



ADMINISTRATIVE APPEALS BOARD STAFF REPORT

DATE: October 27, 2017

SUBJECT: APPEAL OF THE ADMINISTRATIVE DECISION THAT MS. SAMIJA AJANIC IS PERMANENTLY INELIGIBLE TO OPERATE A VACATION RENTAL IN THE CITY OF PALM SPRINGS AND THE ADMINISTRATIVE FINE FOR OPERATING AN UNREGISTERED VACATION RENTAL PROPERTY LOCATED AT 820 S. NUEVA VISTA DRIVE, PALM SPRINGS, CALIFORNIA (Samija Ajanic)

BY: Vacation Rental Compliance Department

SUMMARY

Samija Ajanic has requested an appeal of (1) the permanent ineligibility to operate a Vacation Rental in the City of Palm Springs; and (2) the administrative fine of \$5,000.00 for operating unregistered Vacation Rental property located at 820 S. Nueva Vista Drive, Palm Springs.

RECOMMENDATION:

- 1) Open the Appeal Hearing and accept public testimony.
- 2) a. Adopt Resolution No. _____, A RESOLUTION OF THE ADMINISTRATIVE APPEALS BOARD OF THE CITY OF PALM SPRINGS, CALIFORNIA, **UPHOLDING** THE ADMINISTRATIVE DECISION THAT SAMIJA AJANIC IS PERMANENTLY INELIGIBLE TO OPERATE A VACATION RENTAL IN THE CITY OF PALM SPRINGS, INCLUDING THE PROPERTY LOCATED AT 820 S. NUEVA VISTA DRIVE, PALM SPRINGS, CALIFORNIA.
or
b. Adopt Resolution No. _____, A RESOLUTION OF THE ADMINISTRATIVE APPEALS BOARD OF THE CITY OF PALM SPRINGS, CALIFORNIA, **OVERTURNING** THE ADMINISTRATIVE DECISION THAT SAMIJA AJANIC IS PERMANENTLY INELIGIBLE TO OPERATE A VACATION RENTAL IN THE CITY OF PALM SPRINGS, INCLUDING THE PROPERTY LOCATED AT 820 S. NUEVA VISTA DRIVE, PALM SPRINGS, CALIFORNIA.

ITEM NO. 1.A.

- 3) a. Adopt Resolution No. _____, A RESOLUTION OF THE ADMINISTRATIVE APPEALS BOARD OF THE CITY OF PALM SPRINGS, CALIFORNIA, **UPHOLDING** THE ADMINISTRATIVE FINE OF \$5,000 ISSUED TO SAMIJA AJANIC FOR OPERATING AN UNREGISTERED VACATION RENTAL PROPERTY LOCATED AT 820 S. NUEVA DRIVE, PALM SPRINGS, CALIFORNIA.
- or**
- b. Adopt Resolution No. _____, A RESOLUTION OF THE ADMINISTRATIVE APPEALS BOARD OF THE CITY OF PALM SPRINGS, CALIFORNIA, **OVERTURNING** THE ADMINISTRATIVE FINE OF \$5,000.00 ISSUED TO SAMIJA AJANIC FOR OPERATING AN UNREGISTERED VACATION RENTAL PROPERTY LOCATED AT 820 S. NUEVA VISTA DRIVE, PALM SPRINGS, CALIFORNIA.

STAFF ANALYSIS:

The property located at 820 S. Nueva Vista Drive, Palm Springs, and Ms. Samija Ajanic have never been issued a Vacation Rental Registration Certificate by the City of Palm Springs.

Staff has determined that the owner has advertised and operated as a Vacation Rental. The following Palm Springs Municipal Codes sections are applicable to this matter.

The Palm Springs Municipal Code §5.25.030 Definitions, reads as follows:

"Vacation Rental" means a single-family dwelling, or any portion thereof, utilized for occupancy for dwelling, lodging, or sleeping purposes without the Owner being present for a period of twenty-eight (28) consecutive days or less,..."

Palm Springs Municipal Code §5.25.040(a) reads as follows:

The operation of a Vacation Rental or a Homeshare Interest without a Vacation Rental Registration Certificate is prohibited.

Palm Springs Municipal Code §5.25.090(c) reads as follows in regards to the administrative fines:

(c) Any person who operates a Vacation Rental without a Vacation Registration Certificate, shall be liable to the City for the payment of transient occupancy tax pursuant to the provisions of the Palm Springs Municipal Code Chapter 3.24, including without limitation penalties and interest, payment of an administrative fine in the amount of Five Thousand

Dollars (\$5,000.00), and permanent ineligibility to operate a Vacation Rental in the City...”

Below is a history of Administrative Citations issued to Ms. Samija Ajanic and Hotline related activity regarding the property at 820 S. Nueva Vista Drive, Palm Springs. In summary, Ms. Ajanic was issued an Administrative Citation under the previous Ordinance No. 1848 for Failure to Register (\$250), and she continued to operate resulting in another violation and Administrative Citation under current Ordinance No. 1918 for Operating without a Vacation Rental Registration Certificate (\$5000; permanent ineligibility to operate).

A.*Failure to Register Administrative Citation No. A1805 – April 15, 2017 (Prior Citation)
Advertisement #17685996 of the property located at 820 S. Nueva Vista Drive, Palm Springs was found on Airbnb.com website as “3 Bedroom Home Pool & Jacuzzi (Coachella/Stagecoach)”; based on this, an administrative citation number A1805 for a first violation in the amount of \$250.00 was issued to Samija Ajanic; this citation was paid on May 4, 2017. Also, we have noted that there were two (2) calls to the Vacation Rental Hotline concerning disturbances at the property that the City responded to over Coachella weekend on April 14 and 15, 2017.

*Note that this prior citation was issued under then-current Ordinance 1848 Chapter 5.25.040, Registration Certificate Required. Citation amounts thereunder were in accordance with Chapter 1.06 of the PSMC, and specifically, the fine for a first violation was \$250.00, and subsequent violations were \$500.00; no warnings were given pursuant to Vacation Rental Administrative Regulations dated 08/2014. Under this previous Ordinance, an owner receiving an Administrative Citation of this kind could apply for a Vacation Rental Registration Certificate. Ordinance 1848 was Revised and Restated as Ordinance No. 1918 effective on April 16, 2017.

B.Operating A Vacation Rental Without A Vacation Rental Registration Certificate Administrative Citation No. B0004 - June 7, 2017

Advertisement of the property located at 820 S. Nueva Vista Drive, Palm Springs was found on Airbnb.com website as “3 Bedroom Home Pool & Jacuzzi” under advertisement number 17685996. Property advertisement webpage contained guest stay reviews dated as of March, April and May 2017 (advertising pages 4 and 5 of 7). Property advertisement states: “2 nights minimum stay” (advertising page 3 of 7). (See attachment page number 32-38)

Based on the advertisement information an Administrative Citation No. B0004 in the amount of \$5,000.00 was issued to Ms. Samija Ajanic, the person on title, for Operating a Vacation Rental Without a Vacation Rental Registration Certificate. A Corrective Action Plan was included to stay the penalty of her permanent ineligibility to operate a Vacation Rental in the City of Palm Springs. Administrative Citation was mailed via

Certified Mail and via OnTrac delivery service to the mailing address located on the title report, and receipt was confirmed by the Vacation Rental Compliance Department.

It must be noted that the Vacation Rental Compliance Department thereafter determined that Ms. Ajanic had received a prior Administrative Citation for the same violation. Therefore, Administrative Citation No. B0004 was rescinded and Administrative Citation P0006 was issued on June 13, 2017 that accurately did not include a Corrective Action Plan. Thereafter, Administrative Citation No. P0006 was rescinded because it had not been signed by the Vacation Rental Compliance Department and Administrative Citation P0007 was issued on August 3, 2017 to correct this.

All Administrative Citations were mailed via Certified Mail to the mailing address located on the title report, and receipt was confirmed by the Vacation Rental Compliance Department.

It must further be noted that when the Vacation Rental Compliance Department issued Administrative Citation P0006 on June 13, 2017, Ms. Ajanic was continuing to advertise on airbnb (advertisement #17685996). Enforcement Official, Ms. Suzanne Severin, called Ms. Samija Ajanic on June 15, 2017 to advise of her of this and of the replacement citation mailed that did not include a Corrective Action Plan.

C. Calls to the Vacation Rental Hotline.

The Vacation Rental Compliance Department notes that on four (4) separate occasions the Hotline was called by neighbors regarding disturbances/nuisances at the unregistered property, and City resources responded to address the situation. Dates are: 4/14/17, 4/15/17, 5/20/17, and 5/27/17. In at least two (2) of these situations, responders confirmed renters were at the property. (See attachment page number 54-60)

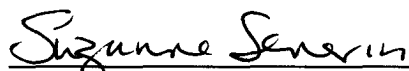
Vacation Rental Registration Certificate Application Received by Ms. Samija Ajanic – April 19, 2017

The Vacation Rental Compliance Department received an application from Ms. Ajanic on April 19, 2017 for a Vacation Rental Registration Certificate. The application that Ms. Ajanic signed specifically states that the Effective Date “*will be a minimum of forty-five days from the date of application submission. No advertising or renting can occur prior to the forty-five days*”. The Vacation Rental Compliance Department had not completed the processing and approval of Ms. Ajanic’s application by June 7, 2017 when the citation B0004, Operating Without a Vacation Rental Registration Certificate, was issued. (See attachment page number 61)

At that time, the application was put on hold pending resolution of this matter.



Boris Stark
Vacation Rental Compliance Official



Suzanne Severin
Vacation Rental Compliance Official

Attachments:

- Resolution no. _____ Upholding the Decision-Permanent Ineligibility - Pg 6
- Resolution no. _____ Overturning the Decision-Permanent Ineligibility - Pg 8
- Resolution no. _____ Upholding the Decision-\$5000.00 - Pg 10
- Resolution no. _____ Overturning the Decision-\$5000.00 - Pg 12
- Administrative Hearing Notice - Pg 14
- Administrative Citation Appeal Form - Pg 15 - 21
- Administrative Citation A1805 4/15/17 (Prior) and Citation Letter, Payment Confirmation - Pg 22 - 26
- Administrative Citation B0004 6/7/17 (rescinded and reissued as P0006) - Pg 27 - 31
- Copy of Airbnb.com Advertisement 6/7/17 - Pg 32 - 38
- Administrative Citation P0006 6/13/17 (rescinded and reissued as P0007) - Pg 39 - 43
- Copy of Airbnb.com Advertisement 6/13/17 - Pg 44 - 50
- Administrative Citation P0007 8/3/17 - Pg 51 - 53
- Hotline documentation - Pg 54 - 60
- Application dated 4/19/17 - Pg 61 - 63
- Copy of the title report - Pg 64

RESOLUTION NO. ____

A RESOLUTION OF THE ADMINISTRATIVE APPEALS BOARD OF THE CITY OF PALM SPRINGS, CALIFORNIA, UPHOLDING THE ADMINISTRATIVE DECISION THAT MS. SAMIJA AJANIC IS PERMANENTLY INELIGIBLE TO OPERATE A VACATION RENTAL IN THE CITY OF PALM SPRINGS, INCLUDING THE PROPERTY LOCATED AT 820 S. NUEVA VISTA DRIVE, PALM SPRINGS, CALIFORNIA

WHEREAS, Samija Ajanic, did not obtain a Short Term Vacation Rental Certificate for the property located at 820 S. Nueva Vista Drive, Palm Springs pursuant to Palm Springs Municipal Code Chapter 5.25; and

WHEREAS, the City investigated in detail and located the property with the address of 820 S. Nueva Vista Drive, Palm Springs advertising as a Vacation Rental for less than 28 nights, and

WHEREAS, Administrative Citation No. B0004 Operating a Vacation Rental without a Vacation Registration Certificate, was issued on June 7, 2017, to Samija Ajanic for the property located at 820 S. Nueva Vista Drive, Palm Springs; and was voided and reissued as Administrative Citation No. P0006 on June 13, 2017, and was voided and reissued as Administrative Citation No. P0007 on August 3, 2017.

WHEREAS, Samija Ajanic for the property located at 820 S. Nueva Vista Drive, Palm Springs, filed an administrative appeal of the Administrative Citation No. B0004/P0006 Operating a Vacation Rental without a Vacation Registration Certificate in the amount of \$5,000.00 for the property located at 820 S. Nueva Vista Drive, Palm Springs with the City Clerk and paid the appeal fee; and

WHEREAS, the Administrative Appeals Board opened and conducted a duly noticed Administrative Appeal Hearing on October 27, 2017; and

WHEREAS, the Administrative Appeals Board has carefully reviewed and considered all the evidence presented in connection with said appeal on October 27, 2017.

THE ADMINISTRATIVE APPEALS BOARD HEREBY FINDS, after due consideration given to the relevancy, weight and credibility of testimony and evidence, and based upon a preponderance of the evidence in accordance with the Board's procedures, as follows:

SECTION 1. That the foregoing Recitals are true and correct and are incorporated herein by this reference.

