



ADMINISTRATIVE APPEALS BOARD STAFF REPORT

DATE: October 27, 2017

SUBJECT: APPEAL OF THE ADMINISTRATIVE DECISION THAT MR. JAIME GARZA AND MR. CESAR VICTORIA ARE 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 365 N. SATURMINO DRIVE, UNIT 17, PALM SPRINGS, CALIFORNIA (Jaime Garza, Cesar Victoria)

BY: Vacation Rental Compliance Department

SUMMARY

Jaime Garza and Cesar Victoria have 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 365 N. Saturmino Drive, Unit 17, 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 JAIME GARZA AND CESAR VICTORIA ARE PERMANENTLY INELIGIBLE TO OPERATE A VACATION RENTAL IN THE CITY OF PALM SPRINGS, INCLUDING THE PROPERTY LOCATED AT 365 N. SATURMINO DRIVE, UNIT 17, 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 JAIME GARZA AND CESAR VICTORIA ARE PERMANENTLY INELIGIBLE TO OPERATE A VACATION RENTAL IN THE CITY OF PALM SPRINGS, INCLUDING THE PROPERTY LOCATED AT 365 N. SATURMINO DRIVE, UNIT 17, PALM SPRINGS, CALIFORNIA.

ITEM NO. 1-D

- 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 JAIME GARZA AND CESAR VICTORIA FOR OPERATING AN UNREGISTERED VACATION RENTAL PROPERTY LOCATED AT 365 N. SATURMINO DRIVE, UNIT 17, 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 JAIME GARZA AND CESAR VICTORIA FOR OPERATING AN UNREGISTERED VACATION RENTAL PROPERTY LOCATED AT 365 N. SATURMINO DRIVE, UNIT 17, PALM SPRINGS, CALIFORNIA.

STAFF ANALYSIS:

The property located at 365 N. Saturmino Drive, Unit 17, Palm Springs, and Jaime Garza and Cesar Victoria have never been issued a Vacation Rental Registration Certificate by the City of Palm Springs.

Staff has determined that the owners have 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...

Operating A Vacation Rental Without A Vacation Rental Registration Certificate
Administrative Citation No. AB0014 – September 5, 2017


Advertisement of the property located at 365 N. Saturmino Drive, Unit 17, Palm Springs was found on Airbnb.com website as “Newly Remodeled Luxury Modern Villa” under advertisement number 10630546. (See attachment page number 40-44)

- Property advertisement states: “7 night minimum stay (page 4 of 5)
- “High Season – November through April – Our home is rented on a month to month basis only. Reservations are accepted for entire months only” (page 2 of 5).

Additionally, the hosts responded to an inquiry for a seven (7) night stay sent on September 1, 2017 stating “Our home is available for the dates you requested. All we request is that you sign a rental agreement and HOA rules and regulations.” The hosts further sent an invitation to book. (See attachment page number 45-46)

Based on the advertisement and response to inquiry, an Administrative Citation AB0014 in the amount of \$5,000.00 was issued to Jaime Garza and Cesar Victoria, the persons on title, for Operating a Vacation Rental Without a Registration Certificate. A Corrective Action Plan was included to stay the penalty of permanent ineligibility to operate a Vacation Rental in the City of Palm Springs. Administrative Citation was mailed via certified mail to the mailing address located on the title report, and receipt was confirmed by the Vacation Rental Compliance Department.

Staff is noting that the Corrective Action Plan has not been submitted.



Boris Stark
Vacation Rental Compliance Official



Suzanne Severin
Vacation Rental Compliance Official

Attachments:

- Resolution no. _____ Upholding the Decision-Permanent Ineligibility - pg 5
- Resolution no. _____ Overturning the Decision-Permanent Ineligibility - pg 7
- Resolution no. _____ Upholding the Decision-\$5000.00 - pg 9
- Resolution no. _____ Overturning the Decision-\$5000.00 - pg 11
- Administrative Hearing Notice - pg 13
- Administrative Citation Appeal Form - pg 14-34
- Administrative Citation AB0014 and Citation Letter - pg 35-39
- Copy of Airbnb.com Advertisement 8/27/17 - pg 40-44
- Copy of Airbnb.com Invitation to Book 9/1/17 - pg 45, 46
- Copy of the title report - pg 47

RESOLUTION NO. ____

A RESOLUTION OF THE ADMINISTRATIVE APPEALS BOARD OF THE CITY OF PALM SPRINGS, CALIFORNIA, UPHOLDING THE ADMINISTRATIVE DECISION THAT MR. JAIME GARZA AND MR. CESAR VICTORIA ARE PERMANENTLY INELIGIBLE TO OPERATE A VACATION RENTAL IN THE CITY OF PALM SPRINGS, INCLUDING THE PROPERTY LOCATED AT 365 N. SATURMINO DRIVE, UNIT 17, PALM SPRINGS, CALIFORNIA

WHEREAS, Jaime Garza and Cesar Victoria, did not obtain a Short Term Vacation Rental Registration Certificate for the property located at 365 N. Saturmino Drive, Unit 17, 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 365 N. Saturmino Drive, Unit 17, Palm Springs advertising as a Vacation Rental for less than 28 nights, and

WHEREAS, Administrative Citation No. AB0014 Operating a Vacation Rental without a Vacation Rental Registration Certificate, was issued on September 5, 2017, to Jaime Garza and Cesar Victoria for the property located at 365 N. Saturmino Drive, Unit 17, Palm Springs; and

WHEREAS, Jaime Garza and Cesar Victoria for the property located at 365 N. Saturmino Drive, Unit 17, Palm Springs, filed an administrative appeal of the Administrative Citation No. AB0014 Operating a Vacation Rental without a Vacation Rental Registration Certificate in the amount of \$5,000.00 for the property located at 365 N. Saturmino Drive, Unit 17, 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 appellants 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 365 N. Saturmino Drive, Unit 17, Palm Springs.

SECTION 3. The Administrative Appeals Board upholds the administrative decision for Jaime Garza and Cesar Victoria's permanent ineligibility to operate a Vacation Rental in the City of Palm Springs, including the property located at 365 N. Saturmino Drive, Unit 17, 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 MR. JAIME GARZA AND MR. CESAR VICTORIA ARE PERMANENTLY INELIGIBLE TO OPERATE A VACATION RENTAL IN THE CITY OF PALM SPRINGS, INCLUDING THE PROPERTY LOCATED AT 365 N. SATURMINO DRIVE, UNIT 17, PALM SPRINGS, CALIFORNIA

WHEREAS, Jaime Garza and Cesar Victoria, did not obtain a Short Term Vacation Rental Registration Certificate for the property located at 365 N. Saturmino Drive, Unit 17, 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 365 N. Saturmino Drive, Unit 17, Palm Springs advertising as a Vacation Rental for less than 28 nights, and

WHEREAS, Administrative Citation No. AB0014 Operating a Vacation Rental without a Vacation Rental Registration Certificate, was issued on September 5, 2017, to Jaime Garza and Cesar Victoria for the property located at 365 N. Saturmino Drive, Unit 17, Palm Springs; and

WHEREAS, Jaime Garza and Cesar Victoria for the property located at 365 N. Saturmino Drive, Unit 17, Palm Springs, filed an administrative appeal of the Administrative Citation No. AB0014 Operating a Vacation Rental without a Vacation Rental Registration Certificate in the amount of \$5,000.00 for the property located at 365 N. Saturmino Drive, Unit 17, 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 appellants 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 365 N. Saturmino Drive, Unit 17, Palm Springs.

SECTION 3. The Administrative Appeals Board overturns the administrative decision for Jaime Garza and Cesar Victoria's permanent ineligibility to operate a Vacation Rental in the City of Palm Springs, including the property located at 365 N. Saturmino Drive, Unit 17, 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

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- 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, UPHOLDING THE ADMINISTRATIVE FINE OF \$5,000.00 TO MR. JAIME GARZA AND MR. CESAR VICTORIA FOR OPERATING AN UNREGISTERED VACATION RENTAL PROPERTY LOCATED AT 365 N. SATURMINO DRIVE, UNIT 17, PALM SPRINGS, CALIFORNIA

WHEREAS, Jaime Garza and Cesar Victoria, did not obtain a Short Term Vacation Rental Registration Certificate for the property located at 365 N. Saturnino Drive, Unit 17, 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 365 N. Saturnino Drive, Unit 17, Palm Springs advertising as a Vacation Rental for less than 28 nights, and

WHEREAS, Administrative Citation No. AB0014 Operating a Vacation Rental without a Vacation Rental Registration Certificate, was issued on September 5, 2017, to Jaime Garza and Cesar Victoria for the property located at 365 N. Saturnino Drive, Unit 17, Palm Springs; and

WHEREAS, Jaime Garza and Cesar Victoria for the property located at 365 N. Saturnino Drive, Unit 17, Palm Springs, filed an administrative appeal of the Administrative Citation No. AB0014 Operating a Vacation Rental without a Vacation Rental Registration Certificate in the amount of \$5,000.00 for the property located at 365 N. Saturnino Drive, Unit 17, Palm Springs with the City Clerk and paid the appeal fee; and

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

SECTION 2. The appellants failed to present adequate evidence to overturn the administrative fine of \$5000.00 for operating a Vacation Rental located at 365 N. Saturmino Drive, Unit 17, Palm Springs.

SECTION 3. The Administrative Appeals Board upholds the administrative fine of \$5,000.00 to Jaime Garza and Cesar Victoria for operating an unregistered Vacation Rental at 365 N. Saturmino Drive, Unit 17, 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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WHEREAS, Jaime Garza and Cesar Victoria, did not obtain a Short Term Vacation Rental Registration Certificate for the property located at 365 N. Saturmino Drive, Unit 17, 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 365 N. Saturmino Drive, Unit 17, Palm Springs advertising as a Vacation Rental for less than 28 nights, and

WHEREAS, Administrative Citation No. AB0014 Operating a Vacation Rental without a Vacation Rental Registration Certificate, was issued on September 5, 2017, to Jaime Garza and Cesar Victoria for the property located at 365 N. Saturmino Drive, Unit 17, Palm Springs; and;

WHEREAS, Jaime Garza and Cesar Victoria for the property located at 365 N. Saturmino Drive, Unit 17, Palm Springs, filed an administrative appeal of the Administrative Citation No. AB0014 Operating a Vacation Rental without a Vacation Rental Registration Certificate in the amount of \$5,000.00 for the property located at 365 N. Saturmino Drive, Unit 17, Palm Springs with the City Clerk and paid the appeal fee; and

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

SECTION 2. The appellants presented adequate evidence to overturn the administrative fine of \$5,000.00 for operating an unregistered Vacation Rental located at 365 N. Saturnino Drive, Unit 17, Palm Springs.

SECTION 3. The Administrative Appeals Board overturns the administrative fine of \$5,000.00 to Jaime Garza and Cesar Victoria for operating an unregistered Vacation Rental located at 365 N. Saturnino Drive, Unit 17, 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

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COUNTY OF RIVERSIDE) ss.
CITY OF PALM SPRINGS)

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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: Jaime Garza
Cesar Victoria
6281 South Land Park Drive
Sacramento, CA 95831

DATE: October 16, 2017

Mail2jj@sbcglobal.net

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 at 365 N. Saturmino Drive #17.

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 SEP 21 PM 5:29
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: Jaime Garza and Cesar Victoria

Mailing Address: 6281 South Land Park Drive

City, State, Zip: Sacramento, CA 95831

Contact Telephone: 310-628-5944 Fax: _____

Email: mail2jj@sbcglobal.net

I request an appeal of the Administrative Citation:

Citation Number: AB0014 Date of Citation: 09/05/2017

Vacation Rental Property Address, if applicable: 365 North Saturnino Drive #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.

Operating a Vacation Rental without a Vacation Rental Registration Certificate

2) Specify the grounds for the appeal.

After consulting with the Department of Vacation Rental Compliance in July to get clear direction about new ordinance requirements, I updated one website, but inadvertently forgot to do so to the other (AirBnB). When I responded to an AirBnB rental inquiry for September, I indicated a rental agreement was required, but did not specify it would be for an entire month, despite the inquiry only asking about the availability for a single week. In keeping with the spirit of the ordinance, to be "good neighbors," I offered a discounted price for 8 days, though I understood the rental agreement would keep my home off the market for the entire month (30 days) as required by the ordinance.

3) Specify the relief you are seeking.

I request the citation be dismissed and the appeal fee refunded, if possible. I hope for a positive resolution to this matter and that residents, like myself, and the City of Palm Springs will continue to be good neighbors, as the ordinance intends.

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

*Due Hearing 11-5
before Sem*

September 15, 2017

City of Palm Springs
Office of the City Clerk
Re: Vacation Rentals
3200 E. Tahquitz Canyon Way
Palm Springs, California 92263

Dear City Clerk,

Please find enclosed my Written Notice of Appeal Form and related supporting materials pertaining to Citation AB0014 issued by Palm Springs Vacation Rental Enforcement regarding my property at 365 North Saturnino Drive Unit 17.

I respectfully request that my hearing be scheduled between **October 23 and November 6, 2017**. I am scheduled to be in Palm Springs on November 6, should a hearing fall on this date. >

The reason for this request is that I will be out of the country prior to October 23 and am scheduled for surgery on November 7, which will prevent me from traveling at least 6 to 8 weeks following the procedure.

If you have any questions, do not hesitate contacting me at mail2jj@sbcglobal.net or 310-628-5944.

Sincerely,


Jaime Garza

6281 South Land Park Drive
Sacramento, California 95831

September 13, 2017

City of Palm Springs
Administrative Appeals Board
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92261

Dear Administrative Appeals Board,

Please consider the following in our appeal of Citation No. AB0014.

SUMMARY OF POSITION

At all times we have sought to comply with the requirements of the City of Palm Spring's Vacation Rental Ordinance. Despite my best efforts, we were cited after we informed an inquiring renter that a one-week period in September was available to rent. When we told this renter that the one-week was available, we also told him that a rental contract would be required. We understood the rental contract would be for 30-days as required by the Vacation Rental Ordinance as well as my own homeowners' association even though he would only occupy my home for one week. We understood that the 30-day rental contract would preclude me from renting my home to anyone else during that same period. We believed requiring a 30-day rental contract even if the renter only wanted to stay for a week would fulfill the requirements of the Ordinance.

BACKGROUND

My husband and I purchased our small one-bedroom condominium so we would have a nice place in which to relax when we retire and to enjoy as we work to get there. We did not buy it as an investment property. The few months we rent it assists us with our financial obligations. This has been a learning experience for us and we have done our best to comply with city requirements and have proactively reached out to the City when we have needed direction and/or clarification. Overall, we have been pleased with the help we have received when we have reached out to the City.

Being aware of the City's new ordinance, we contacted Palm Springs Vacation Rental Compliance Department (PSVRCD) in July of this year and spoke to Suzanne Severin to get information about what we needed to do to ensure we complied. Please see Attachment A showing our telephone calls to the City.

We were informed that as long as we had guests sign a rental contract for a minimum of 28 days, we were not required to obtain a Vacation Rental Registration Certificate. In addition, we needed to print the Good Neighbor brochure for our guests to read and sign.

Following that conversation, we updated one of our rental sites with prominently placed language to make sure potential renters understood we rent our home by the month and to ensure we complied

with the Ordinance. (Attachment B).¹ However, we inadvertently and regretfully failed to complete the process on our AirBnB site.

