



AAB Meeting: 02/08/2018
Item No. 1

ADMINISTRATIVE APPEALS BOARD STAFF REPORT

DATE: FEBRUARY 8, 2018

SUBJECT: APPEAL OF THE ADMINISTRATIVE DECISION THAT MARK WARREN AND TINA GONSALVES 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 1409 N. SUNRISE WAY, UNIT 52, PALM SPRINGS, CALIFORNIA (Warren/Gonsalves)

BY: Vacation Rental Compliance Department

SUMMARY

Mark Warren and Tina Gonsalves have 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 1409 N. Sunrise Way, Unit 52, 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 MARK WARREN AND TINA GONSALVES ARE PERMANENTLY INELIGIBLE TO OPERATE A VACATION RENTAL IN THE CITY OF PALM SPRINGS, INCLUDING THE PROPERTY LOCATED AT 1409 N. SUNRISE WAY, UNIT 52, 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 MARK WARREN AND TINA GONSALVES ARE PERMANENTLY INELIGIBLE TO OPERATE A VACATION RENTAL IN THE CITY OF PALM SPRINGS, INCLUDING THE PROPERTY LOCATED AT 1409 N. SUNRISE WAY, UNIT 52, PALM SPRINGS, CALIFORNIA.
- 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 MARK WARREN AND TINA GONSALVES FOR OPERATING AN UNREGISTERED VACATION RENTAL PROPERTY LOCATED AT 1409 N. SUNRISE WAY, UNIT 52, 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 MARK WARREN AND TINA GONSALVES FOR OPERATING AN UNREGISTERED VACATION RENTAL PROPERTY LOCATED AT 1409 N. SUNRISE WAY, UNIT 52, PALM SPRINGS CALIFORNIA.

STAFF ANALYSIS:

The property located at 1409 N. Sunrise Way, Unit 52, Palm Springs was issued a Vacation Rental Registration Certificate by the City of Palm Springs in March 2014 to owner Mr. Warren. Mr. Warren cancelled the Registration Certificate on March 17, 2015.

On the issuance date of the Administrative Citation on September 25, 2017, the owners did not hold a Vacation Rental Registration Certificate for the property located at 1409 N. Sunrise Way, Unit 52, Palm Springs. Staff has determined that the owners have 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 – Date of Violation September 25, 2017


Advertisement of the property located at 1409 N. Sunrise Way, Unit 52, Palm Springs was found on airbnb.com website as “Perfect Palm Springs Retreat in Great Location” under advertisement number 19452459. The advertisement of the property and inquiry contained the following:

- 14 night minimum stay - Page # 25
- Room type: Entire home – Page # 23
- 9/11/2017 – Inquiry into the dates of October 1 – October 16, 2017 (15 nights), and owner responded as available to book stating “Fred, the dates from October 1st to October 16th are available and would love to have you, your wife and in-laws stay at our condo. There is one car port parking space inside the gated complex and limited time (72 hours) visitor parking spaces...” and additional parking information - Page # 28

Based on the advertisement information and the inquiry into the property being offered as a Vacation Rental by the host, administrative citation number AB0021 in the amount of \$5,000.00 was issued to Mark Warren and Tina Gonsalves, the individuals on title, for Operating a Vacation Rental Without a Vacation Rental Registration Certificate. The Administrative Citation was mailed by staff via USPS to the mailing address located on the title report, and receipt was confirmed.



Boris Stark
Vacation Rental Compliance Official



Suzanne Severin
Vacation Rental Compliance Official

Attachments:

- Resolution no. _____ Upholding the Decision–Permanent Ineligibility (Page 4)
- Resolution no. _____ Overturning the Decision–Permanent Ineligibility (Page 6)
- Resolution no. _____ Upholding the Decision–\$5000.00 (Page 8)
- Resolution no. _____ Overturning the Decision – \$5000.00 (Page 10)
- Notice of Appeal Hearing (Page 12, 13)
- Administrative Citation Appeal Letter (Page 14-17)
- Administrative Citation AB0021 & Citation Letter (Page 18-21)
- Copy of the airbnb.com Advertisement 9/10/2017 (Page 22-27)
- Copy of the email booking inquiry 9/11/2017 (Page 28, 29)
- Copy of the title report (Page 30, 31)

RESOLUTION NO. ____

A RESOLUTION OF THE ADMINISTRATIVE APPEALS BOARD OF THE CITY OF PALM SPRINGS, CALIFORNIA, UPHOLDING THE ADMINISTRATIVE DECISION THAT MARK WARREN AND TINA GONSALVES ARE PERMANENTLY INELIGIBLE TO OPERATE A VACATION RENTAL IN THE CITY OF PALM SPRINGS, INCLUDING THE PROPERTY LOCATED AT 1409 N. SUNRISE, UNIT 52, PALM SPRINGS, CALIFORNIA

WHEREAS, Mark Warren and Tina Gonsalves did not obtain a Short Term Vacation Rental Registration Certificate for the property located at 1409 N. Sunrise, Unit 52, 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 1409 N. Sunrise, Unit 52, Palm Springs advertising as a Vacation Rental for less than 28 nights, and

WHEREAS, Administrative Citation No. AB0021 Operating a Vacation Rental without a Vacation Rental Registration Certificate, was issued on September 25, 2017, to Mark Warren and Tina Gonsalves for the property located at 1409 N. Sunrise, Unit 52, Palm Springs; and

WHEREAS, Mark Warren and Tina Gonsalves for the property located at 1409 N. Sunrise, Unit 52, Palm Springs, filed an administrative appeal of the Administrative Citation No. AB0021 Operating a Vacation Rental without a Vacation Rental Registration Certificate in the amount of \$5,000.00 for the property located at 1409 N. Sunrise, Unit 52, 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 February 8, 2018; and

WHEREAS, the Administrative Appeals Board has carefully reviewed and considered all the evidence presented in connection with said appeal on February 8, 2018.

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 1409 N. Sunrise, Unit 52, Palm Springs.

SECTION 3. The Administrative Appeals Board upholds the administrative decision for Mark Warren's and Tina Gonsalves' permanent ineligibility to operate a Vacation Rental in the City of Palm Springs, including the property located at 1409 N. Sunrise, Unit 52, 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 8th DAY OF FEBRUARY 2018.

JAMES REED
Chair

ATTEST:

ANTHONY J. MEJIA, MMC
City Clerk

CERTIFICATION

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

I, ANTHONY J. MEJIA, 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 8th day of February 2018, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:
RECUSE:

ANTHONY J. MEJIA, MMC
City Clerk

RESOLUTION NO. ____

A RESOLUTION OF THE ADMINISTRATIVE APPEALS BOARD OF THE CITY OF PALM SPRINGS, CALIFORNIA, OVERTURNING THE ADMINISTRATIVE DECISION THAT MARK WARREN AND TINA GONSALVES ARE PERMANENTLY INELIGIBLE TO OPERATE A VACATION RENTAL IN THE CITY OF PALM SPRINGS, INCLUDING THE PROPERTY LOCATED AT 1409 N. SUNRISE, UNIT 52, PALM SPRINGS, CALIFORNIA

WHEREAS, Mark Warren and Tina Gonsalves did not obtain a Short Term Vacation Rental Registration Certificate for the property located at 1409 N. Sunrise, Unit 52, 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 1409 N. Sunrise, Unit 52, Palm Springs advertising as a Vacation Rental for less than 28 nights, and

WHEREAS, Administrative Citation No. AB0021 Operating a Vacation Rental without a Vacation Rental Registration Certificate, was issued on September 25, 2017, to Mark Warren and Tina Gonsalves for the property located at 1409 N. Sunrise, Unit 52, Palm Springs; and

WHEREAS, Mark Warren and Tina Gonsalves for the property located at 1409 N. Sunrise, Unit 52, Palm Springs, filed an administrative appeal of the Administrative Citation No. AB0021 Operating a Vacation Rental without a Vacation Rental Registration Certificate in the amount of \$5,000.00 for the property located at 1409 N. Sunrise, Unit 52, 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 February 8, 2018; and

WHEREAS, the Administrative Appeals Board has carefully reviewed and considered all the evidence presented in connection with said appeal on February 8, 2018.

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 1409 N. Sunrise, Unit 52, Palm Springs.

SECTION 3. The Administrative Appeals Board overturns the administrative decision for Mark Warren's and Tina Gonsalves' permanent ineligibility to operate a Vacation Rental in the City of Palm Springs, including the property located at 1409 N. Sunrise, Unit 52, 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 8th DAY OF FEBRUARY 2018.

JAMES REED
Chair

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ANTHONY J. MEJIA, MMC
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 MARK WARREN AND TINA GONSALVES FOR OPERATING AN UNREGISTERED VACATION RENTAL PROPERTY LOCATED AT 1409 N. SUNRISE WAY, UNIT 52, PALM SPRINGS, CALIFORNIA

WHEREAS, Mark Warren and Tina Gonsalves, did not obtain a Short Term Vacation Rental Registration Certificate for the property located at 1409 N. Sunrise Way, Unit 52, 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 1409 N. Sunrise Way, Unit 52, Palm Springs advertising as a Vacation Rental for less than 28 nights, and

WHEREAS, Administrative Citation No. AB0021 Operating a Vacation Rental without a Vacation Rental Registration Certificate, was issued on September 25, 2017, to Mark Warren and Tina Gonsalves for the property located at 1409 N. Sunrise Way, Unit 52, Palm Springs; and

WHEREAS, Mark Warren and Tina Gonsalves for the property located at 1409 N. Sunrise Way, Unit 52, Palm Springs, filed an administrative appeal of the Administrative Citation No. AB0021 Operating a Vacation Rental without a Vacation Rental Registration Certificate in the amount of \$5,000.00 for the property located at 1409 N. Sunrise Way, Unit 52, 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 February 8, 2018; and

WHEREAS, the Administrative Appeals Board has carefully reviewed and considered all the evidence presented in connection with said appeal on February 8, 2018.

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

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

SECTION 2. The appellants failed to present adequate evidence to overturn the administrative fine of \$5,000.00 for operating a Vacation Rental located at 1409 N. Sunrise Way, Unit 52, Palm Springs.

SECTION 3. The Administrative Appeals Board upholds the administrative fine of \$5,000.00 to Mark Warren and Tina Gonsalves for operating an unregistered Vacation Rental at 1409 N. Sunrise Way, Unit 52, 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 8th DAY OF FEBRUARY 2018.

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WHEREAS, Mark Warren and Tina Gonsalves, did not obtain a Vacation Rental Registration Certificate for the property located at 1409 N. Sunrise Avenue, Unit 52, 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 1409 N. Sunrise Avenue, Unit 52, Palm Springs advertising as a Vacation Rental for less than 28 nights, and

WHEREAS, Administrative Citation No. AB0021 Operating a Vacation Rental without a Vacation Registration Certificate, was issued on September 25, 2017, to Mark Warren and Tina Gonsalves for the property located at 1409 N. Sunrise Avenue, Unit 52, Palm Springs; and

WHEREAS, Mark Warren and Tina Gonsalves for the property located at 1409 N. Sunrise Avenue, Unit 52, Palm Springs, filed an administrative appeal of the Administrative Citation No. AB0021 Operating a Vacation Rental without a Vacation Registration Certificate in the amount of \$5,000.00 for the property located at 1409 N. Sunrise Avenue, Unit 52, Palm Springs with the City Clerk and paid the appeal fee; and

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

SECTION 2. The appellants presented adequate evidence to overturn the administrative fine of \$5,000.00 for operating a Vacation Rental located at 1409 N. Sunrise Avenue, Unit 52, Palm Springs.

SECTION 3. The Administrative Appeals Board overturns the administrative fine of \$5,000.00 to Mark Warren and Tina Gonsalves for operating an unregistered Vacation Rental at 1409 N. Sunrise Avenue, Unit 52, 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 8th DAY OF FEBRUARY 2018.

JAMES REED
Chair

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ANTHONY J. MEJIA, MMC
City Clerk

CERTIFICATION

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

I, ANTHONY J. MEJIA, 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 8TH day of February 2018, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:
RECUSE:

ANTHONY J. MEJIA, MMC
City Clerk

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



**BEFORE THE
ADMINISTRATIVE APPEALS BOARD**

TO: Mark Warren
2048 13th Avenue West #6
Seattle, WA 98119

casapalmsprings@gmail.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 1409 N. Sunrise Way Unit #52.

Hearing Date: Thursday, February 8, 2018
Hearing Time: 3:00 p.m.
Location: Palm Springs City Hall Council Chamber
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

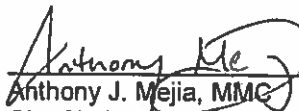
PLEASE NOTE: A minimum of 10 copies of any materials, in which you want to present to the Hearing Board as evidence on your behalf, must be provided to the City Clerk prior to the Hearing.

AFFIDAVIT OF MAILING

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

I, ANTHONY J. MEJIA, City Clerk, of the City of Palm Springs, California, do hereby certify that the Notice of Hearing before the Administrative Appeals Board was emailed and mailed to the parties at the address above, on Monday, January 29, 2018, 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.


Anthony J. Mejia, MMC
City Clerk

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

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



**BEFORE THE
ADMINISTRATIVE APPEALS BOARD**

TO: Tina Gonzalves
2048 13th Avenue West #6
Seattle, WA 98119

casapalmsprings@gmail.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 1409 N. Sunrise Way Unit #52.

Hearing Date: Thursday, February 8, 2018
Hearing Time: 3:00 p.m.
Location: Palm Springs City Hall Council Chamber
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262


PLEASE NOTE: A minimum of 10 copies of any materials, in which you want to present to the Hearing Board as evidence on your behalf, must be provided to the City Clerk prior to the Hearing.

AFFIDAVIT OF MAILING

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

I, ANTHONY J. MEJIA, City Clerk, of the City of Palm Springs, California, do hereby certify that the Notice of Hearing before the Administrative Appeals Board was emailed and mailed to the parties at the address above, on Monday, January 29, 2018, 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.


Anthony J. Mejia, MMC
City Clerk

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



HEARING W/CAUSE NO 11-27-11

RECEIVED

CITY OF PALM SPRINGS

2017 OCT 10 AM 9:05

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: Mark Warren / Tina Gonzales
Mailing Address: 2048 13th Ave West #6
City, State, Zip: Seattle, WA 98119
Contact Telephone: 206.305.9732 Fax: _____
Email: casapalmsprings@gmail.com

I request an appeal of the Administrative Citation:

Citation Number: A30021

Date of Citation: 9-11 ISSUED 9-25

Vacation Rental Property Address, if applicable: 1409 N. Sunrise Way unit 52
Palm Springs CA

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).

See attached sheets

- 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

**City of Palm Springs
Department of Vacation Rentals
Appeal for AB0021**

1. State the specific action being appealed.

The citation states that we are operating a Vacation Rental in the City of Palm Springs without a Vacation Rental Registration Certificate. The City of Palm Springs defines a vacation rental as any stay of 28 consecutive days or less. As we do not rent our property for less than 29 consecutive days, a certificate is not required, according to the City of Palm Springs.

2. Specify Grounds for the Appeal.

The property has been in the Gonsalves family since 2003 as a full-time residence for Marge Gonsalves. In January 2014, Tina Gonsalves (daughter) and Mark Warren purchased the property to hold for Marge Gonsalves as she traveled to Florida to be treated for a chronic illness. As she traveled between Florida and California, we rented the unit as a vacation rental to offset costs. We applied for and received a Vacation Rental Certificate from the City of Palm Springs (#6114) prior to renting the unit and submitted monthly forms and paid taxes to the city as required.

At the end of 2015, it became apparent that Marge Gonsalves would not be able to return to Palm Springs due to illness. At this time, the condo's HOA association also changed their vacation rental property rules, no longer allowing short term rentals. As a result, Warren and Gonsalves opted to keep the condo for their own retirement and take the condo off the market for short term rentals. After several phone calls to the City of Palm Springs to ensure we no longer needed a Vacation Rental Certificate based on our rental minimum, we were told that we did not and we sent a formal letter, at the City's request, cancelling our certificate. This letter was acknowledged in December 2015.

Since December 2015, we have rented the condo to long term (29 plus days) renters, primarily to retired couples from Northern US and Canada who respect the quiet, privacy and cleanliness of the condo, the complex and the City. We would like to note that the property has never been cited for noise, trash, lighting, too many guests per bedroom, or any other reason under our ownership. (Please see the attached list of renters from the time our certificate was cancelled to today.)

To specifically address the Airbnb ad for the property sent with the citation:

1. We placed an ad with Airbnb in late June 2016.
2. Once we began getting inquiries, we realized that some of the information on the ad was incorrect – minimum stay and rates – and our changes to correct the ad were not accepted by the Airbnb software.
3. As a result, we contacted Airbnb to get the information updated, and also reported two inquiries – including "Fred" the person named in the citation – as spammers based on their communications.
4. Since operation on Airbnb, we have only rented to one tenant, Sally Kashanchi, for a 48 day stay (see attached renter list).

Since receiving the citation, we have voluntarily suspended all advertising for long-term rentals.

3. Specify the relief you are seeking.

As we did not violate the vacation rental policy by renting for 28 days or less, and the ad you included was unintentional and quickly corrected, we are asking to limit the penalties to the \$764 processing fee already paid.

Addendum Appeal AB 0021

Listing Site	Property Name	Email	Renters	Phone	Check-in	Check-out	Nights Stay
VRBO	Casa Palm Springs	joegaetan@gmail.com	Joe & Patti Gaetan	+1 (905) 336-9840	2/1/2018	3/8/2018	35
VRBO	Casa Palm Springs	dalyh@shaw.ca	Dana and Lynne Hoover	1 (250)-306-1200	1/1/2018	1/31/2018	30
AirBnb	Casa Palm Springs	sallykashanchi@gmail.com	Sally Kashanchi		8/13/2017	9/30/2017	48

AirBnb Review by recent renter for 48 days:

Mark's place was everything we could have asked for. I booked for 7 weeks and was pleasantly surprised by how comfortable the apartment was. 2 spacious bedrooms, 2 full bathrooms. It was about 1.5 miles from the main part of downtown Palm Springs where you find all of the great restaurants and shops. Mark's apartment literally had everything you could imagine in the kitchen. There were plenty of towels and extra linens provided.

The AC was fantastic. There are 2 pools and a hot tub that we loved using regularly. There is a laundry room (bring your quarters) a gym as well.

The parking is gated and we always felt safe/secure there. We didn't have any issues at all during our stay.

Mark is always quick to respond to all messages as well so that was great. All in all, this was an excellent experience and I am so grateful to have found this apartment

VRBO	Casa Palm Springs	pdow.1@netzero.com	Susan Dow	1 (603) 793-8009	3/2/2017	4/2/2017	30
VRBO	Casa Palm Springs	joegaetan@gmail.com	Joe & Patti Gaetan	+1 (905) 336-9840	2/1/2017	3/2/2017	29
VRBO	Casa Palm Springs	brush.marianne@gmail.com	Marianne Crane	+1 (617) 835-1160	1/1/2017	1/31/2017	29
VRBO	Casa Palm Springs	donovan.johnson1.1@gmail.com	Donovan Johnson	+1 (575) 799-1957	12/1/2016	12/30/2017	29
VRBO	Casa Palm Springs	donovan.johnson1.1@gmail.com	Donovan Johnson	+1 (575) 799-1957	10/9/2016	11/9/2016	31
VRBO	Casa Palm Springs	wendyfraser@shaw.ca	Wendy Fraser	+1 (807) 468-9391	3/6/2016	4/3/2016	29
VRBO	Casa Palm Springs	joegaetan@gmail.com	Joe Gaetan	+1 (905) 336-9840	2/3/2016	3/3/2016	29
VRBO	Casa Palm Springs	kimburnett@mymts.net	Kim Burnett	204-896-5299	1/1/2016	1/31/2016	30

REQUEST FOR TREASURER'S RECEIPT

TO: FINANCE DEPARTMENT, CASHIER

DATE: 10-10-17

FROM: CITY CLERK'S OFFICE

PLEASE ACCEPT \$ 764.00

FROM:

Mark ^{Waring} + Lina Gonzalez

FOR:

Admin Appeal for Vacation Rental Cotation No. AB0027

MAPS & PUBLICATIONS 001-34106

OTHER CHARGES - CURRENT SERVICE - 001-34110

CREDIT ACCOUNT NO. CIRCLED ABOVE BY ORDER OF Juan M

AB0021



CITY OF PALM SPRINGS
Vacation Rental Enforcement
Administrative Citation

DATE 9-11-17 DAY OF WEEK MONDAY TIME 2:50 AM PM

LOCATION OF VIOLATION
1409 N Sunrise Way, Unit 52, Palm Springs

Agent
 Property Owner
 Other

NAME (First, Middle, Last): _____ DL or ID _____
Mark Warren; Tina Gonsalves

ADDRESS CITY STATE ZIP
2048 13th Ave W, Apt 6, Seattle, WA 98119-2753

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

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

COMPLIANCE ORDER

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

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

PENALTY due is \$ 5000.00

ADMINISTRATIVE FINE SCHEDULE

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

Other/Description: _____

E. Torres VRCD

Name and Dept. of Issuing Enforcement Officer

ET
Signature

9-25-17
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:

ADMINISTRATIVE CITATION- \$5,000.00



City of Palm Springs
Department of Vacation Rental Compliance
3200 E. Tahquitz Canyon Way, PO BOX 2743, Palm Springs, CA 92263
Facsimile: 760-322-8317

Date of Issuance: 9/25/2017

Property Address: 1409 N Sunrise Way, Unit 52, Palm Springs, CA 92262

Mark Warren; Tina Gonsalves
2048 13th Ave W, Apt 6
Seattle, WA 98119-2753

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 # AB-0021. Pursuant to Section 5.25.090(c), you are ordered to pay an administrative fine in the amount of five thousand dollars (\$5,000.00). Further, you must cease operating and advertising as a Vacation Rental immediately, and you are permanently ineligible to operate a Vacation Rental in the City.

Also, 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.

Additional information concerning this violation is reflected below.

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

YOU HAVE THE RIGHT TO APPEAL THIS CITATION

Payment of this administrative fine must be made within fifteen (15) days 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 non-refundable appeal fee of \$764.00 and submit the request for appeal form no later than fifteen (15) days from the mailing date of this letter. Please see the City website at www.psvacationrentalcompliance.com for the appeal form and further 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, Attention: Office of the City Clerk.

Since you were operating a Vacation Rental without a Registration Certificate, please be advised that you are responsible for payment of back registration certificate fees and penalties (Resolution No. 23517) and back Transient Occupancy Tax (TOT), penalties and interest (PSMC 3.24).

Should you have any questions regarding this letter, please contact Boris Stark or Suzanne Severin in the Vacation Rental Compliance Department office; at (760) 322-8370 or (760) 322-8372, Monday through Thursday 8am-6pm.

Thank you for your prompt attention to this matter.

Sincerely,



Boris Stark/Suzanne Severin
Vacation Rental Compliance Officials

Description of the violations in this matter:

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

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

We are aware that the property address above was advertised on www.airbnb.com website # 19452459 on the date of 9/11/2017. 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



Search



View Photos

Overview · Reviews · The Host · Location

Perfect Palm Springs Retreat in Great Location.

Palm Springs, CA, United States



Mark

Entire home/apt

4 guests

2 bedrooms

2 beds

\$75 per night

Check In

10/01/2017

Check Out

10/16/2017

Guests

4 guests

\$75 x 15 nights

\$1,125

Cleaning fee

\$100

Service fee

\$137

Total

\$1,362

Want to split the total with your friends? Learn more

Request to Book

You won't be charged yet

 Report this listing

About this listing

Perfect Palm Springs Retreat! Great Location - Sunrise Vista Chino neighborhood. Imagine coffee on a balcony overlooking the beautiful San Jacinto mountains, swim in one of 2 large pools, a tennis match with friends, a short walk to lunch and shopping, a short drive to all major golf and festivals, an afternoon BBQ, a 5 minute commute to the best restaurants and nightlife in Palm Springs, and falling asleep in a pillow topped bed. It can all be yours at Casa Palm Springs.

The space

Great location, beautifully well-kept grounds, super comfortable condo with great owners. Close enough to downtown you can walk to the best restaurants and downtown events, but far enough away to be quiet and calming – the best of both Palm Springs worlds.

The condo is warm and inviting and decorated so you don't feel like you are invading someone else's home or in a bland "rental". It has all the amenities so you feel like it's home. Steps away from basic shopping (groceries, gas, etc.) and 5 minutes from the airport.

Contact host

Sleeping arrangements



Bedroom 1
1 queen bed

The space

- Accommodates: 4
- Bathrooms: 2
- Bedrooms: 2
- Beds: 2
- Check In: Anytime after 3PM
- Property type: Condominium (/s/Palm-Springs-CA)
- Room type: Entire home/apt



House Rules

Amenities

 Family/kid friendly

 Kitchen

+ More

Elevator

Pets allowed

 Family/kid friendly

Internet

Doorman

 Kitchen

Buzzer/wireless intercom

 Wireless Internet

Smoking allowed

 Wireless Internet

 Gym

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

 Laptop friendly workspace

 Indoor fireplace

 TV

 Dryer

 Iron

 Hangers

 Washer

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

- Hair dryer
- Essentials
- Heating
- Air conditioning
- Private entrance
- Paid parking off premises
- Free parking on street

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
- Extra people No Charge
- Cleaning Fee \$100
- Security Deposit \$300
- Monthly Discount: (/s/Palm-Springs--CA?sublets=monthly) 20%

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)

- House Rules
- No smoking
- Not suitable for pets
- No parties or events
- Not safe or suitable for infants (Under 2 years)
- Check in is anytime after 3PM

Rental Agreement
 ADDRESS: 1409 N. Sunrise #52 Palm Springs, CA 92262 Phone: (PHONE NUMBER HIDDEN)

CHECK-IN TIME is AFTER 3:00 PM PST and CHECKOUT is 12:00 noon PST.

PETS are not permitted in rental units under any conditions.

SECURITY/DAMAGE DEPOSIT - A refundable security deposit of \$300 is required. The deposit is NOT applied toward rent; however, it is fully refundable provided the following provisions are met.

- No damage is done to unit or its contents, beyond normal wear and tear.
- Gate remote for car entrance must be left on dining table when departing. A \$50 charge will be deducted if the gate remote is lost or not left on dining table.
- All debris, rubbish and discards are placed in dumpster, and used dishes are placed in the dishwasher
- Gate key is left in the lock box in front guest entrance and unit is left locked.
- No early check-in or late checkout without prior owner approval.

PAYMENTS – First payment equal to 50% of the Total Due is required at time of Booking Confirmation. The advanced payment will be applied toward the total due: rent, security deposit and cleaning fee.

BALANCE OF RENT is due seven (7) days before your arrival/check in date.

CANCELLATIONS - A thirty (30) day notice is required for cancellation. Cancellations that are made more than thirty (30) days prior to the arrival date will incur no penalty. Cancellations that are made within 7 days of the arrival date, forfeit 50% of rental. Early departure does not warrant any refund of rent.

MAXIMUM OCCUPANCY – The maximum number of guests is limited to four (4) adults.

RATE CHANGES – Rates subject to change without notice.

FALSIFIED RESERVATIONS – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.

WRITTEN EXCEPTIONS – Any exceptions to the above mentioned policies must be approved in writing in

PARKING – Gated parking is limited to one assigned spot #52. Additional vehicles can be parked on Chia St.

All of the units are privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises 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 all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the

You must also acknowledge

Must climb stairs - 1 flight

Cancellations

Strict

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

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

Safety features

Smoke detector

Fire extinguisher

Carbon monoxide detector

Availability

14 nights minimum stay

[View calendar](#)



No reviews (yet)

This home doesn't have any reviews. If you stay here, your review will appear here.

Hosted by Mark (/users/show/136403982)

Joined in June 2017



(/users/show/136403982)

[Contact host](#)

Response rate: 100%

Response time: within an hour

The neighborhood

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

The grounds - landscaping, pools, tennis courts, etc. - are just beautiful and very well kept. The groundskeepers even offered us fresh oranges from the many fruit trees in the complex!

The condo is bright, clean and very comfortable. Nice beds, cozy furniture. It has the old Palm Springs feel with all the modern conveniences. The kitchen is fully stocked, although we ate out every night at the great local restaurants (downtown is really close, we even walked there a couple times.).

[Open map](#)

Exact location information is provided after a booking is confirmed.

Similar listings

/rooms/18038821?check_in=2017-10-01&check_out=2017-10-16&guests=4



1

\$79 The Yellow Groove - Walk to Downtown and Casino

Entire condominium · 2 beds

★★★★★ 10

/rooms/18038821?check_in=2017-10-01&check_out=2017-10-16&guests=4

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 \(/s/Los-Angeles--CA\)](#)
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- [Newberry \(/s/Newberry--MI\)](#)
- [Tomah \(/s/Tomah--WI\)](#)
- [Pickens \(/s/Pickens--SC\)](#)

- [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 \(/s/Manhattan-Beach--CA\)](#)
- [Redding \(/s/Redding--CT\)](#)
- [Deadwood \(/s/Deadwood--SD\)](#)
- [Suches \(/s/Suches--GA\)](#)

English



USD





Search



Mark invited you to book their home

You have 17:31:23 to book your reservation before the invitation expires. [Learn more \(/help/article/128?hideri=1\)](/help/article/128?hideri=1)

[Book now \(/payments/book?checkin=2017-10-01&checkout=2017-10-16&hosting_id=19452459&number_of_guests=4&ref=qt2_preapproved&special_offer_id=94478869\)](/payments/book?checkin=2017-10-01&checkout=2017-10-16&hosting_id=19452459&number_of_guests=4&ref=qt2_preapproved&special_offer_id=94478869)



Send Message



Fred, The dates from October 1st to October 16th are available and would love to have you, your wife and in-laws stay at our condo. There is one car port parking space inside the gated complex and limited time (72 hours) visitor parking spaces. There is ample street parking in front of the complex on a nearby side street. Mark

Today at 8:21 AM

READY TO BOOK TODAY AT 8:16 AM

INQUIRY SENT YESTERDAY AT 11:21 PM

Hi Mark, My wife and I have some much needed time off and will be taking our first vacation together. My in-laws are flying in and will be joining us. We really like your condo and all the amenities. It has great style as well. Will it be available for the dates selected? We will be staying for 10 days and the in-laws will stay the whole 2 weeks. We may have 2 cars, is there parking available for both? Thank you, look forward to hearing back from you.



Yesterday at 11:21 PM



[\(/users/show/136403982\)](/users/show/136403982)

Mark [\(/users/show/136403982\)](/users/show/136403982)

US
2 verifications
Report

Trip details

Perfect Palm Springs Retreat in Great Location. [\(/rooms/19452459\)](/rooms/19452459)

Check in	>	Check out
Sun, Oct 1		Mon, Oct 16

Guests
4 adults

Payment

\$75.00 x 15 nights	\$1125.00
Cleaning fee	\$100.00
Service fee	\$137.00
Total	\$1362.00

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 ▼

Airbnb

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

Property Detail Report for:



1409 N SUNRISE WAY UNIT 44, PALM SPRINGS, CA, 92262-5358

Owner Information:

Owner Name: RENDELL, BETTY ANN
 Mailing Address: 1409 N SUNRISE WAY UNIT 44, PALM SPRINGS, CA, 92262-5358
 Vesting Code: Phone Number:

Location Information:

Legal Description: LOT 1 MB 071/096 TR 4338 CM 005/029 AND UNIT 44 CM 005/029 INT IN COMMON TR 4338 MB 071/096
 County: RIVERSIDE FIPS Code: 06065 Census Trct/Blk: 044602 / 3
 APN: 507-440-044 Alternative APN: Map Ref: F6-756
 TwNShp-Rnge-Sect: - - Legal Book/Page: Tract No: 4338
 Legal Lot: 1 Legal Block:
 Subdivision: RANCH CLUB PALM ESTATES

Last Market Sale Information:

Sale Date: 5/13/1994 Sale Price: \$64,000 1st Mtg Amount: \$51,200
 Sale Doc No: 199063 Price Per SqFt: \$60 1st Mtg Int Type:
 Transfer Doc No: 2015-0085626 Price Per Acre: \$2,133,333 2nd Mtg Amount: \$
 1st Mtg Doc No: 2nd Mtg Int Type:
 Sale Type: FULL AMOUNT COMPUTED
 Deed Type: GRANT DEED/DEED OF TRUST
 Title Company: CHICAGO TITLE COMPANY
 Lender: COUNTRYWIDE FUND
 Seller Name: CORRALES, BENJAMIN; CORRALES, LAURA

Property Characteristics:

Building Area: 1,067 Total Rooms: Construction:
 Living Area: 1,067 Bedrooms: 2 Heat Type: CENTRAL
 Garage Area: Baths: 2 Air Cond: CENTRAL
 Basement Area: Fireplace: Roof Type:
 Parking Type: No of Stories: 2 Roof Material: WOOD SHAKE/
 Yr Built/Effective: 1973 / Quality: Style: SHINGLES
 Pool Code:

Tax and Value Information:

Assessed Value: \$84,683 Assessed Year: Est Market Val: \$173,666
 Land Value: \$21,523 Property Tax: \$1,215 Assessor Appd Val:
 Improvement Value: \$63,160 Improvement %: 74.58 Tax Exemption: CA HOMEOWNER

Site Information:

Assessor Acres: 0.03 Zoning: Land Use Code: 112
 Assessor Lot SqFt: 1,307 No of Buildings: Land Use Desc: CONDOMINIUM
 Lot W/D: / Res/Comm Units: 1 County Use Code: RC
 Calculated Acres: 0.0276 Sewer Type:
 Calculated Lot SqFt: 1,202 Water Type:

Property Detail Report for:



1409 N SUNRISE WAY UNIT 52, PALM SPRINGS, CA, 92262-5364

Owner Information:

Owner Name: WARREN, MARK GONSALVES, TINA
 Mailing Address: 2048 13TH AVE W APT 6, SEATTLE, WA, 98119-2753
 Vesting Code: Phone Number:

Location Information:

Legal Description: **LOT 1 MB 071/096 TR 4338 CM 005/029 AND UNIT 52 CM 005/029 INT IN COMMON TR 4338 MB 071/096**
 County: **RIVERSIDE** FIPS Code: **06065** Census Trct/Blk: **044602 / 3**
 APN: **507-440-052** Alternative APN: Map Ref: **F6-756**
 Twnshp-Rnge-Sect: **- -** Legal Book/Page: Tract No: **4338**
 Legal Lot: **1** Legal Block:
 Subdivison: **RANCHO CLUB ESTADOS**

Last Market Sale Information:

Sale Date: **5/9/2003** Sale Price: **\$125,000** 1st Mtg Amount: **\$65,000**
 Sale Doc No: **2003-337340** Price Per SqFt: **\$117** 1st Mtg Int Type:
 Transfer Doc No: Price Per Acre: **\$4,166,667** 2nd Mtg Amount: **\$**
 1st Mtg Doc No: **2003-337341** 2nd Mtg Int Type:
 Sale Type: **FULL AMOUNT COMPUTED**
 Deed Type: **GRANT DEED/DEED OF TRUST**
 Title Company: **ORANGE COAST TITLE COMPANY**
 Lender: **UNITED FINANCIAL MORTGAGE CORP**
 Seller Name: **BYRNES, BRIAN T; SCHLAGER, BERNARD S**

Property Characteristics:

Building Area: **1,067** Total Rooms: Construction:
 Living Area: **1,067** Bedrooms: **2** Heat Type: **CENTRAL**
 Garage Area: Baths: **2** Air Cond: **CENTRAL**
 Basement Area: Fireplace:
 Parking Type: No of Stories: **2** Roof Type:
 Yr Built/Effective: **1973 /** Quality: Roof Material: **WOOD SHAKE/
SHINGLES**
 Pool Code: Style:

Tax and Value Information:

Assessed Value: **\$139,794** Assessed Year: Est Market Val: **\$149,000**
 Land Value: **\$35,207** Property Tax: **\$1,984** Assessor Appd Val:
 Improvement Value: **\$104,587** Improvement %: **74.81** Tax Exemption:

Site Information:

Assessor Acres: **0.03** Zoning: **R2** Land Use Code: **112**
 Assessor Lot SqFt: **1,307** No of Buildings: Land Use Desc: **CONDOMINIUM**
 Lot W/D: **/** Res/Comm Units: **1** County Use Code: **RC**
 Calculated Acres: **0.0276** Sewer Type:
 Calculated Lot SqFt: **1,202** Water Type: