Castellanos Sent: Friday, March 10, 2023 9:25 AM To: 'JD Home Rentals' <jdh_maintenance@yahoo.com>; Miguel Torres <migueltorres3891@gmail.com> Subject: RE: 4816 E Fillmore Ave, Case# E23-01585, Notice of Violation, Water leak in unit 210 again
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Thank you.

Luis Castellanos
Senior Community Revitalization Specialist
City of Fresno
Office of the City Attorney
Rental Housing Division
559-621-8428 Direct
559-290-1373 Mobile
559-621-8400 Main Office

CASE HISTORY REPORT CASE NUMBER E23-01585

From: JD Home Rentals <jdh_maintenance@yahoo.com>
Sent: Friday, March 10, 2023 9:20 AM
To: Miguel Torres <migueltorres3891@gmail.com>; Luis Castellanos <Luis.Castellanos@fresno.gov>
Subject: Re: 4816 E Fillmore Ave, Case# E23-01585, Notice of Violation, Water leak in unit 210 again

External Email: Use caution with links and attachments

They are already on their way.

Best Regards,

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

On Friday, March 10, 2023 at 09:08:38 AM PST, Luis Castellanos <luis.castellanos@fresno.gov> wrote:

Miguel,

I have attached the notice of violation for this case. The tenant in unit 210 has a water leak again. Can you please have your maintenance look into this ASAP. Thank you.

Luis Castellanos
Senior Community Revitalization Specialist
City of Fresno
Office of the City Attorney
Rental Housing Division
559-621-8428 Direct
559-290-1373 Mobile
559-621-8400 Main Office

CASE HISTORY REPORT

CASE NUMBER E23-01585

04/11/2023	PI HC PERMIT INQUIRY	Status: COMPLETED Assigned Staff: Luis Castellanos Time: .08 Description: Permit Inquiry Notice expired yesterday. No permits have been pulled as of today. Luis 4-11-2023
<hr/>		
04/17/2023	PI HC PERMIT INQUIRY	Status: COMPLETED Assigned Staff: Luis Castellanos Time: .08 Description: Permit Inquiry No permits have been pulled as of today. Luis 4-17-2023
<hr/>		

CASE HISTORY REPORT CASE NUMBER E23-01585

04/17/2023 **EM E MAIL**

Status: COMPLETED **Assigned Staff:** Luis Castellanos **Time:** .08

Description: EM to PM

From: Luis Castellanos

Sent: Monday, April 17, 2023 3:46 PM

To: 'JD Home Rentals' <jdh_maintenance@yahoo.com>; 'Miguel Torres' <migueltorres3891@gmail.com>

Subject: RE: 4816 E Fillmore Ave, Case# E23-01585, Notice of Violation Reinspection

I checked for permits just now and I could not find any permits for this property. I will be sending out an admin bill for the time accrued in this case so far. The longer this case stays open, the more billable admin time it will accrue. Please pull the needed permits as soon as you can. Thanks.

Luis Castellanos
Senior Community Revitalization Specialist
City of Fresno
Office of the City Attorney
Rental Housing Division
559-621-8428 Direct
559-290-1373 Mobile
559-621-8400 Main Office

From: Luis Castellanos
Sent: Monday, April 17, 2023 3:04 PM
To: 'JD Home Rentals' <jdh_maintenance@yahoo.com>; 'Miguel Torres' <migueltorres3891@gmail.com>
Subject: 4816 E Fillmore Ave, Case# E23-01585, Notice of Violation Reinspection

Hi Miguel and Jovanna,

The deadline for this Notice was April 10th. I will be coming out for a reinspection of all violations this week. I will email you my reinspection findings. Thank you for all your help.

Luis Castellanos
Senior Community Revitalization Specialist
City of Fresno
Office of the City Attorney
Rental Housing Division
559-621-8428 Direct
559-290-1373 Mobile
559-621-8400 Main Office

CASE HISTORY REPORT

CASE NUMBER E23-01585

04/17/2023 **BO BILLED**
PROPERTY OWNER

Status: COMPLETED **Assigned Staff:** Luis Castellanos **Time:** .08
Description: Admin time billing
Case Log Report Page 1 of 1

"DATE 4/17/2023 3:49:45 PM
CITY OF FRESNO" "CODE ENFORCEMENT DIVISION
CASE LOG REPORT
02/01/2023 - 04/17/2023"

"ADDRESS: 4816 E FILLMORE AVE, S/A
CASE NO. E23-01585" APN 463-120-28

DATE	ACTION	TIME
02/27/2023	CASE ASSIGNED TO INSPECTOR	0
02/27/2023	TELEPHONE CALL	0.17
02/28/2023	ADDITIONAL COMPLAINT	0
02/28/2023	Initial Inspection	1
03/10/2023	E MAIL	0.08
04/11/2023	HC PERMIT INQUIRY	0.08
04/17/2023	E MAIL	0.08
04/17/2023	HC PERMIT INQUIRY	0.08
		1.49
	@	\$146.00
		\$217.54

04/19/2023 **Invoice** **Processed By:** Vanhtsanah Vongsoury **Invoice Number:** 767322
Invoice Amount: 217.54

05/09/2023 **Payment** **Processed By:** Vanhtsanah Vongsoury **Receipt Number:** 0
Payment Amount: 217.54

08/15/2023 **Inspection Scheduled** **Inspection Type:** Follow-Up Inspection **Inspector:** Luis Castellanos
Request Comments:

CASE HISTORY REPORT CASE NUMBER E23-01585

08/29/2023 **Inspection Resulted** **Inspection Type:** Follow-Up Inspection **Time:** 3:30 PM-4:00 PM **Total Time:** 0.50

Status: In Violation - Issue NOV **Inspector:** Luis Castellanos

Result Comments: 1. The bathroom ceiling (Unit 102) has evidence of water leakage.
(FMC § 11-324; Cal. H&S Code §§ 17920.3(a)(14), 17920.3(g)(2).)

Repair this area of the roof as necessary to stop the water leakage. Note: Repair or replace all components damaged by the water leakage.

*B Note: Obtain all required permits and inspections.

2. The heating, ventilation and air conditioning systems (HVAC for units 201, 204, 210, 211) at this property are unapproved (replaced without permits).

(FMC §§ 11-105, 11-324; Cal. Mechanical Code § 102.3; Cal. H&S Code §§ 17920.3(a)(14), 17920.3(d), 17920.3(f).)

*M Note: Obtain all required permits and inspections

3. The light fixtures (carports, gazebo and laundry room) were installed without the required permits and inspections.

(FMC §§ 11-101, 11-307, 11-308, 11-319(b); Cal. Building Code §§ 105.1, 110.1.)

Remove the unpermitted installation and return any wiring back to its source.

*E Option: Obtain the required permits and inspections for this installation.

4. The gazebo and carport (4810) are damaged (support posts damaged/leaning and out of plumb).

(FMC §§ 11-101, 11-411(10), 11-324; Cal. H&S Code §§ 17920.3(a)(14), 17920.3(b)(4)-(7).)

Replace all damaged support posts.

Note: Obtain all required permits and inspections

5. The exterior wood components (fascia boards) throughout are damaged and/or deteriorated (unpainted).

(FMC §§ 11-317(b), 11-317(c), 11-324; Cal. H&S Code §§ 17920.3(a)(14), 17920.3(g)(2)-(4).)

Repair or replace all deteriorated and damaged components and provide approved exterior weather protection (paint).

*B Note: Obtain all required permits and inspections.

6. The landscaping (tree facing Laurel Ave) has become so overgrown as to create a fire hazard.

(FMC §§ 10-605(i), 15-2018(A)-(B), 15-2311, 15-2505(C).)

Remove the overgrowth/hazard and properly maintain the landscaping on the property.

Note: Regular maintenance is required to prevent recurrence.

CASE HISTORY REPORT

CASE NUMBER E23-01585

08/31/2023 **PI HC PERMIT INQUIRY** **Status:** COMPLETED **Assigned Staff:** Luis Castellanos **Time:** .17
Description: Permit Check
NO PERMITS have been pulled for this property ever, I checked as far back as 1996.
Luis 8-31-2023

09/01/2023 **NH NOTICE OF VIOLATION (HOUSIN** **Status:** COMPLETED **Assigned Staff:** Luis Castellanos **Time:** .33
Description: 2nd NOV Issued
2nd NOV Issued

09/01/2023 **EM E MAIL** **Status:** COMPLETED **Assigned Staff:** Luis Castellanos **Time:** .08
Description: EM to PM
From: Luis Castellanos
Sent: Friday, September 1, 2023 12:46 PM
To: 'JD Home Rentals' <jdh_maintenance@yahoo.com>; Miguel Torres <migueltorres3891@gmail.com>
Subject: RE: 4816 E Fillmore Ave, Case# E23-01585, Notice of Violation Reinspection

Jovanna,

I conducted a reinspection of this property and many of the violations from the first Notice of Violation are still present. I have issued a 2nd Notice of Violation with a 10-day deadline. Please correct the violations before the deadline or I will be forced to issue the first citation for this case. Thank you.

Luis Castellanos
Senior Community Revitalization Specialist
City of Fresno-Office of the City Attorney
Rental Housing-Reactive Team
559-621-8428 Landline
559-290-1373 Mobile

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09/01/2023 **BO BILLED PROPERTY OWNER**

CASE HISTORY REPORT

CASE NUMBER E23-01585

Status: COMPLETED **Assigned Staff:** Luis Castellanos **Time:** 0

Description: 2nd Admin time Bill issued

From: Luis Castellanos

Sent: Friday, September 1, 2023 12:52 PM

To: Christopher Harris (Christopher.Harris@fresno.gov) <Christopher.Harris@fresno.gov>

Subject: 4816 E FILLMORE AVE, Case# E23-01585, 2nd Admin time bill

Chris,

Please review admin time bill, this is the 2nd billing for this case. Thank you.

Luis Castellanos

Senior Community Revitalization Specialist

City of Fresno-Office of the City Attorney

Rental Housing-Reactive Team

559-621-8428 Landline

559-290-1373 Mobile

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Case Log Report Page 1 of 1

"DATE 9/1/2023 12:47:05 PM

CITY OF FRESNO" "CODE ENFORCEMENT DIVISION

CASE LOG REPORT

04/18/2023 - 09/01/2023"

"ADDRESS: 4816 E FILLMORE AVE

CASE NO. E23-01585" APN 463-120-28

DATE ACTION TIME

08/29/2023 Follow-Up Inspection 0.5

08/31/2023 HC PERMIT INQUIRY 0.17

09/01/2023 E MAIL 0.08

09/01/2023 NOTICE OF VIOLATION (HOUSIN 0.33

1.08

@ \$146.00

\$157.68

CASE HISTORY REPORT
CASE NUMBER E23-01585

09/05/2023 Invoice

Processed By: Vanhtsanah Vongsoury **Invoice Number:** 787947
Invoice Amount: 157.68

09/14/2023 EM E MAIL

CASE HISTORY REPORT CASE NUMBER E23-01585

Status: COMPLETED **Assigned Staff:** Luis Castellanos **Time:** .04

Description: EM to PM

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

Sent: Thursday, September 14, 2023 3:55 PM

To: Luis Castellanos <Luis.Castellanos@fresno.gov>

Subject: Re: 4816 E Fillmore Ave, Case# E23-01585, Notice of Violation Reinspection

External Email: Use caution with links and attachments

We pulled the permits

Best Regards,

Jovanna Peinado

Assistant to Miguel Torres

JD Home Rentals

2975 E. Belmont Ave.

Fresno, CA 93701

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

On Thursday, September 14, 2023 at 03:27:05 PM PDT, Luis Castellanos <luis.castellanos@fresno.gov> wrote:

Jovanna,

The deadline for this case is tomorrow. This is the 2nd notice I issued for this case. This case already had two administrative time bills. I will be out tomorrow to reinspect.

Luis Castellanos

Senior Community Revitalization Specialist

City of Fresno-Office of the City Attorney

Rental Housing-Reactive Team

559-621-8428 Landline

559-290-1373 Mobile

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CASE HISTORY REPORT

CASE NUMBER E23-01585

09/18/2023	Inspection Scheduled	Inspection Type: Follow-Up Inspection Inspector: Luis Castellanos Request Comments:
09/18/2023	Inspection Resulted	Inspection Type: Follow-Up Inspection Time: 3:40 PM-3:55 PM Total Time: 0.25 Status: In Violation - Time Extension Inspector: Luis Castellanos Result Comments: Reinspection found the gazebo removed but all other violations remain. Will contact manager to discuss. Luis 9-18-2023
09/19/2023	Payment	Processed By: Vanhtsanah Vongsoury Receipt Number: 0 Payment Amount: 157.68
10/16/2023	PI HC PERMIT INQUIRY	Status: COMPLETED Assigned Staff: Luis Castellanos Time: .08 Description: Permit Check Permit# B23-14018 was pulled for: Mechanical: Replace HVAC unit 102. The NOV was for unpermitted HVACS for units 201, 204, 210 and 211. Will email PO. Luis 10-16-2023

CASE HISTORY REPORT

CASE NUMBER E23-01585

10/16/2023 **EM E MAIL**

Status: COMPLETED **Assigned Staff:** Luis Castellanos **Time:** .04

Description: EM to PO

From: Luis Castellanos

Sent: Monday, October 16, 2023 3:55 PM

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

Cc: Miguel Torres (migueltorres3891@gmail.com) <migueltorres3891@gmail.com>

Subject: RE: 4816 E Fillmore Ave, Case# E23-01585, Notice of Violation Reinspection

Jovanna,

Permit# B23-14018 was pulled for: HVAC unit 102. The NOV was for unpermitted HVACS for units 201, 204, 210 and 211. Please pull HVAC permits for these units. Thank you.

Luis Castellanos

Senior Community Revitalization Specialist

City of Fresno-Office of the City Attorney

Rental Housing-Reactive Team

559-621-8428 Landline

559-290-1373 Mobile

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12/06/2023	Inspection Scheduled	Inspection Type: Follow-Up Inspection Inspector: Luis Castellanos Request Comments:
12/06/2023	Inspection Resulted	Inspection Type: Follow-Up Inspection Time: 3:40 PM-3:55 PM Total Time: 0.25 Status: In Violation - Time Extension Inspector: Luis Castellanos Result Comments: Violations 1, 3, 4, 5, 6 remain. Took photos. Luis 12-6-2023
01/09/2024	PX INSERT PIX INTO PHOTO MGT	Status: COMPLETED Assigned Staff: Luis Castellanos Time: .08 Description: Uploaded Pictures from 12-6-23 Uploaded Pictures from Inspection from 12-6-23

CASE HISTORY REPORT CASE NUMBER E23-01585

01/09/2024 **PI HC PERMIT
INQUIRY**

Status: COMPLETED **Assigned Staff:** Luis Castellanos **Time:** .08

Description: Permit Check

Permit# B23-14018 was pulled for: Mechanical: Replace HVAC unit 102. The NOV was for unpermitted HVACS for units 201, 204, 210 and 211. Still no permits for the other HVAC units.

Permit# B23-13816 - Code Repairs CARPORTS ONLY- Issued 09/18/2023, No inspections as of today.

Luis 1-9-2023

01/09/2024 **EM E MAIL**

Status: COMPLETED **Assigned Staff:** Luis Castellanos **Time:** .08

Description: EM to PM

From: Luis Castellanos

Sent: Tuesday, January 9, 2024 4:32 PM

To: Jovanna JD Homes <jdh_maintenance@yahoo.com>

Cc: Miguel Torres (migueltorres3891@gmail.com) <migueltorres3891@gmail.com>

Subject: FW: 4816 E Fillmore Ave, Case# E23-01585, Case Status Update CORRECTED

Jovanna,

Since my last email, nothing has been done with this case.

Permit# B23-14018 was pulled for: Mechanical: Replace HVAC unit 102.

The NOV was for unpermitted HVAC for units 201, 204, 210 and 211. Still no permits for the other HVAC units.

Permit# B23-13816 - Code Repairs CARPORTS ONLY- Issued 09/18/2023, Expires 03/16/2024.

No inspections as of today.

I conducted a reinspection on 12-6-2023 and I found the Notice of Violation, Violations 1, 3, 4, 5, 6 still present.

This case continues to accrue billable administrative time. I will be issuing another admin bill. Please take care of the outstanding violations. Thank you.

Luis Castellanos

Senior Community Revitalization Specialist

City of Fresno-Office of the City Attorney

Rental Housing-Reactive Team

559-621-8428 Landline

559-290-1373 Mobile

CASE HISTORY REPORT CASE NUMBER E23-01585

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From: Luis Castellanos
Sent: Monday, October 16, 2023 3:55 PM
To: 'JD Home Rentals' <jdh_maintenance@yahoo.com>
Cc: Miguel Torres (migueltorres3891@gmail.com) <migueltorres3891@gmail.com>
Subject: RE: 4816 E Fillmore Ave, Case# E23-01585, Notice of Violation Reinspection

Jovanna,

Permit# B23-14018 was pulled for: HVAC unit 102. The NOV was for unpermitted HVACS for units 201, 204, 210 and 211. Please pull HVAC permits for these units. Thank you.

Luis Castellanos
Senior Community Revitalization Specialist
City of Fresno-Office of the City Attorney
Rental Housing-Reactive Team
559-621-8428 Landline
559-290-1373 Mobile

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01/12/2024	Inspection Scheduled	Inspection Type: Follow-Up Inspection Inspector: Luis Castellanos Request Comments:
01/12/2024	Inspection Resulted	Inspection Type: Follow-Up Inspection Time: 11:20 AM-11:35 AM Total Time: 0.25 Status: In Violation - Time Extension Inspector: Luis Castellanos Result Comments: Reinspection found violations # 2, 3, and 5 listed on the Notice of Violation issued on 9-5-2023 still present. Will call manger to discuss this case. Luis 1-12-2024

CASE HISTORY REPORT

CASE NUMBER E23-01585

02/02/2024	Inspection Scheduled	Inspection Type: Follow-Up Inspection Inspector: Luis Castellanos Request Comments:
02/02/2024	Inspection Resulted	Inspection Type: Follow-Up Inspection Time: 2:40 PM-2:55 PM Total Time: 0.25 Status: In Violation - Time Extension Inspector: Luis Castellanos Result Comments: Tenant in unit 214 complained of a new water leak in her master bedroom closet. During my reinspection I found no evidence of a water leak anywhere in the apartment. The ceiling in the bedroom and closet was dry, took photos. Luis 2-2-2024
03/15/2024	PI HC PERMIT INQUIRY	Status: COMPLETED Assigned Staff: Luis Castellanos Time: .08 Description: Permit Check Permit# B23-14018 was pulled for: Mechanical: Replace HVAC unit 102. The NOV was for unpermitted HVACS for units 201, 204, 210 and 211. Still no permits for the other HVAC units. Permit# B23-13816 - Code Repairs CARPORTS ONLY- Issued 09/18/2023, No inspections as of today. Luis 03/15/2024
05/21/2024	PI HC PERMIT INQUIRY	Status: COMPLETED Assigned Staff: Luis Castellanos Time: .08 Description: Permit Check Permits have expired. B23-14018 HVAC & B23-13816 Carport. Will issue new NOV. Luis 5-21-2024
05/21/2024	NH NOTICE OF VIOLATION (HOUSIN	Status: COMPLETED Assigned Staff: Luis Castellanos Time: 0 Description: NEW NOV ISSUED NEW NOV ISSUED
05/21/2024	Inspection Scheduled	Inspection Type: Follow-Up Inspection Inspector: Luis Castellanos Request Comments:

CASE HISTORY REPORT

CASE NUMBER E23-01585

05/21/2024

Inspection Resulted

Inspection Type: Follow-Up Inspection **Time:** 4:00 PM-4:15 PM **Total Time:** 0.25

Status: In Violation - Issue NOV **Inspector:** Luis Castellanos

Result Comments: 1. The heating, ventilation and air conditioning systems (HVAC for units 201, 204, 210, 211) at this property are unapproved (replaced without permits).
(FMC §§ 11-105, 11-324; Cal. Mechanical Code § 102.3; Cal. H&S Code §§ 17920.3(a)(14), 17920.3(d), 17920.3(f).)

*M Note: Obtain all required permits and inspections

2. The light fixtures (carports and laundry room) were installed without the required permits and inspections.

(FMC §§ 11-101, 11-307, 11-308, 11-319(b); Cal. Building Code §§ 105.1, 110.1.)

Remove the unpermitted installation and return any wiring back to its source.

*E Option: Obtain the required permits and inspections for this installation.