SECTION 2. The appellant failed to present adequate evidence to overturn the administrative decision for the permanent ineligibility to operate a Vacation Rental in the City of Palm Springs, including the property located at 820 S. Nueva Vista Drive, Palm Springs.

SECTION 3. The Administrative Appeals Board upholds the administrative decision for Samija Ajanic's permanent ineligibility to operate a Vacation Rental in the City of Palm Springs, including the property located at 820 S. Nueva Vista Drive, Palm Springs.

SECTION 4. The Administrative Appeals Board directs the City Clerk to deliver a copy of this Resolution to each party and to file a disposition report with the Palm Springs City Council.

PASSED, APPROVED, AND ADOPTED BY THE PALM SPRINGS ADMINISTRATIVE APPEALS BOARD THIS 27th DAY OF OCTOBER, 2017.

JAMES REED
Chair

ATTEST:

KATHLEEN D. HART, MMC
Interim City Clerk

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF PALM SPRINGS)

I, KATHLEEN D. HART, Interim City Clerk of the City of Palm Springs, do hereby certify that Resolution No. ____ is a full, true and correct copy, and was duly adopted at a meeting of the Administrative Appeals Board of the City of Palm Springs on the 27th day of October 2017, by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:
- RECUSE:

KATHLEEN D. HART, MMC
Interim City Clerk

RESOLUTION NO. ____

A RESOLUTION OF THE ADMINISTRATIVE APPEALS BOARD OF THE CITY OF PALM SPRINGS, CALIFORNIA, OVERTURNING THE ADMINISTRATIVE DECISION THAT MS. SAMIJA AJANIC IS PERMANENTLY INELIGIBLE TO OPERATE A VACATION RENTAL IN THE CITY OF PALM SPRINGS, INCLUDING THE PROPERTY LOCATED AT 820 S. NUEVA VISTA DRIVE, PALM SPRINGS, CALIFORNIA

WHEREAS, Samija Ajanic, did not obtain a Short Term Vacation Rental Certificate for the property located at 820 S. Nueva Vista Drive, Palm Springs pursuant to Palm Springs Municipal Code Chapter 5.25; and

WHEREAS, the City investigated in detail and located the property with the address of 820 S. Nueva Vista Drive, Palm Springs advertising as a Vacation Rental for less than 28 nights, and

WHEREAS, Administrative Citation No. B0004 Operating a Vacation Rental without a Vacation Registration Certificate, was issued on June 7, 2017, to Samija Ajanic for the property located at 820 S. Nueva Vista Drive, Palm Springs; and was voided and reissued as Administrative Citation No. P0006 on June 13, 2017, and was voided and reissued as Administrative Citation No. P0007 on August 3, 2017.

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SECTION 1. That the foregoing Recitals are true and correct and are incorporated herein by this reference.

SECTION 2. The appellant presented adequate evidence to overturn the administrative decision for the permanent ineligibility to operate a Vacation Rental in the City of Palm Springs, including the property located at 820 S. Nueva Vista Drive, Palm Springs.

SECTION 3. The Administrative Appeals Board overturns the administrative decision for Samija Ajanic's permanent ineligibility to operate a Vacation Rental in the City of Palm Springs, including the property located at 820 S. Nueva Vista Drive, Palm Springs.

SECTION 4. The Administrative Appeals Board directs the City Clerk to deliver a copy of this Resolution to each party and to file a disposition report with the Palm Springs City Council.

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SECTION 1. That the foregoing Recitals are true and correct and are incorporated herein by this reference.

SECTION 2. The appellant failed to present adequate evidence to overturn the administrative fine of \$5000.00 for operating a Vacation Rental located at 820 S. Nueva Vista Drive, Palm Springs.

SECTION 3. The Administrative Appeals Board upholds the administrative fine of \$5,000.00 to Samija Ajanic for operating an unregistered Vacation Rental at 820 S. Nueva Vista Drive, Palm Springs.

SECTION 4. The Administrative Appeals Board directs the City Clerk to deliver a copy of this Resolution to each party and to file a disposition report with the Palm Springs City Council.

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RESOLUTION NO. ____

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SECTION 3. The Administrative Appeals Board overturns the administrative fine of \$5,000.00 to Samija Ajanic for operating an unregistered Vacation Rental located at 820 S. Nueva Vista Drive, Palm Springs.

SECTION 4. The Administrative Appeals Board directs the City Clerk to deliver a copy of this Resolution to each party and to file a disposition report with the Palm Springs City Council.

PASSED, APPROVED, AND ADOPTED BY THE PALM SPRINGS ADMINISTRATIVE APPEALS BOARD THIS 27th DAY OF OCTOBER, 2017.

JAMES REED
Chair

ATTEST:

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Interim City Clerk

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- AYES:
- NOES:
- ABSENT:
- ABSTAIN:
- RECUSE:

KATHLEEN D. HART, MMC
Interim City Clerk

**NOTICE OF ADMINISTRATIVE HEARING
CITY OF PALM SPRINGS, CALIFORNIA**



**BEFORE THE
ADMINISTRATIVE APPEALS BOARD**

TO: Samija Ajanic
820 S. Nueva Vista
Palm Springs, CA 92262

DATE: October 16, 2017

Samija.Ajanic@yahoo.com

NOTICE IS HEREBY GIVEN, pursuant to Palm Springs Municipal Code §2.50.080(d), of the Appeal Hearing before the Administrative Appeals Board, on the decision of the Department of Vacation Rental Compliance, *Violation of the Palm Springs Municipal Code 5.25*, with respect to vacation rental operations located at 820 S. Nueva Vista.


Hearing Date: Friday, October 27, 2017
Hearing Time: 8:30 a.m.
Location: Palm Springs Council Chambers
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

AFFIDAVIT OF MAILING

State of California)
County of Riverside) ss.
City of Palm Springs)

I, KATHLEEN D. HART, Interim City Clerk, of the City of Palm Springs, California, do hereby certify that the Notice of Hearing before the Administrative Appeals Board was mailed to the parties at the address above, on or before Tuesday, October 17, 2017, in a sealed envelope, with postage prepaid, and depositing same in the U.S. Mail at Palm Springs, California.

I declare under penalty of perjury that the foregoing is true and correct.



Kathleen D. Hart, MMC
Interim City Clerk



RECEIVED
CITY OF PALM SPRINGS
2017 JUN 26 PM 2:18
OFFICE OF THE CITY CLERK

City of Palm Springs
Department of Vacation Rental Compliance
3200 E. Tahquitz Canyon Way
P. O. BOX 2743, Palm Springs, CA 92263

WRITTEN NOTICE OF APPEAL FORM
For VACATION RENTAL CERTIFICATE SUSPENSION, REVOCATION or DENIAL

If you have received a Suspension, Revocation or Denial Notice of a Vacation Rental Registration Certificate from the City of Palm Springs Vacation Rental Compliance Department, please use this form to request an appeal. You must include payment of the appeal fee with this form.

Appellant Name: SAMIJA ATANIC
Mailing Address: 820 S. NUEVA VISTA P.S.
City, State, Zip: PALM SPRINGS CALIF. 92264
Contact Telephone: 760 408-0221 Fax: 760 329-1136
Email: SAMIJA.ATANIC@YAHOO.COM

I request an appeal of the Administrative Citation:

Citation Number: A1805
P0006 OR P0004
Vacation Rental Property Address, if applicable: SAME AS ABOVE

Date of Citation: 6/7/17 & 6/13/17

PLEASE COMPLETE THE FOLLOWING: (You may use as many additional sheets as necessary. Please be detailed; you may also present facts and evidence at the time of the appeal).

1) State the specific action being appealed. ADMINISTRATIVE FINE INCREASE OF TEN TIME GREATER THAN STATED ON FIRST CITATION. PLEASE SEE ATTACHED FIRST CITATION.

2) Specify the grounds for the appeal. SEE ATTACHED

3) Specify the relief you are seeking. AT THIS TIME I AM SEEKING TO PAY ADMINISTRATIVE FINES OF \$500.02 AS STATED ON FIRST CITATION. REGARDING CITATION P0006 LACK OF ISSUING ENFORCEMENT OFFICER SIGNATURE OF ENDORSEMENT MAKING VIOLATION INVALID.

This completed form must be sent to:

City of Palm Springs
Office of the City Clerk
3200 E. Tahquitz Canyon Way, P. O. Box 2743, Palm Springs, CA 92263

ITEM (2) OF APPEAL FORM

THE PROPERTY HAS BEEN REMOVED
FROM ADVERTISING AND RENTAL SERVICE.

PERMIT HAS BEEN SUBMITTED FOR

APPROVAL 4/20/17. SECOND CITATION SCHEDULE

NOTES ADMINISTRATIVE FINE OF \$500.00.

REFER TO CITATION B0004 SENT IN ERROR,

ISSUE DATE 6/7/17. REFER TO CITATION FOLLOWED

BY CORRECTIVE LETTER REGARDING CITATION

B0004 ISSUED IN ERROR. NOTE CITATION

P0006 IS INVALID LACKING ENFORCEMENT

OFFICER SIGNATURE OF ISSUE. GROUNDS

OF DISMISSAL TO CITATION.

SAMIJA ATANIC

* Samija Donic

Business Owner Property Owner
 Tenant Other

Cite A 1805

NAME (First, Middle, Last): SAMIJA AJANIC DL or ID

ADDRESS CITY STATE ZIP
820 S. NORT VISTA PS. CA

You are being issued an Administrative Citation for the following Code provision(s).

Count PSMC Description 92264
1. 5.25.040 Failure to Register
2. _____
3. _____

COMPLIANCE ORDER

- You are ordered to correct or otherwise remedy this/these violation by TRAC 9.4
- You are further ordered to pay an Administrative Fine as prescribed in the schedule below for each count listed above. Payment must be paid in full by the compliance date to avoid additional penalties. The total CITATION PENALTY due is \$ 250.

ADMINISTRATIVE FINE SCHEDULE

- First Citation in a 12-Month Period \$250.00 per count
Failure to correct the violation and pay the Administrative Fine within 10-days will result in an additional \$250.00 penalty.
- Second Citation in a 12-Month Period \$500.00 per count
SECOND ATTEMPT TO OBTAIN COMPLIANCE. Failure to correct the violation and pay ALL Administrative Fines within 10-days will result in an additional \$500.00 penalty.
- _____ Citation in a _____ Month Period \$500.00 per count
FINAL ATTEMPT TO OBTAIN COMPLIANCE - FAILURE TO COMPLY MAY RESULT IN PUBLIC NUISANCE PROCEEDINGS AND OTHER ENFORCEMENT ACTIONS - ALL COSTS ASSOCIATED WITH PUBLIC NUISANCE PROCEEDINGS MAY BE LIENED AGAINST THE SUBJECT PROPERTY IF NOT PAID BY THE RESPONSIBLE PARTY.

Cindy Gosselin
Name and Dept. of Issuing Enforcement Officer
[Signature]
Signature

4/15/17
Date of Issuance
Type of Service
 Personal
 Mail

SEE REVERSE SIDE FOR PAYMENT AND OTHER INFORMATION

WHITE: Property Owner/Resident • YELLOW: Processing • PINK: File

SAMIJA AJANIC

15-49 70322
1220

DATE 4-20-17

PAY TO THE ORDER OF CITY OF PALM SPRINGS \$ 250.00

Two Hundred Fifty and 00/100 DOLLARS

[Bank Logo]

FOR A 1805

SAMIJA AJANIC

B or B 0006



CITY OF PALM SPRINGS
Vacation Rental Enforcement
Administrative Citation

DATE 6-13-17 DAY OF WEEK TUESDAY TIME 11:15 AM PM

LOCATION OF VIOLATION 820 S. NUEVA VISTA PALM SPRINGS CA 92264

Agent
 Property Owner
 Other

NAME (First, Middle, Last): SAWIJA AJANIC CL# ID

ADDRESS P O BOX 530204 No. CITY STATE ZIP PALMSPRINGS CA 92258

You are being issued an Administrative Citation for the following Code provision(s).

- | Count | PSMC | Description |
|-------|--------------|-----------------------------------|
| 1. | 5.25.040 (a) | OPERATING A VACATION |
| 2. | 5.25.090 (c) | RENTAL WITHOUT A |
| 3. | | VACATION REGISTRATION CERTIFICATE |

COMPLIANCE ORDER
 You are ordered to correct or otherwise remedy this/these violations by: 15 CALENDAR DAYS FROM CITATION MAILING DATE.
 You are further ordered to pay an Administrative Fine as prescribed in the schedule below for each count listed above. Payment must be paid in full by the compliance date to avoid additional penalties. The total CITATION PENALTY due is \$ 5,000.⁰⁰

ADMINISTRATIVE FINE SCHEDULE
 First violation - Operating without a Vacation Registration Certificate: \$5000.00 and permanent ineligibility to operate
 Second violation - Operating without a Vacation Registration Certificate: \$10,000.00
 First violation - Advertising without posting TOT/City ID number; operating without a contract; failure to provide contract summary; failure to pay TOT timely: \$2500.00 and 6 month suspension
 Second violation - Advertising without posting TOT/City number; operating without a contract; failure to provide contract summary; failure to pay TOT timely: \$5,000.00 and revocation
Other/Description: _____

Name and Dept. of Issuing Enforcement Officer

6-13-17
Date of Issuance

Signature

Type of Service
 Personal
 Mail



City of Palm Springs

3200 E. Tahquitz Canyon Way • Palm Springs, California 92262
Tel: (760) 323-8257/(760) 322-8372/8370 • Fax: (760) 322-8317
Web: www.palmspringsca.gov OR www.psvacationrentalcompliance.com

Department of Vacation Rental Compliance

June 14, 2017

SENT CERTIFIED MAIL

Samija Ajanic
PO Box 580204
N. Palm Springs, CA 92258-0294

Subject: URGENT - Correction Regarding Property Address: 820 S. Nueva Vista Drive, Palm Springs, CA 92264


Dear Ms. Ajanic:

Please be advised that our letter dated June 7, 2017 was issued in error. Since the Property Address above received a prior citation for Failure to Register from the City of Palm Springs (reference A1805 dated 4/15/17), we are rescinding our letter dated June 7, 2017 and Citation #B0004.

