



**ADMINISTRATIVE APPEALS BOARD STAFF REPORT**

DATE: OCTOBER 27, 2017

SUBJECT: APPEAL OF THE ADMINISTRATIVE DECISION THAT MINKA F. HULL AND MARY JOY FRANCIS 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 1350 VIA TENIS, PALM SPRINGS, (Minka F. Hull)

BY: Vacation Rental Compliance Department

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**SUMMARY**

Minka F. Hull has requested an appeal of (1) the permanent ineligibility to operate a Vacation Rental in the City of Palm Springs; and (2) administrative fine of \$5,000.00 for operating unregistered Vacation Rental property located at 1350 Via Tennis, 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 MINKA F. HULL AND MARY JOY FRANCIS ARE PERMANENTLY INELIGIBLE TO OPERATE A VACATION RENTAL IN THE CITY OF PALM SPRINGS, INCLUDING THE PROPERTY LOCATED AT 1350 VIA TENIS, 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 MINKA F. HULL AND MARY JOY FRANCIS ARE PERMANENTLY INELIGIBLE TO OPERATE A VACATION RENTAL IN THE CITY OF PALM SPRINGS, INCLUDING THE PROPERTY LOCATED AT 1350 VIA TENIS, PALM SPRINGS, CALIFORNIA.

ITEM NO. 1.E.

- 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 MINKA F. HULL AND MARY JOY FRANCIS FOR OPERATING AN UNREGISTERED VACATION RENTAL PROPERTY LOCATED AT 1350 VIA TENIS, 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 MINKA F. HULL AND MARY JOY FRANCIS FOR OPERATING AN UNREGISTERED VACATION RENTAL PROPERTY LOCATED AT 1350 VIA TENIS, PALM SPRINGS, CALIFORNIA.

STAFF ANALYSIS:

The property located at 1340 Via Tennis, Palm Springs, previously held a Vacation Rental Registration Certificate issued by the City of Palm Springs to Ms.Hull beginning on 12/18/2009. The Vacation Rental Registration Certificate for 1340 Via Tennis was closed and transferred to the owner's second property at 1350 Via Tennis at owner's request on 12/1/2013. (The Vacation Rental Registration Certificate for 1350 Via Tennis was closed by the owner on 10/31/2016). On the date of the issuance of the Administrative Citation neither property had a valid Vacation Rental Registration Certificate.

Staff has determined that owner has advertised and operated the property 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 –  
SEPTEMBER 21, 2017

Advertisement of the property located at 1350 Via Tennis, Palm Springs was found on vrbo.com website as "Updated 3 Bedroom Next to a Pool!" under advertisement number 663551. The advertisement pages

- Page 3 of 14 shows 7 night minimum
- Page 4 of 14 shows Check-in: 10:00am / Check-out 10:00am
- Page 9 of 14 shows "Palm Springs 11.5% occupancy sales tax is not charged on rentals for 28 days or more."

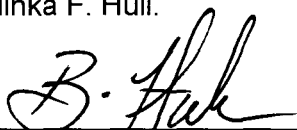
On September 13, 2017, the host confirmed the property was available for occupancy through an inquiry for the dates of Oct.26 to Nov.5, 2017 for the Halloween Week, gave directions to communicate through another VRBO listing(951390), and provided a direct phone number.

Based on the advertisement information and the inquiry into the property being offered for Vacation Rental by the host an administrative citation number AB0031 in the amount of \$5,000.00 was issued to Minka F. Hull the individual on title for Operating a Vacation Rental Without a Vacation Rental Certificate.

An Administrative error regarding property address was made at the time of the citation issuance. The Citation # AB0031 was rescinded on 10/16/2017. The issuing compliance officer issued an Administrative Citation to the property located at 1340 Via Tennis instead of 1350 Via Tennis, Palm Springs. An Administrative Citation #AB0040 was issued to 1350 Via Tennis on 10/16/2017 correcting this error.

A Corrective Action Plan was included to stay the penalty of permanent ineligibility to operate a Vacation Rental in the City of Palm Springs if completed by Minka F. Hull and if the \$5,000.00 was paid accordingly. The Administrative Citation was mailed by staff via OnTrac Delivery Service to the mailing address located on the title report.

Staff is noting that a completed Corrective Action Plan has not been submitted by Ms. Minka F. Hull.



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Boris Stark  
Vacation Rental Compliance Official

*Suzanne Severin*

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
- Notice of Administrative Hearing - Pg 13
- Administrative Citation Appeal Letter - Pg 14 - 17
- Administrative Citation AB0031 & Recall Letter 10/16/2017 - Pg 18 - 23
- Administrative Citation AB0040 - Pg 24, 25
- Copy of the vrbo.com Advertisement 9/13/2017 - Pg 26 - 39
- Copy of the email booking inquiry exchange 9/13/2017 - Pg 40 - 43
- Copy of the title report - Pg 44

RESOLUTION NO. \_\_\_\_

A RESOLUTION OF THE ADMINISTRATIVE APPEALS BOARD OF THE CITY OF PALM SPRINGS, CALIFORNIA, UPHOLDING THE ADMINISTRATIVE DECISION THAT MINKA F. HULL AND MARY JOY FRANCIS ARE PERMANENTLY INELIGIBLE TO OPERATE A VACATION RENTAL IN THE CITY OF PALM SPRINGS, INCLUDING THE PROPERTY LOCATED AT 1350 VIA TENIS, PALM SPRINGS, CALIFORNIA

WHEREAS, Minka F. Hull and Mary Joy Francis did not obtain a Short Term Vacation Rental Certificate for the property located at 1350 Via Tennis, 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 1350 Via Tennis, Palm Springs advertising as a Vacation Rental for less than 28 nights, and

WHEREAS, Administrative Citation No. AB0040 Operating a Vacation Rental without a Vacation Registration Certificate, was issued on October 16, 2017, to Minka F. Hull and Mary Joy Francis for the property located at 1350 Via Tennis, Palm Springs; and

WHEREAS, Minka F. Hull for the property located at 1350 Via Tennis, Palm Springs, filed an administrative appeal of the Administrative Citation No. AB0040 Operating a Vacation Rental without a Vacation Registration Certificate in the amount of \$5,000.00 for the property located at 1350 Via Tennis, 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 1350 Via Tennis, Palm Springs.

SECTION 3. The Administrative Appeals Board upholds the administrative decision for Minka F. Hull permanent ineligibility to operate a Vacation Rental in the City of Palm Springs, including the property located at 1350 Via Tennis, 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 MINKA F. FULL AND MARY JOY FRANCIS IS PERMANENTLY INELIGIBLE TO OPERATE A VACATION RENTAL IN THE CITY OF PALM SPRINGS, INCLUDING THE PROPERTY LOCATED AT 1350 VIA TENIS, PALM SPRINGS

WHEREAS, Minka F. Hull and Mary Joy Francis did not obtain a Short Term Vacation Rental Certificate for the property located at 1350 Via Tenis, 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 1350 Via Tenis, Palm Springs advertising as a Vacation Rental for less than 28 nights, and

WHEREAS, Administrative Citation No. AB0040 Operating a Vacation Rental without a Vacation Registration Certificate, was issued on October 16, 2017, to Minka F. Hull and Mary Joy Francis for the property located at 1350 Via Tenis, Palm Springs; 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 decision for the permanent ineligibility to operate a Vacation Rental in the City of Palm Springs, including the property located at 1350 Via Tennis, Palm Springs.

SECTION 3. The Administrative Appeals Board overturns the administrative decision for Minka F. Hull's and Mary Joy Francis' permanent ineligibility to operate a Vacation Rental in the City of Palm Springs, including the property located at 1350 Via Tennis, 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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KATHLEEN D. HART, MMC  
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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 MINKA F. HULL AND MARY JOY FRANCIS FOR OPERATING AN UNREGISTERED VACATION RENTAL PROPERTY LOCATED AT 1350 VIA TENIS PALM SPRINGS, CALIFORNIA

WHEREAS, Minka F. Hull and Mary Joy Francis, did not obtain a Short Term Vacation Rental Certificate for the property located at 1350 Via Tennis, Palm Springs pursuant to Palm Springs Municipal Code Chapter 5.25; and

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SECTION 2. The appellants failed to present adequate evidence to overturn the administrative fine of \$5000.00 for operating a Vacation Rental located at 1350 Via Tennis, Palm Springs.

SECTION 3. The Administrative Appeals Board upholds the administrative fine of \$5,000.00 to Minka F. Hull for operating an unregistered Vacation Rental at 1350 Via Tennis, 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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JAMES REED  
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SECTION 2. The appellants presented adequate evidence to overturn the administrative fine of \$5,000.00 for operating an unregistered Vacation Rental located 1350 Via Tenis, Palm Springs.

SECTION 3. The Administrative Appeals Board overturns the administrative fine of \$5,000.00 to Minka F. Hull and Mary Joy Francis for operating an unregistered Vacation Rental located at 1350 Via Tennis, Palm Springs.

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\_\_\_\_\_  
JAMES REED  
Chair

ATTEST:

\_\_\_\_\_  
KATHLEEN D. HART, MMC  
Interim City Clerk

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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: Minka Hull  
4081 Stephens Street  
San Diego, CA 92103

DATE: October 16, 2017

minkafrancis@hotmail.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 1340 and 1350 Via Tennis.


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



CITY OF PALM SPRINGS

DEPARTMENT OF VACATION RENTAL COMPLIANCE
3200 E TAIQUITZ CANYON WAY · PALM SPRINGS, CALIFORNIA 92262
TEL: (760) 322-8372/8370 · FAX: (760) 322-8317 · WEB: WWW.PALMSPRINGS.CA.GOV

RECEIVED
CITY OF PALM SPRINGS

2017 SEP 26 AM 9:35

OFFICE OF THE CITY CLERK

ADMINISTRATIVE CITATION APPEAL FORM

If you have received a citation from the City of Palm Springs Vacation Rental Compliance Department, please use this form to request an appeal. Mail to the address below; and please note all additional information on the back of the citation.

Appellant Name: Minka F. Hull

Mailing Address: Hull

4081 Stephens St
San Diego, CA 92103
City, State, Zip:

Contact Telephone: 619-405-3667 Fax: 619-294-9404

Email: Minka Francis @ hotmail.com

I request an appeal of the Administrative Citation:

Citation Number: AB0031 Date of Citation: 9/14/17

Penalty Amount Enclosed: \$764 \*

\*Palm Springs Municipal Code Section 1.06.040 requires the penalty amount be present at the time of the appeal. If you have already paid by a method approved by the City of Palm Springs, please write in "Already Paid Full Amount Due".

Specify the basis for the appeal in detail (you may use as many additional sheets as necessary):

see attached

This completed form must be mailed to:
City of Palm Springs Administrative Citation Program
P.O. Box 7275
Newport Beach, CA 92659-7275

# Remodeled! Available March 2017

Overview Amenities Reviews Map Photos Rates & Availability



4 of 12



## Details

				
Condo	Sleeps	Bedrooms	Bathrooms	Maximum stay
1,150 sq. ft.	6	2	2	29 nights

## About the property

Recently remodeled, fully equipped 2 \*master bedroom floor plan\* - 2 bath condo. Master has king bed and the 2nd bedroom has a Full size with a desk. Large kitchen open to the dining and living room with plantation shutters . This unit has 2 outdoor patios and is just steps from the pool. Patios have bbq, dining table and outside chairs. Ceiling fans in all rooms and single car garage. Washer/dryer in the unit (not in garage). TVs in living room (with smart DVD) and the master bedroom. The grounds at Sunrise Racquet Club are amazing with pools/spas, tennis courts and multipurpose room with gazebo (in fact I got married there!) Please feel free to email or call with any questions you may have. At this point I am only offering month rentals to avoid having to sign up for the Palm Springs rental tax. If you want to rent for less time I am open to discussing it after I do the appropriate paperwork, rates will change

**Appeal Basis details for Citation AB0031**

**Minka F Hull 1340 Via Tennis, PS CA 92263**

I have 2 condos in Palm Springs; 1340 Via Tennis and 1350 Via Tennis. According to the citation #AB0031 this is for 1340 Via Tennis. However, further in the document VRBO #663551 is referenced and stated that I responded to an agent. VRBO #663551 is for 1350 Via Tennis and the VRBO request mentioned was on 1350 Via Tennis. Did David Williams, Boris Stark or Suzanne Severin make an error when issuing the citation? If the citation is for 1340 Via Tennis then please see the attached VRBO listing that shows 29 day min rental and dismiss this citation.

If the citation is really on 1350 then continue reading the information on both condos below. I only rent my units by the month. I would not engage in doing anything illegal or against the rules. This was an error on my part simply by not updating VRBO for unit 1350.

I have owned both condos for about 18 years. During this time I have used them as a family get a way, rented full time, rented winter months only and vacation rental since 2010 with Permit # 4603000020013077. This permit I think was attached to 1340 Via Tennis from 2010 – 2013(?) and then to 1350 Via Tennis from 2014 – 2016. I only offered 1 condo at a time for short term rentals so the other was available for personal use.

**1340 Via Tennis**

In 2013 my mom was supposed to move into 1340 Via Tennis full time and I stopped renting it all together. In 2014 it had a flood, remodeled it, then mom decided not to move there in Fall of 2015. I quickly listed it on VRBO Nov 2015 so I could rent for the winter months of 2016. VRBO 951390 is for 1340 Via Tennis and it does reflect 29 day min rental and even wrote in the description that for now I was only renting by the month because I didn't want to bother with the PS tax. I recall trying to see if I could just add 1340 to my existing permit and was told no.

**1350 Via Tennis**

As I mentioned, I had previously rented 1350 Via Tennis as a vacation rental through VRBO. When it came up for renewal in Dec of 2016 I decided to stop renting except monthly. (I have had the same tenant for 4 months for years). My decision was based on a few factors, Sunrise Racquet Club HOA was placing minimum rental restrictions, the cost for the PS permit increased and is cumbersome to do monthly reports with zeros. Plus in the past few years I have only had a few rentals that were not monthly and one of them totally destroyed my unit. It became not worth my time and money to rent for less than a month. I did not update VRBO to reflect my decision to rent only monthly but this was an oversight and not intentional. This VRBO listing has so little activity that I never look at it much less update it. Please note that VRBO changed their pricing structure offer a no upfront fee, pay only if I get a booking. I recall going into VRBO to delete the listing, seeing the option to pay per booking and selected it. Since I was planning on deleting it I was not thinking about editing. During this time I was highly focused on getting

1340 rented for the upcoming 2016 winter season. Of course, I have now updated VRBO for 1350 to reflect 29 day min at \$2500 per month.

**Secret Agent VRBO Request**

I have gotten 5 inquiries via VRBO in the past 15 months; one was the secret agent. He asked if my dates were available and I responded yes and asked him to call me. I was in a hurry but because VRBO rates me based on how fast I respond, I sent a quick answer with no detail. During a phone call I would have reviewed dates and rates. I just glanced at the request which showed the rental was for \$2500 so I wanted to respond ASAP! The rental rate during non-winter months is \$2300-2800 per month so it was not readily noticeable that this request was for only 10 days (and the rental dates covered 2 months so with a quick look the request showed Oct and Nov). When I talked to Boris Stark he said that I answered "yes" my condo was available implying that was proof I was renting my unit for less than a month. While it is true that I responded yes, I didn't realize the request was only for 10 days. I did not invite him to book nor did I send/sign a contract. I only asked to talk which never happened.

**Backup**

At my hearing I will bring the following:

1. Copies of all 2010 – 2016 PS tax reports showing I am on time and pay all tax liability.
2. Copies of my Profit and Loss statement for both condos showing the rental income
3. Copies of my rental agreements that match the rental income, showing only month rentals
4. Copy of an email dated March 2016 to a fellow owner at the same complex stating that I was only renting by month
5. Copy of the VRBO listing for 1340 Via Tennis, attached to this letter as well.

I understand that my VRBO website had incorrect information however I do not feel that I should be fined for that. I made a mistake, much like the person who I think incorrectly cited the wrong address on my citation. I do not rent either of my units for less than a month or did I intend to do so as you will see by my listing for 1340 Via Tennis.

Thank you  
Misha [Signature] 9/22/17

# 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: September 14, 2017

Property Address: 1340 Via Tennis

Minka Francis Hull  
4081 Stephens St  
San Diego, CA 92103

**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 # **AB0031**. 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.**

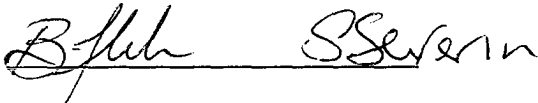
**IF YOU DO NOT WISH TO ADMIT THE VIOLATIONS,  
YOU HAVE THE RIGHT TO APPEAL THIS CITATION**

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](http://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 VRBO website #663551 on the date of September 13, 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.

*THIS PORTION OF PAGE BLANK*

**CORRECTIVE ACTION PLAN**

- Register the property at **1340 Via Tennis** 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@palmspringsca.gov](mailto:vacation.rentals@palmspringsca.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**



CITY OF PALM SPRINGS  
 Vacation Rental Enforcement  
 Administrative Citation

DATE	DAY OF WEEK	TIME	AM PM
09/13/17	Wednesday	6:32	PM

LOCATION OF VIOLATION  
**1340 Via Tennis**

- Agent
- Property Owner
- Other

NAME (First, Middle, Last): DL or ID  
**Minka Francis Hull**

ADDRESS CITY STATE ZIP  
 4081 Stephens St, San Diego, CA 92103

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 W/OUT A VACATION RENTAL REGISTRATION CERTIFICATE
2.	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 **\$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: \_\_\_\_\_

**David Williams – VRCD**  
 Name and Dept. of Issuing Enforcement Officer  
  
 Signature

**09/13/17**  
 Date of Issuance  
 Type of Service  
 Personal  
 Mail

COPY TO PROPERTY OWNER/AGENT; PROCESSING; FILE

**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](http://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**

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**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:

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# 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](http://www.palmspringsca.gov)  
Department of Vacation Rental Compliance

October 16, 2017

Ms. Minka F. Hull & Mary Joy Francis  
4081 Stephens St.  
San Diego, Ca 92103-1242

Property Address: 1340 Via Tennis & 1350 Via Tennis, Palm Springs, CA 92264

Reference: City of Palm Springs letter dated September 14, 2017 and Administrative Citation #AB0031  
Enclosed: Administrative Citation #AB0040

Dear Ms. Hull & Ms. Francis,

Enclosed please find Administrative Citation #AB0040. This is a replacement citation for Administrative Citation #AB0031 sent to you. Administrative Citation #AB0031 was issued to an incorrect property address. You will have the opportunity to appeal this citation on 10/27/2017 in front of the Administrative Appeals Board, unless you withdraw your appeal request with the City Clerk's Office. Please note all items stated in the letter included with the Administrative Citation #AB0031 dated September 14, 2017 are applicable to citation #AB0040.

Should you have any questions, feel free to contact me at 760-322-8370.

Sincerely,

Boris Stark  
Vacation Rental Compliance Official



CITY OF PALM SPRINGS  
Vacation Rental Enforcement  
Administrative Citation

DATE	DAY OF WEEK	TIME	AM
09/13/17	Wednesday	6:32	<input checked="" type="checkbox"/> PM

LOCATION OF VIOLATION  
**1350 Via Tennis, Palm Springs**

Agent  
 Property Owner  
 Other

NAME (First, Middle, Last): **Minka Francis Hull, Mary Joy Francis** DL or ID

ADDRESS	CITY	STATE	ZIP
4081 Stephens St,	San Diego,	CA	92103

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Other/Description: \_\_\_\_\_

**Boris Stark– YRCD**  
Name and Dept. of Issuing Enforcement Officer

*[Signature]*  
Signature

**10/16/17**  
Date of Issuance

Type of Service  
 Personal  
 Mail

COPY TO PROPERTY OWNER/AGENT; PROCESSING; FILE

**CITY OF PALM SPRINGS  
DEPARTMENT OF VACATION RENTAL COMPLIANCE  
ADMINISTRATIVE CITATION  
IMPORTANT INFORMATION - PLEASE READ  
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Additional Enforcement Officer Notes:

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Scratchpad



[Mike W.](#)

- 
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- [Account](#)
- 
- [Logout](#)



**Mike W.**

- [Scratchpad](#)
- [Inbox](#)
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Sunrise Vista Chino, Palm Springs, CA, USA

10/26/2017

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**The owner has been emailed**

You need to complete your reservation online and finalize payment on VRBO. We can't protect your payment if we don't know you've booked through us.

**Book Online** or call VRBO Booking Assistance: 888-829-7076

**\$171** per night **Total**  
Includes taxes and fees

**Free Cancellation until 09/26/2017**

Your dates are **Available!**

10/26/2017	11/05/2017
4 guests	

**Request to Book Request to Book**

**Contact Owner**

**\$2,190.43**  
[View details](#)

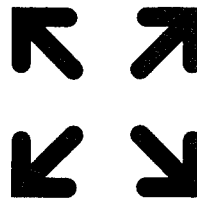
**Free Cancellation until 09/26/2017**

[Report this listing](#)

## Updated 3 Bedroom Next To Pool!

**The owner has been emailed**

You need to complete your reservation online and finalize payment on VRBO. We can't protect your payment if we don't know you've booked through us.



[Feedback](#) **27**

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5/5 -  
(1 traveler reviews)

Free Cancellation until 09/26/2017

Arrive	Depart
Guests (required)	

[Request to Book](#) [Request to Book](#)

[Contact Owner](#)

Free Cancellation until 09/26/2017

Sleeps	8
Bedrooms	3
Bathrooms	2
Space	1,300 sq. ft.
Property type	condo
Minimum Stay	7 nights

[Report this listing](#)

## Overview

### Details

Condo	Sleeps	Bedrooms	Bathrooms	Minimum Stay
1,300 sq. ft.	8	3	2	7 nights

### About the property

#### Updated 3 Bedroom Next To Pool!

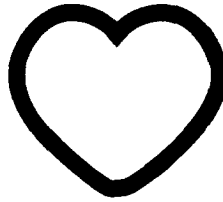
Bright, inviting, fully equipped 3 bedroom - 2 bath condo. Master and 2nd bedroom have kings size beds with comfortable memory foam mattress toppers. 3rd bedroom has twin beds that connect to the 2nd bath. Large kitchen with breakfast table. Separate dining room. Living room with fireplace that leads to an outdoor patio, just steps from the pool. Patio has bbq, table and rocker bench. Ceiling fans in all rooms and attached single car garage. Recently updated and constantly doing improvements.

### Owner

Feedback **28**

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### About Minka Hull

I live in San Diego, CA just 2 hours away with my husband and 3 year old son. I grew up just an hour from Palm Springs and we loved to visit for weekend a get away. My husband and I are Certified Financial Planners and I am a Real Estate Broker as well.

Minka Hull purchased this condo in 1996

### Why Minka Hull chose Palm Springs

My mom and I originally bought this condo just because we loved Palm Springs! We thought she would retire in PS someday (we are still waiting for that to happen!). This corner unit was a hit - only 1 wall shared with another unit and when the opportunity arose, we bought that one too!

 [Report this listing](#)

## Amenities

### Sunrise Vista Chino Condo Accommodation and Amenities

condo

floor 1

1300 sq. ft.

Check-in: 10:00 AM / Check-out: 10:00 AM

Max. occupancy: 8

children welcome

pets not allowed

non smoking only

2 Bathrooms

*Bathroom 1 - toilet , shower*

*Bathroom 2 - toilet , tub*

3 Bedrooms, Sleeps 8

*Bedroom 1 - 1 king , pac n play available*

*Bedroom 2 - 2 king*

*Bedroom 3 - 2 twin/ single*

**Property Type:**

**Floor Area:**

**House Rules:**

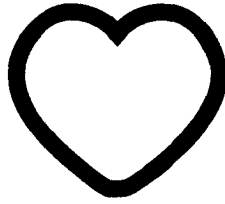
**Bathrooms:**

**Bedrooms:**

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scenic drives  
shopping

**Local Services & Businesses:**

ATM/bank  
groceries  
hospital

massage therapist  
medical services

**Sports & Adventure Activities:**

cycling  
golf  
mountain climbing

racquetball  
swimming  
tennis

[Request to Book](#) [Request to Book](#) [Contact Owner](#)

**Reviews**

**5/5 -**

(1 traveler reviews) 100% Complete **1**

0% Complete **0**

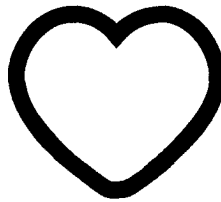
0% Complete **0**

0% Complete **0**

0% Complete **0**

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• 5 of 5

[Thomas A.](#)

Our month rental contract was in Palm Springs. The area was "sunrise racquet Club" We had 3 bedrooms an ample kitchen, Dining Rm and sitting room. We found it to be well maintained, clean and felt it matched everything that was promised.

- Submitted: **Mar 8, 2015**
- Stayed: **Jan 2015**
- Source: **VRBO, from HomeAway**

Did you find this review helpful?   0 **Yes**   0 **No**

• 1-1 of 1

[Request to Book](#) [Request to Book](#) [Contact Owner](#)

## Map



Go [gle](#)

**Nearest Airport**  
5 Miles  
palm springs

1. [USA](#)
2. [California](#)

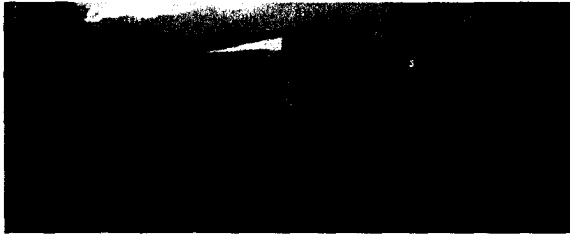
[Feedback](#)

- [Overview](#)
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- [Reviews](#)
- [Map](#)
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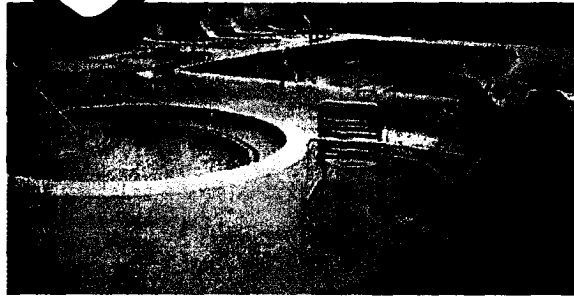
• [Share](#)



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Wonderful view of the mountains



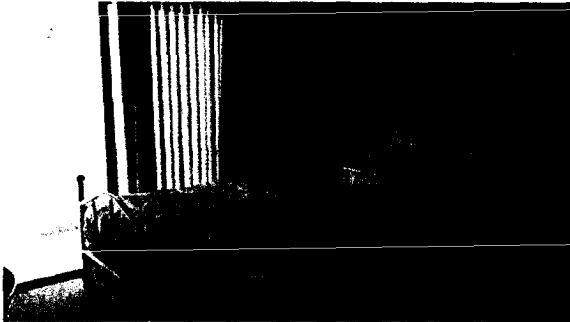
Pool & Hot Tub



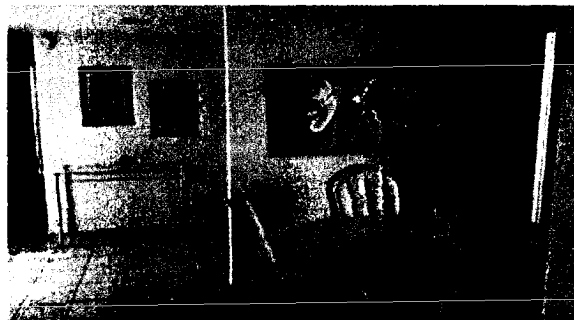
Master Bedroom



2nd bedroom - King size bed



3rd Bedroom - 2 twins



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[Request to Book](#) [Request to Book](#) [Contact Owner](#)

### Rates & Availability

Available

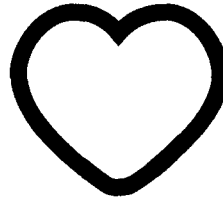
Unavailable

*Taxes and fees are additional*

Feedback

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**December 2017**

S	M	T	W	T	F
S					

**January 2018**

S	M	T	W	T	F
S					

Updated: Sep 13, 2017

**Additional information about rental rates**

<b>Cleaning Fee</b>	\$125
<b>Damage Deposit</b>	\$300

Palm Springs 11.5% occupancy sales tax is not charged on rentals for 28 days or more.

**Owner's Cancellation Policy**

- 50% refund if canceled at least 14 days before arrival date.
- 100% refund if canceled at least 30 days before arrival date.


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Pick up <input type="text" value="City, airport, or address"/>	Drop off <input type="text" value="Same as pick up"/>
Pick up date <input type="text" value="mm/dd/yyyy"/>	<input type="text" value="10:00"/>
Drop off date <input type="text" value="mm/dd/yyyy"/>	<input type="text" value="10:00"/>
<b>Search</b>	

x

### Contact the Owner

Signed in as:

[Not you?](#)

**Mike Wilson** (michaelwilson1971@hotmail.com)

When would you like to stay?

Enter dates to calculate a quote

Arrival
Departure

My travel dates are flexible.

How many guests?

Adults

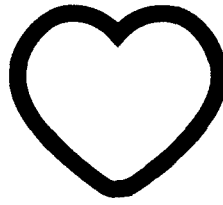
-	4	+
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Feedback

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Mike

Wilson

United States (+1)

3236174533

michaelwilson1971@hotmail.com

Message to owner

By clicking 'Send Email' you are agreeing to our [Terms and Conditions](#) and [Privacy Policy](#).

[Close](#) [Send Email](#)

x

### Request to Book

Enter dates to calculate a quote

\* Required

When would you like to stay?

Arrival

Departure

[Continue booking](#)

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Refundable damage deposit - Not included in total

\$300.00

[Continue booking](#)

**Payment Schedule**

Payment due: At time of booking approval

\$2,490.43

**Owner's Cancellation Policy**

100% refund for cancellations requested by 09/26/2017 at 11:59 AM CST. 50% refund for cancellations requested by 10/12/2017 at 11:59 AM CST.

[Close](#) [Continue booking](#) [Continue booking](#)

x

**Anonymously report this listing**

Select one of the following reasons and our VRBO Trust & Security Team will look into it.

I was asked to pay outside of VRBO's website

The owner/manager requested I complete my booking and make a payment outside of HomeAway's website.

How were you asked to pay?

[Send Report](#)

This listing should not be on VRBO

It appears suspicious or might be fraudulent.

Why should this listing not be on HomeAway?

[Send Report](#)

Spam or inappropriate content

The listing contains questionable, promotional or spam content.

Describe the content you encountered

[Send Report](#)

The calendar is not accurate

The owner/manager said my dates were not available or offered me a different property.

Please be as descriptive as possible

[Send Report](#)

Other

Not covered by the reasons above.

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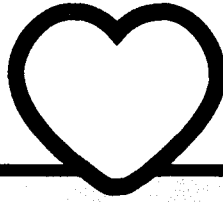
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## Sunrise Vista Chino, Palm Springs, CA, USA

Property ID #663551

<http://www.vrbo.com/663551?unitId=1211453>

## Sunrise Vista Chino, Palm Springs, CA, USA

### Send a message to the Property Owner

Have a question about your upcoming stay? You can message the Property Owner at any time.

Send a message to Minka...

### Minka Hull

Member since 2015

Usually responds within a few hours



### Messages

Refresh messages

Arrive  
**Oct 26,**  
2017

Depart  
**Nov 5,**  
2017

Check-in time  
-

Check-out time  
-

Booking Status   Not Booked

Property ID   **#663551**  
<http://www.vrbo.com/663551?unitId=1211453>

Reservation ID   N/A

Guests   4 adults, 0 children

Feedback

Re: Your inquiry: Oct 26 through Nov 5 - VRBO.com #663551

Minka Hull <sender@messages.homeaway.com>

Wed 9/13/2017 3:49 PM

To: Mike Wilson <michaelwilson1971@hotmail.com>;



Minka Hull has replied to your message



<b>Property</b>	#663551
<b>Dates</b>	Oct 26- Nov 5, 2017, 10 nights
<b>Guests</b>	4 adults, 0 children
<b>Owner name</b>	Minka Hull
<b>Traveler phone</b>	Available when booked

yes it is can you call me at x x x x x x x x x ?

Thank you,

Minka F. Hull

CFP, EA, Realtor Broker

Reply

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This email was sent to michaelwilson1971@hotmail.com.

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**Minka sent a message** 1 hour ago

"Try emailing me thru vrbo listing #926888"

**Minka sent a message** 2 hours ago

"yes it is can you call me at x x x x x x x x x x ?"

Thank you,

Minka F. Hull

CFP, EA, Realtor Broker"

**Inquiry** 2 hours ago

"Hi,

I wanted to see if your property is available for Halloween week. Please let me know and I will book asap.

Thank you,  
Michael"



### Payment protection

To book this property, you need to complete your booking through checkout on the VRBO website. We can't protect your payment if we don't know you've booked through us.

[Request to Book \(https://www.vrbo.com/td/tc/checkout/321.663551.1211453?arrivalDate=10/26/2017&departureDate=11/05/2017&petIncluded=false&adultsCount=4&childrenCount=0&propertyId=663551&icid=il\\_t\\_button\\_olb\\_travcheckout\\_travinbox\)](https://www.vrbo.com/td/tc/checkout/321.663551.1211453?arrivalDate=10/26/2017&departureDate=11/05/2017&petIncluded=false&adultsCount=4&childrenCount=0&propertyId=663551&icid=il_t_button_olb_travcheckout_travinbox)

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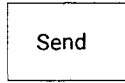
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## Property Profile

### Property Data

Site Address:	Primary Owner: HULL MINKA FRANCIS
1340 Via Tennis	Secondary
Palm Springs, CA 92262	Owner:
	APN: 507-474-010
Mail Address:	Census Tract: 9412.00
4081 Stephens St	Housing Tract
San Diego, CA 92103	Number: 8832
	Legal Description: LOT:166 CITY:PALM SPRINGS SUBD:SUNRISE RACQUET CLUB
	TR#:8832 UNIT 166 CM 020/178 INT IN COMMON IN LOTS 3 & 4
	TR 8832 MB 089/013
	Subdivision: SUNRISE RACQUET CLUB
	Property
	County: Riverside County

### Property Characteristics

Bedrooms: 2	Year Built: 1979	Square Feet: 1252
Bathrooms: 1	Use Code: Condominium (Residential)	Lot Size: 1307 Sqft
Total Rooms:	Number of Units: 1	Garage: Attached (1 car)
Zoning:	Amenities:	
Number of Stories: 1	Building Style:	Coords: 33.840421,-116.527118

### Sale & Loan Information

Transfer Date: 01/04/2013	Seller: HULL, MINKA FRANCIS	Document: 2013-0007017
Transfer Value: \$0.00	Cost/Sq Feet: 0	Title Company: Title Source
First Loan Amt: \$0.00	Lender:	

### Assessed & Tax Information

Assessed Value: \$154,482.00	Percent Improvement: 0.7479	Homeowner Exemption:
Land Value: \$38,942.00	Tax Amount: \$2,166.18	Tax Rate Area: 11-005
Improvement Value: \$115,540.00	Tax Status: Current	

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