3. The exterior wood components (fascia boards) throughout are damaged and/or deteriorated (unpainted).

(FMC §§ 11-31 ?(b), 11-31 ?(c), 11-324; Cal. H&S Code §§ 17920.3(a)(14), 17920.3(g)(2)-(4).)

Repair or replace all deteriorated and damaged components and provide approved exterior weather protection (paint).

^^^^

NOV has expired, I issued a new notice for the remaining violations.

Luis 5/21/2024

CASE HISTORY REPORT

CASE NUMBER E23-01585

05/22/2024

**BO BILLED
PROPERTY OWNER**

Status: COMPLETED **Assigned Staff:** Luis Castellanos **Time:** 0
Description: 3rd Admin Bill
Issued 3rd Admin Bill for this case...

Case Log Report Page 1 of 1

"5/22/2024 10:24:50 AM5/22/2024 10:24:50 AM
CITY OF FRESNO" "CODE ENFORCEMENT DIVISION
CASE LOG REPORT
09/02/2023 - 05/22/2024"

"ADDRESS: 4816 E FILLMORE AVE, S/A
CASE NO. E23-01585" APN 463-120-28

DATE	ACTION	TIME
09/14/2023	E MAIL	0.04
09/18/2023	Follow-Up Inspection	0.25
10/16/2023	E MAIL	0.04
10/16/2023	HC PERMIT INQUIRY	0.08
12/06/2023	Follow-Up Inspection	0.25
01/09/2024	E MAIL	0.08
01/09/2024	HC PERMIT INQUIRY	0.08
01/09/2024	INSERT PIX INTO PHOTO MGT	0.08
01/10/2024	BILLED PROPERTY OWNER	0
01/12/2024	Follow-Up Inspection	0.25
02/02/2024	Follow-Up Inspection	0.25
03/15/2024	HC PERMIT INQUIRY	0.08
05/21/2024	Follow-Up Inspection	0.25
05/21/2024	HC PERMIT INQUIRY	0.08
05/21/2024	NOTICE OF VIOLATION (HOUSIN	0
05/22/2024	E MAIL	0.04
		1.85
	@ \$146.00	
	\$270.10	

Uploaded to documents

CASE HISTORY REPORT

CASE NUMBER E23-01585

05/22/2024 **EM E MAIL**

Status: COMPLETED **Assigned Staff:** Luis Castellanos **Time:** .04
Description: EM to PM
From: Luis Castellanos
Sent: Wednesday, May 22, 2024 10:16 AM
To: Jovanna JD Homes <jdh_maintenance@yahoo.com>
Cc: Miguel Torres (migueltorres3891@gmail.com) <migueltorres3891@gmail.com>
Subject: RE: 4816 E Fillmore Ave, Case# E23-01585, Case Status Update CORRECTED

Jovanna,

The permits for this case have expired and no inspections were ever scheduled. I have issued a new notice of violation. This case continues to accrue administrative time. I will be issuing another admin bill, the 3rd bill for this case. The new notice will have an 18-day deadline. When that deadline expires, I will have to start issuing citations. The permit that was applied for this case for the HVACs was wrong. The permit needs to be for all the HVAC units listed on the notice and must pass final inspection before I can close this case. If you have any questions, please call me. Thank you.

Luis Castellanos
Senior Community Revitalization Specialist
City of Fresno- Office of the City Attorney
Rental Housing- Reactive Team
559-621-8428 Landline

05/29/2024 **Invoice**

Processed By: Marcos Gutierrez Camarillo **Invoice Number:** 821662
Invoice Amount: 270.10

06/20/2024 **Payment**

Processed By: Vanhtsanah Vongsoury **Receipt Number:** 0
Payment Amount: 270.10

CASE HISTORY REPORT

CASE NUMBER E23-01585

07/12/2024	PI HC PERMIT INQUIRY	Status: COMPLETED Assigned Staff: Luis Castellanos Time: .08 Description: Permit Check Permit# B23-14018 was pulled for: Mechanical: Replace HVAC unit 102. Expired 3-12-2024, no inspections took place The NOV was for unpermitted HVACS for units 201, 204, 210 and 211. Still no permits for the other HVAC units. Permit# B23-13816 - Code Repairs CARPORTS ONLY- Issued 09/18/2023, Expired 3-16-2024 No inspections took place Luis 9-5-2024
08/22/2024	PI HC PERMIT INQUIRY	Status: COMPLETED Assigned Staff: Luis Castellanos Time: .08 Description: Permit Check Permit# B23-14018 was pulled for: Mechanical: Replace HVAC unit 102. Expired 3-12-2024, no inspections took place The NOV was for unpermitted HVACS for units 201, 204, 210 and 211. Still no permits for the other HVAC units. Permit# B23-13816 - Code Repairs CARPORTS ONLY- Issued 09/18/2023, Expired 3-16-2024 No inspections took place Luis 8-22-2024
08/29/2024	Inspection Resulted	Inspection Type: Follow-Up Inspection Time: 8:45 AM-9:05 AM Total Time: 0.33 Status: Recommend Citation Inspector: Luis Castellanos Result Comments: NOV2 was issued on 5-21-2024. Reinspection found violation #3 cleared but violations #1 & 2 remain. Will issue 1st citation. Luis 8-29-2024
08/29/2024	Inspection Scheduled	Inspection Type: Follow-Up Inspection Inspector: Luis Castellanos Request Comments:

CASE HISTORY REPORT

CASE NUMBER E23-01585

09/05/2024	PI HC PERMIT INQUIRY	Status: COMPLETED Assigned Staff: Luis Castellanos Time: .08 Description: Permit Check Permit# B23-14018 was pulled for: Mechanical: Replace HVAC unit 102. Expired 3-12-2024, no inspections took place The NOV was for unpermitted HVACS for units 201, 204, 210 and 211. Still no permits for the other HVAC units. Permit# B23-13816 - Code Repairs CARPORTS ONLY- Issued 09/18/2023, Expired 3-16-2024 No inspections took place Luis 9-5-2024
09/05/2024	CT CITATION (ISSUED BY INSPECT	Status: COMPLETED Assigned Staff: Luis Castellanos Time: 0 Description: 1st citation issued 1st citation issued
09/05/2024	Inspection Scheduled	Inspection Type: Follow-Up Inspection Inspector: Luis Castellanos Request Comments:
09/05/2024	Inspection Resulted	Inspection Type: Follow-Up Inspection Time: 2:00 PM-2:15 PM Total Time: 0.25 Status: Recommend Citation Inspector: Luis Castellanos Result Comments: Items #1, 2 listed on the enclosed Notice of Violation dated May 29, 2024. ^^^ Permit inquiry today found no building permits for the unpermitted HVAC's (units 201, 204, 210, 211) and no permits for the unpermitted electrical light fixtures in the carports and laundry room exterior. Luis 9-5-2024
09/05/2024	Invoice	Processed By: Paige Furukawa Invoice Number: 837153 Invoice Amount: 250.00
10/06/2024	Invoice	Processed By: Keith Hobday Invoice Number: 842083 Invoice Amount: 3.75
10/24/2024	Invoice	Processed By: Olga Grinko Invoice Number: 845206 Invoice Amount: -3.75

CASE HISTORY REPORT

CASE NUMBER E23-01585

10/24/2024	Invoice	Processed By: Vanhtsanah Vongsoury Invoice Number: 845225 Invoice Amount: 35.00
11/05/2024	Invoice	Processed By: Keith Hobday Invoice Number: 846825 Invoice Amount: 3.75
11/06/2024	Invoice	Processed By: Olga Grinko Invoice Number: 847128 Invoice Amount: -3.75
11/07/2024	Payment	Processed By: Vanhtsanah Vongsoury Receipt Number: 0 Payment Amount: 35.00
12/05/2024	Invoice	Processed By: Keith Hobday Invoice Number: 850914 Invoice Amount: 3.75
12/30/2024	Invoice	Processed By: Matthew Sorondo Invoice Number: 854549 Invoice Amount: 60.00
01/02/2025	Invoice	Processed By: Matthew Sorondo Invoice Number: 855042 Invoice Amount: -60.00
01/04/2025	Invoice	Processed By: Keith Hobday Invoice Number: 855368 Invoice Amount: 3.75
01/28/2025	C2 CASE RE- ASSIGNED TO INSPECT	Status: COMPLETED Assigned Staff: Trevor Fechner Time: .0 Description: Case Assigned to BM Case Assigned to reactive inspector by Supervisor Trevor F. TJF
02/03/2025	Invoice	Processed By: Keith Hobday Invoice Number: 859815 Invoice Amount: 3.75

CASE HISTORY REPORT

CASE NUMBER E23-01585

03/05/2025	Invoice	Processed By: Keith Hobday Invoice Number: 864317 Invoice Amount: 3.75
04/02/2025	Invoice	Processed By: Olga Grinko Invoice Number: 868801 Invoice Amount: -15.00
07/29/2025	MG MEETING/CONFERENCE	Status: COMPLETED Assigned Staff: Brad Morgan Time: 0.0 Description: Appeal Hearing Meeting 07/29/2025 Meeting with Sarah Papazian and Trevor Fechner to discuss the upcoming appeal hearing and set the timeline for preparation for the appeal hearing and the required documents. BNM
08/13/2025	Inspection Scheduled	Inspection Type: Follow-Up Inspection Inspector: Brad Morgan Request Comments:
08/13/2025	Inspection Resulted	Inspection Type: Follow-Up Inspection Time: 1:25 PM-1:45 PM Total Time: 0.33 Status: In Violation - Issue N and O Inspector: Brad Morgan Result Comments: 1. Building #1 (APT 101-105 & 201-205) has seven heating, ventilation, and air conditioning systems (HVAC) that were installed without the required permits and inspections. (FMC §§ 11-105, 11-307, 11-308; Cal. Mechanical Code §§ 104.1, 105.1.) *M Obtain all required permits and inspections for this installation. 2. Building #2 (APT 110-114 & 210-214) has six heating, ventilation, and air conditioning systems (HVAC) that were installed without the required permits and inspections. (FMC §§ 11-105, 11-307, 11-308; Cal. Mechanical Code §§ 104.1, 105.1.) *M Obtain all required permits and inspections for this installation. 3. Building #3 (APT 106-109 & 206-209) has four heating, ventilation, and air conditioning systems (HVAC) that were installed without the required permits and inspections. (FMC §§ 11-105, 11-307, 11-308; Cal. Mechanical Code §§ 104.1, 105.1.) *M Obtain all required permits and inspections for this installation. 4. Permit #B23-13816, acquired for (replace fascia board, replace damage carport metal post like to like, replace damage carport metal roof sheets as needed like to like, and replace exterior carport light fixtures) building and electrical work performed at the subject property, has not received final inspection approval and has expired and/or has been cancelled. Per the California Building Code, every permit issued shall become invalid unless the work on the site authorized

CASE HISTORY REPORT CASE NUMBER E23-01585

by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permits is suspended or abandoned for a period of 180 days after the time the work is commenced. A final inspection and approval is required before the use or occupancy of the improvements covered by this permit is allowed.

(FMC §§ 11-101, 11-307, 11-308, 11-310; Cal. Building Code §§ 105.1, 105.4, 105.5, 105.6.)

*B *E You are required to contact the Planning and Development Department and obtain all required permits and inspections.

5. Permit #B23-14018, acquired for (replace HVAC unit at APT #102) mechanical work performed at the subject property, has not received final inspection approval and has expired and/or has been cancelled. Per the California Building Code, every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permits is suspended or abandoned for a period of 180 days after the time the work is commenced. A final inspection and approval is required before the use or occupancy of the improvements covered by this permit is allowed. (FMC §§ 11-101, 11-307, 11-308, 11-310; Cal. Building Code §§ 105.1, 105.4, 105.5, 105.6.)

*M You are required to contact the Planning and Development Department and obtain all required permits and inspections.

^^^

08/13/2025 1:25 PM

During my re-inspection, I confirmed that there were several HVAC units on all three buildings that had been changed from the original units without permits. There are also two permits that were never finalized, but the work had been completed. I took photos to support my findings. This property is in violation.

BNM

08/19/2025	PX INSERT PIX INTO PHOTO MGT	Status: COMPLETED Assigned Staff: Brad Morgan Time: .08
		Description: Photos Uploaded to Photo Mgmt.
		08/19/2025
		Re-inspection photos uploaded to Photo Management.

BNM

CASE HISTORY REPORT

CASE NUMBER E23-01585

08/19/2025	DA DOCUMENT ATTACHED TO CASE F	Status: COMPLETED Assigned Staff: Brad Morgan Time: .08 Description: Screenshots from GIS 08/19/2025 Screenshots of aerial views taken from GIS have been uploaded to case Documents as supporting evidence of HVAC units being changed. BNM
08/19/2025	RO RESEARCH PROPERTY	Status: COMPLETED Assigned Staff: Brad Morgan Time: .08 Description: Research Case History 08/19/2025 After reviewing the case history for the property, I found that no previous PIRTs have been ordered for this property. BNM
08/19/2025	PI HC PERMIT INQUIRY	Status: COMPLETED Assigned Staff: Brad Morgan Time: .17 Description: Permit Inquiry 08/19/2025 No new permit information was found. Permits B23-14018 and B23-13816 both expired without ever having any inspections completed. B23-14018 File Date: 09/13/2023 Application Status: Issued Assigned To: Description of Work: Mechanical: Replace HVAC unit 102 Application Detail: Detail Application Type: Mechanical Permit Address: 4816 E FILLMORE AVE, Apt# 102 FRESNO, CA 93727 Owner Name: JCH FAMILY LIMITED PARTNERSHIP DBH FAMILY LIMITED PARTNERSHIP ETAL J HO Owner Address: 2696 S MAPLE, FRESNO, CA 93725 Application Name: Replace Parcel No: 46312028 Permit Dates Application Expiration Date 3/11/2024 Permit Issued Date 09/14/2023 Permit Expiration Date 03/12/2024

CASE HISTORY REPORT

CASE NUMBER E23-01585

B23-13816

File Date: 09/08/2023

Application Status: Issued

Assigned To:

Description of Work: Building: Replace fascia board, replace damage carport metal post like to like and replace damage carport metal roof sheets as needed like to like. Electrical: Replace exterior carport light fixtures.

Application Detail: Detail

Application Type: Commercial - New / Addition / Alteration

Address: 4816 E FILLMORE AVE, Bldg# 101+ FRESNO, CA 93727

Owner Name: JCH FAMILY LIMITED PARTNERSHIP DBH FAMILY LIMITED PARTNERSHIP
ETAL J HO

Owner Address: 2696 S MAPLE, FRESNO, CA 93725

Application Name: Code Repairs CARPORTS ONLY

Parcel No: 46312028

Permit Dates

Application Expiration Date

3/10/2024

Permit Issued Date

09/18/2023

Permit Expiration Date

03/16/2024

BNM

08/20/2025 **EM E MAIL**

Status: COMPLETED **Assigned Staff:** Brad Morgan **Time:** 0.0

Description: PIRT Request

08/20/2025

PIRT request sent to Trevor Fechner for review.

BNM

CASE HISTORY REPORT

CASE NUMBER E23-01585

08/25/2025	PT HC PIRT (TITLE SEARCH)	Status: COMPLETED Assigned Staff: Brad Morgan Time: 0.0 Description: PIRT Ordered 08/25/2025 PIRT order submitted for property. Order Number: 121135 BNM
<hr/>		
08/28/2025	DA DOCUMENT ATTACHED TO CASE F	Status: COMPLETED Assigned Staff: Brad Morgan Time: .08 Description: PIRT Documents Uploaded 08/28/2025 All PIRT related documents and interested parties worksheet uploaded to case Documents. BNM
<hr/>		
08/28/2025	N1 NOTICE PREPARATION N&O/NOV	Status: COMPLETED Assigned Staff: Brad Morgan Time: .08 Description: Notice and Order Prep 08/28/2025 Notice and Order generated. BNM
<hr/>		
08/28/2025	EM E MAIL	Status: COMPLETED Assigned Staff: Brad Morgan Time: 0.0 Description: NAO to Supervisor 08/28/2025 Notice and Order, photos, and supporting attachments sent to Trevor Fechner for review. BNM
<hr/>		
08/29/2025	NJ NOTICE & ORDER HOUSING	Status: COMPLETED Assigned Staff: Brad Morgan Time: 0.0 Description: Notice and Order Mailed 08/29/2025 Notice and Order sent by mail with a correction deadline of 09/16/2025. BNM

CASE HISTORY REPORT CASE NUMBER E23-01585

08/29/2025 **DP DOCUMENT
POSTING @ SITE**

Status: COMPLETED **Assigned Staff:** Brad Morgan **Time:** .17

Description: Notice and Order Posted

08/29/2025

Notice and Order posted at the community mailboxes and laundry room. Posting Proof of Service form uploaded to case Documents. Photos uploaded to Photo Management.

BNM

08/29/2025 **Invoice**

Processed By: Vanhtsanah Vongsoury **Invoice Number:** 891885
Invoice Amount: 100.00

09/16/2025 **Payment**

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

09/18/2025 **EM E MAIL**

Status: COMPLETED **Assigned Staff:** Brad Morgan **Time:** 0.0

Description: Emails with Property Mgmt.

From: Brad Morgan

Sent: Thursday, September 18, 2025 1:42 PM

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

Subject: RE: City Case: 4816 E Fillmore

Hello Jaquellin,

I am granting your request and have extended the correction deadline to 09/30/2025. Please be sure to have the required permits issued and the Building and Safety inspections completed by this date. You will only be eligible for additional extensions if you fail the Building and Safety inspections and are given a correction list by the inspector, requiring additional time for repairs or completion of other requests made by the inspector. Let me know if you have any questions.

Thank you,

Brad Morgan
Community Revitalization Specialist
City Attorney's Office – Reactive Rental Housing Unit
City of Fresno
(559) 621-8472 – desk
(559) 476-9546 – cell
Brad.Morgan@fresno.gov

>>>

From: Jaquellin <gjdmaintrentals@gmail.com>

CASE HISTORY REPORT CASE NUMBER E23-01585

Sent: Tuesday, September 16, 2025 2:56 PM
To: Brad Morgan <Brad.Morgan@fresno.gov>
Subject: Re: City Case: 4816 E Fillmore

Good afternoon,

Following up regarding violations in order to produce we need permits. We are actively working on the permits. We are making every effort to complete the necessary work promptly and would appreciate your understanding and assistance in granting us an additional two weeks to resolve these matters.

Thank you in advance for your time and attention. Looking forward to hearing from you.

Best Regards,
Jaquellin Ventura
JD Home Rentals
Maintenance Department
Fresno, CA 93701
Phone: 559-498-3478

09/18/2025	EX TIME EXTENSION GRANTED	Status: COMPLETED Assigned Staff: Brad Morgan Time: 0.0 Description: Time Extension Granted 09/18/2025 Time extension granted for two additional weeks, per my conversation with the property manger. The new correction deadline is 09/30/2025. BNM
10/01/2025	PI HC PERMIT INQUIRY	Status: COMPLETED Assigned Staff: Brad Morgan Time: .08 Description: Permit Inquiry 10/01/2025 There were no changes to the previous incomplete permits (B23-13816 and B23-14018) and no new permits required by the Notice and Order dated 08/29/2025 have been found. BNM
10/02/2025	Inspection Scheduled	Inspection Type: Follow-Up Inspection Inspector: Brad Morgan Request Comments:

CASE HISTORY REPORT

CASE NUMBER E23-01585

10/02/2025	Inspection Resulted	Inspection Type: Follow-Up Inspection Time: 10:55 AM-11:15 AM Total Time: 0.33 Status: In Violation - Time Extension Inspector: Brad Morgan Result Comments: 10/02/2025 10:55 AM During my re-inspection, I confirmed that no changes had been made to the unpermitted HVACs or electrical since my last inspection. The permit inquiry I completed on 10/01/2025 also confirmed that there is no new permit activity. I took photos to support my findings. This property is still in violation. I have been directed to grant an additional extension pending the results of the Administrative Appeal Hearing scheduled on 11/05/2025. BNM
<hr/>		
10/03/2025	PX INSERT PIX INTO PHOTO MGT	Status: COMPLETED Assigned Staff: Brad Morgan Time: .08 Description: Photos Uploaded to Photo Mgmt. 10/03/2025 Re-inspection photos uploaded to Photo Management. BNM
<hr/>		
10/03/2025	EX TIME EXTENSION GRANTED	Status: COMPLETED Assigned Staff: Brad Morgan Time: 0.0 Description: Time Extension Granted 10/03/2025 I have been directed by my supervisor, Trevor Fechner, to grant an additional time extension pending the results of the Administrative Appeal Hearing scheduled on 11/05/2025.
<hr/>		
11/04/2025	AS APPEAL HEARING SCHEDULED	Status: COMPLETED Assigned Staff: Brad Morgan Time: 0.0 Description: Appeal Hearing Rescheduled 11/04/2025 Appeal Hearing has been re-scheduled for Tuesday, February 3, 2026, at 10:30 AM. I will consult my supervisor about resuming enforcement. BNM

CASE HISTORY REPORT

CASE NUMBER E23-01585

12/05/2025 **PI HC PERMIT
INQUIRY**

Status: COMPLETED **Assigned Staff:** Brad Morgan **Time:** .08

Description: Permit Application Submitted
12/05/2025

A new permit application (B25-13001) was submitted for the HVAC on APT #102 to replace Permit B23-14018. The permit has not been issued yet. There have not been any permit applications submitted for any of the other HVAC systems that have been replaced throughout the property. No permit applications have been submitted to replace Permit B23-13816 for building and electrical work. This property still does not meet the permit requirements as stated in the Notice and Order dated 08/29/2025.

B25-13001

File Date: 10/13/2025

Application Status: Accept

Assigned To:

Description of Work: Mechanical: New HVAC for unit #102

Application Detail: Detail

Application Type: Mechanical Permit

Address: 4816 E FILLMORE AVE, Apt# 102 FRESNO, CA 93727

Owner Name: JCH FAMILY LIMITED PARTNERSHIP DBH FAMILY LIMITED PARTNERSHIP
ETAL J HO

Owner Address: 2696 S MAPLE, 2696 S MAPLE, 2696 S MAPLE, FRESNO, CA 93725

Application Name: Repair

Parcel No: 46312028

Permit Dates

Application Expiration Date

4/11/2026

Permit Issued Date

N/A

Permit Expiration Date

N/A

12/05/2025 **PX INSERT PIX INTO
PHOTO MGT**

Status: COMPLETED **Assigned Staff:** Brad Morgan **Time:** .08

Description: Photos Uploaded to Photo Mgmt.
12/05/2025

Re-inspection photos uploaded to Photo Management.

BNM

12/05/2025 **Inspection
Scheduled**

Inspection Type: Follow-Up Inspection **Inspector:** Brad Morgan

Request Comments:

CASE HISTORY REPORT

CASE NUMBER E23-01585

12/05/2025	Recommend Citation	Task: Follow-Up Action By: Brad Morgan Comments:
12/05/2025	Inspection Resulted	Inspection Type: Follow-Up Inspection Time: 12:10 PM-12:30 PM Total Time: 0.33 Status: Recommend Citation Inspector: Brad Morgan Result Comments: 1. Failure to comply with Final Notice and Order dated 08/29/2025, items # 1-5 listed on the enclosed Notice and Order. (FMC §10-615.) ^^^ 12/05/2025 12:10 PM During my re-inspection, I confirmed that violations 1-5 from the Notice and Order dated 08/29/2025 still remain. I took photos to support my findings. I also completed a permit inquiry and confirmed that the permits and inspections required by the Notice and Order have not been completed. I will recommend to move to citation. BNM
12/10/2025	EM E MAIL	Status: COMPLETED Assigned Staff: Brad Morgan Time: 0.0 Description: Citation #1 Request 12/10/2025 I emailed my request to issue Citation #1 for the Notice and Order dated 08/29/2025. BNM
12/10/2025	Invoice	Processed By: Araseli Hernandez Invoice Number: 907036 Invoice Amount: 250.00
12/17/2025	CT CITATION (ISSUED BY INSPECT	Status: COMPLETED Assigned Staff: Brad Morgan Time: 0.0 Description: Citation #1 Issued 12/17/2025 Citation #1 for the Notice and Order 08/29/2025 was sent by mail with a payment due date of 01/16/2026. BNM

CASE HISTORY REPORT

CASE NUMBER E23-01585

01/27/2026	MG MEETING/CONFERENCE NCE	Status: COMPLETED Assigned Staff: Brad Morgan Time: 0.0 Description: Appeal Hearing Meeting 01/27/2026 9:30 AM Meeting with Sarah Papazian and Trevor Fechner. BNM
01/29/2026	AS APPEAL HEARING SCHEDULED	Status: COMPLETED Assigned Staff: Brad Morgan Time: 0.0 Description: Appeal Hearing Rescheduled 01/29/2026 Administrative Appeal Hearing has been rescheduled to 02/09/2026 at 9:30 AM. BNM
02/09/2026	PX INSERT PIX INTO PHOTO MGT	Status: COMPLETED Assigned Staff: Brad Morgan Time: .08 Description: Photos Uploaded to Photo Mgmt. 02/09/2026 Re-Inspection photos uploaded to Photo Management. BNM
02/09/2026	PI HC PERMIT INQUIRY	Status: COMPLETED Assigned Staff: Brad Morgan Time: .08 Description: Permit Inquiry 02/09/2026 Permit application (B25-13001) was submitted for the HVAC on APT #102 on 10/13/2025 to replace Permit B23-14018, but it has not been issued yet. There still have not been any permit applications submitted for any of the other HVAC systems that have been replaced throughout the property. No permit applications have been submitted to replace Permit B23-13816 for building and electrical work. This property still does not meet the permit requirements as stated in the Notice and Order dated 08/29/2025. BNM

CASE HISTORY REPORT

CASE NUMBER E23-01585

02/09/2026 **AH APPEAL HEARING** **Status:** COMPLETED **Assigned Staff:** Brad Morgan **Time:** 0.0
Description: Administrative Appeal Hearing
02/09/2026 9:30 AM
Administrative Appeal Hearing completed regarding the First Administrative Citation issued on 09/11/2024.

BNM

02/09/2026 **Inspection Scheduled** **Inspection Type:** Follow-Up Inspection **Inspector:** Brad Morgan
Request Comments:

02/09/2026 **Inspection Resulted** **Inspection Type:** Follow-Up Inspection **Time:** 7:30 AM-7:50 AM **Total Time:** 0.33
Status: In Violation - Time Extension **Inspector:** Brad Morgan
Result Comments:02/09/2026 7:30 AM
During my re-inspection, I confirmed that violations 1-5 remain. I took photos to support my findings. This property remains in violation.

BNM

02/13/2026 **APPEALS** **Status:** COMPLETED **Assigned Staff:** Brad Morgan **Time:** 0.0
Description: Citation Voided
02/13/2026
The First Administrative Citation for non-compliance issued on 09/11/2024 was voided as a result of the appeal. A copy of the voided citation was sent to the owner by mail.

BNM

02/13/2026 **Invoice** **Processed By:** Jose Carrillo **Invoice Number:** 916202
Invoice Amount: -250.00

FINES:

CASE HISTORY REPORT
CASE NUMBER E23-01585

INVOICE	DESCRIPTION	CHARGE	CREDIT	PAID	DUE
767322	Administrative Fee	\$217.54	\$0.00	\$217.54	\$0.00
787947	Administrative Fee	\$157.68	\$0.00	\$157.68	\$0.00
821662	Administrative Fee	\$270.10	\$0.00	\$270.10	\$0.00
837153	1st Citation for Non-Compliance	\$250.00	(\$250.00)	\$0.00	\$0.00
916202	1st Citation for Non-Compliance	\$250.00	(\$250.00)	\$0.00	\$0.00
842083	Late Fee	\$3.75	(\$3.75)	\$0.00	\$0.00
845206	Late Fee	\$3.75	(\$3.75)	\$0.00	\$0.00
845225	Appeal - Single Family up to 2 units	\$35.00	\$0.00	\$35.00	\$0.00
846825	Late Fee	\$3.75	(\$3.75)	\$0.00	\$0.00
847128	Late Fee	\$3.75	(\$3.75)	\$0.00	\$0.00
850914	Late Fee	\$3.75	(\$3.75)	\$0.00	\$0.00
868801	Late Fee	\$3.75	(\$3.75)	\$0.00	\$0.00
854549	Lien Release Fee - ASSESSMENT	\$60.00	(\$60.00)	\$0.00	\$0.00
855042	Lien Release Fee - ASSESSMENT	\$60.00	(\$60.00)	\$0.00	\$0.00
855368	Late Fee	\$3.75	(\$3.75)	\$0.00	\$0.00
868801	Late Fee	\$3.75	(\$3.75)	\$0.00	\$0.00
859815	Late Fee	\$3.75	(\$3.75)	\$0.00	\$0.00
868801	Late Fee	\$3.75	(\$3.75)	\$0.00	\$0.00
864317	Late Fee	\$3.75	(\$3.75)	\$0.00	\$0.00
868801	Late Fee	\$3.75	(\$3.75)	\$0.00	\$0.00
891885	PIRT -Title Search	\$100.00	\$0.00	\$100.00	\$0.00
907036	1st Citation for Non-Compliance	\$250.00	\$0.00	\$0.00	\$250.00
TOTAL		1695.32	-665.00	780.32	250.00



CODE ENFORCEMENT

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

Call or Schedule an Appointment With:

Brad Morgan
Community Revitalization Specialist
Phone: 559-621-8472
E-Mail: Brad.Morgan@fresno.gov

Case No. E23-01585

August 29, 2025

JCH FAMILY LIMITED PARTNERSHIP
DBH FAMILY LIMITED PARTNERSHIP ETAL J HO
2696 S MAPLE AVE
FRESNO, CA 93725

SUBJECT: **NOTICE AND ORDER**
ADDRESS: **4816 E FILLMORE AVE**
APN: **463-120-28**
DEADLINE: **SEPTEMBER 16, 2025**

Enclosed is a Correction Notice and Order to remove the violations on the property referenced above by **September 16, 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.**

Enclosure: Photos.

INTERESTED PARTIES MAILING LIST

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

JCH FAMILY LIMITED PARTNERSHIP
DBH FAMILY LIMITED PARTNERSHIP ETAL J HO
2696 S MAPLE AVE
FRESNO, CA 93725

Certified Article Number
9414 7266 9904 2241 5442 63
SENDER'S RECORD

JHS FAMILY LP; DBH FAMILY LP; JCH FAMILY LP
5917 W ELOWIN DR
VISALIA, CA 93291

Certified Article Number
9414 7266 9904 2241 5442 70
SENDER'S RECORD

JD HOME RENTALS
2975 E BELMONT AVE
FRESNO, CA 93701

Certified Article Number
9414 7266 9904 2241 5442 87
SENDER'S RECORD

**CITY OF FRESNO
CODE ENFORCEMENT**

CORRECTION NOTICE AND ORDER

Address: 4816 E FILLMORE AVE
APN: 463-120-28

Date: August 29, 2025
Case No: E23-01585

CORRECT THE FOLLOWING VIOLATIONS:

1. Building #1 (APT 101-105 & 201-205) has multiple heating, ventilation, and air conditioning systems (HVAC) that were installed without the required permits and inspections. (FMC §§ 11-105, 11-307, 11-308; Cal. Mechanical Code §§ 104.1, 105.1.)
***M:** Obtain all required permits and inspections for this installation.
2. Building #2 (APT 110-114 & 210-214) has multiple heating, ventilation, and air conditioning systems (HVAC) that were installed without the required permits and inspections. (FMC §§ 11-105, 11-307, 11-308; Cal. Mechanical Code §§ 104.1, 105.1.)
***M:** Obtain all required permits and inspections for this installation.
3. Building #3 (APT 106-109 & 206-209) has multiple heating, ventilation, and air conditioning systems (HVAC) that were installed without the required permits and inspections. (FMC §§ 11-105, 11-307, 11-308; Cal. Mechanical Code §§ 104.1, 105.1.)
***M:** Obtain all required permits and inspections for this installation.
4. Permit #B23-13816, acquired for (replace fascia board, replace damage carport metal post like to like, replace damage carport metal roof sheets as needed like to like, and replace exterior carport light fixtures) building and electrical work performed at the subject property, has not received final inspection approval and has expired and/or has been cancelled. Per the California Building Code, every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permits is suspended or abandoned for a period of 180 days after the time the work is commenced. A final inspection and approval is required before the use or occupancy of the improvements covered by this permit is allowed. (FMC §§ 11-101, 11-307, 11-308, 11-310; Cal. Building Code §§ 105.1, 105.4, 105.5, 105.6.)
***B *E:** You are required to contact the Planning and Development Department and obtain all required permits and inspections.
5. Permit #B23-14018, acquired for (replace HVAC unit at APT #102) mechanical work performed at the subject property, has not received final inspection approval and has expired and/or has been cancelled. Per the California Building Code, every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permits is suspended or abandoned for a period of 180 days after the time the work is commenced. A final inspection and approval is required before the use or occupancy of the improvements covered by this permit is allowed. (FMC §§ 11-101, 11-307, 11-308, 11-310; Cal. Building Code §§ 105.1, 105.4, 105.5, 105.6.)
***M:** You are required to contact the Planning and Development Department and obtain all required permits and inspections.

PERMITS:

All items marked with an * (**asterisk**) and a letter (i.e. *B, *P, *M, *E) may require a permit to make the necessary repair.

The Building and Safety Department determines whether a permit will be required to address the violation(s) identified by the Code Enforcement Inspector.

Please bring this correction notice with you to the City of Fresno Building and Safety Permit Counter to determine if a permit is required and how to file an application for permit(s).

The Permit Counter address is 2600 Fresno St, RM 3043 (third floor), phone number (559) 621-8084.

Note: A permit may also be required on unmarked items depending on the extent of the repair(s).

DEADLINES:

All violations are to be corrected by **September 16, 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.



Brad Morgan
Community Revitalization Specialist
Phone: 559-621-8472


S.I.



Photo Report

Case ID: E23-01585

Address: 4816 E FILLMORE AVE

Owner: JCH FMLY LMTD PRTNRSHP
DBH FMLY LMTD PRTNRSHP

APN: 463-120-28



Date: 08/13/2025 01:29:38 PM

Building: #1 Room: Exterior Unit: 101-105 & 201-205

Violation #1: Building #1 has 7 HVAC units that have been changed without permits and inspections



Date: 08/13/2025 01:31:18 PM

Building: #1 Room: Exterior Unit: 101-105 & 201-205

Violation #1: Building #1 has 7 HVAC units that have been changed without permits and inspections



Date: 08/13/2025 01:31:33 PM

Building: #1 Room: Exterior Unit: 101-105 & 201-205

Violation #1: Building #1 has 7 HVAC units that have been changed without permits and inspections



Date: 08/13/2025 01:32:02 PM

Building: #1 Room: Exterior Unit: 101-105 & 201-205

Violation #1: Building #1 has 7 HVAC units that have been changed without permits and inspections



Date: 08/13/2025 01:32:39 PM

Building: #2 Room: Exterior Unit: 110-114 & 210-214

Violation #2: Building #2 has 6 HVAC units that have been changed without permits and inspections



Date: 08/13/2025 01:32:54 PM

Building: #2 Room: Exterior Unit: 110-114 & 210-214

Violation #2: Building #2 has 6 HVAC units that have been changed without permits and inspections



Date: 08/13/2025 01:33:59 PM

Building: #2 Room: Exterior Unit: 110-114 & 210-214

Violation #2: Building #2 has 6 HVAC units that have been changed without permits and inspections



Date: 08/13/2025 01:35:09 PM

Building: #2 Room: Exterior Unit: 110-114 & 210-214

Violation #2: Building #2 has 6 HVAC units that have been changed without permits and inspections



Date: 08/13/2025 01:35:49 PM

Building: #3 Room: Exterior Unit: 106-109 & 206-209

Violation #3: Building #3 has 4 HVAC units that have been changed without permits and inspections



Date: 08/13/2025 01:36:40 PM

Building: #3 Room: Exterior Unit: 106-109 & 206-209

Violation #3: Building #3 has 4 HVAC units that have been changed without permits and inspections



Date: 08/13/2025 01:37:03 PM

Building: #3 Room: Exterior Unit: 106-109 & 206-209

Violation #3: Building #3 has 4 HVAC units that have been changed without permits and inspections



Date: 08/13/2025 01:37:29 PM

Building: #3 Room: Exterior Unit: 106-109 & 206-209

Violation #3: Building #3 has 4 HVAC units that have been changed without permits and inspections



Date: 08/13/2025 01:39:37 PM

Room: Carport

Violation #4: Carport lighting changed without permits and inspections



Date: 08/13/2025 01:40:23 PM

Room: Carport

Violation #4: Carport lighting changed without permits and inspections

WALZ
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MAILER®

FROM **WALZ**

FORM #45663 VERSION: E0824

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2241 5442 63

Label #1

JCH FAMILY LIMITED PARTNERSHIP
DBH FAMILY LIMITED PARTNERSHIP ETAL J HO
2696 S MAPLE AVE
FRESNO, CA 93725

Label #2

JCH FAMILY LIMITED PARTNERSHIP
DBH FAMILY LIMITED PARTNERSHIP ETAL J HO
2696 S MAPLE AVE
FRESNO, CA 93725

Label #3

TEAR ALONG THIS LINE

Certified Mail Fee	\$	5.30
Return Receipt (Hardcopy)	\$	4.40
Return Receipt (Electronic)	\$	
Certified Mail Restricted Delivery	\$	
Postage	\$.74
Total Postage and Fees	\$	10.44

AUG 29 2025 10:05

Postmark
Here

Sent to:

JCH FAMILY LIMITED PARTNERSHIP
DBH FAMILY LIMITED PARTNERSHIP ETAL J HO
2696 S MAPLE AVE
FRESNO, CA 93725

Reference Information

B. MORGAN/RR CASE# E23-01585
4816 E FILLMORE AVE
FRESNO, CA 93727
N&O 08-29-2025

PS Form 3800, Facsimile, July 2015

A FOLD AND TEAR THIS WAY → OPTIONAL

B Label #5 (OPTIONAL)



OFFICE OF THE CITY ATTORNEY
RENTAL HOUSING DIVISION
2600 Fresno Street, 3rd Floor, Room 3076
Fresno, CA 93721-3604

Label #6 - Return Receipt Barcode (Sender's Record)



9590 9266 9904 2241 5442 66

Label #7 - Certified Mail Article Number

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL®



9414 7266 9904 2241 5442 63

Label #4

FOLD AND TEAR THIS WAY →

C FOLD AND TEAR THIS WAY →

Return Receipt (Form 3811) Barcode



9590 9266 9904 2241 5442 66

1. Article Addressed to:

JCH FAMILY LIMITED PARTNERSHIP
DBH FAMILY LIMITED PARTNERSHIP ETAL J HO
2696 S MAPLE AVE
FRESNO, CA 93725

2. Certified Mail (Form 3800) Article Number

9414 7266 9904 2241 5442 63

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
X Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type:

Certified Mail

Reference Information

B. MORGAN/RR CASE# E23-01585
4816 E FILLMORE AVE
FRESNO, CA 93727
N&O 08-29-2025

Thank you for using Return Receipt Service

RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

Thank you for using Return Receipt Service

PS Form 3811, Facsimile, July 2015

Domestic Return Receipt

WALZ
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FROM **WALZ**

FORM #45663 VERSION: E0824

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2241 5442 70

Label #1
JHS FAMILY LP; DBH FAMILY LP;
JCH FAMILY LP
5917 W ELOWIN DR
VISALIA, CA 93291

Label #2
JHS FAMILY LP; DBH FAMILY LP;
JCH FAMILY LP
5917 W ELOWIN DR
VISALIA, CA 93291

Label #3

TEAR ALONG THIS LINE

Certified Mail Fee	\$	5.30
Return Receipt (Hardcopy)	\$	4.40
Return Receipt (Electronic)	\$	
Certified Mail Restricted Delivery	\$	
Postage	\$.74
Total Postage and Fees	\$	10.44

Aug 29 2025 10:10:05

Postmark
Here

Sent to:

JHS FAMILY LP; DBH FAMILY LP;
JCH FAMILY LP
5917 W ELOWIN DR
VISALIA, CA 93291

Reference Information

B. MORGAN/RR CASE# E23-01585
4816 E FILLMORE AVE
FRESNO, CA 93727
N&O 08-29-2025

PS Form 3800, Facsimile, July 2015

A FOLD AND TEAR THIS WAY → OPTIONAL

B Label #5 (OPTIONAL)



OFFICE OF THE CITY ATTORNEY
RENTAL HOUSING DIVISION
2600 Fresno Street, 3rd Floor, Room 3076
Fresno, CA 93721-3604

Label #6 - Return Receipt Barcode (Sender's Record)



9590 9266 9904 2241 5442 73

Label #7 - Certified Mail Article Number

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
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9414 7266 9904 2241 5442 70

Label #4

FOLD AND TEAR THIS WAY →

C FOLD AND TEAR THIS WAY →

Return Receipt (Form 3811) Barcode



9590 9266 9904 2241 5442 73

1. Article Addressed to:

JHS FAMILY LP; DBH FAMILY LP;
JCH FAMILY LP
5917 W ELOWIN DR
VISALIA, CA 93291

2. Certified Mail (Form 3800) Article Number

9414 7266 9904 2241 5442 70

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type:

Certified Mail

Reference Information

B. MORGAN/RR CASE# E23-01585
4816 E FILLMORE AVE
FRESNO, CA 93727
N&O 08-29-2025

Thank you for using Return Receipt Service

RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

Thank you for using Return Receipt Service

PS Form 3811, Facsimile, July 2015

Domestic Return Receipt

FROM
WALZ
CERTIFIED
MAILER®

WALZ

FORM #45663 VERSION: E0824

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2241 5442 87

Label #1
JD HOME RENTALS
2975 E BELMONT AVE
FRESNO, CA 93701

Label #2
JD HOME RENTALS
2975 E BELMONT AVE
FRESNO, CA 93701

Label #3

TEAR ALONG THIS LINE

Certified Mail Fee	\$	5.30
Return Receipt (Hardcopy)	\$	4.40
Return Receipt (Electronic)	\$	
Certified Mail Restricted Delivery	\$	
Postage	\$.74
Total Postage and Fees	\$	10.44

08/29/2025 11:10

Postmark
Here

Sent to:

JD HOME RENTALS
2975 E BELMONT AVE
FRESNO, CA 93701

Reference Information

B. MORGAN/RR CASE# E23-01585
4816 E FILLMORE AVE
FRESNO, CA 93727
N&O 08-29-2025

PS Form 3800, Facsimile, July 2015

A FOLD AND TEAR THIS WAY → OPTIONAL

B Label #5 (OPTIONAL)



OFFICE OF THE CITY ATTORNEY
RENTAL HOUSING DIVISION
2600 Fresno Street, 3rd Floor, Room 3076
Fresno, CA 93721-3604

Label #6 - Return Receipt Barcode (Sender's Record)



9590 9266 9904 2241 5442 80

Label #7 - Certified Mail Article Number

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL®



9414 7266 9904 2241 5442 87

FOLD AND TEAR THIS WAY →

C FOLD AND TEAR THIS WAY →

Thank you for using Return Receipt Service

RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

Return Receipt (Form 3811) Barcode

9590 9266 9904 2241 5442 80

1. Article Addressed to:
JD HOME RENTALS
2975 E BELMONT AVE
FRESNO, CA 93701

2. Certified Mail (Form 3800) Article Number
9414 7266 9904 2241 5442 87

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type:

Certified Mail

Reference Information

B. MORGAN/RR CASE# E23-01585
4816 E FILLMORE AVE
FRESNO, CA 93727
N&O 08-29-2025

Thank you for using Return Receipt Service

PS Form 3811, Facsimile, July 2015

Domestic Return Receipt

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 August 29, 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 August 29, 2025, at Fresno, California.



Signature

Subject Address: 4816 E FILLMORE AVE
Case Number : E23-01585

Mail To:

JCH FAMILY LIMITED PARTNERSHIP
DBH FAMILY LIMITED PARTNERSHIP ETAL% J H
2696 S MAPLE AVE
FRESNO, CA 93725

JD HOME RENTALS
2975 E BELMONT AVE
FRESNO, CA 93701

JHS FAMILY LP; DBH FAMILY LP; JCH FAMILY LP
5917 W ELOWIN DR
VISALIA, CA 93291

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 August 29, 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:

4816 E FILLMORE AVE

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 August 29, 2025, at Fresno, California.




Signature



Subject Address: 4816 E FILLMORE AVE
Case Number : E23-01585

Posting To:

4816 E FILLMORE AVE

Return-Receipt (Form 3811) Barcode		COMPLETE THIS SECTION ON DELIVERY	
 9590 9266 9904 2241 5442 80		A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee	
		B. Received by (Printed Name) <i>Nevo</i> C. Date of Delivery <i>9/5/25</i>	
1. Article Addressed to: JD HOME RENTALS 2975 E BELMONT AVE FRESNO, CA 93701		D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:	
2. Certified Mail (Form 3800) Article Number 9414 7266 9904 2241 5442 87		3. Service Type: <input checked="" type="checkbox"/> Certified Mail	
		<u>Reference Information</u> B. MORGAN/RR CASE# E23-01585 4816 E FILLMORE AVE FRESNO, CA 93727 N&O 08-29-2025	
PS Form 3811, Facsimile, July 2015		Domestic Return Receipt	

Return Receipt (Form 3811) Barcode		COMPLETE THIS SECTION ON DELIVERY	
 9590 9266 9904 2241 5442 66		A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee	
		B. Received by (Printed Name) <i>Orlando Gutierrez</i> C. Date of Delivery <i>9/5/25</i>	
1. Article Addressed to: JCH FAMILY LIMITED PARTNERSHIP DBH FAMILY LIMITED PARTNERSHIP ETAL J HO 2696 S MAPLE AVE FRESNO, CA 93725		D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:	
2. Certified Mail (Form 3800) Article Number 9414 7266 9904 2241 5442 63		3. Service Type: <input checked="" type="checkbox"/> Certified Mail	
		<u>Reference Information</u> B. MORGAN/RR CASE# E23-01585 4816 E FILLMORE AVE FRESNO, CA 93727 N&O 08-29-2025	
PS Form 3811, Facsimile, July 2015		Domestic Return Receipt	

Return Receipt (Form 3811) Barcode	COMPLETE THIS SECTION ON DELIVERY	
 9590 9266 9904 2241 5442 73	A. Signature <input checked="" type="checkbox"/> <i>[Signature]</i>	<input type="checkbox"/> Agent <input checked="" type="checkbox"/> Address
1. Article Addressed to: JHS FAMILY LP; DBH FAMILY LP; JCH FAMILY LP 5917 W ELOWIN DR VISALIA, CA 93291	B. Received by (Printed Name) <i>MORGAN HARRIS</i>	C. Date of Delivery <i>9/5/25</i>
2. Certified Mail (Form 3800) Article Number 9414 7266 9904 2241 5442 70	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input checked="" type="checkbox"/> No 	
PS Form 3811, Facsimile, July 2015		3. Service Type: <input checked="" type="checkbox"/> Certified Mail <u>Reference Information</u> B: MORGAN/RR CASE# E23-01585 4816 E FILLMORE AVE FRESNO, CA 93727 N&O 08-29-2025 Domestic Return Receipt.

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

FIRST ADMINISTRATIVE CITATION

1. Inspection Date: 12/05/2025 Time: 12:15 PM Citation Number: E23-01585.1
APN: 463-120-28
2. Location of Violation: 4816 E FILLMORE AVE
3. The following Fresno Municipal Code (FMC) Sections were violated at the date and time noted above:

1. Failure to comply with Final Notice and Order dated August 29, 2025, items # 1-5 listed on the enclosed Notice and Order. (FMC §10-615.)

4. The following action is necessary on your part to correct the violation(s):

You are required to correct the violation(s) as indicated on the enclosed correction notice, specifically: Items # 1-5

5. A fine/penalty of **\$250.00** has been imposed. Payment method may be by cash, money order, or check, payable to the "City of Fresno, Code Enforcement Division", 2600 Fresno Street, Room 3076, Fresno, CA 93721-3605. Please write the citation number on the check or money order.

Please pay within 30 days. No further invoice will be sent.

Total Amount Due: **\$250.00**

Payment Due By: **January 16, 2026**

6. CONTINUED FAILURE TO COMPLY WITH THE ENCLOSED CORRECTION NOTICE MAY RESULT IN FURTHER CITATIONS WITH INCREASED AND ADDITIONAL PENALTIES FOR THE SAME VIOLATION(S) ON A DAILY BASIS AND/OR FURTHER LEGAL ACTION. A responsible party shall be guilty of a separate offense for each and every day during any portion of which any violation of any provision of the FMC is committed, continued, or permitted, and shall be punished accordingly. (FMC 1-304 (d).)
7. COLLECTIONS: Should you fail to pay these charges in full within 30 days, the City may seek collection in any or all of the following ways: (1) by a collection agency as a personal obligation; (2) as a lien attached to the subject property; (3) as a special assessment on the subject property; and/or (4) by the City Attorney's Office through judicial action. (FMC 1-501 et seq). Before a special assessment is placed on your property, an administrative hearing officer will confirm the costs by a public hearing. You will be issued a notice of the hearing at least fifteen days prior to the date of the hearing and will be allowed to file an objection.
8. LATE FEES: If you fail to pay these charges within 30 days, a late fee of 1.5% or a minimum of \$1.00 will be assessed to your outstanding balance.
9. APPEAL: You have the right to contest this citation by filing an appeal within eighteen (18) days from the date this citation was mailed (noted below). You may file the appeal with the Hearing Officer at the Office of the City Manager, City of Fresno, 2600 Fresno Street, Room 2064, Fresno, CA 93721. To schedule an appeal, contact 559-621-8000. There is an Administrative Hearing Fee of \$35 for residential units up to two, \$55 for three or more units and \$75 for commercial units. Please bring or send a check or money order with the request for appeal. You will be billed accordingly if payment is not included with your request for appeal.

Inspector Name and Phone Number

Brad Morgan
559-621-8472

Responsible Party Name and Address

JCH FAMILY LIMITED PARTNERSHIP
DBH FAMILY LIMITED PARTNERSHIP ETAL% J H
2696 S MAPLE AVE
FRESNO, CA 93725

Brad Morgan

Inspector's Signature

I, the above-signed inspector, certify under penalty of perjury that I caused this citation to be mailed to the responsible party listed above on: December 17 2025.

S.I.

TJF

Enclosures: Attached interested parties mailing list, photos, and Notice and Order dated August 29, 2025.

FIRST ADMINISTRATIVE CITATION
4816 E FILLMORE AVE

INTERESTED PARTIES MAILING LIST

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

JCH FAMILY LIMITED PARTNERSHIP
DBH FAMILY LIMITED PARTNERSHIP ETAL% J H
2696 S MAPLE AVE
FRESNO, CA 93725

Certified Article Number

9414 7266 9904 2241 5557 95

SENDER'S RECORD

Copies sent First-Class Mail to the following:

JHS FAMILY LP; DBH FAMILY LP; JCH FAMILY LP
5917 W ELOWIN DR
VISALIA, CA 93291

JD HOME RENTALS
2975 E BELMONT AVE
FRESNO, CA 93701



Photo Report

Case ID: E23-01585

Address: 4816 E FILLMORE AVE

Owner: JCH FAMILY LIMITED PARTNERSHIP
DBH FAMILY LIMITED PARTNERSHIP ETAL J HO

APN: 463-120-28



Date: 12/05/2025 12:15:48 PM

Building: #1 Room: Exterior

Violation #1 remains



Date: 12/05/2025 12:16:45 PM

Building: #1 Room: Exterior

Violation #1 remains



Date: 12/05/2025 12:17:01 PM

Building: #1 Room: Exterior

Violation #1 remains



Date: 12/05/2025 12:17:24 PM

Building: #1 Room: Exterior

Violation #1 remains



Date: 12/05/2025 12:17:47 PM

Building: #2 Room: Exterior

Violation #2 remains



Date: 12/05/2025 12:18:05 PM

Building: #2 Room: Exterior

Violation #2 remains



Date: 12/05/2025 12:18:54 PM

Building: #2 Room: Exterior

Violation #2 remains



Date: 12/05/2025 12:19:48 PM

Building: #2 Room: Exterior

Violation #2 remains



Date: 12/05/2025 12:20:11 PM

Building: #3 Room: Exterior

Violation #3 remains



Date: 12/05/2025 12:20:52 PM

Building: #3 Room: Exterior

Violation #3 remains



Date: 12/05/2025 12:21:07 PM

Building: #3 Room: Exterior

Violation #3 remains



Date: 12/05/2025 12:21:29 PM

Building: #3 Room: Exterior

Violation #3 remains



Date: 12/05/2025 12:22:27 PM

Room: Carport

Violation #4 remains



Date: 12/05/2025 12:22:34 PM

Room: Carport

Violation #4 remains

WALZ
CERTIFIED
MAILER®

FROM **WALZ**

FORM #45663 VERSION: E0824

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2241 5557 95

Label #1
JCH FAMILY LIMITED PARTNERSHIP
DBH FAMILY LIMITED PARTNERSHIP ETAL% J H
2696 S MAPLE AVE
FRESNO, CA 93725

Label #2
JCH FAMILY LIMITED PARTNERSHIP
DBH FAMILY LIMITED PARTNERSHIP ETAL% J H
2696 S MAPLE AVE
FRESNO, CA 93725

Label #3
JHS FAMILY LP; DBH FAMILY LP; JCH FAMILY LP
5917 W ELOWIN DR
VISALIA, CA 93291

TEAR ALONG THIS LINE

Certified Mail Fee	\$	
Return Receipt (Hardcopy)	\$	3.60
Return Receipt (Electronic)	\$	2.85
Certified Mail Restricted Delivery	\$	
Postage	\$.55
Total Postage and Fees	\$	7.00

DEC 17 2025 11:02Z

Postmark
Here

Sent to:

JCH FAMILY LIMITED PARTNERSHIP
DBH FAMILY LIMITED PARTNERSHIP ETAL% J H
2696 S MAPLE AVE
FRESNO, CA 93725

Reference Information

B. MORGAN/RR CASE# E23-01585

4816 E FILLMORE AVE
FRESNO, CA 93727
FIRST ADMIN CITE 12-17-2025

PS Form 3800, Facsimile, July 2015

A FOLD AND TEAR THIS WAY → OPTIONAL

B Label #5 (OPTIONAL)

JD HOME RENTALS
2975 E BELMONT AVE
FRESNO, CA 93701

Label #6 - Return Receipt Barcode (Sender's Record)



9590 9266 9904 2241 5557 98

Label #7 - Certified Mail Article Number

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL®



9414 7266 9904 2241 5557 95

Label #4

FOLD AND TEAR THIS WAY →

C FOLD AND TEAR THIS WAY →

Return Receipt (Form 3811) Barcode



9590 9266 9904 2241 5557 98

1. Article Addressed to:

JCH FAMILY LIMITED PARTNERSHIP
DBH FAMILY LIMITED PARTNERSHIP ETAL% J H
2696 S MAPLE AVE
FRESNO, CA 93725

2. Certified Mail (Form 3800) Article Number

9414 7266 9904 2241 5557 95

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type:

Certified Mail

Reference Information

B. MORGAN/RR CASE# E23-01585

4816 E FILLMORE AVE
FRESNO, CA 93727
FIRST ADMIN CITE 12-17-2025

Thank you for using Return Receipt Service

RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

Thank you for using Return Receipt Service

PS Form 3811, Facsimile, July 2015

Domestic Return Receipt

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 17, 2025, I caused to be served the foregoing documents described as First Administrative Citation 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 17, 2025, at Fresno, California.



Signature

Subject Address: 4816 E FILLMORE AVE
Case Number : E23-01585



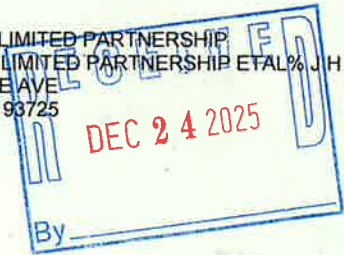
Mail Certified and First-Class To:

JCH FAMILY LIMITED PARTNERSHIP
DBH FAMILY LIMITED PARTNERSHIP ETAL% J H
2696 S MAPLE AVE
FRESNO, CA 93725

Mail First-Class To:

JHS FAMILY LP; DBH FAMILY LP; JCH FAMILY LP
5917 W ELOWIN DR
VISALIA, CA 93291

JD HOME RENTALS
2975 E BELMONT AVE
FRESNO, CA 93701

Return Receipt (Form 3811) Barcode		COMPLETE THIS SECTION ON DELIVERY	
 9590 9266 9904 2241 5557 98		A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee 	
1. Article Addressed to:		B. Received by (Printed Name) C. Date of Delivery	
JCH FAMILY LIMITED PARTNERSHIP DBH FAMILY LIMITED PARTNERSHIP ETAL% JCH 2696 S MAPLE AVE FRESNO, CA 93725  By _____		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input checked="" type="checkbox"/> NO	
2. Certified Mail (Form 3800) Article Number		3. Service Type:	
9414 7266 9904 2241 5557 95		<input checked="" type="checkbox"/> Certified Mail	
		<u>Reference Information</u> B. MORGAN/RR CASE# E23-01585 4816 E FILLMORE AVE FRESNO, CA 93727 FIRST ADMIN CITE 12-17-2025	
PS Form 3811, Facsimile, July 2015		Domestic Return Receipt	

B23-13816 - Code Repairs CARPORTS ONLY

This record was LOCKED on 2024-03-17.
Condition: Severity: Lock
Total conditions: 3 (Lock: 1, Notice: 2)

[Learn more about this lock and how to resolve it](#)

Menu Help

File Date: [09/08/2023](#)

Application Status: [Issued](#)

Assigned To:

Description of Work: [Building: Replace fascia board, replace damage carport metal post like to like and replace damage carport metal roof sheets as needed like to like. Electrical: Replace exte](#)

Application Detail: [Detail](#)

Application Type: [Commercial - New / Addition / Alteration](#)

Documents:	File Name	Document Group	Category	Description	Type	Docurr
	4816 E Fillmore 101.pdf	BLD_GENERAL	Affidavit	Owner affidavit	application/pdf	Upload
	BUILDING_Permit_202309...	BLD_GENERAL	Permit		application/pdf	Upload
	Show all					

Address: [4816 E FILLMORE AVE, Bldg# 101+ FRESNO, CA 93727](#)

Owner Name: [JCH FAMILY LIMITED PARTNERSHIP DBH FAMILY LIMITED PARTNERSHIP ETAL J HO](#)

Owner Address: [2696 S MAPLE, FRESNO, CA 93725](#)

Application Name: [Code Repairs CARPORTS ONLY](#)

Parcel No: [46312028](#)

Contact Info:	Name	Organization Name	Contact Type	Status
	Miguel Torres	J D Home Rentals	Applicant	Active
	J.D. Home Rentals Cons...	J.D. Home Renta...	Organization	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
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Total Fee Assessed: [\\$680.10](#)

Total Fee Invoiced: [\\$680.10](#)

Balance: [\\$0.00](#)

Custom Fields:	Commercial Type of Project	Applicant Job Value	Parcel ID
	Damage Repair	15000	-
	Number of Structures	Number of Stories	Construction Type
	4	2	Unknown
	Occupancy Classification		Public Owned
	Miscellaneous		No
	Change of Occupancy	Structure Type	Proposed Use
	No	Miscellaneous	Multy
	Total Square Footage	Existing Use	Proposed Use
	680	Apartment	Apartment
	Fire Sprinklers Included in Project?		
	No		
	Fire Alarms Included in Project		Offsite Improvements Needed?
	No		
	Was there a Pre-Inspection	Pre-Inspection Number	
	Yes	E23-01585	
	Planning Case Required		Review Timeframe
	No		21 Days
	Bluebeam ID		Eligible for S.T.E.P?
	-		S.T.E.P Comments
			-

Trades Affected	Electrical	Mechanical	Plumbing	Solar

Permit Dates	Application Expiration Date	Permit Issued Date	Permit Expiration Date
	3/10/2024	09/18/2023	03/16/2024

REVIEWERS

Review Type Exempt Review Status

RPS UPDATES

Interface Update Date Update Comments

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Submittal Inspection		Accepted No ...	09/18/2023	Donna Harris
	Plans Distribution				
	Certificate of Occupancy				
	Fire Review				
	Planning Review				
	Plumbing Review				
	Building Review				
	Mechanical Review				
	Grading Review	Kevin Rein			
	Structural Review				
	Electrical Review				
	Title 24 Review				
	Residential Review				
	County Health Departme...	Public Health			
	Historic Review				
	Plans Coordination				
	Permit Issuance		Issued	09/18/2023	Donna Harris
	Public Works Review	Frank Saburit			
	DPU Review	Kevin Gray			
	Alternate means and me...	Eric Frampton			
	Alternate Materials an...				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
	Permit Expired	The permit has expired...	Applied	03/17/2024	Lock	Administrator
	Records DV01-9742, DV01-...	The following records ...	Applied	09/08/2023	Notice	Administrator
	Records E23-01585, E23-...	The following records ...	Applied	09/08/2023	Notice	Administrator

Application Comments:	View ID	Comment	Date
-----------------------	---------	---------	------

Initiated by Product: ACA

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
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Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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B23-13816 - Code Repairs CARPORTS ONLY

This record was LOCKED on 2024-03-17.
Condition: Severity: Lock
Total conditions: 3 (Lock: 1, Notice: 2)

[Learn more about this lock and how to resolve it](#)

Menu Help

<input type="checkbox"/>	Type	Condition Name	Status	Severity	Applied Date	Short Comments	Di
<input type="checkbox"/>	Permit Expired	Permit Expired	Applied	Lock	03/17/2024	The permit has expired. This record i...	
<input type="checkbox"/>	Open Building Record	Records DV01-9742 D...	Applied	Notice	09/08/2023	The following records DV01-9742,DV01-...	
<input type="checkbox"/>	Enforcement Record ...	Records E23-01585 E...	Applied	Notice	09/08/2023	The following records E23-01585,E23-0...	

B23-13816 - Code Repairs CARPORTS ONLY

Cancel Help

Type * Open Building Record	Condition Name Records DV01-9742,DV01-9742-ADEM-0-0-0...	Status Applied
Status Date 09/08/2023	Severity Notice	Applied Date 09/08/2023
Effective Date 09/08/2023	Expiration Date	Short Comments The following records DV01-9742,DV01-9742-ADEM-0-0-0,PZ18-100466 are active for the parcel this case is associated with.
Applied by Dept Accela	Applied by User Administrator	Action by Dept Accela
Action by User Administrator	Object Name Record	Object Value REC23-00000-00SGO
Long Comments	Display Notice <input checked="" type="checkbox"/> Accela Automation <input type="checkbox"/> ACA <input type="checkbox"/> ACA Fee Estimate Page	Include in Condition Notice <input type="checkbox"/> Condition Name <input type="checkbox"/> Short Comments
Inheritable * No	Condition Status Type	Resolution Action
Public Display Message Priority		Additional Information

B23-13816 - Code Repairs CARPORTS ONLY

Cancel Help

Type *
Permit Expired
Status Date

Effective Date
03/17/2024
Applied by Dept
Accela
Action by User
Administrator
Long Comments

Inheritable *
No
Public Display Message

Condition Name
Permit Expired
Severity
Lock
Expiration Date

Applied by User
Administrator
Object Name
Record

Display Notice
 Accela Automation
 ACA
 ACA Fee Estimate Page
Condition Status Type

Priority

Status
Applied
Applied Date
03/17/2024
Short Comments
The permit has expired. This record is locked for updating.

Action by Dept
Accela
Object Value
REC23-00000-00SGO
Include in Condition Notice
 Condition Name
 Short Comments

Resolution Action

Additional Information

B23-13816 - Code Repairs CARPORTS ONLY

This record was LOCKED on 2024-03-17.
Condition: Severity: Lock
Total conditions: 3 (Lock: 1, Notice: 2)

[Learn more about this lock and how to resolve it](#)

Menu Refresh Help

Showing 1-7 of 7

<input type="checkbox"/>	Title	Type	From	To	Sent	Status	Event
<input type="checkbox"/>	Permit B23-13816 Commercial has Ex...	E-mail	No Reply [norep...	migueltorres389...	03/17/2024 01:34:25	Sent	AA_30_DAY_EXF
<input type="checkbox"/>	Permit B23-13816 Commercial is Abo...	E-mail	No Reply [norep...	migueltorres389...	02/15/2024 01:01:58	Sent	AA_30_DAY_EXF
<input type="checkbox"/>	Your application B23-13816 has a s...	E-mail	do_not_reply@fr...	migueltorres389...	09/18/2023 12:31:22	Sent	BLD_CONTACT_
<input type="checkbox"/>	Your application B23-13816 has a s...	E-mail	do_not_reply@fr...	migueltorres389...	09/18/2023 12:31:13	Sent	BLD_CONTACT_
<input type="checkbox"/>	Your Fresno Building Permit applic...	E-mail	do_not_reply@fr...	migueltorres389...	09/18/2023 12:30:52	Sent	BLD_INVOICED_
<input type="checkbox"/>	Application B23-13816 - Document U...	E-mail	do_not_reply@fr...	migueltorres389...	09/13/2023 11:17:45	Sent	ENT_CONTACT_
<input type="checkbox"/>	Your application B23-13816 has a s...	E-mail	do_not_reply@fr...	migueltorres389...	09/12/2023 18:02:04	Sent	BLD_CONTACT_

Page 1 of 1 < >

B23-13816 - Code Repairs CARPORTS ONLY

[Cancel](#) [Help](#)

Importance

Normal

From

do_no_reply@fresno.gov

Sent

09/12/2023 18:02:04

To

migueltorres3891@gmail.com;jdh_maintenance@yahoo.com

Cc

Bcc

Title

Your application B23-13816 has a status update

Attachment(s)

Content

Your application B23-13816 has been updated.

Review : Application Submittal

Status : Add'l Info Requested

Comments : DOCUMENTS/FORMS BELOW ARE REQUIRED PRIOR TO PERMIT ISSUANCE, UPLOAD ALL COMPLETED FORMS TO THE ORIGINAL RECORD: 1. () Provide a filled-out affidavit form. Form is available in the link below: <https://www.fresno.gov/wp-content/uploads/2023/02/Permit-Signature-Affidavit-1.pdf> Please upload directly to B23-13816 thru your portal using Record Info-Attachments-ADD Notify me at Donna.Harris@fresno.gov for further processing.

Parcel # : 46312028

Description : Building: Replace facia board, replace damage carport metal post like to like and replace damage carport metal roof sheets as needed like to like. Electrical: Replace exterior carport light fixtures.

Assigned Staff : Donna Harris

Assigned Email :

Current Staff : Donna Harris

Current Staff Email : Donna.Harris@fresno.gov

Comments

Event

BLD_CONTACT_APP_UPDATE

Status

Sent

B23-13816 - Code Repairs CARPORTS ONLY

[Cancel](#) [Help](#)

Importance

Normal

From

do_no_reply@fresno.gov

Sent

09/13/2023 11:17:45

To

migueltorres3891@gmail.com;jdh_maintenance@yahoo.com

Cc

Bcc

Title

Application B23-13816 - Document Uploaded

Attachment(s)

Content

A new document named '4816 E Fillmore 101.pdf' has been uploaded to the application B23-13816

You can review the document online.

Address:

Description: Building: Replace fascia board, replace damage carport metal post like to like and replace damage carport metal roof sheets as needed like to like. Electrical: Replace exterior carport light fixtures.

Comments

Event

ENT_CONTACT_DOCUMENT_UPLOAD

Status

Sent

B23-13816 - Code Repairs CARPORTS ONLY

[Cancel](#) [Help](#)

Importance

Normal

From

do_no_reply@fresno.gov

Sent

09/18/2023 12:30:52

To

migueltorres3891@gmail.com;jdh_maintenance@yahoo.com

Cc

Bcc

Title

Your Fresno Building Permit application, B23-13816 and Building: Replace fascia board, replace damage carport metal post like to like and replace damage carport metal roof sheets as needed like to like.
Electrical: Replace exterior carport light fixtures. has balance.

Attachment(s)

Content

Dear Applicant,

There is a new balance on your permit B23-13816:

Permit Issuance (\$25.28): \$25.28;Light Fixtures, per project (\$102.24): \$102.24;Technology Fee (\$21.82): \$21.82;Building Standards Administration: \$1.00;General Plan Surcharge: \$52.62;Inspection Building Fee - Weekday (\$136.70/hour): \$410.10;General Plan Surcharge: \$16.36;Seismic Fee: \$1.95;Workers Comp (\$31.03): \$31.03;Waste Diversion Fee (\$17.70): \$17.70

Please pay at your earliest convenience.

Comments

Event

BLD_INVOICED_FEE_NOTIFICATION

Status

Sent

B23-13816 - Code Repairs CARPORTS ONLY

[Cancel](#) [Help](#)

Importance

Normal

From

do_no_reply@fresno.gov

Sent

09/18/2023 12:31:13

To

migueltorres3891@gmail.com;jdh_maintenance@yahoo.com

Cc

Bcc

Title

Your application B23-13816 has a status update

Attachment(s)

Content

Your application B23-13816 has been updated.

Review : Application Submittal

Status : Accepted No Review Required

Comments : Record has been accessed permit fees and permit has been issued. Payments can be made online through your FASTER account or by contacting the cashier at 55 9-621-8014 to pay over the phone. Upon payment your able to print the permit, access approved plans, and call for inspections. An inspector will bring out a permit card to the first inspecti on. Thank you

Parcel # : 46312028

Description : Building: Replace facia board, replace damage carport metal post like to like and replace damage carport metal roof sheets as needed like to like. Electrical: Replace exterior carport light fixtures.

Assigned Staff : Donna Harris

Assigned Email :

Current Staff : Donna Harris

Current Staff Email : Donna.Harris@fresno.gov

Comments

Event

BLD_CONTACT_APP_UPDATE

Status

Sent

B23-13816 - Code Repairs CARPORTS ONLY

[Cancel](#) [Help](#)

Importance

Normal

From

do_no_reply@fresno.gov

Sent

09/18/2023 12:31:22

To

migueltorres3891@gmail.com;jdh_maintenance@yahoo.com

Cc

Bcc

Title

Your application B23-13816 has a status update

Attachment(s)

Content

Your application B23-13816 has been updated.

Review : Permit Issuance

Status : Issued

Comments :

Parcel # : 46312028

Description : Building: Replace fascia board, replace damage carport metal post like to like and replace damage carport metal roof sheets as needed like to like. Electrical: Replace exterior carport light fixtures.

Assigned Staff : Donna Harris

Assigned Email :

Current Staff : Donna Harris

Current Staff Email : Donna.Harris@fresno.gov

Comments

Event

BLD_CONTACT_APP_UPDATE

Status

Sent

B23-13816 - Code Repairs CARPORTS ONLY

[Cancel](#) [Help](#)

Importance

Normal

From

No Reply [noreply@fresno.gov]

Sent

02/15/2024 01:01:58

To

migueltorres3891@gmail.com

Cc

clb@byrnesoftware.com

Bcc

Title

Permit B23-13816 Commercial is About to Expire

Attachment(s)

Content

Dear Miguel Torres,
[migueltorres3891@gmail.com]

Your Permit **B23-13816** for Commercial is about to expire on **03/16/2024** if no inspections are scheduled between now and the expiration date. Once the permit has expired, to continue with scheduling inspections, a reinstatement fee of 25% of the original permit fee will be required.

Comments

Event

AA_30_DAY_EXP_NOTIFICATION

Status

Sent

B23-13816 - Code Repairs CARPORTS ONLY

[Cancel](#) [Help](#)

Importance

Normal

From

No Reply [noreply@fresno.gov]

Sent

03/17/2024 01:34:25

To

migueltorres3891@gmail.com

Cc

Bcc

Title

Permit B23-13816 Commercial has Expired

Attachment(s)

Content

Dear Miguel Torres,
[migueltorres3891@gmail.com]

Your Permit **B23-13816** for Commercial has expired yesterday, on **03/16/2024**. To continue with scheduling inspections, a reinstatement fee of 25% of the original permit fee will be required.

Comments

Event

AA_30_DAY_EXP_NOTIFICATION_AFTER

Status

Sent

B23-13816 - Code Repairs CARPORTS ONLY

This record was LOCKED on 2024-03-17.
Condition: Severity: Lock
Total conditions: 3 (Lock: 1, Notice: 2)

[Learn more about this lock and how to resolve it](#)

Menu [Help](#)

Showing 1-11 of 11

Date	Action	Receipt #/Fee Item	Amount	Cashier ID	Received	Comments	Reason
09/18/2023	Payment	793778	\$680.10	ROSALIAM		JD HOME R...	
09/18/2023	Payment Applied	Building ...	\$1.00	ROSALIAM			
09/18/2023	Payment Applied	General P..	\$52.62	ROSALIAM			
09/18/2023	Payment Applied	General P..	\$16.36	ROSALIAM			
09/18/2023	Payment Applied	Inspectio...	\$410.10	ROSALIAM			
09/18/2023	Payment Applied	Light Fix...	\$102.24	ROSALIAM			
09/18/2023	Payment Applied	Permit Is...	\$25.28	ROSALIAM			
09/18/2023	Payment Applied	Seismic Fee	\$1.95	ROSALIAM			
09/18/2023	Payment Applied	Technolog...	\$21.82	ROSALIAM			
09/18/2023	Payment Applied	Waste Div...	\$17.70	ROSALIAM			
09/18/2023	Payment Applied	Workers C...	\$31.03	ROSALIAM			

Page of 1 [<](#) [>](#)

B23-14018 - Replace

This record was LOCKED on 2024-03-13.
Condition: Severity: Lock
Total conditions: 3 (Lock: 1, Notice: 2)

[Learn more about this lock and how to resolve it](#)

Menu Help

File Date: [09/13/2023](#)

Application Status: [Issued](#)

Assigned To:

Description of Work: [Mechanical: Replace HVAC unit 102](#)

Application Detail: [Detail](#)

Application Type: [Mechanical Permit](#)

Documents:	File Name	Document Group	Category	Description	Type	Docur
	Apt 102.jpg	BLD_GENERAL	Affidavit	Owner affidavit	image/jpeg	Upload
	BUILDING_Permit_202309...	BLD_GENERAL	Permit		application/pdf	Upload
	Show all					

Address: [4816 E FILLMORE AVE, Apt# 102 FRESNO, CA 93727](#)

Owner Name: [JCH FAMILY LIMITED PARTNERSHIP DBH FAMILY LIMITED PARTNERSHIP ETAL J HO](#)

Owner Address: [2696 S MAPLE, FRESNO, CA 93725](#)

Application Name: [Replace](#)

Parcel No: [46312028](#)

Contact Info:	Name	Organization Name	Contact Type	Status
	Miguel Torres	J D Home Rentals	Applicant	Active
	J.D. Home Rentals Cons...	J.D. Home Renta...	Organization	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
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Total Fee Assessed: [\\$324.25](#)

Total Fee Invoiced: [\\$324.25](#)

Balance: [\\$0.00](#)

Custom Fields: Mechanical Permit
General Information

Type of Project Multi-Family	Application Type Repair	Filing As Owner/Builder	Mobile Home No
Was there a Pre-Inspection? No	Are you a Licensed Professional performing a change out only? No		
Number of Buildings 4	Housing Units 32		
Construction Type -	Public Owned	Are the HVAC units tied into an existing Fire Alarm Panel? No	

Simple Mechanical Items

No. of Air Handling units with ducts (dual pack)	Duct System	Hood and Duct system
-	-	-
No. of additional Misc. Mechanical items(Wall furnace, Condensing units, Gas outlet/Gas test, etc.)		
-		
No. of Ventilation fans connected to a single duct	No. of Evaporative Coolers	No. of Air Handler units over 10,000 cfm
-	-	-
No. of Other Simple Mechanical		
-		

Complex Mechanical Items

FAU less than 100,000 btu/h	FAU greater than 100,000 btu/h	
-	-	
Floor furnace	Suspended, wall, or floor mounted heaters	Appliance Vents
-	-	-
Boiler up to 100,000 btu/h	Boiler 100,000 - 500,000 btu/h	
-	-	
Compressor up to 3hp	Compressor 3hp - 15 hp	
-	-	

No. of Other Complex Mechanical

-

Permit Dates

Application Expiration Date [3/11/2024](#) Permit Issued Date [09/14/2023](#) Permit Expiration Date [03/12/2024](#)

RPS

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

AFFIDAVIT

Applying As [Owner](#) Who is performing the work? [Owner - Contractor](#)
Owner Licensed Pro Acknowledgement [y](#)
Hazardous Waste and Substances Sites Acknowledgement [No](#) State of California Section [John Hovannisian](#)

REVIEWERS

Review Type Exempt Review Status

RPS UPDATES

Interface Update Date Update Comments

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Submittal		Accept	09/14/2023	Lynn Ehresman
	Permit Issuance		Issued	09/14/2023	Lynn Ehresman
	Inspection				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
	Permit Expired	The permit has expired...	Applied	03/13/2024	Lock	Administrator
	Records B23-13816 B23-...	The following records ...	Applied	09/13/2023	Notice	Administrator
	Records E23-01585 E23-...	The following records ...	Applied	09/13/2023	Notice	Administrator

Application Comments: View ID Comment Date

Initiated by Product: ACA

Scheduled/Pending Inspections: Inspection Type Scheduled Date Inspector Status Comments

Resulted Inspections: Inspection Type Inspection Date Inspector Status Comments

B23-14018 - Replace

This record was LOCKED on 2024-03-13.
Condition: Severity: Lock
Total conditions: 3 (Lock: 1, Notice: 2)

[Learn more about this lock and how to resolve it](#)

Menu Help

<input type="checkbox"/> Type	Condition Name	Status	Severity	Applied Date	Short Comments	Di
<input type="checkbox"/> Permit Expired	Permit Expired	Applied	Lock	03/13/2024	The permit has expired. This record i...	
<input type="checkbox"/> Open Building Record	Records B23-13816,B...	Applied	Notice	09/13/2023	The following records B23-13816,B23-1...	
<input type="checkbox"/> Enforcement Record ...	Records E23-01585,E...	Applied	Notice	09/13/2023	The following records E23-01585,E23-0...	

B23-14018 - Replace

Cancel Help

Type * Open Building Record	Condition Name Records B23-13816,B23-14018,...	Status Applied
Status Date	Severity Notice	Applied Date 09/13/2023
Effective Date 09/13/2023	Expiration Date	Short Comments The following records B23-13816,B23-14018 are active for the address and parcel this case is associated with. The following records DV01-9742,DV01-9742-ADEM-0-0-0,PZ18-100466 are active for the parcel this case is associated with.
Applied by Dept Accela	Applied by User Administrator	Action by Dept Accela
Action by User Administrator	Object Name Record	Object Value REC23-00000-00SWY
Long Comments	Display Notice <input checked="" type="checkbox"/> Accela Automation <input type="checkbox"/> ACA <input type="checkbox"/> ACA Fee Estimate Page	Include in Condition Notice <input type="checkbox"/> Condition Name <input type="checkbox"/> Short Comments
Inheritable * No	Condition Status Type	Resolution Action
Public Display MessagePriority		Additional Information

B23-14018 - Replace

Cancel Help

Type *
Permit Expired
Status Date

Effective Date
03/13/2024
Applied by Dept
Accela
Action by User
Administrator
Long Comments

Inheritable *
No
Public Display Message

Condition Name
Permit Expired
Severity
Lock
Expiration Date

Applied by User
Administrator
Object Name
Record

Display Notice
 Accela Automation
 ACA
 ACA Fee Estimate Page
Condition Status Type

Priority

Status
Applied
Applied Date
03/13/2024
Short Comments
The permit has expired. This record is locked for updating.

Action by Dept
Accela
Object Value
REC23-00000-00SWY
Include in Condition Notice
 Condition Name
 Short Comments

Resolution Action

Additional Information

B23-14018 - Replace

This record was LOCKED on 2024-03-13.
Condition: Severity: Lock
Total conditions: 3 (Lock: 1, Notice: 2)

[Learn more about this lock and how to resolve it](#)

Menu Refresh Help

Showing 1-6 of 6

<input type="checkbox"/>	Title	Type	From	To	Sent	Status	Event
<input type="checkbox"/>	Permit B23-14018 Mechanical Permit...	E-mail	No Reply [norep...	migueltorres389...	03/13/2024 01:38:37	Sent	AA_30_DAY_EXF
<input type="checkbox"/>	Permit B23-14018 Mechanical Permit...	E-mail	No Reply [norep...	migueltorres389...	02/11/2024 01:01:10	Sent	AA_30_DAY_EXF
<input type="checkbox"/>	Your application B23-14018 has a s...	E-mail	do_not_reply@fr...	migueltorres389...	09/14/2023 10:16:03	Sent	BLD_CONTACT_
<input type="checkbox"/>	Your application B23-14018 has a s...	E-mail	do_not_reply@fr...	migueltorres389...	09/14/2023 10:15:39	Sent	BLD_CONTACT_
<input type="checkbox"/>	Your Fresno Building Permit applic...	E-mail	do_not_reply@fr...	migueltorres389...	09/14/2023 10:14:27	Sent	BLD_INVOICED_
<input type="checkbox"/>	Application B23-14018 - Document U...	E-mail	do_not_reply@fr...	migueltorres389...	09/13/2023 11:16:08	Sent	ENT_CONTACT_

Page 1 of 1 < >

B23-14018 - Replace

[Cancel](#) [Help](#)

Importance

Normal

From

do_no_reply@fresno.gov

Sent

09/13/2023 11:16:08

To

migueltorres3891@gmail.com;jdh_maintenance@yahoo.com

Cc

Bcc

Title

Application B23-14018 - Document Uploaded

Attachment(s)

Content

A new document named 'Apt 102.jpg' has been uploaded to the application B23-14018

You can review the document online.

