



## ADMINISTRATIVE APPEALS BOARD STAFF REPORT

DATE: NOVEMBER 13, 2017

SUBJECT: APPEAL OF THE ADMINISTRATIVE DECISION THAT BARRY TICE AND MARINA LECOUCO 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 510 VILLA COURT #102, PALM SPRINGS, CALIFORNIA (Tice and Lecou)

BY: Vacation Rental Compliance Department

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### SUMMARY

Barry Tice and Marina Lecou 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 510 Villa Ct. #102, 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 BARRY TICE AND MARINA LECOUCO ARE PERMANENTLY INELIGIBLE TO OPERATE A VACATION RENTAL IN THE CITY OF PALM SPRINGS, INCLUDING THE PROPERTY LOCATED AT 510 VILLA COURT #102, 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 BARRY TICE AND MARINA LECOUCO ARE PERMANENTLY INELIGIBLE TO OPERATE A VACATION RENTAL IN THE CITY OF PALM SPRINGS, INCLUDING THE PROPERTY LOCATED AT 510 VILLA COURT #102, PALM SPRINGS, CALIFORNIA.

ITEM NO. 13

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 BARRY TICE AND MARINA LECOUC FOR OPERATING AN UNREGISTERED VACATION RENTAL PROPERTY LOCATED AT 510 VILLA COURT #102, 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 BARRY TICE AND MARINA LECOUC FOR OPERATING AN UNREGISTERED VACATION RENTAL PROPERTY LOCATED AT 510 VILLA COURT #102, PALM SPRINGS CALIFORNIA.

STAFF ANALYSIS:

The property located at 510 Villa Ct. #102, Palm Springs has not been issued a Vacation Rental Registration Certificate by the City of Palm Springs as of the date of the Administrative Citation on August 21, 2017 or in the past.

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...”*

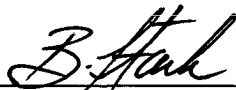
Operating A Vacation Rental Without A Vacation Rental Registration Certificate – August 21, 2017

Advertisement of the property located at 510 Villa Ct. #102, Palm Springs was found on airbnb.com website as “Palm Springs Getaway #1” under advertisement number 18033117. The advertisement of the property and inquiry contained the following:

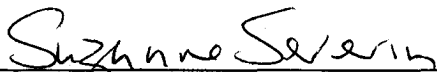
- 8/19/2017 – Inquiry into the dates of Sept.15-21 (6 days), host responded as available to book and preapproved to book the property on 8/19/2017 – Page 30
- Room Type: Entire home/apt - Page 22
- Availability 2 night minimum - Page 25
- Weekly Discount – Page 23

Based on the advertisement information and the inquiry into the property being offered as a Vacation Rental by the host an administrative citation number ET0008 in the amount of \$5,000.00 was issued to Barry Tice and Marina Lecou the individuals on title, for Operating a Vacation Rental Without a Vacation Rental 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 if completed by Barry Tice and Marina Lecou 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 was not submitted by Barry Tice with the appeal.



\_\_\_\_\_  
Boris Stark  
Vacation Rental Compliance Official



\_\_\_\_\_  
Suzanne Severin  
Vacation Rental Compliance Official

Attachments:

Resolution no. \_\_\_\_\_ Upholding the Decision – Permanent Ineligibility (Page 5)  
Resolution no. \_\_\_\_\_ Overturning the Decision – Permanent Ineligibility (Page 7)  
Resolution no. \_\_\_\_\_ Upholding the Decision – \$5000.00 (Page 9)  
Resolution no. \_\_\_\_\_ Overturning the Decision – \$5000.00 (Page 11)  
Notice of Appeal Hearing (Page 13)  
Administrative Citation Appeal Letter (Page 14)  
Administrative Citation ET0008 & Citation Letter (Page 16)  
Copy of the airbnb.com Advertisement 8/18/2017 (Page 21)  
Copy of the email booking inquiry 8/19/2017 (Page 30)  
Copy of the title report (Page 32)

RESOLUTION NO. \_\_\_\_

A RESOLUTION OF THE ADMINISTRATIVE APPEALS BOARD OF THE CITY OF PALM SPRINGS, CALIFORNIA, UPHOLDING THE ADMINISTRATIVE DECISION THAT BARRY TICE AND MARINA LECOUCOU ARE PERMANENTLY INELIGIBLE TO OPERATE A VACATION RENTAL IN THE CITY OF PALM SPRINGS, INCLUDING THE PROPERTY LOCATED AT 510 VILLA CT. #102, PALM SPRINGS, CALIFORNIA

WHEREAS, Barry Tice and Marina Lecou did not obtain a Short Term Vacation Rental Registration Certificate for the property located at 510 Villa Ct. #102, 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 510 Villa Ct. #102, Palm Springs advertising as a Vacation Rental for less than 28 nights, and

WHEREAS, Administrative Citation No. ET0008 Operating a Vacation Rental without a Vacation Registration Certificate, was issued on August 21, 2017, to Barry Tice and Marina Lecou for the property located at 510 Villa Ct. #102, Palm Springs; and

WHEREAS, Barry Tice and Marina Lecou for the property located at 510 Villa Ct. #102, Palm Springs, filed an administrative appeal of the Administrative Citation No. ET0008 Operating a Vacation Rental without a Vacation Registration Certificate in the amount of \$5,000.00 for the property located at 510 Villa Ct. #102, 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 November 13, 2017; and

WHEREAS, the Administrative Appeals Board has carefully reviewed and considered all the evidence presented in connection with said appeal on November 13, 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 did not 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 510 Villa Ct. #102, Palm Springs.

SECTION 3. The Administrative Appeals Board upholds the administrative decision for Barry Tice and Marina Lecou are permanent ineligibility to operate a Vacation Rental in the City of Palm Springs, including the property located at 510 Villa Ct. #102, 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 13th DAY OF NOVEMBER 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 13th day of November 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 BARRY TICE AND MARINA LECOUCOU ARE PERMANENTLY INELIGIBLE TO OPERATE A VACATION RENTAL IN THE CITY OF PALM SPRINGS, INCLUDING THE PROPERTY LOCATED AT 510 VILLA CT. #102, PALM SPRINGS

WHEREAS, Barry Tice and Marina Lecou did not obtain a Short Term Vacation Rental Registration Certificate for the property located at 510 Villa Ct. #102, 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 510 Villa Ct. #102, Palm Springs advertising as a Vacation Rental for less than 28 nights, and

WHEREAS, Administrative Citation No. ET0008 Operating a Vacation Rental without a Vacation Registration Certificate, was issued on August 21, 2017, to Barry Tice and Marina Lecou for the property located at 510 Villa Ct. #102, Palm Springs; and

WHEREAS, Barry Tice and Marina Lecou for the property located at 510 Villa Ct. #102, Palm Springs, filed an administrative appeal of the Administrative Citation No. ET0008 Operating a Vacation Rental without a Vacation Registration Certificate in the amount of \$5,000.00 for the property located at 510 Villa Ct. #102, 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 November 13, 2017; and

WHEREAS, the Administrative Appeals Board has carefully reviewed and considered all the evidence presented in connection with said appeal on November 13, 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 510 Villa Ct. #102, Palm Springs.

SECTION 3. The Administrative Appeals Board overturns the administrative decision for Barry Tice and Marina Lecou for permanent ineligibility to operate a Vacation Rental in the City of Palm Springs, including the property located at 510 Villa Ct. #102 , 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 13th DAY OF NOVEMBER 2017.

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JAMES REED  
Chair

ATTEST:

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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

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 BARRY TICE AND MARINA LECOUC FOR OPERATING AN UNREGISTERED VACATION RENTAL PROPERTY LOCATED AT 510 VILLA CT., #102, PALM SPRINGS, CALIFORNIA

WHEREAS, Barry Tice and Marina Lecou, did not obtain a Short Term Vacation Rental Certificate for the property located at 510 Villa Ct. #102, 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 510 Villa Ct. #102, Palm Springs advertising as a Vacation Rental for less than 28 nights, and

WHEREAS, Administrative Citation No. ET0008 Operating a Vacation Rental without a Vacation Registration Certificate, was issued on August 21, 2017, to Barry Tice and Marina Lecou for the property located at 510 Villa Ct. #102, Palm Springs; and

WHEREAS, Barry Tice and Marina Lecou for the property located at 510 Villa Ct. #102, Palm Springs, filed an administrative appeal of the Administrative Citation No. ET0008 Operating a Vacation Rental without a Vacation Registration Certificate in the amount of \$5,000.00 for the property located at 510 Villa Ct. #102, 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 November 13, 2017; and

WHEREAS, the Administrative Appeals Board has carefully reviewed and considered all the evidence presented in connection with said appeal on November 13, 2017.

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

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

SECTION 2. The appellant failed to present adequate evidence to overturn the administrative fine of \$5000.00 for operating a Vacation Rental located at 510 Villa Ct. #102, Palm Springs.

SECTION 3. The Administrative Appeals Board upholds the administrative fine of \$5,000.00 to Barry Tice and Marina Lecou for operating an unregistered Vacation Rental at 510 Villa Ct. #102, 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 13<sup>th</sup> DAY OF NOVEMBER 2017.

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

ATTEST:

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

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COUNTY OF RIVERSIDE ) ss.  
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NOES:  
ABSENT:  
ABSTAIN:  
RECUSE:

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

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WHEREAS, Administrative Citation No. ET0008 Operating a Vacation Rental without a Vacation Registration Certificate, was issued on August 21, 2017, to Barry Tice and Marina Lecou for the property located at 510 Villa Ct. #102, Palm Springs; and

WHEREAS, Barry Tice and Marina Lecou for the property located at 510 Villa Ct. #102, Palm Springs, filed an administrative appeal of the Administrative Citation No. ET0008 Operating a Vacation Rental without a Vacation Registration Certificate in the amount of \$5,000.00 for the property located at 510 Villa Ct. #102, Palm Springs with the City Clerk and paid the appeal fee; and

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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 fine of \$5000.00 for operating a Vacation Rental located at 510 Villa Ct. #102, Palm Springs.

SECTION 3. The Administrative Appeals Board overturns the administrative fine of \$5,000.00 to Barry Tice and Marina Lecou for operating an unregistered Vacation Rental at 510 Villa Ct. #102, 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 13<sup>th</sup> DAY OF NOVEMBER 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 13<sup>TH</sup> day of November 2017, by the following vote:

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: Barry Tice  
22221 Bloomfield Ave., #48  
Cypress, CA 90630

DATE: November 1, 2017

enticelandscapes@aol.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 510 N. Villa Court #102.


Hearing Date: Monday, November 13, 2017  
Hearing Time: 8:30 a.m.  
Location: Palm Springs City Hall Council Chamber  
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 Thursday, November 2, 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

As a courtesy, this Hearing Notice was emailed to the Owner mentioned above.

Hearing Deadline 11/25/17



RECEIVED  
CITY OF PALM SPRINGS  
2017 OCT 11 AM 10:06

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

**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: Barry Tice

Mailing Address: 22221 Bloomfield Ave # 48

City, State, Zip: Cypress, Ca 90630

Contact Telephone: 562-212-1836 Fax: 0

Email: enticelandscape@aol.com

I request an appeal of the Administrative Citation:

Citation Number: ET0058 Date of Citation: 8-21-2017

Vacation Rental Property Address, if applicable: 510 Villa Ct # 102

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.
- 2) Specify the grounds for the appeal.
- 3) Specify the relief you are seeking.

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

9-3-2017

This property has always been a yearly rental until my tenet passed last year. Since then it has been open and I decided to just use it for myself and family. My daughter who uses Airbnb often suggested I put it on their site earlier this year so I let her.

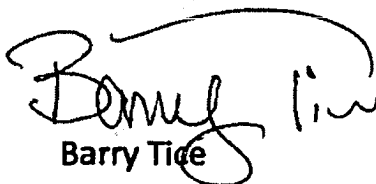
Only after receiving the citation from the city did I realize I needed a permit to use my property for rental in this manner. I had no idea an ordinance like this even existed, had I known I would have complied.

I'm shocked I never received any type of notice/warning before being hit with such a hefty fine. I believe I should be warned and given the chance to bring my property up to compliance with all city permits before being fined.

I now intend to do this but find this fine excessive. This is more than I pay in H.O.A. fees and property tax for the entire year on the property. I've only had this property advertised for about 6 months and do not understand why there is such a hefty price to pay for renting my property in this manner.

After looking over the Municipal Code I see that this ordinance has been updated within the last 6 months. I never received any information prior to the citation that my property wasn't in compliance or did I have any knowledge that I needed a permit. Why wasn't a warning issued before a citation sent? What is the amount of time an owner has to comply after a code is updated?

Why am I supposed to pay a fine when I had no idea I was in violation and without any type of warning?

  
Barry Tice



CITY OF PALM SPRINGS  
Vacation Rental Enforcement  
Administrative Citation

DATE 8-19-17 DAY OF WEEK SATURDAY TIME 2:50 PM

LOCATION OF VIOLATION  
510 N Villa Ct, Unit 102, Palm Springs

Agent  
 Property Owner  
 Other

NAME (First, Middle, Last): \_\_\_\_\_ DL or ID \_\_\_\_\_  
Barry Tice; Marina Lecou

ADDRESS CITY STATE ZIP  
11161 Essex Dr, Los Alamitos, CA 90720-2607

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(e)</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  
E-T  
Signature

8-21-17  
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](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**

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](http://www.palmspringsca.gov) OR [www.psvacationrentalcompliance.com](http://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:

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# 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: 8/21/2017

Property Address: 510 N Villa Ct, Unit 102, Palm Springs, CA 92262

Barry Tice; Marina Lecou  
11161 Essex Dr,  
Los Alamitos, CA 90720-2607

**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 # ET0008. 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 [www.airbnb.com](http://www.airbnb.com) website # 18033117 on the date of 08/18/2017. 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 510 N Villa Ct, Unit 102, 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



Palm Springs, CA, USA



People are looking for homes nearby

There is a 63% increase in people looking at this neighborhood, so some of the nights in your stay could be booked soon.



View Photos

Overview · Reviews · The Host · Location

Palm Springs Getaway #1

Palm Springs, CA, United States ★★★★★ 4 reviews



Entire home/apt

2 guests

1 bedroom

1 bed

\$125 per night

Check In

09/15/2017

Check Out

09/21/2017

Guests

2 guests

\$125 x 6 nights

Cleaning fee

Service fee

Total

→ \$750

→ \$75

→ \$101

→ \$926

Book

You won't be charged yet

**People are looking for homes nearby**

There is a 63% increase in people looking at this neighborhood, so some of the nights in your stay could be booked soon.



[Report this listing](#)

1 bedroom 1 bathroom with a queen size bed. Ground level unit with covered parking just steps from the door. Very clean tiled unit with fully furnished kitchen, Wi-Fi, 36 inch television with local channels. Ceiling fan/ large mirrored wall in dining area, Heated Pools, Tennis Courts, beautiful mountain views, Central Air Conditioning/heating, and a Small Patio. Just minutes away from Downtown Palm Springs, the Aerial Tramway, and The Spa Casino, this is the ideal location for your getaway!

**Guest access**

You will have full access to the space, this includes the living room, the kitchen, and the bedroom

**Interaction with guests**

I often stay in the condo located in the next building over and am a quick text away from answering any questions.

**Ask host a question**

**The space**

Accommodates: 2  
Bathrooms: 1  
Bedrooms: 1  
Beds: 1  
Check In: Anytime after 2PM  
Check Out: 11AM



Property type: Condominium (/s/Palm-Springs--CA)  
Room type: Entire home/apt



**House Rules**

**Amenities**

- Kitchen
- Wireless Internet
- + More
- Elevator
- Pets allowed
- Family/kid friendly
- Internet
- Doorman
- Kitchen
- Buzzer/wireless intercom
- Wireless Internet
- Smoking allowed
- Gym
- Breakfast
- Free parking on premises
- Suitable for events
- Wheelchair accessible
- Hot tub
- Cable TV

- Free parking on premises
- Hot tub
- Pool (/s/palm-springs--ca?amenity=pool)
- Laptop friendly workspace
- Indoor fireplace
- TV
- Dryer
- Iron
- Hangers
- Washer
- Hair dryer
- Essentials
- Heating
- Air conditioning
- Air purifier
- Private entrance
- Free parking on street
- Paid parking off premises

## Family amenities

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

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

## Prices

Cleaning Fee: \$75  
 Security Deposit: \$400  
 Weekly Discount: 26%



### 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 queen bed



**Common spaces**  
 1 couch

## House Rules

No smoking  
 Not suitable for pets  
 No parties or events  
 Not safe or suitable for children (0-12 years)  
 Check in is anytime after 2PM

### Rental rules and agreement

We welcome you to Palm Springs and know you will enjoy making wonderful memories of your trip, below we have established guidelines for your stay at our property and facility.

Please review the Guidelines below so that you familiarize yourself with what to expect as you begin your stay at Palm Springs Villas. By accepting this reservation guests agree upon the terms and conditions and all rules stated below. They also assume all risk or any harm arising from their use of the premises or others whom they may invite, with Homeowners consent, to use the premise.

Please note that you have your own private condo but you also share the outside resort with others. Please be respectful of your neighbors, and adhere to the 'Good Neighbor' rules regarding quiet hours (10PM - 8AM), overall noise and trash Disposal.

### CHECK IN AND CHECK OUT TIME

\*Check-in time is 2PM - 10PM.

\* Please call 1 hour before your arrival(URL HIDDEN)\*Checkout time is 11:00AM. This is critical to insure the property is cleaned and sanitized for our next guest.

\*Any late checkouts, not approved, will be charged another day plus reimbursement of other guest's expenses. \*Upon checkout leave the keys on the coffee table, turn off all lights and lock the door behind you as you exit the property.

\* There is a \$50.00 charge for the house key not being returned.

### POOLS, JACUZZIS, WALKWAYS

The undersigned is fully aware that these can be dangerous, that the walkways/balcony and areas around the pools and Jacuzzis can be slippery when wet, and that injury is likely to occur to anyone who is not careful. Tenants should observe and adhere to all rules and policies as posted at the property. With full knowledge of the above facts and warnings, the undersigned accepts and assumes all risks involved in or related to the use of the pool, walkways/balcony.

**PARTIES AND NOISE**

Amplified music is not allowed outside the unit. Tenant agrees not to bring speakers outside and to not crank up the music playing inside so it can be also heard outside. Parties and/or events of any kind are strictly prohibited at the unit. No party or event may take place without prior written permission. For the purposes of this rental agreement, all parties will consider that there is a party inside the unit whenever the number of occupants in the unit exceeds the maximum number of daytime occupants for this unit. Notwithstanding the former provision, even if the maximum number of daytime occupants is not exceeded, all other common definitions of a party will be accepted, whenever the noise level inside the unit is beyond what is reasonable accepted as normal. In the event that a non-authorized party or event takes place at the unit, Tenant risks forfeiting the entire security deposit in addition to any costs associated with legal remedies that may be necessary. Tenant agrees to keep the noise level inside the unit under respectable levels, so as to not interfere with the peace and quiet of any person outside the boundaries of the unit. Tenant agrees to conform to all provisions and city ordinances per the relevant Municipal Code. Failure of Tenant to adhere to City regulations will be considered a breach of this rental agreement. Tenant hereby authorizes the Manager to make charges to the Tenant's credit card on file for up to \$1,500 per incident, should any complaint about the noise level inside the unit arise with the local police or the local city authorities. Furthermore, Tenant recognizes the right of the manager to ask Tenant and Tenant's guests to vacate the unit immediately if it becomes necessary without a refund of the rental amount.

**CLEANING**

Each property will be inspected cleaned and sanitized after your departure. The cleaning fee you have paid will cover this. You are required to leave the property in the same general condition that you received it by making sure, dishes are done and put away, and the home is generally picked up and ready to be vacuumed, dusted and sanitized. If additional cleaning is required, appropriate charges will be deducted from your security deposit at the rate of \$25 per hour.

**SMOKING. CANDLES, INCENSE**

Smoking inside any of our units is strictly prohibited. Smoking within 25 feet of multi-unit dwellings is strictly prohibited by California law. Our non-smoking policy includes all common areas and patio. Tenant risks forfeiting their security deposit in addition to any associated cleaning costs. A minimum charge of \$250 will apply per reported incident

\* No burning candles/incense on the premises is allowed at any time.

**DRUGS**

No drugs on property will be allowed at any time.

**PARKING**

There is ample parking throughout the complex with plenty of room under the carports; you are allowed to park anywhere on the property but must obey all parking signs.

**WASHER & DRYER**

There are washers and dryers units in each building, you will be given a key for the door as they are always kept locked. Please abide by the hours on the door for all laundry cleaning.

**GENERAL**

\* Please make sure to lock all doors when you leave your home for excursions to protect your valuables.

\* No food in the bedroom are

\*Permission from host is needed for any additional visitors.

\*Please remember you assume all responsibilities for your guest

\*No glassware in the pool area.

\* After pool use, please dry off before sitting on furnishing to avoid additional charges that may result from damage of the fabrics.

\*Pay careful attention to fabric and bed furnishings.

**UTILITIES**

On stays of 14 nights or greater, Tenant is responsible for actual gas and electric consumption charges. The amount to be charged will be calculated based on the reading of the meters upon check-in and check-out. Should an actual meter reading not be possible, Manager reserves the right to estimate the charges based in historical records. Utility charges will be discounted from the security deposit unless otherwise agreed. If at any time during the Tenant's stay the amount to be charged for utilities exceeds the amount held as security deposit, Tenant agrees to pay the amount immediately as requested or have the amount held as security deposit increased accordingly. For units with Air Conditioning equipment, during the months of May through October, consumption of gas and electric up to \$25.00

**TENANT'S LIABILITIES**

\*Tenant agrees to accept liability for any damages caused to the property (other than normal wear and tear) by Tenant or Tenants guests, including, but not limited to, landscaping, misuse of appliances, and/or equipment furnished. If damages are in excess of the security deposit being held, Tenant agrees to reimburse owners for costs incurred to repair/replace damaged items.

**TENANT AS SUBJECT OF THE LAWS**

Tenant acknowledges that during the length of the rental period, Tenant and his/her guests is/are subject to all State and Federal laws, County Ordinances and City regulations valid within the jurisdiction where the Unit is located. Owner(s) and/or Manager(s) are neither responsible to inform Tenant of what these laws, ordinances and city regulations are, nor could Owner(s) and/or Manager be held liable should Tenant(s) and/or Tenant's guests commit a crime, misdemeanor, felony or infraction (including parking infractions).

**HOMEOWNERS LIABILITIES**

\* Homeowner is not responsible for any accidents, injuries or illness that occurs while on the premises of this property or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that Guests are expressly assuming the risk of any

harm arising from their use of the premises or others whom they may invite, with Homeowners consent, to use the premise.

\* A through walk through will be completed by the owner after checkout.

\*Please report any damages that may have occurred to avoid hefty credit card charges for damages.

\* Any evidence of damage caused by Guests will result in additional charges to the Guest, depending on the extent of damage. The Homeowner reserves the right to assess damage and charge Guest as needed.

**HOLD HARMLESS**

Owner(s) / Manager(s) do not assume any liability for loss, damage or injury to persons or their personal property. Neither do we accept liability for any inconvenience arising from any temporary defects or stoppage in supply of water, gas, phone, internet, cable or satellite TV, or electricity services or plumbing. Nor will Owners accept liability for any loss or damage caused by weather conditions, natural disasters, acts of God, or other reasons beyond its control. The foregoing notwithstanding, Owner(s)/Manager(s) will use good faith efforts to remedy any deficient condition following notice.

**ADDITIONAL TERMS AND CONDITIONS**

The undersigned, for himself/herself, his/her heirs, assignors, executors, and administrators, fully releases and discharges Owner from any and all claims, demands and causes of action by reason of any injury or whatever nature which has or have occurred, or may occur to the undersigned, or any of his/her guests as a result of, or in connection with the occupancy of the premises and agrees to hold Owner free and harmless of any claim or suit arising there from, provided however, that Owner(s)/Manager(s) shall remain liable for such damages to the extent that such damages are determined to be the direct result of Owner(s)/Manager(s) negligence. In any action concerning the rights, duties or liabilities of the parties to this agreement, their principals, agents, successors or assignees the prevailing party shall be entitled to recover reasonable attorney fees and costs.

**Cancellations**

**Strict**

Cancel up to 7 days before your trip and get a 50% refund. Cancel within 7 days of your trip and the reservation is non-refundable.

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

**Safety features**

Smoke detector

Fire extinguisher

**Availability**

3 nights minimum stay  
[View calendar](#)



**4 Reviews ★★★★★**

Search reviews

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



[\(/users/show/28177902\)](/users/show/28177902)

**Michael** [\(/users/show/28177902\)](/users/show/28177902)  
May 2017

Affordable, comfortable great space, just a short drive away from all the shops and nightlife. And walkable to the free trolley! Barry was very communicative and responsive.

Report

Helpful



(/users/show/30564160)

**Mauricio** (/users/show/30564160)  
May 2017

Great place. Thanks Barry for the hospitality

Report

Helpful



(/users/show/39528027)

**Julie** (/users/show/39528027)  
April 2017

Barry was super nice about everything, place was clean and comfortable! I have no complaints but wished I could've stayed longer. There was a community pool and jacuzzi right outside of the house making it super convenient! Definitely enjoyed my stay here.

Report

Helpful



(/users/show/9348594)

**Paul** (/users/show/9348594)  
April 2017

barry was a great host! very responsive and easy to schedule check in with.

Report

Helpful

This host has 1 review for other properties.

[View other reviews \(/users/show/124037556\)](#)

**Hosted by Barry**

(/users/show/124037556)

California, United States · Joined in April 2017

5 Reviews

(/users/show/124037556#reviews)

I enjoy live music and finding local clubs with good bands to dance to. Also love the outdoors and of course warm climates tanning on the beach or next to a pool. Love Mexican food, concerts, traveling, hiking, exercise and just getting out and enjoying what life has to offer.

[Ask host a question](#)

Response rate: 100%

Response time: within an hour



(/users/show/124037556)

## The neighborhood

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

Just a short drive away from The Downtown Strip which has a street market fair every Thursday night and lots of nice restaurants and bars!

[Open map](#)

Exact location information is provided after a booking is confirmed.

## Similar listings

(/rooms/9513751?check\_in=2017-09-15&check\_out=2017-09-21&guests=2)



### \$91 JUST4 Minutes to Uptown Design Dist

Entire condominium · 1 bed

★★★★★ 83

(/rooms/9513751?check\_in=2017-09-15&check\_out=2017-09-21&guests=2)

## Explore other options in and around Palm Springs

More places to stay in Palm Springs:

[Apartments \(/s/Palm-Springs--CA?type=apartment\)](#) · [Houses \(/s/Palm-Springs--CA?type=house\)](#) · [Bed & Breakfasts \(/s/Palm-Springs--CA?type=bnb\)](#) · [Lofts \(/s/Palm-Springs--CA?type=loft\)](#) · [Villas \(/s/Palm-Springs--CA?type=villa\)](#)

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)  
Port Huron (/s/Port-Huron--MI)  
Biddeford (/s/Biddeford--ME)  
Quincy (/s/Quincy--WA)

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)  
Coventry (/s/Coventry--RI)  
Warm Springs (/s/Warm-Springs--OR)

English



USD





 Search



**Barry invited you to book their listing**

You have 09:56:35 to book this property before the pre-approval expires. [Learn more about pre-approvals \(/help/article/128?hideri=1\)](/help/article/128?hideri=1)

[Book now \(/payments/book?checkin=2017-09-15&checkout=2017-09-21&hosting\\_id=18033117&number\\_of\\_guests=2&ref=qt2\\_preapproved&special\\_offer\\_id=92402203\)](/payments/book?checkin=2017-09-15&checkout=2017-09-21&hosting_id=18033117&number_of_guests=2&ref=qt2_preapproved&special_offer_id=92402203)



Send Message



When I say 5 minutes from downtown I mean by car.

Today at 6:26 AM



BARRY PRE-APPROVED YOU TODAY AT 6:23 AM



The condo is 5 minutes from downtown restaurants and night life. The property has many pools and Jacuzzis to chose from. There is also a grocery store within a couple of miles to load up on food and

Today at 6:22 AM



INQUIRY SENT YESTERDAY AT 3:30 PM



Hi Barry, My girlfriend and I were planning a few days away in Palm Springs. We like your condo and were wondering about a couple of things. Are there restaurants and things to do withing walking distance? Is this close to downtown if we wanted to take an Uber and go out for dinner and cocktails. Thanks



Yesterday at 3:30 PM



(/users/show/124037556)

**Barry (/users/show/124037556)**  
CA, United States  
4 verifications • 5 reviews  
Report

**Trip details**

Palm Springs Getaway #1 (/rooms/18033117)

Check in  
Fri, Sep 15

Guests  
2 adults

>

Check out  
Thu, Sep 21

←

**Payment**

\$125.00 x 6 nights

Cleaning fee

Service fee

Total

←

\$750.00

\$75.00

\$101.00

\$926.00

**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



USD



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[Terms \(/terms\)](/terms) [Privacy \(/terms/privacy\\_policy\)](/terms/privacy_policy) [Site Map \(/sitemaps\)](/sitemaps)

[f \(https://www.facebook.com/airbnb\)](https://www.facebook.com/airbnb) [t \(https://twitter.com/airbnb\)](https://twitter.com/airbnb) [i \(https://instagram.com/airbnb\)](https://instagram.com/airbnb)

**Property Detail Report for:****510 N VILLA CT UNIT 202, PALM SPRINGS, CA, 92262-0653****Owner Information:**

Owner Name: **HENDERSON, BRUCE**  
 Mailing Address: **12018 SE BUSH ST, PORTLAND, OR, 97266-2194**  
 Vesting Code: **SINGLE/UNMARRIED MAN** Phone Number:

**Location Information:**

Legal Description: **UNIT 250 CM 030/180 INT IN COMMON TR 15233 MB 114/076**  
 County: **RIVERSIDE** FIPS Code: **06065** Census Trct/Blk: **044605 / 2**  
 APN: **504-043-070** Alternative APN: Map Ref: **C4-756**  
 Twnshp-Rnge-Sect: **--** Legal Book/Page: Tract No: **15233**  
 Legal Lot: **250** Legal Block:  
 Subdivison: **PALM SPRINGS VILLAS 1**

**Last Market Sale Information:**

Sale Date: **9/4/2009** Sale Price: **\$60,000** 1<sup>st</sup> Mtg Amount: **\$48,000**  
 Sale Doc No: **2009-0464577** Price Per SqFt: **\$102** 1<sup>st</sup> Mtg Int Type:  
 Transfer Doc No: Price Per Acre: **\$6,000,000** 2<sup>nd</sup> Mtg Amount: **\$**  
 1<sup>st</sup> Mtg Doc No: **2009-0464578** 2<sup>nd</sup> Mtg Int Type:  
 Sale Type: **FULL AMOUNT COMPUTED**  
 Deed Type: **GRANT DEED/DEED OF TRUST**  
 Title Company: **ORANGE COAST TITLE COMPANY**  
 Lender: **BANK OF AMERICA NA**  
 Seller Name: **MCCULLA, KATHLYN ANN**

**Property Characteristics:**

Building Area: **589** Total Rooms: Construction:  
 Living Area: **589** 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: **1981 /** Quality: Roof Material: **GRAVEL/ROCK**  
 Pool Code: Style:

**Tax and Value Information:**

Assessed Value: **\$65,416** Assessed Year: Est Market Val: **\$68,666**  
 Land Value: **\$16,352** Property Tax: **\$1,061** Assessor Appd Val:  
 Improvement Value: **\$49,064** Improvement %: **75** Tax Exemption:

**Site Information:**

Assessor Acres: **0.01** Zoning: **RGA** Land Use Code: **112**  
 Assessor Lot SqFt: **436** No of Buildings: Land Use Desc: **CONDOMINIUM**  
 Lot W/D: **/** Res/Comm Units: **1** County Use Code: **RC**  
 Calculated Acres: **0.0143** Sewer Type:  
 Calculated Lot SqFt: **623** Water Type:

**Property Detail Report for:****510 N VILLA CT UNIT 102, PALM SPRINGS, CA, 92262-0656****Owner Information:**

Owner Name: **TICE, BARRY LECOUC, MARINA**  
 Mailing Address: **11161 ESSEX DR, LOS ALAMITOS, CA, 90720-2607**  
 Vesting Code: **HUSBAND AND WIFE** Phone Number:

**Location Information:**

Legal Description: **UNIT 249 CM 030/180 INT IN COMMON TR 15233 MB 114/076**

County:	<b>RIVERSIDE</b>	FIPS Code:	<b>06065</b>	Census Trct/Blk:	<b>044605 / 2</b>
APN:	<b>504-043-034</b>	Alternative APN:		Map Ref:	<b>C4-756</b>
Twnshp-Rnge-Sect:	<b>- -</b>	Legal Book/Page:		Tract No:	<b>15233</b>
Legal Lot:	<b>214</b>	Legal Block:			
Subdivison:	<b>PALM VILLAS I</b>				

**Last Market Sale Information:**

Sale Date:	<b>5/31/2006</b>	Sale Price:	<b>\$139,000</b>	1 <sup>st</sup> Mtg Amount:	<b>\$100,000</b>
Sale Doc No:	<b>2006-0392521</b>	Price Per SqFt:	<b>\$236</b>	1 <sup>st</sup> Mtg Int Type:	<b>FIX</b>
Transfer Doc No:		Price Per Acre:	<b>\$13,900,000</b>	2 <sup>nd</sup> Mtg Amount:	<b>\$</b>
1 <sup>st</sup> Mtg Doc No:	<b>2006-0392522</b>			2 <sup>nd</sup> Mtg Int Type:	
Sale Type:	<b>FULL AMOUNT COMPUTED</b>				
Deed Type:	<b>GRANT DEED/DEED OF TRUST</b>				
Title Company:	<b>NONE AVAILABLE</b>				
Lender:	<b>WELLS FARGO BANK NA</b>				
Seller Name:	<b>RAND, STEVEN J</b>				

**Property Characteristics:**

Building Area:	<b>589</b>	Total Rooms:		Construction:	
Living Area:	<b>589</b>	Bedrooms:	<b>1</b>	Heat Type:	<b>CENTRAL</b>
Garage Area:		Baths:	<b>1</b>	Air Cond:	<b>CENTRAL</b>
Basement Area:		Fireplace:		Roof Type:	
Parking Type:		No of Stories:	<b>1</b>	Roof Material:	<b>GRAVEL/ROCK</b>
Yr Built/Effective:	<b>1981 /</b>	Quality:		Style:	
Pool Code:					

**Tax and Value Information:**

Assessed Value:	<b>\$82,000</b>	Assessed Year:		Est Market Val:	<b>\$71,666</b>
Land Value:	<b>\$20,000</b>	Property Tax:	<b>\$1,269</b>	Assessor Appd Val:	
Improvement Value:	<b>\$62,000</b>	Improvement %:	<b>75.6</b>	Tax Exemption:	

**Site Information:**

Assessor Acres:	<b>0.01</b>	Zoning:		Land Use Code:	<b>112</b>
Assessor Lot SqFt:	<b>436</b>	No of Buildings:		Land Use Desc:	<b>CONDOMINIUM</b>
Lot W/D:	<b>/</b>	Res/Comm Units:	<b>1</b>	County Use Code:	<b>RC</b>
Calculated Acres:	<b>0.0143</b>	Sewer Type:			
Calculated Lot SqFt:	<b>623</b>	Water Type:			