



**CODE ENFORCEMENT APPEALS
BOARD REGULAR MEETING**

JULY 24, 2025

6:00 PM

BOARD MEMBERS

Kevin Tennyson (Chair)
Nikia Schultz (Vice Chair)
Fred Cavalli, Jr.
Loretta Gaddies
Edward Taylor
Edgar Ureta
VACANT

HYBRID MEETING
www.Cityofvallejo.net

**Council Chambers
555 Santa Clara Street
Vallejo, CA 94590**

<p>NOTICE: Members of the Public will be able to participate in-person or remotely via Zoom</p>	<p>City Hall and the Council Chambers will be open to members of the public 30 minutes prior to the start of the meeting.</p>
<p>PUBLIC COMMENT: Members of the Public may provide public comments during the City Council Meeting in person or via ZOOM (https://ZoomRegular.Cityofvallejo.net), or via phone, by dialing (669) 900-6833.</p>	<p>For additional instructions on how to speak remotely during public comment, please visit, www.cityofvallejo.net/publiccomment</p>
<p>VIEW THE MEETING: There are four different ways you can view this public meeting:</p> <ul style="list-style-type: none"> • In Person • Watch Vallejo local channel 28 • Stream from the City website: www.cityofvallejo.net/Streaming Join the Zoom webinar: https://ZoomRegular.Cityofvallejo.net 	<p>Scan QR code for live captions and translation in Spanish and Tagalog.</p> <div align="right">  </div>
<p align="center">Hybrid Options are available for members of the public to participate. To participate remotely</p>	
<p><u>Option to Join by Computer</u> From your browser go to https://ZoomRegular.CityofVallejo.net to launch and join the zoom application. Meeting ID: 914 0075 0676# Meeting Password: 131313</p>	<p><u>Option to Join by Phone</u> Dial (669) 900-6833 Enter Meeting ID: 914 0075 0676# Meeting Password: 131313 Press *9 to digitally raise your hand from the phone. Press *6 to unmute/mute</p>
<p>Any supplemental writing related to an agenda item for an open session of a regular meeting that is distributed to all or a majority of all members of the City Council less than 72 hours before the meeting will be posted concurrently on the City's website at www.cityofvallejo.net/agendas Written material distributed during the meeting, will be available at the meeting if prepared by the City or after the meeting if prepared by someone else. Such materials may be obtained from the City Clerk</p>	



Vallejo City Council Chambers ADA compliant. Devices for the hearing impaired are available from the Board Secretary. Requests for disability related modifications or accommodations, aids or services may be made by a person with a disability to the Board Secretary's office no less than 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act of 1990 and the federal rules and regulations adopted in implementation thereof

AGENDA

- 1 CALL TO ORDER**
- 2 PLEDGE OF ALLEGIANCE**
- 3 ROLL CALL**
- 4 CONSENT CALENDAR AND APPROVAL OF AGENDA AND MINUTES**
 - A MINUTES - JUNE 26, 2025 SPECIAL ASSESSMENTS HEARING / REGULAR MEETING**

Recommendation:
Contact: Dong Yoo, Staff Secretary (707) 648-4389
Dong.Yoo@cityofvallejo.net
- 5 REPORT OF THE CITY COUNCIL LIAISON**
- 6 COMMUNITY FORUM**
- 7 PRESENTATIONS AND COMMENDATIONS**
- 8 OLD BUSINESS**
- 9 NEW/UNFINISHED BUSINESS**
 - A HOLD A PUBLIC HEARING ON THE APPEAL OF THE SECOND ADMINISTRATIVE CITATION RELATING TO CASE #CE24-1677 AT 709 ADMIRAL CALLAGHAN LANE, APN 0069340130**
 - B HOLD A PUBLIC HEARING ON THE APPEAL OF THE SECOND ADMINISTRATIVE CITATION RELATING TO CASE #CE24-2208 AT 711 ADMIRAL CALLAGHAN LANE - APN 0069-34-0150**
- 10 REPORT OF THE CHAIRPERSON AND MEMBERS OF THE COMMITTEE/BOARD**
- 11 FUTURE AGENDA ITEMS**
 - A NO MEETING IN AUGUST
NEXT MEETING SEPTEMBER 25, 2025 - REGULAR MEETING**
- 12 ADJOURNMENT**

ADDITIONAL CITY INFORMATION

Members of the public can:

- Like us on Facebook and Instagram ([@cityofvallejo](#))
- Sign up to receive City Communications via e-mail (www.cityofvallejo.net/subscribe)
- Sign up for emergency alerts at: alertsolano.com

I, Dong Yoo, Board staff do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to

Kevin Tennyson (Chair)
Nikia Schultz (Vice Chair)
Fred Cavalli, Jr.
Loretta Gaddies
Edward Taylor
Edgar Ureta
VACANT,

at the time and in the manner prescribed by law and that this agenda was posted at City Hall, 555 Santa Clara Street, CA at **5:00 PM, July 21, 2025.**

Dated: July 21, 2025

Dong Yoo

Dong Yoo, Board Staff



**CITY OF VALLEJO
CODE ENFORCEMENT APPEALS BOARD
MINUTES**

Thursday, June 26, 2025
6:00 p.m.

Kevin Tennyson, Chair
Nikia Schultz, Vice
Chair
Fred Cavalli, Jr.
Loretta Gaddies
Edward Taylor
Edgar Ureta
VACANT

CITY COUNCIL CHAMBERS
555 Santa Clara Street, Vallejo, California

1. **CALL TO ORDER:** The meeting was called to order at 6:03 p.m., by Chairperson (Chair) Tennyson

2. **PLEDGE OF ALLEGIANCE:** Led by Chair Tennyson

3. **ROLL CALL:**

Present: Board Members: Cavalli, Gaddies, Schultz, Taylor, Tennyson, Ureta

Absent: None

Staff: Administrative Analyst Ang, Senior Code Enforcement Officer Burciaga, Code Enforcement Officer Herndon, Code Enforcement Officer Tarver, Code Enforcement Manager Yoo, Assistant City Attorney Zagaroli

4. **CONSENT CALENDAR AND APPROVAL OF AGENDA**

A. APPROVAL OF AGENDA: Vice Chairperson Schultz motioned to approve the agenda. The motion was seconded by Boardmember Taylor and was carried unanimously.

B. APPROVAL OF MINUTES for MAY 22, 2025 Regular Meeting: The minutes were approved for the May 22, 2025 Regular Meeting by Chair Tennyson, Vice Chair Schultz, Boardmember Cavalli, Boardmember Taylor and Boardmember Ureta; Boardmember Gaddies abstained.

5. **REPORT OF THE CITY COUNCIL LIASION:** None

6. **COMMUNITY FORUM:** Muoi Van Hoang, property owner of 101 Serpentine Drive.

7. **PRESENTATIONS AND COMMENDATIONS:** None

8. **NEW/UNFINISHED BUSINESS:**

A. PUBLIC HEARING TO CONFIRM AND LEVY SPECIAL ASSESSMENT FOR UNPAID FEES, ADMINISTRATIVE CHARGES, CITATION FINES, AND ABATEMENT COSTS

Recommendation: After hearing any objections, approve the levying of the assessments for unpaid fees, administrative charges, citation fines, and abatement costs in the amounts listed for each property on the Unpaid Fees, Citation Fines, and Abatement Costs Special Assessments Report, as may be modified by the Board, to be placed on the fiscal year 2025-2026 tax roll.

Action: 1. Boardmember Gaddies motioned to waive the amount of \$3,116.93 for Appellant List Line Item #14/Special Assessment Report Line Item #1: case #CE23-0872 on grounds of medical/financial hardship. The motion was seconded by Boardmember Cavalli and was carried unanimously. 2. Vice Chair Schultz motioned to approve the Special Assessments Report in the amount of **\$166,370.20** for Code Enforcement and **\$4,474.00 for Fire**, for a Total of **\$170,844.20**, excepting therefrom Line Item #80: case #VA24-0208, Line Item #83: case #VA24-0279, Line Item #84: case #VA24-0281, and Line Item #102: case #CE24-1656 if the property owners enter into a payment plan with the City and timely make their first payment. The motion was seconded by Boardmember Gaddies and was carried unanimously.

Contact: Dong Yoo, Staff Secretary (707) 648-4389
Dong.Yoo@cityofvallejo.net

9. REPORT OF THE CHAIRPERSON AND MEMBERS OF THE COMMITTEE/BOARD: None

10. FUTURE AGENDA ITEMS

A. Next Regular Meeting: July 24, 2025

11. ADJOURNMENT

Chair Tennyson adjourned the meeting at 8:23 p.m.

KEVIN TENNYSON, CHAIRPERSON

ATTEST:

DONG YOO
CODE ENFORCEMENT MANAGER (BOARD STAFF SECRETARY)

DRAFT

	SITE_APN	SITE_ADDR	BALANCE_DUE	OWNER_NAME	CASE_NO	ASSIGNED_TO
1	0056154180	728 MONTEREY STREET	-\$3,116.93	SCOTT VICTORIA F	CE23-0872	SOPHIA VALENTI
2	0057082210	TUOLUMNE STREET	\$1,070.45	SANCHEZ ORLANDO R/VELEZQUEZ ANA L	CE23-1294	SOPHIA VALENTI
3	0057111020	1505 LOUISIANA STREET	\$9,586.23	SOLANO JOSE FRANCISCO	CE23-1300	SOPHIA VALENTI
4	0074201150	157 GARY CIRCLE	\$7,118.64	BIXBY WENONA	CE23-1501	SOPHIA VALENTI
5	0075185180	760 STARFISH DRIVE	\$1,479.96	LITTLE ROBERT SR	CE23-1515	SOPHIA VALENTI
6	0059112030	11 MULLER STREET	\$409.51	ONTIVEROS JOSE E FU	CE23-1595	SOPHIA VALENTI
7	0056092090	1172 LOUISIANA STREET	\$8,522.35	ALTAMIRANO ALEX P	CE23-1624	SOPHIA VALENTI
8	0054071300	162 GREENFIELD AVENUE	\$409.51	ANDERSON CASSANDRA	CE24-0146	SOPHIA VALENTI
9	0054102040	11 MICHIGAN STREET	\$409.51	CORREA SANTOS LEO	CE24-0168	SOPHIA VALENTI
10	0056046210	2616 SONOMA BOULEVARD	\$3,231.05	MISSION EVANGELICA PENIEL	CE24-0203	SOPHIA VALENTI
11	0079452360	201 BREEZEWALK DRIVE	\$0.00	FONG EDWIN & SHARON A	CE24-0268	SOPHIA VALENTI
12	0057174080	226 TWELFTH STREET	\$7,672.57	FOCUS GROUP LOUNGE PINOLE LLC	CE24-0270	SOPHIA VALENTI
13	0057102290	710 AMADOR STREET	\$409.51	MAJID ABDUL K	CE24-0315	SOPHIA VALENTI
14	0056106190	2200 SONOMA BOULEVARD	\$1,763.22	HELEN & EDDY LLC	CE24-0481	SOPHIA VALENTI
15	0057082210	TUOLUMNE STREET	\$409.51	SANCHEZ ORLANDO RICARDO	CE24-0602	SOPHIA VALENTI
16	0056145210	1000 FLORIDA ST	\$409.51	MOLNAR MARC	CE24-0631	SOPHIA VALENTI
17	0079185170	210 BLUEBELL PLACE	\$409.51	GADDIES PAEPAEVALU M	CE24-0647	SOPHIA VALENTI
18	0079451030	113 CLEARVIEW DRIVE	\$409.51	ALVARADO MICHAEL BONIFACIO	CE24-0735	SOPHIA VALENTI
19	0057023070	1245 ARKANSAS STREET	\$409.51	WU DAHONG	CE24-0747	SOPHIA VALENTI
20	0054132160	1520 AMADOR STREET	\$431.34	CRUZ JEYNDI M	CE24-0826	SOPHIA VALENTI
21	0056092090	1172 LOUISIANA STREET	\$1,506.82	ALTAMIRANO ALEX P	CE24-0832	SOPHIA VALENTI
22	0054151150	169 FAIRMONT AVENUE	\$7,877.39	ALTMAN ANDREW	CE24-0835	SOPHIA VALENTI
23	0056141050	823 KENTUCKY STREET	\$409.51	823 KENTUCKY LLC	CE24-0886	SOPHIA VALENTI
24	0054101360	132 MICHIGAN STREET	\$2,936.25	MORGAN MARY J	CE24-0932	SOPHIA VALENTI
25	0056046210	2616 SONOMA BOULEVARD	\$3,261.25	MISSION EVANGELICA PENIEL	CE24-0939	SOPHIA VALENTI
26	0056141110	845 KENTUCKY STREET	\$409.51	HODGE NICOLE R/ZEHR DWAYNE	CE24-0992	SOPHIA VALENTI
27	0057082210	TUOLUMNE STREET	\$1,857.21	SANCHEZ ORLANDO RICARDO	CE24-1321	SOPHIA VALENTI
28	0079610070	195 GLEN COVE MARINA RO	\$431.34	GLEN COVE MARINA ROAD LLC	CE24-1421	SOPHIA VALENTI
29	0075133150	126 JORDAN STREET	\$3,581.44	TERO BUILD LLC	CE24-1491	SOPHIA VALENTI
30	0056175090	717 ALAMEDA STREET	\$2,453.93	FRANCHISE INV PROPS INC	CE24-1929	SOPHIA VALENTI
31	0075321050	724 LA CANYADA DRIVE	\$3,283.08	GROSS MARTIN K & FRANCIE A JT	CE24-2073	SOPHIA VALENTI
32	0057152120	1820 CAROLINA STREET	\$431.34	WECHSLER SCOTT H	CE24-2347	SOPHIA VALENTI
33	0079473160	102 SANDY NECK WAY	\$629.76	AGUILAR NICHOLAS M/AGUILAR SOFIA S	VA24-0026	SOPHIA VALENTI
34	0056105140	730 OHIO STREET	\$1,857.64	BNP JOINT FAMILY TRUST	ZV23-0015	SOPHIA VALENTI
35	0056106020	711 OHIO STREET	\$4,738.46	CHOI YOUNGSOON	ZV24-0012	SOPHIA VALENTI
36	0054132160	1520 AMADOR STREET	\$1,941.56	CRUZ JEYNDI M	ZV24-0026	SOPHIA VALENTI
37	0054101360	132 MICHIGAN STREET	\$3,368.54	MORGAN MARY J	ZV24-0031	SOPHIA VALENTI
38	0051173590	3 FREY PLACE	\$3,116.93	SMITH EVANINGTON JR JT	CE23-1289	SCOTT HERNDON
39	0051181150	FRISBIE STREET VACANT LC	\$7,118.64	MEKANO INC	CE23-1434	SCOTT HERNDON
40	0056226060	455 MAINE STREET	\$1,479.96	DUBLIN INVESTMENT GROUP LLC	CE23-1503	SCOTT HERNDON
41	0057164110	1238 GEORGIA STREET	\$2,707.42	ANTONELLI DESIREE	CE23-1588	SCOTT HERNDON
42	0051100040	829 WILSON AVENUE	\$409.51	SHA PETRO INC	CE24-0068	SCOTT HERNDON
43	0056226110	433 MAINE STREET	\$1,479.96	DUBLIN INVESTMENT GROUP LLC	CE24-0110	SCOTT HERNDON
44	0055054010	2 ST. FRANCIS DRIVE	\$3,400.19	RODRIGUEZ RAFAEL GARCIA	CE24-0175	SCOTT HERNDON
45	0051234370	Vlot on Mississippi Street	\$1,763.22	CHANG VINCENT	CE24-0253	SCOTT HERNDON
46	0058022020	409 PENNSYLVANIA STREET	\$409.51	409 PENNSYLVANIA PROPERTY LLC	CE24-0343	SCOTT HERNDON
47	0061221100	349 WINCHESTER STREET	\$409.51	NGUYEN ANDREW JT	CE24-0421	SCOTT HERNDON
48	0061052190	615 MCLANE STREET	\$409.51	KENNARD,JASPER CLEVELAND	CE24-0495	SCOTT HERNDON
49	0055121050	233 FLORIDA STREET	\$0.00	LEE WILLIAN	CE24-0535	SCOTT HERNDON
50	0061213090	911 SHERIDAN STREET	\$409.51	GSO PROPERTIES LLC	CE24-0556	SCOTT HERNDON
51	0055091100	16 KENTUCKY STREET	\$409.51	FARRAGUT HOLDINGS LLC	CE24-0576	SCOTT HERNDON
52	0056044160	426 TENNESSEE STREET	\$409.51	GAHFARI MEHDI S	CE24-0581	SCOTT HERNDON
53	0061181290	810 SIXTH STREET	\$409.51	CARVAJAL JOSE LUIS	CE24-0672	SCOTT HERNDON
54	0061073100	648 GRANT STREET	\$1,479.96	THOMAS BARBARA K TR	CE24-0707	SCOTT HERNDON
55	0059033010	1221 RICE STREET	\$409.51	PARTRIDGE ANES LEWIS	CE24-0715	SCOTT HERNDON
56	0061171040	475 SONOMA BLVD	\$409.51	ZHAO WEI	CE24-0811	SCOTT HERNDON
57	0051231030	118 MISSISSIPPI STREET	\$0.00	DIEGO MISAEL DIAZ	CE24-0834	SCOTT HERNDON
58	0055121190	310 BUTTE ST	\$1,763.22	PALLAS MICHAEL J	CE24-0917	SCOTT HERNDON
59	0059112010	416 STARR STREET	\$409.51	KWONG, TERRY	CE24-0934	SCOTT HERNDON
60	0061071040	641 SONOMA BOULEVARD	\$3,116.93	GARCIA, MARTIR R	CE24-0953	SCOTT HERNDON

61	0051183030	2011 SACRAMENTO STREET	\$0.00	ABDI/FOZIVA A	CE24-1009	SCOTT HERNDON
62	0062051270	1004 FIFTH STREET	\$409.51	VELASCO SUSANA JT	CE24-1161	SCOTT HERNDON
63	0061175050	806 SHERIDAN STREET	\$3,116.93	WEST COAST MH HOLDING LLC	CE24-1165	SCOTT HERNDON
64	0055091260	690 MARE ISLAND WAY	\$1,479.96	GRIBBON CLARENCE L/GRIBBON C R	CE24-1176	SCOTT HERNDON
65	0061181030	1005 ATHERTON STREET	\$1,558.85	MAGUIRE PAUL J	CE24-1281	SCOTT HERNDON
66	0061212080	941 FIFTH STREET	\$431.34	MEZA MAURICIO G/GARCIA MARIA	CE24-1287	SCOTT HERNDON
67	0061071040	641 SONOMA BOULEVARD	\$3,283.08	GARCIA, MARTIR R	CE24-1467	SCOTT HERNDON
68	0051132250	564 WILSON AVENUE	\$431.34	BELL LISA	CE24-1514	SCOTT HERNDON
69	0055123070	337 FLORIDA STREET	\$431.34	ULIMITED DEVELOPMENT LLC	CE24-1536	SCOTT HERNDON
70	0056234220	635 MAINE STREET	\$431.34	DIAZ ILDEFONSO	CE24-1623	SCOTT HERNDON
71	0056236100	742 PENNSYLVANIA STREET	\$431.34	PGP HOLDINGS WP LLC	CE24-2071	SCOTT HERNDON
72	0055084240	816 BRANCIFORTE STREET	\$431.34	HAYES MYRNA L	CE24-2147	SCOTT HERNDON
73	0059051010	1417 GEORGIA STREET	\$431.34	MENEMSHA EQUITY LLC	CE24-2450	SCOTT HERNDON
74	0055054010	2 ST. FRANCIS DRIVE	\$431.34	RODRIGUEZ RAFAEL GARCIA	CE25-0106	SCOTT HERNDON
75	0051234370	Vlot on Mississippi Street	\$1,857.64	CHANG VINCENT	VA24-0057	SCOTT HERNDON
76	0051173950	453 CARTER STREET	\$1,884.50	BROCKHAUS MARGARITA	VA24-0059	SCOTT HERNDON
77	0058082060	32 FIFTH STREET	\$787.19	RATTU SURJEET S/RATTU KULDIP S	VA24-0123	SCOTT HERNDON
78	0055104170	320 FLORIDA STREET	\$787.19	TRULL DAVID WILLIAM TR	VA24-0175	SCOTT HERNDON
79	0055054010	2 ST. FRANCIS DRIVE	\$2,707.42	RODRIGUEZ RAFAEL GARCIA	VA24-0199	SCOTT HERNDON
80	0061173070	827 FIFTH STREET	\$3,239.27	PEPPERS DIANA L	VA24-0208	SCOTT HERNDON
81	0055104060	327 KENTUCKY STREET	\$787.19	TRULL DAVID WILLIAM TR	VA24-0225	SCOTT HERNDON
82	0051234370	Vlot on Mississippi Street	\$1,956.66	CHANG VINCENT	VA24-0255	SCOTT HERNDON
83	0055085070	333 ALABAMA STREET	\$829.15	NICKELBERRY KATHLEEN J/NICKELBERRY	VA24-0279	SCOTT HERNDON
84	0061073200	601 FIFTH STREET	\$3,383.64	DONG JACK	VA24-0281	SCOTT HERNDON
85	0056016020	215 ARKANSAS STREET	\$829.15	MACIAS FRANCISCO	VA24-0294	SCOTT HERNDON
86	0055054010	2 ST. FRANCIS DRIVE	\$1,127.51	RODRIGUEZ RAFAEL GARCIA	VA24-0323	SCOTT HERNDON
87	0061213230	954 FIFTH STREET	\$829.15	CISNEROS LAURA	VA24-0344	SCOTT HERNDON
88	0056015190	206 ARKANSAS STREET	\$829.15	BACA CHARLENE ANDREA JT	ZV24-0080	SCOTT HERNDON
89	0067095050	1184 ROLEEN DRIVE	\$409.51	LAW CHI CHIU	CE24-0643	TED TARVER
90	0068082300	117 HARVARD AVENUE	\$409.51	BAYARKUU SEDBAZAR JT	CE24-0881	TED TARVER
91	0052302030	1924 SERENO DRIVE	\$409.51	NELSON DANIELLE JT	CE24-1003	TED TARVER
92	0067174190	1216 DONNER PASS ROAD	\$409.51	REYES ALICIA JT	CE24-1071	TED TARVER
93	0068441260	158 GENOA COURT	\$0.00	LYNDE DANIEL STEVEN JT	CE24-1280	TED TARVER
94	0068494010	160 OLYMPIC DRIVE	\$431.34	ADIMORA CARMELITA	CE24-1352	TED TARVER
95	0053143090	219 DWIGHT WAY	\$431.34	SMART DAVID H	CE24-1380	TED TARVER
96	0067185140	180 KIT CARSON WAY	\$431.34	FAAGAI VIOLINA L/MISI PRISCILLA	CE24-1384	TED TARVER
97	0052202030	1437 VALLE VISTA AVENUE	\$431.34	OROZCO, CARLOS G	CE24-1404	TED TARVER
98	0068451340	752 BASALT DRIVE	\$1,558.85	DEOL SUNEET	CE24-1548	TED TARVER
99	0068544200	207 CIMARRON DRIVE	\$1,558.85	NAJARRO JUSTO OSMIN DELGADO JT	CE24-1611	TED TARVER
100	0068543010	254 CIMARRON DRIVE	\$0.00	FIELDS SEAN	CE24-1615	TED TARVER
101	0068121080	442 MINI DRIVE	\$431.34	WOODARD GLORIA	CE24-1642	TED TARVER
102	0068341100	101 SERPENTINE DRIVE	\$1,558.85	VAN HOANG, MUOI	CE24-1656	TED TARVER
103	0068061110	427 FALCON DRIVE	\$431.34	ALVAREZ REMIGIO	CE24-1691	TED TARVER
104	0067294440	259 DIXIE COURT	\$1,857.21	DHALIWAL PRABHDEEP SINGH JT	CE24-1889	TED TARVER
105	0052196070	114 PALO VERDE WAY	\$431.34	GUITAS ELIZABETH SUSAN	CE24-2159	TED TARVER
106	0068053080	144 MARQUETTE AVENUE	\$431.34	COTA MARCO A ORDUNO	CE24-2250	TED TARVER
107	0071014120	516 MILLER AVENUE	\$1,835.38	LESKY SHELLY	CE24-0570	JAMES OBRIEN
108	0071246030	966 BENICIA ROAD	\$1,558.85	DURDEN ARTHUR L JR & S L TR	CE24-1460	JAMES OBRIEN
109	0074042060	364 WOODROW AVENUE	\$3,349.01	SIMMONS WILLIAM B & B K JT	CE24-2154	JAMES OBRIEN
Code Enforcement TOTAL			\$166,370.20			

	SITE_APN	SITE_ADDR	BALANCE_DUE	OWNER_NAME	CASE_NO	ASSIGNED_TO
1	0072281420	211 TOLEDO COURT	\$788.00	HAHN DAVID S	FP24-0010	CHRIS BALMER
2	0057174080	226 TWELFTH STREET	\$820.00	FOCUS GROUP LOUNGE PINOLE LLC	FP24-0014	CHRIS BALMER
3	0051181150	FRISBIE & CARTER	\$2,866.00	MEKANO INC	FP24-0029	CHRIS BALMER
Fire Prevention TOTAL			\$4,474.00			

CE & FP GRAND TOTAL **\$170,844.20**



DATE: July 24, 2025
TO: Code Enforcement Appeals Board Chair & Members of the Board
FROM: Dong Yoo, Staff Secretary
SUBJECT: **HOLD A PUBLIC HEARING ON THE APPEAL OF THE SECOND ADMINISTRATIVE CITATION RELATING TO CASE #CE24-1677 AT 709 ADMIRAL CALLAGHAN LANE, APN 0069340130**

DATE OF HEARING: 7/24/2025
CASE NUMBER: CE24-1677
LOCATION: 709 ADMIRAL CALLAGHAN LANE
PREPARED BY: James O'Brien, Code Enforcement Officer
PROJECT SUMMARY: PUBLIC HEARING ON THE APPEAL OF SECOND ADMINISTRATIVE CITATION RELATING TO #CE24-1677

VIOLATION(s):

Vallejo Municipal Code (VMC) Section 7.54.030

“It is unlawful for any person owning, renting, leasing, occupying or having charge or possession of any property in the city to maintain such property in such manner that any of the conditions listed below are found to exist thereon:

F. Used or damaged lumber, junk, trash, debris, automotive parts or tools, salvage materials and abandoned or unused furniture, stoves, sinks, toilets, cabinets or other household fixtures or equipment stored as to be visible at ground level from a public right-of-way or from adjoining properties, except nothing herein shall preclude the placement of stacked firewood (not to exceed one cord of such wood) for use on the premises;

K. Dead, decayed, diseased or hazardous trees, weeds and overgrown or uncultivated vegetation which is likely to harbor rats, vermin or constitute an unsightly appearance;

P. Graffiti or other words, letters or drawings which remain on the exterior of any building, fence or other structure and are visible from a public right-of-way or adjoining property;

S. Maintenance of property in a condition of deterioration or disrepair, in such condition to be detrimental to the public health, safety or general welfare, or in such a manner as to constitute a public nuisance.”

LEVINE ACT: Government Code 84308

This item is subject to the Levine Act. City elected and appointed officials, including candidates for City elected office, (City Officers) who have received a contribution of more than \$500 within 12 months prior from a party, participant, or their representatives involved in this proceeding may do either of the following: (1) disclose the contribution on the record and recuse themselves from this proceeding; OR (2) return the portion of the contribution that exceeds \$500 within 30 days from the time the elected official knew or should have known about the contribution and participate in the proceeding.

All parties, participants, and their representatives must disclose on the record of this proceeding any

Subject: HOLD A PUBLIC HEARING ON THE APPEAL OF THE SECOND ADMINISTRATIVE CITATION RELATING TO CASE #CE24-1677 AT 709 ADMIRAL CALLAGHAN LANE, APN 0069340130

contribution of more than \$500 made to the City Officers, such as the Mayor and/or Councilmembers, within 12 months prior to the date of the proceeding. City Officers are prohibited from accepting, soliciting, or directing a contribution of more than \$500 from a party, participant, or their representatives during a proceeding and for 12 months following the date a final decision is rendered.

APPELLANT/PROPERTY OWNER:

Hadar Weitzman, Oryom Ventures LLC

RECOMMENDATION

Based upon the evidence presented, staff recommends that the Board uphold the Second Administrative Citation and direct continued enforcement until the appellant complies with Vallejo Municipal Code Section 7.54.030 F, P and S.

BACKGROUND

After receiving a complaint regarding the instant property, Senior Code Enforcement Officer Burciaga (Officer Burciaga) inspected the property on August 27, 2024, and took photographs from the public right-of-way. The photographs depict a boarded-up door and windows, junk and debris, overgrown vegetation, and graffiti on the building and fences. Maintaining these conditions on the property constitutes a public nuisance in violation of Vallejo Municipal Code Section 7.54.030 F, K, P and S.

On August 27, 2024, Officer Burciaga called and spoke with the property owner Hadar Weitzman, verifying ownership and informing him she had conducted an onsite inspection of the property and observed trash and debris, weeds and graffiti. Officer Burciaga informed Hadar Weitzman she would be mailing a Warning Notice. On August 27, 2024 Lorena Burciaga sent a Warning Notice by regular and certified U.S. mail to the property owner which stated that during an inspection on August 27, 2024, violations of the Vallejo Municipal Code had been observed and documented. Specifically, the Warning Notice detailed that the building had junk and debris, overgrown weeds and vegetation, as well as graffiti (VMC 7.54.030 F, K, P) and the property was being maintained in a blighted condition, constituting a public nuisance (VMC 7.54.030 S). The Warning Notice provided a deadline for the property owner to remediate the detailed violations by October 4, 2024.

On October 8, 2024, after the deadline to remediate the violations listed in the Warning Notice, Code Enforcement Officer James O'Brien (Officer O'Brien) took over the case and re-inspected the property and documented that no progress had been made. He took photographs and verified property ownership on RealQuest and PropertyRadar, and on October 9, 2024, issued a Notice of Violation by regular and certified U.S. mail to the property owner. The Notice of Violation provided a deadline for the property owner to remediate the detailed violations by November 25, 2024.

On October 31, 2024 Code Officer O'Brien went to the property and posted the Notice of Violation.

On November 8, 2024, Hadar Weitzman sent an email requesting an extension of time to abate the graffiti on his property. Officer Burciaga responded to his email and granted his extension until December 3, 2024.

On December 2, 2024, via email, Hadar Weitzman requested another extension of time due to his mother's passing which required him to travel overseas. Officer O'Brien granted an extension until December 20, 2024. On December 3, 2024, Hadar Weitzman responded to the email thanking Officer O'Brien for the extension.

Subject: HOLD A PUBLIC HEARING ON THE APPEAL OF THE SECOND ADMINISTRATIVE CITATION RELATING TO CASE #CE24-1677 AT 709 ADMIRAL CALLAGHAN LANE, APN 0069340130

On December 22, 2024, Hadar Weitzman sent an email informing Officer O'Brien that he had abated the graffiti on the property. On January 2, 2025, Officer O'Brien responded to Hadar Weitzman's email after conducting a re-inspection of the property. Officer O'Brien informed Hadar Weitzman that while he had observed significant efforts to abate the violations, there was still junk and debris and new graffiti and could not close the current code case due to the ongoing code violations.

On January 23, 2025, Officer O'Brien emailed Hadar Weitzman informing him of another complaint regarding his property. Officer O'Brien informed him he had not heard from him since January 2, 2025, and would continue the administrative penalty process.

On February 4, 2025, Officer O'Brien conducted a re-inspection of the property and documented that no progress had been made at the property since his last inspection on January 2, 2025. He verified property ownership on RealQuest and PropertyRadar and on February 4, 2025, issued a Notice of Violation by regular and certified U.S. mail to the property owner and by posting the property. The Notice of Violation provided a deadline of March 18, 2025 for the property owner to remediate the detailed violations.

On March 20, 2025, Officer O'Brien conducted a re-inspection of the property and documented that no progress had been made. He verified property ownership on RealQuest and PropertyRadar and on March 20, 2025, issued a First Administrative Citation by regular and certified U.S. mail to the property owner and by posting the property. The First Administrative Citation provided a deadline of April 25, 2025 for the property owner to remediate the detailed violations.

On April 18, 2025, Officer O'Brien received an email from Hadar Weitzman requesting to cancel all citations due to his and son's illnesses and for failure to receive the Notice of Violation and First Administrative Citation, despite admitting that his failure to notify the US Postal Service of his new address.

On May 6, 2025, after the deadline given in the First Administrative Citation, Officer O'Brien re-inspected the property and documented that there was more graffiti, the fence and gates were still in disrepair, and trash had been dumped along the fenceline. The overgrown vegetation had been significantly abated from the property, therefore Code Officer O'Brien removed violation "7.54.030.K" from the list of violations on the property. Code Officer O'Brien verified property ownership on RealQuest and PropertyRadar and on May 6, 2025, issued a Second Administrative Citation by regular and certified U.S. mail and by posting on the property. The Second Administrative Citation provided a deadline of June 12, 2025 for the property owner to remediate the detailed violations.

On May 12, 2025, Officer O'Brien received an email from Hadar Weitzman asking him to admit that he (O'Brien) had mistakenly issued the violation citations against his property and to remove the citations/fines. Hadar Weitzman stated that it was "not fair" that he had to repaint his property every month due to people painting graffiti on his buildings. Hadar Weitzman also requested the paperwork to appeal the Second Administrative Citation, as the time in which to appeal had already expired for the Notice of Violation and First Administrative Citation.

On May 29, 2025, Analyst Ang emailed Hadar Weitzman and attached the appeals application.

Subject: HOLD A PUBLIC HEARING ON THE APPEAL OF THE SECOND ADMINISTRATIVE CITATION RELATING TO CASE #CE24-1677 AT 709 ADMIRAL CALLAGHAN LANE, APN 0069340130

On June 6, 2025, the City received an application from Hadar Weitzman appealing the Second Administrative Citation. The appeals hearing fee deposit was received by online payment made on June 5, 2025. On June 12, 2025, the appeal request form was approved by Code Enforcement Manager Dong Yoo. On June 16, 2025, a notice of the hearing was sent to the appellant, Hadar Weitzman, via regular and certified mail to the mailing address provided by the appellant on the appeal request form and via email.

On June 18, 2025, Officer O’Brien emailed Hadar Weitzman informing him of new graffiti on the property. On June 23, 2025, Hadar Weitzman responded via email that the graffiti had been painted over and was abated.

On July 10, 2025, Officer O’Brien conducted an inspection of the property and observed graffiti, trash and debris from the right-of-way.

LIST OF INSPECTION DATES

DATE	INSPECTION TYPE	STAFF NAME
8/27/2024	Initial Inspection (Warning Notice is:	Lorena Burciaga
10/8/2024	Re-inspection (Notice of Violation is:	James O'Brien
	clerical error.	
10/31/2024	Notice of Violation Posted	James O'Brien
1/2/2025	Re-inspection, sent email of new	James O'Brien
	graffiti.	
1/31/2025	Unsafe Building Structure posting	James O'Brien
2/4/2025	Re-inspection (Notice of Violation is:	James O'Brien
2/4/2025	Notice of Violation Posted,	James O'Brien
	(2/4/2025)	
3/20/2025	Re-inspection (First Administrative	James O'Brien
	Citation issued 3/21/2025 <i>via</i>	
	<i>regular & certified mail)</i>	
3/24/2025	First Administrative Citation Posted	James O'Brien
5/6/2025	Re-inspection (Second Administrativ	James O'Brien
5/6/2025	Second Administrative Citation Post	James O'Brien
6/18/2025	Re-inspection (sent email to inform	James O'Brien
	the property owner).	
7/10/2025	Roadside inspection	James O'Brien

ATTACHMENTS

1.INSPECTION PHOTOS 8-27-2024 709 ADM CALLAGHAN CE24-1677
2.Warning Notice 709 admiral callaghan CE24-1677 08272024
3.INSPECTION PHOTOS 10-9-2024 709 ADM CALLAGHAN CE24-1677
4.PropertyRadar 709 Admiral Callaghan Lane CE24-1677 10-9-2024
5.RealQuest.com - 709 Admiral Callaghan Lane CE24-1677 10-9-2024
6.Notice of Violation 709 Admiral Callaghan Lane CE24-1677 10092024
7.NOV POSTING PHOTOS 709 ADM CALLAGHAN CE24-1677 10312024

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8.	EMAIL LB TO HW 709 ADM CALLAGHAN CE24-1677 11082024
9.	EMAIL HW TO JO 709 ADM CALLAGHAN CE24-1677 2-3DEC2024
10.	EMAIL JO TO HW 709 ADM CALLAGHAN CE24-1677 22DEC2024 2JAN2025
11.	EMAIL JO TO HW 709 ADM CALLAGHAN CE24-1677 23JAN2025
12.	INSPECTION PHOTOS 2-4-2025 709 ADM CALLAGHAN CE24-1677
13.	Notice of Violation 709 Admiral Callaghan Lane CE24-1677 02042025
14.	INSPECTION PHOTOS 3-20-2025 709 ADM CALLAGHAN CE24-1677
15.	PropertyRadar 709 Admiral Callaghan Ln CE24-1677 03212025
16.	RealQuest.com _ - 709 Admiral Callaghan Ln CE24-1677 03212025
17.	1st CIT 709 Admiral Callaghan Ln CE24-1677 03212025
18.	C1 POSTING PHOTOS 709 ADM CALLAGHAN CE24-1677 03242025
19.	18APR 12-13-22-29 MAY 2025 EMAILS KA APPEALS APP TO HW
20.	INSPECTION PHOTOS 5-6-2025 709 ADM CALLAGHAN CE24-1677
21.	PropertyRadar 709 Admiral Callaghan Ln_CE24-1677 05062025
22.	RealQuest.com _ - 709 Admiral Callaghan Ln_CE24-1677 05062025
23.	2nd CIT 709 Admiral Callaghan Ln CE24-1677 05062025
24.	JUNE 6 2025 EMAIL HW TO KA ATTACHMENT
25.	JUNE 6-7-16 2025 EMAILS KA HEARING NOTICE TO HW
26.	JUNE 7 2025 EMAIL 1 OF 2 HW TO KA ATTACHMENTS DEC 2024 EMAILS
27.	JUNE 7 2025 EMAIL 2 OF 2 HW TO KA ATTACHMENTS VARIOUS
28.	APPEAL 709-711 ADM CALL CE24-1677 CE24-2208 APPROVED 06122025
29.	Hearing Regular- Notice 709-711 ADM CALLAGHAN CE24-1677 CE24-2208
30.	JUNE 18-23 2025 EMAIL HW REPLY TO JO EMAIL
31.	INSPECTION PHOTOS - ROADSIDE 07102025

Date: July 24, 2025

**Subject: HOLD A PUBLIC HEARING ON THE APPEAL OF THE SECOND ADMINISTRATIVE
CITATION RELATING TO CASE #CE24-1677 AT 709 ADMIRAL CALLAGHAN LANE,
APN 0069340130**

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CONTACT

Dong Yoo Staff Secretary (707) 648-4389

Dong.Yoo@cityofvallejo.net



08/27/2024 09:15



08/27/2024 09:15



08/27/2024 09:16





08/27/2024 09:16



08/27/2024 09:16



08/27/2024 09:16



08/27/2024 09:16



8/27/2024

ORYOM VENTURES LLC
5 CORONET WAY
KENTFIELD, CA 94904

WN / CE24-1677 / 709 ADMIRAL CALLAGHAN LANE / LORENA BURCIAGA

WARNING NOTICE

Sent via regular and certified mail to the property owner at the address shown on the county's last property tax assessment rolls or to any other address known for the property owner pursuant to Section 7.54.070 (B) of the Vallejo Municipal Code (VMC). The failure of any property owner to receive this notice shall not affect the validity of any proceedings taken under Chapter 7.54 (Property Maintenance Ordinance) of the VMC. To review the Property Maintenance Ordinance, the Vallejo Municipal Code is available online at the City's website at www.cityofvallejo.net or a copy may be obtained from the Code Enforcement Division office.

CASE NO.: CE24-1677
PARCEL NO.: 0069340130
LOCATION: 709 ADMIRAL CALLAGHAN LANE

We need your help! The property referenced, owned or controlled by you is in need of your immediate attention. **An inspection was made on 8/27/2024** and it was noted that the conditions that exist on the subject property constitute an unlawful public nuisance as defined in Vallejo Municipal Code Chapter 7.54 (Property Maintenance Ordinance). The following unlawful property violations, as stated in Section 7.54.030, are found to exist:

DESCRIPTION OF VIOLATION(S) AND REQUIRED CORRECTIVE ACTION(S)

Section 7.54.030 F. Prohibits damaged lumber, junk, trash, salvage materials, household materials, etc.

Correction: Remove all trash, junk and debris on the property.

Section 7.54.030 K. Prohibits dead, decayed, diseased or otherwise hazardous trees, weeds or overgrown vegetation.

Correction: Cut and remove all overgrown weeds and vegetation on the property.

Section 7.54.030 P. Prohibits graffiti.

Correction: Remove all graffiti on the property.

Section 7.54.030 S. Prohibits maintenance of property in such a manner as to constitute a public nuisance. Correction: above violations, monitor and maintain property free from blight and public safety issues.





The purpose of the Property Maintenance Ordinance is to benefit the entire community by maintaining real property and preventing deterioration of neighborhoods in our City. Please take immediate action to remedy this violation.

CONSEQUENCES OF NOT ABATING

Failure to correct the noted violation(s) by 10/4/2024 will result in the issuance of a written Notice of Violation and imposition of an administrative charge of \$431.34, as established by resolution by the City Council, pursuant to Section 7.54.140 of the Vallejo Municipal Code. If the Code Enforcement Supervisor or other city employees designated by the City Manager determines the violation(s) to be immediately dangerous to the general welfare, health and safety, the same may be summarily abated without compliance with the provisions of this code. If after a Notice of Violation is issued and the violation(s) are still not abated within the time limit specified, then you may be subject to administrative citations (1st Citation: \$298.36, 2nd Citation: \$596.72, 3rd and subsequent Citations: \$896.19 - *per violation, per day* that each violation continues to exist past the correction date), incurrence of City

abatement costs, and/or other legal remedies available to the City. The amount of any unpaid administrative charges and/or abatement costs including incidental costs may be made a lien on the real property on which the violation occurred and may constitute as a special assessment added to the ordinary secured property taxes.

****Please be advised that if your property is found to be in violation again within twelve (12) months of compliance with this notice, you will receive an administrative fine of \$431.34 pursuant to Section 7.54.160 of the Vallejo Municipal Code.***

If you have any questions, please contact me immediately at the phone number or e-mail address listed below or call this office at (707) 648-4469. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Lorena Burciaga', with a stylized flourish at the end.

Lorena Burciaga
Senior Code Enforcement Officer
City of Vallejo | Planning & Development Services
Code Enforcement Division



10/08/2024 09:09



10/08/2024 09:09



10/08/2024 09:09



10/08/2024 09:09



10/08/2024 09:10





10/08/2024 09:10



10/08/2024 09:11



2024

LB



LB

Harvest

HARVEST

W.U.T.

FARMER

10/08/2024 09:11



10/08/2024 09:11



10/08/2024 09:12

NO
TRESPASSING
PRIVATE PROPERTY
VIOLATORS WILL BE
PROSECUTED

10/08/2024 09:12



EXIT
32

10/08/2024 09:13

709 ADMIRAL CALLAGHAN LN, VALLEJO, CA 94591

Property Details

Type	COM	Advanced Type	Commercial Building	County	SOLANO
Year Built	1973	Zoning		APN	0069-340-130
Beds		Units		Radar ID	P1A91A92
Baths		Rooms		Subdivision	
Sq Ft	15,716	Garage		Census	2501.05
Lot Sq Ft	47,045	Pool	No	Tract	
Lot Acres	1.08	Fireplace	No	Lot	
Stories	3	HVAC	No		
Legal					

Tax Assessment

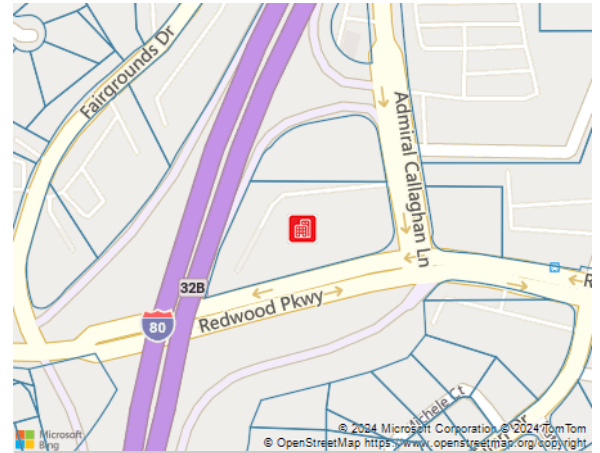
Total Value	\$1,592,409	Year Assessed	2024
Land Value	\$486,734	Annual Taxes	\$18,803
Improvements	\$1,105,675	Est. Tax Rate	1.2%
Owner Exempt	No	Tax Rate Area	007000

Market Value and Rent

Estimated Value	\$1,592,409	\$101/sf	as of 1/1/2024	1% confidence
Comp. Sales	\$2,270,538	\$144/sf	as of Today	\$260k - \$2,100k
Comp. Listings	\$2,557,936	\$163/sf	as of Today	\$3,750k - \$3,750k
HUD FM Rent	\$0	\$0.00/sf		

Transaction History (Current Owner)

Type	#	Date	Doc#	Party	Name	Amount
- Release		8/22/2019	56799	Grantor Grantee	ORYOM VENTURES LI	
Utility Lien	2	12/6/2016	110168	Defendant Agency	ORYOM VENTURES LI\$228 FINANCE DIRECTOR (
Abatement Lien	20r	8/31/2017	74357	Defendant Agency	ORYOM VENTURES LI\$236	
- Release		6/21/2019	39533	Grantor Grantee	ORYOM VENTURES LI	
Abatement Lien	20r	3/21/2019	16134	Defendant Agency	ORYOM VENTURES LI\$236 CODE ENFORCEMEN'	
- Release		6/14/2019	37731	Grantor Grantee	ORYOM VENTURES LI	
Abatement Lien	20r	4/10/2019	20765	Defendant Agency	ORYOM VENTURES LI\$236 CODE ENFORCEMEN'	
- Release		6/14/2019	37732	Grantor Grantee	ORYOM VENTURES LI	
Abatement Lien	3	6/21/2023	26444	Defendant Agency	ORYOM VENTURES LI\$386 CODE ENFORCEMEN'	
Mechanics Lien	4	10/17/2023	45162	Defendant Plaintiff	ORYOM VENTURES LI\$2,660 TRI-CITY FENCE CO II	



Status

Est. Value	\$1,592,409	Listed for Sale	No
Loan Balance	\$759	0%	In Foreclosure
Equity	\$1,591,650	100%	Owner Occupied

Ownership & Mailing Address

Transfer Date	6/27/2014	ORYOM VENTURES LLC
Purchase Amt	\$1,325,000	5 CORONET WAY
		KENTFIELD, CA 94904
Down Payment	\$1,325,000	
Transfer Type	Short Sale	

Listing History

Type	Status	As Of	DOM	Price
For Sale - Market	Withdrawn	2/22/2022	530	\$2,495,000

Property Detail Report

For Property Located At :
**709 ADMIRAL CALLAGHAN LN, VALLEJO, CA
 94591-3652**



Owner Information

Owner Name: **ORYOM VENTURES LLC**
 Mailing Address: **5 CORONET WAY, KENTFIELD CA 94904-2718 C077**
 Vesting Codes: **//**

Location Information

Legal Description:		APN:	0069-340-130
County:	SOLANO, CA	Alternate APN:	0081-030-130
Census Tract / Block:	2501.05 / 1	Subdivision:	
Township-Range-Sect:		Map Reference:	127-B6 /
Legal Book/Page:		Tract #:	
Legal Lot:		School District:	VALLEJO BASIC
Legal Block:		School District Name:	VALLEJO BASIC
Market Area:		Munic/Township:	VALLEJO
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	06/27/2014 / 06/13/2014	1st Mtg Amount/Type:	/
Sale Price:	\$1,325,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	48227	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$84.31
New Construction:		Multi/Split Sale:	
Title Company:	OLD REPUBLIC TITLE		
Lender:			
Seller Name:	NGUYEN LO D & JENNIFER		

Prior Sale Information

Prior Rec/Sale Date:	10/28/2005 / 10/24/2005	Prior Lender:	PRIVATE INDIVIDUAL
Prior Sale Price:	\$1,800,000	Prior 1st Mtg Amt/Type:	\$1,500,000 / PRIVATE PARTY
Prior Doc Number:	167715	Prior 1st Mtg Rate/Type:	/ FIXED RATE LOAN
Prior Deed Type:	GRANT DEED		

Property Characteristics

Year Built / Eff:	1973 /	Total Rooms/Offices		Garage Area:	
Gross Area:	15,716	Total Restrooms:		Garage Capacity:	
Building Area:	15,716	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:	3	Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:		Acres:	1.08	County Use:	MISCELLANEOUS COMMERCIAL (3590)
Lot Area:	47,045	Lot Width/Depth:	x	State Use:	
Land Use:	COMMERCIAL BUILDING	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$1,592,409	Assessed Year:	2024	Property Tax:	\$18,803.10
Land Value:	\$486,734	Improved %:	69%	Tax Area:	007000
Improvement Value:	\$1,105,675	Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	\$1,592,409				



10/9/2024

ORYOM VENTURES LLC
5 CORONET WAY
KENTFIELD, CA 94904

NOV / CE24-1677 / 709 ADMIRAL CALLAGHAN LANE / JAMES OBRIEN

NOTICE OF VIOLATION

Sent via certified mail to the property owner at the address shown on the county's last property tax assessment rolls or to any other address known for the property owner. The failure of any property owner to receive this notice shall not affect the validity of any proceedings taken under Chapter 7.54 (Property Maintenance Ordinance) of the Vallejo Municipal Code.

CASE NO.: CE24-1677
PARCEL NO.: 0069340130
LOCATION: 709 ADMIRAL CALLAGHAN LANE

You are hereby notified that a **reinspection was performed on 10/8/2024** and the violation(s) was not abated within the time limit specified in the Warning Notice and therefore a **\$431.34 charge** has been applied. The conditions that exist on the subject property owned or controlled by you constitute an unlawful public nuisance as defined in **Section 7.54.030** of the Vallejo Municipal Code (Property Maintenance Ordinance). The following violation(s) **must be corrected by 11/25/2024 or additional fines and/or fees will be added (please refer to "Consequences of Not Abating" section of this notice).**

DESCRIPTION OF VIOLATION(S) AND REQUIRED CORRECTIVE ACTION(S)

Section 7.54.030 F. Prohibits damaged lumber, junk, trash, salvage materials, household materials, etc.

Correction: Remove all trash in front entrance, and boxes and junk and debris on the property.

Section 7.54.030 K. Prohibits dead, decayed, diseased or otherwise hazardous trees, weeds or overgrown vegetation.

Correction: Cut and remove all overgrown weeds and vegetation near the fences and on the property.

Section 7.54.030 P. Prohibits graffiti.

Correction: Remove all graffiti on the building and fences and on the property.

Section 7.54.030 S. Prohibits maintenance of property in such a manner as to constitute a public nuisance. Correction: above violations, monitor and maintain property free from blight and public safety issues.





ADMINISTRATIVE CHARGE

A charge of \$431.34, as established by resolution by the City Council, is now owed to the City pursuant to Section 7.54.140 of the Vallejo Municipal Code payable thirty (30) days of the effective date of this notice. Any property owner who fails to pay the administrative charges or abatement costs including incidental costs owed to the City shall be liable in any action brought by the City for costs incurred in securing payment of the delinquent amount. Legal action may include costs and/or charges being liened against the property and/or applied as a special assessment to the ordinary secured property taxes.

How to Pay the Fine: Payment may be made in person at the Vallejo City Hall, 1st Floor – Cashier (*please bring this notice to the cashier*) or by mail addressed to **Code Enforcement, 555 Santa Clara Street, Vallejo, CA 94590-5922**. Online payments can be made at <https://vall-trk.aspgov.com/eTRAKIT/>: under the “Violations” section, click on “Pay Fees” and follow the instructions on the screen. The cashier does not accept card payments. All other forms of payment are accepted by the cashier along with this notice. Payment by mail should be made by personal check, cashier’s check or money order, payable to the City of Vallejo. Make sure to include the case number **CE24-1677** and account number **001-1503-310.36-13** on your check. **If you have any questions or concerns, please contact our office. If you are unable to pay the fine amount in full, please contact Code Enforcement to discuss the option of a payment plan.**

If the Code Enforcement Division manager or designee determines the violation to be immediately dangerous to the general welfare, health and safety, the same may be summarily abated without compliance with the provisions of this code. Abatement may include, but is not limited to boarding of windows, doors and other openings to city specifications, removal of junk and debris, and securing the perimeter of the property with fencing, gates or barricades to prevent further occurrences of the nuisance activity.

CONSEQUENCES OF NOT ABATING

Should these conditions not be corrected by 11/25/2024, the following action(s) may be taken:

Administrative Citation: 1st Citation \$298.36, 2nd Citation \$596.72, 3rd and subsequent Citations \$896.19 - per violation, per day that each violation continues to exist past the correction.

City Abatement: The City may have the work done with city employees and/or by private contract if a violation is not abated within the time limit specified in this notice. **The costs of abatement, including incidental costs shall be billed to the property owner pursuant to Section 7.54.140 of the Vallejo Municipal Code and will be due and payable within thirty (30) days of the date the billing is mailed to the property owner.**

Liens and Special Assessments: The amount of any unpaid administrative charges and/or abatement costs including incidental costs may be made a lien on the real property on which the violation occurred and may constitute as a special assessment added to the ordinary secured property taxes.

Civil Action: \$50.00 per day for every day each separate violation exists

Criminal Citation: Maximum penalty of \$500.00 fine for every day each separate violation exists.

APPEALS PROCESS

Information on the process to appeal this notice is attached, which includes the amount of the appeal fee and procedure for requesting an appeal fee waiver.

If you have any questions, please contact me immediately at the phone number or e-mail address listed below or call this office at (707) 648-4469. Thank you.

Sincerely,

JAMES O'BRIEN
Code Enforcement Officer
(707) 648-4346
James.Obrien@cityofvallejo.net



Code Enforcement · 555 Santa Clara St · Vallejo · CA · 94590 · 707.648.4469 · code.enforcement@cityofvallejo.net

NOTICE OF VIOLATION APPEALS PROCESS – Please read if you wish to appeal this notice

Any property owner may appeal the Notice of Violation and may request a hearing before the Code Enforcement Appeals Board (Board) as follows:

1. An appeal form shall be obtained from the Code Enforcement Division office. **The completed appeal form shall be filed with the Code Enforcement Division Manager or Designee (Manager/Designee) via the Code Enforcement Division within thirty (30) days of the effective date of the notice of violation together with a non-refundable appeal fee of \$536.37, as established by resolution by the City Council, or a request for an appeal fee waiver form.** Both forms are available online at <https://www.cityofvallejo.net/cms/One.aspx?portalId=16925451&pageId=19486567>, or you may contact Code Enforcement to request pick up or have the forms sent to you via email or regular mail.
2. Only after the completed appeal form has been submitted with the appeal fee or with an *approved* appeal fee waiver shall the Manager/Designee set the date for a hearing. The hearing shall be set for a date not less than fifteen (15) days nor more than sixty (60) days after the Manager/Designee received the request.
3. The appellant may request one continuance, but in no event shall the hearing be continued more than thirty (30) days after the date of the originally scheduled hearing unless the Manager/Designee finds circumstances of hardship warrant a longer continuance not to exceed ninety (90) days after the date of the originally scheduled hearing.
4. The appellant shall be notified by certified mail of the date, time and place set for the hearing. Such notice shall be sent at least ten (10) days prior to the date of the hearing. The notice shall include a statement that if the violation is found to be a public nuisance and the violation is not substantially abated, then the city may pursue any and all legal and equitable remedies for the recovery of unpaid abatement costs and administrative charges. The notice shall be sent to the appellant at the address provided on the completed appeal form. Failure of the appellant to receive such notice shall not affect the validity of any proceedings taken under Chapter 7.54 of the Vallejo Municipal Code.
5. Any documentation, other than the Notice of Violation, which the Manager/Designee has submitted or will submit to the Code Enforcement Appeals Board, shall be served on the appellant at least three (3) days before the hearing.

Failure of any property owner to file an appeal in accordance with the provisions of Section 7.54.080 of the Vallejo Municipal Code shall be deemed to waive his or her right to an appeal hearing.

Appeal Fee Waiver. Any property owner who requests a hearing to appeal a notice of violation and is financially unable to pay the appeal fee may file a request for an appeal fee waiver as follows:

1. The request for waiver shall be made on a form obtained from the Code Enforcement Division and submitted to the Manager/Designee within fifteen (15) days of the effective date of the notice of violation.
2. The Manager/Designee may issue an appeal fee waiver only if the person requesting the waiver submits a sworn affidavit together with any supporting documents demonstrating to the satisfaction of the manager/designee the person's financial inability to deposit with the city the full amount of the fee in advance of the appeal hearing.
3. The Manager/Designee shall issue a written decision specifying the reasons for issuing or not issuing the waiver within ten (10) days of the receipt of the request. The decision of the Manager/Designee shall be final.
4. If the Manager/Designee determines a waiver is not warranted, the property owner shall remit the appeal fee within ten (10) days of the determination. If the Code Enforcement Division does not receive the appeal fee within this time period, the request for hearing shall not be accepted and shall constitute a failure of the property owner to exhaust his or her administrative remedies.



10/31/2024 10:08



1082004
DRYCOM VENTURES LLC
5 CONQUEST WAY
KENTFIELD, CA 94904

NOTICE OF VIOLATION

Best an earlier date in the property owner or the address shown on the record's last property tax assessment roll or any other address known to the property owner. The failure of any property owner to receive this notice shall not affect the validity of any proceedings hereunder Chapter 7.50 (Property Maintenance Code) of the Valley Municipal Code.

CASE NO.: CESA-1077
PARCEL NO.: 000000703
LOCATION: 700 ADMIRAL CALLAGHAN LANE

You are hereby notified that a reinspection was performed on 10/29/2024 and the violation(s) was/were noted within the time and specified in the Warning Notice and therefore a \$400.00 charge has been assessed. The conditions that exist on this subject property owned or controlled by you constitute an unlawful public nuisance as defined in Section 7.54.030 of the Valley Municipal Code (Property Maintenance Code). The following violation(s) must be corrected by 11/05/2024 or additional fines and/or fees will be added please refer to "Consequences of Not Abiding" section of this notice.

DESCRIPTION OF VIOLATION(S) AND REQUIRED CORRECTIVE ACTIONS:

- Section 7.54.020 F. Prohibits damaged lumber, junk, trash, salvage materials, household materials, etc.
Correction: Remove all trash in front entrance, and boxes and junk and debris on the property.
- Section 7.54.050 K. Prohibits dead, decayed, diseased or otherwise hazardous trees, weeds or overgrown vegetation.
Correction: Cut and remove all overgrown weeds and vegetation near the fences and on the property.
- Section 7.54.050 P. Prohibits graffiti.
Correction: Remove all graffiti on the building and fences and on the property.
- Section 7.54.050 S. Prohibits maintenance of property in such a manner as to constitute a public nuisance. Correction: abate violations, monitor and maintain property free from signs and public safety issues.

10/31/2024 10:09

From: [Lorena Burciaga](#)
To: [Hadar Weitzman](#); [James O'Brien](#)
Cc: ["Emerson Payumo"](#); [Karen Ang](#)
Subject: CE24-1677 Admiral Vallejo
Date: Friday, November 8, 2024 4:18:37 PM
Attachments: [image001.png](#)

Hi Hadar,

We are waiving the NOV citation because of clerical error.

Tanja is no longer working for this office, and she did not advise me about a granted extension done by Tanja.

Jim is the present code enforcement officer doing the follow up investigation on your property.

We can't grant 30 and or 60 days extension we only can grant two weeks extension. So as of today, I am granting an extension until Dec 2nd for all violations to be corrected to avoid any fines. Jim will be conducting his follow up inspection on Dec 3rd.

Please let me know if you have any additional questions.

Best regards,

Lorena Burciaga
Senior Code Enforcement Officer
City of Vallejo | Planning & Development Services
Code Enforcement Division
(707) 645-2605 | lorena.burciaga@cityofvallejo.net

From: Hadar Weitzman <hadar@hadarweitzman.com>
Sent: Friday, November 8, 2024 2:44 PM
To: James O'Brien <James.O'Brien@cityofvallejo.net>
Cc: 'Emerson Payumo' <emerpayumo@gmail.com>; Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net>; 'Hadar Weitzman' <hadar@hadarweitzman.com>; Code Enforcement <Code.Enforcement@cityofvallejo.net>
Subject: RE: Time Extension for Graffiti CE24-1677 Admiral Vallejo

This Message Is From an External Sender

This message came from outside your organization.

Hello James O'Brien,
I have just left you a detailed voicemail (to your phone on the letter 707-648-4346).
I am the attorney and agent for the owner of 709 Admiral Callaghan lane Vallejo (Oryom Ventures LLC)

I received your letter to pay \$431.34 by November 8, 2024 (today), I believe this was a mistake because I did send the email asking for extension (see below on October 2nd), and it probably did not reach Lorena Burciaga (maybe because you replaced her?). we need to find a solution for the graffiti for the long term because it will be vandalized again if we just paint it without a poster or a mural. I tried to pay last night (and today) but the website of the city says \$0.00 to pay, for that case CE24-1677. Probably because you waived that fee charge. I wish that is the reason. But in any case, please do not take it as if we are not cooperating. We tried to pay but it was not possible. I would still request please to waive or cancel such charge.

We are aware that by Nov 25 we need to solve the graffiti (Emerson is on cc here and he takes care of that) . We did solve the garbage issue and the weed issue. There was only one pile that the gardener left after he did the job but it is gone already (as Emerson informed me).

I am attaching a proof by screenshot that it was not possible to pay.

Please let me know that it is ok.

Thank you

Hadar

Hadar Weitzman, Esq., (CPA), Attorney-At-Law California and Israel Bars,

Hadar Weitzman Law Corp.

5 Coronet Way

Kentfield CA 94904

USA

Phone: 1-415-747-8995

Cell: 1-415-306-3150

DRE # 01854694, #01869837

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From: Code Enforcement

Sent: Thursday, October 3, 2024 8:20 AM

To: Hadar Weitzman <hadar@hadarweitzman.com>

Cc: Emerson Payumo <emerpayumo@gmail.com>; Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net>

Subject: RE: Time Extension for Graffiti CE24-1677 Admiral Vallejo

Hello Mr. Weitzman,

I am forwarding your email to Lorena Burciaga so she can see your request.

Thank you,

Tanja Radinovich

Secretary

City of Vallejo | Planning & Development Services

Code Enforcement Division

tanja.radinovich@cityofvallejo.net

Main (707) 648-0446 | code.enforcement@cityofvallejo.net

Operating Hours: Monday-Friday 9:00 AM – 3:00 PM, closed for lunch from 12:00 PM – 1:00 PM

From: Hadar Weitzman <hadar@hadarweitzman.com>

Sent: Wednesday, October 2, 2024 9:40 PM

To: Code Enforcement <Code.Enforcement@cityofvallejo.net>

Cc: 'Hadar Weitzman' <hadar@hadarweitzman.com>; Emerson Payumo <emerpayumo@gmail.com>

Subject: Time Extension for Graffiti CE24-1677 Admiral Vallejo

Hello Lorena,

I have left you a detailed message right now, and I am writing this on the email as well.

We have completed everything you requested on the above citation notice, except for the graffiti.

With the graffiti we need to request extension of time of at least 30 or 60 days because we need to find artists to create posters or murals on the walls. We found out that is the only way to avoid the graffiti to happen again.

As you know, the vandals come again one day after we paint the graffiti and they create a new graffiti. In fact there is kind of a competition between them who would be first. That's because they have a rule that if one did the graffiti then the others are not doing a graffiti on a graffiti. So therefore, if we paint it now it is useless. History shows that they come again immediately after. So our plan is to plan murals or posters on the walls. But doing so requires finding the right artists and that is a preparation. Then we will do at one time both the painting over the graffiti and immediately putting the poster or the mural.

So please give us at least 30 or 60 days.

Again, the rest we completed. Both the trash and the weeds. If you need photos I will send you. But it's done and completed.

Thank you for approving the extension of time for the graffiti only, and please let me know.

I am putting on cc here Mr. Emerson Payumo. He is our property manager on the ground.

Regards

Hadar

Hadar Weitzman, Esq., (CPA), Attorney-At-Law California and Israel Bars,

Hadar Weitzman Law Corp.

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Kentfield CA 94904

USA

Phone: 1-415-747-8995

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From: [Hadar Wes Weitzman](#)
To: [James O'Brien](#)
Cc: [Hadar Weitzman](#); [Lorena Burciaga](#); [Emerson Payumo](#); [Karen Ang](#); [Hadar Weitzman](#)
Subject: Re: CE24-1677 Admiral Vallejo
Date: Tuesday, December 3, 2024 11:14:25 AM
Attachments: [image001.png](#)

This Message Is From an External Sender

This message came from outside your organization.

Mr. O'Brien, thank you. I appreciate it.

Hadar

On Tue, Dec 3, 2024 at 6:23 PM James O'Brien <James.O'Brien@cityofvallejo.net> wrote:

Hello Mr. Weitzman,

Your request for an extension has been granted. You have until December 20, 2024, to abate the graffiti and the other violations on the properties.

I am sorry for your loss and you have my sympathies.

Thank you,

James O'Brien

Code Enforcement Officer

City of Vallejo | Planning & Development Services

Code Enforcement Division

(707)648-4346 | James.O'Brien@cityofvallejo.net

From: Hadar Weitzman <hadar@hadarweitzman.com>

Sent: Monday, December 2, 2024 3:49 PM

To: Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net>; James O'Brien <James.O'Brien@cityofvallejo.net>

Cc: Emerson Payumo <emerpayumo@gmail.com>; Karen Ang <Karen.Ang@cityofvallejo.net>; Hadar Weitzman <hadar@hadarweitzman.com>; Hadar Wes Weitzman

<Hweitzman2010@gmail.com>

Subject: Re: CE24-1677 Admiral Vallejo

Hello Lorena and James,

I am sorry I have to ask you for another extension because I had to travel overseas for an extended period of time because my mother passed away. After I return to the US I will be able to take care of this. I hope to finish that by December 20th.

Obviously this sad circumstances were not expected. In my religion it requires to sit Shiva which is not working at all for seven days. But I also had to travel prior and there are many administrative things I had and still have to do.

I appreciate your consideration.

Thank you

Hadar Weitzman

415-306-3150

(it's possible to call me to overseas with my regular mobile phone)

On Sat, Nov 9, 2024 at 2:18 AM Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net> wrote:

Hi Hadar,

We are waiving the NOV citation because of clerical error.

Tanja is no longer working for this office, and she did not advise me about a granted extension done by Tanja.

Jim is the present code enforcement officer doing the follow up investigation on your property.

We can't grant 30 and or 60 days extension we only can grant two weeks extension. So as of today, I am granting an extension until Dec 2nd for all violations to be corrected to avoid any fines. Jim will be conducting his follow up inspection on Dec 3rd.

Please let me know if you have any additional questions.

Best regards,

Lorena Burciaga

Senior Code Enforcement Officer

City of Vallejo | Planning & Development Services

Code Enforcement Division

(707) 645-2605 | lorena.burciaga@cityofvallejo.net

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Sent: Friday, November 8, 2024 2:44 PM

To: James O'Brien <James.O'Brien@cityofvallejo.net>

Cc: 'Emerson Payumo' <emerpayumo@gmail.com>; Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net>; 'Hadar Weitzman' <hadar@hadarweitzman.com>; Code Enforcement <Code.Enforcement@cityofvallejo.net>

Subject: RE: Time Extension for Graffiti CE24-1677 Admiral Vallejo

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Kentfield CA 94904

USA

Phone: 1-415-747-8995

Cell: 1-415-306-3150

DRE # 01854694, #01869837

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From: Code Enforcement

Sent: Thursday, October 3, 2024 8:20 AM

To: Hadar Weitzman <hadar@hadarweitzman.com>

Cc: Emerson Payumo <emerpayumo@gmail.com>; Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net>
Subject: RE: Time Extension for Graffiti CE24-1677 Admiral Vallejo

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Thank you,

Tanja Radinovich

Secretary

City of Vallejo | Planning & Development Services

Code Enforcement Division

tanja.radinovich@cityofvallejo.net

Main (707) 648-0446 | code.enforcement@cityofvallejo.net

Operating Hours: Monday-Friday 9:00 AM – 3:00 PM, closed for lunch from 12:00 PM – 1:00 PM

From: Hadar Weitzman <hadar@hadarweitzman.com>
Sent: Wednesday, October 2, 2024 9:40 PM
To: Code Enforcement <Code.Enforcement@cityofvallejo.net>
Cc: 'Hadar Weitzman' <hadar@hadarweitzman.com>; Emerson Payumo <emerpayumo@gmail.com>
Subject: Time Extension for Graffiti CE24-1677 Admiral Vallejo

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Regards

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Kentfield CA 94904

USA

Phone: 1-415-747-8995

Cell: 1-415-306-3150

Fax: 1-(415)-789-4400

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[Kentfield CA 94904](#)

[USA](#)

Phone: 1-415-747-8995

Cell: 1-415-306-3150

Fax: 1-(415)-789-4400

Israeli Cell: 054-4903131

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From: [James O'Brien](#)
To: [Hadar Weitzman](#)
Cc: [Lorena Burciaga](#); [Emerson Payumo](#); [Karen Ang](#); [Hadar Wes Weitzman](#)
Subject: RE: CE24-1677 Admiral Vallejo
Date: Thursday, January 2, 2025 12:52:03 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Hello Mr. Weizman,

I conducted an onsite inspection of your property and observed significant graffiti and junk and debris abatement efforts. I did unfortunately, observe new graffiti on your building located at 907 and 911 Admiral Callaghan Ln. In regard to the persistent graffiti nuisance on your buildings you must remain diligent continuing to paint over the graffiti. I would suggest you have your maintenance team check on the property bi-weekly to resolve any graffiti issues as well as junk and debris issues. I can not close the code case on the properties until there is continued property maintenance on the properties.

Thank you,

James O'Brien
Code Enforcement Officer
City of Vallejo | Planning & Development Services
Code Enforcement Division
(707)648-4346 | James.Obrien@cityofvallejo.net

From: Hadar Weitzman <hadar@hadarweitzman.com>
Sent: Sunday, December 22, 2024 11:56 PM
To: James O'Brien <James.O'Brien@cityofvallejo.net>
Cc: Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net>; Emerson Payumo <emerpayumo@gmail.com>; Karen Ang <Karen.Ang@cityofvallejo.net>; Hadar Wes Weitzman <Hweitzman2010@gmail.com>; Hadar Weitzman <hadar@hadarweitzman.com>
Subject: Re: CE24-1677 Admiral Vallejo

This Message Is From an External Sender

This message came from outside your organization.

Hello Mr. O'Brien,

I would like to have communication with you regarding the corrections. First, I have successfully hired the painters who already painted all the walls so no graffiti. they completed on Dec 20 (However, there might be some new graffiti created by the vandals after they painted). so that item (graffiti) was done on time.

Second, I discovered only from the painters that some doors are not locked, and I already hired a handyman to secure the doors but he will be able to do it this coming week or the week after but he will try his best to do it on Tuesday this week. (the doors issue was not part of the report but I wanted to fix it anyway).

Third, all other issues were done earlier. as far as I know but I could not make sure because I got sick with the Flu on Thursday and could not operate. I am still sick but I write to you because it is important for me. I am attaching the urgent care medical excuse letter, saying I am excused for medical reasons from Thursday Dec 19 to Dec 27. I am writing to you inspite of having fever right now. I just do not want to get the owner into citations.

My person on the ground , Emerson, who is cc'ed here, will visit the property on Monday morning at 8:30am to make sure all is ok. if anything is not, please communicate and we will fix it immediately.

I am also attaching photos I have just recieved from the painters showing the graffiti is painted . You can call me if you need (cell 415-306-3150) , I can talk even with fever. you can also call Emerson by his cell phone +1 (415) 756-8101 , and if you prefer, do the inspection when he is there with you. just coordinate a time if this helps. I prefer that because on teh spot things will be clear and fixed if they are not.

thank you

Hadar





On Tue, Dec 3, 2024 at 8:23 AM James O'Brien <James.O'Brien@cityofvallejo.net> wrote:

Hello Mr. Weitzman,

Your request for an extension has been granted. You have until December 20, 2024, to abate the graffiti and the other violations on the properties.

I am sorry for your loss and you have my sympathies.

Thank you,

James O'Brien
Code Enforcement Officer
City of Vallejo | Planning & Development Services
Code Enforcement Division
(707)648-4346 | James.O'Brien@cityofvallejo.net

From: Hadar Weitzman <hadar@hadarweitzman.com>

Sent: Monday, December 2, 2024 3:49 PM

To: Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net>; James O'Brien <James.O'Brien@cityofvallejo.net>

Cc: Emerson Payumo <emerpayumo@gmail.com>; Karen Ang <Karen.Ang@cityofvallejo.net>; Hadar Weitzman <hadar@hadarweitzman.com>; Hadar Wes Weitzman

<Hweitzman2010@gmail.com>

Subject: Re: CE24-1677 Admiral Vallejo

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Obviously this sad circumstances were not expected. In my religion it requires to sit Shiva which is not working at all for seven days. But I also had to travel prior and there are many administrative things I had and still have to do.

I appreciate your consideration.

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415-306-3150

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Jim is the present code enforcement officer doing the follow up investigation on your property.

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Please let me know if you have any additional questions.

Best regards,

Lorena Burciaga

Senior Code Enforcement Officer

City of Vallejo | Planning & Development Services

Code Enforcement Division

(707) 645-2605 | lorena.burciaga@cityofvallejo.net

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Sent: Friday, November 8, 2024 2:44 PM
To: James O'Brien <James.OBrien@cityofvallejo.net>
Cc: 'Emerson Payumo' <emerpayumo@gmail.com>; Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net>; 'Hadar Weitzman' <hadar@hadarweitzman.com>; Code Enforcement <Code.Enforcement@cityofvallejo.net>
Subject: RE: Time Extension for Graffiti CE24-1677 Admiral Vallejo

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I am the attorney and agent for the owner of 709 Admiral Callaghan lane Vallejo (Oryom Ventures LLC)

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I tried to pay last night (and today) but the website of the city says \$0.00 to pay, for that case CE24-1677. Probably because you waived that fee charge. I wish that is the reason. But in any case, please do not take it as if we are not cooperating. We tried to pay but it was not possible. I would still request please to waive or cancel such charge.

We are aware that by Nov 25 we need to solve the graffiti (Emerson is on cc here and he takes care of that) . We did solve the garbage issue and the weed issue. There was only one pile that the gardener left after he did the job but it is gone already (as Emerson informed me).

I am attaching a proof by screenshot that it was not possible to pay.

Please let me know that it is ok.

Thank you

Hadar

Hadar Weitzman, Esq., (CPA), Attorney-At-Law California and Israel Bars,

Hadar Weitzman Law Corp.
5 Coronet Way
Kentfield CA 94904
USA
Phone: 1-415-747-8995
Cell: 1-415-306-3150
DRE # 01854694, #01869837

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destroy the original transmission. Thank you.

From: Code Enforcement
Sent: Thursday, October 3, 2024 8:20 AM
To: Hadar Weitzman <hadar@hadarweitzman.com>
Cc: Emerson Payumo <emerpayumo@gmail.com>; Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net>
Subject: RE: Time Extension for Graffiti CE24-1677 Admiral Vallejo

Hello Mr. Weitzman,

I am forwarding your email to Lorena Burciaga so she can see your request.

Thank you,

Tanja Radinovich

Secretary

City of Vallejo | Planning & Development Services

Code Enforcement Division

tanja.radinovich@cityofvallejo.net

Main (707) 648-0446 | code.enforcement@cityofvallejo.net

Operating Hours: Monday-Friday 9:00 AM – 3:00 PM, closed for lunch from 12:00 PM – 1:00 PM

From: Hadar Weitzman <hadar@hadarweitzman.com>
Sent: Wednesday, October 2, 2024 9:40 PM
To: Code Enforcement <Code.Enforcement@cityofvallejo.net>
Cc: 'Hadar Weitzman' <hadar@hadarweitzman.com>; Emerson Payumo <emerpayumo@gmail.com>
Subject: Time Extension for Graffiti CE24-1677 Admiral Vallejo

Hello Lorena,

I have left you a detailed message right now, and I am writing this on the email as well.

We have completed everything you requested on the above citation notice, except for the graffiti. With the graffiti we need to request extension of time of at least 30 or 60 days because we need to find artists to create posters or murals on the walls. We found out that is the only way to avoid the graffiti to happen again.

As you know, the vandals come again one day after we paint the graffiti and they create a new graffiti. In fact there is kind of a competition between them who would be first. That's because they have a rule that if one did the graffiti then the others are not doing a graffiti on a graffiti. So therefore, if we paint it now it is useless. History shows that they come again immediately after. So our plan is to plan murals or posters on the walls. But doing so requires finding the right artists and that is a preparation. Then we will do at one time both the painting over the graffiti and immediately putting the poster or the mural.

So please give us at least 30 or 60 days.

Again, the rest we completed. Both the trash and the weeds. If you need photos I will send you. But it's done and completed.

Thank you for approving the extension of time for the graffiti only , and please let me know.

I am putting on cc here Mr. Emerson Payumo. He is our property manager on the ground.

Regards

Hadar

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From: [James O'Brien](#)
To: [Hadar Weitzman](#)
Cc: [Lorena Burciaga](#); [Emerson Payumo](#); [Karen Ang](#); [Hadar Wes Weitzman](#)
Subject: RE: CE24-1677 Admiral Vallejo
Date: Thursday, January 23, 2025 7:11:12 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Hello Mr. Weizman,

I have received another complaint regarding your properties located at 709 & 711 Admiral Callaghan Ln., Vallejo CA 94590.

My last email sent to you said you must have your maintenance team continue to monitor and abate the graffiti, junk and debris and other building maintenance of your properties. I have not heard from you since my last email sent to you on 1/2/2025.

I will continue the Administrative penalties process if you do not continue to monitor and maintain your properties.

Thank you,

James O'Brien
Code Enforcement Officer
City of Vallejo | Planning & Development Services
Code Enforcement Division
(707)648-4346 | James.Obrien@cityofvallejo.net

From: James O'Brien
Sent: Thursday, January 2, 2025 12:52 PM
To: Hadar Weitzman <hadar@hadarweitzman.com>
Cc: Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net>; Emerson Payumo <emerpayumo@gmail.com>; Karen Ang <Karen.Ang@cityofvallejo.net>; Hadar Wes Weitzman <Hweitzman2010@gmail.com>
Subject: RE: CE24-1677 Admiral Vallejo

Hello Mr. Weizman,

I conducted an onsite inspection of your property and observed significant graffiti and junk and debris abatement efforts. I did unfortunately, observe new graffiti on your building located at 907 and 911 Admiral Callaghan Ln. In regard to the persistent graffiti nuisance on your buildings you must remain diligent continuing to paint over the graffiti. I would suggest you have your maintenance team check on the property bi-weekly to resolve any graffiti issues as well as junk and debris issues. I can not close the code case on the properties until there is continued property maintenance on the properties.

Thank you,

James O'Brien
Code Enforcement Officer
City of Vallejo | Planning & Development Services
Code Enforcement Division
(707)648-4346 | James.Obrien@cityofvallejo.net

From: Hadar Weitzman <hadar@hadarweitzman.com>
Sent: Sunday, December 22, 2024 11:56 PM
To: James O'Brien <James.OBrien@cityofvallejo.net>
Cc: Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net>; Emerson Payumo <emerpayumo@gmail.com>; Karen Ang <Karen.Ang@cityofvallejo.net>; Hadar Wes Weitzman <Hweitzman2010@gmail.com>; Hadar Weitzman <hadar@hadarweitzman.com>
Subject: Re: CE24-1677 Admiral Vallejo

This Message Is From an External Sender

This message came from outside your organization.

Hello Mr. O'Brien,

I would like to have communication with you regarding the corrections. First, I have successfully hired the painters who already painted all the walls so no graffiti. they completed on Dec 20 (However, there might be some new graffiti created by the vandals after they painted). so that item (graffiti) was done on time.

Second, I discovered only from the painters that some doors are not locked, and I already hired a handyman to secure the doors but he will be able to do it this coming week or the week after but he will try his best to do it on Tuesday this week. (the doors issue was not part of the report but I wanted to fix it anyway).

Third, all other issues were done earlier. as far as I know but I could not make sure because I got sick with the Flu on Thursday and could not operate. I am still sick but I write to you because it is important for me. I am attaching the urgent care medical excuse letter, saying I am excused for medical reasons from Thursday Dec 19 to Dec 27. I am writing to you inspite of having fever right now. I just do not want to get the owner into citations.

My person on the ground , Emerson, who is cc'ed here, will visit the property on Monday morning at 8:30am to make sure all is ok. if anything is not, please communicate and we will fix it immediately.

I am also attaching photos I have just recieved from the painters showing the graffiti is painted . You can call me if you need (cell 415-306-3150) , I can talk even with fever.

you can also call Emerson by his cell phone +1 (415) 756-8101 , and if you prefer, do the

inspection when he is there with you. just coordinate a time if this helps. I prefer that because on teh spot things will be clear and fixed if they are not.

thank you

Hadar



On Tue, Dec 3, 2024 at 8:23 AM James O'Brien <James.O'Brien@cityofvallejo.net> wrote:

Hello Mr. Weitzman,

Your request for an extension has been granted. You have until December 20, 2024, to abate the graffiti and the other violations on the properties.

I am sorry for your loss and you have my sympathies.

Thank you,

James O'Brien
Code Enforcement Officer
City of Vallejo | Planning & Development Services
Code Enforcement Division
(707)648-4346 | James.O'Brien@cityofvallejo.net

From: Hadar Weitzman <hadar@hadarweitzman.com>

Sent: Monday, December 2, 2024 3:49 PM

To: Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net>; James O'Brien <James.O'Brien@cityofvallejo.net>

Cc: Emerson Payumo <emerpayumo@gmail.com>; Karen Ang <Karen.Ang@cityofvallejo.net>; Hadar Weitzman <hadar@hadarweitzman.com>; Hadar Wes Weitzman <Hweitzman2010@gmail.com>

Subject: Re: CE24-1677 Admiral Vallejo

Hello Lorena and James,

I am sorry I have to ask you for another extension because I had to travel overseas for an extended period of time because my mother passed away. After I return to the US I will be able to take care of this. I hope to finish that by December 20th.

Obviously this sad circumstances were not expected. In my religion it requires to sit Shiva which is not working at all for seven days. But I also had to travel prior and there are many administrative things I had and still have to do.

I appreciate your consideration.

Thank you

Hadar Weitzman

415-306-3150

(it's possible to call me to overseas with my regular mobile phone)

On Sat, Nov 9, 2024 at 2:18 AM Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net> wrote:

Hi Hadar,

We are waiving the NOV citation because of clerical error.

Tanja is no longer working for this office, and she did not advise me about a granted extension done by Tanja.

Jim is the present code enforcement officer doing the follow up investigation on your property.

We can't grant 30 and or 60 days extension we only can grant two weeks extension. So as of today, I am granting an extension until Dec 2nd for all violations to be corrected to avoid any fines. Jim will be conducting his follow up inspection on Dec 3rd.

Please let me know if you have any additional questions.

Best regards,

Lorena Burciaga

Senior Code Enforcement Officer

City of Vallejo | Planning & Development Services

Code Enforcement Division

(707) 645-2605 | lorena.burciaga@cityofvallejo.net

From: Hadar Weitzman <hadar@hadarweitzman.com>

Sent: Friday, November 8, 2024 2:44 PM

To: James O'Brien <James.O'Brien@cityofvallejo.net>

Cc: 'Emerson Payumo' <emerpayumo@gmail.com>; Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net>; 'Hadar Weitzman' <hadar@hadarweitzman.com>; Code Enforcement <Code.Enforcement@cityofvallejo.net>

Subject: RE: Time Extension for Graffiti CE24-1677 Admiral Vallejo

Hello James O'Brien,

I have just left you a detailed voicemail (to your phone on the letter 707-648-4346).

I am the attorney and agent for the owner of 709 Admiral Callaghan lane Vallejo (Oryom Ventures LLC)

I received your letter to pay \$431.34 by November 8, 2024 (today), I believe this was a mistake because I did send the email asking for extension (see below on October 2nd), and it probably did not reach Lorena Burciaga (maybe because you replaced her?). we need to find a solution for the graffiti for the long term because it will be vandalized again if we just paint it without a poster or a mural.

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I am attaching a proof by screenshot that it was not possible to pay.

Please let me know that it is ok.

Thank you

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From: Code Enforcement

Sent: Thursday, October 3, 2024 8:20 AM

To: Hadar Weitzman <hadar@hadarweitzman.com>

Cc: Emerson Payumo <emerpayumo@gmail.com>; Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net>

Subject: RE: Time Extension for Graffiti CE24-1677 Admiral Vallejo

Hello Mr. Weitzman,

I am forwarding your email to Lorena Burciaga so she can see your request.

Thank you,

Tanja Radinovich

Secretary

City of Vallejo | Planning & Development Services

Code Enforcement Division

tanja.radinovich@cityofvallejo.net

Main (707) 648-0446 | code.enforcement@cityofvallejo.net

Operating Hours: Monday-Friday 9:00 AM – 3:00 PM, closed for lunch from 12:00 PM – 1:00 PM

From: Hadar Weitzman <hadar@hadarweitzman.com>

Sent: Wednesday, October 2, 2024 9:40 PM

To: Code Enforcement <Code.Enforcement@cityofvallejo.net>

Cc: 'Hadar Weitzman' <hadar@hadarweitzman.com>; Emerson Payumo <emerpayumo@gmail.com>

Subject: Time Extension for Graffiti CE24-1677 Admiral Vallejo

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So please give us at least 30 or 60 days.

Again, the rest we completed. Both the trash and the weeds. If you need photos I will send you. But it's done and completed.

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I am putting on cc here Mr. Emerson Payumo. He is our property manager on the ground.

Regards

Hadar

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2015
M.W.
HAPPY BIRTHDAY!

02/04/2025 12:54



02/04/2025 12:54



02/04/2025 12:55



02/04/2025 12:56



02/04/2025 12:56



2/4/2025

ORYOM VENTURES LLC
5 CORONET WAY
KENTFIELD, CA 94904

NOV / CE24-1677 / 709 ADMIRAL CALLAGHAN LANE / JAMES OBRIEN

NOTICE OF VIOLATION

Sent via certified mail to the property owner at the address shown on the county's last property tax assessment rolls or to any other address known for the property owner. The failure of any property owner to receive this notice shall not affect the validity of any proceedings taken under Chapter 7.54 (Property Maintenance Ordinance) of the Vallejo Municipal Code.

CASE NO.: CE24-1677
PARCEL NO.: 0069340130
LOCATION: 709 ADMIRAL CALLAGHAN LANE

You are hereby notified that a **reinspection was performed on 2/4/2025** and the violation(s) was not abated within the time limit specified in the Warning Notice and therefore a **\$431.34 charge** has been applied. The conditions that exist on the subject property owned or controlled by you constitute an unlawful public nuisance as defined in **Section 7.54.030** of the Vallejo Municipal Code (Property Maintenance Ordinance). The following violation(s) **must be corrected by 3/18/2025 or additional fines and/or fees will be added (please refer to "Consequences of Not Abating" section of this notice).**

DESCRIPTION OF VIOLATION(S) AND REQUIRED CORRECTIVE ACTION(S)

Section 7.54.030 F. Prohibits damaged lumber, junk, trash, salvage materials, household materials, etc.

Correction: Remove all trash in front entrance, and boxes and junk and debris on the property.

Section 7.54.030 K. Prohibits dead, decayed, diseased or otherwise hazardous trees, weeds or overgrown vegetation.

Correction: Cut and remove all overgrown weeds and vegetation near the fences and on the property.

Section 7.54.030 M. Prohibits any wall, fence or hedge maintained in a condition of deterioration or disrepair as to constitute a hazard to persons on property.

Correction: Repair, replace or remove deteriorated fence and gates.

Section 7.54.030 P. Prohibits graffiti.

Correction: Remove all graffiti on the building and fences and on the property.

Section 7.54.030 S. Prohibits maintenance of property in such a manner as to constitute a public nuisance. Correction: above violations, monitor and maintain property free from blight and public safety issues.





ADMINISTRATIVE CHARGE

A charge of \$431.34, as established by resolution by the City Council, is now owed to the City pursuant to Section 7.54.140 of the Vallejo Municipal Code payable thirty (30) days of the effective date of this notice. Any property owner who fails to pay the administrative charges or abatement costs including incidental costs owed to the City shall be liable in any action brought by the City for costs incurred in securing payment of the delinquent amount. Legal action may include costs and/or charges being liened against the property and/or applied as a special assessment to the ordinary secured property taxes.

How to Pay the Fine: Payment may be made in person at the Vallejo City Hall, 1st Floor – Cashier (*please bring this notice to the cashier*) or by mail addressed to **Code Enforcement, 555 Santa Clara Street, Vallejo, CA 94590-5922**. Online payments can be made at <https://vall-trk.aspgov.com/eTRAKiT/>; under the “Violations” section, click on “Pay Fees” and follow the instructions on the screen. The cashier does not accept card payments. All other forms of payment are accepted by the cashier along with this notice. Payment by mail should be made by personal check, cashier’s check or money order, payable to the City of Vallejo. Make sure to include the case number **CE24-1677** and account number **001-1503-310.36-13** on your check. **If you have any questions or concerns, please contact our office. If you are unable to pay the fine amount in full, please contact Code Enforcement to discuss the option of a payment plan.**

If the Code Enforcement Division manager or designee determines the violation to be immediately dangerous to the general welfare, health and safety, the same may be summarily abated without compliance with the provisions of this code. Abatement may include, but is not limited to boarding of windows, doors and other openings to city specifications, removal of junk and debris, and securing the perimeter of the property with fencing, gates or barricades to prevent further occurrences of the nuisance activity.

CONSEQUENCES OF NOT ABATING

Should these conditions not be corrected by 3/18/2025, the following action(s) may be taken:

Administrative Citation: 1st Citation \$298.36, 2nd Citation \$596.72, 3rd and subsequent Citations \$896.19 - *per violation*, per day that each violation continues to exist past the correction.

City Abatement: The City may have the work done with city employees and/or by private contract if a violation is not abated within the time limit specified in this notice. **The costs of abatement, including incidental costs shall be billed to the property owner pursuant to Section 7.54.140 of the Vallejo Municipal Code and will be due and payable within thirty (30) days of the date the billing is mailed to the property owner.**

Liens and Special Assessments: The amount of any unpaid administrative charges and/or abatement costs including incidental costs may be made a lien on the real property on which the violation occurred and may constitute as a special assessment added to the ordinary secured property taxes.

Civil Action: \$50.00 per day for every day each separate violation exists

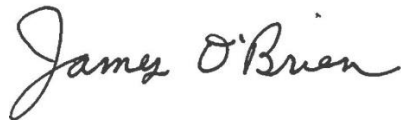
Criminal Citation: Maximum penalty of \$500.00 fine for every day each separate violation exists.

APPEALS PROCESS

Information on the process to appeal this notice is attached, which includes the amount of the appeal fee and procedure for requesting an appeal fee waiver.

If you have any questions, please contact me immediately at the phone number or e-mail address listed below or call this office at (707) 648-4469. Thank you.

Sincerely,



JAMES O'BRIEN
Code Enforcement Officer
(707) 648-4346
James.Obrien@cityofvallejo.net



Code Enforcement • 555 Santa Clara St • Vallejo • CA • 94590 • 707.648.4469 • code.enforcement@cityofvallejo.net

NOTICE OF VIOLATION APPEALS PROCESS – Please read if you wish to appeal this notice

Any property owner may appeal the Notice of Violation and may request a hearing before the Code Enforcement Appeals Board (Board) as follows:

1. An appeal form shall be obtained from the Code Enforcement Manager via the Code Enforcement Division office. **The completed appeal form shall be filed with the Code Enforcement Division Manager (Manager) via the Code Enforcement Division (Division) within thirty (30) days of the effective date of the Notice of Violation together with a non-refundable appeal fee of \$536.37, as established by resolution by the City Council, or together with a request for an appeal fee waiver form.** Both forms are available online at <https://www.cityofvallejo.net/cms/One.aspx?portalId=16925451&pageId=19486567>, or you may contact Code Enforcement to request pick up or have the forms sent to you via email or regular mail.
2. Only after the completed appeal form has been submitted with the appeal fee or with an *approved* appeal fee waiver form shall the Manager set the date for a hearing. The hearing shall be set for a date no less than fifteen (15) days and no more than sixty (60) days from the date which the Division received the request.
3. The appellant may request one continuance, but in no event shall the hearing be continued more than thirty (30) days after the date of the originally scheduled hearing, unless the Manager finds circumstances of hardship which warrant a longer continuance. Such continuance shall not exceed ninety (90) days from the date of the originally scheduled hearing.
4. The appellant shall be notified by regular and certified mail of the date, time and location set for the hearing. Such notice shall be sent at least ten (10) days prior to the date of the hearing. The notice shall include a statement that if the violation is found to be a public nuisance and the violation is not substantially abated, then the city may pursue any and all legal and equitable remedies for the recovery of unpaid abatement costs and administrative charges. The notice shall be sent to the appellant at the address provided on the completed appeal form. Failure of the appellant to receive such notice shall not affect the validity of any proceedings taken under Chapter 7.54 of the Vallejo Municipal Code (VMC).
5. Any documentation, other than the Notice of Violation, which the Manager has submitted or will submit to the Board, shall be served on the appellant at least three (3) days before the hearing.

Failure of any property owner to file an appeal in accordance with the provisions of Section 7.54.080 of the Vallejo Municipal Code shall be deemed to waive their right to an appeal hearing.

Appeal Fee Waiver. Any property owner who requests a hearing to appeal a Notice of Violation and is financially unable to pay the appeal fee may file a request for an appeal fee waiver as follows:

1. The request for waiver shall be made on a form obtained from the Manager via the Division office and submitted to the Manager via the Division office within fifteen (15) days of the effective date of the Notice of Violation.
2. The Manager may issue an appeal fee waiver only if the person requesting the waiver submits a sworn affidavit together with any supporting documents demonstrating to the satisfaction of the manager the person's financial inability to deposit with the city the full amount of the fee in advance of the appeal hearing.
3. The Division office shall issue a written decision specifying the reasons for issuing or not issuing the waiver within ten (10) days of the receipt of the request. The decision of the Manager shall be final.
4. If the Manager determines a waiver is not warranted, the property owner shall remit the appeal fee within ten (10) days of the determination. If the Division office does not receive the appeal fee within this time period, the request for hearing shall not be accepted and shall constitute a failure of the property owner to exhaust their administrative remedies.



03/20/2025 12:23



03/20/2025 12:24



03/20/2025 12:24



03/20/2025 12:24



03/20/2025 12:24



03/20/2025 12:25



03/20/2025 12:25



03/20/2025 12:26



03/20/2025 12:27



03/20/2025 12:27

709 ADMIRAL CALLAGHAN LN, VALLEJO, CA 94591

Property Details

Type	COM	Advanced Type	Commercial Building	County	SOLANO
Year Built	1973	Zoning		APN	0069-340-130
Beds		Units		Radar ID	P1A91A92
Baths		Rooms		Subdivision	
Sq Ft	15,716	Garage		Census	2501.05
Lot Sq Ft	47,045	Pool	No	Tract	
Lot Acres	1.08	Fireplace	No	Lot	
Stories	3	HVAC	No		
Legal					

Tax Assessment

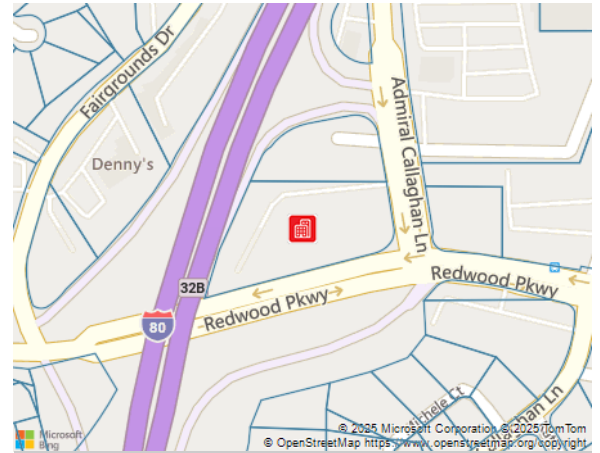
Total Value	\$1,592,409	Year Assessed	2024
Land Value	\$486,734	Annual Taxes	\$19,513
Improvements	\$1,105,675	Est. Tax Rate	1.2%
Owner Exempt	No	Tax Rate Area	007000

Market Value and Rent

Estimated Value	\$1,592,409	\$101/sf	as of 1/1/2024	1% confidence
Comp. Sales	\$2,419,510	\$154/sf	as of Today	\$375k - \$4,900k
Comp. Listings		/sf	as of Today	
HUD FM Rent	\$0	\$0.00/sf		

Transaction History (Current Owner)

Type	#	Date	Doc#	Party	Name	Amount
- Release		8/22/2019	56799	Grantor Grantee	ORYOM VENTURES LI	
Utility Lien	2	12/6/2016	110168	Defendant Agency	ORYOM VENTURES LI\$228 FINANCE DIRECTOR (
Abatement Lien	20r	8/31/2017	74357	Defendant Agency	ORYOM VENTURES LI\$236	
- Release		6/21/2019	39533	Grantor Grantee	ORYOM VENTURES LI	
Abatement Lien	20r	3/21/2019	16134	Defendant Agency	ORYOM VENTURES LI\$236 CODE ENFORCEMEN'	
- Release		6/14/2019	37731	Grantor Grantee	ORYOM VENTURES LI	
Abatement Lien	20r	4/10/2019	20765	Defendant Agency	ORYOM VENTURES LI\$236 CODE ENFORCEMEN'	
- Release		6/14/2019	37732	Grantor Grantee	ORYOM VENTURES LI	
Abatement Lien	3	6/21/2023	26444	Defendant Agency	ORYOM VENTURES LI\$386 CODE ENFORCEMEN'	
Mechanics Lien	4	10/17/2023	45162	Defendant Plaintiff	ORYOM VENTURES LI\$2,660 TRI-CITY FENCE CO II	



Status

Est. Value	\$1,592,409	Listed for Sale	No
Loan Balance	\$751	0%	In Foreclosure
Equity	\$1,591,658	100%	Owner Occupied

Ownership & Mailing Address

Transfer Date	6/27/2014	ORYOM VENTURES LLC
Purchase Amt	\$1,325,000	5 CORONET WAY
Down Payment	\$1,325,000	KENTFIELD, CA 94904
Transfer Type	Short Sale	

Listing History

Type	Status	As Of	DOM	Price
------	--------	-------	-----	-------

Property Detail Report

For Property Located At :
**709 ADMIRAL CALLAGHAN LN, VALLEJO, CA
 94591-3652**



Owner Information

Owner Name: **ORYOM VENTURES LLC**
 Mailing Address: **5 CORONET WAY, KENTFIELD CA 94904-2718 C077**
 Vesting Codes: **//**

Location Information

Legal Description:
 County: **SOLANO, CA** APN: **0069-340-130**
 Census Tract / Block: **2501.05 / 1** Alternate APN: **0081-030-130**
 Township-Range-Sect:
 Legal Book/Page: Subdivision:
 Legal Lot: Map Reference: **127-B6 /**
 Legal Block: Tract #: **Tract #:**
 Market Area: School District: **VALLEJO BASIC**
 Neighbor Code: School District Name: **VALLEJO BASIC**
 Munic/Township: **VALLEJO**

Owner Transfer Information

Recording/Sale Date: **/** Deed Type:
 Sale Price: 1st Mtg Document #:
 Document #:

Last Market Sale Information

Recording/Sale Date: **06/27/2014 / 06/13/2014** 1st Mtg Amount/Type: **/**
 Sale Price: **\$1,325,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **/**
 Document #: **48227** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$84.31**
 New Construction: Multi/Split Sale:
 Title Company: **OLD REPUBLIC TITLE**
 Lender:
 Seller Name: **NGUYEN LO D & JENNIFER**

Prior Sale Information

Prior Rec/Sale Date: **10/28/2005 / 10/24/2005** Prior Lender: **PRIVATE INDIVIDUAL**
 Prior Sale Price: **\$1,800,000** Prior 1st Mtg Amt/Type: **\$1,500,000 / PRIVATE PARTY**
 Prior Doc Number: **167715** Prior 1st Mtg Rate/Type: **/ FIXED RATE LOAN**
 Prior Deed Type: **GRANT DEED**

Property Characteristics

Year Built / Eff: **1973 /** Total Rooms/Offices
 Gross Area: **15,716** Total Restrooms:
 Building Area: **15,716** Roof Type:
 Tot Adj Area: Roof Material:
 Above Grade: Construction:
 # of Stories: **3** Foundation:
 Other Improvements: Exterior wall:
 Basement Area:

Garage Area:
 Garage Capacity:
 Parking Spaces:
 Heat Type:
 Air Cond:
 Pool:
 Quality:
 Condition:

Site Information

Zoning: Acres: **1.08** County Use: **MISCELLANEOUS
COMMERCIAL (3590)**
 Lot Area: **47,045** Lot Width/Depth: **x** State Use:
 Land Use: **COMMERCIAL** Res/Comm Units: **/** Water Type:
 BUILDING
 Site Influence: Sewer Type:

Tax Information

Total Value:	\$1,592,409	Assessed Year:	2024	Property Tax:	\$19,513.24
Land Value:	\$486,734	Improved %:	69%	Tax Area:	007000
Improvement Value:	\$1,105,675	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$1,592,409				

Administrative Citation

1st Citation 2nd Citation 3rd Citation 4th Citation 5th Citation

PERSON CITED:

ORYOM VENTURES LLC

CASE #: CE24-1677

VIOLATION ADDRESS:

709 ADMIRAL CALLAGHAN LANE

VALLEJO CA 94591

PARCEL #:


0069340130

MAILING ADDRESS:

5 CORONET WAY

KENTFIELD CA 94904

An administrative fine in the amount stated below is now being imposed. To avoid additional citations please correct this code violation by 4/25/2025. Other enforcement action may result if compliance is not achieved by the Third Citation.

FINE AMOUNT	MUNICIPAL CODE SECTION VIOLATED VIOLATION DESCRIPTION AND REQUIRED CORRECTION
298.36	<p>Section 7.54.030 F. Prohibits damaged lumber, junk, trash, salvage materials, household materials, etc. Correction: Remove all trash in front entrance, and boxes and junk and debris on the property.</p>
298.36	<p>Section 7.54.030 K. Prohibits dead, decayed, diseased or otherwise hazardous trees, weeds or overgrown vegetation. Correction: Cut and remove all overgrown weeds and vegetation near the fences and on the property.</p>
298.36	<p>Section 7.54.030 M. Prohibits any wall, fence or hedge maintained in a condition of deterioration or disrepair as to constitute a hazard to persons on property. Correction: Repair, replace or remove deteriorated fence and gates.</p>
298.36	<p>Section 7.54.030 P. Prohibits graffiti. Correction: Remove all graffiti on the building and fences and on the property.</p>
298.36	<p>Section 7.54.030 S. Prohibits maintenance of property in such a manner as to constitute a public nuisance. Correction: above violations, monitor and maintain property free from blight and public safety issues.</p> 



1491.80

(see reverse side for payment and appeal instructions)

Date and time violation was observed: 3/20/2025
1223HRS

Citation Date: 3/21/2025

Issuing Officer: JAMES OBRIEN

Signature: *James O'Brien*

Citing Department / Division: Code Enforcement Division
E-mail: code.enforcement@cityofvallejo.net

Phone Number: (707) 648-4469

Division Address: City of Vallejo – Code Enforcement, 555 Santa Clara, Vallejo, CA 94590

READ REVERSE SIDE FOR IMPORTANT APPEAL INFORMATION

ADMINISTRATIVE CITATION

City of Vallejo Municipal Code, Chapter 1.15, provides for the issuance of administrative citations for Municipal Code violations. The level of the citation and fine is indicated on the front of the citation. Each Municipal Code section violated is a separate offense with an independent fine. Likewise, each day any violation exists is a separate and distinct offense. Fines per each Municipal Code section violated are as follows: First Citation \$298.36, Second Citation \$596.72, Third and subsequent citations \$896.19.

RIGHTS OF APPEAL

You have the right to appeal this administrative citation within 30 calendar days from the date of the citation. The failure of any person to file a request for hearing shall be deemed to have waived his or her right to an administrative hearing. A request for hearing form shall be obtained from the citing department listed near the bottom of the Administrative Citation. This request must be accompanied by an advance deposit of the imposed fine or a request for an Advance Fine Deposit Waiver as explained below. You will be sent a written notice of the date and time set for your hearing. A failure to appear at the administrative citation hearing shall constitute a forfeiture of the fine and shall be deemed a waiver of your right to an administrative hearing. The Code Enforcement Appeals Board (Board) or Hearing Officer's decision shall be final. You may seek judicial review of the decision of the Board or hearing officer by filing a petition with a court of competent jurisdiction pursuant to California Code of Civil Procedure §1094.5 and §1094.6.

ADVANCE DEPOSIT WAIVER

If you contend that you are financially unable to make the advance fine deposit required to request a hearing of your Administrative Citation, you must file a request for Advance Fine Deposit Waiver. The request form may be obtained from the citing department and must be submitted within fifteen (15) days of the date of the citation. This form together with supporting documentation must be filed with the Hearing Request Form. The decision specifying the reasons for issuing or not issuing the waiver will be made in writing by the director (or his/her designee) of the citing department. The written determination shall be final and shall be served upon the person who applied for the waiver. If the director decides not to issue a waiver, the advance fine deposit shall be remitted within 10 days of the decision. If the advance fine deposit is not received by the citing department by this date, the request for hearing shall not be accepted and you shall be deemed to have waived your right to an administrative hearing.

HOW TO PAY THE FINE

The amount of the fine is indicated on the front of this administrative citation. **If the fine is not paid within 30 calendar days from the date of the citation, a \$530.79 administrative charge will be imposed.** All forms of payment may be made in person at the Vallejo City Hall – Cashier's Office or by mail addressed to the Code Enforcement, 555 Santa Clara Street, Vallejo, CA 94590. To pay online, visit <https://vall-trk.aspgov.com/eTRAKiT/> and under the Violations section click "Pay Fees," select the New Users "Click Here" link to register and follow instructions for payment. The cashier does not accept card payments. All other forms of payment are accepted by the cashier if submitted along with this notice. If paying by mail, please **enclose a copy of this Administrative Citation** along with a personal check, cashier's check or money order, payable to the **City of Vallejo** – Account No. **001-1503-310.36-13**. If paying in person, be sure to bring the citation with you, and **write the Citation Number** on your check or money order. **If you have any questions or concerns, please contact our office. If you are unable to pay the fine amount in full, please contact Code Enforcement to discuss the option of a payment plan.**

CONSEQUENCES OF FAILURE TO PAY THE FEE

Any unpaid fees and/or costs may be recovered by the City through a lien or declared a special assessment against the subject property. Alternatively, the City may collect the fee and/or costs in a civil court action. Any person who fails to pay any fee and/or costs shall be liable in any action brought by the City for costs incurred in securing payment of the delinquent amount.

CONSEQUENCES OF FAILURE TO CORRECT VIOLATIONS

There are numerous enforcement options that can be used to encourage the correction of violations. These options include, but are not limited to, civil penalties, abatement, criminal prosecution, civil litigation, recording the violation with the County Recorder and forfeiture of certain State tax benefits for substandard residential rental property. These options can empower the City to collect fines, fees, demolish structures, make necessary repairs at the owner's expense, and incarcerate violators. Any of these options or others may be used if the notice and/or citations do not result in the achievement of compliance. If you need further clarification, please call the Department listed on the front of the citation.



STAK

STAK
STAK

03/24/2025 09:47



03/24/2025 09:47

From: [Karen Ang](#)
To: [Hadar Weitzman](#); [James O'Brien](#)
Cc: [hweitzman2010@gmail.com](#); [emerpayumo@gmail.com](#); [Lorena Burciaga](#); [Bill Collins](#); [Dong Yoo](#)
Subject: RE: Urgent Request to cancel citation and to allow time to correct the items. 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).
Date: Thursday, May 29, 2025 4:55:00 PM
Attachments: [Appeal Hearing Form 05292025.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image005.png](#)
[image006.png](#)
Importance: High

Mr. Weitzman,

Please find the appeal hearing application form attached. Once completed, please submit to us along with your payment receipt—as the application is only acceptable with the appeal hearing fee which is a “deposit” of the citation you are appealing. For instance, if the cost of the citation was \$1,000, you would pay the amount upfront and if at the hearing the cases were ruled in your favor, the fee(s) would be refunded back to you, unless otherwise outlined by the Code Enforcement Appeals Board.

Since there are two cases you are appealing, you will need to submit separate applications with the associated hearing fee with each one.

If you are unable to afford the appeal hearing fee, please let me know and I can forward you the Appeal Fee Waiver Application Form which will require you to complete the form plus provide supporting documentation such as bank statements, income statements, proof of Food Stamps, welfare, etc. as noted on the appeal fee waiver application form.

In addition, please remember to submit the Property Registration applications and registration fees for both properties to prevent additional fines, as outlined in the citations, Notices of Violation, and registration packets that you have already received.

Thank you,

Karen Ang
Administrative Analyst
City of Vallejo | Planning & Development Services – Code Enforcement
555 Santa Clara Street Vallejo, CA 94590
Direct: (707) 553-7290 | karen.ang@cityofvallejo.net



CE Main (707) 648-4469 | code.enforcement@cityofvallejo.net

Operating Hours: Monday-Thursday 9:00 AM – 3:00 PM, closed for lunch from 12:00 PM – 1:00 PM

From: Hadar Weitzman <hadar@hadarweitzman.com>

Sent: Thursday, May 29, 2025 4:37 PM

To: Karen Ang <Karen.Ang@cityofvallejo.net>; James O'Brien <James.O'Brien@cityofvallejo.net>

Cc: hweitzman2010@gmail.com; emergpayumo@gmail.com; Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net>; Bill Collins <Bill.Collins@cityofvallejo.net>; Hadar Weitzman <hadar@hadarweitzman.com>

Subject: RE: Urgent Request to cancel citation and to allow time to correct the items. 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).

This Message Is From an External Sender

This message came from outside your organization.

Hello Ms. Karen Ang, and Mr. James O'Brien,

I am writing because I have not received your reply to my requests in the last email in this thread from 7 days ago (please see below, dated May 22, 2025). I also left voicemails to Mr. O'Brien (including one from ten minutes ago), but did not get any reply.

I wanted to talk, I wanted to show you that it's a mistake, I wanted to refer to my request from April 18 and the documents I attached to it (That email and its requests and documents were ignored), and I wanted in the worst case to receive from you the appeal papers because I cannot appeal without them. But mainly, I would like to set things in order so the city will be happy and make a plan that will work for all.

Thank you so much

Hadar Weitzman

Hadar Weitzman, Esq., Real Estate Agent

Hadar Weitzman Group Inc.

5 Coronet Way
Kentfield CA 94904
USA

Phone: 1-415-747-8995

Cell: 1-415-306-3150

DRE # 01854694, DRE #01869837

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From: Hadar Weitzman <hadar@hadarweitzman.com>

Sent: Thursday, May 22, 2025 10:24 PM

To: 'Karen Ang' <Karen.Ang@cityofvallejo.net>; 'James O'Brien' <James.O'Brien@cityofvallejo.net>

Cc: hweitzman2010@gmail.com; emergpayumo@gmail.com; 'Lorena Burciaga' <Lorena.Burciaga@cityofvallejo.net>; 'Bill Collins' <Bill.Collins@cityofvallejo.net>; Hadar Weitzman <hadar@hadarweitzman.com>

Subject: RE: Urgent Request to cancel citation and to allow time to correct the items. 709-711

Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).

Hello Ms. Karen Ang, and Mr. James O'Brien,

Ms. Ang, I am not sure whether you replied to my email with my request taking into account the facts and details of what I wrote. That's because the appeal is within 30 days and as I wrote I received the letters more than 30 days after they were sent. Regarding the last citation (which is totally not fair and not justified also because we did fix most of the items on the lists) please send me the forms and papers required so I can file the appeal.

However, the main point is that I detailed facts which cannot be ignored. Please review my request in the email below. It's in this thread, from date April 18, 2025 , and it has attachments (medical documents, and photos,).

Besides that, I wanted to talk to Mr. O'Brien and I did not have the chance to. I left several messages (detailed ones) but never had the opportunity to talk and communicate. I also left additional message earlier today in the afternoon. We are interested to fix all the rest.

Also, regarding the new citation (The "2nd citation" from 5/6/2025), we fixed most of the items (except the graffiti) prior to that date. I have photos of that and videos. We hired the person to do it earlier and he did.

So that is a simple mistake. You can see that even the photos in the citation (of 5/6/25) do not show any weeds anymore, excess vegetation, nor any garbage etc.).

As I mentioned, we are interested in cooperating with the city but we need your cooperation as well. Please would you be so kind and send me the documents (forms, etc.) for the appeal, and please consider my request re the first citation which I could not appeal on time due to the reasons I wrote, and also please consider to waive the citations due to a miscommunication or mistake.

The best if Mr. O'Brien would call me to coordinate everything. My cell phone is 415-306-3150

Thank you so much

Hadar

Hadar Weitzman, Esq., Real Estate Agent

Hadar Weitzman Group Inc.

5 Coronet Way
Kentfield CA 94904
USA

Phone: 1-415-747-8995

Cell: 1-415-306-3150

DRE # 01854694, DRE #01869837

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From: Karen Ang <Karen.Ang@cityofvallejo.net>

Sent: Tuesday, May 13, 2025 2:45 PM

To: hadar@hadarweitzman.com

Cc: hweitzman2010@gmail.com; emerpayumo@gmail.com; James O'Brien

<James.OBrien@cityofvallejo.net>; Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net>; Bill Collins <Bill.Collins@cityofvallejo.net>

Subject: FW: Urgent Request to cancel citation and to allow time to correct the items. 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).

Importance: High

Mr. Weitzman,

Thank you for your email. Please note that in order to request for any violations, fines, citations, notices to be waived or voided, you must file your request via the appropriate appeals process as expressly outlined in each of the notices you receive and must submit the request within the appeals timeframe also indicated on the notice(s). In addition to these cases, **#CE24-1677 and #CE24-2208**, please remember that there are also active Vacant Real Property Registration cases, **#PR25-0024** and **#PR25-0025**, with Notice of Violations issued on both cases and a First Administrative Citation pending to be issued and mailed out by tomorrow.

To comply with each case, please be sure to do the following:

For **CE24-1677**, address and correct the violations listed on the notice: **graffiti, weeds, and trash**. You must also pay all outstanding unpaid fines to prevent any liens and/or additional late fees. Otherwise, you will need to submit an appeals hearing application along with the required appeals fee. (If you opt to go the appeals route I will provide you with the appeals application and more details on how to apply and the full process).

For **CE24-2208**, address and correct the violations listed on the notice: **graffiti, trash/junk/debris, boarded up windows**. You must also pay all outstanding unpaid fines to prevent any liens and/or additional late fees. Otherwise, you will need to submit an appeals hearing application along with the required appeals fee. (If you opt to go the appeals route I will provide you with the appeals application and more details on how to apply and the full process).

For cases **#PR25-0024 (709 ADM CALL) & #PR25-0025 (711 ADM CALL)**:

- Submit the attached application, one for EACH case
- Pay the registration fee for both cases, \$477.14 each for a total of **\$954.28** (this fee is annual until you have sold the properties or have them on active MLS listing, have an active building permit for both properties, or both properties are no longer vacant)
- Pay the Notice of Violation fine of \$431.34 for both cases, for a total of **\$862.68 (DUE ASAP TODAY to prevent a lien)**
- On a monthly basis, submit photos of the properties that prove that the properties are being properly maintained
- This is all due by **TODAY** to prevent the next citation from being issued

Code Enforcement violation payments may now be paid online using a debit or credit card via the

following link: <https://vall-trk.aspgov.com/eTRAKIT/>. Please do the following:

1. Under the **Violations** section, click on “Pay Fees”
2. Click on the **New Users** “Click Here” link to register
3. Follow instructions for payment (enter the appropriate case number)
4. Screenshot or attach the receipt to us in an email so that we receive immediate notification of payment (the system unfortunately does not notify us of payment)

Please feel free to contact our office should you have any additional questions.

Finally, in light of the history of municipal code violations on the properties, as well as the substandard building conditions currently maintained by the structures on the Properties, the City would like to work with you towards developing long-term, meaningful solutions. These conditions maintained by this property over the years have required the repeated deployment of limited municipal and State resources to address. If you are amenable to the City, alongside your representative(s), conducting an inspection of the properties, it would allow us to have a substantive discussion towards addressing the City’s concerns. If this is something you would like to set up with The City’s Planning and Developmental Services Department, please contact Code Enforcement Officer O’Brien via email or phone 707-648-4346.

Thank you,

Karen Ang
Administrative Analyst
City of Vallejo | Planning & Development Services – Code Enforcement
555 Santa Clara Street Vallejo, CA 94590
Direct: (707) 553-7290 | karen.ang@cityofvallejo.net



CE Main (707) 648-4469 | code.enforcement@cityofvallejo.net

Operating Hours: Monday-Thursday 9:00 AM – 3:00 PM, closed for lunch from 12:00 PM – 1:00 PM

From: Hadar Weitzman <hadar@hadarweitzman.com>

Sent: Monday, May 12, 2025 11:56 PM

To: James O'Brien <James.O'Brien@cityofvallejo.net>

Cc: 'Hadar Weitzman Gmail' <hweitzman2010@gmail.com>; 'Emerson Payumo' <emerpayumo@gmail.com>; Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net>; Karen Ang <Karen.Ang@cityofvallejo.net>; Hadar Weitzman <hadar@hadarweitzman.com>

Subject: RE: Urgent Request to cancel citation and to allow time to correct the items. 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).

Hello Mr. James O’Brien,

I have not received any reply to this email, and I also left a couple of voicemails , and tried to reach

you by phone several times. I attached medical documents in my below email (from April 18) and gave information with a request and I wrote we are interested to cooperate and do everything needed but need time.

In the meantime, I received another citation. I think it is not fair. And not right.

In fact since I returned home, we did a lot and clean all the area around the buildings, fixed the fences, fixed almost everything except the graffiti but that is because we must find a different solution for it which takes time. As I wrote last time, we did paint the entire two buildings in the end of December. But the graffiti is a new one. As I wrote, it is not fair to expect us to paint every month. Also, we already fixed the previous notice so only when a new notice is issued it would be possible to impose a citation.

The new citation which I received only these days, is also not fair because we fixed almost all of the items. Some of them are still in the citation by mistake.

I also left a detailed voicemail to you today (in the phone number of the new citation which was the front desk but I mentioned as requested the number of the citation and your name). I would like to talk to you about this and find a solution and please cancel that citation. Based on the circumstances and my email I sent it would be just and fair to do that.

Also, we have a person , in cc here, his name is Emerson, who can meet you in the property and it is much better if everything is communicated between you and us (through him or through me).

Please accept our request , these citations were probably a mistake, and we promise the buildings will be kept clean and in good condition.

Thank you

Hadar Weitzman ,

Representing Oryom Ventures LLC

Hadar Weitzman, Esq., Real Estate Agent

Hadar Weitzman Group Inc.

5 Coronet Way

Kentfield CA 94904

USA

Phone: 1-415-747-8995

Cell: 1-415-306-3150

[DRE # 01854694, DRE #01869837](#)

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From: Hadar Weitzman <hadar@hadarweitzman.com>

Sent: Friday, April 18, 2025 2:08 PM

To: james.obrien@cityofvallejo.net

Cc: Hadar Weitzman <hadar@hadarweitzman.com>; Hadar Weitzman Gmail <hweitzman2010@gmail.com>; 'Emerson Payumo' <emerpayumo@gmail.com>; 'Lorena Burciaga' <Lorena.Burciaga@cityofvallejo.net>; 'Karen Ang' <Karen.Ang@cityofvallejo.net>

Subject: Urgent Request to cancel citation and to allow time to correct the items. 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).

Importance: High

Dear Mr. James O'Brien, City of Vallejo

I left you a voice message yesterday and I am writing today to request to cancel the citations on the property above and to give us more time to fix all the requested items as you mentioned in your letter.

The reasons for my request are as follows:

1. I have not received your letters except recently. The reason for that is that I am out of town, in Southern California, together with my wife and our sick son for his medical treatments in various hospitals and health institutions in Southern California (those treatments are not available in the North California area). I am attaching a medical letter from his doctor to show that. I also attach correspondence with Blue Shields which can show that we were supposed to return on March 22 but due to UC Davis lack of resources they changed their approval for providing his treatment, which caused us to stay in Southern California (now planned to return on April 20th).
2. I did make sure to do mail forwarding with USPS to our temporary address in Los Angeles (Airbnb) and I received all letters but the letters from you with the citation and the notice were not forwarded simply because they were address to Oryom Ventures and not to me (USPS goes by name). I have also included in the forwarding my law firm name and my Group name, but by a I missed doing one for Oryom Ventures. I received photos of your letters only recently due to a friend who went to our house and found those letters.
3. In addition to the above I am dealing with my own cancer.
4. My son's condition in the last few months was so bad that he was in life risk state.
5. We did fix all the list of items you requested and the deadline was about December 21, 2024, and we did it. On time. However, the graffiti you see now is a new graffiti. We spend a lot of money to paint the two buildings and I can show you photos of both of them with zero graffiti. However, the vandals started again very quickly after. So this is a new graffiti and I believe it should require a new notice and a new cycle of us fixing it.
6. The same with the other items, we fixed them. So for example, the vegetation was cleared and cleaned but this is new vegetation. Same with the garbage was cleared and cleaned but this is new garbage.
7. We do have the intention and will to fix all the items mentioned.
8. Regarding the graffiti I am interested to find a long term solutions but it requires finding an artist who would do beautiful murals on the walls , or as I started researching finding some paint that allows to wash the graffiti each time it is done again.
9. My request is urgent and please let me know because due to the fact I got copies of your letters only this week, it looks like the deadline to pay is in a few days.

Attached:

1. medical documents
 - a. Dr. Santosh Kesari Letter re Weitzman Son health condition. The need to be in SoCal and change of plan of care to return

- b. Medical Correspondence email thread with Blue Shield re Weitzman son and the need to extend stay in SoCal for treatments

2. Photos

- a. I am attaching 12 random Photos. I have more. Each photo file indicates the date which it was sent to me via WhatsApp by the painters who did the graffiti and other fixes. The fix was done by the deadline you determined last time on or about December 21 2024.

All new things are new after December.

Thank you so much , I appreciate your thoughtfulness. We promise to cooperate.

Hadar Weitzman

Hadar Weitzman, Esq.,

Hadar Weitzman Law Corp.

Hadar Weitzman Group Inc.

5 Coronet Way

Kentfield CA 94904

USA

Phone: 1-415-747-8995

Cell: 1-415-306-3150

DRE # 01854694, #01869837

www.californiaisrael.com

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05/06/2025 09:28



05/06/2025 09:28



05/06/2025 09:28



05/06/2025 09:28



05/06/2025 09:28



05/06/2025 09:29



05/06/2025 09:29



05/06/2025 09:30



05/06/2025 09:31

709 ADMIRAL CALLAGHAN LN, VALLEJO, CA 94591

Property Details

Type	COM	Advanced Type	Commercial Building	County	SOLANO
Year Built	1973	Zoning		APN	0069-340-130
Beds		Units		Radar ID	P1A91A92
Baths		Rooms		Subdivision	
Sq Ft	15,716	Garage		Census	2501.05
Lot Sq Ft	47,045	Pool	No	Tract	
Lot Acres	1.08	Fireplace	No	Lot	
Stories	3	HVAC	No		
Legal					

Tax Assessment

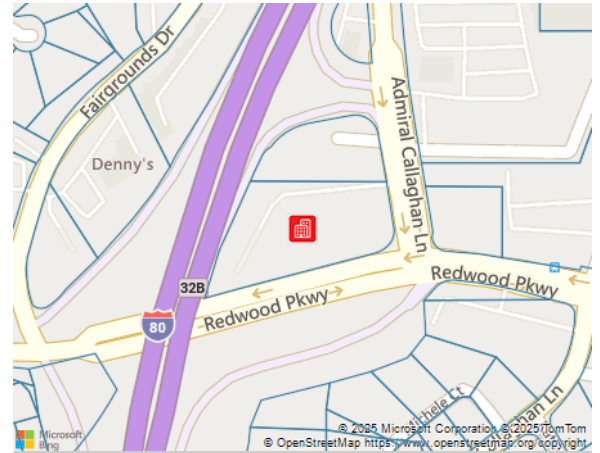
Total Value	\$1,592,409	Year Assessed	2024
Land Value	\$486,734	Annual Taxes	\$19,513
Improvements	\$1,105,675	Est. Tax Rate	1.2%
Owner Exempt	No	Tax Rate Area	007000

Market Value and Rent

Estimated Value	\$1,592,409	\$101/sf	as of 1/1/2024	1% confidence
Comp. Sales	\$2,595,859	\$165/sf	as of Today	\$375k - \$4,900k
Comp. Listings	\$7,222,665	\$460/sf	as of Today	\$235k - \$2,698k
HUD FM Rent	\$0	\$0.00/sf		

Transaction History (Current Owner)

Type	#	Date	Doc#	Party	Name	Amount
- Release		8/22/2019	56799	Grantor Grantee	ORYOM VENTURES LI	
Utility Lien	2	12/6/2016	110168	Defendant Agency	ORYOM VENTURES LI\$228 FINANCE DIRECTOR (
Abatement Lien	20r	8/31/2017	74357	Defendant Agency	ORYOM VENTURES LI\$236	
- Release		6/21/2019	39533	Grantor Grantee	ORYOM VENTURES LI	
Abatement Lien	20r	3/21/2019	16134	Defendant Agency	ORYOM VENTURES LI\$236 CODE ENFORCEMEN'	
- Release		6/14/2019	37731	Grantor Grantee	ORYOM VENTURES LI	
Abatement Lien	20r	4/10/2019	20765	Defendant Agency	ORYOM VENTURES LI\$236 CODE ENFORCEMEN'	
- Release		6/14/2019	37732	Grantor Grantee	ORYOM VENTURES LI	
Abatement Lien	3	6/21/2023	26444	Defendant Agency	ORYOM VENTURES LI\$386 CODE ENFORCEMEN'	
Mechanics Lien	4	10/17/2023	45162	Defendant Plaintiff	ORYOM VENTURES LI\$2,660 TRI-CITY FENCE CO II	



Status

Est. Value	\$1,592,409	Listed for Sale	No
Loan Balance	\$751	0%	In Foreclosure
Equity	\$1,591,658	100%	Owner Occupied

Ownership & Mailing Address

Transfer Date	6/27/2014	ORYOM VENTURES LLC
Purchase Amt	\$1,325,000	5 CORONET WAY
Down Payment	\$1,325,000	KENTFIELD, CA 94904
Transfer Type	Short Sale	

Listing History

Type	Status	As Of	DOM	Price
------	--------	-------	-----	-------

Property Detail Report

For Property Located At :
**709 ADMIRAL CALLAGHAN LN, VALLEJO, CA
 94591-3652**



Owner Information

Owner Name: **ORYOM VENTURES LLC**
 Mailing Address: **5 CORONET WAY, KENTFIELD CA 94904-2718 C077**
 Vesting Codes: **//**

Location Information

Legal Description:
 County: **SOLANO, CA** APN: **0069-340-130**
 Census Tract / Block: **2501.05 / 1** Alternate APN: **0081-030-130**
 Township-Range-Sect:
 Legal Book/Page: Subdivision:
 Legal Lot: Map Reference: **127-B6 /**
 Legal Block: Tract #: **127-B6 /**
 Market Area: School District: **VALLEJO BASIC**
 Neighbor Code: School District Name: **VALLEJO BASIC**
 Munic/Township: **VALLEJO**

Owner Transfer Information

Recording/Sale Date: **/** Deed Type:
 Sale Price: 1st Mtg Document #:
 Document #:

Last Market Sale Information

Recording/Sale Date: **06/27/2014 / 06/13/2014** 1st Mtg Amount/Type: **/**
 Sale Price: **\$1,325,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **/**
 Document #: **48227** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$84.31**
 New Construction: Multi/Split Sale:
 Title Company: **OLD REPUBLIC TITLE**
 Lender:
 Seller Name: **NGUYEN LO D & JENNIFER**

Prior Sale Information

Prior Rec/Sale Date: **10/28/2005 / 10/24/2005** Prior Lender: **PRIVATE INDIVIDUAL**
 Prior Sale Price: **\$1,800,000** Prior 1st Mtg Amt/Type: **\$1,500,000 / PRIVATE PARTY**
 Prior Doc Number: **167715** Prior 1st Mtg Rate/Type: **/ FIXED RATE LOAN**
 Prior Deed Type: **GRANT DEED**

Property Characteristics

Year Built / Eff: **1973 /** Total Rooms/Offices
 Gross Area: **15,716** Total Restrooms:
 Building Area: **15,716** Roof Type:
 Tot Adj Area: Roof Material:
 Above Grade: Construction:
 # of Stories: **3** Foundation:
 Other Improvements: Exterior wall:
 Basement Area:

Garage Area:
 Garage Capacity:
 Parking Spaces:
 Heat Type:
 Air Cond:
 Pool:
 Quality:
 Condition:

Site Information

Zoning: Acres: **1.08** County Use: **MISCELLANEOUS
COMMERCIAL (3590)**
 Lot Area: **47,045** Lot Width/Depth: **x** State Use:
 Land Use: **COMMERCIAL** Res/Comm Units: **/** Water Type:
 BUILDING
 Site Influence: Sewer Type:

Tax Information

Total Value:	\$1,592,409	Assessed Year:	2024	Property Tax:	\$19,513.24
Land Value:	\$486,734	Improved %:	69%	Tax Area:	007000
Improvement Value:	\$1,105,675	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$1,592,409				

Administrative Citation

1st Citation 2nd Citation 3rd Citation 4th Citation 5th Citation

PERSON CITED:

ORYOM VENTURES LLC

CASE #: CE24-1677

VIOLATION ADDRESS:

709 ADMIRAL CALLAGHAN LANE

VALLEJO CA 94591

PARCEL #:

0069340130

MAILING ADDRESS:

5 CORONET WAY

KENTFIELD CA 94904

An administrative fine in the amount stated below is now being imposed. To avoid additional citations please correct this code violation by 6/12/2025. Other enforcement action may result if compliance is not achieved by the Third Citation.

FINE AMOUNT	MUNICIPAL CODE SECTION VIOLATED VIOLATION DESCRIPTION AND REQUIRED CORRECTION
596.72	<p>Section 7.54.030 F. Prohibits damaged lumber, junk, trash, salvage materials, household materials, etc. Correction: Remove all trash in front entrance, and boxes and junk and debris on the property.</p>
596.72	<p>Section 7.54.030 M. Prohibits any wall, fence or hedge maintained in a condition of deterioration or disrepair as to constitute a hazard to persons on property. Correction: Repair, replace or remove deteriorated fence and gates.</p>
596.72	<p>Section 7.54.030 P. Prohibits graffiti. Correction: Remove all graffiti on the building and fences and on the property.</p>
596.72	<p>Section 7.54.030 S. Prohibits maintenance of property in such a manner as to constitute a public nuisance. Correction: above violations, monitor and maintain property free from blight and public safety issues.</p> 



2386.88

(see reverse side for payment and appeal instructions)

Date and time violation was observed: 5/6/2025

0928HRS

Citation Date: 5/6/2025

Issuing Officer: JAMES OBRIEN

Signature: 

Citing Department / Division: Code Enforcement Division

Phone Number: (707) 648-4469

E-mail: code.enforcement@cityofvallejo.net

Division Address: City of Vallejo – Code Enforcement, 555 Santa Clara, Vallejo, CA 94590

READ REVERSE SIDE FOR IMPORTANT APPEAL INFORMATION

ADMINISTRATIVE CITATION

City of Vallejo Municipal Code, Chapter 1.15, provides for the issuance of administrative citations for Municipal Code violations. The level of the citation and fine is indicated on the front of the citation. Each Municipal Code section violated is a separate offense with an independent fine. Likewise, each day any violation exists is a separate and distinct offense. Fines per each Municipal Code section violated are as follows: First Citation \$298.36, Second Citation \$596.72, Third and subsequent citations \$896.19.

RIGHTS OF APPEAL

You have the right to appeal this administrative citation within 30 calendar days from the date of the citation. The failure of any person to file a request for hearing shall be deemed to have waived his or her right to an administrative hearing. A request for hearing form shall be obtained from the citing department listed near the bottom of the Administrative Citation. This request must be accompanied by an advance deposit of the imposed fine or a request for an Advance Fine Deposit Waiver as explained below. You will be sent a written notice of the date and time set for your hearing. A failure to appear at the administrative citation hearing shall constitute a forfeiture of the fine and shall be deemed a waiver of your right to an administrative hearing. The Code Enforcement Appeals Board (Board) or Hearing Officer's decision shall be final. You may seek judicial review of the decision of the Board or hearing officer by filing a petition with a court of competent jurisdiction pursuant to California Code of Civil Procedure §1094.5 and §1094.6.

ADVANCE DEPOSIT WAIVER

If you contend that you are financially unable to make the advance fine deposit required to request a hearing of your Administrative Citation, you must file a request for Advance Fine Deposit Waiver. The request form may be obtained from the citing department and must be submitted within fifteen (15) days of the date of the citation. This form together with supporting documentation must be filed with the Hearing Request Form. The decision specifying the reasons for issuing or not issuing the waiver will be made in writing by the director (or his/her designee) of the citing department. The written determination shall be final and shall be served upon the person who applied for the waiver. If the director decides not to issue a waiver, the advance fine deposit shall be remitted within 10 days of the decision. If the advance fine deposit is not received by the citing department by this date, the request for hearing shall not be accepted and you shall be deemed to have waived your right to an administrative hearing.

HOW TO PAY THE FINE

The amount of the fine is indicated on the front of this administrative citation. **If the fine is not paid within 30 calendar days from the date of the citation, a \$530.79 administrative charge will be imposed.** All forms of payment may be made in person at the Vallejo City Hall – Cashier's Office or by mail addressed to the Code Enforcement, 555 Santa Clara Street, Vallejo, CA 94590. To pay online, visit <https://vall-trk.aspgov.com/eTRAKiT/> and under the Violations section click "Pay Fees," select the New Users "Click Here" link to register and follow instructions for payment. The cashier does not accept card payments. All other forms of payment are accepted by the cashier if submitted along with this notice. If paying by mail, please **enclose a copy of this Administrative Citation** along with a personal check, cashier's check or money order, payable to the **City of Vallejo** – Account No. **001-1503-310.36-13**. If paying in person, be sure to bring the citation with you, and **write the Citation Number** on your check or money order. **If you have any questions or concerns, please contact our office. If you are unable to pay the fine amount in full, please contact Code Enforcement to discuss the option of a payment plan.**

CONSEQUENCES OF FAILURE TO PAY THE FEE

Any unpaid fees and/or costs may be recovered by the City through a lien or declared a special assessment against the subject property. Alternatively, the City may collect the fee and/or costs in a civil court action. Any person who fails to pay any fee and/or costs shall be liable in any action brought by the City for costs incurred in securing payment of the delinquent amount.

CONSEQUENCES OF FAILURE TO CORRECT VIOLATIONS

There are numerous enforcement options that can be used to encourage the correction of violations. These options include, but are not limited to, civil penalties, abatement, criminal prosecution, civil litigation, recording the violation with the County Recorder and forfeiture of certain State tax benefits for substandard residential rental property. These options can empower the City to collect fines, fees, demolish structures, make necessary repairs at the owner's expense, and incarcerate violators. Any of these options or others may be used if the notice and/or citations do not result in the achievement of compliance. If you need further clarification, please call the Department listed on the front of the citation.

From: [Hadar Weitzman](#)
To: [Karen Ang](#); [James O'Brien](#)
Cc: [hweitzman2010@gmail.com](#); [emerpayumo@gmail.com](#); [Lorena Burciaga](#); [Bill Collins](#); [Dong Yoo](#); [Hadar Weitzman](#)
Subject: RE: Appeal 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).
Date: Friday, June 6, 2025 11:58:24 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image005.png](#)
[image006.png](#)

This Message Is From an External Sender

This message came from outside your organization.

This is attachment number 1, which is taken on December 21, 2024. All graffiti was taken care of.
(there are many more of the same)

From: Hadar Weitzman <hadar@hadarweitzman.com>
Sent: Friday, June 6, 2025 11:57 PM
To: 'Karen Ang' <Karen.Ang@cityofvallejo.net>; 'James O'Brien' <James.O'Brien@cityofvallejo.net>
Cc: hweitzman2010@gmail.com; [emerpayumo@gmail.com](#); 'Lorena Burciaga' <Lorena.Burciaga@cityofvallejo.net>; 'Bill Collins' <Bill.Collins@cityofvallejo.net>; 'Dong Yoo' <Dong.Yoo@cityofvallejo.net>; Hadar Weitzman <hadar@hadarweitzman.com>
Subject: Appeal 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).

Attached please find our appeal. For both properties as one site.
I will send the attachments in separate email (s)
Thank you
Hadar Weitzman

Hadar Weitzman, Esq., Real Estate Agent

Hadar Weitzman Group Inc.
5 Coronet Way
Kentfield CA 94904
USA
Phone: 1-415-747-8995
Cell: 1-415-306-3150
[DRE # 01854694](#), [DRE #01869837](#)

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From: [Karen Ang](#)
To: [Hadar Weitzman](#); [James O'Brien](#)
Cc: [hweitzman2010@gmail.com](#); [emerpayumo@gmail.com](#); [Lorena Burciaga](#); [Bill Collins](#); [Dong Yoo](#)
Bcc: [Sarah Knight](#)
Subject: RE: Appeal 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).
Date: Monday, June 16, 2025 5:19:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image005.png](#)
[image006.png](#)
[Hearing Regular- Notice 709-711 ADM CALLAGHAN CE24-1677 CE24-2208.pdf](#)
Importance: High

Hello Mr. Weitzman,
Your request has been granted and attached is your hearing notice which is also being sent to you via regular and certified mail.
If you have any questions, please feel free to contact me or our main office line.
Thank you,

Karen Ang
Administrative Analyst
City of Vallejo | Planning & Development Services – Code Enforcement
555 Santa Clara Street Vallejo, CA 94590
Direct: (707) 553-7290 | karen.ang@cityofvallejo.net



CE Main (707) 648-4469 | code.enforcement@cityofvallejo.net

Operating Hours: Monday-Thursday 9:00 AM – 3:00 PM, closed for lunch from 12:00 PM – 1:00 PM

From: Hadar Weitzman <hadar@hadarweitzman.com>
Sent: Saturday, June 7, 2025 1:14 AM
To: Karen Ang <Karen.Ang@cityofvallejo.net>; James O'Brien <James.O'Brien@cityofvallejo.net>
Cc: hweitzman2010@gmail.com; emerpayumo@gmail.com; Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net>; Bill Collins <Bill.Collins@cityofvallejo.net>; Dong Yoo <Dong.Yoo@cityofvallejo.net>; Hadar Weitzman <hadar@hadarweitzman.com>
Subject: RE: Appeal 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).

This Message Is From an External Sender

This message came from outside your organization.

Please find attached, as part of the supporting documents for the appeal, a PDF file with 32 photos. The name of the pdf document is:
Photos received on May 3 2025. (Prior to the inspection of May 6 2025) Shows all item fixed except graffiti.pdf 7MB
As the name, those photos show things were fixed prior to the inspection (except the graffiti, which I have asked time in my email to you, because it's complicated as it requires more than just painting). As said, all those photos were received by me (sent by Mr. Emerson Payumo to me by text) on May

3, 2025. (The first photos is here just to prove the time and date received.
The Appeal itself, together with all the attachments, are now a total of 5 emails (this is email #5).
Thank you
Hadar Weitzman

From: Hadar Weitzman <hadar@hadarweitzman.com>
Sent: Saturday, June 7, 2025 12:06 AM
To: 'Karen Ang' <Karen.Ang@cityofvallejo.net>; 'James O'Brien' <James.OBrien@cityofvallejo.net>
Cc: hweitzman2010@gmail.com; emerpayumo@gmail.com; 'Lorena Burciaga' <Lorena.Burciaga@cityofvallejo.net>; 'Bill Collins' <Bill.Collins@cityofvallejo.net>; 'Dong Yoo' <Dong.Yoo@cityofvallejo.net>; Hadar Weitzman <hadar@hadarweitzman.com>
Subject: RE: Appeal 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).

Attached a copy of the email from April 18, 2025 including its attachments.
Hadar Weitzman

From: Hadar Weitzman <hadar@hadarweitzman.com>
Sent: Saturday, June 7, 2025 12:00 AM
To: 'Karen Ang' <Karen.Ang@cityofvallejo.net>; 'James O'Brien' <James.OBrien@cityofvallejo.net>
Cc: hweitzman2010@gmail.com; emerpayumo@gmail.com; 'Lorena Burciaga' <Lorena.Burciaga@cityofvallejo.net>; 'Bill Collins' <Bill.Collins@cityofvallejo.net>; 'Dong Yoo' <Dong.Yoo@cityofvallejo.net>; Hadar Weitzman <hadar@hadarweitzman.com>
Subject: RE: Appeal 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).

These are more photos from Dec 21 2024. The email I sent you around March or April 2025 is in your inbox. With its attachmentnts. I will sent it, and I will send photos from May 5 2025

From: Hadar Weitzman <hadar@hadarweitzman.com>
Sent: Friday, June 6, 2025 11:57 PM
To: 'Karen Ang' <Karen.Ang@cityofvallejo.net>; 'James O'Brien' <James.OBrien@cityofvallejo.net>
Cc: hweitzman2010@gmail.com; emerpayumo@gmail.com; 'Lorena Burciaga' <Lorena.Burciaga@cityofvallejo.net>; 'Bill Collins' Bill.Collins@cityofvallejo.net; 'Dong Yoo' <Dong.Yoo@cityofvallejo.net>; Hadar Weitzman <hadar@hadarweitzman.com>
Subject: Appeal 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).

Attached please fine our appeal. For both properties as one site.
I will send the attachments in separate email (s)
Thank you
Hadar Weitzman

Hadar Weitzman, Esq., Real Estate Agent

Hadar Weitzman Group Inc.
5 Coronet Way
Kentfield CA 94904

USA

Phone: 1-415-747-8995

Cell: 1-415-306-3150

DRE # 01854694, DRE #01869837

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From: Karen Ang <Karen.Ang@cityofvallejo.net>

Sent: Thursday, May 29, 2025 4:56 PM

To: Hadar Weitzman <hadar@hadarweitzman.com>; James O'Brien <James.O'Brien@cityofvallejo.net>

Cc: hweitzman2010@gmail.com; emergpayumo@gmail.com; Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net>; Bill Collins <Bill.Collins@cityofvallejo.net>; Dong Yoo <Dong.Yoo@cityofvallejo.net>

Subject: RE: Urgent Request to cancel citation and to allow time to correct the items. 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).

Importance: High

Mr. Weitzman,

Please find the appeal hearing application form attached. Once completed, please submit to us along with your payment receipt—as the application is only acceptable with the appeal hearing fee which is a “deposit” of the citation you are appealing. For instance, if the cost of the citation was \$1,000, you would pay the amount upfront and if at the hearing the cases were ruled in your favor, the fee(s) would be refunded back to you, unless otherwise outlined by the Code Enforcement Appeals Board.

Since there are two cases you are appealing, you will need to submit separate applications with the associated hearing fee with each one.

If you are unable to afford the appeal hearing fee, please let me know and I can forward you the Appeal Fee Waiver Application Form which will require you to complete the form plus provide supporting documentation such as bank statements, income statements, proof of Food Stamps, welfare, etc. as noted on the appeal fee waiver application form.

In addition, please remember to submit the Property Registration applications and registration fees for both properties to prevent additional fines, as outlined in the citations, Notices of Violation, and registration packets that you have already received.

Thank you,

Karen Ang

Administrative Analyst

City of Vallejo | Planning & Development Services – Code Enforcement

555 Santa Clara Street Vallejo, CA 94590

Direct: (707) 553-7290 | karen.ang@cityofvallejo.net



CE Main (707) 648-4469 | code.enforcement@cityofvallejo.net

Operating Hours: Monday-Thursday 9:00 AM – 3:00 PM, closed for lunch from 12:00 PM – 1:00 PM

From: Hadar Weitzman <hadar@hadarweitzman.com>

Sent: Thursday, May 29, 2025 4:37 PM

To: Karen Ang <Karen.Ang@cityofvallejo.net>; James O'Brien <James.O'Brien@cityofvallejo.net>

Cc: hweitzman2010@gmail.com; emergpayumo@gmail.com; Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net>; Bill Collins <Bill.Collins@cityofvallejo.net>; Hadar Weitzman <hadar@hadarweitzman.com>

Subject: RE: Urgent Request to cancel citation and to allow time to correct the items. 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).

Hello Ms. Karen Ang, and Mr. James O'Brien,

I am writing because I have not received your reply to my requests in the last email in this thread from 7 days ago (please see below, dated May 22, 2025). I also left voicemails to Mr. Obrien (including one from ten minutes ago), but did not get any reply.

I wanted to talk, I wanted to show you that it's a mistake, I wanted to refer to my request from April 18 and the documents I attached to it (That email and its requests and documents were ignored), and I wanted in the worst case to receive from you the appeal papers because I cannot appeal without them. But mainly, I would like to set things in order so the city will be happy and make a plan that will work for all.

Thank you so much

Hadar Weitzman

Hadar Weitzman, Esq., Real Estate Agent

Hadar Weitzman Group Inc.

5 Coronet Way

Kentfield CA 94904

USA

Phone: 1-415-747-8995

Cell: 1-415-306-3150

[DRE # 01854694](#), [DRE #01869837](#)

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From: Hadar Weitzman <hadar@hadarweitzman.com>
Sent: Thursday, May 22, 2025 10:24 PM
To: 'Karen Ang' <Karen.Ang@cityofvallejo.net>; 'James O'Brien' <James.OBrien@cityofvallejo.net>
Cc: hweitzman2010@gmail.com; emerpayumo@gmail.com; 'Lorena Burciaga' <Lorena.Burciaga@cityofvallejo.net>; 'Bill Collins' <Bill.Collins@cityofvallejo.net>; Hadar Weitzman <hadar@hadarweitzman.com>
Subject: RE: Urgent Request to cancel citation and to allow time to correct the items. 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).

Hello Ms. Karen Ang, and Mr. James O'Brien,
Ms. Ang, I am not sure whether you replied to my email with my request taking into account the facts and details of what I wrote. That's because the appeal is within 30 days and as I wrote I received the letters more than 30 days after they were sent. Regarding the last citation (which is totally not fair and not justified also because we did fix most of the items on the lists) please send me the forms and papers required so I can file the appeal.
However, the main point is that I detailed facts which cannot be ignored. Please review my request in the email below. It's in this thread, from date April 18, 2025 , and it has attachments (medical documents, and photos,).
Besides that, I wanted to talk to Mr. O'Brien and I did not have the chance to. I left several messages (detailed ones) but never had the opportunity to talk and communicate. I also left additional message earlier today in the afternoon. We are interested to fix all the rest.
Also, regarding the new citation (The "2nd citation" from 5/6/2025), we fixed most of the items (except the graffiti) prior to that date. I have photos of that and videos. We hired the person to do it earlier and he did.
So that is a simple mistake. You can see that even the photos in the citation (of 5/6/25) do not show any weeds anymore, excess vegetation, nor any garbage etc.).
As I mentioned, we are interested in cooperating with the city but we need your cooperation as well. Please would you be so kind and send me the documents (forms, etc.) for the appeal, and please consider my request re the first citation which I could not appeal on time due to the reasons I wrote, and also please consider to waive the citations due to a miscommunication or mistake. The best if Mr. O'Brien would call me to coordinate everything. My cell phone is 415-306-3150
Thank you so much
Hadar

Hadar Weitzman, Esq., Real Estate Agent

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5 Coronet Way
Kentfield CA 94904
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From: Karen Ang <Karen.Ang@cityofvallejo.net>
Sent: Tuesday, May 13, 2025 2:45 PM
To: hadar@hadarweitzman.com
Cc: hweitzman2010@gmail.com; emerpayumo@gmail.com; James O'Brien <James.O'Brien@cityofvallejo.net>; Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net>; Bill Collins <Bill.Collins@cityofvallejo.net>
Subject: FW: Urgent Request to cancel citation and to allow time to correct the items. 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).
Importance: High

Mr. Weitzman,

Thank you for your email. Please note that in order to request for any violations, fines, citations, notices to be waived or voided, you must file your request via the appropriate appeals process as expressly outlined in each of the notices you receive and must submit the request within the appeals timeframe also indicated on the notice(s). In addition to these cases, **#CE24-1677 and #CE24-2208**, please remember that there are also active Vacant Real Property Registration cases, **#PR25-0024 and #PR25-0025**, with Notice of Violations issued on both cases and a First Administrative Citation pending to be issued and mailed out by tomorrow.

To comply with each case, please be sure to do the following:

For **CE24-1677**, address and correct the violations listed on the notice: **graffiti, weeds, and trash**. You must also pay all outstanding unpaid fines to prevent any liens and/or additional late fees. Otherwise, you will need to submit an appeals hearing application along with the required appeals fee. (If you opt to go the appeals route I will provide you with the appeals application and more details on how to apply and the full process).

For **CE24-2208**, address and correct the violations listed on the notice: **graffiti, trash/junk/debris, boarded up windows**. You must also pay all outstanding unpaid fines to prevent any liens and/or additional late fees. Otherwise, you will need to submit an appeals hearing application along with the required appeals fee. (If you opt to go the appeals route I will provide you with the appeals application and more details on how to apply and the full process).

For cases **#PR25-0024 (709 ADM CALL) & #PR25-0025 (711 ADM CALL)**:

- Submit the attached application, one for EACH case
- Pay the registration fee for both cases, \$477.14 each for a total of **\$954.28** (this fee is annual until you have sold the properties or have them on active MLS listing, have an active building

permit for both properties, or both properties are no longer vacant)

- Pay the Notice of Violation fine of \$431.34 for both cases, for a total of **\$862.68 (DUE ASAP TODAY to prevent a lien)**
- On a monthly basis, submit photos of the properties that prove that the properties are being properly maintained
- This is all due by **TODAY** to prevent the next citation from being issued

Code Enforcement violation payments may now be paid online using a debit or credit card via the following link: <https://vall-trk.aspgov.com/eTRAKiT/>. Please do the following:

1. Under the **Violations** section, click on “Pay Fees”
2. Click on the **New Users** “Click Here” link to register
3. Follow instructions for payment (enter the appropriate case number)
4. Screenshot or attach the receipt to us in an email so that we receive immediate notification of payment (the system unfortunately does not notify us of payment)

Please feel free to contact our office should you have any additional questions.

Finally, in light of the history of municipal code violations on the properties, as well as the substandard building conditions currently maintained by the structures on the Properties, the City would like to work with you towards developing long-term, meaningful solutions. These conditions maintained by this property over the years have required the repeated deployment of limited municipal and State resources to address. If you are amenable to the City, alongside your representative(s), conducting an inspection of the properties, it would allow us to have a substantive discussion towards addressing the City’s concerns. If this is something you would like to set up with The City’s Planning and Developmental Services Department, please contact Code Enforcement Officer O’Brien via email or phone 707-648-4346.

Thank you,

Karen Ang
Administrative Analyst
City of Vallejo | Planning & Development Services – Code Enforcement
555 Santa Clara Street Vallejo, CA 94590
Direct: (707) 553-7290 | karen.ang@cityofvallejo.net



CE Main (707) 648-4469 | code.enforcement@cityofvallejo.net
Operating Hours: Monday-Thursday 9:00 AM – 3:00 PM, closed for lunch from 12:00 PM – 1:00 PM

From: Hadar Weitzman <hadar@hadarweitzman.com>
Sent: Monday, May 12, 2025 11:56 PM
To: James O'Brien <James.O'Brien@cityofvallejo.net>

Cc: 'Hadar Weitzman Gmail' <hweitzman2010@gmail.com>; 'Emerson Payumo' <emerpayumo@gmail.com>; Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net>; Karen Ang <Karen.Ang@cityofvallejo.net>; Hadar Weitzman <hadar@hadarweitzman.com>
Subject: RE: Urgent Request to cancel citation and to allow time to correct the items. 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).

Hello Mr. James O'Brien,

I have not received any reply to this email, and I also left a couple of voicemails , and tried to reach you by phone several times. I attached medical documents in my below email (from April 18) and gave information with a request and I wrote we are interested to cooperate and do everything needed but need time.

In the meantime, I received another citation. I think it is not fair. And not right.

In fact since I returned home, we did a lot and clean all the area around the buildings, fixed the fences, fixed almost everything except the graffiti but that is because we must find a different solution for it which takes time. As I wrote last time, we did paint the entire two buildings in the end of December. But the graffiti is a new one. As I wrote, it is not fair to expect us to paint every month. Also, we already fixed the previous notice so only when a new notice is issued it would be possible to impose a citation.

The new citation which I received only these days, is also not fair because we fixed almost all of the items. Some of them are still in the citation by mistake.

I also left a detailed voicemail to you today (in the phone number of the new citation which was the front desk but I mentioned as requested the number of the citation and your name). I would like to talk to you about this and find a solution and please cancel that citation. Based on the circumstances and my email I sent it would be just and fair to do that.

Also, we have a person , in cc here, his name is Emerson, who can meet you in the property and it is much better if everything is communicated between you and us (through him or through me).

Please accept our request , these citations were probably a mistake, and we promise the buildings will be kept clean and in good condition.

Thank you

Hadar Weitzman ,

Representing Oryom Ventures LLC

Hadar Weitzman, Esq., Real Estate Agent

Hadar Weitzman Group Inc.

5 Coronet Way

Kentfield CA 94904

USA

Phone: 1-415-747-8995

Cell: 1-415-306-3150

DRE # 01854694, DRE #01869837

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From: Hadar Weitzman <hadar@hadarweitzman.com>

Sent: Friday, April 18, 2025 2:08 PM

To: james.obrien@cityofvallejo.net

Cc: Hadar Weitzman <hadar@hadarweitzman.com>; Hadar Weitzman Gmail <hweitzman2010@gmail.com>; 'Emerson Payumo' <emerpayumo@gmail.com>; 'Lorena Burciaga' <Lorena.Burciaga@cityofvallejo.net>; 'Karen Ang' <Karen.Ang@cityofvallejo.net>

Subject: Urgent Request to cancel citation and to allow time to correct the items. 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).

Importance: High

Dear Mr. James O'Brien, City of Vallejo

I left you a voice message yesterday and I am writing today to request to cancel the citations on the property above and to give us more time to fix all the requested items as you mentioned in your letter.

The reasons for my request are as follows:

1. I have not received your letters except recently. The reason for that is that I am out of town, in Southern California, together with my wife and our sick son for his medical treatments in various hospitals and health institutions in Southern California (those treatments are not available in the North California area). I am attaching a medical letter from his doctor to show that. I also attach correspondence with Blue Shields which can show that we were supposed to return on March 22 but due to UC Davis lack of resources they changed their approval for providing his treatment, which caused us to stay in Southern California (now planned to return on April 20th).
2. I did make sure to do mail forwarding with USPS to our temporary address in Los Angeles (Airbnb) and I received all letters but the letters from you with the citation and the notice were not forwarded simply because they were address to Oryom Ventures and not to me (USPS goes by name). I have also included in the forwarding my law firm name and my Group name, but by a I missed doing one for Oryom Ventures. I received photos of your letters only recently due to a friend who went to our house and found those letters.
3. In addition to the above I am dealing with my own cancer.
4. My son's condition in the last few months was so bad that he was in life risk state.
5. We did fix all the list of items you requested and the deadline was about December 21, 2024, and we did it. On time. However, the graffiti you see now is a new graffiti. We spend a lot of money to paint the two buildings and I can show you photos of both of them with zero graffiti. However, the vandals started again very quickly after. So this is a new graffiti and I believe it should require a new notice and a new cycle of us fixing it.
6. The same with the other items, we fixed them. So for example, the vegetation was cleared and cleaned but this is new vegetation. Same with the garbage was cleared and cleaned but this is new garbage.
7. We do have the intention and will to fix all the items mentioned.
8. Regarding the graffiti I am interested to find a long term solutions but it requires finding an artist who would do beautiful murals on the walls , or as I started researching finding some paint that allows to wash the graffiti each time it is done again.
9. My request is urgent and please let me know because due to the fact I got copies of your letters only this week, it looks like the deadline to pay is in a few days.

Attached:

1. medical documents
 - a. Dr. Santosh Kesari Letter re Weitzman Son health condition. The need to be in SoCal and change of plan of care to return
 - b. Medical Correspondence email thread with Blue Shield re Weitzman son and the need to extend stay in SoCal for treatments
2. Photos
 - a. I am attaching 12 random Photos. I have more. Each photo file indicates the date which it was sent to me via WhatsApp by the painters who did the graffiti and other fixes. The fix was done by the deadline you determined last time on or about December 21 2024. All new things are new after December.

Thank you so much , I appreciate your thoughtfulness. We promise to cooperate.

Hadar Weitzman

Hadar Weitzman, Esq.,

Hadar Weitzman Law Corp.

Hadar Weitzman Group Inc.

5 Coronet Way

Kentfield CA 94904

USA

Phone: 1-415-747-8995

Cell: 1-415-306-3150

DRE # 01854694, #01869837

www.californiaisrael.com

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From: [Hadar Weitzman](#)
To: [Karen Ang](#); [James O'Brien](#)
Cc: [hweitzman2010@gmail.com](#); [emerpayumo@gmail.com](#); [Lorena Burciaga](#); [Bill Collins](#); [Dong Yoo](#); [Hadar Weitzman](#)
Subject: RE: Appeal 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).
Date: Saturday, June 7, 2025 12:00:41 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image005.png](#)
[image006.png](#)

This Message Is From an External Sender

This message came from outside your organization.

These are more photos from Dec 21 2024. The email I sent you around March or April 2025 is in your inbox. With its attachmentnts. I will sent it, and I will send photos from May 5 2025

From: Hadar Weitzman <hadar@hadarweitzman.com>
Sent: Friday, June 6, 2025 11:57 PM
To: 'Karen Ang' <Karen.Ang@cityofvallejo.net>; 'James O'Brien' <James.OBrien@cityofvallejo.net>
Cc: hweitzman2010@gmail.com; emerpayumo@gmail.com; 'Lorena Burciaga' <Lorena.Burciaga@cityofvallejo.net>; 'Bill Collins' Bill.Collins@cityofvallejo.net; 'Dong Yoo' Dong.Yoo@cityofvallejo.net; Hadar Weitzman <hadar@hadarweitzman.com>
Subject: Appeal 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).

Attached please fine our appeal. For both properties as one site.
I will send the attachments in separate email (s)
Thank you
Hadar Weitzman

Hadar Weitzman, Esq., Real Estate Agent

Hadar Weitzman Group Inc.

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Kentfield CA 94904
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To: [Karen Ang](#); [James O'Brien](#)
Cc: [hweitzman2010@gmail.com](#); [emerpayumo@gmail.com](#); [Lorena Burciaga](#); [Bill Collins](#); [Dong Yoo](#); [Hadar Weitzman](#)
Subject: RE: Appeal 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).
Date: Saturday, June 7, 2025 12:25:00 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image005.png](#)
[image006.png](#)
[Email April 18 2025 with Urgent Request and arguments and attachments.pdf](#)
[Dr. Santosh Kesari Letter re Weitzman Son health condition. The need to be in SoCal and change of plan of care to return.pdf](#)
[Medical Correspondence with Blue Shield re Weitzman son and the need to extend stay in SoCal for treatments.pdf](#)

This Message Is From an External Sender

This message came from outside your organization.

Attached a copy of the email from April 18, 2025 including its attachments.

Hadar Weitzman

From: Hadar Weitzman <hadar@hadarweitzman.com>
Sent: Saturday, June 7, 2025 12:00 AM
To: 'Karen Ang' <Karen.Ang@cityofvallejo.net>; 'James O'Brien' <James.OBrien@cityofvallejo.net>
Cc: hweitzman2010@gmail.com; emerpayumo@gmail.com; 'Lorena Burciaga' <Lorena.Burciaga@cityofvallejo.net>; 'Bill Collins' <Bill.Collins@cityofvallejo.net>; 'Dong Yoo' <Dong.Yoo@cityofvallejo.net>; Hadar Weitzman <hadar@hadarweitzman.com>
Subject: RE: Appeal 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).

These are more photos from Dec 21 2024. The email I sent you around March or April 2025 is in your inbox. With its attachmentnts. I will sent it, and I will send photos from May 5 2025

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Sent: Friday, June 6, 2025 11:57 PM
To: 'Karen Ang' <Karen.Ang@cityofvallejo.net>; 'James O'Brien' <James.OBrien@cityofvallejo.net>
Cc: hweitzman2010@gmail.com; emerpayumo@gmail.com; 'Lorena Burciaga' <Lorena.Burciaga@cityofvallejo.net>; 'Bill Collins' Bill.Collins@cityofvallejo.net; 'Dong Yoo' <Dong.Yoo@cityofvallejo.net>; Hadar Weitzman <hadar@hadarweitzman.com>
Subject: Appeal 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).

Attached please fine our appeal. For both properties as one site.

I will send the attachments in separate email (s)

Thank you

Hadar Weitzman

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From: Karen Ang <Karen.Ang@cityofvallejo.net>
Sent: Thursday, May 29, 2025 4:56 PM
To: Hadar Weitzman <hadar@hadarweitzman.com>; James O'Brien <James.O'Brien@cityofvallejo.net>
Cc: hweitzman2010@gmail.com; emerpayumo@gmail.com; Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net>; Bill Collins <Bill.Collins@cityofvallejo.net>; Dong Yoo <Dong.Yoo@cityofvallejo.net>
Subject: RE: Urgent Request to cancel citation and to allow time to correct the items. 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).
Importance: High

Mr. Weitzman,

Please find the appeal hearing application form attached. Once completed, please submit to us along with your payment receipt—as the application is only acceptable with the appeal hearing fee which is a “deposit” of the citation you are appealing. For instance, if the cost of the citation was \$1,000, you would pay the amount upfront and if at the hearing the cases were ruled in your favor, the fee(s) would be refunded back to you, unless otherwise outlined by the Code Enforcement Appeals Board.

Since there are two cases you are appealing, you will need to submit separate applications with the associated hearing fee with each one.

If you are unable to afford the appeal hearing fee, please let me know and I can forward you the Appeal Fee Waiver Application Form which will require you to complete the form plus provide supporting documentation such as bank statements, income statements, proof of Food Stamps, welfare, etc. as noted on the appeal fee waiver application form.

In addition, please remember to submit the Property Registration applications and registration fees for both properties to prevent additional fines, as outlined in the citations, Notices of Violation, and

registration packets that you have already received.

Thank you,

Karen Ang
Administrative Analyst
City of Vallejo | Planning & Development Services – Code Enforcement
555 Santa Clara Street Vallejo, CA 94590
Direct: (707) 553-7290 | karen.ang@cityofvallejo.net



CE Main (707) 648-4469 | code.enforcement@cityofvallejo.net
Operating Hours: Monday-Thursday 9:00 AM – 3:00 PM, closed for lunch from 12:00 PM – 1:00 PM

From: Hadar Weitzman <hadar@hadarweitzman.com>
Sent: Thursday, May 29, 2025 4:37 PM
To: Karen Ang <Karen.Ang@cityofvallejo.net>; James O'Brien <James.O'Brien@cityofvallejo.net>
Cc: hweitzman2010@gmail.com; emerpayumo@gmail.com; Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net>; Bill Collins <Bill.Collins@cityofvallejo.net>; Hadar Weitzman <hadar@hadarweitzman.com>
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Hadar Weitzman, Esq., Real Estate Agent

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To: 'Karen Ang' <Karen.Ang@cityofvallejo.net>; 'James O'Brien' <James.OBrien@cityofvallejo.net>

Cc: hweitzman2010@gmail.com; emerpayumo@gmail.com; 'Lorena Burciaga' <Lorena.Burciaga@cityofvallejo.net>; 'Bill Collins' <Bill.Collins@cityofvallejo.net>; Hadar Weitzman <hadar@hadarweitzman.com>

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As I mentioned, we are interested in cooperating with the city but we need your cooperation as well.

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The best if Mr. O'Brien would call me to coordinate everything. My cell phone is 415-306-3150

Thank you so much

Hadar

Hadar Weitzman, Esq., Real Estate Agent

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DRE # 01854694, DRE #01869837

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From: Karen Ang <Karen.Ang@cityofvallejo.net>

Sent: Tuesday, May 13, 2025 2:45 PM

To: hadar@hadarweitzman.com

Cc: hweitzman2010@gmail.com; emerpayumo@gmail.com; James O'Brien <James.OBrien@cityofvallejo.net>; Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net>; Bill Collins <Bill.Collins@cityofvallejo.net>

Subject: FW: Urgent Request to cancel citation and to allow time to correct the items. 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).

Importance: High

Mr. Weitzman,

Thank you for your email. Please note that in order to request for any violations, fines, citations, notices to be waived or voided, you must file your request via the appropriate appeals process as expressly outlined in each of the notices you receive and must submit the request within the appeals timeframe also indicated on the notice(s). In addition to these cases, **#CE24-1677 and #CE24-2208**, please remember that there are also active Vacant Real Property Registration cases, **#PR25-0024** and **#PR25-0025**, with Notice of Violations issued on both cases and a First Administrative Citation pending to be issued and mailed out by tomorrow.

To comply with each case, please be sure to do the following:

For **CE24-1677**, address and correct the violations listed on the notice: **graffiti, weeds, and trash**. You must also pay all outstanding unpaid fines to prevent any liens and/or additional late fees. Otherwise, you will need to submit an appeals hearing application along with the required appeals fee. (If you opt to go the appeals route I will provide you with the appeals application and more details on how to apply and the full process).

For **CE24-2208**, address and correct the violations listed on the notice: **graffiti, trash/junk/debris, boarded up windows**. You must also pay all outstanding unpaid fines to prevent any liens and/or additional late fees. Otherwise, you will need to submit an appeals hearing application along with the required appeals fee. (If you opt to go the appeals route I will provide you with the appeals application and more details on how to apply and the full process).

For cases **#PR25-0024 (709 ADM CALL) & #PR25-0025 (711 ADM CALL)**:

- Submit the attached application, one for EACH case
- Pay the registration fee for both cases, \$477.14 each for a total of **\$954.28** (this fee is annual

until you have sold the properties or have them on active MLS listing, have an active building permit for both properties, or both properties are no longer vacant)

- Pay the Notice of Violation fine of \$431.34 for both cases, for a total of **\$862.68 (DUE ASAP TODAY to prevent a lien)**
- On a monthly basis, submit photos of the properties that prove that the properties are being properly maintained
- This is all due by **TODAY** to prevent the next citation from being issued

Code Enforcement violation payments may now be paid online using a debit or credit card via the following link: <https://vall-trk.aspgov.com/eTRAKiT/>. Please do the following:

1. Under the **Violations** section, click on “Pay Fees”
2. Click on the **New Users** “Click Here” link to register
3. Follow instructions for payment (enter the appropriate case number)
4. Screenshot or attach the receipt to us in an email so that we receive immediate notification of payment (the system unfortunately does not notify us of payment)

Please feel free to contact our office should you have any additional questions.

Finally, in light of the history of municipal code violations on the properties, as well as the substandard building conditions currently maintained by the structures on the Properties, the City would like to work with you towards developing long-term, meaningful solutions. These conditions maintained by this property over the years have required the repeated deployment of limited municipal and State resources to address. If you are amenable to the City, alongside your representative(s), conducting an inspection of the properties, it would allow us to have a substantive discussion towards addressing the City’s concerns. If this is something you would like to set up with The City’s Planning and Developmental Services Department, please contact Code Enforcement Officer O’Brien via email or phone 707-648-4346.

Thank you,

Karen Ang
Administrative Analyst
City of Vallejo | Planning & Development Services – Code Enforcement
555 Santa Clara Street Vallejo, CA 94590
Direct: (707) 553-7290 | karen.ang@cityofvallejo.net



CE Main (707) 648-4469 | code.enforcement@cityofvallejo.net

Operating Hours: Monday-Thursday 9:00 AM – 3:00 PM, closed for lunch from 12:00 PM – 1:00 PM

From: Hadar Weitzman <hadar@hadarweitzman.com>

Sent: Monday, May 12, 2025 11:56 PM

To: James O'Brien <James.O'Brien@cityofvallejo.net>

Cc: 'Hadar Weitzman Gmail' <hweitzman2010@gmail.com>; 'Emerson Payumo' <emerpayumo@gmail.com>; Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net>; Karen Ang <Karen.Ang@cityofvallejo.net>; Hadar Weitzman <hadar@hadarweitzman.com>

Subject: RE: Urgent Request to cancel citation and to allow time to correct the items. 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).

Hello Mr. James O'Brien,

I have not received any reply to this email, and I also left a couple of voicemails , and tried to reach you by phone several times. I attached medical documents in my below email (from April 18) and gave information with a request and I wrote we are interested to cooperate and do everything needed but need time.

In the meantime, I received another citation. I think it is not fair. And not right.

In fact since I returned home, we did a lot and clean all the area around the buildings, fixed the fences, fixed almost everything except the graffiti but that is because we must find a different solution for it which takes time. As I wrote last time, we did paint the entire two buildings in the end of December. But the graffiti is a new one. As I wrote, it is not fair to expect us to paint every month. Also, we already fixed the previous notice so only when a new notice is issued it would be possible to impose a citation.

The new citation which I received only these days, is also not fair because we fixed almost all of the items. Some of them are still in the citation by mistake.

I also left a detailed voicemail to you today (in the phone number of the new citation which was the front desk but I mentioned as requested the number of the citation and your name). I would like to talk to you about this and find a solution and please cancel that citation. Based on the circumstances and my email I sent it would be just and fair to do that.

Also, we have a person , in cc here, his name is Emerson, who can meet you in the property and it is much better if everything is communicated between you and us (through him or through me).

Please accept our request , these citations were probably a mistake, and we promise the buildings will be kept clean and in good condition.

Thank you

Hadar Weitzman ,
Representing Oryom Ventures LLC

Hadar Weitzman, Esq., Real Estate Agent

Hadar Weitzman Group Inc.

5 Coronet Way

Kentfield CA 94904

USA

Phone: 1-415-747-8995

Cell: 1-415-306-3150

DRE # 01854694, DRE #01869837

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communication in error, please notify us immediately by telephone and destroy the original transmission. Thank you.

From: Hadar Weitzman <hadar@hadarweitzman.com>

Sent: Friday, April 18, 2025 2:08 PM

To: james.obrien@cityofvallejo.net

Cc: Hadar Weitzman <hadar@hadarweitzman.com>; Hadar Weitzman Gmail <hweitzman2010@gmail.com>; 'Emerson Payumo' <emerpayumo@gmail.com>; 'Lorena Burciaga' <Lorena.Burciaga@cityofvallejo.net>; 'Karen Ang' <Karen.Ang@cityofvallejo.net>

Subject: Urgent Request to cancel citation and to allow time to correct the items. 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).

Importance: High

Dear Mr. James O'Brien, City of Vallejo

I left you a voice message yesterday and I am writing today to request to cancel the citations on the property above and to give us more time to fix all the requested items as you mentioned in your letter.

The reasons for my request are as follows:

1. I have not received your letters except recently. The reason for that is that I am out of town, in Southern California, together with my wife and our sick son for his medical treatments in various hospitals and health institutions in Southern California (those treatments are not available in the North California area). I am attaching a medical letter from his doctor to show that. I also attach correspondence with Blue Shields which can show that we were supposed to return on March 22 but due to UC Davis lack of resources they changed their approval for providing his treatment, which caused us to stay in Southern California (now planned to return on April 20th).
2. I did make sure to do mail forwarding with USPS to our temporary address in Los Angeles (Airbnb) and I received all letters but the letters from you with the citation and the notice were not forwarded simply because they were address to Oryom Ventures and not to me (USPS goes by name). I have also included in the forwarding my law firm name and my Group name, but by a I missed doing one for Oryom Ventures. I received photos of your letters only recently due to a friend who went to our house and found those letters.
3. In addition to the above I am dealing with my own cancer.
4. My son's condition in the last few months was so bad that he was in life risk state.
5. We did fix all the list of items you requested and the deadline was about December 21, 2024, and we did it. On time. However, the graffiti you see now is a new graffiti. We spend a lot of money to paint the two buildings and I can show you photos of both of them with zero graffiti. However, the vandals started again very quickly after. So this is a new graffiti and I believe it should require a new notice and a new cycle of us fixing it.
6. The same with the other items, we fixed them. So for example, the vegetation was cleared and cleaned but this is new vegetation. Same with the garbage was cleared and cleaned but this is new garbage.
7. We do have the intention and will to fix all the items mentioned.

8. Regarding the graffiti I am interested to find a long term solutions but it requires finding an artist who would do beautiful murals on the walls , or as I started researching finding some paint that allows to wash the graffiti each time it is done again.
9. My request is urgent and please let me know because due to the fact I got copies of your letters only this week, it looks like the deadline to pay is in a few days.

Attached:

1. medical documents
 - a. Dr. Santosh Kesari Letter re Weitzman Son health condition. The need to be in SoCal and change of plan of care to return
 - b. Medical Correspondence email thread with Blue Shield re Weitzman son and the need to extend stay in SoCal for treatments
2. Photos
 - a. I am attaching 12 random Photos. I have more. Each photo file indicates the date which it was sent to me via WhatsApp by the painters who did the graffiti and other fixes. The fix was done by the deadline you determined last time on or about December 21 2024. All new things are new after December.

Thank you so much , I appreciate your thoughtfulness. We promise to cooperate.

Hadar Weitzman

Hadar Weitzman, Esq.,

Hadar Weitzman Law Corp.

Hadar Weitzman Group Inc.

5 Coronet Way

Kentfield CA 94904

USA

Phone: 1-415-747-8995

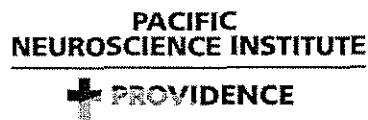
Cell: 1-415-306-3150

DRE # 01854694, #01869837

www.californiaisrael.com

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Translational Neuro-Oncology and Neurotherapeutics
2200 Santa Monica Blvd
Santa Monica, CA 90404
ph: 310-829-8265 fx: 310-582-7163



March 10, 2025

Confidential!!!

Re: Global Apheresis

CONFIDENTIAL !!!

EIN [REDACTED]

Dr. Dobri Kiprof

NPI # [REDACTED]

666 Redwood Highway, Suite 370

Mill Valley, CA 94941

CPT Code: PLASMA EXCHANGE 36514

Pt Name: [REDACTED] Weitzman

DOB: [REDACTED]

To Whom It May Concern:

Mr. Weitzman has been under my care for [REDACTED] and Pediatric [REDACTED] [REDACTED] Associated with [REDACTED] since December 2021. The most effective treatment for him to date has been plasma exchange. He has received plasma exchange at Providence Saint John's Health Center in 5/4/2022, 3/12/2023, 5/4/2024 and 10/2024. Due to the heavy burden of hospitalization, he only comes in during a crisis with worsened [REDACTED] deterioration including [REDACTED], [REDACTED]s, [REDACTED]e, [REDACTED]s, and inability to maintain [REDACTED] [REDACTED]. **I request that his case receive expedited consideration for authorization for apheresis services with Dr. Dobri Kiprof.** We have inquired with in-network apheresis centers including Stanford, UCSF, and California Pacific Medical Center to see if outpatient apheresis would be possible, but without success. The only other apheresis center in northern California for adults, UC Davis, denied outpatient plasma exchange there. His other collaborating physicians include Dr. [REDACTED] Chang, [REDACTED] (founder of the [REDACTED] unit at Stanford) and Dr. Beth [REDACTED] (pediatric [REDACTED] and [REDACTED] expert). I have already discussed Mr. Weitzman's case with Dr. Kiprof.

We would appreciate it if Mr. Weitzman could be provided these services outpatient because we can only provide plasma exchange in the inpatient setting. Thank you in advance for your consideration. Please do not hesitate to contact my office at 310-829-8265 if you have any questions.

Regards,

A handwritten signature in black ink, appearing to be "Santosh Kesari".

Santosh Kesari, MD, PhD

Chair, Translational Neuro Oncology and Neurotherapeutics

Regional Director of Clinical Research Providence

Hadar Weitzman

From: Hadar Weitzman <hadar@hadarweitzman.com>
Sent: Friday, April 18, 2025 2:08 PM
To: james.obrien@cityofvallejo.net
Cc: Hadar Weitzman; Hadar Weitzman Gmail; 'Emerson Payumo'; 'Lorena Burciaga'; 'Karen Ang'
Subject: Urgent Request to cancel citation and to allow time to correct the items. 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).
Attachments: Medical Correspondence with Blue Shield re Weitzman son and the need to extend stay in SoCal for treatments.pdf; Dr. Santosh Kesari Letter re Weitzman Son health condition. The need to be in SoCal and change of plan of care to return.pdf; WhatsApp Image 2024-12-21 at 8.38.22 PM (1).jpeg; WhatsApp Image 2024-12-21 at 8.38.22 PM.jpeg; WhatsApp Image 2024-12-21 at 8.41.27 AM (1).jpeg; WhatsApp Image 2024-12-21 at 8.41.27 AM (2).jpeg; WhatsApp Image 2024-12-21 at 8.41.27 AM.jpeg; WhatsApp Image 2025-01-08 at 2.33.37 PM.jpeg; WhatsApp Image 2024-12-21 at 7.44.10 AM (1).jpeg; WhatsApp Image 2024-12-21 at 7.44.10 AM.jpeg; WhatsApp Image 2024-12-21 at 7.44.11 AM (1).jpeg; WhatsApp Image 2024-12-21 at 7.44.11 AM (2).jpeg; WhatsApp Image 2024-12-21 at 7.44.11 AM (3).jpeg; WhatsApp Image 2024-12-21 at 7.44.11 AM.jpeg
Importance: High

Dear Mr. James O'Brien, City of Vallejo

I left you a voice message yesterday and I am writing today to request to cancel the citations on the property above and to give us more time to fix all the requested items as you mentioned in your letter.

The reasons for my request are as follows:

1. I have not received your letters except recently. The reason for that is that I am out of town, in Southern California, together with my wife and our sick son for his medical treatments in various hospitals and health institutions in Southern California (those treatments are not available in the North California area). I am attaching a medical letter from his doctor to show that. I also attach correspondence with Blue Shields which can show that we were supposed to return on March 22 but due to UC Davis lack of resources they changed their approval for providing his treatment, which caused us to stay in Southern California (now planned to return on April 20th).
2. I did make sure to do mail forwarding with USPS to our temporary address in Los Angeles (Airbnb) and I received all letters but the letters from you with the citation and the notice were not forwarded simply because they were address to Oryom Ventures and not to me (USPS goes by name). I have also included in the forwarding my law firm name and my Group name, but by a I missed doing one for Oryom Ventures. I received photos of your letters only recently due to a friend who went to our house and found those letters.
3. In addition to the above I am dealing with my own cancer.
4. My son's condition in the last few months was so bad that he was in life risk state.
5. We did fix all the list of items you requested and the deadline was about December 21, 2024, and we did it. On time. However, the graffiti you see now is a new graffiti. We spend a lot of money to paint the two buildings and I can show you photos of both of them with zero graffiti. However, the vandals started again very quickly after. So this is a new graffiti and I believe it should require a new notice and a new cycle of us fixing it.
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Attached:

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 - b. Medical Correspondence email thread with Blue Shield re Weitzman son and the need to extend stay in SoCal for treatments
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Thank you so much , I appreciate your thoughtfulness. We promise to cooperate.

Hadar Weitzman

Hadar Weitzman, Esq.,

Hadar Weitzman Law Corp.

Hadar Weitzman Group Inc.

5 Coronet Way

Kentfield CA 94904

USA

Phone: 1-415-747-8995

Cell: 1-415-306-3150

DRE # 01854694, #01869837

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Confidential!!!

Stephanie Weitzman [REDACTED]@gmail.com>

CONFIDENTIAL !!!

RE: Urgent: Need In-Network Provider for Plasma Exchange for [REDACTED]

1 message

Executive Inquiries [REDACTED]@blueshieldca.com>

Thu, Mar 13, 2025 at 4:56 PM

To: Stephanie Weitzman [REDACTED]@gmail.com>

Cc: [REDACTED] >, Executive Inquiries [REDACTED]@blueshieldca.com>

Hello Stephanie,

I have tried to communicate with UC Davis but have got nowhere with them. Seeing as only a handful of places are in network in northern California that perform this procedure, I am going to suggest an access to care referral. I have attached to this email a form that the out of network Dr will fill out and return by fax. This will make the Dr in network for claims purposes for [REDACTED] if approved. Please have the Dr attach the letter you sent me along with the form.

I have also sent in a referral for a case manager for [REDACTED] and you should be receiving a call early next week to help you navigate this situation.

Thank you,

Executive Inquiry Coordinator, Member Services



Blue Shield of California is an independent member of the Blue Shield Association

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From: Stephanie Weitzman [REDACTED]@gmail.com>

Sent: Wednesday, March 12, 2025 5:01 PM

To: Executive Inquiries [REDACTED]@blueshieldca.com>

Cc: [REDACTED] >

Subject: Re: Urgent: Need In-Network Provider for Plasma Exchange for [REDACTED]

Hi Sean,

Thank you so much!

Attached is the letter that our Neurologist sent to Blue Shield. Please let me know if you find any other alternatives because [REDACTED] is not doing well and he will need treatment a week or two after we return home.

Thanks,

Stephanie

Stephanie Weitzman



On Wed, Mar 12, 2025 at 1:33 PM Executive Inquiries [REDACTED]@blueshieldca.com> wrote:

Thank you for reaching out Stephanie,

Let me do some research on in network providers that can help [REDACTED]

Thank you,

Executive Inquiry Coordinator, Member Services



Blue Shield of California is an independent member of the Blue Shield Association

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From: Stephanie Weitzman [REDACTED]@gmail.com>
Sent: Friday, March 7, 2025 11:24 AM
To: Executive Inquiries <[REDACTED]@blueshieldca.com>

Cc: [REDACTED] >

Subject: Urgent: Need In-Network Provider for Plasma Exchange for [REDACTED]

Dear Sean,

I hope you're doing well.

I am struggling to find an in-network provider for Plasma Exchange in Northern California, where we live. The only option I found—UC Davis—just sent us a rejection letter after initially confirming they could treat [REDACTED]

We have been temporarily living in Southern California, where [REDACTED] has received outpatient Plasma Exchange at UC San Diego and Cedars-Sinai, both covered by Blue Shield. I am attaching the claims. However, we must move back home by the end of March, and despite weeks of searching, I cannot find an in-network outpatient center near us.

Here's what I have confirmed:

1. Dr. Frankovich, head of the [REDACTED] department at Stanford, stated that Stanford does not provide this service.
2. Dr. Sam Pleasure, [REDACTED]'s neurologist at UCSF, confirmed UCSF does not provide it either.
3. UC Davis does have an apheresis center managed by Dr. Monis. After setting up a MyChart and confirming they had room for [REDACTED], they unexpectedly rejected him. They cited a discussion between Dr. Monis and Dr. Sanchez (San Diego) and mentioned resource limitations. A vague letter was sent to Dr. Kesari ([REDACTED]'s neurologist at St. John's Hospital in Santa Monica) stating he "doesn't meet guidelines."

I suspect the real reason is discomfort with treating a [REDACTED] patient, assuming he won't comply with IVs. However, [REDACTED] has successfully undergone multiple Plasma Exchange treatments without issue.

It is in both Blue Shield's and [REDACTED]'s best interest that he receives outpatient apheresis at UC Davis. Otherwise, he will reach a crisis, requiring ER visits and 15-day inpatient hospitalizations—this has already happened 4 times (twice in 2024, once in 2023 and once in 2022), though outpatient treatment could prevent costly inpatient hospitalization. Plasma Exchange is the only intervention that consistently pulls him out of [REDACTED] and suicidal ideation due to his [REDACTED] dx.

I need Blue Shield's help with the following:

1. Finding an alternative in-network outpatient apheresis center near Kentfield, CA 94904.
2. Pressuring UC Davis/ Dr [REDACTED] to accept [REDACTED] for treatment. (I asked to talk to Dr. [REDACTED] and the staff did not agree and said I can talk to the head Nurse Practitioner
3. Covering an out-of-network provider, [Dr. Dobri Kiprov](#) (Mill Valley), who has extensive experience treating [REDACTED] patients with Plasma Exchange.

A recent [California law](#) mandates insurance coverage for Plasma Exchange in [REDACTED] cases. [REDACTED] was fully compliant during approximately 10 sessions at UCSD and two at Cedars-Sinai, and both Dr. Kesari and Dr. Barreras Cortez (Cedars-Sinai) found the treatment effective.

Sean, I would truly appreciate your advice. This treatment is crucial for [REDACTED]'s well-being.

Thank you,
Stephanie Weitzman

 **Access to Care Fax Form 2023.pdf**
196K

























CITY OF VALLEJO

PLANNING & DEVELOPMENT SERVICES DEPARTMENT
CODE ENFORCEMENT DIVISION

555 Santa Clara Street, Vallejo, CA 94590 • (707) 648-4469 • Code.Enforcement@cityofvallejo.net

LAST DAY TO SUBMIT

6.6.2025

THIS FORM

CASE #:

CE24-1077 (709)
CE24-2208 (711)

HEARING REQUEST APPLICATION FORM

(ONLY THE PERSON CITED OR NOTICED MAY APPEAL)

PLEASE PRINT OR TYPE	CITATION #	DATE OF NOTICE
<input type="radio"/> VEHICLE CITATION (VMC CHAPTER 7.64)	_____	_____
<input checked="" type="radio"/> PMO NOTICE OF VIOLATION (VMC CHAPTER 7.54)	_____	_____
<input type="radio"/> PMO ADMINISTRATIVE CITATION (VMC CHAPTER 1.15)	_____	_____
<input type="radio"/> PR/VL NOTICE OF VIOLATION (VMC CHAPTER 7.62/7.63)	_____	_____
<input type="radio"/> PR ADMINISTRATIVE CITATION (VMC CHAPTER 1.15)	_____	_____
<input type="radio"/> OTHER: _____	_____	_____

(PMO = Property Maintenance Ordinance = City of Vallejo Municipal Code 7.54)

(PR = Property Registration Ordinance = City of Vallejo Municipal Code 7.62)

(VMC = Vallejo Municipal Code)

BEFORE THE CODE ENFORCEMENT APPEALS BOARD, THE APPEALS OF:

NAME(S): oryom ventures llc.

VIOLATION ADDRESS: 709-711 Admiral Callaghan Ln Vallejo

CONTACT MAILING ADDRESS: hadar@hadarweitzman.com

CONTACT PHONE NUMBER(S) 415-306-3150

- I HAVE SUBMITTED THE REQUIRED FEE.
(\$536.37 NON-REFUNDABLE = NOV APPEAL FEE, DEPOSIT OF CITATION = CITATION APPEAL FEE)
- I HAVE SUBMITTED A FEE WAIVER FORM.

-- FORM CONTINUES ON REVERSE --

TO BE FILLED OUT BY OFFICE STAFF ONLY

- THIS HAS BEEN REVIEWED BY THE ASSIGNED CODE ENFORCEMENT OFFICER
- THIS HAS BEEN REVIEWED BY CLERICAL
- THIS HAS BEEN REVIEWED BY DIVISION MANAGER

PRINT NAME

SIGNATURE

DATE

JAMES O'BERG [Signature] 6/12/2025

Karen Ang [Signature] 6/12/2025

Dong Yoo [Signature] 6/12/25

1) Brief statement explaining your legal interest in the subject property (e.g., owner, tenant, etc.):

Erin Hader Weitzman - the agent Realtor of the owners

2) Brief statement of reason for appeal (together with any material facts to support the appeal):

We fixed everything in Dec 2014, including the graffiti. One day after I started a new graffiti. We deserve I to get a NEW notice. It's not fair to use the old notice for starting citations. The old case should have been closed. The same with the other items like garbage.

- Also I wrote an email to the inspector with Medical docs + photos but never received an answer. I then sent reminders but was notified to appeal only. my email (attached) speaks for itself see cont. in visit in no. 3

3) Statement of why protested order or action should be reversed or modified and what you want the outcome to be:

out should cancel both citation #1 + citation #2.

- Also not fair to charge duplicate for the same items
- Also the inspection of May 6 we did fix everything except graffiti so should not be citation 1
- Also the last item is a duplicate of the other items so both citations #1 + #2 the last item should be canceled

4) ALL APPELLANTS MUST SIGN THE FOLLOWING DECLARATION:

I certify and declare under the penalty of perjury under the laws of the State of California that the foregoing is true and correct.

1/6/2025
DATE

Hader Weitzman
PRINT NAME

[Signature]
SIGNATURE

DATE

PRINT NAME

SIGNATURE

(ATTACH ADDITIONAL PAGES IF NEEDED)

-- END OF FORM --



Code Enforcement · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4469

June 13, 2025

ORYOM VENTURES LLC
5 CORONET WAY
KENTFIELD, CA 94904
c/o Hadar Weitzman *and via email as requested*
hadar@hadarweitzman.com

RHN / CE24-1677 & CE24-2208 / 709 & 711 ADMIRAL CALLAGHAN / JAMES O'BRIEN

HEARING NOTICE

Per Section 7.54.080 (A)4 of the Vallejo Municipal Code, this notice shall be sent to the appellant at the address provided on the completed appeal form. Failure of the appellant to receive this notice shall not affect the validity of any proceedings taken under Chapter 7.54 (Property Maintenance Ordinance) of the Vallejo Municipal Code.

Mailed to the address provided on the request for hearing form by the responsible person requesting the hearing pursuant to Section 1.15.190 (A)3 of the Vallejo Municipal Code (VMC). To review the Ordinance on Administrative Citations Chapter 1.15, the Vallejo Municipal Code is available online at the City's website at www.cityofvallejo.net or a copy may be obtained from the Code Enforcement Division office.

CASE NO.: CE24-1677 & CE24-2208
PARCEL NO.: 0069340130 & 0069340150
LOCATION: 709 ADMIRAL CALLAGHAN LN & 711 ADMIRAL CALLAGHAN LN

Notice is hereby given that the Code Enforcement Appeals Board (Board) of the City of Vallejo will conduct a hearing of the appeal of the **SECOND ADMINISTRATIVE CITATION** violations on **THURSDAY, July 24, 2025 at the hour of 6:00 p.m.**, or as soon thereafter as the matter can be heard, in the **Council Chambers** at City Hall, **555 Santa Clara Street, Vallejo, California**, concerning violations of the Vallejo Municipal Code regarding the property/properties at **709 ADMIRAL CALLAGHAN LN & 711 ADMIRAL CALLAGHAN LN**, Vallejo, California. The Zoom webinar in **Council Chambers** may be accessed at <https://ZoomRegular.Cityofvallejo.net> or you may call in by phone by dialing **1 (669) 900-6833**. Enter Meeting Id: **914 0075 0676#**. Press ***9** to digitally "raise your hand" from the phone.

Pursuant to Section 7.54.130 and/or 1.15.150 of the Vallejo Municipal Code, if the violation is found to be a public nuisance and the violation is not substantially abated, then the City may pursue any and all legal and equitable remedies for the recovery of unpaid abatement costs and administrative charges.

If you have any questions, please contact our office immediately at (707) 648-4469 or e-mail code.enforcement@cityofvallejo.net. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dong Yoo", is written over a light blue horizontal line.

Dong Yoo
Code Enforcement Manager

From: [Hadar Weitzman](#)
To: [James O'Brien](#)
Cc: [Dong Yoo](#); [Lorena Burciaga](#); [Angad Gangapuram](#); [Hampton Jackson](#); [Kim Marcelo](#); [Karen Ang](#); ["Hadar Weitzman"](#); [Hadar Weitzman](#); emerpayumo@gmail.com
Subject: RE: Graffiti 709 Admiral Callaghan Ln
Date: Monday, June 23, 2025 10:27:19 PM
Attachments: [WhatsApp Image 2025-06-21 at 10.58.21 AM.jpeg](#)
[WhatsApp Image 2025-06-21 at 10.58.22 AM \(1\).jpeg](#)
[WhatsApp Image 2025-06-21 at 10.58.22 AM \(2\).jpeg](#)
[WhatsApp Image 2025-06-21 at 10.58.22 AM \(3\).jpeg](#)
[WhatsApp Image 2025-06-21 at 10.58.22 AM \(4\).jpeg](#)
[WhatsApp Image 2025-06-21 at 10.58.22 AM \(5\).jpeg](#)
[WhatsApp Image 2025-06-21 at 10.58.22 AM.jpeg](#)

This Message Is From an External Sender

This message came from outside your organization.

Dear Mr. O'Brien,

Thank you for the email indicating the new graffiti after we already painted everything. We immediately took care of it, and I attach photos here for you to show it's all painted again. Emerson did that fix during the weekend, on Saturday 6/21/25. He sent me the photos to show it's done and I attach them for you. Each photo has the time and date I received them. You can also see in one of the photos the receipt of purchasing the 5 gallon paint, which show 6/21/25 as well.

Please see the 7 photos attached.

I hope this solves the matter.

P.s., I am pasting under my signature what Emerson replied to you because he wrote very nicely how he would be happy to cooperate with you and looking forward to work closely with you, and to fix anything that needs to be done. Emerson wrote it while hitting the "reply" button instead of the "reply all" , and therefore I paste it here.

Thank you

Hadar Weitzman

Hadar Weitzman, Esq., Real Estate Agent

Hadar Weitzman Group Inc.

5 Coronet Way

Kentfield CA 94904

USA

Phone: 1-415-747-8995

Cell: 1-415-306-3150

DRE # 01854694, DRE #01869837

IMPORTANT NOTICE: *The accompanying email transmission is a privileged and confidential communication, and is intended to be viewed and read only by the intended recipient. If you are not the intended recipient or its authorized agent, you are prohibited from reading this transmission, and the dissemination, distribution, or copying of this transmission to or by person[s] other than the intended recipient is prohibited. If you have received this communication in error, please notify us immediately by telephone and destroy the original transmission. Thank you.*

Hello Hadar and James,

Good morning.

I have received the correspondence in reference to the “new” remaining citation, recently discovered on June, 16th, 2025 by Mr. James O’Brien.

I will be sure to have this satisfied immediately. We will be taking a new approach that will be aggressively reactive as well as proactive in combatting these violators and trespassers. Causing not only a nuisance to the City Of Vallejo as a whole but also to the private properties at matter.

James,

Our Management team has spent so much money, time and resources dealing with our mutual homelessness issues and Private Property Trespassers/Violaters.

Your sympathy and compassion with our management is highly recognized and appreciated. Thank you for taking the time to communicate with us in regards to the issues you see on the said properties.

We look forward to working closely with our Loved City and County in exercising aggressive procedures to ensure that that properties at matter remain clean, appealing and most importantly, Safe for all.

We are working internally to detect, analyze, communicate and respond more efficiently in aggressively combatting these issues.

Again, Thank you for all your help in regards to these challenges.

Note:

Please let us know when you are on the properties in the future. We are aiming to now deploy and implement an “Appointment” system with any and all persons who step foot on grounds.

This will also allow me to meet with you “in-person” so that we may be on the exact same page in reference to any issues you discover on the properties, thus leading to more precise and timely affirmative action.

Your cooperation to the said above request is highly appreciated.

Kindly,

Emerson

Sent from Gmail Mobile

From: James O'Brien <James.O'Brien@cityofvallejo.net>

Sent: Wednesday, June 18, 2025 7:53 AM

To: Hadar Weitzman <hadar@hadarweitzman.com>; Hadar Wes Weitzman <hweitzman2010@gmail.com>

Cc: Dong Yoo <Dong.Yoo@cityofvallejo.net>; Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net>; Angad Gangapuram <Angad.Gangapuram@cityofvallejo.net>; Hampton Jackson <Hampton.Jackson@cityofvallejo.net>; Kim Marcelo <Kim.Marcelo@cityofvallejo.net>; Karen Ang <Karen.Ang@cityofvallejo.net>

Subject: Graffiti 709 Admiral Callaghan Ln

Mr. Weitzman,

I conducted an onsite inspection of your property located at 709 Admiral Callaghan Ln. on 6/17/2025 and observed new graffiti on your property.

I wanted to make you aware of the code violation. Please review attachments.

Thank you,

James O'Brien
Code Enforcement Officer
City of Vallejo | Planning & Development Services
Code Enforcement Division
(707)648-4346 | James.Obrien@cityofvallejo.net



07/10/2025 07:39

FOR SALE
LEASE
650-305-9601

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07/10/2025 07:42



DATE: July 24, 2025
TO: Code Enforcement Appeals Board Chair & Members of the Board
FROM: Dong Yoo, Staff Secretary
SUBJECT: **HOLD A PUBLIC HEARING ON THE APPEAL OF THE SECOND ADMINISTRATIVE CITATION RELATING TO CASE #CE24-2208 AT 711 ADMIRAL CALLAGHAN LANE - APN 0069-34-0150**

DATE OF HEARING: 7/24/2025
CASE NUMBER: CE24-2208
LOCATION: 711 ADMIRAL CALLAGHAN LANE
PREPARED BY: James O'Brien, Code Enforcement Officer
PROJECT SUMMARY:

VIOLATION(s):

Vallejo Municipal Code (VMC) Section 7.54.030

“It is unlawful for any person owning, renting, leasing, occupying or having charge or possession of any property in the city to maintain such property in such manner that any of the conditions listed below are found to exist thereon:

C. Buildings with windows and/or doors containing broken glass or no glass at all where the window is of a type which normally contains glass or buildings with missing or unsecured doors constituting hazardous conditions and inviting trespassers and malicious mischief. Plywood or other material used to cover window and/or door space may be used as a temporary, emergency repair;

F. Used or damaged lumber, junk, trash, debris, automotive parts or tools, salvage materials and abandoned or unused furniture, stoves, sinks, toilets, cabinets or other household fixtures or equipment stored as to be visible at ground level from a public right-of-way or from adjoining properties, except nothing herein shall preclude the placement of stacked firewood (not to exceed one cord of such wood) for use on the premises. Tarps or other covers placed over the above mentioned items shall not constitute compliance with this section;

M. Any wall, fence or hedge maintained in a condition of deterioration or disrepair as to constitute a hazard to persons or property;

P. Graffiti or other words, letters or drawings which remain on the exterior of any building, fence or other structure and are visible from a public right-of-way or adjoining property;

S. Maintenance of property in a condition of deterioration or disrepair, in such condition to be detrimental to the public health, safety or general welfare, or in such a manner as to constitute a public nuisance.”

LEVINE ACT: Government Code 84308

This item is subject to the Levine Act. City elected and appointed officials, including candidates for City elected office, (City Officers) who have received a contribution of more than \$500 within 12 months prior from a party, participant, or their representatives involved in this proceeding may do either of the following: (1) disclose the contribution on the record and recuse themselves from this proceeding; OR (2) return the portion of the contribution that exceeds \$500 within 30 days from the time the elected official knew or should have known about the contribution and participate in the proceeding.

All parties, participants, and their representatives must disclose on the record of this proceeding any contribution of more than \$500 made to the City Officers, such as the Mayor and/or Councilmembers, within 12 months prior to the date of the proceeding. City Officers are prohibited from accepting, soliciting, or directing a contribution of more than \$500 from a party, participant, or their representatives during a proceeding and for 12 months following the date a final decision is rendered.

APPELLANT/PROPERTY OWNER:

Hadar Weitzman, Oryom Ventures LLC

RECOMMENDATION

Based upon the evidence presented, staff recommends that the Board uphold the Second Administrative Citation and direct continued enforcement until the appellant complies with Vallejo Municipal Code Section 7.54.030 C, F, M, P and S.

BACKGROUND

After receiving a complaint regarding the property at 711 Admiral Callaghan Drive, Code Enforcement Officer O'Brien (Officer O'Brien) opened a case on October 30, 2024. On November 5, 2024, Officer O'Brien took photographs of the property from the public right-of-way which documented a boarded-up door and windows, junk and debris, overgrown vegetation, fencing and gates in disrepair, graffiti on the building, fences, and property, and the maintenance of the property as to constitute a public nuisance, which are violations of Vallejo Municipal Code (VMC) Section 7.54.030 C, F, K, M, P and S. On November 6, 2024, a Warning Notice was issued and sent by regular and certified U.S. mail to the property owner. The Warning Notice provided a deadline of December 18, 2024 for the property owner to remediate the detailed violations.

On December 2, 2024, via email, Hadar Weitzman requested an extension of time due to his mother's passing, which required him to travel overseas. Officer O'Brien granted the extension of time until December 20, 2024. On December 3, 2024, Mr. Weitzman responded to the email thanking Code Officer O'Brien.

On December 22, 2024, Mr. Weitzman sent an email informing Officer O'Brien that he had abated the graffiti on the property. On January 2, 2025, Officer O'Brien conducted an onsite re-inspection of the property and informed Mr. Weitzman that he had observed significant graffiti and junk and debris abatement efforts but that there was now new graffiti on the property. Officer O'Brien advised Mr. Weitzman to have the property monitored every two weeks for graffiti abatement. Officer O'Brien further stated he was unable to close the current code case due to the outstanding code violations.

On January 23, 2025, Officer O'Brien emailed Mr. Weitzman regarding another complaint received about the property. Officer O'Brien informed Mr. Weitzman that he would continue the administrative penalty process.

On January 31, 2025, Officer O'Brien posted an Unsafe Structure notice for the City of Vallejo Building Division in response to a recent fire that occurred at the rear of the property.

On February 4, 2025, Officer O'Brien conducted a re-inspection of the property and documented that no progress had been made. He verified property ownership on RealQuest and PropertyRadar and on February 4, 2025, issued a Notice of Violation by regular and certified U.S. mail to the property owner and by posting the property. The Notice of Violation provided a deadline of March 18, 2025 for the property owner to remediate the detailed violations.

On March 20, 2025, Officer O'Brien conducted a re-inspection of the property and documented that no progress had been made. He verified property ownership on RealQuest and PropertyRadar and on March 20, 2025, issued a First Administrative Citation by regular and certified U.S. mail to the property owner. On March 21, Officer O'Brien posted the First Administrative Citation on the property. The First Administrative Citation provided a deadline of April 25, 2025 for the property owner to remediate the detailed violations.

On April 18, 2025, Officer O'Brien received an email from Mr. Weitzman requesting cancellation of all citations on the property due to his and his son's illness. Mr. Weitzman admitted that he had neglected to update his mailing address with the County.

On May 6, 2025, Officer O'Brien re-inspected the property and documented that the graffiti had gotten worse, the fence and gates were still in disrepair, and trash had been dumped along the fence. Officer O'Brien verified property ownership on RealQuest and PropertyRadar and on May 6, 2025, issued a Second Administrative Citation by regular and certified U.S. mail to the property owner and by posting the property. The Second Administrative Citation provided a deadline of June 12, 2025 for the property owner to remediate the detailed violations.

On May 12, 2025, Officer O'Brien received an email from Mr. Weitzman claiming mistakes were made by the City related to the violations on his property and requesting they be removed. Mr. Weitzman stated that it was not fair that he had to repaint the property every month due to homeless people painting graffiti on the buildings.

On May 13, 2025, staff sent an email detailing the appeal process for the Second Administrative Citation, as the time in which to appeal the Notice of Violation and First Administrative Citation had passed. On May 20, 2025, an invoice was also sent to the property owner for \$4,840.81, which covered the penalties and late fees relating to the Notice of Violation and First Administrative Citation and the penalty portion of the Second Administrative Citation. The invoice was paid with payment posting on June 5, 2025.

On June 6, 2025, Mr. Weitzman submitted an application appealing the Second Administrative Citation. Staff verified that the appeals hearing fee deposit was received by online payment on June 5, 2025.

On June 12, 2025, the appeal request form was approved by Code Enforcement Manager Dong Yoo.

On June 16, 2025, a hearing notice was sent to the appellant via regular and certified mail to the mailing address provided by the appellant on the appeal request form. A copy of the hearing notice was also emailed to

HOLD A PUBLIC HEARING ON THE APPEAL OF THE SECOND ADMINISTRATIVE CITATION RELATING TO CASE #CE24-2208 AT 711 ADMIRAL CALLAGHAN LANE - APN 0069-34-0150

the appellant.

On June 18, 2025, Officer O'Brien emailed Hadar Weitzman informing him of new graffiti on the property.

On June 23, 2025, Hadar Weitzman responded via email that the graffiti had been painted over.

On July 10, 2025, Officer O'Brien conducted a roadside inspection of the property and observed graffiti, trash and debris.

LIST OF INSPECTION DATES

DATE	INSPECTION TYPE	STAFF NAME
11/5/2024	Initial Inspection (Warning Notice is	James O'Brien
1/2/2025	Roadside inspection, sent email of ne	James O'Brien
1/31/2025	Unsafe Building Structure posting	James O'Brien
2/4/2025	Re-inspection (Notice of Violation issued 2/4/2025 via regular and certified mail)	James O'Brien
2/4/2025	Notice of Violation Posted, (2/4/2025)	James O'Brien
3/20/2025	Re-inspection (First Administrative Citation issued 3/21/2025 via regular & certified mail)	James O'Brien
3/21/2025	First Administrative Citation Posted	James O'Brien
5/6/2025	Re-inspection (Second Administrative Citation issued 5/6/2025 via regular & certified mail)	James O'Brien
5/6/2025	Second Administrative Citation Post	James O'Brien
6/18/2025	Re-inspection (sent email to inform the property owner)	James O'Brien
7/10/2025	Roadside inspection	James O'Brien

ATTACHMENTS

1. RealQuest.com - 711 Admiral Callaghan Ln CE24-2208 11042024
2. PropertyRadar 711 Admiral Callaghan Ln CE24-2208 11042024
3. INITIAL INSPECTION PHOTOS 711 ADM CALLAGHAN CE24-2208 11052024
4. WN 711 admiral callaghan CE24-2208 11062024
5. EMAIL HW TO JO 2-3DEC2024
6. EMAIL JO TO HW 22DEC2024 2JAN2025
7. EMAIL JO TO HW 23JAN2025
8. 711 Admiral Callaghan Ln CE24-2208 Building Posting 01312025
9. INSPECTION PHOTOS 711 ADM CALLAGHAN CE24-2208 02042025

HOLD A PUBLIC HEARING ON THE APPEAL OF THE SECOND ADMINISTRATIVE CITATION RELATING TO CASE #CE24-2208 AT 711 ADMIRAL CALLAGHAN LANE - APN 0069-34-0150

1 0.	Notice of Violation 711 Admiral Callaghan Lane CE24-2208 02042025
1 1.	INSPECTION PHOTOS 711 ADM CALLAGHAN CE24-2208 03202025
1 2.	PropertyRadar 711 Admiral Callaghan Ln_CE24-2208 03212025
1 3.	RealQuest.com _ - 711 Admiral Callaghan Ln_CE24-2208 03212025
1 4.	1ST CIT 711 Admiral Callaghan Ln CE24-2208 03212025
1 5.	C1 POSTING PHOTOS 711 ADM CALLAGHAN CE24-2208 03212025
1 6.	18APR 12-13-22-29 MAY 2025 EMAILS KA APPEALS APP TO HW
1 7.	INSPECTION PHOTOS 711 ADM CALLAGHAN CE24-2208 05062025
1 8.	PropertyRadar 711 Admiral Callaghan Ln_CE24-2208 05062025
1 9.	RealQuest.com _ - 711 Admiral Callaghan Ln_CE24-2208 05062025
2 0.	2nd CIT 711 Admiral Callaghan Ln CE24-2208 05062025
2 1.	JUNE 6 2025 EMAIL HW TO KA ATTACHMENT
2 2.	JUNE 6-7-16 2025 EMAILS KA HEARING NOTICE TO HW
2 3.	JUNE 7 2025 EMAIL 1 OF 2 HW TO KA ATTACHMENTS DEC 2024 EMAILS
2 4.	JUNE 7 2025 EMAIL 2 OF 2 HW TO KA ATTACHMENTS VARIOUS
2 5.	APPEAL 709-711 ADM CALL CE24-1677 CE24-2208 APPROVED 06122025
2 6.	Hearing Regular- Notice 709-711 ADM CALLAGHAN CE24-1677 CE24-2208
2 7.	JUNE 18-23 2025 EMAIL HW REPLY TO JO EMAIL
2 8.	INSPECTION PHOTOS - ROADSIDE 07102025

CONTACT

Dong Yoo Staff Secretary (707) 648-4389

Dong.Yoo@cityofvallejo.net

Property Detail Report

For Property Located At :
711 ADMIRAL CALLAGHAN LN, VALLEJO, CA
94591-3652



Owner Information

Owner Name: **ORYOM VENTURES LLC**
 Mailing Address: **5 CORONET WAY, KENTFIELD CA 94904-2718 C077**
 Vesting Codes: **//**

Location Information

Legal Description:			
County:	SOLANO, CA	APN:	0069-340-150
Census Tract / Block:	2501.05 / 1	Alternate APN:	0081-030-150
Township-Range-Sect:		Subdivision:	
Legal Book/Page:		Map Reference:	127-B6 /
Legal Lot:		Tract #:	
Legal Block:		School District:	VALLEJO BASIC
Market Area:		School District Name:	VALLEJO BASIC
Neighbor Code:		Munic/Township:	VALLEJO

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	08/31/2015 / 08/25/2015	1st Mtg Amount/Type:	\$410,000 / PRIVATE PARTY
Sale Price:	\$820,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	79460
Document #:	79459	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$125.69
New Construction:		Multi/Split Sale:	
Title Company:	FIDELITY NATIONAL TITLE CO		
Lender:			
Seller Name:	TELL JAMES L JR & SANDRA R		

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Year Built / Eff:	1963 /	Total Rooms/Offices		Garage Area:	
Gross Area:	6,524	Total Restrooms:		Garage Capacity:	
Building Area:	6,524	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:	3	Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:		Acres:	0.69	County Use:	GENERAL OFFICE,MEDICAL,DENTAL (3520)
Lot Area:	30,244	Lot Width/Depth:	x	State Use:	
Land Use:	OFFICE BUILDING	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$951,675	Assessed Year:	2024	Property Tax:	\$11,432.76
Land Value:	\$696,348	Improved %:	27%	Tax Area:	007013
Improvement Value:	\$255,327	Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	\$951,675				

711 ADMIRAL CALLAGHAN LN, VALLEJO, CA 94591

Property Details

Type COM	Advanced Office Type Building	County SOLANO
Year Built 1963	Zoning	APN 0069-340-150
Beds	Units	Radar ID P1B81477
Baths	Rooms	Subdivision
Sq Ft 6,524	Garage	Census 2501.05
Lot Sq Ft 30,244	Pool No	Tract
Lot Acres 0.69	Fireplace No	Lot
Stories 3	HVAC No	
Legal		

Tax Assessment

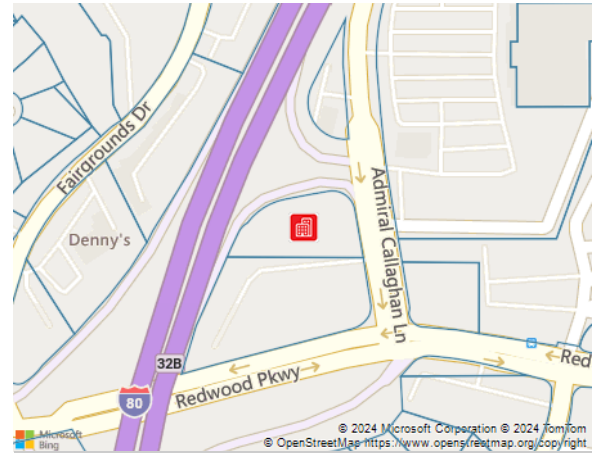
Total Value \$951,675	Year Assessed 2024
Land Value \$696,348	Annual Taxes \$11,433
Improvements \$255,327	Est. Tax Rate 1.2%
Owner Exempt No	Tax Rate Area 007013

Market Value and Rent

Estimated Value	\$951,675	\$146/sf as of 1/1/2024	1% confidence
Comp. Sales	\$848,564	\$130/sf as of Today	\$170k - \$1,900k
Comp. Listings		/sf as of Today	
HUD FM Rent	\$0	\$0.00/sf	

Transaction History (Current Owner)

Type	#	Date	Doc#	Party	Name	Amount
Abatement Lien	2r	2/2/2018	7461	Defendant Agency	ORYOM VENTURES LL	\$1,845
- Release		2/27/2019	10774	Grantor Grantee	ORYOM VENTURES LL	
Abatement Lien	3r	2/26/2018	13534	Defendant Agency	ORYOM VENTURES LL	\$945
- Release		2/27/2019	10775	Grantor Grantee	ORYOM VENTURES LL	
Abatement Lien	2r	4/10/2019	20766	Defendant Agency	ORYOM VENTURES LL	\$881
- Release		6/14/2019	37730	Grantor Grantee	ORYOM VENTURES LL	
Abatement Lien	2	2/2/2022	8643	Defendant Agency	ORYOM VENTURES LL	\$386
Abatement Lien	3	6/21/2023	26442	Defendant Agency	ORYOM VENTURES LL	\$4,769
Abatement Lien	4	6/21/2023	26443	Defendant Agency	ORYOM VENTURES LL	\$386
Mechanics Lien	5	10/17/2023	45162	Defendant Plaintiff	ORYOM VENTURES LL	\$2,660



Status

Est. Value \$951,675	Listed for Sale No
Loan Balance \$339,081	36% In Foreclosure No
Equity \$612,594	64% Owner Occupied No

Ownership & Mailing Address

Transfer Date 8/31/2015	ORYOM VENTURES LLC
Purchase Amt \$820,000	5 CORONET WAY
Down Payment \$410,000	KENTFIELD, CA 94904
Transfer Type Market	

Listing History

Type	Status	As Of	DOM	Price
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11/6/2024

ORYOM VENTURES LLC
5 CORONET WAY
KENTFIELD, CA 94904

WN / CE24-2208 / 711 ADMIRAL CALLAGHAN LANE / JAMES OBRIEN

WARNING NOTICE

Sent via regular and certified mail to the property owner at the address shown on the county's last property tax assessment rolls or to any other address known for the property owner pursuant to Section 7.54.070 (B) of the Vallejo Municipal Code (VMC). The failure of any property owner to receive this notice shall not affect the validity of any proceedings taken under Chapter 7.54 (Property Maintenance Ordinance) of the VMC. To review the Property Maintenance Ordinance, the Vallejo Municipal Code is available online at the City's website at www.cityofvallejo.net or a copy may be obtained from the Code Enforcement Division office.

CASE NO.: CE24-2208
PARCEL NO.: 0069340150
LOCATION: 711 ADMIRAL CALLAGHAN LANE

We need your help! The property referenced, owned or controlled by you is in need of your immediate attention. **An inspection was made on 11/5/2024** and it was noted that the conditions that exist on the subject property constitute an unlawful public nuisance as defined in Vallejo Municipal Code Chapter 7.54 (Property Maintenance Ordinance). The following unlawful property violations, as stated in Section 7.54.030, are found to exist:

DESCRIPTION OF VIOLATION(S) AND REQUIRED CORRECTIVE ACTION(S)

Section 7.54.030 C. Prohibits windows with broken glass or no glass.

Correction: Replace all broken windows and broken door or properly board up per City of Vallejo specifications.

Section 7.54.030 F. Prohibits damaged lumber, junk, trash, salvage materials, household materials, etc.

Correction: Remove all piles of trash, junk and debris on the property.

Section 7.54.030 K. Prohibits dead, decayed, diseased or otherwise hazardous trees, weeds or overgrown vegetation.

Correction: Cut and remove all overgrown weeds and vegetation on the property.

Section 7.54.030 M. Prohibits any wall, fence or hedge maintained in a condition of deterioration or disrepair as to constitute a hazard to persons on property.

Correction: Repair, replace or remove deteriorated fence on the left side and right side of the property.

Section 7.54.030 P. Prohibits graffiti.

Correction: Remove all graffiti on the left side fence and on the entire building structure on the property.

Section 7.54.030 S. Prohibits maintenance of property in such a manner as to constitute a public nuisance. Correct above violations, monitor and maintain property free from blight and public safety issues.



The purpose of the Property Maintenance Ordinance is to benefit the entire community by maintaining real property and preventing deterioration of neighborhoods in our City. Please take immediate action to remedy this violation.

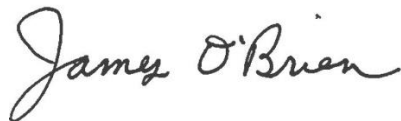
CONSEQUENCES OF NOT ABATING

Failure to correct the noted violation(s) by 12/18/2024 will result in the issuance of a written Notice of Violation and imposition of an administrative charge of \$431.34, as established by resolution by the City Council, pursuant to Section 7.54.140 of the Vallejo Municipal Code. If the Code Enforcement Supervisor or other city employees designated by the City Manager determines the violation(s) to be immediately dangerous to the general welfare, health and safety, the same may be summarily abated without compliance with the provisions of this code. If after a Notice of Violation is issued and the violation(s) are still not abated within the time limit specified, then you may be subject to administrative citations (1st Citation: \$298.36, 2nd Citation: \$596.72, 3rd and subsequent Citations: \$896.19 - *per violation, per day* that each violation continues to exist past the correction date), incurrence of City abatement costs, and/or other legal remedies available to the City. The amount of any unpaid administrative charges and/or abatement costs including incidental costs may be made a lien on the real property on which the violation occurred and may constitute as a special assessment added to the ordinary secured property taxes.

****Please be advised that if your property is found to be in violation again within twelve (12) months of compliance with this notice, you will receive an administrative fine of \$431.34 pursuant to Section 7.54.160 of the Vallejo Municipal Code.***

If you have any questions, please contact me immediately at the phone number or e-mail address listed below or call this office at (707) 648-4469. Thank you.

Sincerely,



JAMES O'BRIEN
Code Enforcement Officer
(707) 648-4346
James.Obrien@cityofvallejo.net

From: [Hadar Wes Weitzman](#)
To: [James O'Brien](#)
Cc: [Hadar Weitzman](#); [Lorena Burciaga](#); [Emerson Payumo](#); [Karen Ang](#); [Hadar Weitzman](#)
Subject: Re: CE24-1677 Admiral Vallejo
Date: Tuesday, December 3, 2024 11:14:25 AM
Attachments: [image001.png](#)

This Message Is From an External Sender

This message came from outside your organization.

Mr. O'Brien, thank you. I appreciate it.
Hadar

On Tue, Dec 3, 2024 at 6:23 PM James O'Brien <James.O'Brien@cityofvallejo.net> wrote:

Hello Mr. Weitzman,

Your request for an extension has been granted. You have until December 20, 2024, to abate the graffiti and the other violations on the properties.

I am sorry for your loss and you have my sympathies.

Thank you,

James O'Brien

Code Enforcement Officer

City of Vallejo | Planning & Development Services

Code Enforcement Division

(707)648-4346 | James.O'Brien@cityofvallejo.net

From: Hadar Weitzman <hadar@hadarweitzman.com>

Sent: Monday, December 2, 2024 3:49 PM

To: Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net>; James O'Brien <James.O'Brien@cityofvallejo.net>

Cc: Emerson Payumo <emerpayumo@gmail.com>; Karen Ang <Karen.Ang@cityofvallejo.net>; Hadar Weitzman <hadar@hadarweitzman.com>; Hadar Wes Weitzman

<Hweitzman2010@gmail.com>

Subject: Re: CE24-1677 Admiral Vallejo

Hello Lorena and James,

I am sorry I have to ask you for another extension because I had to travel overseas for an extended period of time because my mother passed away. After I return to the US I will be able to take care of this. I hope to finish that by December 20th.

Obviously this sad circumstances were not expected. In my religion it requires to sit Shiva which is not working at all for seven days. But I also had to travel prior and there are many administrative things I had and still have to do.

I appreciate your consideration.

Thank you

Hadar Weitzman

415-306-3150

(it's possible to call me to overseas with my regular mobile phone)

On Sat, Nov 9, 2024 at 2:18 AM Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net> wrote:

Hi Hadar,

We are waiving the NOV citation because of clerical error.

Tanja is no longer working for this office, and she did not advise me about a granted extension done by Tanja.

Jim is the present code enforcement officer doing the follow up investigation on your property.

We can't grant 30 and or 60 days extension we only can grant two weeks extension. So as of today, I am granting an extension until Dec 2nd for all violations to be corrected to avoid any fines. Jim will be conducting his follow up inspection on Dec 3rd.

Please let me know if you have any additional questions.

Best regards,

Lorena Burciaga

Senior Code Enforcement Officer

City of Vallejo | Planning & Development Services

Code Enforcement Division

(707) 645-2605 | lorena.burciaga@cityofvallejo.net

From: Hadar Weitzman <hadar@hadarweitzman.com>

Sent: Friday, November 8, 2024 2:44 PM

To: James O'Brien <James.OBrien@cityofvallejo.net>

Cc: 'Emerson Payumo' <emerpayumo@gmail.com>; Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net>; 'Hadar Weitzman' <hadar@hadarweitzman.com>; Code Enforcement <Code.Enforcement@cityofvallejo.net>

Subject: RE: Time Extension for Graffiti CE24-1677 Admiral Vallejo

Hello James O'Brien,

I have just left you a detailed voicemail (to your phone on the letter 707-648-4346).

I am the attorney and agent for the owner of 709 Admiral Callaghan lane Vallejo (Oryom Ventures LLC)

I received your letter to pay \$431.34 by November 8, 2024 (today), I believe this was a mistake because I did send the email asking for extension (see below on October 2nd), and it probably did not reach Lorena Burciaga (maybe because you replaced her?). we need to find a solution for the graffiti for the long term because it will be vandalized again if we just paint it without a poster or a mural.

I tried to pay last night (and today) but the website of the city says \$0.00 to pay, for that case CE24-1677. Probably because you waived that fee charge. I wish that is the reason. But in any case, please do not take it as if we are not cooperating. We tried to pay but it was not possible. I would still request please to waive or cancel such charge.

We are aware that by Nov 25 we need to solve the graffiti (Emerson is on cc here and he takes care of that) . We did solve the garbage issue and the weed issue. There was only one pile that the gardener left after he did the job but it is gone already (as Emerson informed me).

I am attaching a proof by screenshot that it was not possible to pay.

Please let me know that it is ok.

Thank you

Hadar

Hadar Weitzman, Esq., (CPA), Attorney-At-Law California and Israel Bars,

Hadar Weitzman Law Corp.

5 Coronet Way

Kentfield CA 94904

USA

Phone: 1-415-747-8995

Cell: 1-415-306-3150

DRE # 01854694, #01869837

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From: Code Enforcement

Sent: Thursday, October 3, 2024 8:20 AM

To: Hadar Weitzman <hadar@hadarweitzman.com>

Cc: Emerson Payumo <emerpayumo@gmail.com>; Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net>
Subject: RE: Time Extension for Graffiti CE24-1677 Admiral Vallejo

Hello Mr. Weitzman,

I am forwarding your email to Lorena Burciaga so she can see your request.

Thank you,

Tanja Radinovich

Secretary

City of Vallejo | Planning & Development Services

Code Enforcement Division

tanja.radinovich@cityofvallejo.net

Main (707) 648-0446 | code.enforcement@cityofvallejo.net

Operating Hours: Monday-Friday 9:00 AM – 3:00 PM, closed for lunch from 12:00 PM – 1:00 PM

From: Hadar Weitzman <hadar@hadarweitzman.com>
Sent: Wednesday, October 2, 2024 9:40 PM
To: Code Enforcement <Code.Enforcement@cityofvallejo.net>
Cc: 'Hadar Weitzman' <hadar@hadarweitzman.com>; Emerson Payumo <emerpayumo@gmail.com>
Subject: Time Extension for Graffiti CE24-1677 Admiral Vallejo

Hello Lorena,

I have left you a detailed message right now, and I am writing this on the email as well.

We have completed everything you requested on the above citation notice, except for the graffiti. With the graffiti we need to request extension of time of at least 30 or 60 days because we need to find artists to create posters or murals on the walls. We found out that is the only way to avoid the graffiti to happen again.

As you know, the vandals come again one day after we paint the graffiti and they create a new graffiti. In fact there is kind of a competition between them who would be first. That's because they have a rule that if one did the graffiti then the others are not doing a graffiti on a graffiti. So therefore, if we paint it now it is useless. History shows that they come again immediately after. So our plan is to plan murals or posters on the walls. But doing so requires finding the right artists and that is a preparation. Then we will do at one time both the painting over the graffiti and immediately putting the poster or the mural.

So please give us at least 30 or 60 days.

Again, the rest we completed. Both the trash and the weeds. If you need photos I will send you. But it's done and completed.

Thank you for approving the extension of time for the graffiti only , and please let me know.

I am putting on cc here Mr. Emerson Payumo. He is our property manager on the ground.

Regards

Hadar

Hadar Weitzman, Esq., (CPA), Attorney-At-Law California and Israel Bars,

Hadar Weitzman Law Corp.

5 Coronet Way

Kentfield CA 94904

USA

Phone: 1-415-747-8995

Cell: 1-415-306-3150

DRE # 01854694, #01869837

www.californiaisrael.com

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Hadar Weitzman Law Corp.

5 Coronet Way

Kentfield CA 94904

USA

Phone: 1-415-747-8995

Cell: 1-415-306-3150

Fax: 1-(415)-789-4400

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Hadar Weitzman Law Corp.

[5 Coronet Way](#)

[Kentfield CA 94904](#)

[USA](#)

Phone: 1-415-747-8995

Cell: 1-415-306-3150

Fax: 1-(415)-789-4400

Israeli Cell: 054-4903131

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From: [James O'Brien](#)
To: [Hadar Weitzman](#)
Cc: [Lorena Burciaga](#); [Emerson Payumo](#); [Karen Ang](#); [Hadar Wes Weitzman](#)
Subject: RE: CE24-1677 Admiral Vallejo
Date: Thursday, January 2, 2025 12:52:03 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Hello Mr. Weizman,

I conducted an onsite inspection of your property and observed significant graffiti and junk and debris abatement efforts. I did unfortunately, observe new graffiti on your building located at 907 and 911 Admiral Callaghan Ln. In regard to the persistent graffiti nuisance on your buildings you must remain diligent continuing to paint over the graffiti. I would suggest you have your maintenance team check on the property bi-weekly to resolve any graffiti issues as well as junk and debris issues. I can not close the code case on the properties until there is continued property maintenance on the properties.

Thank you,

James O'Brien
Code Enforcement Officer
City of Vallejo | Planning & Development Services
Code Enforcement Division
(707)648-4346 | James.Obrien@cityofvallejo.net

From: Hadar Weitzman <hadar@hadarweitzman.com>
Sent: Sunday, December 22, 2024 11:56 PM
To: James O'Brien <James.O'Brien@cityofvallejo.net>
Cc: Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net>; Emerson Payumo <emerpayumo@gmail.com>; Karen Ang <Karen.Ang@cityofvallejo.net>; Hadar Wes Weitzman <Hweitzman2010@gmail.com>; Hadar Weitzman <hadar@hadarweitzman.com>
Subject: Re: CE24-1677 Admiral Vallejo

This Message Is From an External Sender

This message came from outside your organization.

Hello Mr. O'Brien,

I would like to have communication with you regarding the corrections. First, I have successfully hired the painters who already painted all the walls so no graffiti. they completed on Dec 20 (However, there might be some new graffiti created by the vandals after they painted). so that item (graffiti) was done on time.

Second, I discovered only from the painters that some doors are not locked, and I already hired a handyman to secure the doors but he will be able to do it this coming week or the week after but he will try his best to do it on Tuesday this week. (the doors issue was not part of the report but I wanted to fix it anyway).

Third, all other issues were done earlier. as far as I know but I could not make sure because I got sick with the Flu on Thursday and could not operate. I am still sick but I write to you because it is important for me. I am attaching the urgent care medical excuse letter, saying I am excused for medical reasons from Thursday Dec 19 to Dec 27. I am writing to you inspite of having fever right now. I just do not want to get the owner into citations.

My person on the ground , Emerson, who is cc'ed here, will visit the property on Monday morning at 8:30am to make sure all is ok. if anything is not, please communicate and we will fix it immediately.

I am also attaching photos I have just recieved from the painters showing the graffiti is painted . You can call me if you need (cell 415-306-3150) , I can talk even with fever. you can also call Emerson by his cell phone +1 (415) 756-8101 , and if you prefer, do the inspection when he is there with you. just coordinate a time if this helps. I prefer that because on teh spot things will be clear and fixed if they are not.

thank you

Hadar





On Tue, Dec 3, 2024 at 8:23 AM James O'Brien <James.O'Brien@cityofvallejo.net> wrote:

Hello Mr. Weitzman,

Your request for an extension has been granted. You have until December 20, 2024, to abate the graffiti and the other violations on the properties.

I am sorry for your loss and you have my sympathies.

Thank you,

James O'Brien
Code Enforcement Officer
City of Vallejo | Planning & Development Services
Code Enforcement Division
(707)648-4346 | James.O'Brien@cityofvallejo.net

From: Hadar Weitzman <hadar@hadarweitzman.com>

Sent: Monday, December 2, 2024 3:49 PM

To: Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net>; James O'Brien <James.O'Brien@cityofvallejo.net>

Cc: Emerson Payumo <emerpayumo@gmail.com>; Karen Ang <Karen.Ang@cityofvallejo.net>; Hadar Weitzman <hadar@hadarweitzman.com>; Hadar Wes Weitzman

<Hweitzman2010@gmail.com>

Subject: Re: CE24-1677 Admiral Vallejo

Hello Lorena and James,

I am sorry I have to ask you for another extension because I had to travel overseas for an extended period of time because my mother passed away. After I return to the US I will be able to take care of this. I hope to finish that by December 20th.

Obviously this sad circumstances were not expected. In my religion it requires to sit Shiva which is not working at all for seven days. But I also had to travel prior and there are many administrative things I had and still have to do.

I appreciate your consideration.

Thank you

Hadar Weitzman

415-306-3150

(it's possible to call me to overseas with my regular mobile phone)

On Sat, Nov 9, 2024 at 2:18 AM Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net> wrote:

Hi Hadar,

We are waiving the NOV citation because of clerical error.

Tanja is no longer working for this office, and she did not advise me about a granted extension done by Tanja.

Jim is the present code enforcement officer doing the follow up investigation on your property.

We can't grant 30 and or 60 days extension we only can grant two weeks extension. So as of today, I am granting an extension until Dec 2nd for all violations to be corrected to avoid any fines. Jim will be conducting his follow up inspection on Dec 3rd.

Please let me know if you have any additional questions.

Best regards,

Lorena Burciaga

Senior Code Enforcement Officer

City of Vallejo | Planning & Development Services

Code Enforcement Division

(707) 645-2605 | lorena.burciaga@cityofvallejo.net

From: Hadar Weitzman <hadar@hadarweitzman.com>
Sent: Friday, November 8, 2024 2:44 PM
To: James O'Brien <James.OBrien@cityofvallejo.net>
Cc: 'Emerson Payumo' <emerpayumo@gmail.com>; Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net>; 'Hadar Weitzman' <hadar@hadarweitzman.com>; Code Enforcement <Code.Enforcement@cityofvallejo.net>
Subject: RE: Time Extension for Graffiti CE24-1677 Admiral Vallejo

Hello James O'Brien,

I have just left you a detailed voicemail (to your phone on the letter 707-648-4346).

I am the attorney and agent for the owner of 709 Admiral Callaghan lane Vallejo (Oryom Ventures LLC)

I received your letter to pay \$431.34 by November 8, 2024 (today), I believe this was a mistake because I did send the email asking for extension (see below on October 2nd), and it probably did not reach Lorena Burciaga (maybe because you replaced her?). we need to find a solution for the graffiti for the long term because it will be vandalized again if we just paint it without a poster or a mural.

I tried to pay last night (and today) but the website of the city says \$0.00 to pay, for that case CE24-1677. Probably because you waived that fee charge. I wish that is the reason. But in any case, please do not take it as if we are not cooperating. We tried to pay but it was not possible. I would still request please to waive or cancel such charge.

We are aware that by Nov 25 we need to solve the graffiti (Emerson is on cc here and he takes care of that) . We did solve the garbage issue and the weed issue. There was only one pile that the gardener left after he did the job but it is gone already (as Emerson informed me).

I am attaching a proof by screenshot that it was not possible to pay.

Please let me know that it is ok.

Thank you

Hadar

Hadar Weitzman, Esq., (CPA), Attorney-At-Law California and Israel Bars,

Hadar Weitzman Law Corp.
5 Coronet Way
Kentfield CA 94904
USA
Phone: 1-415-747-8995
Cell: 1-415-306-3150
DRE # 01854694, #01869837

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destroy the original transmission. Thank you.

From: Code Enforcement
Sent: Thursday, October 3, 2024 8:20 AM
To: Hadar Weitzman <hadar@hadarweitzman.com>
Cc: Emerson Payumo <emerpayumo@gmail.com>; Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net>
Subject: RE: Time Extension for Graffiti CE24-1677 Admiral Vallejo

Hello Mr. Weitzman,

I am forwarding your email to Lorena Burciaga so she can see your request.

Thank you,

Tanja Radinovich

Secretary

City of Vallejo | Planning & Development Services

Code Enforcement Division

tanja.radinovich@cityofvallejo.net

Main (707) 648-0446 | code.enforcement@cityofvallejo.net

Operating Hours: Monday-Friday 9:00 AM – 3:00 PM, closed for lunch from 12:00 PM – 1:00 PM

From: Hadar Weitzman <hadar@hadarweitzman.com>
Sent: Wednesday, October 2, 2024 9:40 PM
To: Code Enforcement <Code.Enforcement@cityofvallejo.net>
Cc: 'Hadar Weitzman' <hadar@hadarweitzman.com>; Emerson Payumo <emerpayumo@gmail.com>
Subject: Time Extension for Graffiti CE24-1677 Admiral Vallejo

Hello Lorena,

I have left you a detailed message right now, and I am writing this on the email as well. We have completed everything you requested on the above citation notice, except for the graffiti. With the graffiti we need to request extension of time of at least 30 or 60 days because we need to find artists to create posters or murals on the walls. We found out that is the only way to avoid the graffiti to happen again.

As you know, the vandals come again one day after we paint the graffiti and they create a new graffiti. In fact there is kind of a competition between them who would be first. That's because they have a rule that if one did the graffiti then the others are not doing a graffiti on a graffiti. So therefore, if we paint it now it is useless. History shows that they come again immediately after. So our plan is to plan murals or posters on the walls. But doing so requires finding the right artists and that is a preparation. Then we will do at one time both the painting over the graffiti and immediately putting the poster or the mural.

So please give us at least 30 or 60 days.

Again, the rest we completed. Both the trash and the weeds. If you need photos I will send you. But it's done and completed.

Thank you for approving the extension of time for the graffiti only , and please let me know.

I am putting on cc here Mr. Emerson Payumo. He is our property manager on the ground.

Regards

Hadar

Hadar Weitzman, Esq., (CPA), Attorney-At-Law California and Israel Bars,

Hadar Weitzman Law Corp.

5 Coronet Way

Kentfield CA 94904

USA

Phone: 1-415-747-8995

Cell: 1-415-306-3150

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www.californiaisrael.com

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Hadar Weitzman Law Corp.

5 Coronet Way

Kentfield CA 94904

USA

Phone: 1-415-747-8995

Cell: 1-415-306-3150

Fax: 1-(415)-789-4400

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From: [James O'Brien](#)
To: [Hadar Weitzman](#)
Cc: [Lorena Burciaga](#); [Emerson Payumo](#); [Karen Ang](#); [Hadar Wes Weitzman](#)
Subject: RE: CE24-1677 Admiral Vallejo
Date: Thursday, January 23, 2025 7:11:12 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Hello Mr. Weizman,

I have received another complaint regarding your properties located at 709 & 711 Admiral Callaghan Ln., Vallejo CA 94590.

My last email sent to you said you must have your maintenance team continue to monitor and abate the graffiti, junk and debris and other building maintenance of your properties. I have not heard from you since my last email sent to you on 1/2/2025.

I will continue the Administrative penalties process if you do not continue to monitor and maintain your properties.

Thank you,

James O'Brien
Code Enforcement Officer
City of Vallejo | Planning & Development Services
Code Enforcement Division
(707)648-4346 | James.Obrien@cityofvallejo.net

From: James O'Brien
Sent: Thursday, January 2, 2025 12:52 PM
To: Hadar Weitzman <hadar@hadarweitzman.com>
Cc: Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net>; Emerson Payumo <emerpayumo@gmail.com>; Karen Ang <Karen.Ang@cityofvallejo.net>; Hadar Wes Weitzman <Hweitzman2010@gmail.com>
Subject: RE: CE24-1677 Admiral Vallejo

Hello Mr. Weizman,

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Thank you,

James O'Brien
Code Enforcement Officer
City of Vallejo | Planning & Development Services
Code Enforcement Division
(707)648-4346 | James.Obrien@cityofvallejo.net

From: Hadar Weitzman <hadar@hadarweitzman.com>
Sent: Sunday, December 22, 2024 11:56 PM
To: James O'Brien <James.OBrien@cityofvallejo.net>
Cc: Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net>; Emerson Payumo <emerpayumo@gmail.com>; Karen Ang <Karen.Ang@cityofvallejo.net>; Hadar Wes Weitzman <Hweitzman2010@gmail.com>; Hadar Weitzman <hadar@hadarweitzman.com>
Subject: Re: CE24-1677 Admiral Vallejo

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Hello Mr. O'Brien,

I would like to have communication with you regarding the corrections. First, I have successfully hired the painters who already painted all the walls so no graffiti. they completed on Dec 20 (However, there might be some new graffiti created by the vandals after they painted). so that item (graffiti) was done on time.

Second, I discovered only from the painters that some doors are not locked, and I already hired a handyman to secure the doors but he will be able to do it this coming week or the week after but he will try his best to do it on Tuesday this week. (the doors issue was not part of the report but I wanted to fix it anyway).

Third, all other issues were done earlier. as far as I know but I could not make sure because I got sick with the Flu on Thursday and could not operate. I am still sick but I write to you because it is important for me. I am attaching the urgent care medical excuse letter, saying I am excused for medical reasons from Thursday Dec 19 to Dec 27. I am writing to you inspite of having fever right now. I just do not want to get the owner into citations.

My person on the ground , Emerson, who is cc'ed here, will visit the property on Monday morning at 8:30am to make sure all is ok. if anything is not, please communicate and we will fix it immediately.

I am also attaching photos I have just recieved from the painters showing the graffiti is painted . You can call me if you need (cell 415-306-3150) , I can talk even with fever.

you can also call Emerson by his cell phone +1 (415) 756-8101 , and if you prefer, do the

inspection when he is there with you. just coordinate a time if this helps. I prefer that because on teh spot things will be clear and fixed if they are not.

thank you

Hadar



On Tue, Dec 3, 2024 at 8:23 AM James O'Brien <James.O'Brien@cityofvallejo.net> wrote:

Hello Mr. Weitzman,

Your request for an extension has been granted. You have until December 20, 2024, to abate the graffiti and the other violations on the properties.

I am sorry for your loss and you have my sympathies.

Thank you,

James O'Brien
Code Enforcement Officer
City of Vallejo | Planning & Development Services
Code Enforcement Division
(707)648-4346 | James.O'Brien@cityofvallejo.net

From: Hadar Weitzman <hadar@hadarweitzman.com>

Sent: Monday, December 2, 2024 3:49 PM

To: Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net>; James O'Brien <James.O'Brien@cityofvallejo.net>

Cc: Emerson Payumo <emerpayumo@gmail.com>; Karen Ang <Karen.Ang@cityofvallejo.net>; Hadar Weitzman <hadar@hadarweitzman.com>; Hadar Wes Weitzman <Hweitzman2010@gmail.com>

Subject: Re: CE24-1677 Admiral Vallejo

Hello Lorena and James,

I am sorry I have to ask you for another extension because I had to travel overseas for an extended period of time because my mother passed away. After I return to the US I will be able to take care of this. I hope to finish that by December 20th.

Obviously this sad circumstances were not expected. In my religion it requires to sit Shiva which is not working at all for seven days. But I also had to travel prior and there are many administrative things I had and still have to do.

I appreciate your consideration.

Thank you

Hadar Weitzman

415-306-3150

(it's possible to call me to overseas with my regular mobile phone)

On Sat, Nov 9, 2024 at 2:18 AM Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net> wrote:

Hi Hadar,

We are waiving the NOV citation because of clerical error.

Tanja is no longer working for this office, and she did not advise me about a granted extension done by Tanja.

Jim is the present code enforcement officer doing the follow up investigation on your property.

We can't grant 30 and or 60 days extension we only can grant two weeks extension. So as of today, I am granting an extension until Dec 2nd for all violations to be corrected to avoid any fines. Jim will be conducting his follow up inspection on Dec 3rd.

Please let me know if you have any additional questions.

Best regards,

Lorena Burciaga

Senior Code Enforcement Officer

City of Vallejo | Planning & Development Services

Code Enforcement Division

(707) 645-2605 | lorena.burciaga@cityofvallejo.net

From: Hadar Weitzman <hadar@hadarweitzman.com>

Sent: Friday, November 8, 2024 2:44 PM

To: James O'Brien <James.O'Brien@cityofvallejo.net>

Cc: 'Emerson Payumo' <emerpayumo@gmail.com>; Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net>; 'Hadar Weitzman' <hadar@hadarweitzman.com>; Code Enforcement <Code.Enforcement@cityofvallejo.net>

Subject: RE: Time Extension for Graffiti CE24-1677 Admiral Vallejo

Hello James O'Brien,

I have just left you a detailed voicemail (to your phone on the letter 707-648-4346).

I am the attorney and agent for the owner of 709 Admiral Callaghan lane Vallejo (Oryom Ventures LLC)

I received your letter to pay \$431.34 by November 8, 2024 (today), I believe this was a mistake because I did send the email asking for extension (see below on October 2nd), and it probably did not reach Lorena Burciaga (maybe because you replaced her?). we need to find a solution for the graffiti for the long term because it will be vandalized again if we just paint it without a poster or a mural.

I tried to pay last night (and today) but the website of the city says \$0.00 to pay, for that case CE24-1677. Probably because you waived that fee charge. I wish that is the reason. But in any

case, please do not take it as if we are not cooperating. We tried to pay but it was not possible. I would still request please to waive or cancel such charge.

We are aware that by Nov 25 we need to solve the graffiti (Emerson is on cc here and he takes care of that) . We did solve the garbage issue and the weed issue. There was only one pile that the gardener left after he did the job but it is gone already (as Emerson informed me).

I am attaching a proof by screenshot that it was not possible to pay.

Please let me know that it is ok.

Thank you

Hadar

Hadar Weitzman, Esq., (CPA), Attorney-At-Law California and Israel Bars,

Hadar Weitzman Law Corp.

5 Coronet Way

Kentfield CA 94904

USA

Phone: 1-415-747-8995

Cell: 1-415-306-3150

DRE # 01854694, #01869837

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From: Code Enforcement

Sent: Thursday, October 3, 2024 8:20 AM

To: Hadar Weitzman <hadar@hadarweitzman.com>

Cc: Emerson Payumo <emerpayumo@gmail.com>; Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net>

Subject: RE: Time Extension for Graffiti CE24-1677 Admiral Vallejo

Hello Mr. Weitzman,

I am forwarding your email to Lorena Burciaga so she can see your request.

Thank you,

Tanja Radinovich

Secretary

City of Vallejo | Planning & Development Services

Code Enforcement Division

tanja.radinovich@cityofvallejo.net

Main (707) 648-0446 | code.enforcement@cityofvallejo.net

Operating Hours: Monday-Friday 9:00 AM – 3:00 PM, closed for lunch from 12:00 PM – 1:00 PM

From: Hadar Weitzman <hadar@hadarweitzman.com>

Sent: Wednesday, October 2, 2024 9:40 PM

To: Code Enforcement <Code.Enforcement@cityofvallejo.net>

Cc: 'Hadar Weitzman' <hadar@hadarweitzman.com>; Emerson Payumo <emerpayumo@gmail.com>

Subject: Time Extension for Graffiti CE24-1677 Admiral Vallejo

Hello Lorena,

I have left you a detailed message right now, and I am writing this on the email as well.

We have completed everything you requested on the above citation notice, except for the graffiti. With the graffiti we need to request extension of time of at least 30 or 60 days because we need to find artists to create posters or murals on the walls. We found out that is the only way to avoid the graffiti to happen again.

As you know, the vandals come again one day after we paint the graffiti and they create a new graffiti. In fact there is kind of a competition between them who would be first. That's because they have a rule that if one did the graffiti then the others are not doing a graffiti on a graffiti. So therefore, if we paint it now it is useless. History shows that they come again immediately after. So our plan is to plan murals or posters on the walls. But doing so requires finding the right artists and that is a preparation. Then we will do at one time both the painting over the graffiti and immediately putting the poster or the mural.

So please give us at least 30 or 60 days.

Again, the rest we completed. Both the trash and the weeds. If you need photos I will send you. But it's done and completed.

Thank you for approving the extension of time for the graffiti only , and please let me know.

I am putting on cc here Mr. Emerson Payumo. He is our property manager on the ground.

Regards

Hadar

Hadar Weitzman, Esq., (CPA), Attorney-At-Law California and Israel Bars,

Hadar Weitzman Law Corp.

5 Coronet Way

Kentfield CA 94904

USA

Phone: 1-415-747-8995

Cell: 1-415-306-3150
DRE # 01854694, #01869837

www.californiaisrael.com

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--

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Hadar Weitzman Law Corp.
5 Coronet Way
Kentfield CA 94904
USA
Phone: 1-415-747-8995
Cell: 1-415-306-3150
Fax: 1-(415)-789-4400

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communication in error, please notify us immediately by telephone and destroy the original transmission. Thank you.













UNSAFE

**DO NOT ENTER OR OCCUPY
(THIS PLACARD IS NOT A DEMOLITION ORDER)**

This structure has been inspected, found to be seriously damaged and is unsafe to occupy, as described below:

Date: 1/31/2025
Time: 1054 hrs

UNSAFE STRUCTURE
DUE TO FIRE DAMAGE.

This facility was inspected under emergency conditions by:

Do not enter, except as specifically authorized in writing by jurisdiction. Entry may result in death or injury.

Jurisdiction: CITY OF VALLEJO
Address: 555 SANTA CLARA ST
Telephone: VALLEJO 94596

Facility Name and Address:

711 ADMIRAL CALLAGHAN
VALLEJO CA 94590

Inspector ID/Agency:

LN CBO
City of Vallejo Building Dept 2016-48-4520

**Do Not Remove, Alter or Cover this Placard
Until Authorized by the Building Official
(City Ordinance No. 1601 N.C.-2d)**

01/31/2025 12:01



UNSAFE

DO NOT ENTER OR OCCUPY
(THIS PLACARD IS NOT A DEMOLITION ORDER)

This structure has been inspected, found to be seriously damaged and is unsafe to occupy, as described below.

Date: 1/31/2025
Time: 10:54 hrs

UNSAFE STRUCTURE
DUE TO FIRE DAMAGE.

This facility was inspected under emergency conditions by:

Jurisdiction: CITY OF VALLEJO
Address: 555 SANTA CLARA ST
Telephone: VALLEJO 94596

Do not enter, except as specifically authorized in writing by jurisdiction. Entry may result in death or injury.

Inspector ID/Agency: CRD
City of Vallejo Building Dept 94596-9126

Facility Name and Address: 711 ADMIRAL CALLAGHAN
VALLEJO CA 94590

Do Not Remove, Alter or Cover this Placard
Until Authorized by the Building Official
(City Ordinance No. 1601 N.C.-2d)

01/31/2025 12:05

















UNSAFE

DO NOT ENTER OR OCCUPY
(THIS PLACARD IS NOT A DEMOLITION ORDER)

This structure has been inspected, found to be seriously
damaged and is unsafe to occupy, as shown and noted:

UNSAFE STRUCTURE
DUE TO FIRE DAMAGE

Date: 1/31/2025
Time: 1054 hrs

This facility was inspected under emergency conditions by:

Jurisdiction: CITY OF VALLEJO
Address: 555 SANTA CLARA ST
Telephone: VALLEJO 94590

Do not enter except as specifically authorized in
writing by jurisdiction. Entry may result in death or
injury.

Facility Name and Address:
711 ADMIRAL CALLAGHAN LN
VALLEJO CA 94590

Inspection Agency: CLC
City of Vallejo Building Dept 20255 8722

Do Not Remove, Alter or Cover this Placard
Until Authorized by the Building Official
(City Ordinance No. 1601 N.C.-25)

01/31/2025 12:08



























2/4/2025

ORYOM VENTURES LLC
5 CORONET WAY
KENTFIELD, CA 94904

NOV / CE24-2208 / 711 ADMIRAL CALLAGHAN LANE / JAMES OBRIEN

NOTICE OF VIOLATION

Sent via certified mail to the property owner at the address shown on the county's last property tax assessment rolls or to any other address known for the property owner. The failure of any property owner to receive this notice shall not affect the validity of any proceedings taken under Chapter 7.54 (Property Maintenance Ordinance) of the Vallejo Municipal Code.

CASE NO.: CE24-2208
PARCEL NO.: 0069340150
LOCATION: 711 ADMIRAL CALLAGHAN LANE

You are hereby notified that a **reinspection was performed on 2/4/2025** and the violation(s) was not abated within the time limit specified in the Warning Notice and therefore a **\$431.34 charge** has been applied. The conditions that exist on the subject property owned or controlled by you constitute an unlawful public nuisance as defined in **Section 7.54.030** of the Vallejo Municipal Code (Property Maintenance Ordinance). The following violation(s) **must be corrected by 3/18/2025 or additional fines and/or fees will be added (please refer to "Consequences of Not Abating" section of this notice).**

DESCRIPTION OF VIOLATION(S) AND REQUIRED CORRECTIVE ACTION(S)

Section 7.54.030 C. Prohibits windows with broken glass or no glass.

Correction: Replace all broken windows and broken door or properly board up per City of Vallejo specifications.

Section 7.54.030 F. Prohibits damaged lumber, junk, trash, salvage materials, household materials, etc.

CorrectSection 7.54.030 K. Prohibits dead, decayed, diseased or otherwise hazardous trees, weeds or overgrown vegetation.

Correction: Cut and remove all overgrown weeds and vegetation on the property.ion: Remove all piles of trash, junk and burnt debris on the property.

Section 7.54.030 M. Prohibits any wall, fence or hedge maintained in a condition of deterioration or disrepair as to constitute a hazard to persons on property.

Correction: Repair, replace or remove deteriorated fence on the left side and right side of the property.

Section 7.54.030 P. Prohibits graffiti.

Correction: Remove all graffiti on the left side fence and on the entire building structure on the property.

Section 7.54.030 S. Prohibits maintenance of property in such a manner as to constitute a public nuisance. Correct above violations, monitor and maintain property free from blight and public safety issues.



ADMINISTRATIVE CHARGE

A charge of \$431.34, as established by resolution by the City Council, is now owed to the City pursuant to Section 7.54.140 of the Vallejo Municipal Code payable thirty (30) days of the effective date of this notice. Any property owner who fails to pay the administrative charges or abatement costs

Notice of Violation
 CE24-2208 / 711 ADMIRAL CALLAGHAN LANE / JAMES OBRIEN

Revised [12/03/2024]

including incidental costs owed to the City shall be liable in any action brought by the City for costs incurred in securing payment of the delinquent amount. Legal action may include costs and/or charges being liened against the property and/or applied as a special assessment to the ordinary secured property taxes.

How to Pay the Fine: Payment may be made in person at the Vallejo City Hall, 1st Floor – Cashier (*please bring this notice to the cashier*) or by mail addressed to **Code Enforcement, 555 Santa Clara Street, Vallejo, CA 94590-5922**. Online payments can be made at <https://vall-trk.aspgov.com/eTRAKIT/>: under the “Violations” section, click on “Pay Fees” and follow the instructions on the screen. The cashier does not accept card payments. All other forms of payment are accepted by the cashier along with this notice. Payment by mail should be made by personal check, cashier’s check or money order, payable to the City of Vallejo. Make sure to include the case number **CE24-2208** and account number **001-1503-310.36-13** on your check. **If you have any questions or concerns, please contact our office. If you are unable to pay the fine amount in full, please contact Code Enforcement to discuss the option of a payment plan.**

If the Code Enforcement Division manager or designee determines the violation to be immediately dangerous to the general welfare, health and safety, the same may be summarily abated without compliance with the provisions of this code. Abatement may include, but is not limited to boarding of windows, doors and other openings to city specifications, removal of junk and debris, and securing the perimeter of the property with fencing, gates or barricades to prevent further occurrences of the nuisance activity.

CONSEQUENCES OF NOT ABATING

Should these conditions not be corrected by 3/18/2025, the following action(s) may be taken:

Administrative Citation: 1st Citation \$298.36, 2nd Citation \$596.72, 3rd and subsequent Citations \$896.19 - *per violation*, per day that each violation continues to exist past the correction.

City Abatement: The City may have the work done with city employees and/or by private contract if a violation is not abated within the time limit specified in this notice. **The costs of abatement, including incidental costs shall be billed to the property owner pursuant to Section 7.54.140 of the Vallejo Municipal Code and will be due and payable within thirty (30) days of the date the billing is mailed to the property owner.**

Liens and Special Assessments: The amount of any unpaid administrative charges and/or abatement costs including incidental costs may be made a lien on the real property on which the violation occurred and may constitute as a special assessment added to the ordinary secured property taxes.

Civil Action: \$50.00 per day for every day each separate violation exists

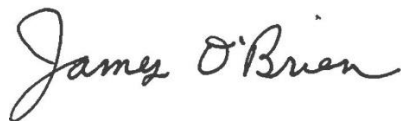
Criminal Citation: Maximum penalty of \$500.00 fine for every day each separate violation exists.

APPEALS PROCESS

Information on the process to appeal this notice is attached, which includes the amount of the appeal fee and procedure for requesting an appeal fee waiver.

If you have any questions, please contact me immediately at the phone number or e-mail address listed below or call this office at (707) 648-4469. Thank you.

Sincerely,



JAMES O'BRIEN
Code Enforcement Officer
(707) 648-4346
James.Obrien@cityofvallejo.net



Code Enforcement • 555 Santa Clara St • Vallejo • CA • 94590 • 707.648.4469 • code.enforcement@cityofvallejo.net

NOTICE OF VIOLATION APPEALS PROCESS – Please read if you wish to appeal this notice

Any property owner may appeal the Notice of Violation and may request a hearing before the Code Enforcement Appeals Board (Board) as follows:

1. An appeal form shall be obtained from the Code Enforcement Manager via the Code Enforcement Division office. **The completed appeal form shall be filed with the Code Enforcement Division Manager (Manager) via the Code Enforcement Division (Division) within thirty (30) days of the effective date of the Notice of Violation together with a non-refundable appeal fee of \$536.37, as established by resolution by the City Council, or together with a request for an appeal fee waiver form.** Both forms are available online at <https://www.cityofvallejo.net/cms/One.aspx?portalId=16925451&pageId=19486567>, or you may contact Code Enforcement to request pick up or have the forms sent to you via email or regular mail.
2. Only after the completed appeal form has been submitted with the appeal fee or with an *approved* appeal fee waiver form shall the Manager set the date for a hearing. The hearing shall be set for a date no less than fifteen (15) days and no more than sixty (60) days from the date which the Division received the request.
3. The appellant may request one continuance, but in no event shall the hearing be continued more than thirty (30) days after the date of the originally scheduled hearing, unless the Manager finds circumstances of hardship which warrant a longer continuance. Such continuance shall not exceed ninety (90) days from the date of the originally scheduled hearing.
4. The appellant shall be notified by regular and certified mail of the date, time and location set for the hearing. Such notice shall be sent at least ten (10) days prior to the date of the hearing. The notice shall include a statement that if the violation is found to be a public nuisance and the violation is not substantially abated, then the city may pursue any and all legal and equitable remedies for the recovery of unpaid abatement costs and administrative charges. The notice shall be sent to the appellant at the address provided on the completed appeal form. Failure of the appellant to receive such notice shall not affect the validity of any proceedings taken under Chapter 7.54 of the Vallejo Municipal Code (VMC).
5. Any documentation, other than the Notice of Violation, which the Manager has submitted or will submit to the Board, shall be served on the appellant at least three (3) days before the hearing.

Failure of any property owner to file an appeal in accordance with the provisions of Section 7.54.080 of the Vallejo Municipal Code shall be deemed to waive their right to an appeal hearing.

Appeal Fee Waiver. Any property owner who requests a hearing to appeal a Notice of Violation and is financially unable to pay the appeal fee may file a request for an appeal fee waiver as follows:

1. The request for waiver shall be made on a form obtained from the Manager via the Division office and submitted to the Manager via the Division office within fifteen (15) days of the effective date of the Notice of Violation.
2. The Manager may issue an appeal fee waiver only if the person requesting the waiver submits a sworn affidavit together with any supporting documents demonstrating to the satisfaction of the manager the person's financial inability to deposit with the city the full amount of the fee in advance of the appeal hearing.
3. The Division office shall issue a written decision specifying the reasons for issuing or not issuing the waiver within ten (10) days of the receipt of the request. The decision of the Manager shall be final.
4. If the Manager determines a waiver is not warranted, the property owner shall remit the appeal fee within ten (10) days of the determination. If the Division office does not receive the appeal fee within this time period, the request for hearing shall not be accepted and shall constitute a failure of the property owner to exhaust their administrative remedies.























711 ADMIRAL CALLAGHAN LN, VALLEJO, CA 94591

Property Details

Type COM	Advanced Office Type Building	County SOLANO
Year Built 1963	Zoning	APN 0069-340-150
Beds	Units	Radar ID P1B81477
Baths	Rooms	Subdivision
Sq Ft 6,524	Garage	Census 2501.05
Lot Sq Ft 30,244	Pool No	Tract
Lot Acres 0.69	Fireplace No	Lot
Stories 3	HVAC No	
Legal		

Tax Assessment

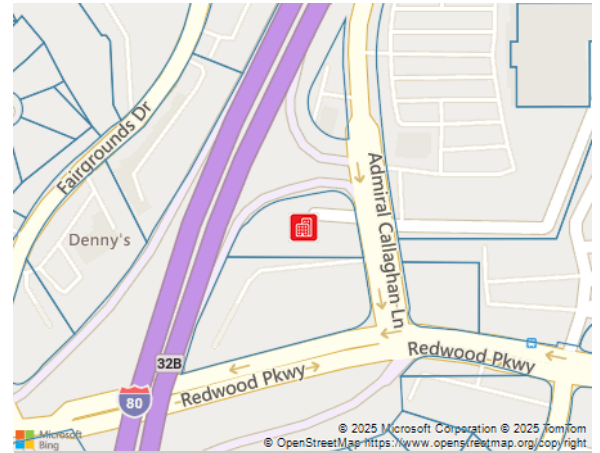
Total Value \$951,675	Year Assessed 2024
Land Value \$696,348	Annual Taxes \$11,877
Improvements \$255,327	Est. Tax Rate 1.2%
Owner Exempt No	Tax Rate Area 007013

Market Value and Rent

Estimated Value	\$951,675	\$146/sf as of 1/1/2024	1% confidence
Comp. Sales	\$1,075,592	\$165/sf as of Today	\$260k - \$1,900k
Comp. Listings	\$1,798,047	\$276/sf as of Today	\$600k - \$1,500k
HUD FM Rent	\$0	\$0.00/sf	

Transaction History (Current Owner)

Type	#	Date	Doc#	Party	Name	Amount
Abatement Lien	2r	2/2/2018	7461	Defendant Agency	ORYOM VENTURES LL	\$1,845
- Release		2/27/2019	10774	Grantor Grantee	ORYOM VENTURES LL	
Abatement Lien	3r	2/26/2018	13534	Defendant Agency	ORYOM VENTURES LL	\$945
- Release		2/27/2019	10775	Grantor Grantee	ORYOM VENTURES LL	
Abatement Lien	2r	4/10/2019	20766	Defendant Agency	ORYOM VENTURES LL	\$881
- Release		6/14/2019	37730	Grantor Grantee	ORYOM VENTURES LL	
Abatement Lien	2	2/2/2022	8643	Defendant Agency	ORYOM VENTURES LL	\$386
Abatement Lien	3	6/21/2023	26442	Defendant Agency	ORYOM VENTURES LL	\$4,769
Abatement Lien	4	6/21/2023	26443	Defendant Agency	ORYOM VENTURES LL	\$386
Mechanics Lien	5	10/17/2023	45162	Defendant Plaintiff	ORYOM VENTURES LL	\$2,660
					TRI-CITY FENCE CO IN	



Status

Est. Value \$951,675	Listed for Sale No
Loan Balance \$333,938	35% In Foreclosure No
Equity \$617,737	65% Owner Occupied No

Ownership & Mailing Address

Transfer Date 8/31/2015	ORYOM VENTURES LLC
Purchase Amt \$820,000	5 CORONET WAY
Down Payment \$410,000	KENTFIELD, CA 94904
Transfer Type Market	

Listing History

Type	Status	As Of	DOM	Price
------	--------	-------	-----	-------

Property Detail Report

For Property Located At :
**711 ADMIRAL CALLAGHAN LN, VALLEJO, CA
 94591-3652**



Owner Information

Owner Name: **ORYOM VENTURES LLC**
 Mailing Address: **5 CORONET WAY, KENTFIELD CA 94904-2718 C077**
 Vesting Codes: **//**

Location Information

Legal Description:
 County: **SOLANO, CA** APN: **0069-340-150**
 Census Tract / Block: **2501.05 / 1** Alternate APN: **0081-030-150**
 Township-Range-Sect:
 Legal Book/Page: Subdivision:
 Legal Lot: Map Reference: **127-B6 /**
 Legal Block: Tract #: **Tract #:**
 Market Area: School District: **VALLEJO BASIC**
 Neighbor Code: School District Name: **VALLEJO BASIC**
 Munic/Township: **VALLEJO**

Owner Transfer Information

Recording/Sale Date: **/** Deed Type:
 Sale Price: 1st Mtg Document #:
 Document #:

Last Market Sale Information

Recording/Sale Date: **08/31/2015 / 08/25/2015** 1st Mtg Amount/Type: **\$410,000 / PRIVATE PARTY**
 Sale Price: **\$820,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **79460**
 Document #: **79459** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$125.69**
 New Construction: Multi/Split Sale:
 Title Company: **FIDELITY NATIONAL TITLE CO**
 Lender:
 Seller Name: **TELL JAMES L JR & SANDRA R**

Prior Sale Information

Prior Rec/Sale Date: **/** Prior Lender:
 Prior Sale Price: Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type:

Property Characteristics

Year Built / Eff:	1963 /	Total Rooms/Offices	Garage Area:
Gross Area:	6,524	Total Restrooms:	Garage Capacity:
Building Area:	6,524	Roof Type:	Parking Spaces:
Tot Adj Area:		Roof Material:	Heat Type:
Above Grade:		Construction:	Air Cond:
# of Stories:	3	Foundation:	Pool:
Other Improvements:		Exterior wall:	Quality:
		Basement Area:	Condition:

Site Information

Zoning:	Acres:	0.69	County Use:	GENERAL OFFICE,MEDICAL,DENTAL (3520)
Lot Area:	30,244	Lot Width/Depth:	x	State Use:
Land Use:	OFFICE BUILDING	Res/Comm Units:	/	Water Type:
Site Influence:				Sewer Type:

Tax Information

Total Value:	\$951,675	Assessed Year:	2024	Property Tax:	\$11,876.66
Land Value:	\$696,348	Improved %:	27%	Tax Area:	007013
Improvement Value:	\$255,327	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$951,675				

Administrative Citation

1st Citation 2nd Citation 3rd Citation 4th Citation 5th Citation

PERSON CITED:

ORYOM VENTURES LLC

CASE #: CE24-2208

VIOLATION ADDRESS:

711 ADMIRAL CALLAGHAN LANE

VALLEJO CA 94591

PARCEL #:

0069340150

MAILING ADDRESS:

5 CORONET WAY

KENTFIELD CA 94904

An administrative fine in the amount stated below is now being imposed. To avoid additional citations please correct this code violation by 4/25/2025. Other enforcement action may result if compliance is not achieved by the Third Citation.

FINE AMOUNT	MUNICIPAL CODE SECTION VIOLATED VIOLATION DESCRIPTION AND REQUIRED CORRECTION
298.36	<p>Section 7.54.030 C. Prohibits windows with broken glass or no glass. Correction: Replace all broken windows and broken door or properly board up per City of Vallejo specifications.</p>
298.36	<p>Section 7.54.030 F. Prohibits damaged lumber, junk, trash, salvage materials, household materials, etc. Correction: Remove all piles of trash, junk and burnt debris on the property.</p>
298.36	<p>Section 7.54.030 K. Prohibits dead, decayed, diseased or otherwise hazardous trees, weeds or overgrown vegetation. Correction: Cut and remove all overgrown weeds and vegetation on the property.</p>
298.36	<p>Section 7.54.030 M. Prohibits any wall, fence or hedge maintained in a condition of deterioration or disrepair as to constitute a hazard to persons on property. Correction: Repair, replace or remove deteriorated fence on the left side and right side of the property.</p>
298.36	<p>Section 7.54.030 P. Prohibits graffiti. Correction: Remove all graffiti on the left side fence and on the entire building structure on the property.</p>
298.36	<p>Section 7.54.030 S. Prohibits maintenance of property in such a manner as to constitute a public nuisance. Correct above violations, monitor and maintain property free from blight and public safety issues.</p>



1790.16

(see reverse side for payment and appeal instructions)

Date and time violation was observed: 3/20/2025
1220HRS

Citation Date: 3/21/2025

Issuing Officer: JAMES OBRIEN

Signature: *James O'Brien*

Citing Department / Division: Code Enforcement Division
E-mail: code.enforcement@cityofvallejo.net

Phone Number: (707) 648-4469

Division Address: City of Vallejo – Code Enforcement, 555 Santa Clara, Vallejo, CA 94590

READ REVERSE SIDE FOR IMPORTANT APPEAL INFORMATION

ADMINISTRATIVE CITATION

City of Vallejo Municipal Code, Chapter 1.15, provides for the issuance of administrative citations for Municipal Code violations. The level of the citation and fine is indicated on the front of the citation. Each Municipal Code section violated is a separate offense with an independent fine. Likewise, each day any violation exists is a separate and distinct offense. Fines per each Municipal Code section violated are as follows: First Citation \$298.36, Second Citation \$596.72, Third and subsequent citations \$896.19.

RIGHTS OF APPEAL

You have the right to appeal this administrative citation within 30 calendar days from the date of the citation. The failure of any person to file a request for hearing shall be deemed to have waived his or her right to an administrative hearing. A request for hearing form shall be obtained from the citing department listed near the bottom of the Administrative Citation. This request must be accompanied by an advance deposit of the imposed fine or a request for an Advance Fine Deposit Waiver as explained below. You will be sent a written notice of the date and time set for your hearing. A failure to appear at the administrative citation hearing shall constitute a forfeiture of the fine and shall be deemed a waiver of your right to an administrative hearing. The Code Enforcement Appeals Board (Board) or Hearing Officer's decision shall be final. You may seek judicial review of the decision of the Board or hearing officer by filing a petition with a court of competent jurisdiction pursuant to California Code of Civil Procedure §1094.5 and §1094.6.

ADVANCE DEPOSIT WAIVER

If you contend that you are financially unable to make the advance fine deposit required to request a hearing of your Administrative Citation, you must file a request for Advance Fine Deposit Waiver. The request form may be obtained from the citing department and must be submitted within fifteen (15) days of the date of the citation. This form together with supporting documentation must be filed with the Hearing Request Form. The decision specifying the reasons for issuing or not issuing the waiver will be made in writing by the director (or his/her designee) of the citing department. The written determination shall be final and shall be served upon the person who applied for the waiver. If the director decides not to issue a waiver, the advance fine deposit shall be remitted within 10 days of the decision. If the advance fine deposit is not received by the citing department by this date, the request for hearing shall not be accepted and you shall be deemed to have waived your right to an administrative hearing.

HOW TO PAY THE FINE

The amount of the fine is indicated on the front of this administrative citation. **If the fine is not paid within 30 calendar days from the date of the citation, a \$530.79 administrative charge will be imposed.** All forms of payment may be made in person at the Vallejo City Hall – Cashier's Office or by mail addressed to the Code Enforcement, 555 Santa Clara Street, Vallejo, CA 94590. To pay online, visit <https://vall-trk.aspgov.com/eTRAKiT/> and under the Violations section click "Pay Fees," select the New Users "Click Here" link to register and follow instructions for payment. The cashier does not accept card payments. All other forms of payment are accepted by the cashier if submitted along with this notice. If paying by mail, please **enclose a copy of this Administrative Citation** along with a personal check, cashier's check or money order, payable to the **City of Vallejo** – Account No. **001-1503-310.36-13**. If paying in person, be sure to bring the citation with you, and **write the Citation Number** on your check or money order. **If you have any questions or concerns, please contact our office. If you are unable to pay the fine amount in full, please contact Code Enforcement to discuss the option of a payment plan.**

CONSEQUENCES OF FAILURE TO PAY THE FEE

Any unpaid fees and/or costs may be recovered by the City through a lien or declared a special assessment against the subject property. Alternatively, the City may collect the fee and/or costs in a civil court action. Any person who fails to pay any fee and/or costs shall be liable in any action brought by the City for costs incurred in securing payment of the delinquent amount.

CONSEQUENCES OF FAILURE TO CORRECT VIOLATIONS

There are numerous enforcement options that can be used to encourage the correction of violations. These options include, but are not limited to, civil penalties, abatement, criminal prosecution, civil litigation, recording the violation with the County Recorder and forfeiture of certain State tax benefits for substandard residential rental property. These options can empower the City to collect fines, fees, demolish structures, make necessary repairs at the owner's expense, and incarcerate violators. Any of these options or others may be used if the notice and/or citations do not result in the achievement of compliance. If you need further clarification, please call the Department listed on the front of the citation.

damaged and is unsafe to occupy, as described below:

Structure Fire
Do Not Enter or Occupy

Do not enter, except as specifically authorized in writing by jurisdiction. Entry may result in death or injury.

Facility Name and Address:
711 Admiral Callaghan

Time: 11:00

The facility was inspected under emergency conditions by:

Jurisdiction: C.O.V. Building Dept
Address:
Telephone:

Inspector ID Number: C.O.V. Building Dept

Do Not Remove, Alter or Cover this Placard
Until Authorized by the Building Official
(City Ordinance No. 1601 N.C.-2d)



CITY OF VALLEJO Administrative Citation CITATION #: CE24-2208

PERSON CITED: OFFICE NEWLARS LLC
VIOLATION ADDRESS: 711 ADMIRAL CALLAGHAN LANE VALLEJO CA 94591
MAILING ADDRESS: 5 CORONET WAY KENTFIELD CA 94024

An administrative fine in the amount stated below is being imposed. To avoid additional citations, please correct this code violation by 4/23/2025. Other enforcement action may result if compliance is not achieved by the Third Citation.

FINE AMOUNT	MUNICIPAL CODE SECTION VIOLATED	VIOLATION DESCRIPTION AND REQUIRED CORRECTION
298.36	Section 7.54.035 C. Prohibits windows with broken glass or no glass.	Correction: Replace all broken windows and broken door or properly board up per City of Vallejo specifications.
298.36	Section 7.54.035 F. Prohibits damaged lumber, junk, trash, salvage materials, household materials, etc.	Correction: Remove all piles of trash, junk and burnt debris on the property.
298.36	Section 7.54.035 K. Prohibits dead, decayed, diseased or otherwise hazardous trees, weeds or overgrown vegetation.	Correction: Cut and remove all overgrown weeds and vegetation on the property.
298.36	Section 7.54.035 M. Prohibits any wall, fence or hedge maintained in a condition of deterioration or disrepair as to constitute a hazard to persons on property.	Correction: Repair, replace or remove deteriorated fence on the left side and right side of the property.
298.36	Section 7.54.035 P. Prohibits graffiti.	Correction: Remove all graffiti on the left side fence and on the entire building structure on the property.
298.36	Section 7.54.035 S. Prohibits maintenance of property in such a manner as to constitute a public nuisance. Correct above violations, monitor and maintain property free from blight and public safety issues.	



03/21/2025 14:08





From: [Karen Ang](#)
To: [Hadar Weitzman](#); [James O'Brien](#)
Cc: [hweitzman2010@gmail.com](#); [emerpayumo@gmail.com](#); [Lorena Burciaga](#); [Bill Collins](#); [Dong Yoo](#)
Subject: RE: Urgent Request to cancel citation and to allow time to correct the items. 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).
Date: Thursday, May 29, 2025 4:55:00 PM
Attachments: [Appeal Hearing Form 05292025.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image005.png](#)
[image006.png](#)
Importance: High

Mr. Weitzman,

Please find the appeal hearing application form attached. Once completed, please submit to us along with your payment receipt—as the application is only acceptable with the appeal hearing fee which is a “deposit” of the citation you are appealing. For instance, if the cost of the citation was \$1,000, you would pay the amount upfront and if at the hearing the cases were ruled in your favor, the fee(s) would be refunded back to you, unless otherwise outlined by the Code Enforcement Appeals Board.

Since there are two cases you are appealing, you will need to submit separate applications with the associated hearing fee with each one.

If you are unable to afford the appeal hearing fee, please let me know and I can forward you the Appeal Fee Waiver Application Form which will require you to complete the form plus provide supporting documentation such as bank statements, income statements, proof of Food Stamps, welfare, etc. as noted on the appeal fee waiver application form.

In addition, please remember to submit the Property Registration applications and registration fees for both properties to prevent additional fines, as outlined in the citations, Notices of Violation, and registration packets that you have already received.

Thank you,

Karen Ang
Administrative Analyst
City of Vallejo | Planning & Development Services – Code Enforcement
555 Santa Clara Street Vallejo, CA 94590
Direct: (707) 553-7290 | karen.ang@cityofvallejo.net



CE Main (707) 648-4469 | code.enforcement@cityofvallejo.net

Operating Hours: Monday-Thursday 9:00 AM – 3:00 PM, closed for lunch from 12:00 PM – 1:00 PM

From: Hadar Weitzman <hadar@hadarweitzman.com>

Sent: Thursday, May 29, 2025 4:37 PM

To: Karen Ang <Karen.Ang@cityofvallejo.net>; James O'Brien <James.O'Brien@cityofvallejo.net>

Cc: hweitzman2010@gmail.com; emergpayumo@gmail.com; Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net>; Bill Collins <Bill.Collins@cityofvallejo.net>; Hadar Weitzman <hadar@hadarweitzman.com>

Subject: RE: Urgent Request to cancel citation and to allow time to correct the items. 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).

This Message Is From an External Sender

This message came from outside your organization.

Hello Ms. Karen Ang, and Mr. James O'Brien,

I am writing because I have not received your reply to my requests in the last email in this thread from 7 days ago (please see below, dated May 22, 2025). I also left voicemails to Mr. O'Brien (including one from ten minutes ago), but did not get any reply.

I wanted to talk, I wanted to show you that it's a mistake, I wanted to refer to my request from April 18 and the documents I attached to it (That email and its requests and documents were ignored), and I wanted in the worst case to receive from you the appeal papers because I cannot appeal without them. But mainly, I would like to set things in order so the city will be happy and make a plan that will work for all.

Thank you so much

Hadar Weitzman

Hadar Weitzman, Esq., Real Estate Agent

Hadar Weitzman Group Inc.

5 Coronet Way
Kentfield CA 94904
USA

Phone: 1-415-747-8995

Cell: 1-415-306-3150

[DRE # 01854694](#), [DRE #01869837](#)

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From: Hadar Weitzman <hadar@hadarweitzman.com>

Sent: Thursday, May 22, 2025 10:24 PM

To: 'Karen Ang' <Karen.Ang@cityofvallejo.net>; 'James O'Brien' <James.O'Brien@cityofvallejo.net>

Cc: hweitzman2010@gmail.com; emergpayumo@gmail.com; 'Lorena Burciaga' <Lorena.Burciaga@cityofvallejo.net>; 'Bill Collins' <Bill.Collins@cityofvallejo.net>; Hadar Weitzman <hadar@hadarweitzman.com>

Subject: RE: Urgent Request to cancel citation and to allow time to correct the items. 709-711

Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).

Hello Ms. Karen Ang, and Mr. James O'Brien,

Ms. Ang, I am not sure whether you replied to my email with my request taking into account the facts and details of what I wrote. That's because the appeal is within 30 days and as I wrote I received the letters more than 30 days after they were sent. Regarding the last citation (which is totally not fair and not justified also because we did fix most of the items on the lists) please send me the forms and papers required so I can file the appeal.

However, the main point is that I detailed facts which cannot be ignored. Please review my request in the email below. It's in this thread, from date April 18, 2025 , and it has attachments (medical documents, and photos,).

Besides that, I wanted to talk to Mr. O'Brien and I did not have the chance to. I left several messages (detailed ones) but never had the opportunity to talk and communicate. I also left additional message earlier today in the afternoon. We are interested to fix all the rest.

Also, regarding the new citation (The "2nd citation" from 5/6/2025), we fixed most of the items (except the graffiti) prior to that date. I have photos of that and videos. We hired the person to do it earlier and he did.

So that is a simple mistake. You can see that even the photos in the citation (of 5/6/25) do not show any weeds anymore, excess vegetation, nor any garbage etc.).

As I mentioned, we are interested in cooperating with the city but we need your cooperation as well. Please would you be so kind and send me the documents (forms, etc.) for the appeal, and please consider my request re the first citation which I could not appeal on time due to the reasons I wrote, and also please consider to waive the citations due to a miscommunication or mistake.

The best if Mr. O'Brien would call me to coordinate everything. My cell phone is 415-306-3150

Thank you so much

Hadar

Hadar Weitzman, Esq., Real Estate Agent

Hadar Weitzman Group Inc.

5 Coronet Way
Kentfield CA 94904
USA

Phone: 1-415-747-8995

Cell: 1-415-306-3150

DRE # 01854694, DRE #01869837

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From: Karen Ang <Karen.Ang@cityofvallejo.net>

Sent: Tuesday, May 13, 2025 2:45 PM

To: hadar@hadarweitzman.com

Cc: hweitzman2010@gmail.com; emerpayumo@gmail.com; James O'Brien

<James.OBrien@cityofvallejo.net>; Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net>; Bill Collins <Bill.Collins@cityofvallejo.net>

Subject: FW: Urgent Request to cancel citation and to allow time to correct the items. 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).

Importance: High

Mr. Weitzman,

Thank you for your email. Please note that in order to request for any violations, fines, citations, notices to be waived or voided, you must file your request via the appropriate appeals process as expressly outlined in each of the notices you receive and must submit the request within the appeals timeframe also indicated on the notice(s). In addition to these cases, **#CE24-1677 and #CE24-2208**, please remember that there are also active Vacant Real Property Registration cases, **#PR25-0024** and **#PR25-0025**, with Notice of Violations issued on both cases and a First Administrative Citation pending to be issued and mailed out by tomorrow.

To comply with each case, please be sure to do the following:

For **CE24-1677**, address and correct the violations listed on the notice: **graffiti, weeds, and trash**. You must also pay all outstanding unpaid fines to prevent any liens and/or additional late fees. Otherwise, you will need to submit an appeals hearing application along with the required appeals fee. (If you opt to go the appeals route I will provide you with the appeals application and more details on how to apply and the full process).

For **CE24-2208**, address and correct the violations listed on the notice: **graffiti, trash/junk/debris, boarded up windows**. You must also pay all outstanding unpaid fines to prevent any liens and/or additional late fees. Otherwise, you will need to submit an appeals hearing application along with the required appeals fee. (If you opt to go the appeals route I will provide you with the appeals application and more details on how to apply and the full process).

For cases **#PR25-0024 (709 ADM CALL) & #PR25-0025 (711 ADM CALL)**:

- Submit the attached application, one for EACH case
- Pay the registration fee for both cases, \$477.14 each for a total of **\$954.28** (this fee is annual until you have sold the properties or have them on active MLS listing, have an active building permit for both properties, or both properties are no longer vacant)
- Pay the Notice of Violation fine of \$431.34 for both cases, for a total of **\$862.68 (DUE ASAP TODAY to prevent a lien)**
- On a monthly basis, submit photos of the properties that prove that the properties are being properly maintained
- This is all due by **TODAY** to prevent the next citation from being issued

Code Enforcement violation payments may now be paid online using a debit or credit card via the

following link: <https://vall-trk.aspgov.com/eTRAKIT/>. Please do the following:

1. Under the **Violations** section, click on “Pay Fees”
2. Click on the **New Users** “Click Here” link to register
3. Follow instructions for payment (enter the appropriate case number)
4. Screenshot or attach the receipt to us in an email so that we receive immediate notification of payment (the system unfortunately does not notify us of payment)

Please feel free to contact our office should you have any additional questions.

Finally, in light of the history of municipal code violations on the properties, as well as the substandard building conditions currently maintained by the structures on the Properties, the City would like to work with you towards developing long-term, meaningful solutions. These conditions maintained by this property over the years have required the repeated deployment of limited municipal and State resources to address. If you are amenable to the City, alongside your representative(s), conducting an inspection of the properties, it would allow us to have a substantive discussion towards addressing the City’s concerns. If this is something you would like to set up with The City’s Planning and Developmental Services Department, please contact Code Enforcement Officer O’Brien via email or phone 707-648-4346.

Thank you,

Karen Ang
Administrative Analyst
City of Vallejo | Planning & Development Services – Code Enforcement
555 Santa Clara Street Vallejo, CA 94590
Direct: (707) 553-7290 | karen.ang@cityofvallejo.net



CE Main (707) 648-4469 | code.enforcement@cityofvallejo.net

Operating Hours: Monday-Thursday 9:00 AM – 3:00 PM, closed for lunch from 12:00 PM – 1:00 PM

From: Hadar Weitzman <hadar@hadarweitzman.com>

Sent: Monday, May 12, 2025 11:56 PM

To: James O'Brien <James.O'Brien@cityofvallejo.net>

Cc: 'Hadar Weitzman Gmail' <hweitzman2010@gmail.com>; 'Emerson Payumo' <emerpayumo@gmail.com>; Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net>; Karen Ang <Karen.Ang@cityofvallejo.net>; Hadar Weitzman <hadar@hadarweitzman.com>

Subject: RE: Urgent Request to cancel citation and to allow time to correct the items. 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).

Hello Mr. James O’Brien,

I have not received any reply to this email, and I also left a couple of voicemails , and tried to reach

you by phone several times. I attached medical documents in my below email (from April 18) and gave information with a request and I wrote we are interested to cooperate and do everything needed but need time.

In the meantime, I received another citation. I think it is not fair. And not right.

In fact since I returned home, we did a lot and clean all the area around the buildings, fixed the fences, fixed almost everything except the graffiti but that is because we must find a different solution for it which takes time. As I wrote last time, we did paint the entire two buildings in the end of December. But the graffiti is a new one. As I wrote, it is not fair to expect us to paint every month. Also, we already fixed the previous notice so only when a new notice is issued it would be possible to impose a citation.

The new citation which I received only these days, is also not fair because we fixed almost all of the items. Some of them are still in the citation by mistake.

I also left a detailed voicemail to you today (in the phone number of the new citation which was the front desk but I mentioned as requested the number of the citation and your name). I would like to talk to you about this and find a solution and please cancel that citation. Based on the circumstances and my email I sent it would be just and fair to do that.

Also, we have a person , in cc here, his name is Emerson, who can meet you in the property and it is much better if everything is communicated between you and us (through him or through me).

Please accept our request , these citations were probably a mistake, and we promise the buildings will be kept clean and in good condition.

Thank you

Hadar Weitzman ,

Representing Oryom Ventures LLC

Hadar Weitzman, Esq., Real Estate Agent

Hadar Weitzman Group Inc.

5 Coronet Way

Kentfield CA 94904

USA

Phone: 1-415-747-8995

Cell: 1-415-306-3150

[DRE # 01854694, DRE #01869837](#)

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From: Hadar Weitzman <hadar@hadarweitzman.com>

Sent: Friday, April 18, 2025 2:08 PM

To: james.obrien@cityofvallejo.net

Cc: Hadar Weitzman <hadar@hadarweitzman.com>; Hadar Weitzman Gmail <hweitzman2010@gmail.com>; 'Emerson Payumo' <emerpayumo@gmail.com>; 'Lorena Burciaga' <Lorena.Burciaga@cityofvallejo.net>; 'Karen Ang' <Karen.Ang@cityofvallejo.net>

Subject: Urgent Request to cancel citation and to allow time to correct the items. 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).

Importance: High

Dear Mr. James O'Brien, City of Vallejo

I left you a voice message yesterday and I am writing today to request to cancel the citations on the property above and to give us more time to fix all the requested items as you mentioned in your letter.

The reasons for my request are as follows:

1. I have not received your letters except recently. The reason for that is that I am out of town, in Southern California, together with my wife and our sick son for his medical treatments in various hospitals and health institutions in Southern California (those treatments are not available in the North California area). I am attaching a medical letter from his doctor to show that. I also attach correspondence with Blue Shields which can show that we were supposed to return on March 22 but due to UC Davis lack of resources they changed their approval for providing his treatment, which caused us to stay in Southern California (now planned to return on April 20th).
2. I did make sure to do mail forwarding with USPS to our temporary address in Los Angeles (Airbnb) and I received all letters but the letters from you with the citation and the notice were not forwarded simply because they were address to Oryom Ventures and not to me (USPS goes by name). I have also included in the forwarding my law firm name and my Group name, but by a I missed doing one for Oryom Ventures. I received photos of your letters only recently due to a friend who went to our house and found those letters.
3. In addition to the above I am dealing with my own cancer.
4. My son's condition in the last few months was so bad that he was in life risk state.
5. We did fix all the list of items you requested and the deadline was about December 21, 2024, and we did it. On time. However, the graffiti you see now is a new graffiti. We spend a lot of money to paint the two buildings and I can show you photos of both of them with zero graffiti. However, the vandals started again very quickly after. So this is a new graffiti and I believe it should require a new notice and a new cycle of us fixing it.
6. The same with the other items, we fixed them. So for example, the vegetation was cleared and cleaned but this is new vegetation. Same with the garbage was cleared and cleaned but this is new garbage.
7. We do have the intention and will to fix all the items mentioned.
8. Regarding the graffiti I am interested to find a long term solutions but it requires finding an artist who would do beautiful murals on the walls , or as I started researching finding some paint that allows to wash the graffiti each time it is done again.
9. My request is urgent and please let me know because due to the fact I got copies of your letters only this week, it looks like the deadline to pay is in a few days.

Attached:

1. medical documents
 - a. Dr. Santosh Kesari Letter re Weitzman Son health condition. The need to be in SoCal and change of plan of dare to return

- b. Medical Correspondence email thread with Blue Shield re Weitzman son and the need to extend stay in SoCal for treatments

2. Photos

- a. I am attaching 12 random Photos. I have more. Each photo file indicates the date which it was sent to me via WhatsApp by the painters who did the graffiti and other fixes. The fix was done by the deadline you determined last time on or about December 21 2024.

All new things are new after December.

Thank you so much , I appreciate your thoughtfulness. We promise to cooperate.

Hadar Weitzman

Hadar Weitzman, Esq.,

Hadar Weitzman Law Corp.

Hadar Weitzman Group Inc.

5 Coronet Way

Kentfield CA 94904

USA

Phone: 1-415-747-8995

Cell: 1-415-306-3150

DRE # 01854694, #01869837

www.californiaisrael.com

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711 ADMIRAL CALLAGHAN LN, VALLEJO, CA 94591

Property Details

Type COM	Advanced Office Type Building	County SOLANO
Year Built 1963	Zoning	APN 0069-340-150
Beds	Units	Radar ID P1B81477
Baths	Rooms	Subdivision
Sq Ft 6,524	Garage	Census 2501.05
Lot Sq Ft 30,244	Pool No	Tract
Lot Acres 0.69	Fireplace No	Lot
Stories 3	HVAC No	
Legal		

Tax Assessment

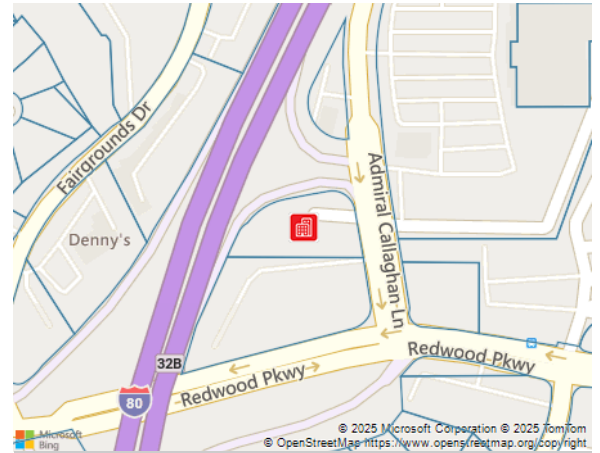
Total Value \$951,675	Year Assessed 2024
Land Value \$696,348	Annual Taxes \$11,877
Improvements \$255,327	Est. Tax Rate 1.2%
Owner Exempt No	Tax Rate Area 007013

Market Value and Rent

Estimated Value	\$951,675	\$146/sf as of 1/1/2024	1% confidence
Comp. Sales	\$1,160,372	\$178/sf as of Today	\$300k - \$1,900k
Comp. Listings	\$2,655,343	\$407/sf as of Today	\$235k - \$2,698k
HUD FM Rent	\$0	\$0.00/sf	

Transaction History (Current Owner)

Type	#	Date	Doc#	Party	Name	Amount
Abatement Lien	2r	2/2/2018	7461	Defendant Agency	ORYOM VENTURES LL	\$1,845
- Release		2/27/2019	10774	Grantor Grantee	ORYOM VENTURES LL	
Abatement Lien	3r	2/26/2018	13534	Defendant Agency	ORYOM VENTURES LL	\$945
- Release		2/27/2019	10775	Grantor Grantee	ORYOM VENTURES LL	
Abatement Lien	2r	4/10/2019	20766	Defendant Agency	ORYOM VENTURES LL	\$881
- Release		6/14/2019	37730	Grantor Grantee	ORYOM VENTURES LL	
Abatement Lien	2	2/2/2022	8643	Defendant Agency	ORYOM VENTURES LL	\$386
Abatement Lien	3	6/21/2023	26442	Defendant Agency	ORYOM VENTURES LL	\$4,769
Abatement Lien	4	6/21/2023	26443	Defendant Agency	ORYOM VENTURES LL	\$386
Mechanics Lien	5	10/17/2023	45162	Defendant Plaintiff	ORYOM VENTURES LL	\$2,660



Status

Est. Value \$951,675	Listed for Sale No
Loan Balance \$333,938	35% In Foreclosure No
Equity \$617,737	65% Owner Occupied No

Ownership & Mailing Address

Transfer Date 8/31/2015	ORYOM VENTURES LLC
Purchase Amt \$820,000	5 CORONET WAY
Down Payment \$410,000	KENTFIELD, CA 94904
Transfer Type Market	

Listing History

Type	Status	As Of	DOM	Price
------	--------	-------	-----	-------

Property Detail Report

For Property Located At :
**711 ADMIRAL CALLAGHAN LN, VALLEJO, CA
 94591-3652**



Owner Information

Owner Name: **ORYOM VENTURES LLC**
 Mailing Address: **5 CORONET WAY, KENTFIELD CA 94904-2718 C077**
 Vesting Codes: **//**

Location Information

Legal Description:
 County: **SOLANO, CA** APN: **0069-340-150**
 Census Tract / Block: **2501.05 / 1** Alternate APN: **0081-030-150**
 Township-Range-Sect: Subdivision:
 Legal Book/Page: Map Reference: **127-B6 /**
 Legal Lot: Tract #:
 Legal Block: School District: **VALLEJO BASIC**
 Market Area: School District Name: **VALLEJO BASIC**
 Neighbor Code: Munic/Township: **VALLEJO**

Owner Transfer Information

Recording/Sale Date: **/** Deed Type:
 Sale Price: 1st Mtg Document #:
 Document #:

Last Market Sale Information

Recording/Sale Date: **08/31/2015 / 08/25/2015** 1st Mtg Amount/Type: **\$410,000 / PRIVATE PARTY**
 Sale Price: **\$820,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **79460**
 Document #: **79459** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$125.69**
 New Construction: Multi/Split Sale:
 Title Company: **FIDELITY NATIONAL TITLE CO**
 Lender:
 Seller Name: **TELL JAMES L JR & SANDRA R**

Prior Sale Information

Prior Rec/Sale Date: **/** Prior Lender:
 Prior Sale Price: Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type:

Property Characteristics

Year Built / Eff:	1963 /	Total Rooms/Offices	Garage Area:
Gross Area:	6,524	Total Restrooms:	Garage Capacity:
Building Area:	6,524	Roof Type:	Parking Spaces:
Tot Adj Area:		Roof Material:	Heat Type:
Above Grade:		Construction:	Air Cond:
# of Stories:	3	Foundation:	Pool:
Other Improvements:		Exterior wall:	Quality:
		Basement Area:	Condition:

Site Information

Zoning:	Acres:	0.69	County Use:	GENERAL OFFICE,MEDICAL,DENTAL (3520)
Lot Area:	30,244	Lot Width/Depth:	x	State Use:
Land Use:	OFFICE BUILDING	Res/Comm Units:	/	Water Type:
Site Influence:				Sewer Type:

Tax Information

Total Value:	\$951,675	Assessed Year:	2024	Property Tax:	\$11,876.66
Land Value:	\$696,348	Improved %:	27%	Tax Area:	007013
Improvement Value:	\$255,327	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$951,675				

Administrative Citation

1st Citation 2nd Citation 3rd Citation 4th Citation 5th Citation

PERSON CITED:

ORYOM VENTURES LLC

CASE #: CE24-2208

VIOLATION ADDRESS:

711 ADMIRAL CALLAGHAN LANE

VALLEJO CA 94591

PARCEL #:

0069340150

MAILING ADDRESS:

5 CORONET WAY

KENTFIELD CA 94904

An administrative fine in the amount stated below is now being imposed. To avoid additional citations please correct this code violation by 6/12/2025. Other enforcement action may result if compliance is not achieved by the Third Citation.

FINE AMOUNT	MUNICIPAL CODE SECTION VIOLATED VIOLATION DESCRIPTION AND REQUIRED CORRECTION
596.72	<p>Section 7.54.030 C. Prohibits windows with broken glass or no glass. Correction: Replace all broken windows and broken door or properly board up per City of Vallejo specifications.</p>
596.72	<p>Section 7.54.030 F. Prohibits damaged lumber, junk, trash, salvage materials, household materials, etc. Correction: Remove all piles of trash, junk and burnt debris on the property.</p>
596.72	<p>Section 7.54.030 M. Prohibits any wall, fence or hedge maintained in a condition of deterioration or disrepair as to constitute a hazard to persons on property. Correction: Repair, replace or remove deteriorated fence on the left side and right side of the property.</p>
596.72	<p>Section 7.54.030 P. Prohibits graffiti. Correction: Remove all graffiti on the left side fence and on the entire building structure on the property.</p>
596.72	<p>Section 7.54.030 S. Prohibits maintenance of property in such a manner as to constitute a public nuisance. Correct above violations, monitor and maintain property free from blight and public safety issues.</p>

2983.60	(see reverse side for payment and appeal instructions)
---------	--

Date and time violation was observed: 5/6/2025

0925hrs

Citation Date: 5/6/2025

Issuing Officer: JAMES OBRIEN

Signature: 

Citing Department / Division: Code Enforcement Division

Phone Number: (707) 648-4469

E-mail: code.enforcement@cityofvallejo.net

Division Address: City of Vallejo – Code Enforcement, 555 Santa Clara, Vallejo, CA 94590

READ REVERSE SIDE FOR IMPORTANT APPEAL INFORMATION

ADMINISTRATIVE CITATION

City of Vallejo Municipal Code, Chapter 1.15, provides for the issuance of administrative citations for Municipal Code violations. The level of the citation and fine is indicated on the front of the citation. Each Municipal Code section violated is a separate offense with an independent fine. Likewise, each day any violation exists is a separate and distinct offense. Fines per each Municipal Code section violated are as follows: First Citation \$298.36, Second Citation \$596.72, Third and subsequent citations \$896.19.

RIGHTS OF APPEAL

You have the right to appeal this administrative citation within 30 calendar days from the date of the citation. The failure of any person to file a request for hearing shall be deemed to have waived his or her right to an administrative hearing. A request for hearing form shall be obtained from the citing department listed near the bottom of the Administrative Citation. This request must be accompanied by an advance deposit of the imposed fine or a request for an Advance Fine Deposit Waiver as explained below. You will be sent a written notice of the date and time set for your hearing. A failure to appear at the administrative citation hearing shall constitute a forfeiture of the fine and shall be deemed a waiver of your right to an administrative hearing. The Code Enforcement Appeals Board (Board) or Hearing Officer's decision shall be final. You may seek judicial review of the decision of the Board or hearing officer by filing a petition with a court of competent jurisdiction pursuant to California Code of Civil Procedure §1094.5 and §1094.6.

ADVANCE DEPOSIT WAIVER

If you contend that you are financially unable to make the advance fine deposit required to request a hearing of your Administrative Citation, you must file a request for Advance Fine Deposit Waiver. The request form may be obtained from the citing department and must be submitted within fifteen (15) days of the date of the citation. This form together with supporting documentation must be filed with the Hearing Request Form. The decision specifying the reasons for issuing or not issuing the waiver will be made in writing by the director (or his/her designee) of the citing department. The written determination shall be final and shall be served upon the person who applied for the waiver. If the director decides not to issue a waiver, the advance fine deposit shall be remitted within 10 days of the decision. If the advance fine deposit is not received by the citing department by this date, the request for hearing shall not be accepted and you shall be deemed to have waived your right to an administrative hearing.

HOW TO PAY THE FINE

The amount of the fine is indicated on the front of this administrative citation. **If the fine is not paid within 30 calendar days from the date of the citation, a \$530.79 administrative charge will be imposed.** All forms of payment may be made in person at the Vallejo City Hall – Cashier's Office or by mail addressed to the Code Enforcement, 555 Santa Clara Street, Vallejo, CA 94590. To pay online, visit <https://vall-trk.aspgov.com/eTRAKiT/> and under the Violations section click "Pay Fees," select the New Users "Click Here" link to register and follow instructions for payment. The cashier does not accept card payments. All other forms of payment are accepted by the cashier if submitted along with this notice. If paying by mail, please **enclose a copy of this Administrative Citation** along with a personal check, cashier's check or money order, payable to the **City of Vallejo – Account No. 001-1503-310.36-13**. If paying in person, be sure to bring the citation with you, and **write the Citation Number** on your check or money order. **If you have any questions or concerns, please contact our office. If you are unable to pay the fine amount in full, please contact Code Enforcement to discuss the option of a payment plan.**

CONSEQUENCES OF FAILURE TO PAY THE FEE

Any unpaid fees and/or costs may be recovered by the City through a lien or declared a special assessment against the subject property. Alternatively, the City may collect the fee and/or costs in a civil court action. Any person who fails to pay any fee and/or costs shall be liable in any action brought by the City for costs incurred in securing payment of the delinquent amount.

CONSEQUENCES OF FAILURE TO CORRECT VIOLATIONS

There are numerous enforcement options that can be used to encourage the correction of violations. These options include, but are not limited to, civil penalties, abatement, criminal prosecution, civil litigation, recording the violation with the County Recorder and forfeiture of certain State tax benefits for substandard residential rental property. These options can empower the City to collect fines, fees, demolish structures, make necessary repairs at the owner's expense, and incarcerate violators. Any of these options or others may be used if the notice and/or citations do not result in the achievement of compliance. If you need further clarification, please call the Department listed on the front of the citation.

From: [Hadar Weitzman](#)
To: [Karen Ang](#); [James O'Brien](#)
Cc: [hweitzman2010@gmail.com](#); [emerpayumo@gmail.com](#); [Lorena Burciaga](#); [Bill Collins](#); [Dong Yoo](#); [Hadar Weitzman](#)
Subject: RE: Appeal 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).
Date: Friday, June 6, 2025 11:58:24 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image005.png](#)
[image006.png](#)

This Message Is From an External Sender

This message came from outside your organization.

This is attachment number 1, which is taken on December 21, 2024. All graffiti was taken care of. (there are many more of the same)

From: Hadar Weitzman <hadar@hadarweitzman.com>
Sent: Friday, June 6, 2025 11:57 PM
To: 'Karen Ang' <Karen.Ang@cityofvallejo.net>; 'James O'Brien' <James.O'Brien@cityofvallejo.net>
Cc: hweitzman2010@gmail.com; [emerpayumo@gmail.com](#); 'Lorena Burciaga' <Lorena.Burciaga@cityofvallejo.net>; 'Bill Collins' <Bill.Collins@cityofvallejo.net>; 'Dong Yoo' <Dong.Yoo@cityofvallejo.net>; Hadar Weitzman <hadar@hadarweitzman.com>
Subject: Appeal 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).

Attached please find our appeal. For both properties as one site.
I will send the attachments in separate email (s)
Thank you
Hadar Weitzman

Hadar Weitzman, Esq., Real Estate Agent

Hadar Weitzman Group Inc.

5 Coronet Way
Kentfield CA 94904
USA

Phone: 1-415-747-8995

Cell: 1-415-306-3150

[DRE # 01854694](#), [DRE #01869837](#)

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From: [Karen Ang](#)
To: [Hadar Weitzman](#); [James O'Brien](#)
Cc: [hweitzman2010@gmail.com](#); [emerpayumo@gmail.com](#); [Lorena Burciaga](#); [Bill Collins](#); [Dong Yoo](#)
Bcc: [Sarah Knight](#)
Subject: RE: Appeal 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).
Date: Monday, June 16, 2025 5:19:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image005.png](#)
[image006.png](#)
[Hearing Regular- Notice 709-711 ADM CALLAGHAN CE24-1677 CE24-2208.pdf](#)
Importance: High

Hello Mr. Weitzman,
Your request has been granted and attached is your hearing notice which is also being sent to you via regular and certified mail.
If you have any questions, please feel free to contact me or our main office line.
Thank you,

Karen Ang
Administrative Analyst
City of Vallejo | Planning & Development Services – Code Enforcement
555 Santa Clara Street Vallejo, CA 94590
Direct: (707) 553-7290 | karen.ang@cityofvallejo.net



CE Main (707) 648-4469 | code.enforcement@cityofvallejo.net

Operating Hours: Monday-Thursday 9:00 AM – 3:00 PM, closed for lunch from 12:00 PM – 1:00 PM

From: Hadar Weitzman <hadar@hadarweitzman.com>
Sent: Saturday, June 7, 2025 1:14 AM
To: Karen Ang <Karen.Ang@cityofvallejo.net>; James O'Brien <James.O'Brien@cityofvallejo.net>
Cc: hweitzman2010@gmail.com; emerpayumo@gmail.com; Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net>; Bill Collins <Bill.Collins@cityofvallejo.net>; Dong Yoo <Dong.Yoo@cityofvallejo.net>; Hadar Weitzman <hadar@hadarweitzman.com>
Subject: RE: Appeal 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).

This Message Is From an External Sender

This message came from outside your organization.

Please find attached, as part of the supporting documents for the appeal, a PDF file with 32 photos. The name of the pdf document is:
Photos received on May 3 2025. (Prior to the inspection of May 6 2025) Shows all item fixed except graffiti.pdf 7MB
As the name, those photos show things were fixed prior to the inspection (except the graffiti, which I have asked time in my email to you, because it's complicated as it requires more than just painting). As said, all those photos were received by me (sent by Mr. Emerson Payumo to me by text) on May

3, 2025. (The first photos is here just to prove the time and date received.
The Appeal itself, together with all the attachments, are now a total of 5 emails (this is email #5).
Thank you
Hadar Weitzman

From: Hadar Weitzman <hadar@hadarweitzman.com>
Sent: Saturday, June 7, 2025 12:06 AM
To: 'Karen Ang' <Karen.Ang@cityofvallejo.net>; 'James O'Brien' <James.OBrien@cityofvallejo.net>
Cc: hweitzman2010@gmail.com; emerpayumo@gmail.com; 'Lorena Burciaga' <Lorena.Burciaga@cityofvallejo.net>; 'Bill Collins' <Bill.Collins@cityofvallejo.net>; 'Dong Yoo' <Dong.Yoo@cityofvallejo.net>; Hadar Weitzman <hadar@hadarweitzman.com>
Subject: RE: Appeal 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).

Attached a copy of the email from April 18, 2025 including its attachments.
Hadar Weitzman

From: Hadar Weitzman <hadar@hadarweitzman.com>
Sent: Saturday, June 7, 2025 12:00 AM
To: 'Karen Ang' <Karen.Ang@cityofvallejo.net>; 'James O'Brien' <James.OBrien@cityofvallejo.net>
Cc: hweitzman2010@gmail.com; emerpayumo@gmail.com; 'Lorena Burciaga' <Lorena.Burciaga@cityofvallejo.net>; 'Bill Collins' <Bill.Collins@cityofvallejo.net>; 'Dong Yoo' <Dong.Yoo@cityofvallejo.net>; Hadar Weitzman <hadar@hadarweitzman.com>
Subject: RE: Appeal 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).

These are more photos from Dec 21 2024. The email I sent you around March or April 2025 is in your inbox. With its attachmentnts. I will sent it, and I will send photos from May 5 2025

From: Hadar Weitzman <hadar@hadarweitzman.com>
Sent: Friday, June 6, 2025 11:57 PM
To: 'Karen Ang' <Karen.Ang@cityofvallejo.net>; 'James O'Brien' <James.OBrien@cityofvallejo.net>
Cc: hweitzman2010@gmail.com; emerpayumo@gmail.com; 'Lorena Burciaga' <Lorena.Burciaga@cityofvallejo.net>; 'Bill Collins' Bill.Collins@cityofvallejo.net; 'Dong Yoo' <Dong.Yoo@cityofvallejo.net>; Hadar Weitzman <hadar@hadarweitzman.com>
Subject: Appeal 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).

Attached please fine our appeal. For both properties as one site.
I will send the attachments in separate email (s)
Thank you
Hadar Weitzman

Hadar Weitzman, Esq., Real Estate Agent

Hadar Weitzman Group Inc.
5 Coronet Way
Kentfield CA 94904

USA

Phone: 1-415-747-8995

Cell: 1-415-306-3150

DRE # 01854694, DRE #01869837

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From: Karen Ang <Karen.Ang@cityofvallejo.net>

Sent: Thursday, May 29, 2025 4:56 PM

To: Hadar Weitzman <hadar@hadarweitzman.com>; James O'Brien <James.O'Brien@cityofvallejo.net>

Cc: hweitzman2010@gmail.com; emergpayumo@gmail.com; Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net>; Bill Collins <Bill.Collins@cityofvallejo.net>; Dong Yoo <Dong.Yoo@cityofvallejo.net>

Subject: RE: Urgent Request to cancel citation and to allow time to correct the items. 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).

Importance: High

Mr. Weitzman,

Please find the appeal hearing application form attached. Once completed, please submit to us along with your payment receipt—as the application is only acceptable with the appeal hearing fee which is a “deposit” of the citation you are appealing. For instance, if the cost of the citation was \$1,000, you would pay the amount upfront and if at the hearing the cases were ruled in your favor, the fee(s) would be refunded back to you, unless otherwise outlined by the Code Enforcement Appeals Board.

Since there are two cases you are appealing, you will need to submit separate applications with the associated hearing fee with each one.

If you are unable to afford the appeal hearing fee, please let me know and I can forward you the Appeal Fee Waiver Application Form which will require you to complete the form plus provide supporting documentation such as bank statements, income statements, proof of Food Stamps, welfare, etc. as noted on the appeal fee waiver application form.

In addition, please remember to submit the Property Registration applications and registration fees for both properties to prevent additional fines, as outlined in the citations, Notices of Violation, and registration packets that you have already received.

Thank you,

Karen Ang

Administrative Analyst

City of Vallejo | Planning & Development Services – Code Enforcement

555 Santa Clara Street Vallejo, CA 94590

Direct: (707) 553-7290 | karen.ang@cityofvallejo.net



CE Main (707) 648-4469 | code.enforcement@cityofvallejo.net

Operating Hours: Monday-Thursday 9:00 AM – 3:00 PM, closed for lunch from 12:00 PM – 1:00 PM

From: Hadar Weitzman <hadar@hadarweitzman.com>

Sent: Thursday, May 29, 2025 4:37 PM

To: Karen Ang <Karen.Ang@cityofvallejo.net>; James O'Brien <James.O'Brien@cityofvallejo.net>

Cc: hweitzman2010@gmail.com; emergpayumo@gmail.com; Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net>; Bill Collins <Bill.Collins@cityofvallejo.net>; Hadar Weitzman <hadar@hadarweitzman.com>

Subject: RE: Urgent Request to cancel citation and to allow time to correct the items. 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).

Hello Ms. Karen Ang, and Mr. James O'Brien,

I am writing because I have not received your reply to my requests in the last email in this thread from 7 days ago (please see below, dated May 22, 2025). I also left voicemails to Mr. Obrien (including one from ten minutes ago), but did not get any reply.

I wanted to talk, I wanted to show you that it's a mistake, I wanted to refer to my request from April 18 and the documents I attached to it (That email and its requests and documents were ignored), and I wanted in the worst case to receive from you the appeal papers because I cannot appeal without them. But mainly, I would like to set things in order so the city will be happy and make a plan that will work for all.

Thank you so much

Hadar Weitzman

Hadar Weitzman, Esq., Real Estate Agent

Hadar Weitzman Group Inc.

5 Coronet Way

Kentfield CA 94904

USA

Phone: 1-415-747-8995

Cell: 1-415-306-3150

[DRE # 01854694](#), [DRE #01869837](#)

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From: Hadar Weitzman <hadar@hadarweitzman.com>
Sent: Thursday, May 22, 2025 10:24 PM
To: 'Karen Ang' <Karen.Ang@cityofvallejo.net>; 'James O'Brien' <James.OBrien@cityofvallejo.net>
Cc: hweitzman2010@gmail.com; emerpayumo@gmail.com; 'Lorena Burciaga' <Lorena.Burciaga@cityofvallejo.net>; 'Bill Collins' <Bill.Collins@cityofvallejo.net>; Hadar Weitzman <hadar@hadarweitzman.com>
Subject: RE: Urgent Request to cancel citation and to allow time to correct the items. 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).

Hello Ms. Karen Ang, and Mr. James O'Brien,
Ms. Ang, I am not sure whether you replied to my email with my request taking into account the facts and details of what I wrote. That's because the appeal is within 30 days and as I wrote I received the letters more than 30 days after they were sent. Regarding the last citation (which is totally not fair and not justified also because we did fix most of the items on the lists) please send me the forms and papers required so I can file the appeal.
However, the main point is that I detailed facts which cannot be ignored. Please review my request in the email below. It's in this thread, from date April 18, 2025 , and it has attachments (medical documents, and photos,).
Besides that, I wanted to talk to Mr. O'Brien and I did not have the chance to. I left several messages (detailed ones) but never had the opportunity to talk and communicate. I also left additional message earlier today in the afternoon. We are interested to fix all the rest.
Also, regarding the new citation (The "2nd citation" from 5/6/2025), we fixed most of the items (except the graffiti) prior to that date. I have photos of that and videos. We hired the person to do it earlier and he did.
So that is a simple mistake. You can see that even the photos in the citation (of 5/6/25) do not show any weeds anymore, excess vegetation, nor any garbage etc.).
As I mentioned, we are interested in cooperating with the city but we need your cooperation as well. Please would you be so kind and send me the documents (forms, etc.) for the appeal, and please consider my request re the first citation which I could not appeal on time due to the reasons I wrote, and also please consider to waive the citations due to a miscommunication or mistake. The best if Mr. O'Brien would call me to coordinate everything. My cell phone is 415-306-3150
Thank you so much
Hadar

Hadar Weitzman, Esq., Real Estate Agent

Hadar Weitzman Group Inc.
5 Coronet Way
Kentfield CA 94904
USA
Phone: 1-415-747-8995
Cell: 1-415-306-3150
[DRE # 01854694](#), [DRE #01869837](#)

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agent, you are prohibited from reading this transmission, and the dissemination, distribution, or copying of this transmission to or by person[s] other than the intended recipient is prohibited. If you have received this communication in error, please notify us immediately by telephone and destroy the original transmission. Thank you.

From: Karen Ang <Karen.Ang@cityofvallejo.net>

Sent: Tuesday, May 13, 2025 2:45 PM

To: hadar@hadarweitzman.com

Cc: hweitzman2010@gmail.com; emerpayumo@gmail.com; James O'Brien <James.O'Brien@cityofvallejo.net>; Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net>; Bill Collins <Bill.Collins@cityofvallejo.net>

Subject: FW: Urgent Request to cancel citation and to allow time to correct the items. 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).

Importance: High

Mr. Weitzman,

Thank you for your email. Please note that in order to request for any violations, fines, citations, notices to be waived or voided, you must file your request via the appropriate appeals process as expressly outlined in each of the notices you receive and must submit the request within the appeals timeframe also indicated on the notice(s). In addition to these cases, **#CE24-1677 and #CE24-2208**, please remember that there are also active Vacant Real Property Registration cases, **#PR25-0024 and #PR25-0025**, with Notice of Violations issued on both cases and a First Administrative Citation pending to be issued and mailed out by tomorrow.

To comply with each case, please be sure to do the following:

For **CE24-1677**, address and correct the violations listed on the notice: **graffiti, weeds, and trash**. You must also pay all outstanding unpaid fines to prevent any liens and/or additional late fees. Otherwise, you will need to submit an appeals hearing application along with the required appeals fee. (If you opt to go the appeals route I will provide you with the appeals application and more details on how to apply and the full process).

For **CE24-2208**, address and correct the violations listed on the notice: **graffiti, trash/junk/debris, boarded up windows**. You must also pay all outstanding unpaid fines to prevent any liens and/or additional late fees. Otherwise, you will need to submit an appeals hearing application along with the required appeals fee. (If you opt to go the appeals route I will provide you with the appeals application and more details on how to apply and the full process).

For cases **#PR25-0024 (709 ADM CALL) & #PR25-0025 (711 ADM CALL)**:

- Submit the attached application, one for EACH case
- Pay the registration fee for both cases, \$477.14 each for a total of **\$954.28** (this fee is annual until you have sold the properties or have them on active MLS listing, have an active building

permit for both properties, or both properties are no longer vacant)

- Pay the Notice of Violation fine of \$431.34 for both cases, for a total of **\$862.68 (DUE ASAP TODAY to prevent a lien)**
- On a monthly basis, submit photos of the properties that prove that the properties are being properly maintained
- This is all due by **TODAY** to prevent the next citation from being issued

Code Enforcement violation payments may now be paid online using a debit or credit card via the following link: <https://vall-trk.aspgov.com/eTRAKiT/>. Please do the following:

1. Under the **Violations** section, click on “Pay Fees”
2. Click on the **New Users** “Click Here” link to register
3. Follow instructions for payment (enter the appropriate case number)
4. Screenshot or attach the receipt to us in an email so that we receive immediate notification of payment (the system unfortunately does not notify us of payment)

Please feel free to contact our office should you have any additional questions.

Finally, in light of the history of municipal code violations on the properties, as well as the substandard building conditions currently maintained by the structures on the Properties, the City would like to work with you towards developing long-term, meaningful solutions. These conditions maintained by this property over the years have required the repeated deployment of limited municipal and State resources to address. If you are amenable to the City, alongside your representative(s), conducting an inspection of the properties, it would allow us to have a substantive discussion towards addressing the City’s concerns. If this is something you would like to set up with The City’s Planning and Developmental Services Department, please contact Code Enforcement Officer O’Brien via email or phone 707-648-4346.

Thank you,

Karen Ang
Administrative Analyst
City of Vallejo | Planning & Development Services – Code Enforcement
555 Santa Clara Street Vallejo, CA 94590
Direct: (707) 553-7290 | karen.ang@cityofvallejo.net



CE Main (707) 648-4469 | code.enforcement@cityofvallejo.net
Operating Hours: Monday-Thursday 9:00 AM – 3:00 PM, closed for lunch from 12:00 PM – 1:00 PM

From: Hadar Weitzman <hadar@hadarweitzman.com>
Sent: Monday, May 12, 2025 11:56 PM
To: James O'Brien <James.O'Brien@cityofvallejo.net>

Cc: 'Hadar Weitzman Gmail' <hweitzman2010@gmail.com>; 'Emerson Payumo' <emergpayumo@gmail.com>; Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net>; Karen Ang <Karen.Ang@cityofvallejo.net>; Hadar Weitzman <hadar@hadarweitzman.com>
Subject: RE: Urgent Request to cancel citation and to allow time to correct the items. 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).

Hello Mr. James O'Brien,

I have not received any reply to this email, and I also left a couple of voicemails , and tried to reach you by phone several times. I attached medical documents in my below email (from April 18) and gave information with a request and I wrote we are interested to cooperate and do everything needed but need time.

In the meantime, I received another citation. I think it is not fair. And not right.

In fact since I returned home, we did a lot and clean all the area around the buildings, fixed the fences, fixed almost everything except the graffiti but that is because we must find a different solution for it which takes time. As I wrote last time, we did paint the entire two buildings in the end of December. But the graffiti is a new one. As I wrote, it is not fair to expect us to paint every month. Also, we already fixed the previous notice so only when a new notice is issued it would be possible to impose a citation.

The new citation which I received only these days, is also not fair because we fixed almost all of the items. Some of them are still in the citation by mistake.

I also left a detailed voicemail to you today (in the phone number of the new citation which was the front desk but I mentioned as requested the number of the citation and your name). I would like to talk to you about this and find a solution and please cancel that citation. Based on the circumstances and my email I sent it would be just and fair to do that.

Also, we have a person , in cc here, his name is Emerson, who can meet you in the property and it is much better if everything is communicated between you and us (through him or through me).

Please accept our request , these citations were probably a mistake, and we promise the buildings will be kept clean and in good condition.

Thank you

Hadar Weitzman ,

Representing Oryom Ventures LLC

Hadar Weitzman, Esq., Real Estate Agent

Hadar Weitzman Group Inc.

5 Coronet Way
Kentfield CA 94904
USA

Phone: 1-415-747-8995

Cell: 1-415-306-3150

DRE # 01854694, DRE #01869837

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From: Hadar Weitzman <hadar@hadarweitzman.com>

Sent: Friday, April 18, 2025 2:08 PM

To: james.obrien@cityofvallejo.net

Cc: Hadar Weitzman <hadar@hadarweitzman.com>; Hadar Weitzman Gmail <hweitzman2010@gmail.com>; 'Emerson Payumo' <emerpayumo@gmail.com>; 'Lorena Burciaga' <Lorena.Burciaga@cityofvallejo.net>; 'Karen Ang' <Karen.Ang@cityofvallejo.net>

Subject: Urgent Request to cancel citation and to allow time to correct the items. 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).

Importance: High

Dear Mr. James O'Brien, City of Vallejo

I left you a voice message yesterday and I am writing today to request to cancel the citations on the property above and to give us more time to fix all the requested items as you mentioned in your letter.

The reasons for my request are as follows:

1. I have not received your letters except recently. The reason for that is that I am out of town, in Southern California, together with my wife and our sick son for his medical treatments in various hospitals and health institutions in Southern California (those treatments are not available in the North California area). I am attaching a medical letter from his doctor to show that. I also attach correspondence with Blue Shields which can show that we were supposed to return on March 22 but due to UC Davis lack of resources they changed their approval for providing his treatment, which caused us to stay in Southern California (now planned to return on April 20th).
2. I did make sure to do mail forwarding with USPS to our temporary address in Los Angeles (Airbnb) and I received all letters but the letters from you with the citation and the notice were not forwarded simply because they were address to Oryom Ventures and not to me (USPS goes by name). I have also included in the forwarding my law firm name and my Group name, but by a I missed doing one for Oryom Ventures. I received photos of your letters only recently due to a friend who went to our house and found those letters.
3. In addition to the above I am dealing with my own cancer.
4. My son's condition in the last few months was so bad that he was in life risk state.
5. We did fix all the list of items you requested and the deadline was about December 21, 2024, and we did it. On time. However, the graffiti you see now is a new graffiti. We spend a lot of money to paint the two buildings and I can show you photos of both of them with zero graffiti. However, the vandals started again very quickly after. So this is a new graffiti and I believe it should require a new notice and a new cycle of us fixing it.
6. The same with the other items, we fixed them. So for example, the vegetation was cleared and cleaned but this is new vegetation. Same with the garbage was cleared and cleaned but this is new garbage.
7. We do have the intention and will to fix all the items mentioned.
8. Regarding the graffiti I am interested to find a long term solutions but it requires finding an artist who would do beautiful murals on the walls , or as I started researching finding some paint that allows to wash the graffiti each time it is done again.
9. My request is urgent and please let me know because due to the fact I got copies of your letters only this week, it looks like the deadline to pay is in a few days.

Attached:

1. medical documents
 - a. Dr. Santosh Kesari Letter re Weitzman Son health condition. The need to be in SoCal and change of plan of care to return
 - b. Medical Correspondence email thread with Blue Shield re Weitzman son and the need to extend stay in SoCal for treatments
2. Photos
 - a. I am attaching 12 random Photos. I have more. Each photo file indicates the date which it was sent to me via WhatsApp by the painters who did the graffiti and other fixes. The fix was done by the deadline you determined last time on or about December 21 2024. All new things are new after December.

Thank you so much , I appreciate your thoughtfulness. We promise to cooperate.

Hadar Weitzman

Hadar Weitzman, Esq.,

Hadar Weitzman Law Corp.

Hadar Weitzman Group Inc.

5 Coronet Way

Kentfield CA 94904

USA

Phone: 1-415-747-8995

Cell: 1-415-306-3150

DRE # 01854694, #01869837

www.californiaisrael.com

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From: [Hadar Weitzman](#)
To: [Karen Ang](#); [James O'Brien](#)
Cc: [hweitzman2010@gmail.com](#); [emerpayumo@gmail.com](#); [Lorena Burciaga](#); [Bill Collins](#); [Dong Yoo](#); [Hadar Weitzman](#)
Subject: RE: Appeal 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).
Date: Saturday, June 7, 2025 12:00:41 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image005.png](#)
[image006.png](#)

This Message Is From an External Sender

This message came from outside your organization.

These are more photos from Dec 21 2024. The email I sent you around March or April 2025 is in your inbox. With its attachmentnts. I will sent it, and I will send photos from May 5 2025

From: Hadar Weitzman <hadar@hadarweitzman.com>
Sent: Friday, June 6, 2025 11:57 PM
To: 'Karen Ang' <Karen.Ang@cityofvallejo.net>; 'James O'Brien' <James.OBrien@cityofvallejo.net>
Cc: hweitzman2010@gmail.com; emerpayumo@gmail.com; 'Lorena Burciaga' <Lorena.Burciaga@cityofvallejo.net>; 'Bill Collins' Bill.Collins@cityofvallejo.net; 'Dong Yoo' Dong.Yoo@cityofvallejo.net; Hadar Weitzman <hadar@hadarweitzman.com>
Subject: Appeal 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).

Attached please fine our appeal. For both properties as one site.
I will send the attachments in separate email (s)
Thank you
Hadar Weitzman

Hadar Weitzman, Esq., Real Estate Agent

Hadar Weitzman Group Inc.
5 Coronet Way
Kentfield CA 94904
USA
Phone: 1-415-747-8995
Cell: 1-415-306-3150
[DRE # 01854694, DRE #01869837](#)

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From: [Hadar Weitzman](#)
To: [Karen Ang](#); [James O'Brien](#)
Cc: [hweitzman2010@gmail.com](#); [emerpayumo@gmail.com](#); [Lorena Burciaga](#); [Bill Collins](#); [Dong Yoo](#); [Hadar Weitzman](#)
Subject: RE: Appeal 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).
Date: Saturday, June 7, 2025 12:25:00 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image005.png](#)
[image006.png](#)
[Email April 18 2025 with Urgent Request and arguments and attachments.pdf](#)
[Dr. Santosh Kesari Letter re Weitzman Son health condition. The need to be in SoCal and change of plan of care to return.pdf](#)
[Medical Correspondence with Blue Shield re Weitzman son and the need to extend stay in SoCal for treatments.pdf](#)

This Message Is From an External Sender

This message came from outside your organization.

Attached a copy of the email from April 18, 2025 including its attachments.

Hadar Weitzman

From: Hadar Weitzman <hadar@hadarweitzman.com>
Sent: Saturday, June 7, 2025 12:00 AM
To: 'Karen Ang' <Karen.Ang@cityofvallejo.net>; 'James O'Brien' <James.OBrien@cityofvallejo.net>
Cc: hweitzman2010@gmail.com; emerpayumo@gmail.com; 'Lorena Burciaga' <Lorena.Burciaga@cityofvallejo.net>; 'Bill Collins' <Bill.Collins@cityofvallejo.net>; 'Dong Yoo' <Dong.Yoo@cityofvallejo.net>; Hadar Weitzman <hadar@hadarweitzman.com>
Subject: RE: Appeal 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).

These are more photos from Dec 21 2024. The email I sent you around March or April 2025 is in your inbox. With its attachmentnts. I will sent it, and I will send photos from May 5 2025

From: Hadar Weitzman <hadar@hadarweitzman.com>
Sent: Friday, June 6, 2025 11:57 PM
To: 'Karen Ang' <Karen.Ang@cityofvallejo.net>; 'James O'Brien' <James.OBrien@cityofvallejo.net>
Cc: hweitzman2010@gmail.com; emerpayumo@gmail.com; 'Lorena Burciaga' <Lorena.Burciaga@cityofvallejo.net>; 'Bill Collins' Bill.Collins@cityofvallejo.net; 'Dong Yoo' <Dong.Yoo@cityofvallejo.net>; Hadar Weitzman <hadar@hadarweitzman.com>
Subject: Appeal 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).

Attached please fine our appeal. For both properties as one site.

I will send the attachments in separate email (s)

Thank you

Hadar Weitzman

Hadar Weitzman, Esq., Real Estate Agent

Hadar Weitzman Group Inc.
5 Coronet Way
Kentfield CA 94904
USA
Phone: 1-415-747-8995
Cell: 1-415-306-3150
DRE # 01854694, DRE #01869837

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From: Karen Ang <Karen.Ang@cityofvallejo.net>
Sent: Thursday, May 29, 2025 4:56 PM
To: Hadar Weitzman <hadar@hadarweitzman.com>; James O'Brien <James.O'Brien@cityofvallejo.net>
Cc: hweitzman2010@gmail.com; emerpayumo@gmail.com; Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net>; Bill Collins <Bill.Collins@cityofvallejo.net>; Dong Yoo <Dong.Yoo@cityofvallejo.net>
Subject: RE: Urgent Request to cancel citation and to allow time to correct the items. 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).
Importance: High

Mr. Weitzman,

Please find the appeal hearing application form attached. Once completed, please submit to us along with your payment receipt—as the application is only acceptable with the appeal hearing fee which is a “deposit” of the citation you are appealing. For instance, if the cost of the citation was \$1,000, you would pay the amount upfront and if at the hearing the cases were ruled in your favor, the fee(s) would be refunded back to you, unless otherwise outlined by the Code Enforcement Appeals Board.

Since there are two cases you are appealing, you will need to submit separate applications with the associated hearing fee with each one.

If you are unable to afford the appeal hearing fee, please let me know and I can forward you the Appeal Fee Waiver Application Form which will require you to complete the form plus provide supporting documentation such as bank statements, income statements, proof of Food Stamps, welfare, etc. as noted on the appeal fee waiver application form.

In addition, please remember to submit the Property Registration applications and registration fees for both properties to prevent additional fines, as outlined in the citations, Notices of Violation, and

registration packets that you have already received.

Thank you,

Karen Ang
Administrative Analyst
City of Vallejo | Planning & Development Services – Code Enforcement
555 Santa Clara Street Vallejo, CA 94590
Direct: (707) 553-7290 | karen.ang@cityofvallejo.net



CE Main (707) 648-4469 | code.enforcement@cityofvallejo.net

Operating Hours: Monday-Thursday 9:00 AM – 3:00 PM, closed for lunch from 12:00 PM – 1:00 PM

From: Hadar Weitzman <hadar@hadarweitzman.com>

Sent: Thursday, May 29, 2025 4:37 PM

To: Karen Ang <Karen.Ang@cityofvallejo.net>; James O'Brien <James.O'Brien@cityofvallejo.net>

Cc: hweitzman2010@gmail.com; emerpayumo@gmail.com; Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net>; Bill Collins <Bill.Collins@cityofvallejo.net>; Hadar Weitzman <hadar@hadarweitzman.com>

Subject: RE: Urgent Request to cancel citation and to allow time to correct the items. 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).

Hello Ms. Karen Ang, and Mr. James O'Brien,

I am writing because I have not received your reply to my requests in the last email in this thread from 7 days ago (please see below, dated May 22, 2025). I also left voicemails to Mr. Obrien (including one from ten minutes ago), but did not get any reply.

I wanted to talk, I wanted to show you that it's a mistake, I wanted to refer to my request from April 18 and the documents I attached to it (That email and its requests and documents were ignored), and I wanted in the worst case to receive from you the appeal papers because I cannot appeal without them. But mainly, I would like to set things in order so the city will be happy and make a plan that will work for all.

Thank you so much

Hadar Weitzman

Hadar Weitzman, Esq., Real Estate Agent

Hadar Weitzman Group Inc.

5 Coronet Way
Kentfield CA 94904

USA

Phone: 1-415-747-8995

Cell: 1-415-306-3150

DRE # 01854694, DRE #01869837

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From: Hadar Weitzman <hadar@hadarweitzman.com>

Sent: Thursday, May 22, 2025 10:24 PM

To: 'Karen Ang' <Karen.Ang@cityofvallejo.net>; 'James O'Brien' <James.OBrien@cityofvallejo.net>

Cc: hweitzman2010@gmail.com; emerpayumo@gmail.com; 'Lorena Burciaga' <Lorena.Burciaga@cityofvallejo.net>; 'Bill Collins' <Bill.Collins@cityofvallejo.net>; Hadar Weitzman <hadar@hadarweitzman.com>

Subject: RE: Urgent Request to cancel citation and to allow time to correct the items. 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).

Hello Ms. Karen Ang, and Mr. James O'Brien,

Ms. Ang, I am not sure whether you replied to my email with my request taking into account the facts and details of what I wrote. That's because the appeal is within 30 days and as I wrote I received the letters more than 30 days after they were sent. Regarding the last citation (which is totally not fair and not justified also because we did fix most of the items on the lists) please send me the forms and papers required so I can file the appeal.

However, the main point is that I detailed facts which cannot be ignored. Please review my request in the email below. It's in this thread, from date April 18, 2025, and it has attachments (medical documents, and photos,).

Besides that, I wanted to talk to Mr. O'Brien and I did not have the chance to. I left several messages (detailed ones) but never had the opportunity to talk and communicate. I also left additional message earlier today in the afternoon. We are interested to fix all the rest.

Also, regarding the new citation (The "2nd citation" from 5/6/2025), we fixed most of the items (except the graffiti) prior to that date. I have photos of that and videos. We hired the person to do it earlier and he did.

So that is a simple mistake. You can see that even the photos in the citation (of 5/6/25) do not show any weeds anymore, excess vegetation, nor any garbage etc.).

As I mentioned, we are interested in cooperating with the city but we need your cooperation as well.

Please would you be so kind and send me the documents (forms, etc.) for the appeal, and please consider my request re the first citation which I could not appeal on time due to the reasons I wrote, and also please consider to waive the citations due to a miscommunication or mistake.

The best if Mr. O'Brien would call me to coordinate everything. My cell phone is 415-306-3150

Thank you so much

Hadar

Hadar Weitzman, Esq., Real Estate Agent

Hadar Weitzman Group Inc.

5 Coronet Way

Kentfield CA 94904

USA

Phone: 1-415-747-8995

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From: Karen Ang <Karen.Ang@cityofvallejo.net>

Sent: Tuesday, May 13, 2025 2:45 PM

To: hadar@hadarweitzman.com

Cc: hweitzman2010@gmail.com; emerpayumo@gmail.com; James O'Brien <James.OBrien@cityofvallejo.net>; Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net>; Bill Collins <Bill.Collins@cityofvallejo.net>

Subject: FW: Urgent Request to cancel citation and to allow time to correct the items. 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).

Importance: High

Mr. Weitzman,

Thank you for your email. Please note that in order to request for any violations, fines, citations, notices to be waived or voided, you must file your request via the appropriate appeals process as expressly outlined in each of the notices you receive and must submit the request within the appeals timeframe also indicated on the notice(s). In addition to these cases, **#CE24-1677 and #CE24-2208**, please remember that there are also active Vacant Real Property Registration cases, **#PR25-0024** and **#PR25-0025**, with Notice of Violations issued on both cases and a First Administrative Citation pending to be issued and mailed out by tomorrow.

To comply with each case, please be sure to do the following:

For **CE24-1677**, address and correct the violations listed on the notice: **graffiti, weeds, and trash**. You must also pay all outstanding unpaid fines to prevent any liens and/or additional late fees. Otherwise, you will need to submit an appeals hearing application along with the required appeals fee. (If you opt to go the appeals route I will provide you with the appeals application and more details on how to apply and the full process).

For **CE24-2208**, address and correct the violations listed on the notice: **graffiti, trash/junk/debris, boarded up windows**. You must also pay all outstanding unpaid fines to prevent any liens and/or additional late fees. Otherwise, you will need to submit an appeals hearing application along with the required appeals fee. (If you opt to go the appeals route I will provide you with the appeals application and more details on how to apply and the full process).

For cases **#PR25-0024 (709 ADM CALL) & #PR25-0025 (711 ADM CALL)**:

- Submit the attached application, one for EACH case
- Pay the registration fee for both cases, \$477.14 each for a total of **\$954.28** (this fee is annual

until you have sold the properties or have them on active MLS listing, have an active building permit for both properties, or both properties are no longer vacant)

- Pay the Notice of Violation fine of \$431.34 for both cases, for a total of **\$862.68 (DUE ASAP TODAY to prevent a lien)**
- On a monthly basis, submit photos of the properties that prove that the properties are being properly maintained
- This is all due by **TODAY** to prevent the next citation from being issued

Code Enforcement violation payments may now be paid online using a debit or credit card via the following link: <https://vall-trk.aspgov.com/eTRAKiT/>. Please do the following:

1. Under the **Violations** section, click on “Pay Fees”
2. Click on the **New Users** “Click Here” link to register
3. Follow instructions for payment (enter the appropriate case number)
4. Screenshot or attach the receipt to us in an email so that we receive immediate notification of payment (the system unfortunately does not notify us of payment)

Please feel free to contact our office should you have any additional questions.

Finally, in light of the history of municipal code violations on the properties, as well as the substandard building conditions currently maintained by the structures on the Properties, the City would like to work with you towards developing long-term, meaningful solutions. These conditions maintained by this property over the years have required the repeated deployment of limited municipal and State resources to address. If you are amenable to the City, alongside your representative(s), conducting an inspection of the properties, it would allow us to have a substantive discussion towards addressing the City’s concerns. If this is something you would like to set up with The City’s Planning and Developmental Services Department, please contact Code Enforcement Officer O’Brien via email or phone 707-648-4346.

Thank you,

Karen Ang
Administrative Analyst
City of Vallejo | Planning & Development Services – Code Enforcement
555 Santa Clara Street Vallejo, CA 94590
Direct: (707) 553-7290 | karen.ang@cityofvallejo.net



CE Main (707) 648-4469 | code.enforcement@cityofvallejo.net

Operating Hours: Monday-Thursday 9:00 AM – 3:00 PM, closed for lunch from 12:00 PM – 1:00 PM

From: Hadar Weitzman <hadar@hadarweitzman.com>

Sent: Monday, May 12, 2025 11:56 PM

To: James O'Brien <James.O'Brien@cityofvallejo.net>

Cc: 'Hadar Weitzman Gmail' <hweitzman2010@gmail.com>; 'Emerson Payumo' <emerpayumo@gmail.com>; Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net>; Karen Ang <Karen.Ang@cityofvallejo.net>; Hadar Weitzman <hadar@hadarweitzman.com>

Subject: RE: Urgent Request to cancel citation and to allow time to correct the items. 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).

Hello Mr. James O'Brien,

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In the meantime, I received another citation. I think it is not fair. And not right.

In fact since I returned home, we did a lot and clean all the area around the buildings, fixed the fences, fixed almost everything except the graffiti but that is because we must find a different solution for it which takes time. As I wrote last time, we did paint the entire two buildings in the end of December. But the graffiti is a new one. As I wrote, it is not fair to expect us to paint every month. Also, we already fixed the previous notice so only when a new notice is issued it would be possible to impose a citation.

The new citation which I received only these days, is also not fair because we fixed almost all of the items. Some of them are still in the citation by mistake.

I also left a detailed voicemail to you today (in the phone number of the new citation which was the front desk but I mentioned as requested the number of the citation and your name). I would like to talk to you about this and find a solution and please cancel that citation. Based on the circumstances and my email I sent it would be just and fair to do that.

Also, we have a person , in cc here, his name is Emerson, who can meet you in the property and it is much better if everything is communicated between you and us (through him or through me).

Please accept our request , these citations were probably a mistake, and we promise the buildings will be kept clean and in good condition.

Thank you

Hadar Weitzman ,
Representing Oryom Ventures LLC

Hadar Weitzman, Esq., Real Estate Agent

Hadar Weitzman Group Inc.

5 Coronet Way

Kentfield CA 94904

USA

Phone: 1-415-747-8995

Cell: 1-415-306-3150

DRE # 01854694, DRE #01869837

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communication in error, please notify us immediately by telephone and destroy the original transmission. Thank you.

From: Hadar Weitzman <hadar@hadarweitzman.com>

Sent: Friday, April 18, 2025 2:08 PM

To: james.obrien@cityofvallejo.net

Cc: Hadar Weitzman <hadar@hadarweitzman.com>; Hadar Weitzman Gmail <hweitzman2010@gmail.com>; 'Emerson Payumo' <emerpayumo@gmail.com>; 'Lorena Burciaga' <Lorena.Burciaga@cityofvallejo.net>; 'Karen Ang' <Karen.Ang@cityofvallejo.net>

Subject: Urgent Request to cancel citation and to allow time to correct the items. 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).

Importance: High

Dear Mr. James O'Brien, City of Vallejo

I left you a voice message yesterday and I am writing today to request to cancel the citations on the property above and to give us more time to fix all the requested items as you mentioned in your letter.

The reasons for my request are as follows:

1. I have not received your letters except recently. The reason for that is that I am out of town, in Southern California, together with my wife and our sick son for his medical treatments in various hospitals and health institutions in Southern California (those treatments are not available in the North California area). I am attaching a medical letter from his doctor to show that. I also attach correspondence with Blue Shields which can show that we were supposed to return on March 22 but due to UC Davis lack of resources they changed their approval for providing his treatment, which caused us to stay in Southern California (now planned to return on April 20th).
2. I did make sure to do mail forwarding with USPS to our temporary address in Los Angeles (Airbnb) and I received all letters but the letters from you with the citation and the notice were not forwarded simply because they were address to Oryom Ventures and not to me (USPS goes by name). I have also included in the forwarding my law firm name and my Group name, but by a I missed doing one for Oryom Ventures. I received photos of your letters only recently due to a friend who went to our house and found those letters.
3. In addition to the above I am dealing with my own cancer.
4. My son's condition in the last few months was so bad that he was in life risk state.
5. We did fix all the list of items you requested and the deadline was about December 21, 2024, and we did it. On time. However, the graffiti you see now is a new graffiti. We spend a lot of money to paint the two buildings and I can show you photos of both of them with zero graffiti. However, the vandals started again very quickly after. So this is a new graffiti and I believe it should require a new notice and a new cycle of us fixing it.
6. The same with the other items, we fixed them. So for example, the vegetation was cleared and cleaned but this is new vegetation. Same with the garbage was cleared and cleaned but this is new garbage.
7. We do have the intention and will to fix all the items mentioned.

8. Regarding the graffiti I am interested to find a long term solutions but it requires finding an artist who would do beautiful murals on the walls , or as I started researching finding some paint that allows to wash the graffiti each time it is done again.
9. My request is urgent and please let me know because due to the fact I got copies of your letters only this week, it looks like the deadline to pay is in a few days.

Attached:

1. medical documents
 - a. Dr. Santosh Kesari Letter re Weitzman Son health condition. The need to be in SoCal and change of plan of care to return
 - b. Medical Correspondence email thread with Blue Shield re Weitzman son and the need to extend stay in SoCal for treatments
2. Photos
 - a. I am attaching 12 random Photos. I have more. Each photo file indicates the date which it was sent to me via WhatsApp by the painters who did the graffiti and other fixes. The fix was done by the deadline you determined last time on or about December 21 2024. All new things are new after December.

Thank you so much , I appreciate your thoughtfulness. We promise to cooperate.

Hadar Weitzman

Hadar Weitzman, Esq.,

Hadar Weitzman Law Corp.

Hadar Weitzman Group Inc.

5 Coronet Way

Kentfield CA 94904

USA

Phone: 1-415-747-8995

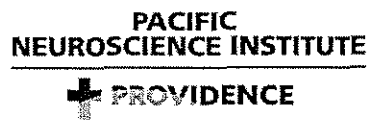
Cell: 1-415-306-3150

DRE # 01854694, #01869837

www.californiaisrael.com

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Translational Neuro-Oncology and Neurotherapeutics
2200 Santa Monica Blvd
Santa Monica, CA 90404
ph: 310-829-8265 fx: 310-582-7163



March 10, 2025

Confidential!!!

Re: Global Apheresis

CONFIDENTIAL !!!

EIN [REDACTED]

Dr. Dobri Kiprof

NPI # [REDACTED]

666 Redwood Highway, Suite 370

Mill Valley, CA 94941

CPT Code: PLASMA EXCHANGE 36514

Pt Name: [REDACTED] Weitzman

DOB: [REDACTED]

To Whom It May Concern:

Mr. Weitzman has been under my care for [REDACTED] and Pediatric [REDACTED] [REDACTED] Associated with [REDACTED] since December 2021. The most effective treatment for him to date has been plasma exchange. He has received plasma exchange at Providence Saint John's Health Center in 5/4/2022, 3/12/2023, 5/4/2024 and 10/2024. Due to the heavy burden of hospitalization, he only comes in during a crisis with worsened [REDACTED] deterioration including [REDACTED], [REDACTED]s, [REDACTED]e, [REDACTED]s, and inability to maintain [REDACTED] [REDACTED]. **I request that his case receive expedited consideration for authorization for apheresis services with Dr. Dobri Kiprof.** We have inquired with in-network apheresis centers including Stanford, UCSF, and California Pacific Medical Center to see if outpatient apheresis would be possible, but without success. The only other apheresis center in northern California for adults, UC Davis, denied outpatient plasma exchange there. His other collaborating physicians include Dr. [REDACTED] Chang, [REDACTED] (founder of the [REDACTED] unit at Stanford) and Dr. Beth [REDACTED] (pediatric [REDACTED] and [REDACTED] expert). I have already discussed Mr. Weitzman's case with Dr. Kiprof.

We would appreciate it if Mr. Weitzman could be provided these services outpatient because we can only provide plasma exchange in the inpatient setting. Thank you in advance for your consideration. Please do not hesitate to contact my office at 310-829-8265 if you have any questions.

Regards,

Santosh Kesari, MD, PhD
Chair, Translational Neuro Oncology and Neurotherapeutics
Regional Director of Clinical Research Providence

Hadar Weitzman

From: Hadar Weitzman <hadar@hadarweitzman.com>
Sent: Friday, April 18, 2025 2:08 PM
To: james.obrien@cityofvallejo.net
Cc: Hadar Weitzman; Hadar Weitzman Gmail; 'Emerson Payumo'; 'Lorena Burciaga'; 'Karen Ang'
Subject: Urgent Request to cancel citation and to allow time to correct the items. 709-711 Admiral Callaghan Lane Vallejo. (CE24-1677 and CE24-2208).
Attachments: Medical Correspondence with Blue Shield re Weitzman son and the need to extend stay in SoCal for treatments.pdf; Dr. Santosh Kesari Letter re Weitzman Son health condition. The need to be in SoCal and change of plan of care to return.pdf; WhatsApp Image 2024-12-21 at 8.38.22 PM (1).jpeg; WhatsApp Image 2024-12-21 at 8.38.22 PM.jpeg; WhatsApp Image 2024-12-21 at 8.41.27 AM (1).jpeg; WhatsApp Image 2024-12-21 at 8.41.27 AM (2).jpeg; WhatsApp Image 2024-12-21 at 8.41.27 AM.jpeg; WhatsApp Image 2025-01-08 at 2.33.37 PM.jpeg; WhatsApp Image 2024-12-21 at 7.44.10 AM (1).jpeg; WhatsApp Image 2024-12-21 at 7.44.10 AM.jpeg; WhatsApp Image 2024-12-21 at 7.44.11 AM (1).jpeg; WhatsApp Image 2024-12-21 at 7.44.11 AM (2).jpeg; WhatsApp Image 2024-12-21 at 7.44.11 AM (3).jpeg; WhatsApp Image 2024-12-21 at 7.44.11 AM.jpeg
Importance: High

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1. I have not received your letters except recently. The reason for that is that I am out of town, in Southern California, together with my wife and our sick son for his medical treatments in various hospitals and health institutions in Southern California (those treatments are not available in the North California area). I am attaching a medical letter from his doctor to show that. I also attach correspondence with Blue Shields which can show that we were supposed to return on March 22 but due to UC Davis lack of resources they changed their approval for providing his treatment, which caused us to stay in Southern California (now planned to return on April 20th).
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Thank you so much , I appreciate your thoughtfulness. We promise to cooperate.

Hadar Weitzman

Hadar Weitzman, Esq.,

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5 Coronet Way

Kentfield CA 94904

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Phone: 1-415-747-8995

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Confidential!!!

Stephanie Weitzman [REDACTED]@gmail.com>

CONFIDENTIAL !!!

RE: Urgent: Need In-Network Provider for Plasma Exchange for [REDACTED]

1 message

Executive Inquiries [REDACTED]@blueshieldca.com>

Thu, Mar 13, 2025 at 4:56 PM

To: Stephanie Weitzman [REDACTED]@gmail.com>

Cc: [REDACTED] >, Executive Inquiries [REDACTED]@blueshieldca.com>

Hello Stephanie,

I have tried to communicate with UC Davis but have got nowhere with them. Seeing as only a handful of places are in network in northern California that perform this procedure, I am going to suggest an access to care referral. I have attached to this email a form that the out of network Dr will fill out and return by fax. This will make the Dr in network for claims purposes for [REDACTED] if approved. Please have the Dr attach the letter you sent me along with the form.

I have also sent in a referral for a case manager for [REDACTED] and you should be receiving a call early next week to help you navigate this situation.

Thank you,

Executive Inquiry Coordinator, Member Services



Blue Shield of California is an independent member of the Blue Shield Association

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From: Stephanie Weitzman [REDACTED]@gmail.com>

Sent: Wednesday, March 12, 2025 5:01 PM

To: Executive Inquiries [REDACTED]@blueshieldca.com>

Cc: [REDACTED] >

Subject: Re: Urgent: Need In-Network Provider for Plasma Exchange for [REDACTED]

Hi Sean,

Thank you so much!

Attached is the letter that our Neurologist sent to Blue Shield. Please let me know if you find any other alternatives because [REDACTED] is not doing well and he will need treatment a week or two after we return home.

Thanks,

Stephanie

Stephanie Weitzman



On Wed, Mar 12, 2025 at 1:33 PM Executive Inquiries [REDACTED]@blueshieldca.com> wrote:

Thank you for reaching out Stephanie,

Let me do some research on in network providers that can help [REDACTED]

Thank you,

Executive Inquiry Coordinator, Member Services



Blue Shield of California is an independent member of the Blue Shield Association

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From: Stephanie Weitzman [REDACTED]@gmail.com>
Sent: Friday, March 7, 2025 11:24 AM
To: Executive Inquiries <[REDACTED]@blueshieldca.com>

Cc: [REDACTED] >

Subject: Urgent: Need In-Network Provider for Plasma Exchange for [REDACTED]

Dear Sean,

I hope you're doing well.

I am struggling to find an in-network provider for Plasma Exchange in Northern California, where we live. The only option I found—UC Davis—just sent us a rejection letter after initially confirming they could treat [REDACTED]

We have been temporarily living in Southern California, where [REDACTED] has received outpatient Plasma Exchange at UC San Diego and Cedars-Sinai, both covered by Blue Shield. I am attaching the claims. However, we must move back home by the end of March, and despite weeks of searching, I cannot find an in-network outpatient center near us.

Here's what I have confirmed:

1. Dr. Frankovich, head of the [REDACTED] department at Stanford, stated that Stanford does not provide this service.
2. Dr. Sam Pleasure, [REDACTED]'s neurologist at UCSF, confirmed UCSF does not provide it either.
3. UC Davis does have an apheresis center managed by Dr. Monis. After setting up a MyChart and confirming they had room for [REDACTED], they unexpectedly rejected him. They cited a discussion between Dr. Monis and Dr. Sanchez (San Diego) and mentioned resource limitations. A vague letter was sent to Dr. Kesari ([REDACTED]'s neurologist at St. John's Hospital in Santa Monica) stating he "doesn't meet guidelines."

I suspect the real reason is discomfort with treating a [REDACTED] patient, assuming he won't comply with IVs. However, [REDACTED] has successfully undergone multiple Plasma Exchange treatments without issue.

It is in both Blue Shield's and [REDACTED]'s best interest that he receives outpatient apheresis at UC Davis. Otherwise, he will reach a crisis, requiring ER visits and 15-day inpatient hospitalizations—this has already happened 4 times (twice in 2024, once in 2023 and once in 2022), though outpatient treatment could prevent costly inpatient hospitalization. Plasma Exchange is the only intervention that consistently pulls him out of [REDACTED] and suicidal ideation due to his [REDACTED] dx.

I need Blue Shield's help with the following:

1. Finding an alternative in-network outpatient apheresis center near Kentfield, CA 94904.
2. Pressuring UC Davis/ Dr [REDACTED] to accept [REDACTED] for treatment. (I asked to talk to Dr. [REDACTED] and the staff did not agree and said I can talk to the head Nurse Practitioner
3. Covering an out-of-network provider, [Dr. Dobri Kiprov](#) (Mill Valley), who has extensive experience treating [REDACTED] patients with Plasma Exchange.

A recent [California law](#) mandates insurance coverage for Plasma Exchange in [REDACTED] cases. [REDACTED] was fully compliant during approximately 10 sessions at UCSD and two at Cedars-Sinai, and both Dr. Kesari and Dr. Barreras Cortez (Cedars-Sinai) found the treatment effective.

Sean, I would truly appreciate your advice. This treatment is crucial for [REDACTED]'s well-being.

Thank you,
Stephanie Weitzman

 **Access to Care Fax Form 2023.pdf**
196K

























CITY OF VALLEJO

PLANNING & DEVELOPMENT SERVICES DEPARTMENT
CODE ENFORCEMENT DIVISION

555 Santa Clara Street, Vallejo, CA 94590 • (707) 648-4469 • Code.Enforcement@cityofvallejo.net

LAST DAY TO SUBMIT

6.6.2025

THIS FORM

CASE #:

CE24-1077 (709)
CE24-2208 (711)

HEARING REQUEST APPLICATION FORM

(ONLY THE PERSON CITED OR NOTICED MAY APPEAL)

PLEASE PRINT OR TYPE	CITATION #	DATE OF NOTICE
<input type="radio"/> VEHICLE CITATION (VMC CHAPTER 7.64)	_____	_____
<input checked="" type="radio"/> PMO NOTICE OF VIOLATION (VMC CHAPTER 7.54)	_____	_____
<input type="radio"/> PMO ADMINISTRATIVE CITATION (VMC CHAPTER 1.15)	_____	_____
<input type="radio"/> PR/VL NOTICE OF VIOLATION (VMC CHAPTER 7.62/7.63)	_____	_____
<input type="radio"/> PR ADMINISTRATIVE CITATION (VMC CHAPTER 1.15)	_____	_____
<input type="radio"/> OTHER: _____	_____	_____

(PMO = Property Maintenance Ordinance = City of Vallejo Municipal Code 7.54)

(PR = Property Registration Ordinance = City of Vallejo Municipal Code 7.62)

(VMC = Vallejo Municipal Code)

BEFORE THE CODE ENFORCEMENT APPEALS BOARD, THE APPEALS OF:

NAME(S): oryom ventures llc.

VIOLATION ADDRESS: 709-711 Admiral Callaghan Ln Vallejo

CONTACT MAILING ADDRESS: hadar@hadarweitzman.com

CONTACT PHONE NUMBER(S) 415-306-3150

- I HAVE SUBMITTED THE REQUIRED FEE.
(\$536.37 NON-REFUNDABLE = NOV APPEAL FEE, DEPOSIT OF CITATION = CITATION APPEAL FEE)
- I HAVE SUBMITTED A FEE WAIVER FORM.

-- FORM CONTINUES ON REVERSE --

TO BE FILLED OUT BY OFFICE STAFF ONLY

- THIS HAS BEEN REVIEWED BY THE ASSIGNED CODE ENFORCEMENT OFFICER
- THIS HAS BEEN REVIEWED BY CLERICAL
- THIS HAS BEEN REVIEWED BY DIVISION MANAGER

PRINT NAME

SIGNATURE

DATE

JAMES O'BERG [Signature] 6/12/2025

Karen Ang [Signature] 6/12/2025

Dong Yoo [Signature] 6/12/25

1) Brief statement explaining your legal interest in the subject property (e.g., owner, tenant, etc.):

Erin Hader Weitzman - the agent Realtor of the owners

2) Brief statement of reason for appeal (together with any material facts to support the appeal):

We fixed everything in Dec 2014, including the graffiti. One day after I started a new graffiti. We deserve I to get a NEW notice. It's not fair to use the old notice for starting citations. The old case should have been closed. The same with the other items like garbage.

- Also I wrote an email to the inspector with medical docs + photos but never received an answer. I then sent reminders but was notified to appeal only. My email (attached) speaks for itself see cont. in visit in no. 3

3) Statement of why protested order or action should be reversed or modified and what you want the outcome to be:

out should cancel both citation #1 + citation #2.

- Also not fair to charge duplicate for the same items

- Also the inspection of May 6 we did fix everything except graffiti so should not be citation 1

- Also the last item is a duplicate of the other items so both citations #1 + #2 the last item should be canceled

4) ALL APPELLANTS MUST SIGN THE FOLLOWING DECLARATION:

I certify and declare under the penalty of perjury under the laws of the State of California that the foregoing is true and correct.

1/6/2025
DATE

Hader Weitzman
PRINT NAME

[Signature]
SIGNATURE

DATE

PRINT NAME

SIGNATURE

(ATTACH ADDITIONAL PAGES IF NEEDED)

-- END OF FORM --



Code Enforcement · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4469

June 13, 2025

ORYOM VENTURES LLC
5 CORONET WAY
KENTFIELD, CA 94904
c/o Hadar Weitzman *and via email as requested*
hadar@hadarweitzman.com

RHN / CE24-1677 & CE24-2208 / 709 & 711 ADMIRAL CALLAGHAN / JAMES O'BRIEN

HEARING NOTICE

Per Section 7.54.080 (A)4 of the Vallejo Municipal Code, this notice shall be sent to the appellant at the address provided on the completed appeal form. Failure of the appellant to receive this notice shall not affect the validity of any proceedings taken under Chapter 7.54 (Property Maintenance Ordinance) of the Vallejo Municipal Code.

Mailed to the address provided on the request for hearing form by the responsible person requesting the hearing pursuant to Section 1.15.190 (A)3 of the Vallejo Municipal Code (VMC). To review the Ordinance on Administrative Citations Chapter 1.15, the Vallejo Municipal Code is available online at the City's website at www.cityofvallejo.net or a copy may be obtained from the Code Enforcement Division office.

CASE NO.: CE24-1677 & CE24-2208
PARCEL NO.: 0069340130 & 0069340150
LOCATION: 709 ADMIRAL CALLAGHAN LN & 711 ADMIRAL CALLAGHAN LN

Notice is hereby given that the Code Enforcement Appeals Board (Board) of the City of Vallejo will conduct a hearing of the appeal of the **SECOND ADMINISTRATIVE CITATION** violations on **THURSDAY, July 24, 2025 at the hour of 6:00 p.m.**, or as soon thereafter as the matter can be heard, in the **Council Chambers** at City Hall, **555 Santa Clara Street, Vallejo, California**, concerning violations of the Vallejo Municipal Code regarding the property/properties at **709 ADMIRAL CALLAGHAN LN & 711 ADMIRAL CALLAGHAN LN**, Vallejo, California. The Zoom webinar in **Council Chambers** may be accessed at <https://ZoomRegular.Cityofvallejo.net> or you may call in by phone by dialing **1 (669) 900-6833**. Enter Meeting Id: **914 0075 0676#**. Press ***9** to digitally "raise your hand" from the phone.

Pursuant to Section 7.54.130 and/or 1.15.150 of the Vallejo Municipal Code, if the violation is found to be a public nuisance and the violation is not substantially abated, then the City may pursue any and all legal and equitable remedies for the recovery of unpaid abatement costs and administrative charges.

If you have any questions, please contact our office immediately at (707) 648-4469 or e-mail code.enforcement@cityofvallejo.net. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dong Yoo", is written over a light blue horizontal line.

Dong Yoo
Code Enforcement Manager

From: [Hadar Weitzman](#)
To: [James O'Brien](#)
Cc: [Dong Yoo](#); [Lorena Burciaga](#); [Angad Gangapuram](#); [Hampton Jackson](#); [Kim Marcelo](#); [Karen Ang](#); ["Hadar Wes Weitzman"](#); [Hadar Weitzman](#); emerpayumo@gmail.com
Subject: RE: Graffiti 709 Admiral Callaghan Ln
Date: Monday, June 23, 2025 10:27:19 PM
Attachments: [WhatsApp Image 2025-06-21 at 10.58.21 AM.jpeg](#)
[WhatsApp Image 2025-06-21 at 10.58.22 AM \(1\).jpeg](#)
[WhatsApp Image 2025-06-21 at 10.58.22 AM \(2\).jpeg](#)
[WhatsApp Image 2025-06-21 at 10.58.22 AM \(3\).jpeg](#)
[WhatsApp Image 2025-06-21 at 10.58.22 AM \(4\).jpeg](#)
[WhatsApp Image 2025-06-21 at 10.58.22 AM \(5\).jpeg](#)
[WhatsApp Image 2025-06-21 at 10.58.22 AM.jpeg](#)

This Message Is From an External Sender

This message came from outside your organization.

Dear Mr. O'Brien,

Thank you for the email indicating the new graffiti after we already painted everything. We immediately took care of it, and I attach photos here for you to show it's all painted again. Emerson did that fix during the weekend, on Saturday 6/21/25. He sent me the photos to show it's done and I attach them for you. Each photo has the time and date I received them. You can also see in one of the photos the receipt of purchasing the 5 gallon paint, which show 6/21/25 as well.

Please see the 7 photos attached.

I hope this solves the matter.

P.s., I am pasting under my signature what Emerson replied to you because he wrote very nicely how he would be happy to cooperate with you and looking forward to work closely with you, and to fix anything that needs to be done. Emerson wrote it while hitting the "reply" button instead of the "reply all" , and therefore I paste it here.

Thank you

Hadar Weitzman

Hadar Weitzman, Esq., Real Estate Agent

Hadar Weitzman Group Inc.

5 Coronet Way

Kentfield CA 94904

USA

Phone: 1-415-747-8995

Cell: 1-415-306-3150

[DRE # 01854694](#), [DRE #01869837](#)

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Hello Hadar and James,

Good morning.

I have received the correspondence in reference to the “new” remaining citation, recently discovered on June, 16th, 2025 by Mr. James O’Brien.

I will be sure to have this satisfied immediately. We will be taking a new approach that will be aggressively reactive as well as proactive in combatting these violators and trespassers. Causing not only a nuisance to the City Of Vallejo as a whole but also to the private properties at matter.

James,

Our Management team has spent so much money, time and resources dealing with our mutual homelessness issues and Private Property Trespassers/Violaters.

Your sympathy and compassion with our management is highly recognized and appreciated. Thank you for taking the time to communicate with us in regards to the issues you see on the said properties.

We look forward to working closely with our Loved City and County in exercising aggressive procedures to ensure that that properties at matter remain clean, appealing and most importantly, Safe for all.

We are working internally to detect, analyze, communicate and respond more efficiently in aggressively combatting these issues.

Again, Thank you for all your help in regards to these challenges.

Note:

Please let us know when you are on the properties in the future. We are aiming to now deploy and implement an “Appointment” system with any and all persons who step foot on grounds.

This will also allow me to meet with you “in-person” so that we may be on the exact same page in reference to any issues you discover on the properties, thus leading to more precise and timely affirmative action.

Your cooperation to the said above request is highly appreciated.

Kindly,

Emerson

Sent from Gmail Mobile

From: James O'Brien <James.O'Brien@cityofvallejo.net>

Sent: Wednesday, June 18, 2025 7:53 AM

To: Hadar Weitzman <hadar@hadarweitzman.com>; Hadar Wes Weitzman <hweitzman2010@gmail.com>

Cc: Dong Yoo <Dong.Yoo@cityofvallejo.net>; Lorena Burciaga <Lorena.Burciaga@cityofvallejo.net>; Angad Gangapuram <Angad.Gangapuram@cityofvallejo.net>; Hampton Jackson <Hampton.Jackson@cityofvallejo.net>; Kim Marcelo <Kim.Marcelo@cityofvallejo.net>; Karen Ang <Karen.Ang@cityofvallejo.net>

Subject: Graffiti 709 Admiral Callaghan Ln

Mr. Weitzman,

I conducted an onsite inspection of your property located at 709 Admiral Callaghan Ln. on 6/17/2025 and observed new graffiti on your property.

I wanted to make you aware of the code violation. Please review attachments.

Thank you,

James O'Brien
Code Enforcement Officer
City of Vallejo | Planning & Development Services
Code Enforcement Division
(707)648-4346 | James.Obrien@cityofvallejo.net



07/10/2025 07:39

FOR SALE
LEASE
650-305-9601

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