Address:

Description: Mechanical: Replace HVAC unit

Comments

Event

ENT_CONTACT_DOCUMENT_UPLOAD

Status

Sent

B23-14018 - Replace

[Cancel](#) [Help](#)

Importance

Normal

From

do_not_reply@fresno.gov

Sent

09/14/2023 10:14:27

To

migueltorres3891@gmail.com;jdh_maintenance@yahoo.com

Cc

Bcc

Title

Your Fresno Building Permit application, B23-14018 and Mechanical: Replace HVAC unit 102 has balance.

Attachment(s)

Content

Dear Applicant,

There is a new balance on your permit B23-14018:

Permit Issuance (\$25.28): \$25.28;Permit Issuance (\$25.28): \$25.28;Simple Electrical Items Fees (\$102.24): \$102.24;Simple Mechanical Items Fees (\$102.24): \$102.24;General Plan Surcharge: \$16.36;Workers Comp (\$31.03): \$31.03;Technology Fee (\$21.82): \$21.82

Please pay at your earliest convenience.

Comments

Event

BLD_INVOICED_FEE_NOTIFICATION

Status

Sent

B23-14018 - Replace

[Cancel](#) [Help](#)

Importance

Normal

From

do_no_reply@fresno.gov

Sent

09/14/2023 10:15:39

To

migueltorres3891@gmail.com;jdh_maintenance@yahoo.com

Cc

Bcc

Title

Your application B23-14018 has a status update

Attachment(s)

Content

Your application B23-14018 has been updated.

Review : Application Submittal
Status : Accept
Comments :
Parcel # : 46312028
Description : Mechanical: Replace HVAC unit 102
Assigned Staff : Lynn Ehresman
Assigned Email :
Current Staff : Lynn Ehresman
Current Staff Email : Lynn.Ehresman@fresno.gov

Comments

Event

BLD_CONTACT_APP_UPDATE

Status

Sent

B23-14018 - Replace

[Cancel](#) [Help](#)

Importance

Normal

From

do_no_reply@fresno.gov

Sent

09/14/2023 10:16:03

To

migueltorres3891@gmail.com;jdh_maintenance@yahoo.com

Cc

Bcc

Title

Your application B23-14018 has a status update

Attachment(s)

Content

Your application B23-14018 has been updated.

Review : Permit Issuance

Status : Issued

Comments : Hello, your permit has been issued and permit fees are due. Payments can be made online through your ACA account or by contacting the cashier at 559-621-8014 to pay over the phone. Your permit documents can be accessed through the attachments section of your permit record # once all fees have been paid. The inspector will bring the inspection card to your site at the time of the first scheduled inspection. Inspection requests can be made online through your ACA account or by calling 559-621-8116. Thank you, Lynn

Parcel # : 46312028

Description : Mechanical: Replace HVAC unit 102

Assigned Staff : Lynn Ehresman

Assigned Email :

Current Staff : Lynn Ehresman

Current Staff Email : Lynn.Ehresman@fresno.gov

Comments

Event

BLD_CONTACT_APP_UPDATE

Status

Sent

B23-14018 - Replace

[Cancel](#) [Help](#)

Importance

Normal

From

No Reply [noreply@fresno.gov]

Sent

02/11/2024 01:01:10

To

migueltorres3891@gmail.com

Cc

clb@byrnesoftware.com

Bcc

Title

Permit B23-14018 Mechanical Permit is About to Expire

Attachment(s)

Content

Dear Miguel Torres,
[migueltorres3891@gmail.com]

Your Permit **B23-14018** for Mechanical Permit is about to expire on **03/12/2024** if no inspections are scheduled between now and the expiration date. Once the permit has expired, to continue with scheduling inspections, a reinstatement fee of 25% of the original permit fee will be required.

Comments

Event

AA_30_DAY_EXP_NOTIFICATION

Status

Sent

B23-14018 - Replace

[Cancel](#) [Help](#)

Importance

Normal

From

No Reply [noreply@fresno.gov]

Sent

03/13/2024 01:38:37

To

migueltorres3891@gmail.com

Cc

Bcc

Title

Permit B23-14018 Mechanical Permit has Expired

Attachment(s)

Content

Dear Miguel Torres,
[migueltorres3891@gmail.com]

Your Permit **B23-14018** for Mechanical Permit has expired yesterday, on **03/12/2024**. To continue with scheduling inspections, a reinstatement fee of 25% of the original permit fee will be required.

Comments

Event

AA_30_DAY_EXP_NOTIFICATION_AFTER

Status

Sent

B23-14018 - Replace

This record was LOCKED on 2024-03-13.
Condition: Severity: Lock
Total conditions: 3 (Lock: 1, Notice: 2)

[Learn more about this lock and how to resolve it](#)

Menu **Help**

Showing 1-8 of 8

Date	Action	Receipt #/Fee Item	Amount	Cashier ID	Received	Comments	Reason
09/14/2023	Payment	793468	\$324.25	ROSALIAM		JD HOME R...	
09/14/2023	Payment Applied	General P...	\$16.36	ROSALIAM			
09/14/2023	Payment Applied	Permit Is...	\$25.28	ROSALIAM			
09/14/2023	Payment Applied	Permit Is...	\$25.28	ROSALIAM			
09/14/2023	Payment Applied	Simple El...	\$102.24	ROSALIAM			
09/14/2023	Payment Applied	Simple Me...	\$102.24	ROSALIAM			
09/14/2023	Payment Applied	Technolog...	\$21.82	ROSALIAM			
09/14/2023	Payment Applied	Workers C...	\$31.03	ROSALIAM			

Page 1 of 1

B25-13001 - Repair

A notice was added to this record on 2025-10-13.
Condition: Severity: Notice
Total conditions: 2 (Notice: 2)

[View notice](#)

Menu [Help](#)

File Date: [10/13/2025](#)

Application Status: [Accept](#)

Assigned To:

Description of Work: [Mechanical: New HVAC for unit #102](#)

Application Detail: [Detail](#)

Application Type: [Mechanical Permit](#)

Documents:	File Name	Document Group	Category	Description	Type	Docur
	Owner Affidavit.pdf	BLD_GENERAL	Affidavit	Owner Affidavit form	application/pdf	Upload
	Show all					

Address: [4816 E FILLMORE AVE, Apt# 102 FRESNO, CA 93727](#)

Owner Name: [JCH FAMILY LIMITED PARTNERSHIP DBH FAMILY LIMITED PARTNERSHIP ETAL J HO](#)

Owner Address: [2696 S MAPLE, 2696 S MAPLE, 2696 S MAPLE, FRESNO, CA 93725](#)

Application Name: [Repair](#)

Parcel No: [46312028](#)

Contact Info:	Name	Organization Name	Contact Type	Status
	Miguel Torres	J D Home Rentals	Applicant	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #

Total Fee Assessed: [\\$358.69](#)

Total Fee Invoiced: [\\$358.69](#)

Balance: [\\$358.69](#)

Custom Fields: **Mechanical Permit**

General Information

Type of Project Multi-Family	Application Type Repair	Filing As Owner/Builder	Mobile Home No
Was there a Pre-Inspection? No	Are you a Licensed Professional performing a change out only? No		
Number of Buildings 4	Housing Units -		
Construction Type -	Public Owned	Are the HVAC units tied into an existing Fire Alarm Panel? No	

Simple Mechanical Items

No. of Air Handling units with ducts (dual pack)	Duct System	Hood and Duct system
-	-	-
No. of additional Misc. Mechanical items(Wall furnace, Condensing units, Gas outlet/Gas test, etc.)		
-		
No. of Ventilation fans connected to a single duct	No. of Evaporative Coolers	No. of Air Handler units over 10,000 cfm
-	-	-
No. of Other Simple Mechanical		
-		

Complex Mechanical Items

FAU less than 100,000 btu/h	FAU greater than 100,000 btu/h	
-	-	
Floor furnace	Suspended, wall, or floor mounted heaters	Appliance Vents
-	-	-
Boiler up to 100,000 btu/h	Boiler 100,000 - 500,000 btu/h	
-	-	
Compressor up to 3hp	Compressor 3hp - 15 hp	
-	-	
No. of Other Complex Mechanical		
-		

-

Permit Dates

Application Expiration Date [4/11/2026](#) Permit Issued Date - Permit Expiration Date -

RPS

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

AFFIDAVIT

Applying As [Owner](#) Who is performing the work? [Owner - Contractor](#)
 Owner Licensed Pro Acknowledgement
 Hazardous Waste and Substances Sites Acknowledgement [No](#) State of California Section [John Hovannisian](#)

REVIEWERS

Review Type Exempt Review Status

RPS UPDATES

Interface Update Date Update Comments

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Submittal		Accept	10/16/2025	Michael Markarian
	Permit Issuance				
	Inspection				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
	Records B23-13816 B23-...	The following records ...	Applied	10/13/2025	Notice	Administrator
	Records E23-01585 E23-...	The following records ...	Applied	10/13/2025	Notice	Administrator

Application Comments:	View ID	Comment	Date

Initiated by Product: ACA

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments

B25-13001 - Repair

A notice was added to this record on 2025-10-13.
Condition: Severity: Notice
Total conditions: 2 (Notice: 2)

[View notice](#)

Menu **Help**

<input type="checkbox"/> Type	Condition Name	Status	Severity	Applied Date	Short Comments	Dis
<input type="checkbox"/> Open Building Record	Records B23-13816,B...	Applied	Notice	10/13/2025	The following records B23-13816,B23-1...	
<input type="checkbox"/> Enforcement Record ...	Records E23-01585,E...	Applied	Notice	10/13/2025	The following records E23-01585,E23-0...	

B25-13001 - Repair

Cancel Help

Type * Open Building Record	Condition Name Records B23-13816,B23-14018,...	Status Applied
Status Date	Severity Notice	Applied Date 10/13/2025
Effective Date 10/13/2025	Expiration Date	Short Comments The following records B23-13816,B23-14018,B25-13001 are active for the address and parcel this case is associated with. The following records DV01-9742,DV01-9742-ADEM-0-0-0,PZ18-100466 are active for the parcel this case is associated with.
Applied by Dept Accela	Applied by User Administrator	Action by Dept Accela
Action by User Administrator	Object Name Record	Object Value REC25-00000-00XJA
Long Comments	Display Notice <input checked="" type="checkbox"/> Accela Automation <input type="checkbox"/> ACA <input type="checkbox"/> ACA Fee Estimate Page	Include in Condition Notice <input type="checkbox"/> Condition Name <input type="checkbox"/> Short Comments
Inheritable * No	Condition Status Type	Resolution Action
Public Display Message Priority		Additional Information

B25-13001 - Repair

A notice was added to this record on 2025-10-13.
Condition: Severity: Notice
Total conditions: 2 (Notice: 2)

[View notice](#)

Menu Refresh Help

Showing 1-9 of 9

<input type="checkbox"/>	Title	Type	From	To	Sent	Status	Event
<input type="checkbox"/>	Your Fresno Building Permit applic...	E-mail	do_not_reply@fr...	migueltorres389...	01/14/2026 01:00:06	Sent	BLD_INVOICED_
<input type="checkbox"/>	Your Fresno Building Permit applic...	E-mail	do_not_reply@fr...	migueltorres389...	12/15/2025 01:00:07	Sent	BLD_INVOICED_
<input type="checkbox"/>	Your Fresno Building Permit applic...	E-mail	do_not_reply@fr...	migueltorres389...	11/30/2025 01:00:24	Sent	BLD_INVOICED_
<input type="checkbox"/>	Your Fresno Building Permit applic...	E-mail	do_not_reply@fr...	migueltorres389...	11/15/2025 01:00:18	Sent	BLD_INVOICED_
<input type="checkbox"/>	Your application B25-13001 has a s...	E-mail	do_not_reply@fr...	migueltorres389...	10/16/2025 15:01:22	Sent	BLD_CONTACT_
<input type="checkbox"/>	Your Fresno Building Permit applic...	E-mail	do_not_reply@fr...	migueltorres389...	10/16/2025 15:01:06	Sent	BLD_INVOICED_
<input type="checkbox"/>	Permit Application B25-13001 - Add...	E-mail	Auto_Sender@Acc...	migueltorres389...	10/15/2025 14:49:08	Sent	Workflow Task U.
<input type="checkbox"/>	Your application B25-13001 has a s...	E-mail	do_not_reply@fr...	migueltorres389...	10/15/2025 14:49:07	Sent	BLD_CONTACT_
<input type="checkbox"/>	Application B25-13001 - Document U...	E-mail	do_not_reply@fr...	migueltorres389...	10/13/2025 20:33:06	Sent	ENT_CONTACT_

Page 1 of 1 < >

B25-13001 - Repair

[Cancel](#) [Help](#)

Importance

Normal

From

do_no_reply@fresno.gov

Sent

10/13/2025 20:33:06

To

Jdh_maintenance@yahoo.com;migueltorres3891@gmail.com

Cc

Bcc

Title

Application B25-13001 - Document Uploaded

Attachment(s)

Content

A new document named 'Owner Affidavit.pdf' has been uploaded to the application B25-13001

You can review the document online.

Address:

Description: Mechanical: New HVAC

Comments

Event

ENT_CONTACT_DOCUMENT_UPLOAD

Status

Sent

B25-13001 - Repair

[Cancel](#) [Help](#)

Importance

Normal

From

do_no_reply@fresno.gov

Sent

10/15/2025 14:49:07

To

Jdh_maintenance@yahoo.com;migueltorres3891@gmail.com

Cc

Bcc

Title

Your application B25-13001 has a status update

Attachment(s)

Content

Your application B25-13001 has been updated.

Review : Application Submittal

Status : Add'l Info Requested

Comments : Good afternoon! While this application was submitted under unit #102 for 4816 E Fillmore, under the data fields 4 buildings were noted. Will this scope of work only be for unit #102 or will multiple units be impacted? Please email me back at Michael.Markarian@Fresno.gov with the permit application number (B25-13001) listed as the title to proceed with permit issuance. Thank you so much for your time! Have a great day! -Mike

Parcel # : 46312028

Description : Mechanical: New HVAC

Assigned Staff : Michael Markarian

Assigned Email :

Current Staff : Michael Markarian

Current Staff Email : Michael.Markarian@fresno.gov

Comments

Event

BLD_CONTACT_APP_UPDATE

Status

Sent

B25-13001 - Repair

[Cancel](#) [Help](#)

Importance

Normal

From

Auto_Sender@Accela.com

Sent

10/15/2025 14:49:08

To

migueltorres3891@gmail.com

Cc

Bcc

Title

Permit Application B25-13001 - Additional Information Required

Attachment(s)

Content

Your permit application B25-13001 has been received and determined to require additional information. You can review details and track the progress of your application online.

Comment: Good afternoon!

While this application was submitted under unit #102 for 4816 E Fillmore, under the data fields 4 buildings were noted. Will this scope of work only be for unit #102 or will multiple units be impacted? Please email me back at Michael.Markarian@Fresno.gov with the permit application number (B25-13001) listed as the title to proceed with permit issuance.

Thank you so much for your time! Have a great day! -Mike
Address: 4816 E FILLMORE AVE, Apt# 102 FRESNO, CA 93727
Description: Mechanical: New HVAC

Comments

Event

Workflow Task Update

Status

Sent

B25-13001 - Repair

[Cancel](#) [Help](#)

Importance

Normal

From

do_no_reply@fresno.gov

Sent

10/16/2025 15:01:06

To

Jdh_maintenance@yahoo.com;migueltorres3891@gmail.com

Cc

Bcc

Title

Your Fresno Building Permit application, B25-13001 and Mechanical: New HVAC for unit #102 fees due.

Attachment(s)

Content

Dear Applicant,

There is a balance due on your City of Fresno planning application B25-13001:

Permit Issuance (\$26.23): \$26.23;Permit Issuance (\$26.23): \$26.23;Simple Electrical Items Fees (\$107.99): \$107.99;Simple Mechanical Items Fees (\$107.99): \$107.99;General Plan Surcharge: \$17.22;Workers Comp (\$32.77): \$32.77;Technology Fee (\$23.04): \$23.04;General Plan Surcharge: \$17.22

To pay at your earliest convenience, please click the following link for more information on how to make your payment.

https://imsaca.fresno.gov/CitizenAccess/Payment_Instructions.pdf

Should you have any questions, please do not hesitate to contact us at (559) 621-8277.

We thank you for your interest, and investment, in the City of Fresno.

Sincerely,

Development Services.

Comments

Event

BLD_INVOICED_FEE_NOTIFICATION

Status

Sent

B25-13001 - Repair

[Cancel](#) [Help](#)

Importance

Normal

From

do_no_reply@fresno.gov

Sent

10/16/2025 15:01:22

To

migueltorres3891@gmail.com;Jdh_maintenance@yahoo.com

Cc

Bcc

Title

Your application B25-13001 has a status update

Attachment(s)

Content

Your application B25-13001 has been updated.

Review : Application Submittal

Status : Accept

Comments : Good afternoon! Permit application B25-13001 has been approved. Please pay the listed balance either online via the Accela portal or over the phone at (559) 621-801

4 for permit issuance. For any questions, I can be reached via email at Michael.Markarian@Fresno.gov Thank you so much for your time! Have a great day! -Mike

Parcel # : 46312028

Description : Mechanical: New HVAC for unit #102

Assigned Staff : Michael Markarian

Assigned Email :

Current Staff : Michael Markarian

Current Staff Email : Michael.Markarian@fresno.gov

Comments

Event

BLD_CONTACT_APP_UPDATE

Status

Sent

B25-13001 - Repair

[Cancel](#) [Help](#)

Importance

Normal

From

do_no_reply@fresno.gov

Sent

11/15/2025 01:00:18

To

migueltorres3891@gmail.com;Jdh_maintenance@yahoo.com

Cc

Bcc

Title

Your Fresno Building Permit application, B25-13001 and Mechanical: New HVAC for unit #102 fees due.

Attachment(s)

Content

Dear Applicant,

There is a balance due on your City of Fresno planning application B25-13001:

Simple Electrical Items Fees (\$107.99);General Plan Surcharge;Permit Issuance (\$26.23);Simple Mechanical Items Fees (\$107.99);General Plan Surcharge;Workers Comp (\$32.77);Technology Fee (\$23.04);Permit Issuance (\$26.23)

To pay at your earliest convenience, please click the following link for more information on how to make your payment.

https://imsaca.fresno.gov/CitizenAccess/Payment_Instructions.pdf

Should you have any questions, please do not hesitate to contact us at (559) 621-8277.

We thank you for your interest, and investment, in the City of Fresno.

Sincerely,

Development Services.

Comments

Event

BLD_INVOICED_FEE_NOTIFICATION

Status

Sent

B25-13001 - Repair

[Cancel](#) [Help](#)

Importance

Normal

From

do_no_reply@fresno.gov

Sent

11/30/2025 01:00:24

To

Jdh_maintenance@yahoo.com;migueltorres3891@gmail.com

Cc

Bcc

Title

Your Fresno Building Permit application, B25-13001 and Mechanical: New HVAC for unit #102 fees due.

Attachment(s)

Content

Dear Applicant,

There is a balance due on your City of Fresno planning application B25-13001:

General Plan Surcharge;Simple Electrical Items Fees (\$107.99);Permit Issuance (\$26.23);Technology Fee (\$23.04);Workers Comp (\$32.77);General Plan Surcharge;Simple Mechanical It ems Fees (\$107.99);Permit Issuance (\$26.23)

To pay at your earliest convenience, please click the following link for more information on how to make your payment.

https://imsaca.fresno.gov/CitizenAccess/Payment_Instructions.pdf

Should you have any questions, please do not hesitate to contact us at (559) 621-8277.

We thank you for your interest, and investment, in the City of Fresno.

Sincerely,

Development Services.

Comments

Event

BLD_INVOICED_FEE_NOTIFICATION

Status

Sent

B25-13001 - Repair

[Cancel](#) [Help](#)

Importance

Normal

From

do_no_reply@fresno.gov

Sent

12/15/2025 01:00:07

To

Jdh_maintenance@yahoo.com;migueltorres3891@gmail.com

Cc

Bcc

Title

Your Fresno Building Permit application, B25-13001 and Mechanical: New HVAC for unit #102 fees due.

Attachment(s)

Content

Dear Applicant,

There is a balance due on your City of Fresno planning application B25-13001:

General Plan Surcharge;Simple Electrical Items Fees (\$107.99);Permit Issuance (\$26.23);Technology Fee (\$23.04);Workers Comp (\$32.77);General Plan Surcharge;Simple Mechanical It ems Fees (\$107.99);Permit Issuance (\$26.23)

To pay at your earliest convenience, please click the following link for more information on how to make your payment.

https://lmsaca.fresno.gov/CitizenAccess/Payment_Instructions.pdf

Should you have any questions, please do not hesitate to contact us at (559) 621-8277.

We thank you for your interest, and investment, in the City of Fresno.

Sincerely,

Development Services.

Comments

Event

BLD_INVOICED_FEE_NOTIFICATION

Status

Sent

B25-13001 - Repair

[Cancel](#) [Help](#)

Importance

Normal

From

do_no_reply@fresno.gov

Sent

01/14/2026 01:00:06

To

Jdh_maintenance@yahoo.com;migueltorres3891@gmail.com

Cc

Bcc

Title

Your Fresno Building Permit application, B25-13001 and Mechanical: New HVAC for unit #102 fees due.

Attachment(s)

Content

Dear Applicant,

There is a balance due on your City of Fresno planning application B25-13001:

Workers Comp (\$32.77);Technology Fee (\$23.04);Simple Mechanical Items Fees (\$107.99);General Plan Surcharge;Permit Issuance (\$26.23);Permit Issuance (\$26.23);General Plan Surcharge;Simple Electrical Items Fees (\$107.99)

To pay at your earliest convenience, please click the following link for more information on how to make your payment.

https://msaca.fresno.gov/CitizenAccess/Payment_Instructions.pdf

Should you have any questions, please do not hesitate to contact us at (559) 621-8277.

We thank you for your interest, and investment, in the City of Fresno.

Sincerely,

Development Services.

Comments

Event

BLD_INVOICED_FEE_NOTIFICATION

Status

Sent

B25-13001 - Repair

A notice was added to this record on 2025-10-13.
Condition: Severity: Notice
Total conditions: 2 (Notice: 2)

[View notice](#)

Menu **Help**

Date	Action	Receipt #/Fee Item	Amount	Cashier ID	Received	Comments	Reason
------	--------	--------------------	--------	------------	----------	----------	--------

0 record(s) found.

**LEGAL AUTHORITIES
CODE ENFORCEMENT CASE NO. E23-01585**

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.

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. 11-101. - CALIFORNIA BUILDING CODE.

The California Building Code, 2022 Edition, which may be referred to in this Code as the CBC, as promulgated by the California Building Standards Commission, which incorporates the adoption of the 2021 edition of the International Building Code as amended with necessary California amendments and the 2021 International Building Code of the International Code Council, with the exception of Appendix B, are adopted and incorporated by reference into the Code and shall be referred to, along with the City's amendments to the CBC provided in Section 11-102, as the Fresno Building Code. One copy of the CBC is on file and available for use by the public in Planning and Development Department, Building and Safety Services Division.

SEC. 11-105. - CALIFORNIA MECHANICAL CODE.

The California Mechanical Code, 2022 Edition, which may be referred to in the Code as the CMC, as promulgated by the California Building Standards Commission, which incorporates the adoption of the 2021 edition of the Uniform Mechanical Code as amended with necessary California amendments and the 2021 Uniform Mechanical Code of the International Association of Plumbing and Mechanical Officials, are hereby adopted by the City of Fresno and incorporated by reference into the Code, except that in addition to Chapter 1 of the CMC, Chapter 1 of the Fresno Building Code shall apply to the administration of the CMC. The CMC, incorporated into the Code, along with amendments to the CMC adopted in Section 11-106 shall be referred to as the Fresno Mechanical Code. For purposes of administering the Fresno Mechanical Code, all references in Chapter 1 of the Fresno Building Code to the "building code" or "code" shall

mean and include the Fresno Mechanical Code. Where provisions of Chapter 1 of the Fresno Building Code overlap with provisions of Chapter 1 of the Fresno Mechanical Code, the Fresno Building Code controls. One copy of the CMC 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. 11-501. - SHORT TITLE.

This article shall be known and cited as the "Appeals Code." When used in this article "this article" means the Appeals Code.

SEC. 11-502. - PURPOSE.

The purpose of this article is to establish a uniform and consistent procedure for appeals from Notice and Orders served for violations of the Fresno Housing Regulations and the Dangerous Building Ordinance.

SEC. 11-503. - SCOPE.

The provisions of this code shall apply to appeals from Notice and Orders served pursuant to Chapter 11, Article 3 and Chapter 11, Article 4 of the Fresno Municipal Code.

SEC. 11-504. - BUILDING STANDARDS APPEALS BOARD.

- (a) **General.** In order to hear and decide appeals of orders, decisions or determinations made by the Building Official and/or Code Enforcement relative to the application and interpretations of the Housing Regulations (Chapter 11, Article 3) or the Dangerous Building Ordinance (Chapter 11, Article 4), there shall be and is hereby created a Building Standards Appeals Board consisting of members who are qualified by experience and training to pass upon matters pertaining to building construction and who are not employees of the jurisdiction. The Building Official shall be an ex officio member and shall act as secretary to said Board but shall have no vote upon any matter before the Board. The Building Standards Appeals Board shall be appointed by the Mayor and ratified by the governing body and shall hold office in four-year terms. Appeals to the Board shall be processed in accordance with Chapter 1, Article 4 of this Code and any Bylaws adopted by the Building Standards Appeals Board. If appointments to the Building Standards Appeals Board have not been made or the Building Standards Appeals Board is deemed to be inactive, all appeals of orders, decisions, or determinations made by the Building Official relative to the application and interpretations of the Housing Regulations (Chapter 11, Article 3) or the Dangerous Building Ordinance (Chapter 11, Article 4) shall be heard by the Hearing Officer pursuant to Chapter 1, Article 4.
- (b) **Limitations of Authority.** The Building Standards Appeals Board shall have no authority relative to interpretations of the administrative provisions of this article nor shall the Building Standards Appeals Board be empowered to waive requirements of any provisions of the Fresno Municipal Code.

SEC. 11-505. - EFFECT OF FAILURE TO APPEAL.

Failure of any person to file an appeal in accordance with the provisions of this article shall constitute a waiver of the right to an administrative hearing and adjudication of the Notice and Order or portion thereof. The provisions of this notice and order will become final.

California Building Code

SEC. 105 PERMITS.

SEC. 105.1 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.

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

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

...

SEC. 105.4 Validity of permit. The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and other data. The building official is authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinances of this jurisdiction.

SEC. 105.5 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. 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.

105.5.1 Expiration. On or after January 1, 2019, every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 12 months after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 12 months after the time the work is commenced. 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. (See Health and Safety Code Section 18938.5 and 18938.6.)

SEC. 105.6 Suspension or revocation. The building official is authorized to suspend or revoke a permit issued under the provisions of this code wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this code.

California Mechanical Code

104.1 PERMITS REQUIRED.

It shall be unlawful for a person, firm, or corporation to make an installation, alteration, repair, replacement, or remodel a mechanical 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 mechanical permit for each separate building or structure.

105.1 GENERAL.

Mechanical systems for which a permit is required by this code shall be inspected by the Authority Having Jurisdiction.

No mechanical system or portion thereof shall be covered, concealed, or put into use until inspected and approved as prescribed in this code. Neither the Authority Having Jurisdiction nor the jurisdiction shall be liable for expense entailed in the removal or replacement of material required to permit inspection. Mechanical systems regulated by this code shall not be connected to the energy fuel supply lines until authorized by the Authority Having Jurisdiction.

**CITY OF FRESNO
MASTER FEE SCHEDULE**

City Attorney's Office

CODE ENFORCEMENT FEES

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

**CITY OF FRESNO
MASTER FEE SCHEDULE**

City Attorney's Office

CODE ENFORCEMENT FEES

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

**CITY OF FRESNO
MASTER FEE SCHEDULE**

City Attorney's Office

CODE ENFORCEMENT FEES

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

**CITY OF FRESNO
MASTER FEE SCHEDULE**

City Attorney's Office

CODE ENFORCEMENT FEES

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

SUGGESTED APPEAL FORM

Appeal of:

JCH Family Limited Partnership
 (Name) JCH Family Limited Partnership
409 W. Maple Ave
 (Mailing Address)
Fresno, CA 93725
 (City, State, Zip Code)

E23-01585.1
 (Citation/Case Number)
48th E. Fillmore Ave
 (Address of Violation)
(559) 478-4101
 (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?):
Property Owner

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

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).**
Remove first administrative citation

Reasons why such relief should be granted (Why should your request be granted?):
The city are requesting CFRI we are working on those terms.

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: 10 min

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 93725 on 12.22.25
 (City and State) (Date)

[Signature]
 (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



DEC 22
UB

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

FIRST ADMINISTRATIVE CITATION

1. Inspection Date: 12/05/2025 Time: 12:15 PM Citation Number: E23-01585.1
2. Location of Violation: 4816 E FILLMORE AVE APN: 463-120-28

3. The following Fresno Municipal Code (FMC) Sections were violated at the date and time noted above:
1. Failure to comply with Final Notice and Order dated August 29, 2025, items # 1-5 listed on the enclosed Notice and Order. (FMC §10-615.)

4. The following action is necessary on your part to correct the violation(s):
You are required to correct the violation(s) as indicated on the enclosed correction notice, specifically: Items # 1-5

5. A fine/penalty of **\$250.00** has been imposed. Payment method may be by cash, money order, or check, payable to the "City of Fresno, Code Enforcement Division", 2600 Fresno Street, Room 3076, Fresno, CA 93721-3605. Please write the citation number on the check or money order.

Please pay within 30 days. No further invoice will be sent.

Total Amount Due: **\$250.00**

Payment Due By **January 16, 2026**

- 6. CONTINUED FAILURE TO COMPLY WITH THE ENCLOSED CORRECTION NOTICE MAY RESULT IN FURTHER CITATIONS WITH INCREASED AND ADDITIONAL PENALTIES FOR THE SAME VIOLATION(S) ON A DAILY BASIS AND/OR FURTHER LEGAL ACTION. A responsible party shall be guilty of a separate offense for each and every day during any portion of which any violation of any provision of the FMC is committed, continued, or permitted, and shall be punished accordingly. (FMC 1-304 (d).)
- 7. COLLECTIONS: Should you fail to pay these charges in full within 30 days, the City may seek collection in any or all of the following ways: (1) by a collection agency as a personal obligation, (2) as a lien attached to the subject property; (3) as a special assessment on the subject property; and/or (4) by the City Attorney's Office through judicial action. (FMC 1-501 et seq). Before a special assessment is placed on your property, an administrative hearing officer will confirm the costs by a public hearing. You will be issued a notice of the hearing at least fifteen days prior to the date of the hearing and will be allowed to file an objection.
- 8. LATE FEES: If you fail to pay these charges within 30 days, a late fee of 1.5% or a minimum of \$1.00 will be assessed to your outstanding balance.
- 9. APPEAL: You have the right to contest this citation by filing an appeal within eighteen (18) days from the date this citation was mailed (noted below). You may file the appeal with the Hearing Officer at the Office of the City Manager, City of Fresno, 2600 Fresno Street, Room 2064, Fresno, CA 93721. To schedule an appeal, contact 559-621-8000. There is an Administrative Hearing Fee of \$35 for residential units up to two, \$55 for three or more units and \$75 for commercial units. Please bring or send a check or money order with the request for appeal. You will be billed accordingly if payment is not included with your request for appeal.

Inspector Name and Phone Number
Brad Morgan
559-621-8472

Responsible Party Name and Address
JCH FAMILY LIMITED PARTNERSHIP
DBH FAMILY LIMITED PARTNERSHIP ETAL% J H
2696 S MAPLE AVE
FRESNO, CA 93725

Brad Morgan
Inspector's Signature

I, the above-signed inspector, certify under penalty of perjury that I caused this citation to be mailed to the responsible party listed above on: **December 17 2025.**

S.I. *TJF*

Enclosures: Attached interested parties mailing list, photos, and Notice and Order dated August 29, 2025.

FIRST ADMINISTRATIVE CITATION
4816 E FILLMORE AVE

INTERESTED PARTIES MAILING LIST

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

JCH FAMILY LIMITED PARTNERSHIP
DBH FAMILY LIMITED PARTNERSHIP ETAL% J H
2696 S MAPLE AVE
FRESNO, CA 93725

Certified Article Number

9434 7266 9904 2241 5557 95

SENDER'S RECORD

Copies sent First-Class Mail to the following:

JHS FAMILY LP; DBH FAMILY LP; JCH FAMILY LP
5917 W ELOWIN DR
VISALIA, CA 93291

JD HOME RENTALS
2975 E BELMONT AVE
FRESNO, CA 93701



Photo Report

Case ID: E23-01585

Address: 4816 E FILLMORE AVE

Owner: JCH FAMILY LIMITED PARTNERSHIP
DBH FAMILY LIMITED PARTNERSHIP ETAL J HO

APN: 463-120-28

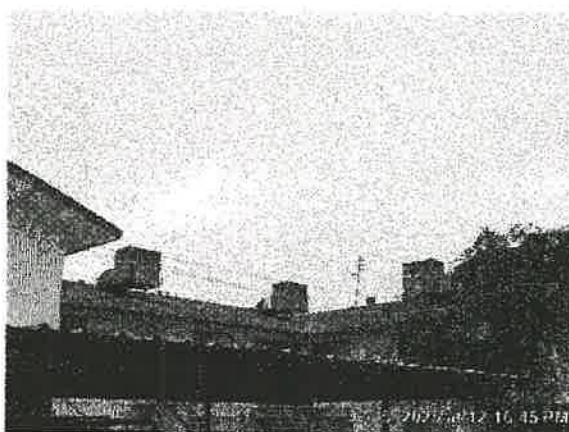
4816 E FILLMORE AVE
CASE#: E23-01585



Date: 12/05/2025 12:15:48 PM

Building: #1 Room: Exterior

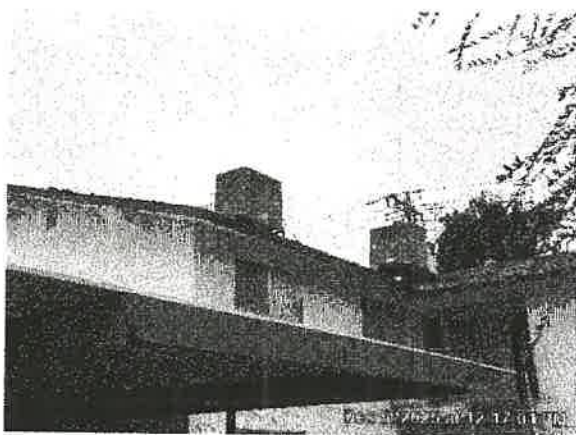
Violation #1 remains



Date: 12/05/2025 12:16:45 PM

Building: #1 Room: Exterior

Violation #1 remains



Date: 12/05/2025 12:17:01 PM

Building: #1 Room: Exterior

Violation #1 remains

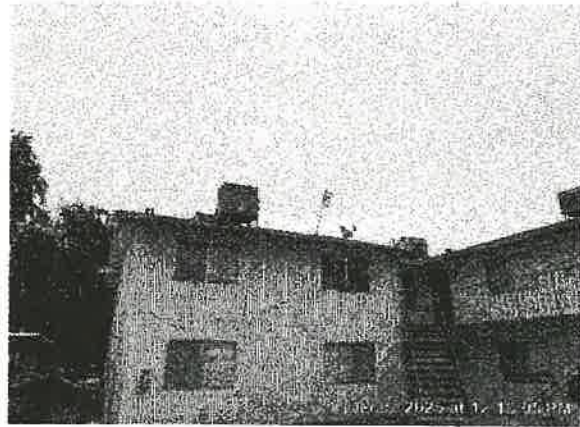
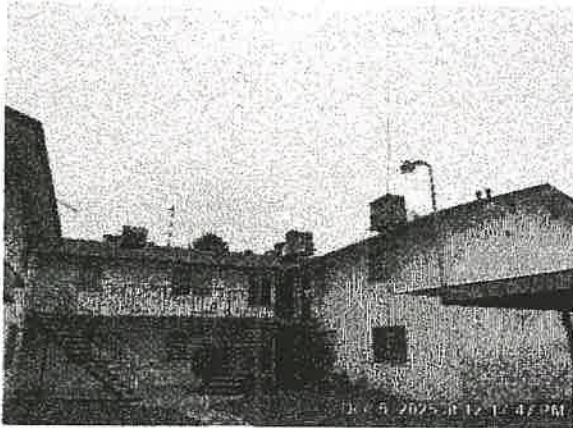


Date: 12/05/2025 12:17:24 PM

Building: #1 Room: Exterior

Violation #1 remains

4816 E FILLMORE AVE
CASE#: E23-01585



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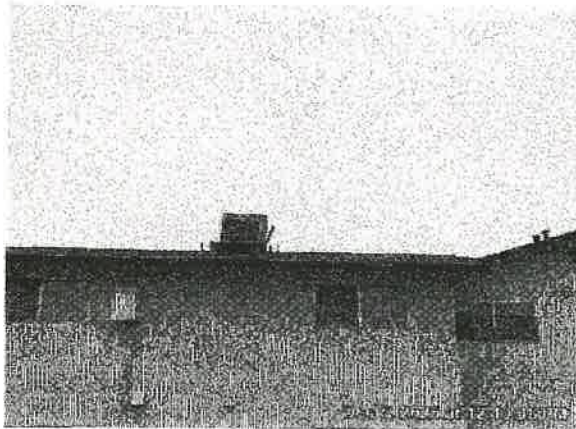
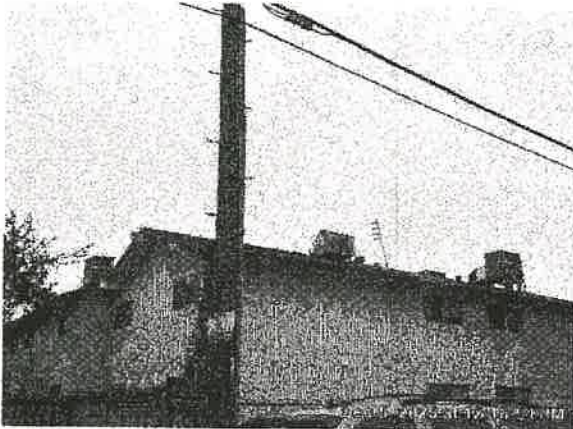
Building: #2 Room: Exterior

Violation #2 remains

Date: 12/05/2025 12:18:05 PM

Building: #2 Room: Exterior

Violation #2 remains



Date: 12/05/2025 12:18:54 PM

Building: #2 Room: Exterior

Violation #2 remains

Date: 12/05/2025 12:19:48 PM

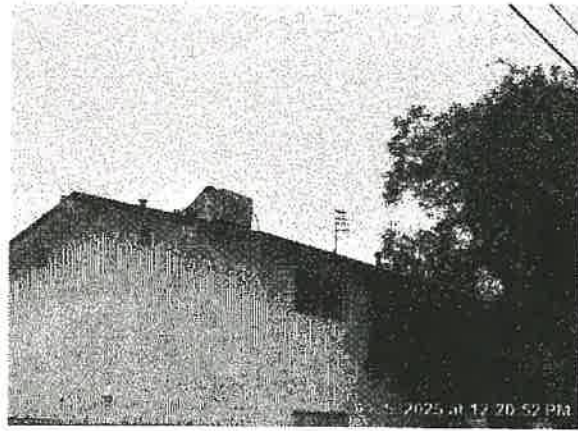
Building: #2 Room: Exterior

Violation #2 remains

4816 E FILLMORE AVE
CASE# E23-01585



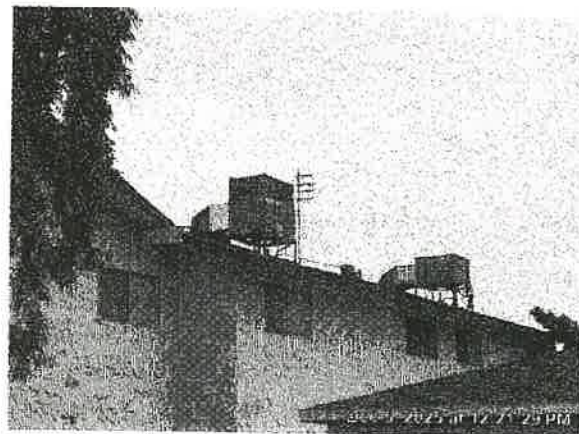
Date: 12/05/2025 12:20:11 PM
Building: #3 Room: Exterior
Violation #3 remains



Date: 12/05/2025 12:20:52 PM
Building: #3 Room: Exterior
Violation #3 remains



Date: 12/05/2025 12:21:07 PM
Building: #3 Room: Exterior
Violation #3 remains



Date: 12/05/2025 12:21:29 PM
Building: #3 Room: Exterior
Violation #3 remains

4816 E FILLMORE AVE
CASE#. E23-01585



Date: 12/05/2025 12:22:27 PM

Room: Carport

Violation #4 remains



Date: 12/05/2025 12:22:34 PM

Room: Carport

Violation #4 remains



OFFICE OF THE CITY ATTORNEY

CODE ENFORCEMENT
2600 FRESNO STREET ROOM 3078
FRESNO, CA 93721
(559) 621-8400, FAX (559) 488-1078
www.fresno.gov

Call or Schedule an Appointment With:
Brad Morgan
Community Revitalization Specialist
Phone: 559-621-8472
E-Mail: Brad.Morgan@fresno.gov

Case No. E23-01585

August 29, 2025

JCH FAMILY LIMITED PARTNERSHIP
DBH FAMILY LIMITED PARTNERSHIP ETAL J HO
2696 S MAPLE AVE
FRESNO, CA 93725

SUBJECT: NOTICE AND ORDER
ADDRESS: 4816 E FILLMORE AVE
APN: 463-120-28
DEADLINE: SEPTEMBER 16, 2025

Enclosed is a Correction Notice and Order to remove the violations on the property referenced above by September 16, 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
4816 E FILLMORE AVE
Page 2 of 5

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

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

Enclosure: Photos.

CORRECTION NOTICE AND ORDER
4816 E FILLMORE AVE
Page 3 of 5

INTERESTED PARTIES MAILING LIST

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

JCH FAMILY LIMITED PARTNERSHIP
DBH FAMILY LIMITED PARTNERSHIP ETAL J HO
2696 S MAPLE AVE
FRESNO, CA 93725

Certified Article Number
9414 7266 9904 2241 5442 63
SENDER'S RECORD

JHS FAMILY LP; DBH FAMILY LP; JCH FAMILY LP
5917 W ELOWIN DR
VISALIA, CA 93291

Certified Article Number
9414 7266 9904 2241 5442 70
SENDER'S RECORD

JD HOME RENTALS
2975 E BELMONT AVE
FRESNO, CA 93701

Certified Article Number
9414 7266 9904 2241 5442 87
SENDER'S RECORD

CORRECTION NOTICE AND ORDER
4816 E FILLMORE AVE
Page 4 of 5

**CITY OF FRESNO
CODE ENFORCEMENT**

CORRECTION NOTICE AND ORDER

Address: 4816 E FILLMORE AVE
APN: 463-120-28

Date: August 29, 2025
Case No: E23-01585

CORRECT THE FOLLOWING VIOLATIONS:

1. Building #1 (APT 101-105 & 201-205) has multiple heating, ventilation, and air conditioning systems (HVAC) that were installed without the required permits and inspections. (FMC §§ 11-105, 11-307, 11-308; Cal. Mechanical Code §§ 104.1, 105.1.)
***M:** Obtain all required permits and inspections for this installation.
2. Building #2 (APT 110-114 & 210-214) has multiple heating, ventilation, and air conditioning systems (HVAC) that were installed without the required permits and inspections. (FMC §§ 11-105, 11-307, 11-308; Cal. Mechanical Code §§ 104.1, 105.1.)
***M:** Obtain all required permits and inspections for this installation.
3. Building #3 (APT 106-109 & 206-209) has multiple heating, ventilation, and air conditioning systems (HVAC) that were installed without the required permits and inspections. (FMC §§ 11-105, 11-307, 11-308; Cal. Mechanical Code §§ 104.1, 105.1.)
***M:** Obtain all required permits and inspections for this installation.
4. Permit #B23-13816, acquired for (replace fascia board, replace damage carport metal post like to like, replace damage carport metal roof sheets as needed like to like, and replace exterior carport light fixtures) building and electrical work performed at the subject property, has not received final inspection approval and has expired and/or has been cancelled. Per the California Building Code, every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permits is suspended or abandoned for a period of 180 days after the time the work is commenced. A final inspection and approval is required before the use or occupancy of the improvements covered by this permit is allowed. (FMC §§ 11-101, 11-307, 11-308, 11-310; Cal. Building Code §§ 105.1, 105.4, 105.5, 105.6.)
***B *E:** You are required to contact the Planning and Development Department and obtain all required permits and inspections.
5. Permit #B23-14018, acquired for (replace HVAC unit at APT #102) mechanical work performed at the subject property, has not received final inspection approval and has expired and/or has been cancelled. Per the California Building Code, every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permits is suspended or abandoned for a period of 180 days after the time the work is commenced. A final inspection and approval is required before the use or occupancy of the improvements covered by this permit is allowed. (FMC §§ 11-101, 11-307, 11-308, 11-310; Cal. Building Code §§ 105.1, 105.4, 105.5, 105.6.)
***M:** You are required to contact the Planning and Development Department and obtain all required permits and inspections.

CORRECTION NOTICE AND ORDER
4816 E FILLMORE AVE
Page 5 of 5

PERMITS:

All items marked with an * (**asterisk**) and a letter (i.e. *B, *P, *M, *E) may require a permit to make the necessary repair.

The Building and Safety Department determines whether a permit will be required to address the violation(s) identified by the Code Enforcement Inspector.

Please bring this correction notice with you to the City of Fresno Building and Safety Permit Counter to determine if a permit is required and how to file an application for permit(s).

The Permit Counter address is 2600 Fresno St, RM 3043 (third floor), phone number (559) 621-8084.

Note: A permit may also be required on unmarked items depending on the extent of the repair(s).

DEADLINES:

All violations are to be corrected by **September 16, 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.

Brad Morgan

Brad Morgan
Community Revitalization Specialist
Phone: 559-621-8472

TJF
S.I.



Photo Report

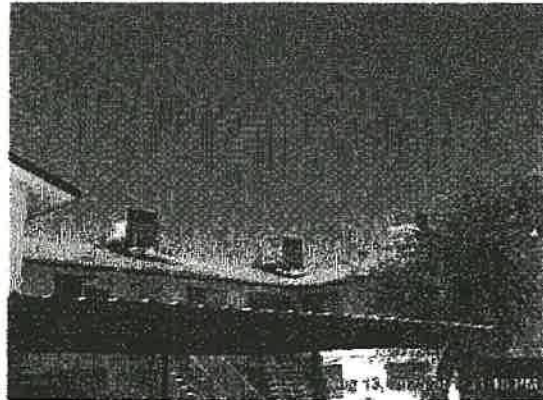
Case ID: E23-01585

Address: 4816 E FILLMORE AVE

**Owner: JCH FMLY LMTD PRTNRSH
DBH FMLY LMTD PRTNRSH**

APN: 463-120-28

4816 E FILLMORE AVE
CASE#: E23-01685



Date: 08/13/2025 01:29:38 PM

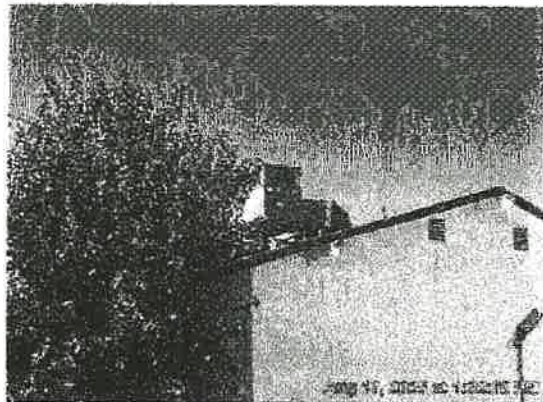
Building: #1 Room: Exterior Unit: 101-105 & 201-205

Violation #1 Building #1 has 7 HVAC units that have been changed without permits and inspections

Date: 08/13/2025 01:31:18 PM

Building: #1 Room: Exterior Unit: 101-105 & 201-205

Violation #1 Building #1 has 7 HVAC units that have been changed without permits and inspections



Date: 08/13/2025 01:31:33 PM

Building: #1 Room: Exterior Unit: 101-105 & 201-205

Violation #1 Building #1 has 7 HVAC units that have been changed without permits and inspections

Date: 08/13/2025 01:32:02 PM

Building: #1 Room: Exterior Unit: 101-105 & 201-205

Violation #1 Building #1 has 7 HVAC units that have been changed without permits and inspections

4816 E FILLMORE AVE
CASE#: E23-01585



Date: 08/13/2025 01:32:39 PM

Building: #2 Room: Exterior Unit: 110-114 & 210-214

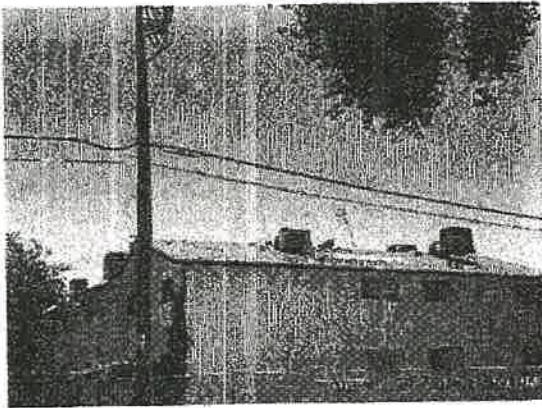
Violation #2: Building #2 has 6 HVAC units that have been changed without permits and inspections



Date: 08/13/2025 01:32:54 PM

Building: #2 Room: Exterior Unit: 110-114 & 210-214

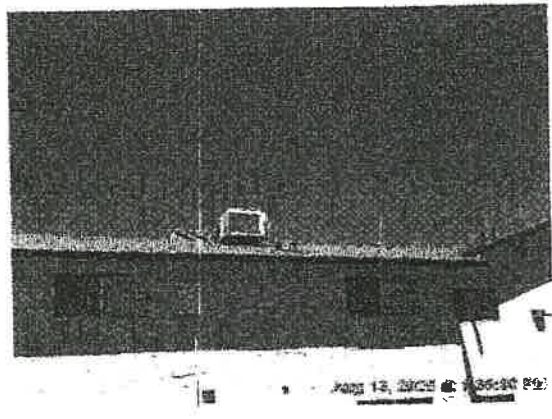
Violation #2: Building #2 has 6 HVAC units that have been changed without permits and inspections



Date: 08/13/2025 01:33:59 PM

Building: #2 Room: Exterior Unit: 110-114 & 210-214

Violation #2: Building #2 has 6 HVAC units that have been changed without permits and inspections



Date: 08/13/2025 01:35:09 PM

Building: #2 Room: Exterior Unit: 110-114 & 210-214

Violation #2: Building #2 has 6 HVAC units that have been changed without permits and inspections

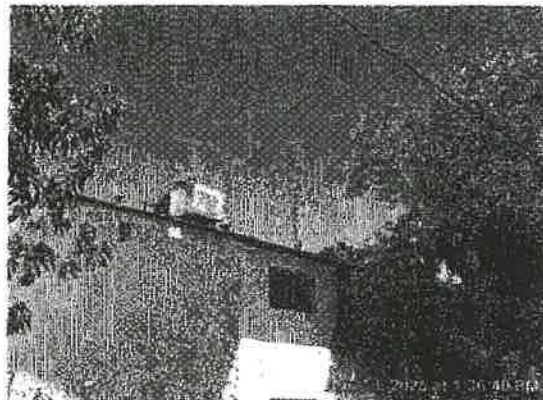
4816 E FILLMORE AVE
CASE# E23-01585



Date: 08/13/2025 01:35:49 PM

Building: #3 Room: Exterior Unit: 106-109 & 206-209

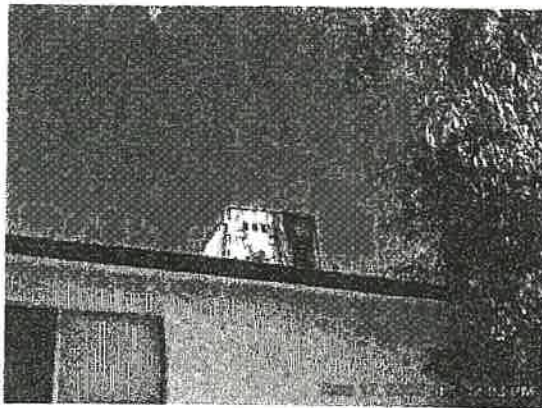
Violation #3 Building #3 has 4 HVAC units that have been changed without permits and inspections



Date: 08/13/2025 01:36:40 PM

Building: #3 Room: Exterior Unit: 106-109 & 206-209

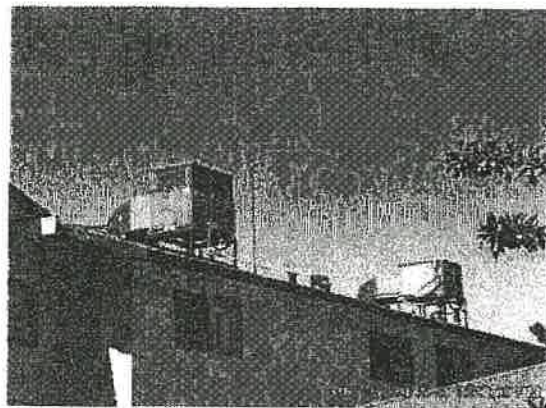
Violation #3 Building #3 has 4 HVAC units that have been changed without permits and inspections



Date: 08/13/2025 01:37:03 PM

Building: #3 Room: Exterior Unit: 106-109 & 206-209

Violation #3 Building #3 has 4 HVAC units that have been changed without permits and inspections

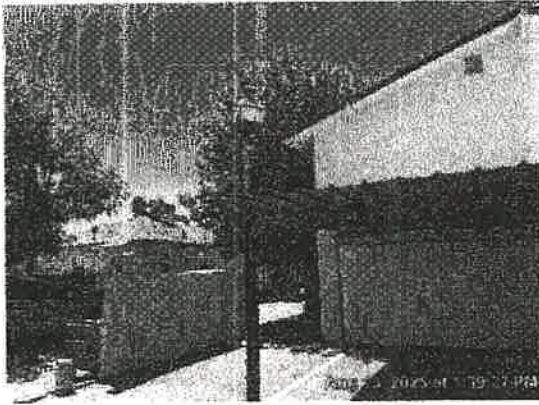


Date: 08/13/2025 01:37:29 PM

Building: #3 Room: Exterior Unit: 106-109 & 206-209

Violation #3 Building #3 has 4 HVAC units that have been changed without permits and inspections

4816 E FILLMORE AVE
CASE#: E23-01585



Date: 08/13/2025 01:39:37 PM

Room: Carport

Violation #4. Carport lighting changed without permits and inspections



Date: 08/13/2025 01:40:25 PM

Room: Carport

Violation #4. Carport lighting changed without permits and inspections

RECEIVED

DEC 23 2025

Initial: _____

Fax Transmission

To:

From: Lindsay Hovannisian

Fax: 15596217776

Date: 12/22/2025 4:31:32 PM MST

RE: 12/22/2025

Pages: 42

Comments:



Photo Report

Case ID: E23-01585

Address: 4816 E FILLMORE AVE

Owner: JCH FAMILY LIMITED PARTNERSHIP DBH FAMILY LIMITED
PARTNERSHIP ETAL J HO

APN: 463-120-28



Date: 02/09/2026 07:34:02 AM

Room: Exterior

Violation #1 remains



Date: 02/09/2026 07:35:32 AM

Room: Exterior

Violation #1 remains



Date: 02/09/2026 07:36:35 AM

Room: Exterior

Violation #1 remains



Date: 02/09/2026 07:37:11 AM

Room: Exterior

Violation #1 remains



Date: 02/09/2026 07:38:03 AM

Room: Exterior

Violation #2 remains



Date: 02/09/2026 07:38:27 AM

Room: Exterior

Violation #2 remains



Date: 02/09/2026 07:39:27 AM

Room: Exterior

Violation #2 remains



Date: 02/09/2026 07:40:56 AM

Room: Exterior

Violation #2 remains



Date: 02/09/2026 07:41:38 AM

Room: Exterior

Violation #3 remains



Date: 02/09/2026 07:42:36 AM

Room: Exterior

Violation #3 remains



Date: 02/09/2026 07:42:58 AM

Room: Exterior

Violation #3 remains



Date: 02/09/2026 07:43:29 AM

Room: Exterior

Violation #3 remains



Date: 02/09/2026 07:45:11 AM

Room: Carport

Violation #4 remains



Date: 02/09/2026 07:45:30 AM

Room: Carport

Violation #4 remains

1 ANDREW JANZ, City Attorney
CITY OF FRESNO
2 By: Christina A. Roberson, Assistant City Attorney (284512)
3 Sarah A. Papazian, Senior Deputy City Attorney (318270)
2600 Fresno Street, Room 2031
4 Fresno, California 93721-3602
Telephone: (559) 621-7500
5 Facsimile: (559) 457-1084
6 Attorneys for Plaintiffs City of Fresno

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

9
10 JCH Family Limited Partnership, *et al.*
4816 E. Fillmore Ave.
11 Appeal of First Administrative Citation

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

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PROOF OF SERVICE

CCP §§ 1011, 1013, 1013a, 1013b, 2015.5 / FRCP 5(b)

STATE OF CALIFORNIA, COUNTY OF FRESNO

I am employed in the County of Fresno, State of California. I am over the age of 18 and not a party to the within action; my business address is 2600 Fresno Street, Fresno, CA 93721-3602. My electronic address is toni.hunter@fresno.gov.

On **March 3, 2026**, I served the document described as **CITY OF FRESNO’S APPEAL PACKET** on the interested parties listed below by causing delivery to be made in the mode of service indicated below:

JCH FAMILY LP, *et al.*
2696 S MAPLE AVE
FRESNO, CA 93725

(BY MAIL) I enclosed the document(s) listed above in a sealed envelope, addressed to the listed addressee(s), and deposited such envelope in the mail at Fresno, California. The envelope was mailed with postage thereon fully prepaid.

First-Class Mail

Certified Mail; Return Receipt Requested

I am “readily familiar” with the City of Fresno’s practice of collection and processing correspondence for mailing. Under that practice it would be deposited with U.S. Postal Service on that same day with postage thereon fully prepaid at Fresno, California in the ordinary course of business. I am aware that on motion of the party served, service is presumed invalid if postal cancellation date or postage meter date is more than one day after date of deposit for mailing in affidavit.

(BY ELECTRONIC SERVICE) I electronically transmitted the document(s) listed above to the listed addressee(s). See Rules of Court, Rule 2.251 and CCP section 1010.6.

(BY OVERNIGHT COURIER) I enclosed the document(s) listed above in a sealed envelope, addressed to the listed addressee(s), and caused such envelope to be delivered to an overnight courier service for delivery to the listed addressee(s).

(BY POSTING) I caused to be posted a true copy of the document(s) listed above at the listed location(s).

(BY PERSONAL SERVICE) I enclosed the document(s) listed above in a sealed envelope, addressed to the listed addressee(s), and caused such envelope to be delivered by hand to the listed addressee(s).

I declare under penalty of perjury under the laws of the State of California that the above is true and correct. Executed on **March 3, 2026**, at Fresno, California.

Toni Hunter

Toni Hunter

PROOF OF SERVICE

CCP §§ 1011, 1013, 1013a, 1013b, 2015.5 / FRCP 5(b)

STATE OF CALIFORNIA, COUNTY OF FRESNO

I am employed in the County of Fresno, State of California. I am over the age of 18 and not a party to the within action; my business address is 2600 Fresno Street, Fresno, CA 93721-3602. My electronic address is toni.hunter@fresno.gov.

On **March 3, 2026**, I served the document described as **CITY OF FRESNO’S APPEAL PACKET** on the interested parties listed below by causing delivery to be made in the mode of service indicated below:

Michael Titus
<<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

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Toni Hunter

Toni Hunter