Enclosed please find Citation #P0006 dated June 13, 2017 and the corrected letter regarding your recent violation. You must comply with the corrected letter and citation attached.

Feel free to contact the undersigned at 760-322-8372 or 760-322-8370 with any questions.

Sincerely,


Suzanne Severin

Vacation Rental Compliance Official


Boris Stark

Vacation Rental Compliance Official

CORRECTIVE ACTION PLAN

- Register the property at 820 S. NEVA VISTA as a Vacation Rental with the City of Palm Springs and post required information on all advertising.
- Deliver the statement below to the Vacation Rental Compliance Department no more than fifteen (15) calendar days of the mailing date of the administrative citation. You may submit this statement *via* email at _____, *via* fax at 760-322-8317 or *via* USPS mail. It is the sender's responsibility to ensure the timely receipt by the Vacation Rental Compliance Department.

I UNDERSTAND AND AGREE THAT I MUST IMMEDIATELY CEASE OPERATING AND ADVERTISING THE PROPERTY ADDRESS LISTED ABOVE AS A VACATION RENTAL (RENTAL FOR TWENTY-EIGHT [28] CONSECUTIVE DAYS OR LESS).

*S.A
INITIALS

I MAY NOT ADVERTISE OR OPERATE OR ALLOW THE ADVERTISING OR OPERATION OF THE PROPERTY AS A VACATION RENTAL UNTIL I HAVE BEEN ISSUED A VACATION RENTAL VACATION REGISTRATION CERTIFICATE BY THE CITY OF PALM SPRINGS.

*S.A
INITIALS

I ACKNOWLEDGE THE FINES AND PENALTIES STATED IN THE LETTER TO WHICH THIS CORRECTIVE ACTION PLAN IS ATTACHED, AND IN THE PALM SPRINGS MUNICIPAL CODE FOR SUCH VIOLATIONS.

_____ 
INITIALS

I UNDERSTAND THAT IF I VIOLATE ANY TERM OF THIS CORRECTIVE ACTION PLAN, I WILL BECOME PERMANENTLY INELIGIBLE TO USE OR OPERATE THE PROPERTY LISTED ABOVE AS A VACATION RENTAL.

*S.A
INITIALS

Signature: Samija Athanic

Printed Name: SAMIJA ATHANIC Date: 6-20-17

Please send this Page three (3) to:

**City of Palm Springs
Department of Vacation Rental Compliance
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262**

ADMINISTRATIVE CITATION- \$250.00



City of Palm Springs Vacation Rental Enforcement

3200 E. Tahquitz Canyon Way, PO BOX 2743, Palm Springs, CA 92263

Date of Issuance: April 15, 2017

Samija Ajanic
820 S. Nueva Vista
Palm Springs, CA 92264

You are hereby notified that a Municipal Code violation of Section 5.25.040 (a,b) has been determined to exist on the property described below. You are specifically responsible to insure that this violation is corrected in compliance with this notice and to pay the \$250.00 Administrative Fine as required by the attached Administrative Citation #A1805. Further violations may result in the issuance of Administrative Citations with fines of \$500.00 per violation.

I. The violations exist on the following property:

Street Address: 820 S. Nueva Vista

II. A description of the conditions/violations that were found with your property are listed below:

The City of Palm Springs' Municipal Code Section 5.25.040 states that no Owner of a Vacation Rental shall rent that unit short term without a valid Vacation Rental Registration Certificate and the current Registration Certificate number needs to be displayed on all advertising related to the Vacation Rental. Your advertisement on Air bnb #17685996 indicates you are renting 820 S. Nueva Vista as a short term rental. We have printed out a copy of this advertisement on April 5, 2017 for our records.

These conditions must be corrected upon receipt of notice in the following manner:

- Register the property at 820 S. Nueva Vista as a Short Term Vacation Rental with the City of Palm Springs and post required information on all advertising.
- PLEASE SEE BACK OF CITATION OR VISIT CITY WEBSITE FOR PAYMENT AND APPEAL INFORMATION.

III. The codes that pertain to the violations listed in Section I are:

5.25.040 Registration Certificate Required.

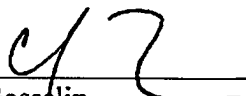
(a) No Owner of a Vacation Rental shall rent that unit for a period of twenty-eight consecutive days or less without a valid Vacation Rental Registration Certificate for a Vacation Rental pursuant to this Chapter for that unit.

(b) The current Registration Certificate number issued by the City shall be displayed in a clear and legible manner on all advertising related to each Vacation Rental, including without limitation, web based advertising, print media, and television. (Ord. 1848 § 2, 2014; Ord. 1748 § 1, 2008)

As the owner of the property at issue or as the individual or entity responsible for the violation, you are individually responsible for correcting the violation.

To pay and appeal this citation, please refer to the back of the ticket. If you have any questions you can reach Amanda McWilliams at (760) 323-8257 Monday – Thursday 8am-6pm.

Thank you in advance for your compliance



Cindy Gosselin
Vacation Rental Enforcement

**CITY OF PALM SPRINGS
ADMINISTRATIVE CITATION**

IMPORTANT INFORMATION PLEASE READ CAREFULLY

You have been issued an Administrative Citation for the violation(s) as indicated on the reverse. **ADDITIONAL VIOLATIONS MAY RESULT IN THE CRIMINAL PROSECUTION AND/OR ADDITIONAL ADMINISTRATIVE FINES.**

Failure to Answer or Pay Penalty for Violation(s)

Palm Springs Municipal Code provides for the issuance of administrative citations for Municipal Code Violations. Fines are cumulative and citations may be issued each day the violation exists. Each and every day a violation exists constitutes a separate and distinct offense and shall be subject to citation.

Failure to pay the penalty or contest the citation within fifteen (15) calendar days may result in additional administrative fines and the recordation of a special lien against your property. In addition, notification may be made to the State of California Franchise Tax Board.

Information regarding the specific Citation and Compliance

For further information regarding the compliance order, or the specific citation please contact the Enforcement Officer designated on the reverse. You may also contact the Enforcement Officer to request an extension of the compliance date.

How to pay the Fine

The amount of fine is indicated on the front on the Administrative Citation. By the compliance date, the fine must be paid in the form of a cashiers check, personal check, or money order payable to the City of Palm Springs. Payment of the fine does not excuse or discharge any responsibility and legal consequences for continuation or repeated occurrences of the violation(s). Write the citation number on the check or money order and mail to:

City of Palm Springs Administrative Citation Program
P.O.Box 7275
Newport Beach, CA 92658-7275

Payment can be made in cash or by credit/debit card on-line at www.CitationProcessingCenter.com or by calling 1-800-969-6158.

To Appeal this Citation

A responsible Party receiving an administrative citation may appeal such citation within fifteen (15) calendar days from the date the citation is deemed served. A standard Appeal Form is available from the City Clerk's Department or on the City's website at www.palmspringsca.gov

An appeal must be filed in writing and must specify the appellant's full name, mailing address, citation number, and must specify the basis for the appeal in detail.

The full CITATION PENALTY AMOUNT shall be submitted at the time you file your appeal. Failure to pay the total amount of the fine shall render the appeal incomplete. Mail your appeal and appropriate fine and fee to:

City of Palm Springs Administrative Citation Program
P.O. Box 7275
Newport Beach, CA 92658-7275

Additional Enforcement Officer Notes:

CITATION PROCESSING CENTER

[Search Citation](#) > Found Citation Number

- [Pay All by Credit/Debit Card](#)
- [Receipt](#)
- [Frequently Asked Questions](#)
- [New Search](#)

Citation Information		Date	Time
Citation	A1805	04/15/17	11:00 AM
Amount Owning this Citation	\$0.00		
Issuing Agency	Palm Springs Code Enforcement		
Status	05/04/17: Paid In Full		
Number	1 of 1		

Found Citations:

A1805 ▼ [Submit](#)

Vehicle Information

Violation Information		
Code	Description	Amount
5.25.040	REGISTRATION CERTIFICATE REQUIRED	\$0.00
Total:		\$0.00

[Home](#)

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To view our privacy policy, please [click here](#)

ADMINISTRATIVE CITATION- \$5,000.00



City of Palm Springs

Department of Vacation Rental Compliance

3200 E. Tahquitz Canyon Way, PO BOX 2743, Palm Springs, CA 92263

Facsimile: 760-322-8317

Date of Issuance: June 7, 2017

Property Address: 820 S. Nueva Vista Drive

Ajanci Samija
PO Box 580204
N. Palm Springs, CA 92258-0204

**Subject: Violation of the Palm Springs Municipal Code 5.25.090(c)
Operating a Vacation Rental without a Vacation Registration Certificate**

You are hereby notified that a violation of Palm Springs Municipal Code Section 5.25.090(c) has been determined to exist with respect to your ownership and use of the property referenced above. Accordingly, you are receiving this Administrative Citation # B-0004. Pursuant to Section 5.25.090(c), you are now **permanently ineligible to operate a Vacation Rental** in the City of Palm Springs. In addition, you are ordered to pay an **administrative fine** in the amount of **five thousand dollars (\$5,000.00)**. Further, you must cease operating and advertising as a Vacation Rental **immediately**.

While you must pay the fine in full, the City will **stay the penalty of your permanent ineligibility** to operate a Vacation Rental in the City of Palm Springs **provided you take the following actions**: *(i)* sign and deliver page three (3) of this letter, your "Corrective Action Plan," to the Vacation Rental Compliance Department no more than fifteen (15) calendar days from the mailing date of this letter; *(ii)* submit a completed application for a Vacation Rental Registration Certificate for the above-referenced property to the Vacation Rental Compliance Department within fifteen (15) calendar days from the mailing date of this letter; *(iii)* secure a Vacation Rental Registration Certificate for the above-referenced property from the Vacation Rental Compliance Department no more than sixty (60) days from the mailing date of this letter; and *(iv)* maintain the Vacation Rental Registration Certificate for the above-referenced property in good standing throughout its annual term. Failure to timely complete any of these actions will result in the City's imposition of the stayed punishment, you will be permanent ineligibility to operate a Vacation Rental in the City of Palm Springs.

Pursuant to Section 5.25.090(c), each future violation arising from your continued operation as an unpermitted Vacation Rental will result in an administrative fine in the amount of not less than ten thousand dollars (\$10,000.00), and may result in the City of Palm Springs' pursuit of civil and/or criminal remedies against you.

Section 5.25.090(c) further specifies that you are liable to the City of Palm Springs for the payment of Transient Occupancy Tax (TOT) pursuant to Palm Springs Municipal Code Chapter 3.24, including without limitation, penalties and interest. The City of Palm Springs will be sending you correspondence with respect to this obligation in the next thirty

(30) days, and your full obligation to pay TOT must be met within thirty (30) days of your receipt of that correspondence.

As the owner of the property at issue or as the individual or entity responsible for the violation, you are individually responsible for correcting the violation.

YOU HAVE THE RIGHT TO APPEAL THIS CITATION

Payment of this administrative fine must be made within fifteen (15) days of the mailing date of this letter. Should you file an appeal, the appeal and hearing provisions of Palm Springs Municipal Code, Chapter 2.50 will apply. If you choose to appeal this citation, payment of the administrative fine is suspended pending a final decision by the Administrative Appeals Board. However, you must pay the current appeal fee and submit the request for appeal form no later than fifteen (15) days of the mailing date of this letter. The appeal fee is non-refundable. Please see the City website at www.psvacationrentalcompliance.com for instructions. Note: Your administrative fine must be paid to the City's Citation Processing Center in Newport Beach; and your appeal form and appeal fee must be sent to the Palm Springs Office of the City Clerk.

The application for a Vacation Rental Registration Certificate can be found on the City website. Additional information concerning this violation is reflected below. If you have any questions, you can reach the Vacation Rental Compliance Department office at (760) 323-8257 Monday through Thursday 8am-6pm.

Thank you for your prompt attention to this matter.

Sincerely,



Amanda McWilliams
Senior Account Technician
Department of Vacation Rental Compliance

Description of the violations in this matter:

By way of background, Palm Springs Municipal Code Section 5.25.040(a) prohibits the operation of a Vacation Rental in the City of Palm Springs without a Vacation Rental Registration Certificate.

Section 5.25.090(c) provides the fines and penalties for operation of a Vacation Rental in the City of Palm Springs without a Vacation Rental Registration Certificate.

We are aware that the property address above was advertised on AIR BNB listing #17685996. We have printed a copy of the advertisement on June 7, 2017 for our records. The City of Palm Springs has not issued a valid Vacation Rental Registration Certificate for this property.

CORRECTIVE ACTION PLAN

- Register the property at _____ as a Vacation Rental with the City of Palm Springs and post required information on all advertising.
- Deliver the statement below to the Vacation Rental Compliance Department no more than fifteen (15) calendar days of the mailing date of the administrative citation. You may submit this statement *via* email at _____, *via* fax at 760-322-8317 or *via* USPS mail. It is the sender's responsibility to ensure the timely receipt by the Vacation Rental Compliance Department.

I UNDERSTAND AND AGREE THAT I MUST IMMEDIATELY CEASE OPERATING AND ADVERTISING THE PROPERTY ADDRESS LISTED ABOVE AS A VACATION RENTAL (RENTAL FOR TWENTY-EIGHT [28] CONSECUTIVE DAYS OR LESS).

INITIALS

I MAY NOT ADVERTISE OR OPERATE OR ALLOW THE ADVERTISING OR OPERATION OF THE PROPERTY AS A VACATION RENTAL UNTIL I HAVE BEEN ISSUED A VACATION RENTAL VACATION REGISTRATION CERTIFICATE BY THE CITY OF PALM SPRINGS.

INITIALS

I ACKNOWLEDGE THE FINES AND PENALTIES STATED IN THE LETTER TO WHICH THIS CORRECTIVE ACTION PLAN IS ATTACHED, AND IN THE PALM SPRINGS MUNICIPAL CODE FOR SUCH VIOLATIONS.

INITIALS

I UNDERSTAND THAT IF I VIOLATE ANY TERM OF THIS CORRECTIVE ACTION PLAN, I WILL BECOME PERMANENTLY INELIGIBLE TO USE OR OPERATE THE PROPERTY LISTED ABOVE AS A VACATION RENTAL.

INITIALS

Signature: _____

Printed Name: _____

Date: _____

Please send this Page three (3) to:

**City of Palm Springs
Department of Vacation Rental Compliance
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262**



CITY OF PALM SPRINGS
Vacation Rental Enforcement
Administrative Citation

DATE: 6/7/17 DAY OF WEEK: Wednesday TIME: 10:00 AM

LOCATION OF VIOLATION: 820 S. NUEVA VISTA

Agent
 Property Owner
 Other

NAME (First, Middle, Last): AJANIC SAMIJA CLRID

ADDRESS: 820 S. NUEVA VISTA DR. PS CITY: STATE: ZIP:

You are being issued an Administrative Citation for the following Code provision(s): CA 92264

Count	PSMC	Description
1.	5.25.040 (a)	Operating A VACATION RENTAL
2.	5.25.090 (C)	without A VALATION
3.		REGISTRATION CERTIFICATE

COMPLIANCE ORDER

You are ordered to correct or otherwise remedy this/these violations by: 15 CALENDAR FROM CITATION MAILING DATE.

You are further ordered to pay an Administrative Fine as prescribed in the schedule below for each count listed above. Payment must be paid in full by the compliance date to avoid additional penalties. The total CITATION PENALTY due is \$ 5000.00

ADMINISTRATIVE FINE SCHEDULE

First violation - Operating without a Vacation Registration Certificate: \$5000.00 and permanent ineligibility to operate

Second violation - Operating without a Vacation Registration Certificate: \$10,000.00

First violation - Advertising without posting TOT/City ID number; operating without a contract; failure to provide contract summary; failure to pay TOT timely: \$2500.00 and 6 month suspension

Second violation - Advertising without posting TOT/City number; operating without a contract; failure to provide contract summary; failure to pay TOT timely: \$5,000.00 and revocation

Other/Description: See letter for corrective

Name and Dept. of Issuing Enforcement Officer: Civanj Gosselin
Signature: [Signature]

Action Plan: 6/7/17
Date of Issuance: [Date]
Type of Service: Personal, Mail

**CITY OF PALM SPRINGS
DEPARTMENT OF VACATION RENTAL COMPLIANCE
ADMINISTRATIVE CITATION
IMPORTANT INFORMATION - PLEASE READ
COMPLETELY AND CAREFULLY**

You have been issued an Administrative Citation for violation(s) as indicated on the reverse. ADDITIONAL VIOLATIONS MAY RESULT IN THE CRIMINAL PROSECUTION AND/OR ADDITIONAL ADMINISTRATIVE FINES.

HOW TO PAY THE FINE

The amount of fine is indicated on the front of the Administrative Citation. The fine must be paid within fifteen (15) calendar days from the date the citation is mailed. Payment can be made by credit/debit card on-line at www.CitationProcessingCenter.com or by calling 1-800-969-6158. Payments are also accepted in the form of a cashier's check, personal check, or money order payable to the City of Palm Springs. Payment of the fine does not excuse or discharge any responsibility and legal consequences for continuation or reported occurrences of the violation(s). Write the citation number on the check/money order, and mail it to the address below. **(DO NOT send your payment to the City of Palm Springs Offices.)**

City of Palm Springs Administrative Citation Program
P.O. Box 7275
Newport Beach, CA 92658-7275

HOW TO APPEAL THIS CITATION

A responsible party receiving an administrative citation may appeal such citation within fifteen (15) calendar days from the date the citation is mailed. The provisions of Palm Springs Municipal Code Chapter 2.5 will apply to appeals. An appeal must be filed in writing by using the applicable request for appeal form available from the City's website at www.palmspringsca.gov OR www.psvacationrentalcompliance.com. If you choose to appeal this citation, payment of the administrative fine is suspended pending a final decision by the Administrative Appeals Board. However, you must pay the current appeal fee and submit the request for appeal form to the Palm Springs Office of the City Clerk no later than fifteen (15) calendar days from the date the citation is mailed. **PAYMENT OF THE ADMINISTRATIVE FINE MUST BE SENT TO THE CITY'S CITATION PROCESSING CENTER IN NEWPORT BEACH SPECIFIED ABOVE. THE APPEAL FEE AND REQUEST FOR APPEAL FORM MUST BE SENT TO THE PALM SPRINGS OFFICE OF THE CITY CLERK.** For questions, please see the City website listed above or contact the City of Palm Springs Vacation Rental Compliance Department.

FAILURE TO ANSWER OR PAY PENALTY FOR VIOLATION(S)

Failure to pay the penalty or contest the citation within fifteen (15) calendar days may result in additional administrative fines and the recordation of a special lien against your property. In addition, notification may be made to the State of California Franchise Tax Board.

Palm Springs Municipal Code provides for the issuance of administrative citations for Municipal Code Violations. Fines are cumulative and citations may be issued each day the violation exists. Each and every day a violation is unaddressed constitutes a separate and distinct offense and shall be subject to citation.

Additional Enforcement Officer Notes:



Search



[View Photos](#)

[Overview](#) · [Reviews](#) · [The Host](#) · [Location](#)

3BDRM HOME POOL, JACUZZI, BBQ

Palm Springs, CA, United States ★★★★★ 8 reviews



Entire home/apt

7 Guests

3 Bedrooms

5 Beds

🌟 **\$250** per night

Check In

mm/dd/yyyy

Check Out

mm/dd/yyyy

Guests

1 guest

Book

100% refundable · You won't be charged yet

This home is on people's minds.

It's been viewed 399 times in the past week.

Report this listing

Book

You won't be charged yet

About this listing

Open plan house that flows from the entry way through the living space, dining room and straight to the pool and amenities in the backyard. The house is perfect for family gatherings, vacations and get togethers with friends since there is lots of open space for entertaining and hosting. The pool and Jacuzzi can be used year round and there is plenty of patio furniture, loungers and chairs in the back to soak up the sun. The backyard also has a built in granite grill for our guests.

The space

The living room is spacious enough for 8 people to sit and socialize comfortably or relax and watch TV with your friends/family. Our property comes with a fully stocked kitchen that includes all dish ware, cutlery, pots, pans, cooking supplies for a large group of 10+ guests. The kitchen also includes a Samsung fridge with ice maker, oven, stove cooktop, toaster, coffee maker, blender (perfect for margaritas) and a double sink with a no-touch faucet. Remodeled kitchen is mahogany wood with granite countertops. The dining room area has a table set for 4 people but is large enough to add 2 more chairs and is also a perfect size for playing games. The master bedroom has a king bed, 2 closets and it's own bathroom and shower. The second bedroom has a queen bed, a rocking chair and it's own closet. The third bedroom is very colorful and has 2 twin beds with a nightstand in the middle and also a closet. The living room has a pull out couch that can sleep one person comfortably or 2 smaller children.

Guest access

Guests will have access to the entire home, all the bedrooms, bathrooms, garage, backyard, pool/jacuzzi with pool toys/floats and a basketball hoop as well as citrus trees in the backyard. Cable is connected to the large LG 55" TV that is mounted on the wall above the fireplace. WIFI is available on the entire property. There is a 2 car garage attached to the house as well as a 2 car driveway in front of the residence with plenty of street parking in front of the home.

Interaction with guests

We live in Palm Springs a short drive away from this residence and will be happy to help with any questions and will be more than happy to suggest some local fare, nightlife or anything else that you are in the mood for while you are visiting Palm Springs and staying at our second home :)

Other things to note

The house comes with a top of the line Washer/Dryer as well as a 2 car garage. The pool has a basketball hoop built in one side and we will provide balls and pool toys for some extra fun in the sun!

+ More

Contact host

The space

Accommodates: 7 (/s/palm-springs--ca)

Bathrooms: 2

Bedrooms: 3

Beds: 5

Check In: Anytime after 3PM

Check Out: 12PM (noon)

Property type: House (/s/Palm-Springs--CA)

Room type: Entire home/apt

House Rules



Amenities

Family/kid friendly (/s/palm-springs--ca?amenity=family-friendly)

Internet

+ More

Elevator in building

Pets allowed

Family/kid friendly (/s/palm-springs--ca?amenity=family-friendly)

Internet

Doorman

Kitchen

Buzzer/wireless intercom

Wireless Internet

Smoking allowed

Gym

Kitchen

Wireless Internet

Cable TV

Pool (/s/palm-springs--ca?amenity=pool)

Laptop friendly workspace

Indoor fireplace

TV

Dryer

Iron

Hangers

Washer

Hair dryer

- Breakfast
- Free parking on premises
- Suitable for events
- Wheelchair-accessible
- Hot tub

- Shampoo
- Essentials
- Heating
- Air conditioning
- Private entrance

Prices
 Extra people: **No Charge** ←
 Cleaning Fee: \$100
 Weekly Discount: 25%
 Monthly Discount: (/s/Palm-Springs--CA?sublets=monthly) 50%

Always communicate through Airbnb
 To protect your payment, never transfer money or communicate outside of the Airbnb website or app. [Learn more \(/help/article/199\)](/help/article/199)

Sleeping arrangements

- | | |
|---------------------------------------|---|
|
Bedroom 1
1 king bed |
Bedroom 2
1 queen bed |
|
Bedroom 3
2 single beds |
Common spaces
1 sofa bed, 2 couches |

House Rules
 No smoking
 No parties or events
 Check in is anytime after 3PM

Smoking is allowed in the backyard/patio area if guests choose to do so but under no circumstance is smoking allowed in the house or garage. Since the home is in a residential neighborhood please be respectful of our neighbors and keep the noise down after 10PM.

+ More

Cancellations
Moderate — 100% refundable

Cancel up to 5 days before your trip and get a full refund, including service fees.


[View details \(/home/cancellation_policies#moderate\)](/home/cancellation_policies#moderate)

- | | |
|---|--|
| <p>Safety features</p> <ul style="list-style-type: none"> Carbon monoxide detector Smoke detector | <ul style="list-style-type: none"> First aid kit Fire extinguisher |
|---|--|

Availability
 2 nights minimum stay ←
[View calendar](#)

8 Reviews ★★★★★

Accuracy	★★★★★
Communication	★★★★★
Cleanliness	★★★★★
Location	★★★★★
Check In	★★★★★
Value	★★★★★


 (/users/show/28859541) **Kandyce** (/users/show/28859541)
May 2017

We appreciated Amer's accepting our last minute reservation and really enjoyed the pool, jacuzzi, and spacious house. The beds were very comfortable, as was, the living room seating. Unfortunately there was no one there to check us in but owner's mom came by the next day to bring us some gas for grill and was nice enough to give us mother's day flowers and candy! Room for improvement in cleanliness, But overall experience was good .

+ More

 Report

 Helpful


 (/users/show/108298620) **Joshua** (/users/show/108298620)
May 2017

Great place nice pool. Great for family/friendly gatherings.

+ More

 Report

 Helpful


 (/users/show/109898429) **Ahrash** (/users/show/109898429)
April 2017

Had a great time staying at Amer's place for Coachella!

+ More

 Report

 Helpful


 (/users/show/11109398) **Diane** (/users/show/11109398)
April 2017

Loved everything about this house! Sammie was such a great host who met with us at our arrival and showed us around the house and made sure to let us know, "her house was our house to enjoy." All the amenities were on point and right where they were supposed to be! My only gripe was that the gardener came early Saturday morning during our stay and really made a mess in the pool that we were planning on using. Sammie was great about rectifying the situation by sending over a skimmer with her niece but my husband had already gone to the store to get one himself. It was a minor bump on the road but once we skimmed the pool ourselves and it was nice and clean again we enjoyed it all day Saturday and Sunday! Would definitely recommend all friends and family to stay at this house!

+ More

 Report

 Helpful

 (/users/show/363822) **Gabriela** (/users/show/363822)
April 2017

Amazing home, Amer & Sammi were so accommodating with check in and check out. Great communication. Home was very clean, and had some great amenities, towels, soap, supplies which was perfect as we did not have to worry about anything. Location was perfect to our needs, and we had tons of food options close by. Sammi explained all the features in the home, and was available via text with any other needs. We enjoyed our weekend in the sun & Jacuzzi. We will definitely be looking out for this property in the future!

+ More

Report Helpful



(/users/show/4943081) Adam (/users/show/4943081)
March 2017

Great place for our family. Amer was a pleasure to deal with. Accommodated us with both an irregular check in and check out. The house exceeded our expectations. I would definitely stay here again and highly recommend it to others.

+ More

Report Helpful



(/users/show/98867355) (EMAIL HIDDEN) (/users/show/98867355)
March 2017

This place is nicer than the pics showcase! Great location and spacious rooms for everyone. Although the pool was dirty, we didn't let it ruin our time there.

+ More

Report Helpful

Hosted by Amer (/users/show/65989216)

San Diego, California, United States · Joined in April 2016

14 Reviews

(/users/show/65989216#reviews)



Verified



(/users/show/65989216)

Contact host

Response rate: 83%

Response time: within an hour

The neighborhood

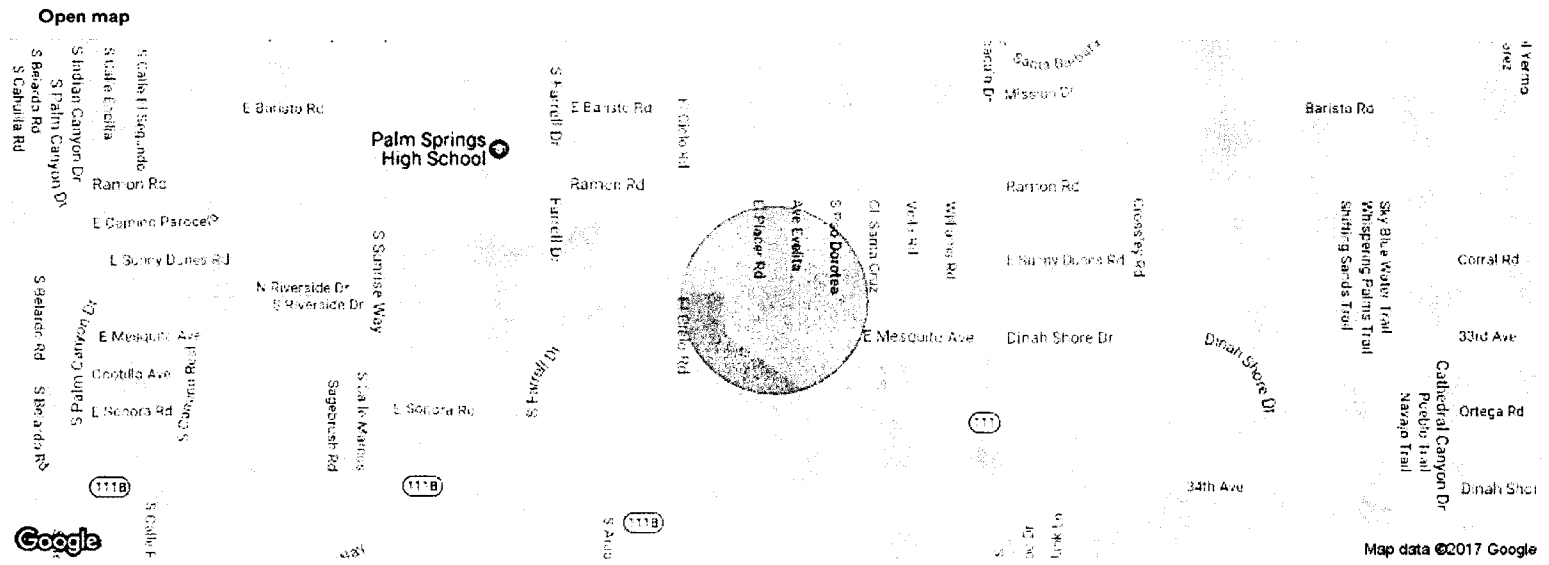
Amer's home is located in Palm Springs, (/s/Palm-Springs--CA) California, (/s/California--United-States) United States (/s/United-States).

The neighborhood is full of other single family homes and there is a park with baseball fields, soccer fields, tennis courts, volleyball courts and a full playground for kids or youthful adults less than a 1/4 mile away from the home.

Getting around

If you do not have your own vehicle all the sights and scenes are a 5 minute uber/lyft/taxi drive away. Palm Springs downtown is 3-4 miles away. Coachella Festival and Stagecoach Festival grounds are a short drive away and the property is close to the great hiking and outdoor activities that the area has to offer.

+ More



Exact location information is provided after a booking is confirmed.

Similar listings

(/rooms/12562822?)



\$150 🏠 **Sumor Modern Loft**

Entire home/apt · 1 bed

★★★★★ 66 reviews

(/rooms/12562822?)

Explore other options in and around Palm Springs

More places to stay in Palm Springs:

Apartments (/s/Palm-Springs--CA?type=apartment) · Bed & Breakfasts (/s/Palm-Springs--CA?type=bnb) · Lofts (/s/Palm-Springs--CA?type=loft) · Villas (/s/Palm-Springs--CA?type=villa) · Condominiums (/s/Palm-Springs--CA?type=condominium)

Places nearby:

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Redondo Beach (/s/Redondo-Beach--CA)

Twin Lakes (/s/Twin-Lakes--CO)

O'Fallon (/s/O'Fallon--IL)

Mundelein (/s/Mundelein--IL)

Pasadena (/s/Pasadena--CA)

Venice (/s/Venice--CA)

Big Bear City (/s/Big-Bear-City--CA)

Beverly Hills (/s/Beverly-Hills--CA)

San Diego (/s/San-Diego--CA)

Manhattan Beach (/s/Manhattan-Beach--CA)

Odessa (/s/Odessa--TX)

Alamogordo (/s/Alamogordo--NM)

Maricopa (/s/Maricopa--AZ)



City of Palm Springs

3200 E. Tahquitz Canyon Way • Palm Springs, California 92262
Tel: (760) 323-8257/(760) 322-8372/8370 • Fax: (760) 322-8317
Web: www.palmspringsca.gov OR www.psvacationrentalcompliance.com

Department of Vacation Rental Compliance

June 14, 2017

SENT CERTIFIED MAIL

Samija Ajanic
PO Box 580204
N. Palm Springs, CA 92258-0294

Subject: URGENT - Correction Regarding Property Address: 820 S. Nueva Vista Drive, Palm Springs, CA 92264

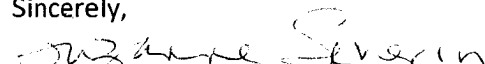
Dear Ms. Ajanic:

Please be advised that our letter dated June 7, 2017 was issued in error. Since the Property Address above received a prior citation for Failure to Register from the City of Palm Springs (reference A1805 dated 4/15/17), we are rescinding our letter dated June 7, 2017 and Citation #B0004.

Enclosed please find Citation #P0006 dated June 13, 2017 and the corrected letter regarding your recent violation. You must comply with the corrected letter and citation attached.

Feel free to contact the undersigned at 760-322-8372 or 760-322-8370 with any questions.

Sincerely,


Suzanne Severin

Vacation Rental Compliance Official


Boris Stark

Vacation Rental Compliance Official



**City of Palm Springs
Department of Vacation Rental Compliance
3200 E. Tahquitz Canyon Way, PO BOX 2743, Palm Springs, CA 92263**

Date of Issuance: June 13, 2017

Property Address: 820 S. Nueva Vista Drive
Palm Springs, CA 92264

Samija Ajanic
PO Box 580204
N. Palm Springs, CA 92258-0204

**Subject: Violation of the Palm Springs Municipal Code Section 5.25.090(c),
Operating a Vacation Rental without a Vacation Registration Certificate**

You are hereby notified that a violation of Palm Springs Municipal Code Section 5.25.090(c) has been determined to exist with respect to your ownership and use of the property referenced above. Accordingly, you are receiving this Administrative Citation # P0006, and **effective immediately, you are permanently ineligible to operate a Vacation Rental** in the City of Palm Springs. In addition, you are ordered to **immediately pay an administrative fine** in the amount of **five thousand dollars (\$5,000.00)**.

Pursuant to Section 5.25.090(c), each future violation arising from your continued operation as an unpermitted Vacation Rental will result in an administrative fine in the amount of not less than ten thousand dollars (\$10,000.00), and may result in the City of Palm Springs' pursuit of civil and/or criminal remedies against you.

Section 5.25.090 (c) further specifies that you are liable to the City of Palm Springs for the payment of Transient Occupancy Tax (TOT) pursuant to Palm Springs Municipal Code Chapter 3.24, including without limitation, penalties and interest. The City of Palm Springs will be sending you correspondence with respect to this obligation in the next thirty (30) days, and your full obligation to pay TOT must be met within thirty (30) days of your receipt of that correspondence.

As the owner of the property at issue or as the individual or entity responsible for the violation, you are individually responsible for correcting the violation.

YOU HAVE THE RIGHT TO APPEAL THIS CITATION

Payment of this administrative fine must be made within fifteen (15) days of the mailing date of this letter. Should you file an appeal, the appeal and hearing provisions of Palm Springs Municipal Code, Chapter 2.50 will apply. If you choose to appeal this citation, payment of the administrative fine is suspended pending a final decision by the Administrative Appeals Board. However, you must pay the current appeal fee and submit the request for appeal form no later than fifteen (15) days of the mailing date of this letter. The appeal fee is non-refundable. Please see the City website at www.psvacationrentalcompliance.com for instructions. Note: Your administrative fine must be paid to the City's Citation Processing Center in Newport Beach; and your appeal form and appeal fee must be sent to the Palm Springs Office of the City Clerk.

Additional information concerning this violation is reflected below. If you have any questions you can reach the Vacation Rental Compliance Department office at (760) 323-8257, Monday through Thursday 8am-6pm.

Sincerely,

Suzanne Severin
Vacation Rental Compliance Official

Boris Stark
Vacation Rental Compliance Official

Description of the violations in this matter:

By way of background, Palm Springs Municipal Code Section 5.25.040(a) prohibits the operation of a Vacation Rental in the City of Palm Springs without a Vacation Rental Registration Certificate.

Section 5.25.090(c) provides the fines and penalties for operation of a Vacation Rental in the City of Palm Springs without a Vacation Rental Registration Certificate.

We are aware that the property address above was advertised on AIR BNB listing #17685996. We have printed a copy of the advertisement on June 13, 2017 for our records. The City of Palm Springs has not issued a valid Vacation Rental Registration Certificate for this property.

Or B 0006



CITY OF PALM SPRINGS
Vacation Rental Enforcement
Administrative Citation

DATE 6-13-17 DAY OF WEEK TUESDAY TIME 11:15 AM PM

LOCATION OF VIOLATION 820 S. NUEVA VISTA PALM SPRINGS CA 92264

Agent
 Property Owner
 Other

NAME (First, Middle, Last): DLR ID
SAMUJA AJANIC

ADDRESS No. CITY STATE ZIP
PO BOX 530204 PALMSPRINGS CA 92258

You are being issued an Administrative Citation for the following Code provision(s).

Count	PSMC	Description
1.	5.25.040(a)	OPERATING A VACATION
2.	5.25.090(c)	RENTAL WITHOUT A
3.		VACATION REGISTRATION CERTIFICATE

COMPLIANCE ORDER

You are ordered to correct or otherwise remedy this/these violations by: 15 CALENDAR DAYS FROM CITATION MAILING DATE.

You are further ordered to pay an Administrative Fine as prescribed in the schedule below for each count listed above. Payment must be paid in full by the compliance date to avoid additional penalties. The total CITATION PENALTY due is \$ 5,000.00

ADMINISTRATIVE FINE SCHEDULE

First violation – Operating without a Vacation Registration Certificate: \$5000.00 and permanent ineligibility to operate

Second violation – Operating without a Vacation Registration Certificate: \$10,000.00

First violation – Advertising without posting TOT/City ID number; operating without a contract; failure to provide contract summary; failure to pay TOT timely: \$2500.00 and 6 month suspension

Second violation – Advertising without posting TOT/City number; operating without a contract; failure to provide contract summary; failure to pay TOT timely: \$5,000.00 and revocation

Other/Description: _____

Name and Dept. of Issuing Enforcement Officer

6-13-17
Date of Issuance

Signature

Type of Service
 Personal
 Mail

**CITY OF PALM SPRINGS
DEPARTMENT OF VACATION RENTAL COMPLIANCE
ADMINISTRATIVE CITATION
IMPORTANT INFORMATION - PLEASE READ
COMPLETELY AND CAREFULLY**

You have been issued an Administrative Citation for violation(s) as indicated on the reverse. ADDITIONAL VIOLATIONS MAY RESULT IN THE CRIMINAL PROSECUTION AND/OR ADDITIONAL ADMINISTRATIVE FINES.

HOW TO PAY THE FINE

The amount of fine is indicated on the front of the Administrative Citation. The fine must be paid within fifteen (15) calendar days from the date the citation is mailed. Payment can be made by credit/debit card on-line at www.CitationProcessingCenter.com or by calling 1-800-969-6158. Payments are also accepted in the form of a cashier's check, personal check, or money order payable to the City of Palm Springs. Payment of the fine does not excuse or discharge any responsibility and legal consequences for continuation or reported occurrences of the violation(s). Write the citation number on the check/money order, and mail it to the address below. **(DO NOT send your payment to the City of Palm Springs Offices.)**

City of Palm Springs Administrative Citation Program
P.O. Box 7275
Newport Beach, CA 92658-7275

HOW TO APPEAL THIS CITATION

A responsible party receiving an administrative citation may appeal such citation within fifteen (15) calendar days from the date the citation is mailed. The provisions of Palm Springs Municipal Code Chapter 2.5 will apply to appeals. An appeal must be filed in writing by using the applicable request for appeal form available from the City's website at www.palmspringsca.gov OR www.psvacationrentalcompliance.com. If you choose to appeal this citation, payment of the administrative fine is suspended pending a final decision by the Administrative Appeals Board. However, you must pay the current appeal fee and submit the request for appeal form to the Palm Springs Office of the City Clerk no later than fifteen (15) calendar days from the date the citation is mailed. **PAYMENT OF THE ADMINISTRATIVE FINE MUST BE SENT TO THE CITY'S CITATION PROCESSING CENTER IN NEWPORT BEACH SPECIFIED ABOVE. THE APPEAL FEE AND REQUEST FOR APPEAL FORM MUST BE SENT TO THE PALM SPRINGS OFFICE OF THE CITY CLERK.** For questions, please see the City website listed above or contact the City of Palm Springs Vacation Rental Compliance Department.

FAILURE TO ANSWER OR PAY PENALTY FOR VIOLATION(S)

Failure to pay the penalty or contest the citation within fifteen (15) calendar days may result in additional administrative fines and the recordation of a special lien against your property. In addition, notification may be made to the State of California Franchise Tax Board.

Palm Springs Municipal Code provides for the issuance of administrative citations for Municipal Code Violations. Fines are cumulative and citations may be issued each day the violation exists. Each and every day a violation is unaddressed constitutes a separate and distinct offense and shall be subject to citation.

Additional Enforcement Officer Notes:



Search



[View Photos](#)

[Overview](#) · [Reviews](#) · [The Host](#) · [Location](#)

3BDRM HOME POOL, JACUZZI, BBQ

Palm Springs, CA, United States ★★★★★ 8 reviews



Entire home/apt

7 Guests

3 Bedrooms

5 Beds

🔥 **\$250** per night

Check In

mm/dd/yyyy

Check Out

mm/dd/yyyy

Guests

1 guest

Book

100% refundable · You won't be charged yet

This home is on people's minds.

It's been viewed 321 times in the past week.

[Report this listing](#)

Book

You won't be charged yet

About this listing

Open plan house that flows from the entry way through the living space, dining room and straight to the pool and amenities in the backyard. The house is perfect for family gatherings, vacations and get togethers with friends since there is lots of open space for entertaining and hosting. The pool and Jacuzzi can be used year round and there is plenty of patio furniture, loungers and chairs in the back to soak up the sun. The backyard also has a built in granite grill for our guests.

The space

The living room is spacious enough for 8 people to sit and socialize comfortably or relax and watch TV with your friends/family. Our property comes with a fully stocked kitchen that includes all dish ware, cutlery, pots, pans, cooking supplies for a large group of 10+ guests. The kitchen also includes a Samsung fridge with ice maker, oven, stove cooktop, toaster, coffee maker, blender (perfect for margaritas) and a double sink with a no-touch faucet. Remodeled kitchen is mahogany wood with granite countertops. The dining room area has a table set for 4 people but is large enough to add 2 more chairs and is also a perfect size for playing games. The master bedroom has a king bed, 2 closets and it's own bathroom and shower. The second bedroom has a queen bed, a rocking chair and it's own closet. The third bedroom is very colorful and has 2 twin beds with a nightstand in the middle and also a closet. The living room has a pull out couch that can sleep one person comfortably or 2 smaller children.

Guest access

Guests will have access to the entire home, all the bedrooms, bathrooms, garage, backyard, pool/jacuzzi with pool toys/floats and a basketball hoop as well as citrus trees in the backyard. Cable is connected to the large LG 55" TV that is mounted on the wall above the fireplace. WIFI is available on the entire property. There is a 2 car garage attached to the house as well as a 2 car driveway in front of the residence with plenty of street parking in front of the home.

Interaction with guests

We live in Palm Springs a short drive away from this residence and will be happy to help with any questions and will be more than happy to suggest some local fare, nightlife or anything else that you are in the mood for while you are visiting Palm Springs and staying at our second home :)

Other things to note

The house comes with a top of the line Washer/Dryer as well as a 2 car garage. The pool has a basketball hoop built in one side and we will provide balls and pool toys for some extra fun in the sun!

+ More

Contact host

The space

Accommodates: 7 (/s/palm-springs--ca)

Bathrooms: 2

Bedrooms: 3

Beds: 5

Check In: Anytime after 3PM


Check Out: 12PM (noon)

Property type: House (/s/Palm-Springs--CA)

Room type: Entire home/apt

House Rules

Amenities

 Family/kid friendly (/s/palm-springs--ca?amenity=family-friendly)

 Internet

+ More

Elevator in building

Pets allowed

 Family/kid friendly (/s/palm-springs--ca?amenity=family-friendly)

 Internet

Doorman

 Kitchen

Buzzer/wireless intercom

 Wireless Internet

Smoking allowed

Gym

 Kitchen

 Wireless Internet

 Cable TV

 Pool (/s/palm-springs--ca?amenity=pool)

Laptop friendly workspace

 Indoor fireplace

 TV




 Dryer

 Iron

 Hangers

 Washer

 Hair dryer

-  **Breakfast**
-  **Free parking on premises**
- Suitable for events**
- Wheelchair accessible**
-  **Hot tub**

Family amenities

- Baby bath**
- Baby monitor**
- Babysitter recommendations**
- Bathtub**
- Changing table**
- Children's books and toys**
- Children's dinnerware**
- Crib**
- Fireplace guards**

-  **Shampoo**
-  **Essentials**
-  **Heating**
-  **Air conditioning**
- Private entrance**

- Game console**
- High chair**
- Outlet covers**
- Pack 'n Play/travel crib**
- Room-darkening shades**
- Stair gates**
- Table corner guards**
- Window guards**

Prices
 Extra people: **No Charge**
 Cleaning Fee: **\$100**
 Weekly Discount: **25%**
 Monthly Discount: (/s/Palm-Springs--CA?sublets=monthly) **50%**

Always communicate through Airbnb
 To protect your payment, never transfer money or communicate outside of the Airbnb website or app. [Learn more \(/help/article/199\)](/help/article/199)

Sleeping arrangements


Bedroom 1
 1 king bed


Bedroom 3
 2 single beds


Bedroom 2
 1 queen bed


Common spaces
 1 sofa bed, 2 couches

House Rules
 No smoking
 No parties or events
 Check in is anytime after 3PM

Smoking is allowed in the backyard/patio area if guests choose to do so but under no circumstance is smoking allowed in the house or garage. Since the home is in a residential neighborhood please be respectful of our neighbors and keep the noise down after 10PM.

+ More

Cancellations
Moderate — 100% refundable

Cancel up to 5 days before your trip and get a full refund, including service fees.

[View details \(/home/cancellation_policies#moderate\)](/home/cancellation_policies#moderate)

Safety features
 Smoke detector

First aid kit

Carbon monoxide detector

Fire extinguisher

Availability

2 nights minimum stay

View calendar




8 Reviews





Search reviews


Accuracy	★★★★★
Communication	★★★★★
Cleanliness	★★★★★
Location	★★★★★
Check In	★★★★★
Value	★★★★★

 (/users/show/28859541) **Kandyce** (/users/show/28859541)
May 2017

We appreciated Amer's accepting our last minute reservation and really enjoyed the pool, jacuzzi, and spacious house. The beds were very comfortable, as was, the living room seating. Unfortunately there was no one there to check us in but owner's mom came by the next day to bring us some gas for grill and was nice enough to give us mother's day flowers and candy! Room for improvement in cleanliness, But overall experience was good .



+ More


 Report  Helpful

 (/users/show/108298620) **Joshua** (/users/show/108298620)
May 2017

Great place nice pool. Great for family/friendly gatherings.



+ More


 Report  Helpful

 (/users/show/109898429) **Ahrash** (/users/show/109898429)
April 2017

Had a great time staying at Amer's place for Coachella!

+ More

 Report  Helpful

 (/users/show/11109398) **Diane** (/users/show/11109398)
April 2017

Loved everything about this house! Sammie was such a great host who met with us at our arrival and showed us around the house and made sure to let us know, "her house was our house to enjoy." All the amenities were on point and right where they were supposed to be!

My only gripe was that the gardener came early Saturday morning during our stay and really made a mess in the pool that we were planning on using. Sammie was great about rectifying the situation by sending over a skimmer with her niece but my husband had already gone to the store to get one himself. It was a minor bump on the road but once we skimmed the pool ourselves and it was nice and clean again we enjoyed it all day Saturday and Sunday! Would definitely recommend all friends and family to stay at this house!

+ More

Report

Helpful



(/users/show/363822)

Gabriela (/users/show/363822)
April 2017

Amazing home, Amer & Sammi were so accommodating with check in and check out. Great communication. Home was very clean, and had some great amenities, towels, soap, supplies which was perfect as we did not have to worry about anything. Location was perfect to our needs, and we had tons of food options close by. Sammi explained all the features in the home, and was available via text with any other needs. We enjoyed our weekend in the sun & Jacuzzi. We will definitely be looking out for this property in the future!

+ More

Report

Helpful



(/users/show/4943081)

Adam (/users/show/4943081)
March 2017

Great place for our family. Amer was a pleasure to deal with. Accommodated us with both an irregular check in and check out. The house exceeded our expectations. I would definitely stay here again and highly recommend it to others.

+ More

Report

Helpful



(/users/show/98867355)

(EMAIL HIDDEN) (/users/show/98867355)
March 2017

This place is nicer than the pics showcase! Great location and spacious rooms for everyone. Although the pool was dirty, we didn't let it ruin our time there.

+ More

Report

Helpful

Hosted by Amer (/users/show/65989216)

San Diego, California, United States · Joined in April 2016

14 Reviews

(/users/show/65989216#reviews)



Verified



(/users/show/65989216)

Contact host

Response rate: 75%

Response time: within an hour

The neighborhood

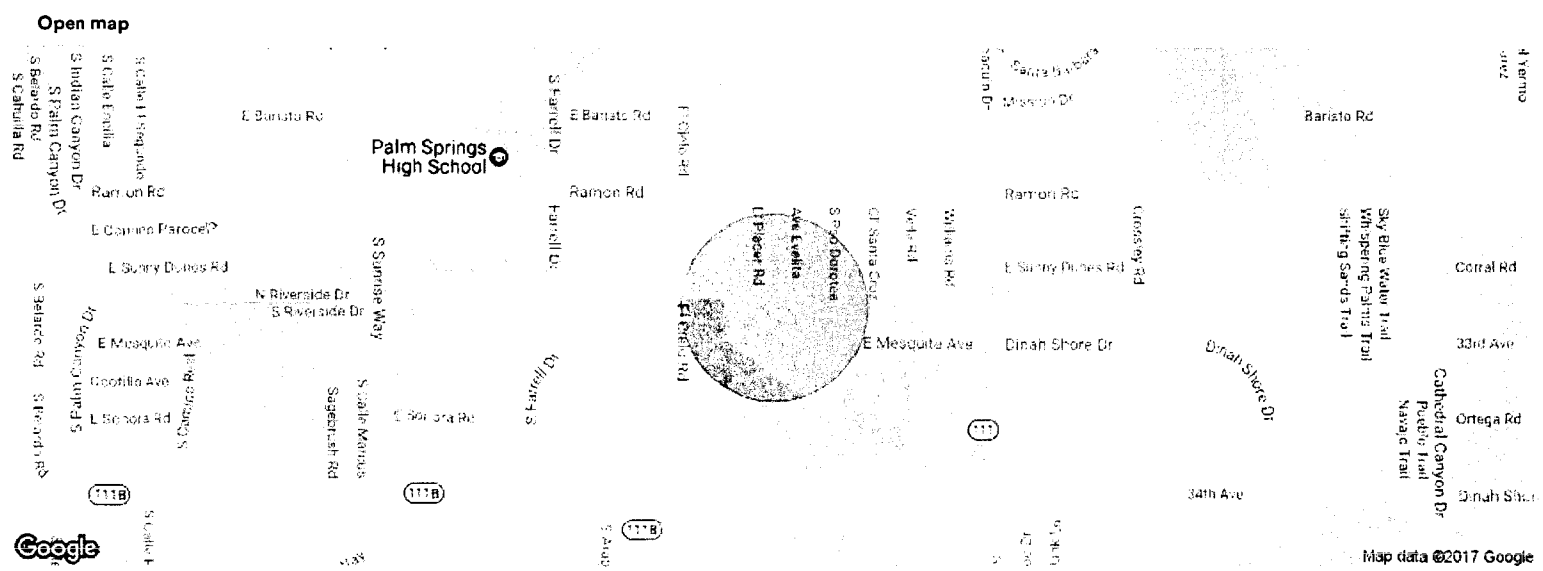
Amer's home is located in Palm Springs, (/s/Palm-Springs--CA) California, (/s/California--United-States) United States (/s/United-States).

The neighborhood is full of other single family homes and there is a park with baseball fields, soccer fields, tennis courts, volleyball courts and a full playground for kids or youthful adults less than a 1/4 mile away from the home.

Getting around

If you do not have your own vehicle all the sights and scenes are a 5 minute uber/lyft/taxi drive away. Palm Springs downtown is 3-4 miles away. Coachella Festival and Stagecoach Festival grounds are a short drive away and the property is close to the great hiking and outdoor activities that the area has to offer.

+ More



Exact location information is provided after a booking is confirmed.

Similar listings

(/rooms/18389676?)



\$145 🏠 Serene Desert Oasis Permit number 8308

Entire home/apt · 1 bed

★★★★★ 6 reviews

(/rooms/18389676?)

Explore other options in and around Palm Springs

More places to stay in Palm Springs:

Apartments (/s/Palm-Springs--CA?type=apartment) · Bed & Breakfasts (/s/Palm-Springs--CA?type=bnb) · Lofts (/s/Palm-Springs--CA?type=loft) · Villas (/s/Palm-Springs--CA?type=villa) · Condominiums (/s/Palm-Springs--CA?type=condominium)

Places nearby:

- Los Angeles Apartments (/s/Los-Angeles--CA)
- Santa Monica Vacation Rentals (/s/Santa-Monica--CA)
- La Verkin Vacation Rentals (/s/La-Verkin--UT)
- Hermosa Beach Vacation Rentals (/s/Hermosa-Beach--CA)
- Irvine Vacation Rentals (/s/Irvine--CA)
- Norway Vacation Rentals (/s/Norway--ME)
- Redondo Beach (/s/Redondo-Beach--CA)
- West Hollywood (/s/West-Hollywood--CA)
- Mountain View (/s/Mountain-View--AR)

- San Diego Apartments (/s/San-Diego--CA)
- Venice Vacation Rentals (/s/Venice--CA)
- Belleair Beach Vacation Rentals (/s/Belleair-Beach--FL)
- Beverly Hills Vacation Rentals (/s/Beverly-Hills--CA)
- Bolton (/s/Bolton--NY)
- Manhattan Beach (/s/Manhattan-Beach--CA)
- Big Bear City (/s/Big-Bear-City--CA)
- Sulphur (/s/Sulphur--OK)
- Pasadena (/s/Pasadena--CA)



CITY OF PALM SPRINGS
Vacation Rental Enforcement
Administrative Citation

DATE 6-13-17 DAY OF WEEK Tuesday TIME 11:15 AM PM

LOCATION OF VIOLATION
820 S. Nueva Vista Palm Springs CA

Agent
 Property Owner
 Other
92264

NAME (First, Middle, Last): Samya Ajanic DL or ID

ADDRESS CITY STATE ZIP
PO Box 580204 Palm Springs CA 92258

You are being issued an Administrative Citation for the following Code provision(s).

Count	PSMC	Description
1.	5.25.040(a)	Operating a Vacation
2.	5.25.090(c)	Rental without a
3.		Vacation Rental Registration Certificate

COMPLIANCE ORDER

You are ordered to correct or otherwise remedy this/these violations by: immediately

You are further ordered to pay an Administrative Fine as prescribed in the schedule below for each count listed above. Payment must be paid in full by the compliance date to avoid additional penalties. The total CITATION PENALTY due is \$ 5000.00

ADMINISTRATIVE FINE SCHEDULE

First violation - Operating without a Vacation Registration Certificate: \$5000.00 and permanent ineligibility to operate

Second violation - Operating without a Vacation Registration Certificate: \$10,000.00

First violation - Advertising without posting TOT/City ID number; operating without a contract; failure to provide contract summary; failure to pay TOT timely: \$2500.00 and 6 month suspension

Second violation - Advertising without posting TOT/City number; operating without a contract; failure to provide contract summary; failure to pay TOT timely: \$5,000.00 and revocation

Other/Description: _____

Suzanne Severin
Name and Dept. of Issuing Enforcement Officer
Vacation Rental Comp. Dept
Signature

8-3-17
Date of Issuance
Type of Service
 Personal
 Mail

**CITY OF PALM SPRINGS
DEPARTMENT OF VACATION RENTAL COMPLIANCE
ADMINISTRATIVE CITATION
IMPORTANT INFORMATION - PLEASE READ
COMPLETELY AND CAREFULLY**

You have been issued an Administrative Citation for violation(s) as indicated on the reverse. **ADDITIONAL VIOLATIONS MAY RESULT IN THE CRIMINAL PROSECUTION AND/OR ADDITIONAL ADMINISTRATIVE FINES.**

HOW TO PAY THE FINE

The amount of fine is indicated on the front of the Administrative Citation. The fine must be paid within fifteen (15) calendar days from the date the citation is deemed served. Payment can be made by credit/debit card on-line at www.CitationProcessingCenter.com or by calling 1-800-969-6158. Payments are also accepted in the form of a cashier's check, personal check, or money order payable to the City of Palm Springs. Payment of the fine does not excuse or discharge any responsibility and legal consequences for continuation or reported occurrences of the violation(s). Write the citation number on the check/money order, and mail it to the address below. **(DO NOT send your payment to the City of Palm Springs Offices.)**

City of Palm Springs Administrative Citation Program
P.O. Box 7275
Newport Beach, CA 92658-7275

HOW TO APPEAL THIS CITATION

A responsible party receiving an administrative citation may appeal such citation within fifteen (15) calendar days from the date the citation is deemed served. The provisions of Palm Springs Municipal Code Chapter 2.5 will apply. An appeal must be filed in writing by using the standard Appeal Form available from the City's website at www.palmspringsca.gov. If you choose to appeal this citation, payment of the administrative fine is suspended pending a final decision by the Administrative Appeals Board. However, you must pay the current appeal fee and submit the request for appeal form to the Palm Springs Office of the City Clerk no later than fifteen (15) days after delivery of this letter. **PAYMENT OF THE ADMINISTRATIVE FINE IS SENT TO THE NEWPORT BEACH ADDRESS ABOVE. THE APPEAL FEE AND APPEAL FORM IS SENT TO THE PALM SPRINGS OFFICE OF THE CITY CLERK.** For questions, see City website at www.psvactionrentalcompliance.com.

FAILURE TO ANSWER OR PAY PENALTY FOR VIOLATION(S)

Failure to pay the penalty or contest the citation within fifteen (15) calendar days may result in additional administrative fines and the recordation of a special lien against your property. In addition, notification may be made to the State of California Franchise Tax Board.

Palm Springs Municipal Code provides for the issuance of administrative citations for Municipal Code Violations. Fines are cumulative and citations may be issued each day the violation exists. Each and every day a violation is unaddressed constitutes a separate and distinct offense and shall be subject to citation.

ADDITIONAL INFORMATION

For further information regarding the specific citation, compliance order, or to request an extension of the compliance date, please contact the City of Palm Springs Vacation Rental Compliance Department.

Additional Enforcement Officer Notes:



City of Palm Springs

3200 E. Tahquitz Canyon Way • Palm Springs, California 92262
Tel: (760) 322-8372/8370 • Fax: (760) 322-8317 • Web: www.palmspringsca.gov
Department of Vacation Rental Compliance

August 3, 2017

Ms. Samija Ajanic
P.O. Box 580204
N. Palm Springs, CA 92258-0204

Property Address: 820 S. Nueva Vista Drive, Palm Springs, CA 92264

Reference: City of Palm Springs letter dated June 13, 2017 and Administrative Citation #P0006

Enclosed: Administrative Citation #P0007

Dear Ms. Ajanic,

Enclosed please find Administrative Citation #P0007. This is a replacement citation for Administrative Citation #P0006 sent to you unsigned.

Should you have any questions, feel free to contact me at 760-320-8372.

Sincerely,

Suzanne Severin
Vacation Rental Compliance Official

Amanda McWilliams

From: dispatcher@secure.centralcomm.com
Sent: Saturday, May 27, 2017 6:52 PM
To: Boris Stark; Amanda McWilliams; Suzanne Severin
Subject: 820 Nueva Vista Drive

(1) IN: 2017-05-27 06:45PM SAJ
167
Date: 2017-05-27 Time: 18:45:47
CID: [REDACTED]
Caller Name: [REDACTED]
Tel#: [REDACTED]
Caller Address:

Violation Address:
Street #:(D) 820
Street Name:(D) Nueva Vista Drive
SUSPENDED ACCOUNT? No
O/C: US Security
Description of Complaint:
Constant party, loud music.
(SAY) "Would you like a call back
once the issue is resolved?" Yes
(SAY) "Can the City Compliance
Officer enter your property if
needed to investigate the matter Yes
and record a violation?
(SAY) "Is there a gate code to
enter the property?" no
Did you call the caller back once
the issue was resolved? If so,
what time?
What time did O/C give Resolution:
Resolution given by O/C:
Message Resolution:
If WCB, Why?

- ***** ACTIVITIES *****
- 1) 05-27 06:51PM SAJ Dial US Security [OCM] 7608357664
 - 2) 05-27 06:51PM SAJ rlyd info to cas
 - 3) 05-27 06:52PM SAJ casey
 - 4) 05-27 06:52PM SAJ EDIT
 - 5) 05-27 06:52PM SAJ Email
 - 6) 05-27 06:52PM SAJ ACTN SET DELAY=000

***** END OF MESSAGES *****

✗



Prepare
Predict
Prevent.

Report : 291649
City Of Palm Springs Vacation Rental(-1038)- #32018
 3200 E Tahquitz Canyon Way, , Palm Springs , CA
 Call-888-705-0999, 24/7 with any Issues or Questions

Incident Number : 291649 Site : City Of Palm Springs Vacation Rental Nature : Other
 Office : DESERT SEC.SERV-PALM
 DESE

Date / Location

Time of Occurance

Date : 05-27-2017 Day : Sat Time : 19:20 Incident Status : Open
 ON Property : NO
 Room / Street# : Building / Street : Floor : Apt/Unit # :
 Area Secured : NO Department : Area Type :
 Location : 820 nueva vista Supervisor : Officer at location : NO
 Reporting Officer : Kassai, Karl James Officer Type : Other Officer Post : Officer Phone:
 Approved By : Approved? : NO

Mapped Data

Visibility/Weather : Population Presence and Density : Location Condition : Access Type :
 Motive : Internal Contributing Factors : Holiday : No Open or Closed for Business? :
 External Contributing Factors : Subjects Involved by Type : Vehicles Involved : Actions Taken :
 Outcome Resolution : Outcomes :

Narrative

at 1851 I received a call for noise complaint at vacation rentals (820 nueva vista) when arrived heard no outside music noise level was below acceptable limits. (no meter because of water district work on street). I made contact with renters gave verbal warning and advised of noise laws and regulations on vacation rentals. all appears code 4. cleared scene at 1926. - Device ID: 353450083474296 Device Name: Galaxy S7 Version: v10.2.0005

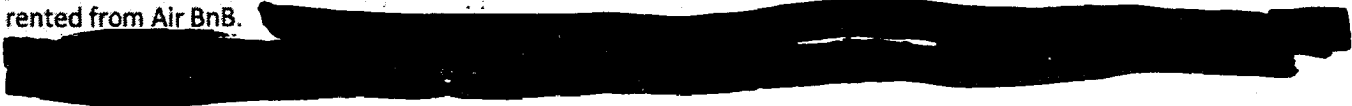


Attached Documents

Amanda McWilliams

From: Nadine Fieger
Sent: Saturday, May 20, 2017 4:50 PM
To: Boris Stark; Suzanne Severin; Amanda McWilliams
Subject: 820 Nueva Vista - unregistered vacation rental

The hotline called me at 3:25 PM to say they had received a complaint of a loud party at this location. The hotline said the property was not registered. I arrived at 4:00 PM and heard no noise or music. I knocked on the door and several people in bathing suits answered the door. I asked them if they were renting for the weekend and they said, yes, they rented from Air BnB.



Nadine T. Fieger, Sr. Code Compliance Officer
City of Palm Springs, PO Box 2743, Palm Springs CA 92263
Office: (760)322-8364 x 8758 Cell: (760)285-1139
Nadine.Fieger@palmspringsca.gov

Please note, City Hall is open Monday - Thursday, however my work schedule is Wed & Thurs 7AM to 5:30 PM and Fri & Sat 8:30AM to 7PM
How am I doing? Please contact my supervisor at jim.zicaro@palmspringsca.gov

Amanda McWilliams

From: info@cadencecomm.biz
Sent: Saturday, April 15, 2017 3:52 AM
To: vacationrentalcompliance@yahoo.com; vacationrentalcompliance@palmsprings-ca.gov;
Amanda McWilliams; Suzanne Severin; Boris Stark
Subject: Cadence Comm

ACCT: 7988 PG: 001 MSG: 3045

IN: JAN Sat 4/15 3:43am PDT

STARRED INFORMATION IS CONFIDENTIAL BUT NOT MANDATORY

NAME* [REDACTED]

PHONE #* [REDACTED]

YOUR ADDRESS* [REDACTED]

REPORTING ADDRESS 820 NUEVA VISTA DR SOUTH GATE CODE? -

WHAT IS THE NATURE OF YOUR COMPLAINT?

LOUD OUTSIDE MUSIC, VOICES AND COUGHING

DO YOU WANT A CALL BACK? NO

AN OFFICER WILL BE DISPATCHED IMMEDIATELY. MAY THIS OFFICER

ACCESS YOUR YARD TO SEE IF A CITATION IS WARRANTED? -

CONTACTS NOT IN DATA BASE

TIME CONTACT WAS REACHED OR V/M LEFT -

TIME OF RESPONSE -

RESOLUTION PSPD SENDING SOMEONE RIGHT OVER

DID THE CALL CENTER CALL THE POLICE OR SHERIFF? YES

AT WHAT TIME WAS LAW ENFORCEMENT CALLED? 3:43AM

WE APPRECIATE YOU TAKING THE TIME TO REPORT THIS MATTER

HISTORY:

Created (3:43am PDT PST on 4/15/17 by JAN)

Dial 17603271441 (3:43am PDT PST on 4/15/17 by JAN)

Updated (3:44am PDT PST on 4/15/17 by JAN)

Updated (3:51am PDT PST on 4/15/17 by JAN)

Palm Springs PD

200 S. Civic Drive
CA0331100

Event Record

Event #: 1704P-3254	Date: 04/15/17	Final Type: Disturbance/Music	Disposition(s): Unable To Locate
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Address: **820 Nueva Vista Dr, Palm Springs**
 Related Events:

Beat: 6	Sector: Y31	Fire Area: 442	EMS Post:	Parcel: 680523010
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Event Times and Assignment Data

Received By: **ALLANM** Primary Unit: **MTORRES** Units Assigned:

Received: **03:44:35** First/Original Unit: **MTORRES**

Dispatched: **04:03:34** Priority When Assigned: **High/Just Occ.**

Arrived: **04:06:36** Original Type: **Disturbance/Music**

Cleared: **04:08:30**

Parties

Name	Phone	Address	Notes
VACATION HOTLINE			

Dispatch Notes

Dispatcher ID	Date / Time	Notes
ALLANM	04/15/17 03:45:13	LOUD MUSIC OUTSIDE
ALLANM	04/15/17 03:45:33	... AND COUGHING.
ALLANM	04/15/17 04:08:27	303 ALL QUIET

Event Unit Log

Date / Time	Unit ID	Status	Location
04/15/2017 04:03:35	303P	Dispatched	820 Nueva Vista Dr
04/15/2017 04:06:36	303P	En Route	820 Nueva Vista Dr
04/15/2017 04:06:36	303P	Arrived	820 Nueva Vista Dr
04/15/2017 04:08:30	303P	Cleared	

Amanda McWilliams

From: info@cadencecomm.biz
Sent: Friday, April 14, 2017 12:25 PM
To: vacationrentalcompliance@yahoo.com; vacationrentalcompliance@palmsprings-ca.gov; Amanda McWilliams; Suzanne Severin; Boris Stark
Subject: Cadence Comm

ACCT: 7988 PG: 001 MSG: 3021
IN: MEJ Fri 4/14 12:23pm PDT

STARRED INFORMATION IS CONFIDENTIAL BUT NOT MANDATORY

NAME* [REDACTED]

PHONE #* [REDACTED]

YOUR ADDRESS* ---

REPORTING ADDRESS 820 NUEVA VISTA GATE CODE? NOT

WHAT IS THE NATURE OF YOUR COMPLAINT?

MUSIC OUTSIDE PRE COACELLA PARTY~ STATES ON AIR B&B

DO YOU WANT A CALL BACK? NO

AN OFFICER WILL BE DISPATCHED IMMEDIATELY. MAY THIS OFFICER

ACCESS YOUR YARD TO SEE IF A CITATION IS WARRANTED? NO

CONTACTS NOT LISTED

TIME CONTACT WAS REACHED OR V/M LEFT NOT LISTED

TIME OF RESPONSE

RESOLUTION

DID THE CALL CENTER CALL THE POLICE OR SHERIFF? PSPD

AT WHAT TIME WAS LAW ENFORCEMENT CALLED? 12:25PM

WE APPRECIATE YOU TAKING THE TIME TO REPORT THIS MATTER

HISTORY:

Created (12:24pm PDT PDT on 4/14/17 by MEJ)

Dial 17603271441 (12:25pm PDT PDT on 4/14/17 by MEJ)

Updated (12:25pm PDT PDT on 4/14/17 by MEJ)

Palm Springs PD

200 S. Civic Drive

CA0331100

Event Record

Event #: 1704P-3066	Date: 04/14/17	Final Type: Disturbance/Music	Disposition(s): Party Advised
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Address: **820 Nueva Vista Dr, Palm Springs**

Related Events:

Beat: **6** Sector: **Y31** Fire Area: **442** EMS Post: Parcel: **680523010**

Event Times and Assignment Data

Received By: **KIMP** Primary Unit: **WilliamM** Units Assigned:
Received: **12:25:47** First/Original Unit: **WilliamM**
Dispatched: **13:06:16** Priority When Assigned: **High/Just Occ.**
Arrived: Original Type: **Disturbance/Music**
Cleared: **13:19:25**

Parties

Name	Phone	Address	Notes
Vaca rental hotline			

Dispatch Notes

Dispatcher ID	Date / Time	Notes
KIMP	04/14/17 12:26:14	Music\party... Pre-coachella party
KIMP	04/14/17 12:26:24	Called into vaca hotline.. Not in their system
KIMP	04/14/17 12:26:28	Rp was anon
DANIB	04/14/17 13:19:23	548 - PARTY ADVISED AND COOPERATIVE

Event Unit Log

Date / Time	Unit ID	Status	Location
04/14/2017 13:06:16	548P	Dispatched	820 Nueva Vista Dr
04/14/2017 13:06:20	548P	En Route	820 Nueva Vista Dr
04/14/2017 13:19:25	548P	Cleared	



City of Palm Springs

3200 E. Tahquitz Canyon Way • Palm Springs, California 92262
Tel: (760) 323-8257 • Fax: (760) 322-8317 • Web: www.palmspringsca.gov
Department of Vacation Rental Compliance

HOMEOWNER & AGENCY APPLICATION FOR VACATION RENTAL CERTIFICATE FORM

Palm Springs Municipal Code (Ch. 5.25) requires a valid registration certificate for all vacation rental units rented 28 consecutive days or less. The annual registration fee of \$900 (per unit) must accompany this application. Please fill in all applicable spaces. If not typed, application must be legible. For assistance with this form, or additional information, please call (760) 323-8257. Incomplete forms will be not accepted.

All information provided on this application is a matter of public record. Vacation Rental Permit is valid for one year from the effective date. Issuance of a Vacation Rental Permit is not a guarantee of future renewal for any subsequent years.

Property Owner's Name(s): SAMRA ATANIC

Individual LLC Trust If you are an LLC please provide managing members list along with this application. List all owners that have financial interest in the property. If additional space is needed please attach another sheet.

Physical Address: [REDACTED]

City, State, Zip: [REDACTED]

Mailing Address(if different from the address above): _____

City, State, Zip: _____

Telephone #: [REDACTED] Cell Phone #: [REDACTED]

E-Mail: [REDACTED]

VACATION RENTAL PROPERTY INFORMATION

Address & Zip Code: 820 S. NUEVA VISTA DR. 92264

Please select type of property you will be short term vacation renting:

Single Family Home Condo Casita Duplex (Owner must reside on-site in a unit, must present proof of residency)

If you have selected Condo above, please provide along with your application a letter from the HOA Board or Property Management Company that states short term rentals do not violate any HOA CC&R's. Application will not be accepted without a letter.

Number of Bedrooms: 3 If your property has more than 4 bedrooms and is zoned in any of the following(R-1-B, R-1-A, R-1-AH, G-R-5) then it may qualify as an Estate Home. Estate Homes must complete Estate Home Addendum.

Onsite Property Phone #: [REDACTED]

Effective Date: 5/10/2017 ****This will be a minimum of forty-five days from the date of application submission. No advertising or renting can occur prior to the forty-five days****

Is the rental home located on a tribal leased land? (please check one) Yes No

All advertising Sites with Listing # WWW.AIRBNB.COM

*Removed Trash
7.12.17 am*

OWNER FAMILY/FRIENDS LIST

Pursuant to section 5.25.070(b)(ii) of the Palm Springs Municipal Code the Owner at the time of the application or renewal is submitted can designate and file with the Enforcement Official the names of up to five(5) persons who may occupy the Vacation Rental at no cost and without requiring presence of the Owner on the premises of the Vacation Rental. Changes will only be accepted at the time of the renewal of the permit or at the time of original issuance of a permit. These stays are not included when counting contract limits.

Guest Name List:

- 1. Owner Family/Guest Name: _____ Phone #: _____
Relationship to the Owner: _____
- 2. Owner Family/Guest Name: _____ Phone #: _____
Relationship to the Owner: _____
- 3. Owner Family/Guest Name: _____ Phone #: _____
Relationship to the Owner: _____
- 4. Owner Family/Guest Name: _____ Phone #: _____
Relationship to the Owner: _____
- 5. Owner Family/Guest Name: _____ Phone #: _____
Relationship to the Owner: _____

LOCAL CONTACT INFORMATION

Pursuant to section 5.25.030 of the Palm Springs Municipal Code "Local Contact Person" means a local Property Manager, Owner or agent of the Owner, who is available twenty-four hours per day, seven days per week for the purpose of responding in-person within 30 minutes to complaints, conditions, conduct of occupants and is authorized to take remedial action.

Homeowner Managed – Following section only applicable if Vacation Rental property is self-managed by an owner.

Local Contact: _____ Phone #: _____

Local Contact Address: _____ City: DESERT HOT SPRINGS

X Signature of Local Contact: _____

Secondary Local Contact: _____ Phone #: _____

Local Contact Address: _____ City: D.H.S.

Agency Information – Following section only applicable if Vacation Rental property is managed by an agency.

Agent Name or Agency Name: _____ Agency TOT#: _____

Agent or Agency Contact Person: _____ Title: _____

Agent or Agency Contact Phone Number: _____

Primary Contact: _____ Phone #: _____

Secondary Contact: _____ Phone #: _____

I declare under penalty of perjury that this information is, to the best of my knowledge, true, correct and complete.

Agent Signature: _____ Date: _____

I declare under penalty of perjury that the information on this form is best to my knowledge, true, correct and complete. If applicable I acknowledge that I have an exclusive listing agreement with the above referenced Agency. This agreement prohibits me from renting or leasing the property to any person. Failure of the agent to comply with this chapter does not relieve me of the obligations under PSMC 5.25.

Owner Name: SAMIRA ATANIC

Owner Signature: Samira Atanic Date: 4/19/2017

End of application, please proceed to page 4

OFFICE USE ONLY

- 1. Step 1: Incomplete application will not be accepted. Is this application complete: YES
- 2. Name of Person accepting & reviewing application: _____
- 3. Date Application accepted: _____
- 4. Proof of Vacation Rental insurance policy: _____ HOA Letter approval if Condo: _____
- 5. Electrical Contractor Pool Letter: _____
- 6. Ownership Document: _____ Number of bedroom on title: _____

Processed Date: _____ Check # _____ Certificate issuance date: _____
Property ID: _____ Owner ID: _____ TOT ID: _____

FOR BUILDING DEPARTMENT USE ONLY

Date submitted for inspection: _____ Reason: _____
Number of Legal Bedrooms: _____ Meets all current Code Requirements: YES OR NO
Signature of Inspector: _____ Date: _____

A/R Process Date: _____ A/R Customer: _____
Invoice#: _____