RENTAL INQUIRY FROM "FRED"

On August 27, 2017, we received an AirBnB inquiry from a man named Fred, who asked to rent our home for eight days. Since the entire month of September was free, we decided to provide him with a discounted quote and informed him that he would be required to sign a rental contract. In the correspondence, we failed to specify that the rental contract would be for 30 days despite Fred only wanting to stay in our home for 8 days. (Attachment C). We believe this would have satisfied the spirit of the Ordinance to minimize adverse effects of vacation rental uses on surrounding neighborhoods as well as my HOA requirements. Our home would have been off the market for the entire month of September – despite Fred only wanting it for a week – and turnover would be minimized, which we believe is one of the intents of the Ordinance.

Since Fred did not accept our quote, we never provided him with the 30-day rental contract and Fred did not rent our home.

THE CITY CITATION

We were saddened to receive the Citation believing that we had been in compliance, especially given our pre-citation contacts with PSVRCD. It was only after we received the Citation that we discovered our oversight with the AirBnB site. We immediately contacted Ms. Severin at PSVRCD to discuss this.

During our conversation, Ms. Severin pointed out that my AirBnB site showed both monthly and weekly rates. We explained to her that my intent has always been to rent our home during the high season and so we posted the months when we wanted to rent it. A friend had recommended we include a weekly rate, so potential renters could see that our monthly rate was fair and competitive. She explained to us that by showing two different rates, it appears we were offering two options. She encouraged us to explain our rationale in this letter.

CORRECTIVE ACTION AND MOVING FORWARD

We promptly updated the language on this site. (Attachment D and E). We immediately edited the AirBnB site to show only monthly rates. We also have taken down the website until this unfortunate matter can be resolved.

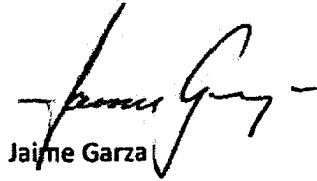
In the future, we will provide more detailed responses in order to avoid any misunderstandings or inaccurate conclusions. In addition, if you review our AirBnB reservation log, you will see that we have allowed only one reservation and it was for a two-month period. (Attachment F and G)

We appreciate the assistance and professionalism in which Ms. Severin (PSVRCD) has assisted us, before and after receiving the Citation. We have worked hard to be good neighbors and have put forth a good faith effort to comply with the Ordinance – both the letter of it and the spirit of it. At no time were we trying to skirt the Ordinance for our own gain.

¹ In fact, my homeowners' association only allows monthly rentals so we never had in my mind that we could rent my home to anyone else during the month of September.

We all want to preserve Palm Springs' wonderful quality of life and we hope for a positive resolution to this matter.

Respectfully submitted,



Jaime Garza

6281 South Land Park Drive
Sacramento, CA 95831

365 North Saturmino Drive, #17
Palm Springs, CA 92262



Cesar Victoria

AB0014



CITY OF PALM SPRINGS
Vacation Rental Enforcement
Administrative Citation

DATE 9-1-17 DAY OF WEEK Friday TIME 7:30 AM PM

LOCATION OF VIOLATION
365 N Saturmino Dr, Unit 17

- Agent
- Property Owner
- Other

NAME (First, Middle, Last): DL or ID
Jaime Joel Garza; Cesar A Victoria

ADDRESS CITY STATE ZIP
6281 S Land Park Dr, Sacramento, CA 95831-1839

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

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

COMPLIANCE ORDER

- You are ordered to correct or otherwise remedy this/these violations by: 15 Calendar Days From Mailing Date of Citation
- 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:

E. Torres VRCD
Name and Dept. of Issuing Enforcement Officer
ET
Signature

9-5-17
Date of Issuance
Type of Service
 Personal
 Mail

Phone Calls to City of Palm Springs – July 19, 2017

Initial Contact attempt: Palm Springs Vacation Rental Compliance Department

T-Mobile Phone Usage

Usage details

Jul. 08 - Aug. 07, 2017 JAIME, (310) 628-5944

Voice Messaging Data T-Mobile purchases Third-party purchases

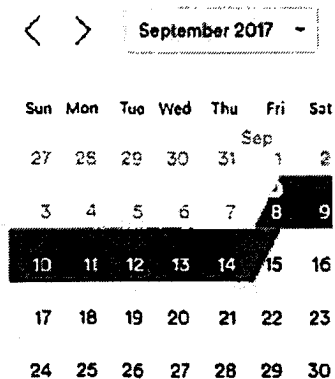
All Charged Filter

Total use: 432 minutes
Total charges: \$0.00

Date & Time (Pacific)	Destination	Number	Min	Type	Charge
07/20/17, 9:25 AM	1-866 #	[REDACTED]	4	--	--
07/19/17, 3:17 PM	Incoming	[REDACTED]	2	--	--
07/19/17, 2:16 PM	to PALM SPGS/CA	(760) 323-8250	3	--	--
07/19/17, 2:15 PM	to PALM SPGS/CA	(760) 323-8299	1	--	--
07/19/17, 2:14 PM	to PALM SPGS/CA	(760) 322-8377	1	--	--
07/19/17, 2:13 PM	to PALM SPGS/CA	(760) 322-8372	1	--	--
07/19/17, 1:51 PM	to PALM SPGS/CA	(760) 322-8369	2	--	--
07/18/17, 9:03 PM	to SCRIM MAIN/CA	[REDACTED]	6	T-Mobile to T-Mobile	--

AirBnB Request to Rent

In my response to the following rental inquiry, I failed to indicate in my initial response that Fred would be required to "sign a (30-day) rental agreement and HOA rules and regulations." This would be in keeping with city ordinance and Homeowners Association requirements.



View full calendar to edit

Hello Fred,

Our home is available for the dates you requested. All we request is that you sign a rental agreement and HOA rules and regulations. Both are required by our HOA to guarantee a nice stay. (standard)

I would ask that you provide me with your email address and I can email the docs to you.

If I can be of further service, just drop me a line or call me at (PHONE NUMBER HIDDEN).

Regards,
Jaime

Aug 28, 2017

FRED'S INQUIRY 08/27/2017

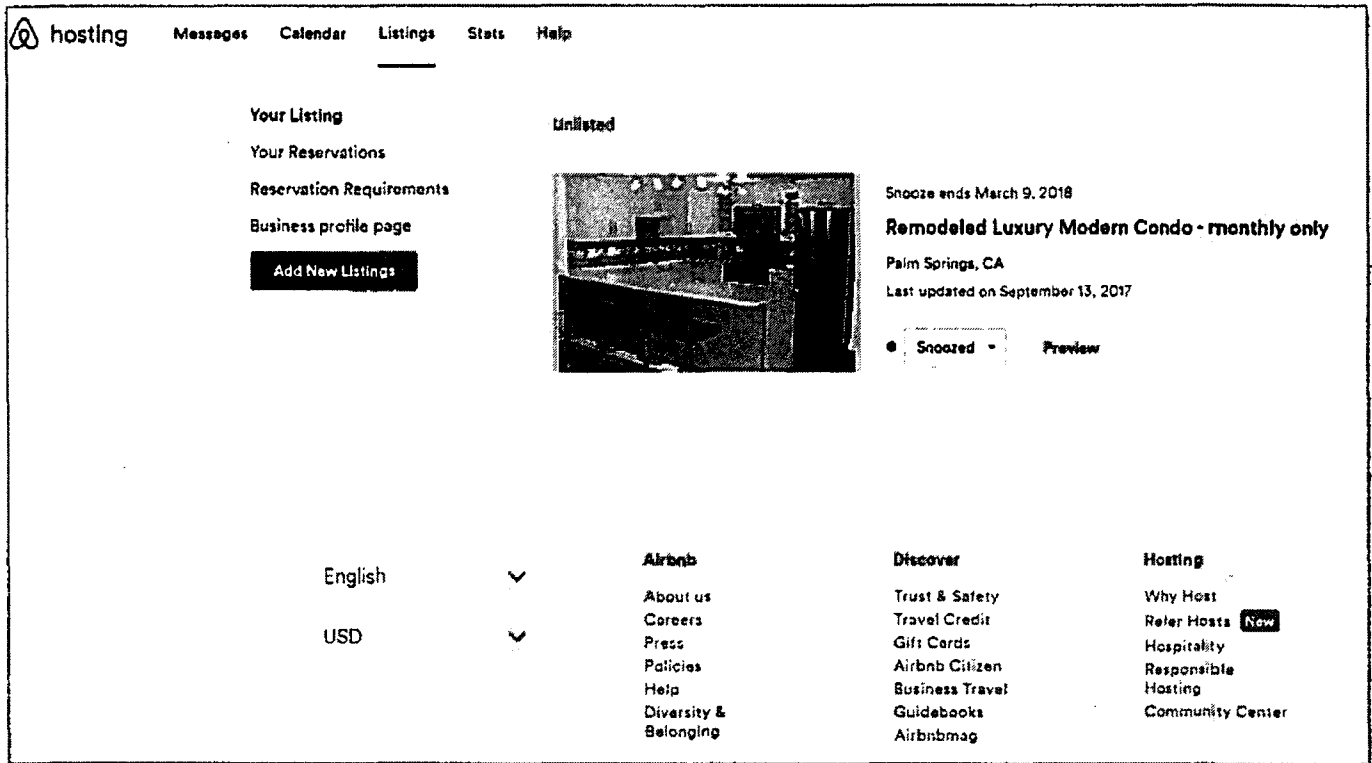


My wife and I have been looking for a quiet get away from work. We love your condo very much. Is it available for the week in September from the 8th to the 15th? We are both hard working professionals who will respect your home and not damage anything. We don't like to party and enjoy the great restaurants in Palm Springs. We have spent a few weekends there before in some of the hotels. We wanted to try an Airbnb experience and stay longer this time. I look forward to hearing back from you.

Aug 27, 2017

Updated Language to AirBnB Website

This website is currently off-line until this unfortunate matter can be resolved.



AirBnB Updated Homepage Language

Note: This website was removed immediately upon receiving the citation. The information below shows the adjustments made to the website to clearly reflect that our home is available only on a monthly basis. The Website will remain off-line until the matter has been resolved.

View Photos

Remodeled Luxury Modern Condo - monthly only (Edit listing)



Jaime

Palm Springs, CA, United States



Entire home/apt



4 guests



1 bedroom



2 beds

This beautifully remodeled one-bedroom Palm Springs vacation home offers a spacious, open layout with new furnishings and a modern décor with spectacular views of the surrounding mountains.

The space

This beautifully remodeled one-bedroom Palm Springs vacation home offers a spacious, open layout with new furnishings and a modern décor with spectacular views of the surrounding mountains and one of two sparkling pools.

Nestled within an intimate community of single level villas, this bright and charming condominium delivers that sought-after tranquil and relaxing retreat. The new eye-catching kitchen has been designed with white quartz countertops, a glass tiled backsplash, stainless steel appliances, fashionable lighting, and a comfortable dining bar for four. It comes fully equipped with a gas range, microwave, dishwasher, numerous small appliances, utensils, and service ware. The kitchen opens to the dining area which offers additional seating for four.

Relax in a living room that features a 48 inch HD Smart TV with basic cable, free WIFI internet, DVD/CD player and a queen sized sofa bed for those

occasional guests.

The large master suite showcases an inviting king sized bed with luxurious linens, a 32-inch HDTV, walk-in closet and access to its own private patio with a relaxing fountain. The adjacent bathroom offers a tub/shower combination along with dual vanities and skylight.

This desert palm villas home also comes complete with linens and towels, covered parking for one car and on-site laundry facilities. It is centrally located, near shops and restaurants and the Palm Springs airport. Enjoy excursions to nearby attractions which include Las Vegas-style casinos, the Aerial Tramway, Joshua Tree National Park, and Indian Canyon. Welcome to your home away from home!

Guest access

Full access to condo and common area, including pools and spa.

Interaction with guests

Just a phone call away - text or email too.

Other things to note

Reservations are accepted for entire months only.

Contact host

The space

Accommodates: 4

Check In: Anytime after 3PM

Bathrooms: 1

Check Out: 11AM


Bedrooms: 1

Property type: Apartment

Beds: 2

Room type: Entire home/apt

House Rules

Bedroom 1 1 king bed	Common spaces 1 sofa bed
House Rules Edit	
No smoking Not suitable for pets No parties or events Not safe or suitable for children (0-12 years) Check in is anytime after 3PM	
Guests to read and sign HOA rules and regulations and City of Palm Springs Good Neighbor Brochure.	
Cancellations	
Strict	
Cancel up to 7 days before check in and get a 50% refund (minus service fees). Cancel within 7 days of your trip and the reservation is non-refundable. Service fees are refunded when cancellation happens before check in and within 48 hours of booking.	
View details	
Safety features	
Smoke detector	Carbon monoxide detector
Availability	
28 nights minimum stay	View calendar
1 Review	
Search reviews	
 Gene January 2017	Report Helpful

AirBnB Reservation Log

Total number for reservations: 1 (November 15, 2016 – Jan. 20, 2017)



hosting Messages Calendar Listings Stats Help

Get an experienced local host to help with your listing

They can handle bookings, guests, and logistics to help you increase earnings from your spare space.



Get started

Travelling Hosting

Reservations (2)



Gene
Jan 20

I will email it to you tonight. Just review, sign and return via
Remodeled Luxury Modern Condo - monthly (Nov 15, 2016 - Jan 20, 2017)

Accepted
\$4188 Subtotal
\$1945 per month



Mary
03/03/2016

Hello Mary, Thank you for your inquiry. Unfortunately, our home
Remodeled Luxury Modern Condo - monthly (Jan 15 - Mar 12, 2017)

Pending \$
\$3677 Subtotal
\$1969 per month

English

USD

Airbnb

- About us
- Careers
- Press
- Policies
- Help
- Diversity & Belonging

Discover


- Trust & Safety
- Travel Credit
- Gift Cards
- Airbnb Citizen
- Business Travel
- Guidebooks
- Airbnbmag

Hosting

- Why Host
- Refer Hosts **New**
- Hospitality
- Responsible Hosting
- Community Center

AirBnB All Hosting Messages

Of all rental inquiries, we only accepted one reservation - Nov. 15, 2016 to Jan. 20, 2017.










Get an experienced local host to help with your listing
They can handle bookings, guests, and logistics to help you increase earnings from your spare space.

Get started

X

Traveling
Hosting

All Hosting Messages (7) ▾

	<p>Fred Yesterday</p>	<p>Dear Fred, I know you have probably found another home in Palm S ... Remodeled Luxury Modern Condo - monthly... (Sep 8 - 15, 2017)</p>	<p>Not Possible</p>
	<p>Gene Jan 20</p>	<p>I will email it to you tonight. Just review, sign and return via... Remodeled Luxury Modern Condo - monthly... (Nov 15, 2016 - Jan 20, 2017)</p>	<p>Accepted \$4188 Subtotal \$1945 per month</p>
	<p>Richard 07/18/2016</p>	<p>Hello Richard, Thanks for your inquiry. Unfortunately, our home I ... Remodeled Luxury Modern Condo - monthly... (Mar 1 - Apr 1, 2017)</p>	<p>Declined</p>
	<p>Tony 05/31/2016</p>	<p>Hello Tony, Thank you for your inquiry unfortunately our home is ... Remodeled Luxury Modern Condo - monthly... (Mar 1 - 31, 2017)</p>	<p>Not Possible</p>
	<p>Herb 03/06/2016</p>	<p>No worries. Thanks. Remodeled Luxury Modern Condo - monthly... (Apr 14 - 25, 2016)</p>	<p>Not Possible</p>
	<p>Mary 03/03/2016</p>	<p>Hello Mary, Thank you for your inquiry. Unfortunately, our home... Remodeled Luxury Modern Condo - monthly... (Jan 15 - Mar 12, 2017)</p>	<p>Declined \$3677 Subtotal \$1969 per month</p>
	<p>Leslie 01/20/2016</p>	<p>Hello Leslie, Thank you for your inquiry, but the month of March... Remodeled Luxury Modern Condo - monthly... (Mar 2 - Apr 1, 2016)</p>	<p>Not Possible</p>

G

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RENTAL AGREEMENT

THIS AGREEMENT made this 4th Day of October, 2016, by and between Jaime Garza/Cesar Victoria, herein called "Landlord," and Gene Brimm, who reside at [REDACTED], herein called "Tenant." Landlord hereby agrees to rent to Tenant the dwelling located at 365 North Saturnino Drive, #17, Palm Springs, CA 92262 under the following terms and conditions.

1. **FIXED-TERM AGREEMENT (LEASE):**
Tenant agrees to lease this dwelling for a fixed term, beginning at 2 p.m. on November 15, 2016 and ending at noon on January 20, 2017.
2. **RENT:**
Tenant agrees to pay Landlord as rent the sum of \$4,318.00 (four-thousand three hundred eighteen dollars) and is to be paid via credit card to the Landlord through Air BNB online payment service and to be confirmed by Air BNB no later than October 15, 2016. Failure to comply will result in the cancelation of the reservation and the forfeiture of the Security Deposit as stipulated under item #7, Security Deposit/Cancelation Policy.
3. **FORM OF PAYMENT:**
See explanation under item number 2.
4. **RENT PAYMENT PROCEDURE (Personal or Certified Check):**
If paying with personal check, cashier's check or money order, Tenant agrees to pay rent by mail addressed to the Landlord at 6281 South Land Park Drive, Sacramento, California 95831, or in person at the same address, or in such other way as the Landlord will advise the Tenant in writing.
5. **RENT DUE DATE:**
Tenant hereby acknowledges conditions expressed under line item #2, that payment of RENT shall be confirmed by Air BNB no later than October 15, 2016. Neither ill health, loss of job, financial emergency or other excuses will be accepted for late payment.
6. **BAD-CHECK SERVICING CHARGE:**
In the event Tenant's check is dishonored and returned unpaid for any reason to Landlord, Tenant agrees to pay a returned check charge of \$25.
7. **SECURITY DEPOSIT/CANCELLATION POLICY:**
Tenant hereby agrees to pay a security deposit of \$400.00 (four hundred dollars) to reserve the dwelling and will be refunded upon vacating, returning the keys to the lockbox on premises and termination of this contract according to other terms herein agreed. This deposit will be held to cover any possible damage to the property. No interest will be paid on this money. It will be held intact by the Landlord until at least thirty (30) working days after Tenant has vacated the property. At that time, Landlord will inspect the premises thoroughly and assess any damages and/or needed repairs. This deposit money minus any necessary charges for missing items, repairs, etc., will then be returned to Tenants with a written explanation of deductions, within 60 days after they have vacated the property.

To confirm the reservation, Tenant agrees to mail a personal or certified check or mail order to cover the security deposit of \$400.00 (four hundred dollars) to the Landlord at the following address, which upon receipt by the Landlord within 7 (seven) calendar days from the date of this agreement:

**Jaime Garza
6281 South Land Park Drive
Sacramento, CA 95831**

CANCELLATION: Should Tenant cancel this agreement 30 or fewer days prior to the check-in date, Tenant will forfeit 100 percent of the Security Deposit.

- 8. ASSOCIATION RULES AND REGULATIONS:**
 Tenant agrees to abide by all rules and regulations stipulated by the Home Owners' Association at Desert Palm Villas. Tenant acknowledges they have received and reviewed rules and regulations pertaining to the rented building as well as common areas, including pool, spa, parking, etc. Tenant will sign a separate acknowledgement form as required by the Desert Palm Villa Association.
- 9. NO SMOKING**
 Tenants acknowledge and agree that **SMOKING IS NOT ALLOWED** inside the dwelling or within the enclosed patio area adjacent to the bedroom. Failure to abide by this rule will result in forfeiture of Deposit.
- 10. NO PETS:**
 Pets are **NOT allowed** on the premises. Failure to abide by this rule will result in a forfeiture of the Deposit and could result in the cancelation of this agreement and Tenants to immediately vacate the property.
- 11. VEHICLES & CARPORT USE:**
 Tenant agrees to keep a maximum of **ONE (1) vehicle** on the premises. Tenant is provided with one unassigned covered parking space and is required to keep the space clean of oil drippings. Tenant agrees not to park boats, recreational trailers, utility trailers, and the like on the premises.
- 12. UTILITIES:**
 Landlord will be responsible for payment of all utilities incurred during Tenant's residency up to \$200.00 per month. Tenant specifically authorizes Landlord to deduct amounts of any overages from the Security Deposit after termination of this agreement.
- 13. CLEANING FEE**
 Tenant hereby agrees to accept property in its present state of cleanliness and agree to return the property in the same clean condition. An \$80.00 (eighty dollars) cleaning fee is applied to prepare property for future rentals and is to be paid at the time rent is due. This fee does not cover the cleaning of kitchen utensils, silverware, drinking glasses, pots, bowls, and pans, oven and stove spillages, and other day-to-day usage of kitchen appliances.
- 14. REMOVAL OF LANDLORD'S PROPERTY:**
 If any property belonging to Landlord is removed without the express written consent of the Landlord, Landlord may take legal action.
- 15. TENANT INSURANCE:**
 Landlord will not be liable for any loss of Tenant's property. Tenant hereby acknowledges this and agrees to make no such claims for any losses or damages against Landlord, his agents, or employees. Tenant agrees to purchase insurance – at their own expense – sufficient to protect themselves and their property from fire, theft, burglary, breakage, electrical connections. They acknowledge that if they fail to procure such insurance, it is their responsibility and they alone shall bear the consequences. In addition, Tenant is fully responsible for any personal injury, including bodily injury, and medical which occur within the condominium and/or common areas of the Desert Palms Villas.
- 16. OCCUPANTS:**
 The number of occupants is limited to one (1) primary tenant. Only the Tenant may live in this building. Tenant is allowed no more than two guests to live in this property for no more than five (5) days and are subject to the same restrictions as the Tenant. Written permission from the Landlord is required should any guest residing in the building for longer than the stipulated five (5) days. Tenants are fully responsible for the actions of their guests.
- 17. LOCK POLICY:**
 No additional locks will be installed on any door without the written permission of Landlord.

18. **LOCKOUTS (Important):**
Should tenants lock themselves out of their dwelling and are unable to gain access through their own resources, they may call upon professional locksmith to let them in. They are responsible for payment of the charges and/or damages involved.
19. **CONDITION OF PREMISES:**
The Tenant hereby acknowledges that the said property is in good, clean condition. If there is anything about the condition of the property that is not good and clean condition, he agrees to report it to the Landlord within 3 (three) days of taking possession of the property. Tenant agrees that failure to file any written notice of defects will be legally binding proof that the property is in a good, clean condition at the time of occupancy.
20. **INVENTORY AND INSPECTION RECORD:**
An Inventory and Inspection Record will be provided upon check-in for the Tenant's use and Landlord is to be notified about any and all missing items within 3 (three) days of the check-in date. Tenant will be charged for any missing items upon completion of this agreement. Landlord warrants that all major systems will be functional and in good repair at the time of possession. The Inventory and Inspection Record is contained within the House Rules booklet contained within the premises.
21. **TENANT RESPONSIBILITY:**
Good housekeeping is expected of everyone. Tenant agrees to keep quarters clean and in a sanitary condition. The Tenant agrees not to permit any deterioration or destruction to occur while occupying the property. All furnishings within the dwelling and patio shall be put in their original locations if they are moved while Tenant is occupying the dwelling.
22. **NOTIFICATION OF SERIOUS BUILDING PROBLEMS:**
Tenant agrees to notify Landlord immediately at the first sign of any building problems such as bathroom leaks, hot water leaks, etc. If the Tenant does not notify landlord in a prompt matter, the tenant may be held financially responsible.
23. **REASONABLE TIME FOR REPAIRS:**
Upon being notified by the Tenant, Landlord shall undertake repairs as soon as possible. Landlord agrees to keep Tenant informed about the progress of work.
24. **DRAIN STOPPAGES:**
As of the date of this Agreement, Landlord warrants that the dwelling's sewage drains are in good working order and that they will accept the normal household waste for which they were designed. Tenant shall not deposit things such as diapers, sanitary napkins, tampons, children's toys, wads of toilet paper, balls of hair, grease, oil, table scraps, clothing, rags, sand, dirt, rocks, or newspapers into drains. Tenant agrees to pay for clearing the drains of any and all stoppages except those which the plumber who is called to clear the stoppage will attest in writing were caused by defective plumbing, tree roots, or acts of God.
25. **ALTERATIONS:**
Tenant shall make no alterations, decorations, additions, or improvements in or to the premises. Tenant acknowledges that he will be responsible for and pay for any damage done by rain, wind, hail, tornadoes, etc. if this damage is caused by leaving windows open, allowing stoppage and/or overflow in pipes and drains, broken windows or doors, torn screens, broken door and window locks, etc. or any damage caused while the Tenant has occupancy.
26. **Patio:**
Tenant agrees to never use any form of pesticides (including rat poison, roach sprays, etc.) or fertilizers unless written permission is granted from the Landlord.

27. ACCESS TO PREMISES:

The Landlord reserves the right to enter the residence at reasonable times to inspect, make necessary repairs, supply services, or show it to prospective workmen, or contractors. Whenever practicable, a one-day notice of the Landlord's intent to enter shall be given to the Tenant.

28. FULL DISCLOSURE:

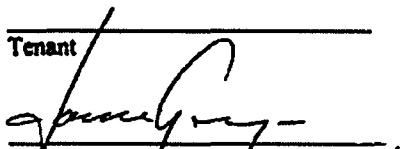
The Tenants signing this Rental Contract hereby states that all questions about this Rental Agreement have been answered, that they fully understand all the provisions of the agreement and the obligations and responsibilities of each party, as spelled out herein. They further state that they agree to fulfill their obligations in every respect or suffer the full legal and financial consequences of their actions or lack of action in violation of this agreement. Signature by the Tenant on this Rental Agreement is acknowledgement and he/she has received a signed copy of the Rental Agreement.

Accepted this 4th day of October, 2016

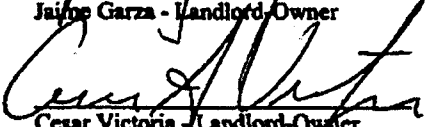

Gene Brimm - Tenant

10/4/16
Date

Tenant _____
Date _____


Jaipe Garza - Landlord-Owner

10/4/16
Date


Cesar Victoria - Landlord-Owner

10/4/16
Date

EXTERIOR DRIVEWAYS AND PARKING AREA RULES

- Every unit has an assigned parking space. All other spaces (uncovered and unnumbered) are for everyone's use. Decals and/or parking passes are to be used by all vehicles parking on the property.
- No trailers, campers, mobile or motor homes, commercial vehicles, trucks, inoperable vehicles or similar equipment shall be permitted to remain upon any area within the project other than temporarily, for purposed of loading and unloading only. Any inoperable vehicle may be towed at the owner's expense.
- Motorcycles are not permitted to be stored or park in or around the patio areas. They are to be parked in spaces provided.
- Vehicle repair is not permitted anywhere on the premises.

POOL AND JACUZZI RULES

- *Pool and Jacuzzi hours are from 6:00 a.m. to 11:00 p.m.*
- **No lifeguard is on duty.** Any owner, tenant or guest assumes full responsibility for themselves.
- Posted rules are to be observed at all times.
- Children less than twelve (12) years of age must be accompanied by an adult at all times while in the pool area.
- Cardiac and high blood pressure patients used the hot pool (Jacuzzi) at their own risk.
- Diapers are not allowed in the pool.
- The use of glassware or glass bottles in the pool areas is prohibited.
- No diving, jumping, running or boisterous conduct is permitted in the pool areas.
- Appropriate swimwear must be worn for swimming. No nude sunbathing or swimming is permitted.
- Each unit owners, guests or tenants are responsible for cleaning up their own cigarette butts and other debris from the pool area.

TENANT RULES

I have read the Rules and Regulations for Desert Palm Villas and will abide by the stipulations outlined above.

Greg Brimmer Greg Brimmer 10/4/16

Print Name

Signature

Date

Your cooperation in abiding by these rules will help maintain desirable living conditions for everyone and keep Desert Palm Villas a pleasant place in which to live. Violations of these rules will result in monetary penalties.

^[[51

CITY OF PALM SPRINGS

RECD BY: CR 01000096359
PAYOR: JAIME GARZA
TODAY'S DATE: 09/25/17
REGISTER DATE: 09/25/17 TIME: 15:26

DESCRIPTION	AMOUNT
OTHER CHARGES SVCS	\$764.00
CUST ID: CITATION AB0014 VRENTAL	

TOTAL DUE:	\$764.00

CHECK PAID:	\$764.00
CHECK NO: 235	
TENDERED:	\$764.00
CHANGE:	\$.00

^[[41

ADMINISTRATIVE CITATION- \$5000.00



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: 9/5/2017

Property Address: 365 N Saturmino Dr, Unit 17, Palm Springs, CA 92262

Jaime Joel Garza; Cesar A Victoria
6281 S Land Park Dr,
Sacramento, CA 95831-1839

**Subject: Violation of the Palm Springs Municipal Code 5.25.040(a), 5.25.090(c)
Operating a Vacation Rental without a Vacation Rental Registration Certificate**

You are hereby notified that a violation of Palm Springs Municipal Code Section 5.25.040(a) has been determined to exist with respect to your ownership and use of the property referenced above. Accordingly, you are receiving this Administrative Citation # AB0014. You are ordered to pay an **administrative fine** in the amount of **five thousand dollars (\$5000.00)**. Further, you must cease operating and advertising as a Vacation Rental **immediately**.

IN THE EVENT YOU WISH TO ADMIT THE VIOLATION(S) REFERENCED ABOVE AND WAIVE YOUR RIGHT TO APPEAL, the City will **allow you** to operate a Vacation Rental in the City of Palm Springs **provided you take all of the following actions**:

- (i) Pay the Administrative Citation in full within fifteen (15) days from the mailing date of this letter;
- (ii) 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;
- (iii) Pay any penalties and all transient occupancy taxes due at the time of the Vacation Rental Registration Certificate Application;
- (iv) Submit a completed application for a Vacation Rental Registration Certificate Application for the above-referenced property to the Vacation Rental Compliance Department within fifteen (15) calendar days from the mailing date of this letter;
- (v) 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*
- (vi) Maintain the Vacation Rental Registration Certificate for the above-referenced property in good standing throughout its annual term and renewal terms.

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.

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.

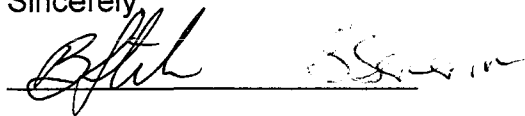
**IF YOU DO NOT WISH TO ADMIT THE VIOLATIONS,
YOU HAVE THE RIGHT TO APPEAL THIS CITATION**

Payment of this administrative fine must be made within fifteen (15) days from 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 from 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. **Your primary point of contact on this matter is Boris Stark or Suzanne Severin in the Vacation Rental Compliance Department office; at (760) 322-8370 or 8372 Monday through Thursday 8am-6pm.**

Thank you for your prompt attention to this matter.

Sincerely,



Description of the violations in this matter:

Palm Springs Municipal Code Section 5.25.040(a) prohibits the operation of a Vacation Rental or a Homeshare 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 www.airbnb.com website # 10630546 on the date of 08/27/2017. We have printed a copy of the advertisement(s) for our records. The City of Palm Springs has not issued a valid Vacation Rental Registration Certificate for this property.

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CORRECTIVE ACTION PLAN

- Register the property at 365 N Saturmino Dr, Unit 17, 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/letter. You may submit this statement via email at vacation.rentals@palm Springsca.gov, 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 AND/OR HOMESHARE (RENTAL FOR TWENTY-EIGHT [28] CONSECUTIVE DAYS OR LESS WITHOUT A VACATION RENTAL HOMESHARE REGISTRATION CERTIFICATE). _____ INITIALS

I MAY NOT ADVERTISE OR OPERATE OR ALLOW THE ADVERTISING OR OPERATION OF THE PROPERTY AS A VACATION RENTAL AND/OR HOMESHARE UNTIL I HAVE BEEN ISSUED A VACATION RENTAL OR HOMESHARE 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 APPLY TO MY ACTIONS AND/OR OMISSIONS. _____ INITIALS

I AGREE TO A FINANCIAL AUDIT OF VACATION RENTAL GUEST STAYS THAT OCCURRED AT MY PROPERTY FOR THE PURPOSE OF ESTABLISHING TRANSIENT OCCUPANCY TAXES, REGISTRATION FEES AND PENALTIES OWED TO THE CITY OF PALM SPRINGS UNDER THE TERM AUDIT PER PSMC 3.24. I AGREE TO FURNISH THE CITY, UPON ITS REQUEST, WITH COPIES OF ALL BOOKING CONTRACTS AND/OR AGREEMENTS WITH BOOKING PLATFORMS AND THEIR USERS THAT OCCUPIED MY PROPERTY. _____ INITIALS

OR IF YOU CHOOSE NOT TO OPERATE YOUR VACATION RENTAL GOING FORWARD, PLEASE INITIAL THE SECTIONS BELOW

AS OF THE DATE BELOW I WILL **NO LONGER** OPERATE A VACATION RENTAL IN THE CITY OF PALM SPRINGS WITHOUT A VACATION RENTAL REGISTRATION CERTIFICATE. I FULLY UNDERSTAND THE CONSEQUENCES OF MY ACTIONS SHOULD I ADVERTISE OR OPERATE A VACATION RENTAL WITHOUT A VACATION RENTAL HOMESHARE REGISTRATION CERTIFICATE. _____ INITIALS

I AGREE TO A FINANCIAL AUDIT OF VACATION RENTAL GUEST STAYS THAT OCCURRED AT MY PROPERTY FOR THE PURPOSE OF ESTABLISHING TRANSIENT OCCUPANCY TAXES, REGISTRATION FEES AND PENALTIES OWED TO THE CITY OF PALM SPRINGS UNDER THE TERM AUDIT PER PSMC 3.24. I AGREE TO FURNISH THE CITY, UPON ITS REQUEST, WITH COPIES OF ALL BOOKING CONTRACTS AND/OR AGREEMENTS WITH BOOKING PLATFORMS AND THEIR USERS THAT OCCUPIED MY PROPERTY. _____ 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

AB0014



CITY OF PALM SPRINGS
Vacation Rental Enforcement
Administrative Citation

DATE 9-1-17 DAY OF WEEK FRIDAY TIME 7:30 AM PM

LOCATION OF VIOLATION
365 N Saturmino Dr, Unit 17

Agent
 Property Owner
 Other

NAME (First, Middle, Last): Jaime Joel Garza; Cesar A Victoria DL or ID

ADDRESS CITY STATE ZIP
6281 S Land Park Dr, Sacramento, CA 95831-1839

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

Count	PSMC	Description
1.	<u>5.25.040(a)</u>	<u>Operating a Vacation Rental Without a Vacation Rental</u>
2.		<u>Without a Registration Certificate</u>
3.	<u>5.25.090(c)</u>	<u>Violations</u>

COMPLIANCE ORDER

You are ordered to correct or otherwise remedy this/these violations by: 15 Calendar Days From Mailing Date of Citation

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: _____

E. Torres VRCD
Name and Dept. of Issuing Enforcement Officer
ET
Signature

9-5-17
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 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 2.50 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](#)

Newly Remodeled Luxury Modern Villa
Palm Springs, CA, United States



Jaime

 Entire home/apt

 4 guests

 1 bedroom

 2 beds

\$135 per night

Check In

09/08/2017

Check Out

09/15/2017

Guests

2 guests

\$135 x 7 nights

\$945

Cleaning fee ⓘ

\$80

Service fee ⓘ


\$122

Total

\$1,147

40

You won't be charged yet

 Report this listing

About this listing

(November through April - Monthly Only) This beautifully remodeled one-bedroom Palm Springs vacation home offers a spacious, open layout with new furnishings and a modern décor with spectacular views of the surrounding mountains.

The space

This beautifully remodeled one-bedroom Palm Springs vacation home offers a spacious, open layout with new furnishings and a modern décor with spectacular views of the surrounding mountains and one of two sparkling pools.

Nestled within an intimate community of single level villas, this bright and charming condominium delivers that sought-after tranquil and relaxing retreat.

The new eye-catching kitchen has been designed with white quartz countertops, a glass tiled backsplash, stainless steel appliances, fashionable lighting, and a comfortable dining bar for four. It comes fully equipped with a gas range, microwave, dishwasher, numerous small appliances, utensils, and service ware. The kitchen opens to the dining area which offers additional seating for four.

Relax in a living room that features a 48 inch HD Smart TV with basic cable, free WIFI internet, DVD/CD player and a queen sized sofa bed for those occasional guests.

The large master suite showcases an inviting king sized bed with luxurious linens, a 32-inch HDTV, walk-in closet and access to its own private patio with a relaxing fountain. The adjacent bathroom offers a tub/shower combination along with dual vanities and skylight.

This desert palm villas home also comes complete with linens and towels, covered parking for one car and on-site laundry facilities. It is centrally located, near shops and restaurants and the Palm Springs airport. Enjoy excursions to nearby attractions which include Las Vegas-style casinos, the Aerial Tramway, Joshua Tree National Park, and Indian Canyon.

Welcome to your home away from home!

Guest access

Full access to condo and common area, including pools and spa.

Interaction with guests

Just a phone call away - text or email too.

Other things to note

High Season - November through April - Our home is rented on a month to month basis only. Reservations are accepted for entire months only.

Contact host

The space

Accommodates: 4

Bathrooms: 1

Bedrooms: 1

Beds: 2

Check In: Anytime after 3PM


Check Out: 11AM

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

Room type: Entire home/apt

House Rules

Amenities

 Internet

 Kitchen

+ More

Elevator

Pets allowed

Family/kid friendly

 Wireless Internet

 Free parking on premises

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

 Laptop friendly workspace

Indoor fireplace



 **Kitchen**

Buzzer/wireless intercom

 **Wireless Internet**

Smoking allowed

Gym

Breakfast

 **Free parking on premises**

Suitable for events

Wheelchair accessible

 **Hot tub**

 **Cable TV**

Family amenities

Baby bath

Baby monitor

Babysitter recommendations

Bathtub

Changing table

Children's books and toys

Children's dinnerware

Crib

Fireplace guards

 **Iron**

 **Hangers**

 **Washer**

Hair dryer

 **Essentials**

 **Heating**

 **Air conditioning**

Private entrance

Paid parking off premises

Free parking on street

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: **\$80**

Security Deposit: **\$400**

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



Common spaces

1 sofa bed

House Rules

Check in is anytime after 3PM

Follow rules that will be provided at a later date.

Cancellations

Strict

Cancel up to 7 days before check in and get a 50% refund, minus service fees. Cancel within 7 days of your trip and the reservation is non-refundable. Service fees are non-refundable.


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

Availability
7 nights minimum stay
View calendar



1 Review

Search reviews

 (/users/show/81702744) **Gene** (/users/show/81702744)
January 2017

Quite, modern, clean and everything was supplied. Close to Palm Springs downtown was a plus. Great pool with great view of San Jacinto mountains.

 Report  Helpful

Hosted by Jaime (/users/show/54874523)

Sacramento, California, United States · Joined in January 2016



(/users/show/54874523)

1 Review
(/users/show/54874523#reviews)  Verified

Contact host

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

The neighborhood

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

Centrally located. Near shops, restaurants, golf and hiking trails. Near PS airport (without any noise). Also, very close to Downtown Palm Springs (one mile).

Getting around

Taxi or Uber. Walking distance to stores and restaurants.

Open map

Exact location information is provided after a booking is confirmed.

Similar listings

\$151 Stylish Mid-Century Modern Gem

Entire condominium · 1 bed

★★★★★ 29

(/rooms/10686402?check_in=2017-09-08&check_out=2017-09-15&guests=2)

Explore other options in and around Palm Springs

More places to stay in Palm Springs:

Houses (/s/Palm-Springs--CA?type=house) · 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)

- Irvine Vacation Rentals (/s/Irvine--CA)
- Santa Monica (/s/Santa-Monica--CA)
- West Hollywood (/s/West-Hollywood--CA)
- Hermosa Beach (/s/Hermosa-Beach--CA)
- Los Angeles (/s/Los-Angeles--CA)
- Redondo Beach (/s/Redondo-Beach--CA)
- Leland (/s/Leland--NC)
- Remote (/s/Remote--OR)
- Kings Mountain (/s/Kings-Mountain--NC)

- 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)
- Hanapepe (/s/Hanapepe--HI)
- Canton (/s/Canton--NY)
- Elgin (/s/Elgin--IL)

English



USD



44



Jaime's invitation to book their home has expired

If their home is your first choice, you can still request to book it. Or, you can browse other homes available nearby.

[Request to Book \(https://www.airbnb.com/payments/book?checkin=2017-09-08&checkout=2017-09-15&hosting_id=10630546&number_of_guests=2&ref=qt2_ccinfo\)](https://www.airbnb.com/payments/book?checkin=2017-09-08&checkout=2017-09-15&hosting_id=10630546&number_of_guests=2&ref=qt2_ccinfo)

[Find More Listings \(/s?checkin=09%2F08%2F2017&checkout=09%2F15%2F2017&location=Palm+Springs%2C+CA&multi_messaging=in_qt\)](/s?checkin=09%2F08%2F2017&checkout=09%2F15%2F2017&location=Palm+Springs%2C+CA&multi_messaging=in_qt)



[Send Message](#)

INVITATION TO BOOK EXPIRED LAST TUESDAY AT 11:32 AM

READY TO BOOK LAST MONDAY AT 11:32 AM



Hello Fred, Our home is available for the dates you requested. All we request is that you sign a rental agreement and HOA rules and regulations. Both are required by our HOA is guarantee a nice stay. (standard) I would ask that you provide me with your email address and I can email the docs to you. If I can be of further service, just drop me a line or call me at (PHONE NUMBER HIDDEN). Regards, Jaime

Last Monday at 11:31 AM

INQUIRY SENT LAST SUNDAY AT 11:46 PM



My wife and I have been looking for a quiet get away from work. We like your condo very much. Is it available for the week in September from the 8th to the 15th? We are both hard working professionals who will respect your home and not damage anything. We don't like to party and enjoy the great restaurants in Palm Springs. We have spent a few weekends there before in some of the hotels. We wanted to try an Airbnb experience and stay longer this time. I look forward to hearing back from you.



Last Sunday at 11:46 PM



(/users/show/54874523)



Jaime (/users/show/54874523)

Sacramento, CA

5 verifications • 1 review

Report

Trip details

Newly Remodeled Luxury Modern Villa (/rooms/10630546)

Check in > Check out
Fri, Sep 8 Fri, Sep 15

Guests
2 adults

Payment

\$135.00 x 7 nights	\$945.00
Cleaning fee	\$80.00
Service fee	\$122.00
Total	\$1147.00

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)

English v USD v

Airbnb

- [About us \(/about/about-us\)](/about/about-us)
- [Careers \(/careers\)](/careers)
- [Press \(/press/news\)](/press/news)
- [Policies \(/policies\)](/policies)
- [Help \(/help?from=footer\)](/help?from=footer)
- [Diversity & Belonging \(/diversity\)](/diversity)
- Discover**
- [Trust & Safety \(/trust\)](/trust)
- [Travel Credit \(/invite?r=6\)](/invite?r=6)
- [Gift Cards \(/gift?s=footer\)](/gift?s=footer)
- [Airbnb Citizen \(https://www.airbnbcitizen.com?utm_source=airbnb&utm_medium=footer&utm_campaign=product\)](https://www.airbnbcitizen.com?utm_source=airbnb&utm_medium=footer&utm_campaign=product)
- [Business Travel \(/work?s=footer\)](/work?s=footer)
- [Guidebooks \(/things-to-do\)](/things-to-do)
- [Airbnbmag \(https://airbnbmag.com\)](https://airbnbmag.com)
- Hosting**
- [Why Host \(/host/homes?from_footer=1\)](/host/homes?from_footer=1)
- [Hospitality \(/hospitality\)](/hospitality)
- [Responsible Hosting \(/help/responsible-hosting\)](/help/responsible-hosting)
- [Community Center \(/help/community?s=footer\)](/help/community?s=footer)

Property Detail Report for:**365 N SATURMINO DR APT 17, PALM SPRINGS, CA, 92262-6599****Owner Information:**

Owner Name: **GARZA, JAIME JOEL VICTORIA, CESAR A**
 Mailing Address: **6281 S LAND PARK DR, SACRAMENTO, CA, 95831-1839**
 Vesting Code: **HUSBAND AND WIFE** Phone Number:

Location Information:

Legal Description: **UNIT 17 CM 030/146 INT IN COMMON IN LOT 1 TR 14236 MB 114/146**
 County: **RIVERSIDE** FIPS Code: **06065** Census Trct/Blk: **044701 / 1**
 APN: **502-022-033** Alternative APN: Map Ref: **G1-786**
 Twnshp-Rnge-Sect: **--** Legal Book/Page: Tract No: **14236**
 Legal Lot: **17** Legal Block:
 Subdivison: **DESERT PALM VILLAS**

Last Market Sale Information:

Sale Date: **1/24/2014** Sale Price: **\$106,000** 1st Mtg Amount: **\$50,000**
 Sale Doc No: **2014-0029607** Price Per SqFt: **\$155** 1st Mtg Int Type:
 Transfer Doc No: **2014-0170023** Price Per Acre: **\$5,300,000** 2nd Mtg Amount: **\$**
 1st Mtg Doc No: **2014-0029609** 2nd Mtg Int Type:
 Sale Type: **FULL AMOUNT COMPUTED**
 Deed Type: **GRANT DEED/DEED OF TRUST**
 Title Company: **CHICAGO TITLE**
 Lender: **STEARNS LENDING INC**
 Seller Name: **O MASSEY, TIMOTHY S**

Property Characteristics:

Building Area: **684** Total Rooms: Construction:
 Living Area: **684** Bedrooms: **1** Heat Type: **CENTRAL**
 Garage Area: Baths: **1** Air Cond: **CENTRAL**
 Basement Area: Fireplace:
 Parking Type: No of Stories: **1** Roof Type:
 Yr Built/Effective: **1982 /** Quality: Roof Material: **TILE**
 Pool Code: Style:

Tax and Value Information:

Assessed Value: **\$109,764** Assessed Year: Est Market Val: **\$100,666**
 Land Value: **\$27,958** Property Tax: **\$1,612** Assessor Appd Val:
 Improvement Value: **\$81,806** Improvement %: **74.52** Tax Exemption:

Site Information:

Assessor Acres: **0.02** Zoning: **R2** Land Use Code: **112**
 Assessor Lot SqFt: **871** No of Buildings: Land Use Desc: **CONDOMINIUM**
 Lot W/D: **/** Res/Comm Units: **1** County Use Code: **RC**
 Calculated Acres: **0.0192** Sewer Type:
 Calculated Lot SqFt: **836** Water Type: