



ADMINISTRATIVE APPEALS BOARD STAFF REPORT

DATE: NOVEMBER 13, 2017

SUBJECT: APPEAL OF THE ADMINISTRATIVE DECISION THAT MATTHEW NGUYEN IS PERMANENTLY INELIGIBLE TO OPERATE A VACATION RENTAL IN THE CITY OF PALM SPRINGS AND THE ADMINISTRATIVE FINE FOR OPERATING AN UNREGISTERED VACATION RENTAL PROPERTY LOCATED AT 1349 S. YERMO DR. PALM SPRINGS, CALIFORNIA (Nguyen)

BY: Vacation Rental Compliance Department

SUMMARY

Matthew Nguyen 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 1349 S. Yermo Dr., 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 MATTHEW NGUYEN IS PERMANENTLY INELIGIBLE TO OPERATE A VACATION RENTAL IN THE CITY OF PALM SPRINGS, INCLUDING THE PROPERTY LOCATED AT 1349 S. YERMO DR, 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 MATTHEW NGUYEN IS PERMANENTLY INELIGIBLE TO OPERATE A VACATION RENTAL IN THE CITY OF PALM SPRINGS, INCLUDING THE PROPERTY LOCATED AT 1349 S. YERMO DR, PALM SPRINGS, CALIFORNIA.

ITEM NO. 16

- 3) a. Adopt Resolution No. _____, A RESOLUTION OF THE ADMINISTRATIVE APPEALS BOARD OF THE CITY OF PALM SPRINGS, CALIFORNIA, **UPHOLDING** THE ADMINISTRATIVE FINE OF \$5,000.00 ISSUED TO MATTHEW NGUYEN FOR OPERATING AN UNREGISTERED VACATION RENTAL PROPERTY LOCATED AT 1349 S. YERMO DR, 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 MATTHEW NGUYEN FOR OPERATING AN UNREGISTERED VACATION RENTAL PROPERTY LOCATED AT 1349 S. YERMO DR, PALM SPRINGS, CALIFORNIA.

STAFF ANALYSIS:

The property located at 1349 Yermo Dr., Palm Springs and Matthew Nguyen have 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 1349 S. Yermo Dr., Palm Springs was found on vrbo.com website as "Superb Gated Location with Private Pool/Spa-Set for Play/Work" under advertisement number 183876. (See attachment page number 21). The advertisement includes:

- Page 3 of 16 shows "Minimum Stay 7 nights"
- Page 4 of 16 shows availability "Calendar last updated: August 8, 2017" and "Minimum Age Limit for Renters"
- Page 10 of 16 shows "My Standard Rate and Off Peak" as "7 night minimum stay"

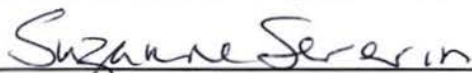
Additionally, on August 5, 2017, the host accepted an inquiry for 9 nights, confirmed the property was available, and included a reservation ID number and a price quote for a 9-day stay. (See attachment page number 37)

Based on the advertisement information and the injury into the property being offered for Vacation Rental by the host, an administrative citation number PC0010 in the amount of \$5,000.00 was issued to Matthew Nguyen, the individual 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 Mr. Matthew Nguyen 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, and confirmed received by the Vacation Rental Compliance Department. (See attachment page number 16)

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



Boris Stark
Vacation Rental Compliance Official



Suzanne Severin
Vacation Rental Compliance Official

Attachments:

- Resolution no. _____ Upholding the Decision – Permanent Ineligibility (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)
- Administrative Hearing Notice (page 13)
- Administrative Citation Appeal Letter (page 14)
- Administrative Citation P0010 & Citation Letter (page 16)
- Copy of the vrbo.com Advertisement 8/19/2017 (page 21)
- Copy of the email booking inquiry 8/5/2017 (page 37)
- Copy of the title report (page 39)

RESOLUTION NO. ____

A RESOLUTION OF THE ADMINISTRATIVE APPEALS BOARD OF THE CITY OF PALM SPRINGS, CALIFORNIA, UPHOLDING THE ADMINISTRATIVE DECISION THAT MATTHEW NGUYEN IS PERMANENTLY INELIGIBLE TO OPERATE A VACATION RENTAL IN THE CITY OF PALM SPRINGS, INCLUDING THE PROPERTY LOCATED AT S. 1349 YERMO DR., PALM SPRINGS, CALIFORNIA

WHEREAS, Matthew Nguyen did not obtain a Vacation Rental Registration Certificate for the property located at 1349 S. Yermo Dr., 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 1349 S. Yermo Dr., Palm Springs advertising as a Vacation Rental for less than 28 nights, and

WHEREAS, Administrative Citation No. PC0010 Operating a Vacation Rental without a Vacation Registration Certificate, was issued on August 21, 2017, to Matthew Nguyen for the property located at 1349 S. Yermo Dr., Palm Springs; and

WHEREAS, Matthew Nguyen for the property located at 1349 S. Yermo Dr., Palm Springs, filed an administrative appeal of the Administrative Citation No. PC0010 Operating a Vacation Rental without a Vacation Registration Certificate in the amount of \$5,000.00 for the property located at 1349 S. Yermo Dr., 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 decision for the permanent ineligibility to operate a Vacation Rental in the City of Palm Springs, including the property located at 1349 S. Yermo Dr., Palm Springs.

City of Palm Springs, including the property located at 1349 S. Yermo Dr., Palm Springs.

SECTION 3. The Administrative Appeals Board upholds the administrative decision for Matthew Nguyen's permanent ineligibility to operate a Vacation Rental in the City of Palm Springs, including the property located at 1349 S. Yermo Dr., 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 MATTHEW NGUYEN IS PERMANENTLY INELIGIBLE TO OPERATE A VACATION RENTAL IN THE CITY OF PALM SPRINGS, INCLUDING THE PROPERTY LOCATED AT 1349 YERMO DR., PALM SPRINGS, CALIFORNIA

WHEREAS, Matthew Nguyen did not obtain a Vacation Rental Registration Certificate for the property located at 1349 S. Yermo Dr., 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 1349 S. Yermo Dr., Palm Springs advertising as a Vacation Rental for less than 28 nights, and

WHEREAS, Administrative Citation No. PC0010 Operating a Vacation Rental without a Vacation Registration Certificate, was issued on August 21, 2017, to Matthew Nguyen for the property located at 1349 S. Yermo Dr., Palm Springs; and

WHEREAS, Matthew Nguyen for the property located at 1349 S. Yermo Dr., Palm Springs, filed an administrative appeal of the Administrative Citation No. PC0010 Operating a Vacation Rental without a Vacation Registration Certificate in the amount of \$5,000.00 for the property located at 1349 S. Yermo Dr., 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 appellant presented adequate evidence to overturn the administrative decision for the permanent ineligibility to operate a Vacation Rental in the City of Palm Springs, including the property located at 1349 S. Yermo Dr., Palm Springs.

SECTION 3. The Administrative Appeals Board overturns the administrative decision for Matthew Nguyen permanent ineligibility to operate a Vacation Rental in the City of Palm Springs, including the property located at 1349 S. Yermo Dr., 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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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 MATTHEW NGUYEN FOR OPERATING AN UNREGISTERED VACATION RENTAL PROPERTY LOCATED AT 1349 S. YERMO DR., PALM SPRINGS, CALIFORNIA

WHEREAS, Matthew Nguyen did not obtain a Vacation Rental Registration Certificate for the property located at 1349 S. Yermo Dr., 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 1349 S. Yermo Dr., Palm Springs advertising as a Vacation Rental for less than 28 nights, and

WHEREAS, Administrative Citation No. PC0010 Operating a Vacation Rental without a Vacation Registration Certificate, was issued on August 21, 2017, to Matthew Nguyen for the property located at 1349 S. Yermo Dr., Palm Springs; and

WHEREAS, Matthew Nguyen for the property located at 1349 S. Yermo Dr., Palm Springs, filed an administrative appeal of the Administrative Citation No. PC0010 Operating a Vacation Rental without a Vacation Registration Certificate in the amount of \$5,000.00 for the property located at 1349 S. Yermo Dr., Palm Springs with the City Clerk and paid the appeal fee; and

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

SECTION 2. The appellant failed to present adequate evidence to overturn the administrative fine of \$5000.00 for operating a Vacation Rental located at 1349 S. Yermo Dr., Palm Springs.

SECTION 3. The Administrative Appeals Board upholds the administrative fine of \$5,000.00 to Matthew Nguyen for operating an unregistered Vacation Rental at 1349 S. Yermo Dr., 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

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RESOLUTION NO. ____

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WHEREAS, Matthew Nguyen did not obtain a Vacation Rental Registration Certificate for the property located at 1349 S. Yermo Dr., Palm Springs, pursuant to Palm Springs Municipal Code Chapter 5.25; 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 appellant presented adequate evidence to overturn the administrative fine of \$5,000.00 for operating an unregistered Vacation Rental located 1349 S. Yermo Dr., Palm Springs.

SECTION 3. The Administrative Appeals Board overturns the administrative fine of \$5,000.00 to Matthew Nguyen for operating an unregistered Vacation Rental located at 1349 S. Yermo Dr., 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
Chair

ATTEST:

KATHLEEN D. HART, MMC
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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: Matthew Nguyen
2371 Mosley Ave.
Alameda, CA 94501

DATE: November 1, 2017

matthew.nguyen@citi.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 1349 Yermo Drive.

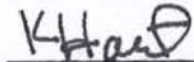
Hearing Date: Monday, November 13, 2017
Hearing Time: 8:30 a.m.
Location: Palm Springs City Hall Council Chamber
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

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.

MATTHEW NGUYEN
100 CORNELIUS SQUARE
PALM SPRINGS, CA 92263

8/23/2017

Date

Pay to the order of
SECURITY SIX

City of Palm Springs

\$ 76⁰⁰

Dollars



Security Features Details on Back

Corrected
chk recd

Bank of America

ACH R/T 121000358

Memo Appeal #PC0010

[Handwritten signature]

MP

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: Matthew Nguyen

Mailing Address: 2371 Mosley Ave.

City, State, Zip: Alameda, CA 94501

Contact Telephone: 510-220-7377 Fax: 844-574-0527

Email: matthew.nguyen@citi.com

I request an appeal of the Administrative Citation:

Citation Number: PC0010 Date of Citation: 8/21/17

Vacation Rental Property Address, if applicable: 1349 Yermo Dr. So. Palm Springs, CA 92262

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.

SEE ATTACHED

[Handwritten signature]
8/23/2017

Recd 8/28/17 55

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**

1) State the specific action being appealed:

Fine imposed due to alleged operation of a vacation rental without proper Palm Springs license/registration

2) Specify the grounds for the appeal

Unfair targeting of out of area owner, who had no knowledge of newly imposed regulations: A press release that was forwarded to my by a neighbor, dated June 12, 2017 noted that a postcard was to be mailed the following week that contained a complaint hotline number and outlined the new rules and regulations. If you have the means to serve me in writing a citation within 24 hours of it being drafted, you certainly had the means to notify me of the new rules and regulations before they went into effect.

Instead No notice or time to remedy: I am allowed 15 days after being fined, but never allowed any time to remedy any infractions I may have broken; as there was never any notice of rules that appear to have been in place less than 90 days. b) I do not operate a vacation rental business: As explained by your staff today via telephone, a tenant of 28 days or less is defined as a vacation renter. My guests have never been allowed to reside less than a 30 day period; and I have the same three guests annually. My guests visit 30-60 days over the holidays, January 1-March 22; and 30 days to five months during the summer season. Our HOA has always imposed a minimum stay no less 30 days; which we have adhered to consistently. I feel this citation is targeted towards out of area owners, or perhaps you are feeding into a complaint by a racist neighbor-the very type of false accusations.

3) Specify the relief you are seeking.

- Cancellation of citation due to discrimination and targeted fines
- Cancellation of fee imposed, in lieu of appropriate time to remedy infractions suggested
- Request hearing over the phone due to out of area owner
- Appropriate follow-up to ensure I am in compliance with newly imposed regulations and have properly obtained any newly required license or registration of my property; allowing continued enjoyment as is rightfully allowed

[Handwritten Signature]
8/23/2017

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: 08/21/2017

Property Address: 1349 Yermo Dr S

Palm Springs, CA, 92262

Matthew H Nguyen
2371 Mosley Ave
Alameda, CA, 94501

**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 # PC0010. You are ordered to pay an **administrative fine** in the amount of **five thousand dollars (\$5000.00)**. Further, you must cease operating and advertising as a Vacation Rental **immediately**.

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

- (i) Pay the Administrative Citation in full within fifteen (15) days from the mailing date of this letter;
- (ii) Sign and deliver page three (3) of this letter, your "Corrective Action Plan," to the Vacation Rental Compliance Department no more than fifteen (15) calendar days from the mailing date of this letter;
- (iii) Pay any penalties and all transient occupancy taxes due at the time of the Vacation Rental Registration Certificate Application;
- (iv) Submit a completed application for a Vacation Rental Registration Certificate Application for the above-referenced property to the Vacation Rental Compliance Department within fifteen (15) calendar days from the mailing date of this letter;
- (v) Secure a Vacation Rental Registration Certificate for the above-referenced property from the Vacation Rental Compliance Department no more than sixty (60) days from the mailing date of this letter; *and*
- (vi) Maintain the Vacation Rental Registration Certificate for the above-referenced property in good standing throughout its annual term and renewal terms.

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

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

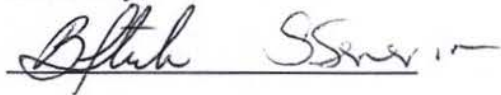
**IF YOU DO NOT WISH TO ADMIT THE VIOLATIONS,
YOU HAVE THE RIGHT TO APPEAL THIS CITATION**

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

The application for a Vacation Rental Registration Certificate can be found on the City website. Additional information concerning this violation is reflected below. **Your primary point of contact on this matter is Boris Stark or Suzanne Severin in the Vacation Rental Compliance Department office; at (760) 322-8370 or 8372 Monday through Thursday 8am-6pm.**

Thank you for your prompt attention to this matter.

Sincerely,



Description of the violations in this matter:

Palm Springs Municipal Code Section 5.25.040(a) prohibits the operation of a Vacation Rental or a Homeshare in the City of Palm Springs without a Vacation Rental Registration Certificate.

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

We are aware that the property address above was advertised on VRBO website # 183876 on the date of 08/19/2017. We have printed a copy of the advertisement(s) for our records. The City of Palm Springs has not issued a valid Vacation Rental Registration Certificate for this property.

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CORRECTIVE ACTION PLAN

- Register the property at _____ 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, 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

PC 0010



CITY OF PALM SPRINGS
Vacation Rental Enforcement
Administrative Citation

DATE 8/19/17 DAY OF WEEK Saturday TIME 10:00 AM/PM

LOCATION OF VIOLATION 1349 Yermo Dr. S

Agent
 Property Owner
 Other

NAME (First, Middle, Last): DL or ID
Matthew H Nguyen

ADDRESS CITY STATE ZIP
2371 Mosley Ave Alameda CA 94501

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

- | Count | PSMC | Description |
|-------|-------------|--|
| 1. | 5.25.040(a) | Operating a vacation rental without a Vacation Rental Registration Certificate |
| 2. | | |
| 3. | 5.25.090(c) | Violations |

COMPLIANCE ORDER

You are ordered to correct or otherwise remedy this/these violations by: 15 calendar days from mailing date of citation

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

Patrick Clifford VRCI
Name and Dept. of Issuing Enforcement Officer
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 or by calling 1-800-969-6158. Payments are also accepted in the form of a cashier's check, personal check, or money order payable to the City of Palm Springs. Payment of the fine does not excuse or discharge any responsibility and legal consequences for continuation or reported occurrences of the violation(s). Write the citation number on the check/money order, and mail it to the address below. **(DO NOT send your payment to the City of Palm Springs Offices.)**

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

HOW TO APPEAL THIS CITATION

A responsible party receiving an administrative citation may appeal such citation within fifteen (15) calendar days from the date the citation is mailed. The provisions of Palm Springs Municipal Code Chapter 2.50 will apply to appeals. An appeal must be filed in writing by using the applicable request for appeal form available from the City's website at www.palmspringsca.gov OR www.psvacationrentalcompliance.com. If you choose to appeal this citation, payment of the administrative fine is suspended pending a final decision by the Administrative Appeals Board. However, you must pay the current appeal fee and submit the request for appeal form to the Palm Springs Office of the City Clerk no later than fifteen (15) calendar days from the date the citation is mailed. **PAYMENT OF THE ADMINISTRATIVE FINE MUST BE SENT TO THE CITY'S CITATION PROCESSING CENTER IN NEWPORT BEACH SPECIFIED ABOVE. THE APPEAL FEE AND REQUEST FOR APPEAL FORM MUST BE SENT TO THE PALM SPRINGS OFFICE OF THE CITY CLERK.** For questions, please see the City website listed above or contact the City of Palm Springs Vacation Rental Compliance Department.

FAILURE TO ANSWER OR PAY PENALTY FOR VIOLATION(S)

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

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

Additional Enforcement Officer Notes:

x

Send this page to a friend

Thank You

Your message has been sent.

You can send this page to up to five email addresses. Please separate each email address with a comma.

Friend's email

Send

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[Scratchpad](#)

10+

Hello there!

[Login](#)

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- o
- o [Traveler login](#)
- o [Owner login](#)

[Scratchpad](#)

[Traveler login](#)

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- o
- o [Visit Help Center](#)
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Palm Springs, CA, USA
10/23/2017
10/27/2017

Search

1. [Palm Springs, CA, USA](#) >

- See more properties in this area
- 2. Rental 183876

[See more properties in this area](#)

Superb Gated Location with Private Pool/Spa-Set for Play/Work

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 HomeAway Booking Assistance **888-640-7927**

- [Share](#)
- [WS](#)
- [Availability](#)



[Favorite](#)

\$279 per night

Your dates are **Not Available**

10/23/2017	10/27/2017
2 guests	

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

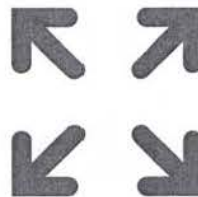
[Contact Owner](#)

[Report this listing](#)

Superb Gated Location with Private Pool/Spa-Set for Play/Work

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](#)



private pool with tanning shelf, spa, waterfall and fountains 1 of 12



Arrive	Depart
Guests (required)	

Request to Book Request to Book

Contact Owner

Sleeps	6
Bedrooms	3
Bathrooms	3
Space	1,700 sq. ft.
Property type	townhome
Minimum Stay	7 nights

[Report this listing](#)

Overview

Details

Townhome	Sleeps	Bedrooms	Bathrooms	Minimum Stay
1,700 sq. ft.	6	3	3	7 nights

About the property

Townhome, 3 Bedrooms, 3 Baths, (Sleeps 6)

Enjoy a beautiful desert retreat in this 3 bedroom 3 full bathroom bi-level townhome with a private swimming pool and private hot-tub with waterfall and fountains.

This secluded home is private, functional and ideally situated just steps to the newly renovated Convention Center, Downtown Palm Springs and the Palm Springs International Airport.

This amazing vacation home has modern furnishings complete with luxurious Ralph Lauren linens throughout; all kitchen, dining and entertainment needs; plasma televisions/DVD in nearly every room. Large plasma/DVD with surround sound, wall mounted speakers and (outdoor speakers) in the family room, as well as PC tower or wireless internet with wireless keyboard and mouse and full service printer/fax /copy/scan. Oversized master suite with walk-in closet, walk-in shower, double vanity and 32" plasma/dvd and ceiling fan. Jr. en suite with full bath, glass shower, plasma/dvd, ceiling fan and beautiful views-overlooking pool. Lower level guest bed and full bathroom, laundry room, two car garage. Outdoor oversized gas grill, dining for 6, sunbathing lounges for 4, at least 4 sun umbrellas, pool with tanning deck and hot-tub. Located in a quiet gated community with two additional common area pools and spa's, putting green and park-like setting.

Keywords: new, private, Townhome, pool, convention center, central palm springs, loft, available, home office, wireless, modern, equipped

[More Details](#)

Feedback

Owner



Michael
Member since: 2008

Contact Owner

Speaks: **English**
Response time: **Within a few days**
Response rate: **60%**
Calendar last updated: **August 8, 2017**



[Read more about Michael](#)



About Michael

Contact Michael Sands for promotions and info

Michael purchased this townhome in 2006

Why Michael chose Deserts

Modern and classy home

What makes this townhome unique

Tierra Hermosa is conveniently located to most anyone's needs or desires. Just a block to the newly upgraded Convention Center, we have huge interest to corporate guests. Three or four blocks to the Casino and Palm Canyon Drive with all the restaurants, shops, services, nightlife, weekly street fair and museums-walking, biking or driving could not be easier or more convenient. Several day trips are very accessible, the Outlet Mall and surrounding Casino's are always a hit. Golf enthusiasts only need travel a few blocks, the Aerial Tram, Living Desert, Palm Desert, Rancho Mirage and other great communities are all a short drive away.

[Report this listing](#)

Amenities

Palm Springs Townhome Accommodation and Amenities

townhome

Property Type:

Guests provide their own meals

Meals:

Housekeeper Optional

Housekeeping:

1700 sq. ft.

Floor Area:

Max. occupancy: 6
Minimum Age Limit for Renters ...
pets not allowed ...

House Rules:

non smoking only ...

[Feedback](#)

Location Type:

Mountain View ...

Theme:

Adventure
Away From It All
Romantic

Sports & Activities
Tourist Attractions

General:

Air Conditioning ...
Broadband Access ...
Clothes Dryer ...
Computer Available ...
Garage ...
Gas Fireplace ...
Hair Dryer
Heating ...
Iron & Board

Linens Provided ...
Living Room ...
Parking ...
Parking Off Street ...
Telephone ...
Towels Provided ...
Washing Machine ...
Wireless Internet ...

Kitchen:

Coffee Maker ...
Cooking Utensils ...
Dishes & Utensils ...
Dishwasher ...
Ice Maker
Kitchen ...

Microwave ...
Oven ...
Refrigerator ...
Stove ...
Toaster ...

Dining:

Dining ...
Dining Area

seating for 6 people

Bathrooms:

3 Bathrooms
Main Level Guest - toilet , shower , Walk-in shower , main level location
Guest en Suite - toilet , combination tub/shower , glass shower doors , private suite
Master - toilet , shower , Walk-in shower , double vanity , pantry , tile flooring
All bathrooms have 18' ceramic tile flooring. Guest bath has fully tiled walk-in shower with bench and glass doors, single sink vanity-
main level. Guest en Suite on upper level has bathtub with shower, glass door enclosure and single sink vanity; located in guest suite.

Feedback

Master bathroom has oversized walk-in shower with bench, fully tiled floor to ceiling, over sized double sink granite vanity, floor to ceiling pantry, water closet; fully stocked with all white Ralph Lauren linens

Bedrooms:

3 Bedrooms, Sleeps 6

Main Level Guest Room - 1 queen , Only ground floor bedroom, 18' ceramic tile flooring

Guest en Suite - 1 queen , adjoining full bath, overlooks pool and mountains

Master - 1 king , Walk-in shower, walk in closet, 42' plasma

King size beds (1) California King platform bed in master suite with all high count spa-white Ralph Lauren bedding, queen sized pillows (4), Queen size Beds (2) Queen sized bed in the upper level Jr. Suite, with spa-white Ralph Lauren bedding and 2 queen sized pillows, 2 standard sized pillows, also guest room on main level

Entertainment:

Books ...
CD Player
DVD Player ...
Music Library ...
Satellite / Cable ...

Stereo ...
Television ...
Toys ...
Video Library ...

Outside:

Deck / Patio ...
Golf ...

Outdoor Grill ...

Suitability:

Long-term Renters Welcome

limited accessibility

Pool / Spa:

Communal Pool ...
Heated Pool
Hot Tub ...

Private Pool ...
Shared Hot Tub ...

Attractions:

botanical garden
churches
cinemas
festivals
health/beauty spa
library
live theater

museums
playground
recreation center
restaurants
theme parks
water parks
zoo

Feedback

Leisure Activities:

eco tourism
gambling casinos
horseback riding
miniature golf
outlet shopping

photography
shopping
sight seeing
walking

Local Services & Businesses:

ATM/bank
Babysitter
fitness center
groceries

hospital
laundromat
massage therapist
medical services

Sports & Adventure Activities:

basketball court
cycling
golf
golf privileges optional
hiking
hot air ballooning
mountain climbing

mountaineering
paragliding
parasailing
racquetball
rock climbing
roller blading
tennis

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

Reviews

This property doesn't have any reviews yet!

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

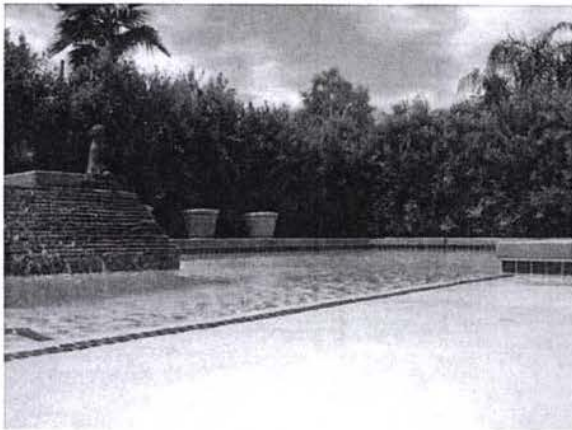
Map



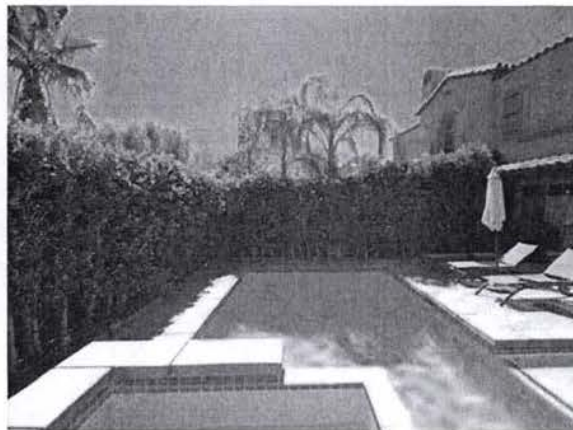
- 1. [USA](#)
- 2. [California](#)
- 3. [Deserts](#)
- 4. [Palm Springs](#)

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

Photos



private pool with tanning shelf, spa, waterfall and fountains



privacy and views create a private outdoor relaxation or entertainment oasis

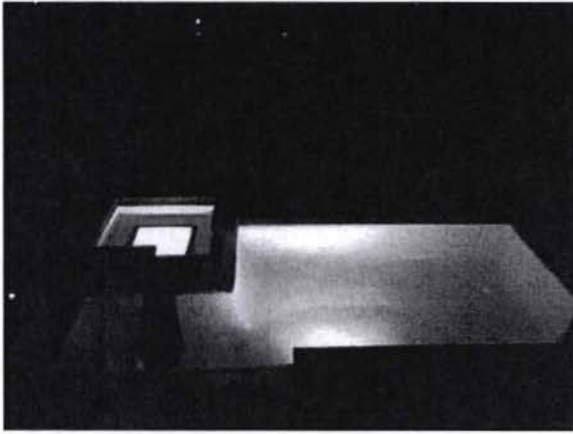


pool side furniture for entertaining, fully stocked with utensils, dinnerware

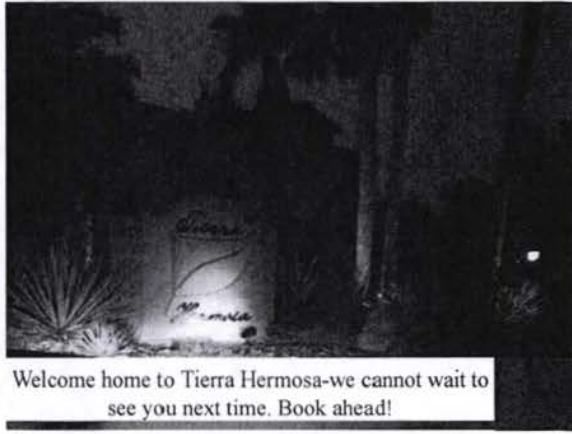


gated community, with added privacy and seclusion-end unit, private entry&gates





fully illuminated pool and spa, beautiful moon-lit relaxation



Welcome home to Tierra Hermosa-we cannot wait to see you next time. Book ahead!

Master suite, walk in closet, dual sink vanity, walk in shower, walk in closet

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

Rates & Availability

[Feedback](#)

[View all rental rates](#)

Palm Springs Townhome Rental Rates

Rental Basis: per property
 Owner accepts payment in: USD

Show estimated rate in: US Dollar

Rate Period	Nightly	Weekend Night	Weekly	Monthly	Event
Off Peak Jun 1 2017 - Oct 31 2017 7 night minimum stay			\$1,400		
My Standard Rate 7 night minimum stay			\$1,950		

Additional information about rental rates

Cleaning Fee \$195

Damage Insurance \$99

Availability calendar not guaranteed to be accurate 100% of the time. We do not lease during major musical events; and retain the right to alter the security/damage deposit required-if required. Early or late check out by written agreement only. Late check out will result in a charge for not less than one half day fee-WITH NOTICE. Previously approved arrival or departure times ONLY.

Owner's Cancellation Policy

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

Your dates are **Not Available** 10/23/2017 10/27/2017 | 2 guests

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

Available							Unavailable													
October 2017							November 2017							December 2017						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7				1	2	3	4							1
8	9	10	11	12	13	14	5	6	7	8	9	10	11	3	4	5	6	7	8	9
15	16	17	18	19	20	21	12	13	14	15	16	17	18	10	11	12	13	14	15	16
22	23	24	25	26	27	28	19	20	21	22	23	24	25	17	18	19	20	21	22	23
29	30	31	26	27	28	29	30	24	25	26	27	28	29	30						
							31													

Feedback

January 2018							February 2018							March 2018						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6					1	2	3					1	2	3
7	8	9	10	11	12	13	4	5	6	7	8	9	10	4	5	6	7	8	9	10
14	15	16	17	18	19	20	11	12	13	14	15	16	17	11	12	13	14	15	16	17
21	22	23	24	25	26	27	18	19	20	21	22	23	24	18	19	20	21	22	23	24
28	29	30	31				25	26	27	28				25	26	27	28	29	30	31

Updated: Aug 8, 2017

Request to Book Request to Book Contact Owner

Special HomeAway Offers

Car rentals – Search, Compare & Save

Pick up location



Drop off location



Pick up Date

10



30



Drop off Date

10



30



Driver's age ?

Search

Feedback

Arrival

Departure

My travel dates are flexible.

How many guests?

Adults

-

2

+

Children

-

0

+

Nikolai

Dorian

United States (+1)

Phone Number

nikolaidorian@gmail.com

Hello,

I am looking for available homes in the Palm Springs area for my family

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

Feedback

Close Send Email

x

Request to Book

This property requires that you message the owner to complete your booking request.

Enter dates to calculate a quote

* Required

When would you like to stay?

Arrival

Departure

Continue booking

* Required

How many guests?

Continue booking



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

Feedback

Not covered by the reasons above.

Not covered by the reasons above

Send Report

Get our newsletter and stay current on vacation rental deals and specials.

Email Address

Subscribe

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- [American Samoa \(+1684\)](#)
- [Anguilla \(+1264\)](#)
- [Antigua and Barbuda \(+1268\)](#)
- [Argentina \(+54\)](#)
- [Armenia \(+374\)](#)
- [Aruba \(+297\)](#)
- [Australia \(+61\)](#)
- [Austria \(+43\)](#)
- [Azerbaijan \(+994\)](#)

+1 Phone Number

Send

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-
-
-
-

Feedback

You are pre-approved to book HA-YFSSJ5: Nov 1 through 10 - VRBO.com #183876

1 message

Michael <sender@messages.homeaway.com>
Reply-To: Michael <55153c8a-6b1a-4de4-9580-cd9fd541dbd9@messages.homeaway.com>
To: Nikolai Dorian <nikolaidorian@gmail.com>

Sat, Aug 5, 2017 at 12:40 PM

You have been invited to book and will be confirmed instantly if payment is made.
Book now before someone else does!

4 other people are looking at this property!

Book Now



Property	#183876
Reservation ID	HA-YFSSJ5
Dates	Nov 1-10, 2017, 9 nights
Guests	1 adult, 0 children
Owner name	Michael
Traveler phone	Available when booked

Hi Nikolai ,

Thank you for your inquiry on my vacation rental (183876). My property is available from Nov 1, 2017 - Nov 10, 2017 and you are invited to book for these dates. For your convenience, you are pre-approved to book and your reservation will be confirmed instantly once a payment is made.



Please let me know if you have any questions. Hope to have you as a guest and I look forward to speaking with you soon.

Your quote

9 nights	\$2,507.14
Housekeeping / Set-up	\$195.00
Tax	None
Property Damage Protection**	\$99.00
Service Fee	\$163.00
Total Amount	\$2,964.14

Payment Requests:

1st Payment	Due Aug 5, 2017	\$1,613.07
2nd Payment	Due Oct 25, 2017	\$1,351.07



Total: \$2,964.14

Owner's Cancellation Policy: Bookings canceled at least 30 days before the start of the stay will receive a 100% refund.

Cancellations must be made by 12:00 PM CST (Central Standard Time) on the appropriate day.

**Property Damage Protection is being made available for customer purchase through ReservationManager™ by HomeAway.com, Inc., in conjunction with the plan administrator, CSA Travel Protection and Insurance Services. The property owner or manager is not licensed to advise, sell, nor service the plan's insurance coverage. Please contact the plan administrator, CSA Travel Protection and Insurance Services, for any questions regarding pricing, coverage, limitations or exclusions. View Description of Coverage

Your payment will not be protected by the HomeAway Book with Confidence Guarantee™ unless you book through the HomeAway checkout. Please report this listing if the owner/manager has requested that you pay outside of the HomeAway checkout

[Report This Listing](#)

Download the HomeAway mobile app so you can find and book your next vacation rental quickly and easily... no matter where you are!



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HomeAway is located at 1011 West Fifth Street, Suite 300, Austin, Texas, 78703.

This email was sent to nikolaidorian@gmail.com.

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Property Detail Report for:



1349 YERMO DR S, PALM SPRINGS, CA, 92262-0721

Owner Information:

Owner Name: **NGUYEN, MATTHEW H**
Mailing Address: **2371 MOSLEY AVE, ALAMEDA, CA, 94501-3992**
Vesting Code: Phone Number:

Location Information:

Legal Description: **UNIT 49 CM 141/071 INT IN COMM IN LOT 1 OF TR 31495 MB 357/016**
County: **RIVERSIDE** FIPS Code: **06065** Census Trct/Blk: **941400 / 1**
APN: **009-617-795** Alternative APN: Map Ref:
Township-Range-Sect: -- Legal Book/Page: Tract No: **31495**
Legal Lot: **49** Legal Block:
Subdivision:

Last Market Sale Information:

Sale Date: **8/1/2007** Sale Price: **\$489,500** 1st Mtg Amount:
Sale Doc No: **2007-0635999** Price Per SqFt: **\$325** 1st Mtg Int Type:
Transfer Doc No: Price Per Acre: **\$25,628,272** 2nd Mtg Amount:
1st Mtg Doc No: 2nd Mtg Int Type:
Sale Type: **SALES PRICE COMPUTED FROM TRANSFER TAX**
Deed Type:
Title Company:
Lender:
Seller Name:

Property Characteristics:

Building Area: **1,508** Total Rooms: Construction:
Living Area: **1,508** Bedrooms: **2** Heat Type: **CENTRAL**
Garage Area: Baths: **3** Air Cond: **CENTRAL**
Basement Area: Fireplace: Roof Type:
Parking Type: No of Stories: **2** Roof Material: **TILE**
Yr Built/Effective: **2004 /** Quality: Style:
Pool Code:

Tax and Value Information:

Assessed Value: **\$414,000** Assessed Year: Est Market Val: **\$353,666**
Land Value: **\$123,000** Property Tax: **\$5,367** Assessor Appd Val:
Improvement Value: **\$291,000** Improvement %: **70.28** Tax Exemption:

Site Information:

Assessor Acres: Zoning: Land Use Code: **112**
Assessor Lot SqFt: No of Buildings: Land Use Desc: **CONDOMINIUM**
Lot W/D: / Res/Comm Units: **1** County Use Code: **RC**
Calculated Acres: **0.0191** Sewer Type:
Calculated Lot SqFt: **832** Water Type:

Property Detail Report for:



1490 YERMO DR N, PALM SPRINGS, CA, 92262-0730

Owner Information:

Owner Name: **USA, BIA**
Mailing Address: **1490 YERMO DR N, PALM SPRINGS, CA, 92262-0730**
Vesting Code: Phone Number:

Location Information:

Legal Description: **UNIT 49 CM 141/071 INT IN COMM IN LOT 1 OF TR 31495 MB 357/016**
County: **RIVERSIDE** FIPS Code: **06065** Census Trct/Blk: **941400 / 1**
APN: **508-064-016** Alternative APN: Map Ref: -
Township-Range-Sect: -- Legal Book/Page: Tract No: **31495**
Legal Lot: **49** Legal Block:
Subdivision:

Last Market Sale Information:

Sale Date: **7/1/2007** Sale Price: 1st Mtg Amount:
Sale Doc No: **2007-9009881** Price Per SqFt: 1st Mtg Int Type:
Transfer Doc No: Price Per Acre: 2nd Mtg Amount:
1st Mtg Doc No: 2nd Mtg Int Type:
Sale Type:
Deed Type:
Title Company:
Lender:
Seller Name:

Property Characteristics:

Building Area: Total Rooms: Construction:
Living Area: Bedrooms: Heat Type:
Garage Area: Baths: **0** Air Cond:
Basement Area: Fireplace: Roof Type:

Parking Type:
Yr Built/Effective: /
Pool Code:

No of Stories:
Quality:

Roof Material:
Style:

Tax and Value Information:

Assessed Value:
Land Value:
Improvement Value:

Assessed Year:
Property Tax:
Improvement %:

Est Market Val:
Assessor Appd Val:
Tax Exemption:

Site Information:

Assessor Acres:
Assessor Lot SqFt:
Lot W/D: /
Calculated Acres: **0.0191**
Calculated Lot
SqFt: **832**

Zoning:
No of Buildings:
Res/Comm Units:
Sewer Type:
Water Type:

Land Use Code: **600**
Land Use Desc: **PUBLIC (NEC)**
County Use Code: