

CITY OF
VENTURA
CODE ENFORCEMENT

NOTICE AND ORDER TO REPAIR OR ABATE

Date: 10/01/2026

TERESAA THOMAS TR
2381 HYLAND
VENTURA, CA 93001

A.P.N. 074-0-033-090

CASE NO.: CE-26-1172

SITE ADDRESS: 2381 HYLAND AVE, Ventura, CA, 93001

Dear TERESAA THOMAS TR,

Property records indicate that you are the owner(s) of the above referenced parcel. On 10/01/2026, this office investigated a complaint relative to your property. As a result of our investigation, the Code Official has found the above-mentioned structure(s) to be substandard and in violation of the San Buenaventura Municipal Code, Division 12 as follows:

VIOLATIONS

Municipal Code	Description	Resolutions	Comply-By
SBMC 12.310.010 - PLANS/PERMITS REQUIRED	SBPMC Substandard Buildings. Buildings or portions thereof that are determined to be substandard as defined in this code are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedure specified in Chapter 12 of this code.	The property owner has 30 days from the date of this Notice to submit to Building and Safety Division the required construction plans for Abatement of the substandard conditions as itemized in the attached Notice, and 90 days from the date of this Notice for final permit inspection approval signed by the Building Inspector. (This notice must be reproduced on the cover sheet of the plan submittal. Also, a compliance inspection is required; contact the Code Enforcement Officer once the permit(s) are finalized. No extensions will be granted beyond these prescribed time frames. INVESTIGATION FEE APPLIES.**ALL CONSTRUCTION REQUIRING A PERMIT LISTED ON THIS NOTICE MUST BE INCLUSIVE UNDER ONE PERMIT BY ONE LICENSED CONTRACTOR OR HOMEOWNER.** COMMENTS: WITHIN 30 DAYS OBTAIN PERMITS TO REPLACE AND/OR REPAIR THE DAMAGED WINDOWS, LOOSE BANNISTER AND UNSTABLE DECK.	10/31/2026
SBPMC 304.1	General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.	Maintain structure in good condition and not a threat to public health safety or welfare. COMMENTS: WITHIN 30 DAYS OBTAIN A STRUCTURAL ENGINEERS REPORT AND SUBMIT TO MY OFFICE VIA EMAIL, AFTER CHECKING THE STRUCTURAL INTEGRITY OF THE DECK AND FOOTINGS, THE	10/31/2026

Municipal Code	Description	Resolutions	Comply-By
		FRONT RETAINING WALL AND THE STRUCTURE IN ITS ENTIRETY.	
SBPMC 309.1	Infestation. Structures shall be kept free from insect, rodent, and vermin infestation. Structures in which insects or rodents are found shall be promptly exterminated by approved process that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.	Hire a licensed exterminator to treat and eliminate the infestation. Once complete provide report to this office. COMMENTS: WITHIN 30 DAYS HAVE THE PROPERTY CHECKED FOR TERMITES AND SUBMIT THE REPORT OR INVOICE FOR TREATMENT TO MY OFFICE VIA EMAIL.	10/31/2026

The City of Ventura Permit Services only accepts digital application submittals.
For permitting or Ventura OPS assistance please contact Permit Services:
(805) 654-7869 or permits@cityofventura.ca.gov
www.cityofventura.ca.gov/1854/Permit-Services

ABATEMENT DEADLINE

The code official has determined that this structure must be repaired, vacated, and / or demolished as stated herein. If any required repair or demolition work (without vacation also being required) is not commenced within the time specified, the code official (i) may order the building vacated and posted to prevent further occupancy until the work is completed, and (ii) may proceed to cause the work to be done and charge the costs thereof against the property or its owner. Any person having any record title or legal interest in the building may appeal and request a hearing relative to this Notice and Order to the City's Local Appeals Board, provided the appeal is made in writing, is paid for in advance at room 117 of City Hall, and is received by the building official/code official within 20 days from the date of service of this Notice and Order. Failure to appeal will constitute a waiver of all right to a hearing and determination of the matter.

ADMINISTRATIVE CITATIONS

An administrative citation can be issued for failure to comply with this order. Since the violation(s) identified in this notice involve violations upon real property, the collection of unpaid administrative fines, resulting penalties, and collection fees can be enforced as an assessment or lien against the subject real property.

COST RECOVERY

Per SBMC Section 1.150.070, should the violations not be corrected at the time of re-inspection, a fee equal to full personnel and material costs will be charged for a second re-inspection and any further actions required to correct the violation(s). These fees can be appealed to the Community Development Director.

LOSS OF TAX DEDUCTION

In accordance with Sections 17274 and 24436.5 of the Revenue and Taxation Code, a tax deduction may not be allowed for interest, taxes, depreciation, or amortization paid or incurred in this taxable year due to the substandard conditions documented in this order.

RETALIATION PROHIBITED PER HEALTH & SAFETY CODE 17980.6

State Civil Code Section 1942.5 defines and prohibits retaliation by landlords or lessors against tenants or lessees.

INTENT TO RECORD A NOTICE OF NONCOMPLIANCE

This office intends to seek compliance with the law through legal process, including recording a Notice of Noncompliance against the above property with the County Recorder. Pursuant to Section 12.310.1102, of the San Buenaventura Municipal Code, a NOTICE OF NONCOMPLIANCE will be recorded 30 days from the date of this Notice unless the aforementioned violations have been corrected or removed by that date and other applicable requirements, if any, have been satisfied.

This document identifies the concerns of the Community Development Department of the City of Ventura. Other City agencies may have additional concerns / requirements. You may contact our office at our public counter 501 Poli St Room 117 Ventura CA 93001. The public counter is open Monday - Thursday 8:00 AM - 1:00 PM. You may also contact us by telephone or email at the information listed below.

Your cooperation is solicited in the resolution of this matter.

Sincerely,



Melissa Martinez, Sr. Code Enforcement Inspector
O: 805-654-7718
C: 805-707-3532
Code Hotline: 805-658-4711
Email: mcmartinez@cityofventura.ca.gov

for Keith Johnston,
Code Official

The City of Ventura's Community Development Department staff are committed to preserving and promoting the safety of all who live, work, and visit Ventura.

You may contact our office at our public counter 501 Poli St Room 117 Ventura CA 93001. The public counter is open Monday - Thursday 8:00 AM - 1:00 PM. You may also contact us by telephone or email at the information listed above.

Si tiene preguntas sobre esta letra por favor llame al 805-658-4711
con sus preguntas si no habla Ingles.

Photo	Details
	Title: 09/09/26 Date: Sep 09, 2026 09:26
	Title: 09/09/26 Date: Sep 09, 2026 09:26
	Title: 09/30/26 Date: Sep 30, 2026 15:06
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Photo	Details
	Title: 09/30/26 Date: Sep 30, 2026 15:06
	Title: 10/01/26 Date: Oct 01, 2026 14:19
	Title: 10/01/26 Date: Oct 01, 2026 14:19
	Title: 10/01/26 Date: Oct 01, 2026 14:19

Photo	Details
 A close-up photograph of a light-colored stucco wall. A prominent, jagged crack runs diagonally from the upper left towards the center. A dark shadow is cast on the wall to the left of the crack. The photo has a timestamp 'Oct 1, 2026 at 9:40:40 AM' and 'Veritas' in the top right corner.	Title: 10/01/26 Date: Oct 01, 2026 14:19
 A photograph showing a concrete block wall and a white plastic lattice fence. The ground in the foreground is covered with dry, brown mulch or straw. The photo has a timestamp 'Oct 1, 2026 at 9:40:40 AM' and 'Veritas' in the top right corner.	Title: 10/01/26 Date: Oct 01, 2026 14:19
 A close-up photograph of a light-colored stucco wall. A vertical crack runs down the center of the frame. The photo has a timestamp 'Oct 1, 2026 at 9:40:40 AM' and 'Veritas' in the top right corner.	Title: 10/01/26 Date: Oct 01, 2026 14:19
 A photograph of an exterior wall with a white plastic lattice fence. A circular metal object, possibly a wheel or a vent cover, is visible on the wall. The photo has a timestamp 'Oct 1, 2026 at 9:40:40 AM' and 'Veritas' in the top right corner.	Title: 10/01/26 Date: Oct 01, 2026 14:19

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