



AAB Meeting: 02/08/2018
Item No. 5

ADMINISTRATIVE APPEALS BOARD STAFF REPORT

DATE: FEBRUARY 8, 2018

SUBJECT: APPEAL OF THE ADMINISTRATIVE DECISION THAT TONY A. HURD AND MICHEL D. STRICKLAND, 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 290 S SAN JACINTO DRIVE #5, PALM SPRINGS, CALIFORNIA (Hurd/Strickland)

BY: Vacation Rental Compliance Department

SUMMARY

Tony A. Hurd and Michel D. Strickland 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 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 TONY A. HURD AND MICHEL D. STRICKLAND ARE PERMANENTLY INELIGIBLE TO OPERATE A VACATION RENTAL IN THE CITY OF PALM SPRINGS, INCLUDING THE PROPERTY LOCATED AT 290 S SAN JACINTO DRIVE #5, 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 TONY A. HURD AND MICHEL D. STRICKLAND ARE PERMANENTLY INELIGIBLE TO OPERATE A VACATION RENTAL IN THE CITY OF PALM SPRINGS, INCLUDING THE PROPERTY LOCATED AT 290 S SAN JACINTO DRIVE #5, 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 TONY A. HURD AND MICHEL D. STRICKLAND FOR OPERATING AN UNREGISTERED VACATION RENTAL PROPERTY LOCATED AT 290 S SAN JACINTO DRIVE #5, 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 TONY A. HURD AND MICHEL D. STRICKLAND FOR OPERATING AN UNREGISTERED VACATION RENTAL PROPERTY LOCATED AT 290 S SAN JACINTO DRIVE #5, PALM SPRINGS, CALIFORNIA.

STAFF ANALYSIS:

The property located at 290 S San Jacinto Drive #5, 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 January 8, 2018. Staff has determined that owner has advertised and operated the property as a Vacation Rental. The following Palm Springs Municipal Codes sections are applicable to this matter.

The Palm Springs Municipal Code §5.25.030 Definitions, reads as follows:

"Vacation Rental" means a single-family dwelling, or any portion thereof, utilized for occupancy for dwelling, lodging, or sleeping purposes without the Owner being present for a period of twenty-eight (28) consecutive days or less,..."

Palm Springs Municipal Code §5.25.040(a) reads as follows:

The operation of a Vacation Rental or a Homeshare Interest without a Vacation Rental Registration Certificate is prohibited.

Palm Springs Municipal Code §5.25.090(c) reads as follows in regards to the administrative fines:

(c) Any person who operates a Vacation Rental without a Vacation Registration Certificate, shall be liable to the City for the payment of transient occupancy tax pursuant to the provisions of the Palm Springs Municipal Code Chapter 3.24, including without limitation penalties and interest, payment of an administrative fine in the amount of Five Thousand Dollars (\$5,000.00), and permanent ineligibility to operate a Vacation Rental in the City..."

Operating A Vacation Rental Without A Vacation Rental Registration Certificate – Date of Violation January 5, 2018

Advertisement of the property located at 290 S San Jacinto Drive #5, Palm Springs was found on vrbo.com website under title: "1BR Condo *WEST* of Downtown in Hisotric Tennis Club District" under advertisement number 254448. The advertisement of the property and inquiry contained the following:

- Minimum Stay – 7 nights Page #: 22
- Oldest Review is dated February 2012 Page #: 29
- "All rentals less than 28 days will be subject to the Palm Springs Transient Occupancy Tax of approximately 10% (exact rates will be calculated at the time of reservation." Page #: 33
- Inquiry into the property availability to rent from May 4- May 13, 2018 (9 nights) the owner responded with "Our condo is available for rent, indeed it is a fabulous location and yes it is available let me know if you are interested." Page #: 40

Based on the advertisement information and the inquiry into the property being offered as a Vacation Rental by the host, an administrative citation number AB0073 in the amount of \$5,000.00 was issued to Tony A. Hurd and Michel D. Strickland the individual on title for Operating a Vacation Rental Without a Vacation Rental Certificate.

The Administrative Citation was mailed by staff via OnTrac Delivery Service to the mailing address located on the title report.

It is noted that Tony A. Hurd and Michel D. Strickland have submitted to the City of Palm Springs an Application for Transient Occupancy Tax Permit.



Boris Stark
Vacation Rental Compliance Official



Suzanne Severin
Vacation Rental Compliance Official

Attachments:

- Resolution no. _____ Upholding the Decision – Permanent Ineligibility (Page 5)
- Resolution no. _____ Overturning the Decision – Permanent Ineligibility (Page 7)
- Resolution no. _____ Upholding the Decision – \$5000.00 (Page 9)
- Resolution no. _____ Overturning the Decision – \$5000.00 (Page 11)
- Notice of Appeal Hearing (Page 14)
- Administrative Citation Appeal Letter (Page 15)
- Administrative Citation AB0073 & Citation Letter (Page 16)
- Copy of the vrbo.com Advertisement 1/5/2018 (Page 20)
- Copy of the email booking inquiry 1/5/2018 (Page 40)
- Copy of the Contract provided by the host (Page 48)
- Copy of the title report (Page 50)

RESOLUTION NO. ____

A RESOLUTION OF THE ADMINISTRATIVE APPEALS BOARD OF THE CITY OF PALM SPRINGS, CALIFORNIA, UPHOLDING THE ADMINISTRATIVE DECISION THAT TONY A. HURD AND MICHEL D. STRICKLAND ARE PERMANENTLY INELIGIBLE TO OPERATE A VACATION RENTAL IN THE CITY OF PALM SPRINGS, INCLUDING THE PROPERTY LOCATED AT 290 S SAN JACINTO DRIVE #5, PALM SPRINGS, CALIFORNIA

WHEREAS, Tony A. Hurd and Michel D. Strickland did not obtain a Short Term Vacation Rental Registration Certificate for the property located at 290 S San Jacinto Drive #5, 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 290 S San Jacinto Drive #5, Palm Springs advertising as a Vacation Rental for less than 28 nights, and

WHEREAS, Administrative Citation No. AB0073 Operating a Vacation Rental without a Vacation Rental Registration Certificate, was issued on January 8, 2018 to Tony A. Hurd and Michel D. Strickland for the property located at 290 S San Jacinto Drive #5, Palm Springs; and

WHEREAS, Tony A. Hurd and Michel D. Strickland for the property located at 290 S San Jacinto Drive #5, Palm Springs, filed an administrative appeal of the Administrative Citation No. AB0073 Operating a Vacation Rental without a Vacation Rental Registration Certificate in the amount of \$5,000.00 for the property located at 290 S San Jacinto Drive #5, 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 290 S San Jacinto Drive #5, Palm Springs.

SECTION 3. The Administrative Appeals Board upholds the administrative decision that Tony A. Hurd and Michel D. Strickland are permanently ineligible to operate a Vacation Rental in the City of Palm Springs, including the property located at 290 S San Jacinto Drive #5, 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, UPHOLDING THE ADMINISTRATIVE FINE OF \$5,000.00 TO TONY A. HURD AND MICHEL D. STRICKLAND FOR OPERATING AN UNREGISTERED VACATION RENTAL PROPERTY LOCATED AT 290 S SAN JACINTO DRIVE #5, PALM SPRINGS, CALIFORNIA

WHEREAS, Tony A. Hurd and Michel D. Strickland, did not obtain a Short Term Vacation Rental Registration Certificate for the property located at 290 S San Jacinto Drive #5, 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 290 S San Jacinto Drive #5, Palm Springs advertising as a Vacation Rental for less than 28 nights, and

WHEREAS, Administrative Citation No. AB0073 Operating a Vacation Rental without a Vacation Rental Registration Certificate, was issued on January 8, 2018 to Tony A. Hurd and Michel D. Strickland for the property located at 290 S San Jacinto Drive #5, Palm Springs; and

WHEREAS, Tony A. Hurd and Michel D. Strickland for the property located at 290 S San Jacinto Drive #5, Palm Springs, filed an administrative appeal of the Administrative Citation No. AB0073 Operating a Vacation Rental without a Vacation Rental Registration Certificate in the amount of \$5,000.00 for the property located at 290 S San Jacinto Drive #5, 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 without a Vacation Registration Certificate located at 290 S San Jacinto Drive #5, Palm Springs.

SECTION 3. The Administrative Appeals Board upholds the administrative fine of \$5,000.00 to Tony A. Hurd and Michel D. Strickland for operating a Vacation Rental without a Vacation Rental Registration Certificate at 290 S San Jacinto Drive #5, 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 TONY A. HURD AND MICHEL D. STRICKLAND ARE PERMANENTLY INELIGIBLE TO OPERATE A VACATION RENTAL IN THE CITY OF PALM SPRINGS, INCLUDING THE PROPERTY LOCATED AT 290 S SAN JACINTO DRIVE #5, PALM SPRINGS, CALIFORNIA

WHEREAS, Tony A. Hurd and Michel D. Strickland did not obtain a Short Term Vacation Rental Registration Certificate for the property located at 290 S San Jacinto Drive #5, 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 290 S San Jacinto Drive #5, Palm Springs advertising as a Vacation Rental for less than 28 nights, and

WHEREAS, Administrative Citation No. AB0073 Operating a Vacation Rental without a Vacation Rental Registration Certificate, was issued on January 8, 2018 to Tony A. Hurd and Michel D. Strickland for the property located at 290 S San Jacinto Drive #5, Palm Springs; and

WHEREAS, Tony A. Hurd and Michel D. Strickland for the property located at 290 S San Jacinto Drive #5, Palm Springs, filed an administrative appeal of the Administrative Citation No. AB0073 Operating a Vacation Rental without a Vacation Rental Registration Certificate in the amount of \$5,000.00 for the property located at 290 S San Jacinto Drive #5, 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 290 S San Jacinto Drive #5, Palm Springs.

SECTION 3. The Administrative Appeals Board overturn the administrative decision that Tony A. Hurd and Michel D. Strickland are permanently ineligible to operate a Vacation Rental in the City of Palm Springs, including the property located at 290 S San Jacinto Drive #5, 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 FINE OF \$5,000.00 TO TONY A. HURD AND MICHEL D. STRICKLAND FOR OPERATING AN UNREGISTERED VACATION RENTAL PROPERTY LOCATED AT 290 S SAN JACINTO DRIVE #5, PALM SPRINGS, CALIFORNIA

WHEREAS, Tony A. Hurd and Michel D. Strickland, did not obtain a Short Term Vacation Rental Registration Certificate for the property located at 290 S San Jacinto Drive #5, 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 290 S San Jacinto Drive #5, Palm Springs advertising as a Vacation Rental for less than 28 nights, and

WHEREAS, Administrative Citation No. AB0073 Operating a Vacation Rental without a Vacation Rental Registration Certificate, was issued on January 8, 2018 to Tony A. Hurd and Michel D. Strickland for the property located at 290 S San Jacinto Drive #5, Palm Springs; and

WHEREAS, Tony A. Hurd and Michel D. Strickland for the property located at 290 S San Jacinto Drive #5, Palm Springs, filed an administrative appeal of the Administrative Citation No. AB0073 Operating a Vacation Rental without a Vacation Rental Registration Certificate in the amount of \$5,000.00 for the property located at 290 S San Jacinto Drive #5, 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 fine of \$5,000.00 for operating a Vacation Rental without a Vacation Registration Certificate located at 290 S San Jacinto Drive #5, Palm Springs.

SECTION 3. The Administrative Appeals Board overturns the administrative fine of \$5,000.00 to Tony A. Hurd and Michel D. Strickland for operating a Vacation Rental without a Vacation Rental Registration Certificate at 290 S San Jacinto Drive #5, 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

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



**BEFORE THE
ADMINISTRATIVE APPEALS BOARD**

TO: Tony A. Hurd
580 McAllister Street, #403
San Francisco, CA 94102

tonyandmike@mac.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 290 S. San Jacinto, Unit #5.

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: Michael Strickland
580 McAllister Street, #403
San Francisco, CA 94102

tonyandmike@mac.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 290 S. San Jacinto, Unit #5.

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

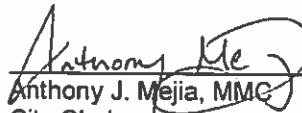
PLEASE NOTE: A minimum of 10 copies of any materials, in which you want to present to the Hearing Board as evidence on your behalf, must be provided to the City Clerk prior to the Hearing.

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.

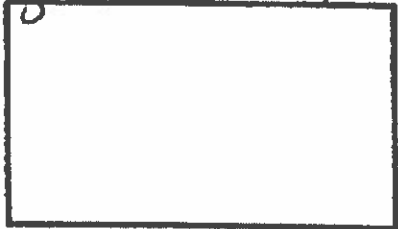
I declare under penalty of perjury that the foregoing is true and correct.



Anthony J. Mejia, MMC
City Clerk

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

hearing Deadline 3-8-17



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



WRITTEN NOTICE OF APPEAL
For VACATION RENTAL CERTIFICATE SUSPENSION
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: Tony A. Hurd and Michael Strickland

Mailing Address: 580 McAllister Street, #403

City, State, Zip: San Francisco, CA 94102

Contact Telephone: 415-519-1494 Fax: _____

Email: tonyandmike@mac.com

RECEIVED
CITY OF PALM SPRINGS
JAN 22 AM 9:41
OFFICE OF THE CITY CLERK

I request an appeal of the Administrative Citation:

Citation Number: AB-0073 Date of Citation: 01/05/18

Vacation Rental Property Address, if applicable: 290 South San Jacinto, Unit #5

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. **\$5,000 fine.**
- 2) Specify the grounds for your appeal.

We were unaware we were breaking any law. We want to do what's right and we will register and pay TOT starting immediately. Our condo is not income property. It is our retirement home. The mortgage, dues, utilities, and taxes for 2017 were \$22,000 more than we received from rental income. We are operating at a loss. This is compounded by the fact that my former company went bankrupt in 2014 and I've been living on a fixed income and modest freelance work since then. The additional rental income is just helping us to survive. We would be happy to provide tax returns to document this.

Most of our rentals have been more than 28 days. Our 10-unit HOA is very strict about short term rentals. We not only want to be good neighbors, but we spend time there ourselves. The previous owners never told us that they rented the unit. We only found out about it after we closed escrow.

- 3) Specify the relief you are seeking.
Waiver of the fine. It would be a serious hardship.

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

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 # 254448 on the date of 1/5/2018. 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

AB-0073



CITY OF PALM SPRINGS
Vacation Rental Enforcement
Administrative Citation

DATE 1/5/2018 DAY OF WEEK FRIDAY TIME 4:50 AM
PM

LOCATION OF VIOLATION
290 S. SAN JACINTO DRIVE, UNIT 5

Agent
 Property Owner
 Other

NAME (First, Middle, Last): DL or ID
TONY A. HURD AND MICHAEL D. STRICKLAND

ADDRESS CITY STATE ZIP 94102
580 MC ALLISTER ST APT 403, SAN FRANCISCO, CA

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

Count	PSMC	Description
1.	5.25.040 (a)	OPERATING A VACATION RENTAL W/OUT A VACATION RENTAL REGISTRATION CERTIFICATE
2.	5.25.090 (c)	VIOLATIONS

COMPLIANCE ORDER

You are ordered to correct or otherwise remedy this/these violations by: 15 CALENDAR DAYS FROM MAILING DATE OF CITATION.

You are further ordered to pay an Administrative Fine as prescribed in the schedule below for each count listed above. Payment must be paid in full by the compliance date to avoid additional penalties. The total CITATION PENALTY due is \$5,000.00

ADMINISTRATIVE FINE SCHEDULE

First violation – Operating without a Vacation Registration Certificate \$5000.00 and permanent ineligibility to operate

Second violation – Operating without a Vacation Registration Certificate: \$10,000 00

First violation – Advertising without posting TOT/City ID number; operating without a contract; failure to provide contract summary; failure to pay TOT timely: \$2500.00 and 6 month suspension

Second violation – Advertising without posting TOT/City number; operating without a contract; failure to provide contract summary; failure to pay TOT timely: \$5,000.00 and revocation

Other/Description: _____

JOHN RASMUSSEN - VRCD 1/8/2018
Name and Dept. of Issuing Enforcement Officer Date of Issuance

John Rasmussen
Signature

Type of Service
 Personal
 Mail

COPY TO PROPERTY OWNER/AGENT, PROCESSING, FILE

**CITY OF PALM SPRINGS
DEPARTMENT OF VACATION RENTAL COMPLIANCE
ADMINISTRATIVE CITATION
IMPORTANT INFORMATION - PLEASE READ
COMPLETELY AND CAREFULLY**

You have been issued an Administrative Citation for violation(s) as indicated on the reverse. **ADDITIONAL VIOLATIONS MAY RESULT IN THE CRIMINAL PROSECUTION AND/OR ADDITIONAL ADMINISTRATIVE FINES.**

HOW TO PAY THE FINE

The amount of fine is indicated on the front of the Administrative Citation. The fine must be paid within fifteen (15) calendar days from the date the citation is mailed. Payment can be made by credit/debit card on-line at www.CitationProcessingCenter.com 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:



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

Send

Read our [Privacy policy](#)

©1995-Present HomeAway.com, Inc. All rights reserved.



Scratchpad
10+



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

[Learn More](#)

[John B.](#)

- o [Inbox](#)
- o [Favorites](#)
- o [My Trips](#)
- o [My Profile](#)
- o [Account](#)
- o [Logout](#)

Hon

[John B.](#)

- [Scratchpad](#)
- [Inbox](#)
- [Favorites](#)
- [My Trips](#)
- [My Profile](#)
- [Account](#)
- [Logout](#)



[Help](#)

- o [Back](#)
- o [Visit Help Center](#)
- o [Travelers](#)
- o [Security Center](#)
- o [How to book](#)

[List Your Property](#)

[List Your Property](#)

Historic Tennis Club, Palm Springs, CA, USA

05/04/2018

Viewed 9 times in the last 48 hours



Feedback

05/13/2018

Search

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

- [See more properties in this area](#)
- 2. Rental 254448

[See more properties in this area](#)


4.6/5 -
(5 traveler reviews)

Free Cancellation until 03/05/2018

1BR Condo *WEST* of Downtown in Historic Tennis Club District

The owner has been emailed

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

- [View](#)
- [Share](#)
- 
- [Rates & Availability](#)

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

\$120 per night

Free Cancellation until 03/05/201

Your dates are Available!

 24 hour confirmation

05/04/2018 05/13/2018

2 guests

[Request to Book](#)

[Ask Owner a Question](#)

Total

\$1,301.00

Includes taxes and fees

[View details](#)

Free Cancellation until 03/05/201

 [Report this listing](#)

1BR Condo *WEST* of Downtown in Historic Tennis Club District

The owner has been emailed

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



Viewed 9 times in the last 48 hours



[Feedback](#)



The entrance to the complex 1 of 19

4.6/5 -
(5 traveler reviews)

Free Cancellation until 03/05/2018

24 hour confirmation

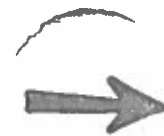
Arrive	Depart
Guests (required)	

[Request to Book](#)

[Ask Owner a Question](#)

Free Cancellation until 03/05/2018

Sleeps	4
Bedrooms	1
Bathrooms	1
Space	800 sq. ft.
Property type	condo
Minimum Stay	7 nights



[Report this listing](#)

Overview

Details

Condo	Sleeps	Bedrooms	Bathrooms	Minimum Stay
800 sq. ft.	4	1	1	7 nights



About the property

Condo, 1 Bedroom + Convertible bed(s), 1 Bath, (Sleeps 2-4)

One of ten units, this central condo has sliding glass doors that lead directly into the shallow end of possibly the most beautiful swimming pool in the Historic Tennis District of Palm Springs. This quiet and beautifully maintained complex, surrounded by 51 palm trees, is one block from the San Jacinto Mountains and Spencer's Restaurant. Palm Canyon Drive downtown, with its abundance of entertainment and restaurants, is a seven minute walk.

The unit was renovated by its previous owners, with lovely tile flooring and new kitchen appliances, in 2006. The views from the lanai under newly installed patio misters are exquisite, and extend to historic Tahquitz Canyon.

Keywords: Condominium

[More Details](#)

Owner

Viewed 9 times in the last 48 hours



Owner
Member since: 2009
Speaks: English
Response time: Within a day
Response rate: 90%
Calendar last updated: November 7, 2017

Ask Owner a Question

[Read more about The Owner](#)



Why The Owner chose Historic Tennis Club

Quiet location yet close to downtown.

What makes this condo unique

Walk to downtown shops and restaurants. Spectacular view from front door.

Map

Nearest Airport

2 Miles
Palm Springs

- 1. [USA](#)
- 2. [California](#)
- 3. [Deserts](#)
- 4. [Palm Springs](#)
- 5. [Palm Springs, Central](#)
- 6. [Historic Tennis Club](#)

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

[Report this listing](#)

Amenities

Viewed 9 times in the last 48 hours ×

Historic Tennis Club Condo Accommodation and Amenities

Property Type:

condo

floor 1

Meals:

Guests provide their own meals

Housekeeping:

Housekeeper Optional

Floor Area:

800 sq. ft.

House Rules:

Check-in: 4:00 PM / Check-out: 11:00 AM

Max. occupancy: 4

not suitable for children

pets not allowed

non smoking only

Location Type:

Downtown

Mountain View

Theme:

Away From It All

Historic

General:

- Air Conditioning
- Broadband Access
- Clothes Dryer ...
- Free Long Distance
- Hair Dryer
- Heating
- Internet
- Iron & Board

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

- Coffee Maker
- Cooking Utensils



Viewed 9 times in the last 48 hours

Feedback

Dishes & Utensils
Dishwasher
Kitchen
Microwave

Oven
Pantry Items
Refrigerator
Stove
Toaster

Dining:

Dining Area
seating for 4 people

Bathrooms:

1 Bathroom
Bathroom 1 -

Bedrooms:

1 Bedroom, Sleeps 4
King size beds (1), Sleep Sofa (1)

Entertainment:

CD Player
DVD Player ...
Satellite / Cable ...

Stereo ...
Television ...
Video Library

Outside:

Deck / Patio
Lanai / Gazebo

Lawn / Garden
Outdoor Grill

Suitability:

Long-term Renters Welcome
wheelchair accessible

Pool / Spa:

Communal Pool
Heated Pool

Shared Hot Tub

Attractions:

cinemas
festivals
health/beauty spa
live theater

museums

Viewed 9 times in the last 48 hours ✕

Feedback

restaurants
theme parks

antiquing
gambling casinos
horseback riding
shopping

sight seeing
walking
wildlife viewing

cross country skiing
cycling
golf
hiking

mountain biking
rock climbing
tennis

Leisure Activities:

Sports & Adventure Activities:

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

Reviews

4.6/5 -

(5 traveler reviews) 60% Complete

3

40% Complete	2
0% Complete	0
0% Complete	0
0% Complete	0



Ewan C.

Excellent location

• 5 of 5

Viewed 9 times in the last 48 hours



Ewan C.

Feedback

Great one bed condo. Location excellent. Clean and very comfortable. Quiet area. Pool area very clean and pool and spa heated. Facilities in the condo were great. Really happy with our stay and would love to stay again.

- Submitted: Nov 6, 2017
- Stayed: October 2017
- Source: HomeAway

Did you find this review helpful? Yes No



Debbie and Brian S.
Calgary, Alberta

Great stay in beautiful Palm Springs!

• 5 of 5

Debbie and Brian S.

We really enjoyed the atmosphere, location, pool etc. etc. Other residents in the complex were very friendly. Walking distance to great restaurants and Thursday night market. Owners were wonderful to work with. Hope to get back again!

- Submitted: May 8, 2017
- Stayed: April 2017
- Source: VRBO, from HomeAway

Did you find this review helpful? Yes No



Carol
Glendale, California

LOCATION LOCATION

• 4 of 5

Carol

You absolutely can't beat the location, we happen to be into walking so rarely used our car the whole time we were there. Great hiking is just a short walk away, town is just a few blocks and if you're into gambling the casino is less than a mile here again.



Viewed 9 times in the last 48 hours

Living room, Bedroom and Bath area was very spacious...Kitchen very small but all worked out we

- Submitted: Dec 16, 2013

Feedback

- Stayed: **November 2013**
- Source: **VRBO, from HomeAway**

Did you find this review helpful? Yes No



Kim T.
Chico Ca. and Lahaina Maui

A nice stay with friendly neighbors and great location for a stroll downtown!

• 4 of 5

Kim T.

We enjoyed our 2 week stay at this condo. The pool and Jacuzzi were very clean and the neighbors were very nice. The location is excellent being just a short walk to downtown which we walked to just about every night. The interior was large and well appointed with quality furniture. We did enjoy the fact that the wide screen HD TV also had HD programming. There were 2 seperate bathroom sinks which my wife and I appreciated. The only suggestion would be an upgrade of a few items in the kitchen like the cookware, but that was minor.

The Owners were also very nice and responded quickly to our inquiry on this unit.

- Submitted: **Feb 13, 2013**
- Stayed: **January 2013**
- Source: **VRBO, from HomeAway**

Owner's Response: Kim and Eileen, Thank you so much for your kind review. I received a similar "thank you" email from the couple that checked in after you, and only now realized that this review was from you and not them! Thank you again, and come back any time!

Did you find this review helpful? Yes No



SunshineBC
Sechelt, BC, Canada

Good taste and Charm in Central Palm Springs

• 5 of 5

SunshineBC



Our vacation rental has turned out to be nearly perfect. The Tennis Club district is one of Palm Springs' best blocks from downtown shops and restaurants. This condo is part of a former hotel named The Four Seasons. The unit is owned by an architect with very good taste and a talent for organizing. It has everything you need for an extended stay, complete kitchen, and a beautiful view. Viewed 9 times in the last 48 hours

free Internet, telephone and digital cable. The only quibble is lack of a private outdoor area, but the neighbours are very agreeable.

- Submitted: Feb 22, 2012
- Stayed: January 2012
- Source: VRBO, from HomeAway



Did you find this review helpful? 2 Yes 0 No

• 1-5 of 5

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

Photos

The entrance to the complex

Lawn (with spa in background)

Poolside unit

Northern view

Viewed 9 times in the last 48 hours

The view from the front door

Feedback

West of downtown! One block from the tennis club.

Vanity

Electric stove and dishwasher

Vanity

Viewed 9 times in the last 48 hours ×

Feedback



Viewed 9 times in the last 48 hours ×

Feedback

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

Rates & Availability

Available

Unavailable

Taxes and fees are additional

May 2018

S	M	T	W	T	F
S					

June 2018

S	M	T	W	T	F
S					

July 2018

S	M	T	W	T	F
S					

August 2018

S	M	T	W	T	F
S					

Updated: Nov 7, 2017

Additional information about rental rates

Viewed 9 times in the last 48 hours ×

Cleaning fee \$100

All rentals less than 28 days will be subject to the Palm Springs Transient Occupancy Tax of approximately 10% (exact rates will be calculated at the time of reservation).



Rentals less than 28 days surrounding major events (film festivals, music festivals, golf tournaments, etc.) are subject to change.

Owner's Cancellation Policy

- 50% refund if canceled at least 30 days before arrival date.
- 100% refund if canceled at least 60 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

\$225 avg/night

March 13-20, 2017 ~ BNP Paribas Tennis Open...

1

\$141 avg/night

Palm Springs Bungalow - 1 Bedroom Walking D...

\$152 avg/night

Getaways At Palm Springs Tennis Club

Viewed 9 times in the last 48 hours



Feedback

1 4

Special HomeAway Offers



SEARCH Car

Picking up

City, airport or address

Pick up date

mm/dd/yyyy

Drop off date

mm/dd/yyyy

Dropping off

Historic Tennis Club, Palm Springs, CA, USA

10:00

10:00

Search

You might like these similar properties

\$225 avg/night

March 13-20, 2017 ~ BNP Paribas Tennis Open...

1

\$141 avg/night

Palm Springs Bungalow - 1 Bedroom Walking D...

Viewed 9 times in the last 48 hours X

Feedback

\$152 avg/night

Getaways At Palm Springs Tennis Club

1 4



Contact the Owner

Signed in as:

[Not you?](#)

John Baker (winbaker1570@gmail.com)

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

-	2	+
---	---	---

Children Ages 2 to 17

-	0	+
---	---	---

Infants Under 2

-	0	+
---	---	---



Your dates are Available!

Act now, book this property



Viewed 9 times in the last 48 hours

Feedback

Have a question for the owner?

John

Baker

United States (+1)

7144026986

winbaker1570@gmail.com

Hello Gents,
My wife and I will
be in Palm Springs
May 4th to May 13,
we are scouting the
town as a possible

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

Request to Book

Enter dates to calculate a quote

* Required

When would you like to stay?

Arrival
Departure

* Required

How many guests?

\$120.00 x 9 nights

\$1,080.00

Cleaning fee

\$100.00

Service Fee

\$121.00

Total

\$1,301.00

Viewed 9 times in the last 48 hours ×
0

Feedback

Cancellation Policy

100% refund for cancellations requested by 03/05/2018 at 11:59 am (property's local time). 50% refund for cancellations requested by 04/04/2018 at 11:59 am (property's local time). Service Fee fully refunded on cancellations that qualify for 100% refund.

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



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](#)

Explore VRBO

- [List Your Property](#)
- [Testimonials](#)
- [Advantages](#)
- [Rental Guarantee](#)

Viewed 9 times in the last 48 hours



Feedback

- [Links](#)
- [Luxury from HomeAway](#)
- [Careers](#)
- [Product News](#)
- [Affiliates](#)

Get the HomeAway and VRBO Mobile App

Meet the HomeAway Family Insider guide provided by

HomeAway™



VRBO™



VacationRentals.com™



Homelidays



OwnersDirect



Abritel HomeAway™

FeWo-direkt™

Toprural

bookabach™

stayz

Alugue Temporada



Viewed 9 times in the last 48 hours

Feedback

Use of this website constitutes acceptance of the [Terms and Conditions](#) and [Privacy Policy](#). "VRBO" and "Vacation Rentals by Owner" are registered trademarks of HomeAway.com, Inc. and cannot be used without permission.

©1995-Present HomeAway.com, Inc. All rights reserved.

-
-
-
-

Viewed 9 times in the last 48 hours



Feedback

< (/traveler/th/inbox)

Historic Tennis Club, Palm Springs, CA, USA



Historic Tennis Club, Palm Springs, CA, USA

Member since 2009

The beginning of your messages with Tony.

Inquiry

Hello Gents,

My wife and I will be in Palm Springs May 4th to May 13, we are scouting the town as a possible retirement destination. Is your lovely condo still available for those dates ? Looks like a fabulous location!

Regards, John Baker

5 days ago

Indeed it is a fabulous location and, yes, it is available. Let me know if you're interested.



5 days ago

Hi Tony,

Happy New Year,

Yes, we are definitely interested, what are the next steps? We have not actually used VRBO before.

Regards,

John Baker.

4 days ago

Stand by. I will send instructions tomorrow. I have a nasty cold so I'm laying low today.

Tony

3 days ago

Good morning, John.

Our condo is available at that time. The rate is \$120/night, or \$1080 plus \$100 cleaning fee. A damage/security deposit of \$108 is payable now to secure your reservation.

Attached is a rental agreement which should answer any other questions you might have.

If you deal directly with me, and not thru VRBO, we can both avoid their service charges.

Let me know if you have any questions

Send a message to Tony..



Feedback

Use of this website constitutes acceptance of the [Terms and Conditions \(https://www.vrbo.com/info/termsandconditions\)](https://www.vrbo.com/info/termsandconditions) and [Privacy Policy \(https://www.vrbo.com/info/privacy\)](https://www.vrbo.com/info/privacy). "VRBO" and "Vacation Rentals by Owner" are registered trademarks of HomeAway.com, Inc. and cannot be used without permission.

©1995-Present HomeAway.com, Inc. All rights reserved.

Feedback

20

< Back(/traveler/th/inbox) Details Messages

Historic Tennis Club, Palm Springs, CA, USA

Property ID #254448

(<http://www.vrbo.com/254448?unitId=254448>)

Historic Tennis Club, Palm Springs, CA, USA

Send a message to the Property Owner

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

Send a message to Tony...

Tony Hurd

Member since 2009

Usually responds within a day



Arrive
May 4,
2018

Depart
May 13,
2018



Messages

Refresh messages

Check-in
time
-

Check-out
time
-

Booking Status Not Booked

Property ID [#254448](http://www.vrbo.com/254448?unitId=254448)
(<http://www.vrbo.com/254448?unitId=254448>)

Reservation ID N/A

Guests 2 adults, 0 children

Tony sent a message 3 days ago

"Good morning, John.

Our condo is available at that time. The rate is \$120/night, or \$1080 plus \$100 cleaning fee. A damage/security deposit of \$108 is payable now to secure your reservation.

Attached is a rental agreement which should answer any other questions you might have.

If you deal directly with me, and not thru VRBO, we can both avoid their service charges.

Let me know if you have any questions.

Tony"

[RentalAgreement.pdf \(https://www.vrbo.com/attachmentForConversation?conversationId=757b5423-bc44-47f1-8000-000000000000&attachmentUUId=757b5423-bc44-47f1-8000-000000000000\)](https://www.vrbo.com/attachmentForConversation?conversationId=757b5423-bc44-47f1-8000-000000000000&attachmentUUId=757b5423-bc44-47f1-8000-000000000000)



Payment protection

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

[Request to Book \(https://www.vrbo.com/td/tc/checkout/321.254448.254448?arrivalDate=05/04/2018&departureDate=05/13/2018&petIncluded=false&adultsCount=2&childrenCount=0&propertyId=254448&icid=il_t_button_olb_travcheckout_travinbox\)](https://www.vrbo.com/td/tc/checkout/321.254448.254448?arrivalDate=05/04/2018&departureDate=05/13/2018&petIncluded=false&adultsCount=2&childrenCount=0&propertyId=254448&icid=il_t_button_olb_travcheckout_travinbox)

Tony sent a message 4 days ago

"Stand by. I will send instructions tomorrow. I have a nasty cold so I'm laying low today.

Tony"

You sent a message 4 days ago

"Hi Tony,

Happy New Year,
Yes, we are definitely interested, what are the next steps? We have not actually used VRBO before.

Regards,
John Baker."

Feedback

Feedback

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

Email Address

Subscribe

Explore VRBO

- [List Your Property \(https://www.vrbo.com/info/list-your-property?\)](https://www.vrbo.com/info/list-your-property?)
- [Testimonials \(https://www.vrbo.com/info/testimonials\)](https://www.vrbo.com/info/testimonials)
- [Advantages \(https://www.vrbo.com/info/advantages\)](https://www.vrbo.com/info/advantages)
- [Rental Guarantee \(https://www.vrbo.com/info/ha-guarantee/travel-with-confidence\)](https://www.vrbo.com/info/ha-guarantee/travel-with-confidence)

- [Links \(https://www.vrbo.com/info/links\)](https://www.vrbo.com/info/links)
- [Luxury from HomeAway \(https://luxury.homeaway.com/?utm_source=vrbo&utm_medium=cross%20brand&utm_content=hp&utm_campaign=vrbo-hp-lux\)](https://luxury.homeaway.com/?utm_source=vrbo&utm_medium=cross%20brand&utm_content=hp&utm_campaign=vrbo-hp-lux)
- [Careers \(https://www.homeaway.com/careers\)](https://www.homeaway.com/careers)
- [Product News \(https://productupdates.homeaway.com/\)](https://productupdates.homeaway.com/)
- [Affiliates \(https://www.vrbo.com/lp/affiliates\)](https://www.vrbo.com/lp/affiliates)

Get the HomeAway and VRBO Mobile App

+1 Your mobile phone number

Available for iOS and Android. Messaging rates may apply

Meet the HomeAway Family

Insider guide provided by [Trip.com \(https://www.trip.skyscanner.com\)](https://www.trip.skyscanner.com)

- HomeAway* [\(https://www.homeaway.com/\)](https://www.homeaway.com/)
- VRBO* [\(https://www.vrbo.com/\)](https://www.vrbo.com/)
- VacationRentals.com* [\(https://www.vacationrentals.com/\)](https://www.vacationrentals.com/)
- Homelidays [\(https://www.homelidays.com/\)](https://www.homelidays.com/)
- OwnersDirect [\(https://www.ownersdirect.co.uk/\)](https://www.ownersdirect.co.uk/)
- Abritel* HomeAway* [\(https://www.abritel.fr/\)](https://www.abritel.fr/)
- FeWo-direkt* [\(https://www.fewo-direkt.de/\)](https://www.fewo-direkt.de/)
- Toprural [\(http://www.toprural.com/\)](http://www.toprural.com/)
- bookabach* [\(https://www.bookabach.co.uk/\)](https://www.bookabach.co.uk/)
- stayz [\(https://www.stayz.com.au/\)](https://www.stayz.com.au/)
- Alugue Temporada* [\(http://www.aluguetemporada.com.br/\)](http://www.aluguetemporada.com.br/)

Feedback

Use of this website constitutes acceptance of the [Terms and Conditions \(https://www.vrbo.com/info/termsandconditions\)](https://www.vrbo.com/info/termsandconditions) and [Privacy Policy \(https://www.vrbo.com/info/privacy\)](https://www.vrbo.com/info/privacy). "VRBO" and "Vacation Rentals by Owner" are registered trademarks of HomeAway.com, Inc. and cannot be used without permission.

©1995-Present HomeAway.com, Inc. All rights reserved.

<http://facebook.com/vrbo>
<http://twitter.com/vrbo>
<http://vrbo.com>

[Feedback](#)

RENTAL RULES AND REGULATIONS

290 South San Jacinto Drive, #5
Palm Springs, California 92262

- 1) Check-in time is 4pm and check-out time is 11am. If there are no scheduling conflicts with other guests, early check-in and/or late check-out is permitted with prior approval.
- 2) A reservation deposit equal to 10% of your rental fee is required to secure your reservation. This must be received within 5 business days of your confirmation and post-dated to the day of your departure. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is not applied toward rent; however, it is fully refundable within 14 days of departure, provided the following provisions are met.
 - a) No damage is done to the unit or its contents, beyond normal wear and tear.
 - b) No charges are incurred due to contraband, pets, or collection of rents or services rendered during the stay.
 - c) All debris, rubbish, and discards are placed in refuse containers outside, and soiled dishes are cleaned.
 - d) All keys are left inside the unit and the unit is left locked.
 - e) All charges accrued during the stay are paid prior to departure.
 - f) No linens are lost or damaged.
 - g) Cancellation of your reservation meets the criteria below.
- 3) Full payment of the rental rate plus cleaning fee is required 30 days before arrival, but your check will not be deposited until you actually arrive. You may also post-date your check for your arrival date if you wish.
- 4) Cancellations that are made more than 60 days prior to the arrival date will incur no penalty. Cancellations or changes that are made within 60 days of the arrival date will forfeit the damage/reservation deposit.
- 5) Parking is limited to one vehicle. Please park in the space labeled #5. Guests may park in spaces labeled "visitor". Please do not park on the street.
- 6) While linens, bath towels, and pool towels are included, daily maid service is not included. It is available at an additional rate, however.

- 7) Pets are not permitted without 90 days advance notice and prior approval. Additional charges and restrictions will apply.
- 8) There is no smoking inside the unit.
- 9) 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.
- 10) Any exceptions to the above mentioned policies must be approved in writing in advance.
- 11) 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 owners 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 premise.

I hereby agree to all terms and conditions of this agreement

Signature: _____ Date: _____

Name: _____

Address: _____

City/State/Zip: _____

Phone: _____

Mail agreement and deposit to:

Tony Hurd
580 McAllister Street, #403
San Francisco, CA 94102

Property Profile

Property Data

Site Address:	Primary Owner:	HURD TONY A; STRICKLAND MICHAEL D
290 S San Jacinto Dr Palm Springs, CA 92262	Secondary Owner:	
Mail Address:	APN:	513-135-012
580 Mcallister St Apt 403 San Francisco, CA 94102	Census Tract:	0446.06
	Housing Tract:	14364
	Number:	
	Legal Description:	LOT:5 CITY:PALM SPRINGS SUBD:FOUR SEASONS TR#:14364 UNIT 5 CM 034/079 INT IN COMMON IN LOT 1 OF TR 14364 MB 119/074
	Subdivision:	FOUR SEASONS
	Property County:	Riverside County

Property Characteristics

Bedrooms: 1	Year Built: 1982	Square Feet: 775
Bathrooms: 1	Use Code: Condominium (Residential)	Lot Size: 871 Sqft
Total Rooms:	Number of Units: 1	Garage:
Zoning:	Amenities:	
Number of Stories: 1	Building Style:	Coords: 33.81982,-116.551808

Sale & Loan Information

Transfer Date: 12/00/2006	Seller: N/A	Document: 2006-0644282
Transfer Value: \$330,000.00	Cost/Sq Feet: 425	Title Company:
First Loan Amt: \$0.00	Lender: N/a	

Assessed & Tax Information

Assessed Value: \$232,000.00	Percent Improvement: 0.75	Homeowner Exemption:
Land Value: \$58,000.00	Tax Amount: \$3,157.20	Tax Rate Area: 11-036
Improvement Value: \$174,000.00	Tax Status: Current	

This informational product is being furnished free of charge as a customer service by Orange Coast Title Company (OCT) in conformance with the rules established by the California Department of Insurance. The information contained herein as well as any accompanying documents is not a full representation of the status of title to the property in question. The issuance of this information does not constitute a contract to issue a policy of title insurance on these same terms, neither express or implied. While the information contained herein is believed to be accurate, no liability is assumed by OCT either in contract, tort or otherwise for any error or omission contained herein and this information may not be relied upon in the acquisition or in any loan made on property by the recipient of this information without the issuance of a policy of title insurance.

🏠 Find a location 🔍 ?
🔍 📄 📅 🖋️ ✂️ 🖼️ 🖨️ 🌐 🔖 ⚙️ 🕒 🔗 ↶ ↷
 Search Layers List Draw Quick Measure Export Image Print Map View Bookmarks Advanced Time View Help Undo Redo

Location Information

^ Results at this Location | 2

APN: 513-135-018

290 S SAN JACINTO DR

+ More Results (View results for all visible layers)

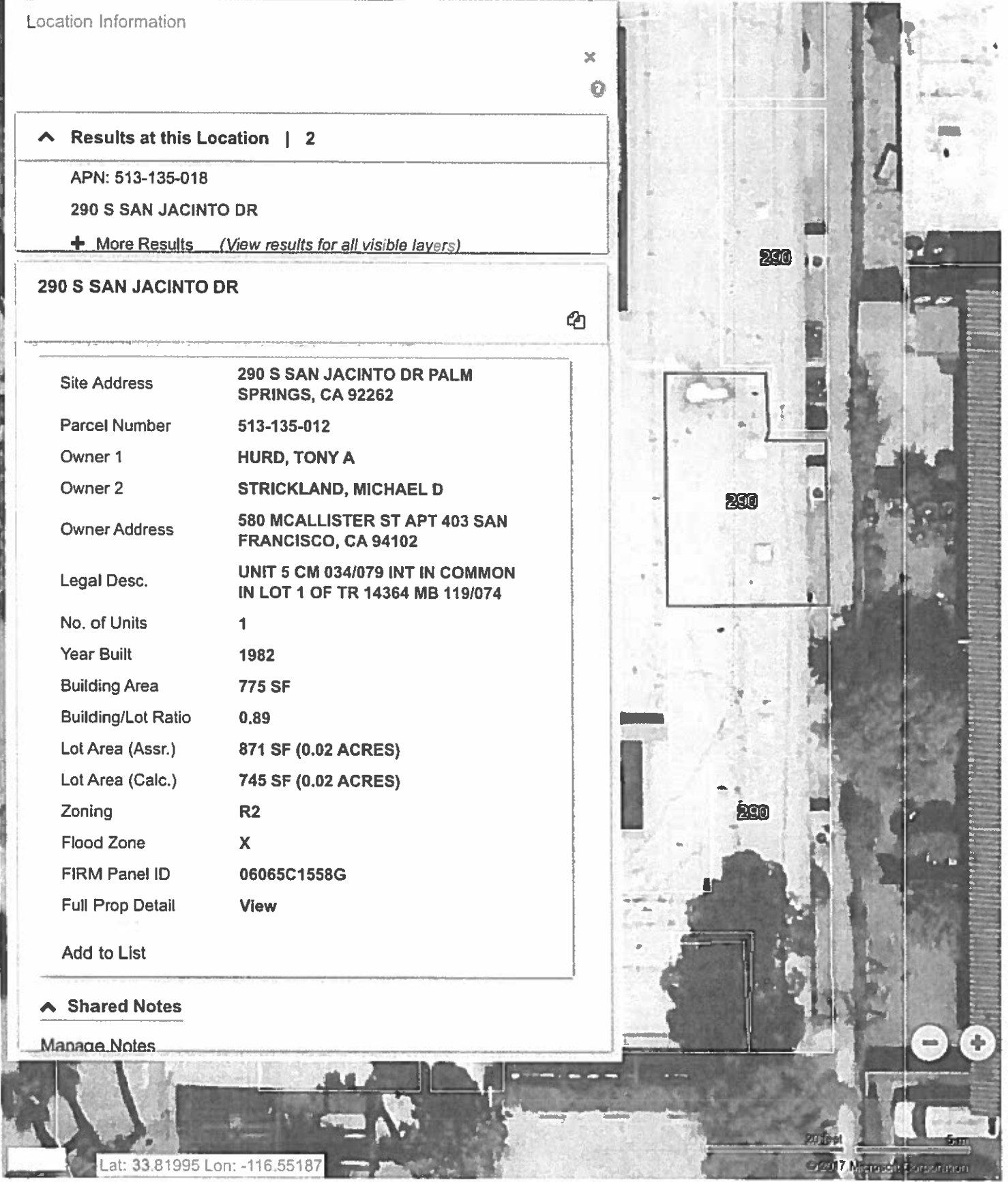
290 S SAN JACINTO DR

Site Address	290 S SAN JACINTO DR PALM SPRINGS, CA 92262
Parcel Number	513-135-012
Owner 1	HURD, TONY A
Owner 2	STRICKLAND, MICHAEL D
Owner Address	580 MCALLISTER ST APT 403 SAN FRANCISCO, CA 94102
Legal Desc.	UNIT 5 CM 034/079 INT IN COMMON IN LOT 1 OF TR 14364 MB 119/074
No. of Units	1
Year Built	1982
Building Area	775 SF
Building/Lot Ratio	0.89
Lot Area (Assr.)	871 SF (0.02 ACRES)
Lot Area (Calc.)	745 SF (0.02 ACRES)
Zoning	R2
Flood Zone	X
FIRM Panel ID	06065C1558G
Full Prop Detail	View

Add to List

^ Shared Notes

Manage Notes



Lat: 33.81995 Lon: -116.55187

2017

© 2017 Microsoft Corporation