



AAB Meeting: 02/08/2018
Item No. 2

ADMINISTRATIVE APPEALS BOARD STAFF REPORT

DATE: FEBRUARY 8, 2018

SUBJECT: APPEAL OF THE ADMINISTRATIVE DECISION THAT SAM PERLMUTTER AND AMY PERLMUTTER ROSENBERG 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 1148 N. ROSE AVENUE, PALM SPRINGS, CALIFORNIA (Perlmutter/Rosenberg)

BY: Vacation Rental Compliance Department

SUMMARY

Sam Perlmutter and Amy Perlmutter Rosenberg 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 1148 N. Rose Avenue, 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 SAM PERLMUTTER AND AMY PERLMUTTER ROSENBERG ARE PERMANENTLY INELIGIBLE TO OPERATE A VACATION RENTAL IN THE CITY OF PALM SPRINGS, INCLUDING THE PROPERTY LOCATED AT 1148 N. ROSE AVENUE, 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 SAM PERLMUTTER AND AMY PERLMUTTER ROSENBERG ARE PERMANENTLY INELIGIBLE TO OPERATE A VACATION RENTAL IN THE CITY OF PALM SPRINGS, INCLUDING THE PROPERTY LOCATED AT 1148 N. ROSE AVENUE, 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 SAM PERLMUTTER AND AMY PERLMUTTER ROSENBERG FOR OPERATING AN UNREGISTERED VACATION RENTAL PROPERTY LOCATED AT 1148 N. ROSE AVENUE, 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 SAM PERLMUTTER AND AMY PERLMUTTER ROSENBERG FOR OPERATING AN UNREGISTERED VACATION RENTAL PROPERTY LOCATED AT 1148 N. ROSE AVENUE, PALM SPRINGS CALIFORNIA.

STAFF ANALYSIS:

The property located at 1148 N. Rose Avenue, Palm Springs has not been issued a Vacation Rental Registration Certificate by the City of Palm Springs as of the date of the Administrative Citation issuance on November 2, 2017. 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 November 2, 2017

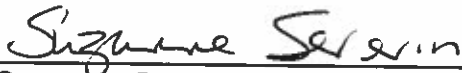
Advertisement of the property located at 1148 N. Rose Avenue, Palm Springs was found on vrbo.com website as “Palm Springs Vista Las Palmas Retreat” under advertisement number 668486. The advertisement of the property and inquiry contained the following:

- 3-4 night minimum stay - Page # 25
- Reviews dating back to May 2015 – Page # 29
- Tax rate 11.5% - Page # 34
- Calendar last updated: October 31, 2017 – Page # 26
- 10/29/2017 – Inquiry into the dates of December 15 – 18, 2017 (3 nights), and owner responded as available to book - Page # 42

Based on the advertisement information and the inquiry into the property being offered as a Vacation Rental by the host, administrative citation number AB0046 in the amount of \$5,000.00 was issued to Sam Perlmutter and Amy Perlmutter Rosenberg, 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 14-18)
- Administrative Citation AB0046 & Citation Letter (Page 19-22)
- Copy of the vrbo.com Advertisement 11/21/2017 (Page 23-41)
- Copy of the email booking inquiry 10/29/2017 (Page 42-45)
- Copy of the title report (Page 46)

RESOLUTION NO. ____

A RESOLUTION OF THE ADMINISTRATIVE APPEALS BOARD OF THE CITY OF PALM SPRINGS, CALIFORNIA, UPHOLDING THE ADMINISTRATIVE DECISION THAT SAM PERLMUTTER AND AMY PERLMUTTER ROSENBERG ARE PERMANENTLY INELIGIBLE TO OPERATE A VACATION RENTAL IN THE CITY OF PALM SPRINGS, INCLUDING THE PROPERTY LOCATED AT 1148 N. ROSE AVENUE, PALM SPRINGS, CALIFORNIA

WHEREAS, Sam Perlmutter and Amy Perlmutter Rosenberg did not obtain a Short Term Vacation Rental Registration Certificate for the property located at 1148 N. Rose Avenue, 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 1148 N. Rose Avenue, Palm Springs advertising as a Vacation Rental for less than 28 nights, and

WHEREAS, Administrative Citation No. AB0046 Operating a Vacation Rental without a Vacation Rental Registration Certificate, was issued on November 2, 2018, to Sam Perlmutter and Amy Perlmutter Rosenberg for the property located at 1148 N. Rose Avenue, Palm Springs; and

WHEREAS, Sam Perlmutter and Amy Perlmutter Rosenberg for the property located at 1148 N. Rose Avenue, Palm Springs, filed an administrative appeal of the Administrative Citation No. AB0046 Operating a Vacation Rental without a Vacation Rental Registration Certificate in the amount of \$5,000.00 for the property located at 1148 N. Rose Avenue, 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 1148 N. Rose Avenue, Palm Springs.

SECTION 3. The Administrative Appeals Board upholds the administrative decision for Sam Perlmutter's and Amy Perlmutter Rosenberg's permanent ineligibility to operate a Vacation Rental in the City of Palm Springs, including the property located at 1148 N. Rose Avenue, 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 SAM PERLMUTTER AND AMY PERLMUTTER ROSENBERG ARE PERMANENTLY INELIGIBLE TO OPERATE A VACATION RENTAL IN THE CITY OF PALM SPRINGS, INCLUDING THE PROPERTY LOCATED AT 1148 N. ROSE AVENUE, PALM SPRINGS, CALIFORNIA

WHEREAS, Sam Perlmutter and Amy Perlmutter Rosenberg did not obtain a Short Term Vacation Rental Registration Certificate for the property located at 1148 N. Rose Avenue, 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 1148 N. Rose Avenue, Palm Springs advertising as a Vacation Rental for less than 28 nights, and

WHEREAS, Administrative Citation No. AB0046 Operating a Vacation Rental without a Vacation Rental Registration Certificate, was issued on November 2, 2018, to Sam Perlmutter and Amy Perlmutter Rosenberg for the property located at 1148 N. Rose Avenue, Palm Springs; and

WHEREAS, Sam Perlmutter and Amy Perlmutter Rosenberg for the property located at 1148 N. Rose Avenue, Palm Springs, filed an administrative appeal of the Administrative Citation No. AB0046 Operating a Vacation Rental without a Vacation Rental Registration Certificate in the amount of \$5,000.00 for the property located at 1148 N. Rose Avenue, 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 1148 N. Rose Avenue, Palm Springs.

SECTION 3. The Administrative Appeals Board overturns the administrative decision for Sam Perlmutter's and Amy Perlmutter Rosenberg's permanent ineligibility to operate a Vacation Rental in the City of Palm Springs, including the property located at 1148 N. Rose Avenue, 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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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 SAM PERLMUTTER AND AMY PERLMUTTER ROSENBERG FOR OPERATING AN UNREGISTERED VACATION RENTAL PROPERTY LOCATED AT 1148 N. ROSE AVENUE, PALM SPRINGS, CALIFORNIA

WHEREAS, Sam Perlmutter and Amy Perlmutter Rosenberg, did not obtain a Short Term Vacation Rental Registration Certificate for the property located at 1148 N. Rose Avenue, 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 1148 N. Rose Avenue, Palm Springs advertising as a Vacation Rental for less than 28 nights, and

WHEREAS, Administrative Citation No. AB0046 Operating a Vacation Rental without a Vacation Rental Registration Certificate, was issued on November 2, 2017, to Sam Perlmutter and Amy Perlmutter Rosenberg for the property located at 1148 N. Rose Avenue, Palm Springs; and

WHEREAS, Sam Perlmutter and Amy Perlmutter Rosenberg for the property located at 1148 N. Rose Avenue, Palm Springs, filed an administrative appeal of the Administrative Citation No. AB0046 Operating a Vacation Rental without a Vacation Rental Registration Certificate in the amount of \$5,000.00 for the property located at 1148 N. Rose Avenue, Palm Springs with the City Clerk and paid the appeal fee; and

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

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

SECTION 2. The appellants failed to present adequate evidence to overturn the administrative fine of \$5,000.00 for operating a Vacation Rental located at 1148 N. Rose Avenue, Palm Springs.

SECTION 3. The Administrative Appeals Board upholds the administrative fine of \$5,000.00 to Sam Perlmutter and Amy Perlmutter Rosenberg for operating an unregistered Vacation Rental at 1148 N. Rose Avenue, 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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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 1148 N. Rose Avenue, Palm Springs.

SECTION 3. The Administrative Appeals Board overturns the administrative fine of \$5,000.00 to Sam Perlmutter and Amy Perlmutter Rosenberg for operating an unregistered Vacation Rental at 1148 N. Rose Avenue, Palm Springs.

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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: Sam Perlmutter
165 S. Windsor Blvd.
Los Angeles, CA 90004

losp636@aol.com

NOTICE IS HEREBY GIVEN, pursuant to Palm Springs Municipal Code §2.50.080(d), of the Appeal Hearing before the Administrative Appeals Board, on the decision of the Department of Vacation Rental Compliance, *Violation of the Palm Springs Municipal Code 5.25*, with respect to vacation rental operations located at 1148 N. Rose Avenue.

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: Amy Rosenberg
165 S. Windsor Blvd.
Los Angeles, CA 90004

losp636@aol.com

NOTICE IS HEREBY GIVEN, pursuant to Palm Springs Municipal Code §2.50.080(d), of the Appeal Hearing before the Administrative Appeals Board, on the decision of the Department of Vacation Rental Compliance, *Violation of the Palm Springs Municipal Code 5.25*, with respect to vacation rental operations located at 1148 N. Rose Avenue.

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

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

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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.



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

WRITTEN NOTICE OF APPEAL FORM
For VACATION RENTAL CERTIFICATE SUSPENSION, REVOCATION or DENIAL

If you have received a Suspension, Revocation or Denial Notice of a Vacation Rental Registration Certificate from the City of Palm Springs Vacation Rental Compliance Department, please use this form to request an appeal. *You must include payment of the appeal fee with this form.*

Appellant Name: Sam Perlmutter; Amy Rosenberg

Mailing Address: 165 South Windsor Blvd

City, State, Zip: Los Angeles, California, 90004

Contact Telephone: (310) 295-2236 Fax: (310) 295-2238

Email: losp636@aol.com

I request an appeal of the Administrative Citation:

Citation Number: AB0046 Date of Citation: 11/2/17

Vacation Rental Property Address, if applicable: 1148 North Rose Avenue

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.

see attached

2) Specify the grounds for the appeal.

see attached

3) Specify the relief you are seeking

see attached

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

Vac Rental
 Compliance
 16 NOV '17

AB0046



CITY OF PALM SPRINGS
Vacation Rental Enforcement
Administrative Citation

DATE 11/2/17 DAY OF WEEK Thursday TIME 12:56 AM PM

LOCATION OF VIOLATION
1148 N Rose Ave

Agent
 Property Owner
 Other

NAME (First, Middle, Last): _____ DL or ID _____

Sam Perlmutter & Amy Perlmutter Rosenberg

ADDRESS CITY STATE ZIP
165 S Windsor Blvd Los Angeles, CA, 9004

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>Registration Certificate</u>
3.	<u>5.25.080(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: _____

Pat Clifford VBCD
Name and Dept. of Issuing Enforcement Officer

[Signature]
Signature

11/2/17
Date of Issuance

Type of Service
 Personal
 Mail

1 Ben Perlmutter (SBN 313968)
David Pourshalimi (SBN 311819)
2 **Perlmutter & Pourshalimi**
424 South Beverly Drive
3 Beverly Hills, CA 90212
Tel: (310) 295-2236
4 Fax: (310) 295-2238
Email: ben@pandpfirm.com
5 david@pandpfirm.com

6 Attorneys for DEFENDANTS
SAM PERMUTTER AND AMY ROSENBERG

8 ADMINISTRATIVE BOARD

9 CITY OF PALM SPRINGS, CALIFORNIA

10 CITY OF PALM SPRINGS, a government
11 entity;

Citation No.: AB0046

12 Plaintiff,

v.

13 SAM PERLMUTTER, an individual, and
14 AMY ROSENBERG, an individual

**REQUEST FOR ADMINISTRATIVE
APPEAL AND GROUNDS FOR
ADMINISTRATIVE APPEAL AND
PRAYER FOR RELIEF:**

15 Defendant.

16 ADMINISTRATIVE APPEAL DEMANDED

17
18 **APPEALED ACTIONS**

19 Defendants, Sam Perlmutter and Amy Rosenberg, respectfully appeal the following
20 administrative decision: (1) violation of Palm Springs Municipal Code Section 5.25.040 (a)
21 [Operating a Vacation Rental without a Vacation Rental Registration Certificate]; AND (2)
22 violation of Palm Springs Municipal Code Section 5.25.090 (c) [Operating a Vacation Rental
23 without a Vacation Rental Registration Certificate].

24 **GROUND FOR APPEAL:**

25 *Please note, the following list is a non-exhaustive list of grounds for appeal, and Defendants*
26 *reserve the right to argue additional grounds for appeal as applicable.*

27 (1) No violation of the Palm Springs Municipal Code.
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- (2) Insufficient Evidence.
- (3) Entrapment.
- (4) Violation of Substantive Due Process under the United States and California Constitution.
- (5) Violation of Procedural Due Process under the United States and California Constitution.
- (6) Unconstitutional Takings.
- (7) Violation of the Right to a Jury Trial.
- (8) Unconstitutional punishment/excessively punitive.
- (9) Insufficient notice.
- (10) Failure to provide initial hearing prior to decisional ruling.
- (11) Failure to allow reasonable time to comply with statute.
- (12) Municipal Code is preempted by California Government Code Section 36900 et seq.
- (13) Invalid statute.

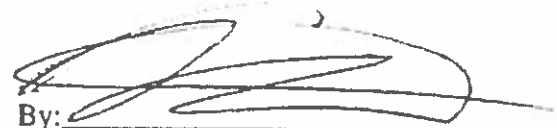
PRAYER FOR RELIEF:

- (1) Revocation of permanent Vacation Rental Ban.
- (2) Revocation of fine.
- (3) Reduction of fine.

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DATED: November 14, 2017

Perlmutter & Pourshalimi



By: _____
Ben Perlmutter
Attorney for DEFENDANTS
SAM PERLMUTTER AND AMY
ROSENBERG



By: _____
David Pourshalimi
Attorney for DEFENDANTS
SAM PERLMUTTER AND AMY
ROSENBERG



CITY OF PALM SPRINGS
Vacation Rental Enforcement
Administrative Citation

DATE 11/2/17 DAY OF WEEK Thursday TIME 12:56 AM PM

LOCATION OF VIOLATION
1148 N Rose Ave

Agent
 Property Owner
 Other

NAME (First, Middle, Last): _____ DL or ID _____
Sam Perlmutter & Amy Perlmutter Rosenberg

ADDRESS CITY STATE ZIP
165 S Windsor Blvd Los Angeles, CA, 9004

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>Registration Certificate</u>
3.	<u>5.25.020(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: _____

Pat Clifford VRCO
Name and Dept. of Issuing Enforcement Officer
[Signature]
Signature

11/2/17
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: 11/02/2017

Property Address: 1148 N Rose Ave
Palm Springs, CA, 92262

Sam Perlmutter & Amy Perlmutter Rosenberg
165 S Windsor Blvd
Los Angeles, CA, 90004

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 # AB0046. 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 VRBO website # 668486 on the date of 11/02/17. 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



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

Type an optional message



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Scratchpad



Hello there!

[Login](#)

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

Scratchpad

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[Owner login](#)

[Help](#)

- o [Back](#)
- o [Visit Help Center](#)
- o **Travelers**
- o [Security Center](#)
- o [How to book](#)
- o **Homeowners**
- o [How it works](#)
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[List Your Property](#)



VRBO is p leader in vr We offer th travel occa helping far rental to en together.

[Learn More](#)



Vista Las Palmas (Palm Springs, CA, USA)
12/15/2017

[Feedback](#)

12/18/2017

Search

- 1. [Vista Las Palmas \(Palm Springs, CA, USA\)](#) >
- 2. Rental 668486

4.7/5 -
(3 traveler reviews)

Free Cancellation until 11/15/2017

Palm Springs Vista Las Palmas Retreat

- [Overview](#)
- [Amenities](#)
- [Reviews](#)
- [Map](#)
- [Photos](#)
- [Rates & Availability](#)
- [Share](#)

Book Online or call HomeAway Booking Assistance 888-640-7927



Favorite

\$465 per night **Total**
Includes taxes and fees

\$1,397.43
[View details](#)

Your dates are Available!

12/15/2017	12/18/2017
5 guests	

Free Cancellation until 11/15/2017

Request to Book

Ask Owner a Question

Free Cancellation until 11/15/2017

[Report this listing](#)

Palm Springs Vista Las Palmas Retreat



Feedback



1 of 24



4.7/5 -
(3 traveler reviews)

Free Cancellation until 11/15/2017

Arrive	Depart
Guests (required)	

Request to Book

Ask Owner a Question

Free Cancellation until 11/15/2017

Sleeps	6
Bedrooms	3
Bathrooms	3
Space	2,464 sq. ft.
Property type	house
Minimum Stay	3 - 4 nights

[Report this listing](#)

Overview

Details

House	Sleeps	Bedrooms	Bathrooms	Minimum Stay
2,464 sq. ft.	6	3	3	3 - 4 nights

About the property

3 bedroom with 2 dens with pullout bed

Palm Springs Retreat in Exclusive Vista Las Palmas

Upscale mid-century Modern Escape boasts great outdoor space for entertaining with pool & spa. Extra large 3 bedroom plus in the best neighborhood of Palm Springs.

Experience privacy and tranquility in the foothills of the San Jacinto Mountains.

Feedback

High fences and hedges surround the large and lush back yard, ensuring maximum privacy. The large pool is flanked by deck furniture. Unwind under the desert sun in your lush garden oasis which features verdant grass and citrus trees. A contemporary patio has a cushioned lounge set, while the barbecue and dining table provide a pleasant setting for dinner al fresco. On quiet evenings, sink into the elevated spa and watch the stars twinkle above.

Cool travertine floors link the various elements of the open-plan great room. The living room retains its original floor-to-ceiling rock-wall fireplace. Contemporary furnishings adorn the communal areas, throwing a knowing wink to modernist design. Enter the kitchen and let your inner-chef out to play. Up to six guests will enjoy feasts around the sophisticated dining table, while adjacent glass walls present lovely views of the patio.

Bedrooms are individually decorated with stylish furniture. The Master suite features a King size bed, unique designer chair, full re-done bathroom, and direct pool access.

The second bedroom is also a suite with en-suite. There is a third bedroom with new bathroom. A separate den includes a pullout queen sofa

You won't have to look far for activities in Palm Springs. Start with a stroll around Vista Las Palmas and the Movie Colony neighborhoods to experience mid-century homes that drew Hollywood's elite to the desert. The Coachella Valley is home to over 80 golf courses set against breathtaking backdrops. You'll also find national parks with hikes for all skill levels. Shop and dine at the eclectic shops and restaurants along Palm Canyon Drive.

[More Details](#)

Owner



Owner
Member since: 2015

[Ask Owner a Question](#)

Speaks: English
Response time: Within 2 days
Response rate: 90%
Calendar last updated: October 31, 2017

[Report this listing](#)

Amenities

Vista Las Palmas House Accommodation and Amenities

house

Property Type:

Guests provide their own meals

Meals:

2464 sq. ft.

Floor Area:

Check-in: Noon / Check-out: Noon
Max. occupancy: 6
pets considered
children welcome

House Rules:

non smoking only

General:

Air Conditioning
Clothes Dryer

[Feedback](#)

Fireplace
Heating
Internet

Linens Provided
Living Room
Telephone
Towels Provided
Washing Machine

Dining Area

Dining:

3 Bathrooms
Bathroom 1 -
Bathroom 2 -
Bathroom 3 -

Bathrooms:

3 Bedrooms, Sleeps 6
Bedroom 3 - 1 queen

Bedrooms:

DVD Player
Satellite / Cable

Entertainment:

Stereo
Television

Outside:

Bicycles
Deck / Patio
Lawn / Garden

Outdoor Grill
1 bicycles

Suitability:

limited accessibility

Pool / Spa:

Heated Pool
Hot Tub

Private Pool

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

Reviews

4.7/5 -

(3 traveler reviews)

[Feedback](#)

66% Complete	2	<input type="checkbox"/>
33% Complete	1	<input type="checkbox"/>
0% Complete	0	<input type="checkbox"/>
0% Complete	0	<input type="checkbox"/>
0% Complete	0	<input type="checkbox"/>



Rachel B.

comfortable surroundings

• 4 of 5

Rachel B.

Very private backyard with a few peek-a-boo spaces in the side fence closest to the pool.

Great mountain view.

Nice mixture of shade and sun.

Large house, comfortable for a small family or two couples.

Softest grassy lawn that I've ever had my bare feet on!

Nice steam shower.

Large pool. Spa / hot tub heats up really fast. The pool guy was super cool and helpful.

Decent neighborhood for taking a walk.

Grocery store is not within walking distance.

Reasonable and accessible manager / owner.

I would stay here again.



- Submitted: Jul 9, 2016
- Stayed: Mar 2016
- Source: VRBO, from HomeAway

Did you find this review helpful? 0 Yes 0 No

Feedback



Heather
United States

Palm Springs Classic

• 5 of 5

Heather

This house is situated in a fantastic neighborhood right beneath the mountains. The views from the property are magical. We stayed here with our two young kids, elderly parents, and dog and the house accommodated all 7 of us beautifully. The neighborhood is family friendly where our kids rode their bikes without fear of traffic. The house itself is a mid-century classic that propels you back to Classic Hollywood Palm Springs but is furnished mindfully for kids. We had everything we needed to cook all our meals at the house, and enjoyed a ton of pool and sun time in the fabulous back yard. I highly recommend this property!

- Submitted: Mar 29, 2016
- Stayed: Mar 2016
- Source: VRBO, from HomeAway

Owner's Response: So happy you enjoyed. Welcome back soon.

Did you find this review helpful? Yes No



Jason
San Diego

Perfect getaway in best part of Palm Springs

• 5 of 5

Jason

The house is located in the best part of Palm Springs. High-end neighborhood as you watch the celebrity tour buses drive by the area. Well kept house with great amenities. Beautiful large and lush backyard and gorgeous large sized pool. Jacuzzi has beautiful mountain views.

The house provided excellent space for extra quests. The three bathrooms were really helpful.

The owner was very supportive and cared that we had a great time.

Definitely will be going back.

- Submitted: Jun 21, 2015
- Stayed: May 2015



Feedback

• Source: VRBO, from HomeAway

Did you find this review helpful? 1 Yes 0 No

• 1-3 of 3

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

Map

- 1. [USA](#)
- 2. [California](#)
- 3. [Deserts](#)
- 4. [Palm Springs](#)
- 5. [Palm Springs, Central](#)
- 6. [Vista Las Palmas](#)

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

Photos

Feedback

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

Rates & Availability

Available

Unavailable

Taxes and fees are additional

[Feedback](#)

December 2017

S M T W T F
S

January 2018

S M T W T F
S

February 2018

S M T W T F

Updated: Oct 31, 2017

Additional information about rental rates

Refundable damage deposit	\$595
Cleaning Fee	\$195
Tax Rate	11.5%

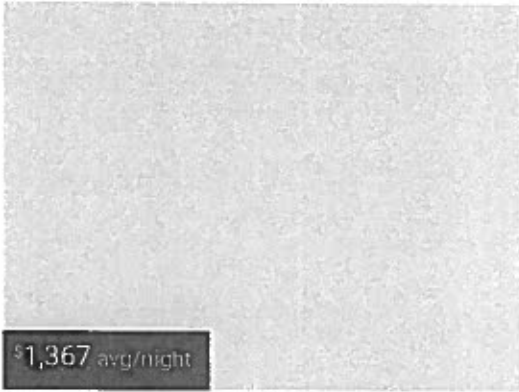


Owner's Cancellation Policy

- 50% refund if canceled at least 14 days before arrival date.
- 100% refund if canceled at least 30 days before arrival date.
- Service Fee fully refunded on cancellations that qualify for 100% refund.

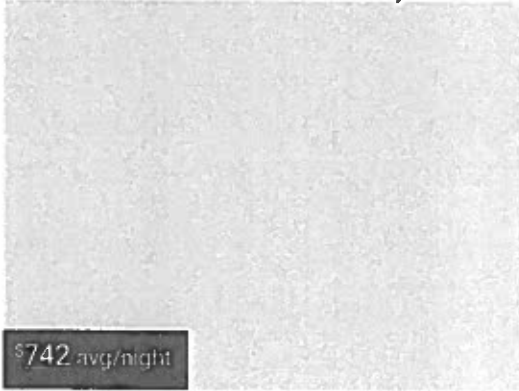
[Request to Book](#) [Contact Owner](#)

You might like these similar properties



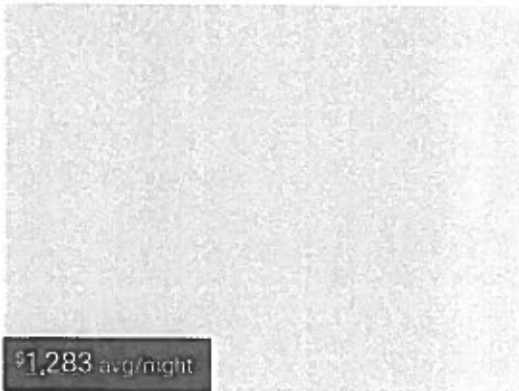
\$1,367 avg/night

Luxury 5 BR mid-century estate in Vista Las Pa...



\$742 avg/night

Stunning 5BR in Old Las Palmas w/ Mountain V...



\$1,283 avg/night


Your Mid-Century Oasis in Palm Springs Awaits!

4 8


9

Special HomeAway Offers

Feedback



SEARCH Car



Picking up

City, airport, or address

Pick up date

mm/dd/yyyy

Drop off date

mm/dd/yyyy

Dropping off

Vista Las Palmas (Palm Springs, CA, USA)

12:00

10:00

Search

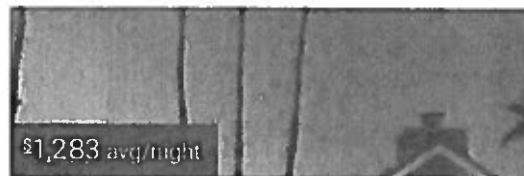
You might like these similar properties



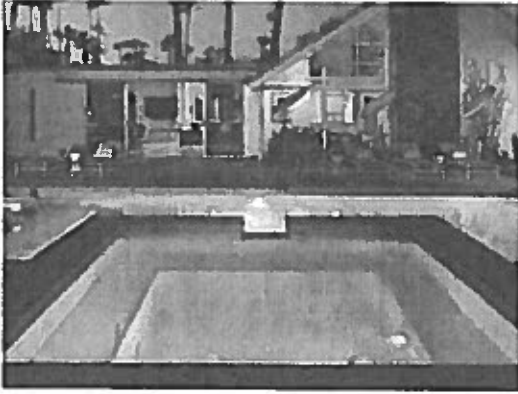
Luxury 5 BR mid-century estate in Vista Las Pa...



Stunning 5BR in Old Las Palmas w/ Mountain V...



Feedback



Your Mid-Century Oasis in Palm Springs Awaits!

4 8

9



Contact the Owner

When would you like to stay?

Enter dates to calculate a quote

Arrival

Departure

My travel dates are flexible.

Tip: Enter approximate travel dates to help speed up the booking process

How many guests?

Adults

- 4 +

Children

- 1 +

Pets

No

Yes



Your dates are Available!

Act now, book this property

[Request to Book](#)

Have a question for the owner?

Feedback

Nikolai

Dorian

United States (+1)

Phone Number

nikolaidorian@gmail.com

Message to owner

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

Close Send Email

x

Request to Book

Enter dates to calculate a quote

* Required

When would you like to stay?

Arrival

Departure

Continue booking

* Required

How many guests?

\$465.00 x 3 nights

\$1,395.00

Cleaning Fee

\$195.00

Tax

\$160.43

Service Fee

\$147.00

Total

\$1,897.43

Refundable damage deposit - Not included in total

\$595.00

Continue booking

Feedback

Payment Schedule

Due Now

\$2,492.43

Owner's Cancellation Policy

100% refund for cancellations requested by 11/15/2017 at 11:59 am (property's local time). 50% refund for cancellations requested by 12/01/2017 at 11:59 am (property's local time). Service Fee fully refunded on cancellations that qualify for 100% refund.

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

Anonymously report this listing

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

I was asked to pay outside of VRBO's website

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

How were you asked to pay?

[Send Report](#)

This listing should not be on VRBO

It appears suspicious or might be fraudulent.

Why should this listing not be on HomeAway?

[Send Report](#)

Spam or inappropriate content

The listing contains questionable, promotional or spam content.

Describe the content you encountered

[Send Report](#)

The calendar is not accurate

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

Please be as descriptive as possible

[Send Report](#)

Other

Not covered by the reasons above.

Not covered by the reasons above

[Send Report](#)

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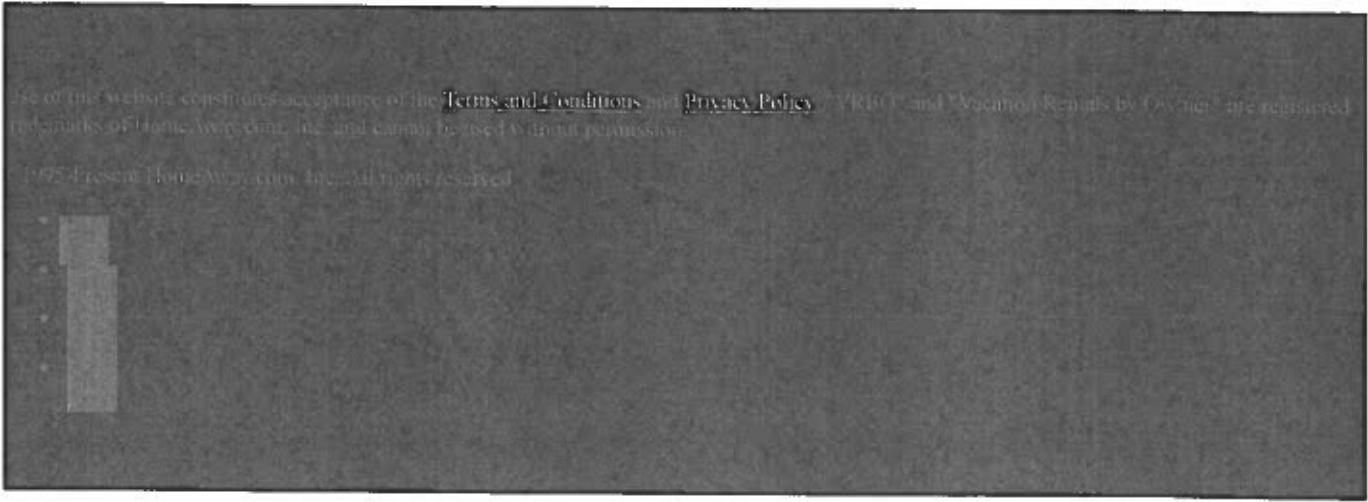
Toprural

bookabach™

stayz

Alugue Temporada

Feedback



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Re: Your inquiry: Dec 15 through 18 - VRBO.com #668486
1 message

✓ Amy Rosenberg <sender@messages.homeaway.com>
Reply-To: Amy Rosenberg <b512230f-d897-42aa-af76-c3ce1af200a0@messages.homeaway.com>
To: Nikolai Dorian <nikolaidorian@gmail.com>

Sun, Oct 29, 2017 at 7:01 PM



My property is available for your dates



Property	#668486
Dates	Dec 15-18, 2017, 3 nights
Guests	4 adults, 1 child
Owner name	Amy Rosenberg
Traveler phone	Available when booked

Dear Nikolai Dorian,

Thanks for your inquiry about my vacation rental. The dates you requested are available. If you would like to book the property, you can go ahead and send a booking request by clicking the button below.



If you have any further questions, just let me know.

Thank you,
Amy Rosenberg



Your quote

3 nights	\$1,395.00
Cleaning Fee	\$195.00
Winter Utility	\$150.00
Xmas Week	\$150.00
Tax	\$160.43
Service Fee	\$158.00
Total	\$2,208.43
Refundable Damage Deposit	\$595.00
Total Amount	\$2,803.43



If you are satisfied with the quote and would like to book this rental, click the 'Book Now' button to request to pay online.

Book Now

Owner's
Cancellation
Policy:

Bookings canceled at least 14 days before the start of the stay
will receive a 50% refund.
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.

Tell the owner more about yourself!

Current City	Facebook Verification	School
Where will you be traveling from?	Sign in with Facebook to gain verification	Where did you go to school?
Verify now	Verify now	Verify now

[View your profile](#)

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.

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Your VRBO.com inquiry for #668486

1 message

VRBO.com <sender@messages.homeaway.com>
Reply-To: "VRBO.com" <b512230f-d897-42aa-af76-c3ce1af200a0@messages.homeaway.com>
To: Nikolai Dorian <nikolaidorian@gmail.com>

Sun, Oct 29, 2017 at 9:58 AM



Your Inquiry Confirmation



If you are interested, don't wait!
Book this property before someone else does!

🕒 Your dates are available

Book Now

Tell the owner more about yourself!

Current City	Facebook Verification	Company
Where will you be traveling from?	Sign in with Facebook to gain verification	What industry do you work in?
Verify now	Verify now	Verify now

[View your profile](#)

Property	#668486
Dates	Dec 15-18, 2017, 3 nights
Guests	4 adults, 1 child
Owner name	Amy Rosenberg
Traveler phone	Available when booked
Estimated amount	\$2,492.43

Your Message

Hello,

I am searching the Palm Springs area for places to stay 12/15/17-12/18/17. My wife, son, and I as well as my brother and his wife are looking to meet for a family Christmas get-together. Is this place available for these dates.

Thanks for the help

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.

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Property Detail Report for:



1148 N ROSE AVE, PALM SPRINGS, CA, 92262-4145

Owner Information:

Owner Name: **PERLMUTTER, SAM ROSENBERG, AMY PERLMUTTER** ✓
 Mailing Address: **165 S WINDSOR BLVD, LOS ANGELES, CA, 90004-3817**
 Vesting Code: _____ Phone Number: _____

Location Information:

Legal Description: **LOT 19 MB 039/072 VISTA LAS PALMAS 2**
 County: **RIVERSIDE** FIPS Code: **06085** Census Trct/Blk: **940500 / 1**
 APN: **505-092-004** Alternative APN: _____ Map Ref: **C7-766**
 Twship-Rnge- Sect: **--** Legal Book/Page: _____ Tract No: _____
 Legal Lot: **10** Legal Block: _____
 Subdivision: **VISTA LASPALMAS #2**

Last Market Sale Information:

Sale Date: **11/1/2009** Sale Price: _____ 1st Mtg Amount: _____
 Sale Doc No: **2009-0570269** Price Per SqFt: _____ 1st Mtg Int Type: _____
 Transfer Doc No: **2012-0617417** 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: 2,164	Total Rooms: _____	Construction: _____
Living Area: 2,164	Bedrooms: 2	Heat Type: CENTRAL
Garage Area: _____	Baths: 3	Air Cond: CENTRAL
Basement Area: _____	Fireplace: _____	Roof Type: _____
Parking Type: _____	No of Stories: 1	Roof Material: GRAVEL/ROCK
Yr Built/Effective: 1961 /	Quality: _____	Style: _____
Pool Code: _____		

Tax and Value Information:

Assessed Value: \$499,161	Assessed Year: 2016	Est Market Val: \$833,333
Land Value: \$187,184	Property Tax: \$6,637	Assessor Appd Val: _____
Improvement Value: \$311,977	Improvement %: 62.5	Tax Exemption: _____

Site Information:

Assessor Acres: 0.27	Zoning: _____	Land Use Code: 163
Assessor Lot SqFt: 11,761	No of Buildings: _____	Land Use Desc: SFR
Lot W/D: /	Res/Comm Units: 1	County Use Code: R1
Calculated Acres: 0.2748	Sewer Type: _____	
Calculated Lot SqFt: 11,970	Water Type: _____	