

BUILDING STANDARDS APPEALS BOARD

Appeal Requested By:

Mariechele Porter

Code Enforcement Case Number: E25-16660

Property Address : 1347 E Shields Ave

APN: 435-333-32

Hearing Details:

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

Fresno City Hall

2600 Fresno St., Council Chambers

City Presentation By:

Christina Piña, Deputy City Attorney

Oscar Maya, Community Revitalization Specialist



Action of the BSAB

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

1. **DETERMINE** Appellants HAVE NOT made substantial progress towards correcting the outstanding violations from the Notice and Order issued January 2, 2026, and **ORDER** payment of double the fines, as well as all allowable costs and fees; OR
2. **DETERMINE** Appellants HAVE made substantial progress towards correcting the outstanding violations from the Notice and Order issued January 2, 2026, and **CONTINUE** the hearing to a later date; OR
3. **DETERMINE** Appellants have FULLY corrected outstanding violations from the Notice and Order issued January 2, 2026.

Progress Hearing Explained

- ▶ If the BSAB determines during a hearing that any of the appealed violations are currently still uncorrected:
 - ▶ The Appellant must be ordered to correct the remaining violations within 30 days of the date of the order; and
 - ▶ A progress hearing must be set within 30 to 60 days of the date of the order.
- ▶ At the progress hearing, the BSAB will determine whether Appellants have:
 - ▶ Fully corrected all remaining violations;
 - ▶ Made “substantial progress” towards fully correcting all remaining violations but haven’t been able to complete corrections for reasons beyond their control; or
 - ▶ Failed to do either of those two things.
- ▶ FMC § 1-409(f)

FMC section 409(f)

- ▶ “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.”

Summary of June 2 BSAB Hearing

- ▶ The BSAB reviewed a Notice and Order issued January 2, 2026, containing 2 violations.
 - #1: The covered patio was added without the required plans, permits, and inspections.
 - #2: The enclosed patio was added without the required plans, permits, and inspections.
- ▶ The BSAB determined that both Violations remained uncorrected, and ordered Appellants to cure the violations within 30 days (as required by FMC)

City Update on Violations

- ▶ July 2, 2026: Property owner scheduled a consultation and a Residential ADU Assessment Checklist was completed by Planning and Development Department.
 - ▶ Description of Unit: 15x30 addition for bedroom, permitted on 9/12/49 was converted to a second unit that included kitchen/restroom also an unpermitted patio was added and converted to a bedroom.
 - ▶ Planning Requirement:
 - ▶ A separate address will be needed/required.
 - ▶ Planning process will be required.