



## ADMINISTRATIVE APPEALS BOARD STAFF REPORT

DATE: NOVEMBER 13, 2017

SUBJECT: APPEAL OF THE ADMINISTRATIVE DECISION THAT JUDITH ANER IS PERMANENTLY INELIGIBLE TO OPERATE A VACATION RENTAL IN THE CITY OF PALM SPRINGS AND THE ADMINISTRATIVE FINE FOR OPERATING AN UNREGISTERED VACATION RENTAL PROPERTY LOCATED AT 675 N. LOS FELICES #118, PALM SPRINGS, CALIFORNIA (Aner)

BY: Vacation Rental Compliance Department

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### SUMMARY

Judith Aner has requested an appeal of (1) the permanent ineligibility to operate a Vacation Rental in the City of Palm Springs; and (2) administrative fine of \$5,000.00 for operating unregistered Vacation Rental property located at 675 N. Los Felices #118, 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 JUDITH ANER IS PERMANENTLY INELIGIBLE TO OPERATE A VACATION RENTAL IN THE CITY OF PALM SPRINGS, INCLUDING THE PROPERTY LOCATED AT 675 N. LOS FELICES #118, 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 JUDITH ANER IS PERMANENTLY INELIGIBLE TO OPERATE A VACATION RENTAL IN THE CITY OF PALM SPRINGS, INCLUDING THE PROPERTY LOCATED AT 675 N. LOS FELICES #118, PALM SPRINGS, CALIFORNIA.
- 3) a. Adopt Resolution No. \_\_\_\_\_, A RESOLUTION OF THE ADMINISTRATIVE APPEALS BOARD OF THE CITY OF PALM SPRINGS,

ITEM NO. 10

CALIFORNIA, **UPHOLDING** THE ADMINISTRATIVE FINE OF \$5,000.00 ISSUED TO JUDITH ANER FOR OPERATING AN UNREGISTERED VACATION RENTAL PROPERTY LOCATED AT 675 N. LOS FELICES #118, 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 JUDITH ANER FOR OPERATING AN UNREGISTERED VACATION RENTAL PROPERTY LOCATED AT 675 N. LOS FELICES #118, PALM SPRINGS CALIFORNIA.

STAFF ANALYSIS:

The property located at 675 N. Los Felices #118, Palm Springs has not been issued a Vacation Rental Registration Certificate by the City of Palm Springs as of the date of the Administrative Citation on September 25, 2017 or in the past. Staff has determined that owner has advertised and operated the property as a Vacation Rental. The following Palm Springs Municipal Codes sections are applicable to this matter.

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

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

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

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

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

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

Operating A Vacation Rental Without A Vacation Rental Registration Certificate -  
September 25, 2017

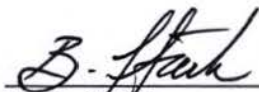
Advertisement of the property located at 675 N. Los Felices #118, Palm Springs was found on vrbo.com website as "End Unit Condo Like a Private Home" under advertisement number 383035ha. The advertisement of the property and inquiry contained the following:

- 9/21/2017 – Inquiry into the dates of Oct.29 to Nov.6 (7 days), host responded as available to book, requesting a phone conversation, and the host of the property provided a request for payment from the person who was inquiring on the property. In addition, the owner/host provides information in the conversation identifying herself. Page # 46
- 3 night minimum - Page 27
- Details – Condo for rent - Page 27
- Check in 4:00pm / Check out 11:00am – Page 28

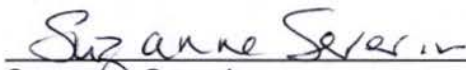
Based on the advertisement information and the inquiry into the property being offered as a Vacation Rental by the host an administrative citation number AB0036 in the amount of \$5,000.00 was issued to Judith Aner the individual on title for Operating a Vacation Rental Without a Vacation Rental Certificate.

An Administrative error regarding the property address was made at the time of the citation issuance. The Citation # AB0036 was rescinded on 10/31/2017. The issuing compliance officer issued an Administrative Citation to the property located at 675 N Los Felices #119 instead of 675 N Los Felices #118, Palm Springs. An Administrative Citation #AB0044 was issued to 675 N Los Felices #118, Palm Springs on 10/31/2017 correcting this error.

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



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



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

Attachments:

- Resolution no. \_\_\_\_\_ Upholding the Decision – Permanent Ineligibility (Page 5 )
- Resolution no. \_\_\_\_\_ Overturning the Decision – Permanent Ineligibility (Page 7 )
- Resolution no. \_\_\_\_\_ Upholding the Decision – \$5000.00 (Page 9 )
- Resolution no. \_\_\_\_\_ Overturning the Decision – \$5000.00 (Page 11 )
- Notice of Appeal Hearing (Page 13 )
- Administrative Citation Appeal Letter (Page 14 )
- Administrative Citation AB0036 & Citation Letter (Page 18 )
- Administrative Citation AB0044 & Resection Letter (Page 22)
- Copy of the vrbo.com Advertisement 9/21/2017 (Page 25 )
- Copy of the email booking inquiry 9/21/2017 (Page 46 )
- Copy of the title report (Page 49 )

RESOLUTION NO. \_\_\_\_

A RESOLUTION OF THE ADMINISTRATIVE APPEALS BOARD OF THE CITY OF PALM SPRINGS, CALIFORNIA, UPHOLDING THE ADMINISTRATIVE DECISION THAT JUDITH ANER IS PERMANENTLY INELIGIBLE TO OPERATE A VACATION RENTAL IN THE CITY OF PALM SPRINGS, INCLUDING THE PROPERTY LOCATED AT 675 LOS FELICES #118, PALM SPRINGS, CALIFORNIA

WHEREAS, Judith Aner, Judith Aner Living Trust did not obtain a Short Term Vacation Rental Registration Certificate for the property located at 675 Los Felices #118, 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 675 Los Felices #118, Palm Springs advertising as a Vacation Rental for less than 28 nights, and

WHEREAS, Administrative Citation No. AB0044 Operating a Vacation Rental without a Vacation Registration Certificate, was issued on October 31, 2017, to Judith Aner, Judith Aner Living Trust for the property located at 675 Los Felices #118, Palm Springs; and

WHEREAS, Judith Aner, Judith Aner Living Trust for the property located at 675 Los Felices #118, Palm Springs, filed an administrative appeal of the Administrative Citation No. AB0044 Operating a Vacation Rental without a Vacation Registration Certificate in the amount of \$5,000.00 for the property located at 675 Los Felices #118, Palm Springs with the City Clerk and paid the appeal fee; and

WHEREAS, the Administrative Appeals Board opened and conducted a duly noticed Administrative Appeal Hearing on November 13, 2017; and

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

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

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

SECTION 2. The appellant 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 675 Los Felices #118, Palm Springs.

SECTION 3. The Administrative Appeals Board upholds the administrative decision for Judith Aner, Judith Aner Living Trust permanent ineligibility to operate a Vacation Rental in the City of Palm Springs, including the property located at 675 Los Felices #118, Palm Springs.

SECTION 4. The Administrative Appeals Board directs the City Clerk to deliver a copy of this Resolution to each party and to file a disposition report with the Palm Springs City Council.

PASSED, APPROVED, AND ADOPTED BY THE PALM SPRINGS ADMINISTRATIVE APPEALS BOARD THIS 13th DAY OF NOVEMBER 2017.

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

ATTEST:

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

CERTIFICATION

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

I, KATHLEEN D. HART, Interim City Clerk of the City of Palm Springs, do hereby certify that Resolution No. \_\_\_\_\_ is a full, true and correct copy, and was duly adopted at a meeting of the Administrative Appeals Board of the City of Palm Springs on the 13th day of November 2017, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:  
RECUSE:

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

RESOLUTION NO. \_\_\_\_

A RESOLUTION OF THE ADMINISTRATIVE APPEALS BOARD OF THE CITY OF PALM SPRINGS, CALIFORNIA, OVERTURNING THE ADMINISTRATIVE DECISION THAT JUDITH ANER, JUDITH ANER LIVING TRUST IS PERMANENTLY INELIGIBLE TO OPERATE A VACATION RENTAL IN THE CITY OF PALM SPRINGS, INCLUDING THE PROPERTY LOCATED AT 675 LOS FELICES #118, PALM SPRINGS, CALIFORNIA

WHEREAS, Judith Aner, Judith Aner Living Trust did not obtain a Short Term Vacation Rental Registration Certificate for the property located at 675 Los Felices #118, 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 675 Los Felices #118, Palm Springs advertising as a Vacation Rental for less than 28 nights, and

WHEREAS, Administrative Citation No. AB0044 Operating a Vacation Rental without a Vacation Registration Certificate, was issued on October 31, 2017, to Judith Aner, Judith Aner Living Trust for the property located at 675 Los Felices #118, Palm Springs; and

WHEREAS, Judith Aner, Judith Aner Living Trust for the property located at 675 Los Felices #118, Palm Springs, filed an administrative appeal of the Administrative Citation No. AB0044 Operating a Vacation Rental without a Vacation Registration Certificate in the amount of \$5,000.00 for the property located at 675 Los Felices #118 , Palm Springs with the City Clerk and paid the appeal fee; and

WHEREAS, the Administrative Appeals Board opened and conducted a duly noticed Administrative Appeal Hearing on November 13, 2017; and

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

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

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

SECTION 2. The appellant 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 675 Los Felices #118, Palm Springs.

SECTION 3. The Administrative Appeals Board overturns the administrative decision for Judith Aner, Judith Aner Living Trust permanent ineligibility to operate a Vacation Rental in the City of Palm Springs, including the property located at 675 Los Felices #118, Palm Springs.

SECTION 4. The Administrative Appeals Board directs the City Clerk to deliver a copy of this Resolution to each party and to file a disposition report with the Palm Springs City Council.

PASSED, APPROVED, AND ADOPTED BY THE PALM SPRINGS ADMINISTRATIVE APPEALS BOARD THIS 13th DAY OF NOVEMBER 2017.

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

ATTEST:

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

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COUNTY OF RIVERSIDE ) ss.  
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RECUSE:

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



RESOLUTION NO. \_\_\_\_

A RESOLUTION OF THE ADMINISTRATIVE APPEALS BOARD OF THE CITY OF PALM SPRINGS, CALIFORNIA, UPHOLDING THE ADMINISTRATIVE FINE OF \$5,000.00 TO JUDITH ANER, JUDITH ANER LIVING TRUST FOR OPERATING AN UNREGISTERED VACATION RENTAL PROPERTY LOCATED AT 675 N LOS FELICES, #118 PALM SPRINGS, CALIFORNIA

WHEREAS, Judith Aner, Judith Aner Living Trust, did not obtain a Short Term Vacation Rental Registration Certificate for the property located at 675 N. Los Felices #118, 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 675 N. Los Felices #118, Palm Springs advertising as a Vacation Rental for less than 28 nights, and

WHEREAS, Administrative Citation No. AB0044 Operating a Vacation Rental without a Vacation Registration Certificate, was issued on October 31, 2017, to Judith Aner, Judith Aner Living Trust for the property located at 675 N. Los Felices #118, Palm Springs; and

WHEREAS, Judith Aner, Judith Aner Living Trust for the property located at 675 N. Los Felices #118, Palm Springs, filed an administrative appeal of the Administrative Citation No. AB0044 Operating a Vacation Rental without a Vacation Registration Certificate in the amount of \$5,000.00 for the property located at 675 N. Los Felices #118, Palm Springs with the City Clerk and paid the appeal fee; and

WHEREAS, the Administrative Appeals Board opened and conducted a duly noticed Administrative Appeal Hearing on November 13, 2017; and

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

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

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

SECTION 2. The appellant failed to present adequate evidence to overturn the administrative fine of \$5,000.00 for operating a Vacation Rental located at 675 N. Los Felices #118, Palm Springs.

SECTION 3. The Administrative Appeals Board upholds the administrative fine of \$5,000.00 to Judith Aner, Judith Aner Living Trust for operating an unregistered Vacation Rental at 675 N. Los Felices #118, Palm Springs.

SECTION 4. The Administrative Appeals Board directs the City Clerk to deliver a copy of this Resolution to each party and to file a disposition report with the Palm Springs City Council.

PASSED, APPROVED, AND ADOPTED BY THE PALM SPRINGS ADMINISTRATIVE APPEALS BOARD THIS 13<sup>th</sup> DAY OF NOVEMBER 2017.

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

ATTEST:

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

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

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

RESOLUTION NO. \_\_\_\_

A RESOLUTION OF THE ADMINISTRATIVE APPEALS BOARD OF THE CITY OF PALM SPRINGS, CALIFORNIA, OVERTURNING THE ADMINISTRATIVE FINE OF \$5,000.00 TO JUDITH ANER, JUDITH ANER LIVING TRUST FOR OPERATING AN UNREGISTERED VACATION RENTAL PROPERTY LOCATED AT 675 N LOS FELICES #118, PALM SPRINGS, CALIFORNIA

WHEREAS, Judith Aner, Judith Aner Living Trust, did not obtain a Vacation Rental Registration Certificate for the property located at 675 N. Los Felices #118, 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 675 N. Los Felices #118, Palm Springs advertising as a Vacation Rental for less than 28 nights, and

WHEREAS, Administrative Citation No. AB0044 Operating a Vacation Rental without a Vacation Registration Certificate, was issued on October 31, 2017, to Judith Aner, Judith Aner Living Trust for the property located at 675 N. Los Felices #118, Palm Springs; and

WHEREAS, Judith Aner, Judith Aner Living Trust for the property located at 675 N. Los Felices #118, Palm Springs, filed an administrative appeal of the Administrative Citation No. AB0044 Operating a Vacation Rental without a Vacation Registration Certificate in the amount of \$5,000.00 for the property located at 675 N. Los Felices #118, Palm Springs with the City Clerk and paid the appeal fee; and

WHEREAS, the Administrative Appeals Board opened and conducted a duly noticed Administrative Appeal Hearing on November 13, 2017; and

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

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

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

SECTION 2. The appellant presented adequate evidence to overturn the administrative fine of \$5,000.00 for operating a Vacation Rental located at 675 N. Los Felices #118, Palm Springs.

SECTION 3. The Administrative Appeals Board overturns the administrative fine of \$5,000.00 to Judith Aner, Judith Aner Living Trust for operating an unregistered Vacation Rental at 675 N. Los Felices #118, Palm Springs.

SECTION 4. The Administrative Appeals Board directs the City Clerk to deliver a copy of this Resolution to each party and to file a disposition report with the Palm Springs City Council.

PASSED, APPROVED, AND ADOPTED BY THE PALM SPRINGS ADMINISTRATIVE APPEALS BOARD THIS 13<sup>th</sup> DAY OF NOVEMBER 2017.

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

ATTEST:

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

CERTIFICATION

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

I, KATHLEEN D. HART, Interim City Clerk of the City of Palm Springs, do hereby certify that Resolution No. \_\_\_\_\_ is a full, true and correct copy, and was duly adopted at a meeting of the Administrative Appeals Board of the City of Palm Springs on the 13<sup>TH</sup> day of November 2017, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:  
RECUSE:

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

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



**BEFORE THE  
ADMINISTRATIVE APPEALS BOARD**

TO: Judith Aner  
7950 W. Flamingo #1069  
Las Vegas, NV 89147

DATE: November 1, 2017

Judith\_Aner@yahoo.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 675 N. Los Felices #119.

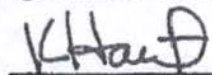
Hearing Date: Monday, November 13, 2017  
Hearing Time: 8:30 a.m.  
Location: Palm Springs City Hall Council Chamber  
3200 E. Tahquitz Canyon Way  
Palm Springs, CA 92262

**AFFIDAVIT OF MAILING**

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

I, KATHLEEN D. HART, Interim City Clerk, of the City of Palm Springs, California, do hereby certify that the Notice of Hearing before the Administrative Appeals Board was mailed to the parties at the address above, on Thursday, November 2, 2017, in a sealed envelope, with postage prepaid, and depositing same in the U.S. Mail at Palm Springs, California.

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

  
\_\_\_\_\_  
Kathleen D. Hart, MMC  
Interim City Clerk

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

# RECEIVED

OCT 02 2017

FINANCE DEPT. - TOT DIVISION  
CITY OF PALM SPRINGS



The UPS Store®  
4045 S. Buffalo Dr A101  
Las Vegas, NV 89147  
702.365.9922 Fax  
702.365-9919 Phone

FAX (760) 322 8344

## FAX

To BORIS stark  
Suzanne Severin

From JUDITH ANER

Fax # (760) 322 8344

Phone # (760) 219 3355

Date 10/2/2017

Total pages (Including cover) 3

Re: Citation # AB 0036

Date: 9/21/17

Date of Issuance: 9/25/17

officer : David Williams - VRCD

From : JUDITH ANER

Tel: (760) 219 3355



Facebook.com/theupsstore3521

Hearing Deadline 11-24-17



RECEIVED  
CITY OF PALM SPRINGS  
2017 OCT 10 AM 9:05

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

**WRITTEN NOTICE OF APPEAL FORM**

**For VACATION RENTAL CERTIFICATE SUSPENSION, REVOCATION or DENIAL**

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

Appellant Name: JUDITH AVER

Mailing Address: 675 N. Los Felices Cir J 119

City, State, Zip: Palm SPRINGS CA. 92262

Contact Telephone: (760) 219-3355 Fax: \_\_\_\_\_

Email: Judith\_AVER@yahoo.com

I request an appeal of the Administrative Citation:

Citation Number: AB0036 Date of Citation: 9/21/17

Vacation Rental Property Address, if applicable: \_\_\_\_\_

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.

Violation of municipal Code 5.25.040(a)  
5.25.090(c)

2) Specify the grounds for the appeal.

False charges  
Never rented my home for less than 3 months.  
Never offered it for less than 3 months.

3) Specify the relief you are seeking.

Withdrawal of the Citation  
Reimburse appeal fee of \$764.00  
Reimburse expenses of \$17.94 preparing for Appeal.

This completed form must be sent to:

City of Palm Springs  
Office of the City Clerk  
3200 E. Tahquitz Canyon Way, P. O. Box 2743, Palm Springs, CA 92263



City of Palm Springs  
Department of Vacation 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: JUDITH ANER  
Mailing Address: Mail to both Homes: 7950 W. Flamingo # 1069  
LAS VEGAS NV 89147  
City, State, Zip: 675 N. Los Felices W. # J 119  
Palm SPRINGS CA 92262  
Contact Telephone: (760) 219 3355 Fax: \_\_\_\_\_  
Email: JUDITH ANER @ yahoo. com

I request an appeal of the Administrative Citation:  
Citation Number: AB 0036 Date of Citation: 9/21/17  
Vacation Rental Property Address, if applicable: 675 N. Los Felices # 119 PS CA 92262  
My second Home

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.  
Violation of Municipal code 5.25.040(a)  
5.25.090(c)
- 2) Specify the grounds for the appeal.  
False charges, never rented my Home for  
less than 3 month and never offered it for less
- 3) Specify the relief you are seeking. than 3 months.  
Withdrawal of the Citation

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



Fax: 760 322-8317

City of Palm Springs

Department of Vacation Rental Compliance

October 2, 2017

Property Address: 675 N. Los Felices Cir W. Unit 119

Palm Springs CA. 92262

I am denying the alleged charge that I violated section 5.25.040(a), 5.25.090(c) PS municipal code.

This address is my second home. I am denying the accusation.

I cannot afford to pay the non-refundable appeal fee of \$764.00

I see the accusation was made on the Jewish Holy Day of the year Sep. 21, 2017

You have selected the two holiest days in the Jewish calendar. This citation was delivered on

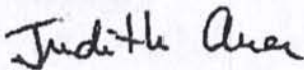
Sep. 30, 2017 -Yom Kippur.

Attached is the appeal form without the fee of \$764.00

This fee is exorbitant and it is designed to have a chilling effect on my right to appeal.

I believe I have the right to confront my accusers.

Judith Aner





CITY OF PALM SPRINGS  
Vacation Rental Enforcement  
Administrative Citation

DATE	DAY OF WEEK	TIME	AM PM
09/21/17	Thursday	6:18	PM

LOCATION OF VIOLATION  
**675 N Los Felices #119**

Agent  
 Property Owner  
 Other

NAME (First, Middle, Last): DL or ID  
**Judith Aner; Judith Aner Living Trust**

ADDRESS	CITY	STATE	ZIP
7950 W Flamingo Rd, Unit 1069,	Las Vegas,	NV	89147

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: \_\_\_\_\_

**David Williams – VRCD**

Name and Dept. of Issuing Enforcement Officer

Signature

**09/25/17**

Date of Issuance

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

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

**HOW TO APPEAL THIS CITATION**

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

**FAILURE TO ANSWER OR PAY PENALTY FOR VIOLATION(S)**

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

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

Additional Enforcement Officer Notes:

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# ADMINISTRATIVE CITATION- \$5,000.00



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

---

Date of Issuance: 9/25/2017

Property Address: 675 N Los Felices Cir W, Unit 119, Palm Springs, CA 92262

Judith Aner; Judith Aner Living Trust  
7950 W Flamingo Rd, Unit 1069  
Las Vegas, NV 89147-4239

**Subject: Violation of the Palm Springs Municipal Code 5.25.040(a), 5.25.090(c)  
Operating a Vacation Rental without a Vacation Rental Registration Certificate**

You are hereby notified that a violation of Palm Springs Municipal Code Section 5.25.040(a) has been determined to exist with respect to your ownership and use of the property referenced above. Accordingly, you are receiving this Administrative Citation # AB-0036. 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](http://www.psvacationrentalcompliance.com) for the appeal form and further instructions. Note: Your administrative fine must be paid to the City's Citation Processing Center in Newport Beach; and your appeal form and appeal fee must be sent to the Palm Springs, Attention: Office of the City Clerk.

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

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

Thank you for your prompt attention to this matter.

Sincerely,



Boris Stark/Suzanne Severin  
Vacation Rental Compliance Officials

**Description of the violations in this matter:**

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

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

We are aware that the property address above was advertised on [www.vrbo.com](http://www.vrbo.com) website # 383035 on the date of 9/21/2017. We have printed a copy of the advertisement(s) for our records. The City of Palm Springs has not issued a valid Vacation Rental Registration Certificate for this property.

*THIS PORTION OF PAGE BLANK*



# City of Palm Springs

3200 E. Tahquitz Canyon Way • Palm Springs, California 92262  
Tel: (760) 322-8372/8370 • Fax: (760) 322-8317 • Web: [www.palmspringsca.gov](http://www.palmspringsca.gov)  
**Department of Vacation Rental Compliance**

October 31, 2017

Judith Aner; Judith Aner Living Trust  
7950 W Flamingo Rd, Unit #1069  
LaS Vegas, LV 89147

Property Address: 675 N Felices #118 & 675 N Felices #119, Palm Springs, CA 92262

Reference: City of Palm Springs letter dated September 25, 2017 and Administrative Citation #AB0036  
Enclosed: Administrative Citation #AB0044

Dear Ms. Aner,

Enclosed please find the Administrative Citation #AB0044. This is a replacement citation for Administrative Citation #AB0036 sent to you. Administrative Citation #AB0036 was issued to an incorrect property address. You will have the opportunity to appeal this citation on 11/13/2017 in front of the Administrative Appeals Board, unless you withdraw your appeal request with the City Clerk's Office. Please note all items stated in the letter included with the Administrative Citation #AB0036 dated September 14, 2017 are applicable to citation #AB0044.

Should you have any questions, feel free to contact me at 760-322-8370.

Sincerely,

Boris Stark  
Vacation Rental Compliance Official



CITY OF PALM SPRINGS  
 Vacation Rental Enforcement  
 Administrative Citation

DATE	DAY OF WEEK	TIME	AM PM
10/26/17	Thursday	8:34	PM

LOCATION OF VIOLATION  
**675 N Los Felices #118**

- Agent
- Property Owner
- Other

NAME (First, Middle, Last): DL or ID  
**Judith Aner; Judith Aner Living Trust**

ADDRESS CITY STATE ZIP  
**7950 W Flamingo Rd, Unit 1069, Las Vegas, NV 89147**

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: \_\_\_\_\_

**David Williams – VRCD**  
 Name and Dept. of Issuing Enforcement Officer  
 Signature *David Williams*

**10/30/17**  
 Date of Issuance  
 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  
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Additional Enforcement Officer Notes:

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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



Mike W.

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



Mike W.

- [Scratchpad](#)
- [Inbox](#)
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Help

- o [Back](#)
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[List Your Property](#)



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

[Learn More](#)

[Hon](#)

1. [Palm Springs, CA, USA](#) >
2. Rental 383035ha

Free Cancellation until 10/15/2017

**End unit condo like a Private Home**

Feedback

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.

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

Book Online or call VRBO Booking Assistance: 888-829-7076

Share



Favorite

Cancellation until 10/15/2017

**\$139** per night **Total**  
Includes taxes and fees

Your dates are Available!

10/29/2017	11/06/2017
------------	------------

2 guests

Request to Book Request to Book

Contact Owner

**\$1,226.00**

[View details](#)

Free Cancellation until 10/15/2017

[Report this listing](#)

## End unit condo like a Private Home

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.



Living Room and dining area 2 of 25

Feedback



5/5 -  
(1 traveler reviews)

Free Cancellation until 10/15/2017

Arrive	Depart
Guests (required)	

Request to Book Request to Book

Contact Owner

Free Cancellation until 10/15/2017

Sleeps	4
Bedrooms	1
Bathrooms	1
Space	600 sq. ft.
Property type	condo
Minimum Stay	3 nights

[Report this listing](#)

## Overview

### Details

Condo	Sleeps	Bedrooms	Bathrooms	Minimum Stay
600 sq. ft.	4	1	1	3 nights

### About the property

#### 1 bedroom 1 bath

Corner unit no one above like Private Home.

Cozy, one-bedroom/one-bath, private condominiums located in the exclusive, gated Palm Springs Villas 2 complex. Enjoy the greenbelts and beautiful mountain views from the pool. Palm Springs Villas 2 has six large pools, eight spas as well as tennis courts, shuffle board, and a practice putting green. Palm Springs Villas 2 is professionally landscaped and maintained with on-site security. The Casinos, Downtown Palm Springs, and the Tram are just minutes away!

Best Location in Palm springs: Palm Springs Villas II is located north of downtown with easy access to Interstate 10 freeway.

Less than a mile to Indian Canyon Rd. to the town of Desert Hot Springs with the best Mineral Water

daily bathing spas in the country. Just 2 miles from Spa Resort casino and famous Thursday night village festival year round.

Very close to downtown but very Private: Downtown Palm Springs has many resturants, night clubs and shops. Palm Springs Villas II is within walking distance (1.5 miles) to the heart of downtown and the famous Art Museum. Close to many celebrities homes.

many activities within the complex: Palm Springs Villas II is a gated community. You can takes walks around the property early in the morning or late in the evening. You can ride your bike inside the property. Choose to swim in any of the six heated pools and 8 hot tubs. There is a stand alone hot tub near this unit. Meet new friends at the afternoon party by the pool.

[Hide Details](#)

### Owner

[Feedback](#)



Judith Aner  
Member since: 2011

Speaks: **English**  
Response time: **Within an hour**  
Response rate: **100%**  
Calendar last updated: **September 20, 2017**

[Read more about Judith Aner](#)

Contact Owner



### About Judith Aner

I am an on site coordinator and available to help the vacationers while they are in Palm Springs

[Report this listing](#)

## Amenities

### Palm Springs Condo Accommodation and Amenities

condo

floor 1

Guests provide their own meals

Housekeeper Optional

600 sq. ft.

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

Max. occupancy: 4  
pets not allowed

non smoking only

Mountain

Resort

Romantic

Tourist Attractions

Activities Guide

Property Type:

Meals:

Housekeeping:

Floor Area:

House Rules:

Location Type:

Theme:

General:

Feedback:



Air Conditioning  
 Alarm Clock  
 Backpack  
 Carport  
 Ceiling Fans  
 Clothes Dryer  
 Gas Heating  
 Hair Dryer  
 Heating  
 Internet  
 Iron & Board  
 Linens Provided  
 Living Area

Local Activities Guide  
 Local Maps  
 Local Restaurant Guide  
 Parking  
 Parking Off Street  
 Sofa Bed  
 Telephone  
 Thermos Bottle  
 Toilet Paper  
 Towels Provided  
 Washing Machine  
 Wireless Internet  
 fax

**Kitchen:**

4 Ring Stove  
 Blender  
 Coffee Grinder  
 Coffee Maker  
 Cooking Utensils

Grill  
 Microwave  
 Oven  
 Refrigerator  
 Toaster

**Dining:**

Dining Area  
 seating for 4 people

**Bathrooms:**

1 Bathroom  
*Bathroom 1 - toilet , combination tub/shower*

**Bedrooms:**

1 Bedroom, Sleeps 4  
*Bedroom 1 - 1 queen , 1 sleep sofa /futon , sofa bed*  
 TV in bedroom

**Entertainment:**

Audio Tape Player  
 CD Player  
 Radio

Satellite / Cable  
 Television

Feedback

**Outside:**

Barbecue  
Beach Chairs  
Beach Towels  
Fully Fenced Property  
Gated Community  
Lawn / Garden  
Outdoor Grill

Patio  
Porch / Veranda  
Shed  
Small Cooler  
Tennis Court  
2 garden chairs  
2 beach chairs

**Suitability:**

Long-term Renters Welcome  
suitable for elderly or infirm

wheelchair inaccessible

**Pool / Spa:**

Communal Pool  
Heated Pool  
Hot Tub  
In Ground Pool

Jacuzzi  
Outdoor Hot Tub  
Outdoor Pool  
Spa Whirlpool

**Attractions:**

botanical garden  
churches  
cinemas  
coin laundry  
library  
live theater  
museums

playground  
recreation center  
restaurants  
synagogues  
theme parks  
water parks  
zoo

**Leisure Activities:**

antiquing  
bird watching  
eco tourism  
gambling casinos  
horseback riding

Feedback

outlet shopping  
paddle boating  
scenic drives  
sight seeing  
walking

ATM/bank  
groceries  
hospital

laundromat  
massage therapist  
medical services

cycling  
golf  
golf privileges optional  
hiking  
mountain biking  
mountain climbing

mountainclimbing  
ski privileges optional  
skiing  
swimming  
tennis  
water tubing

**Local Services & Businesses:**

**Sports & Adventure Activities:**

**Notes:**

Vacuum cleaner, Fax service available, Travel information available from on Site Coordinator. International Channels on Dish Network Sat. system.

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

## Reviews

5/5 -

(1 traveler reviews) **100% Complete** 1

0% Complete 0

0% Complete 0

0% Complete 0

0% Complete 0

Feedback



Talia L.

### immaculate and very comfortable

• 5 of 5

Talia L.

We stayed in the Palm Springs Villas II The unit was very comfortable and immaculate. We like staying in a condo because having the kitchen is great. The grounds are really beautiful and the pool was warm and comfortable (a great place to hang around all day). The unit has international Dish Network which I don't think any other unit has. Judy, the onsite manager, was so helpful with any questions we had including where to eat, sites to see, etc. We will definately be coming back and staying in this unit again. There are great restaurnts in town and the tram up to the mountains is also very close by which is a very fun and different kind of mountain adventure...

- Submitted: **Aug 4, 2011**
- Stayed: **May 2011**
- Source: **VRBO, from HomeAway**

Did you find this review helpful? 40 **Yes** 4 **No**

• 1-1 of 1

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

### Map



**Nearest Airport**  
5 Miles  
Palm Springs

**Nearest Barpub**

[Feedback](#)



1 Miles  
Toucon

**Nearest Golf**  
2 Miles  
Palm Springs golf

**Nearest Train**  
1 Miles  
Palm Springs

**Nearest Motorway**  
3 Miles  
Hwy 111 and Hwy 10

**Nearest Restaurant**  
1 Miles  
Billy Reeds

**Nearest Beach**  
100 Miles  
Newport Beach

**Car:** necessary

International film festival, golf ,year round village festival, antique stores within a mile. hiking and snow on top of San Jacinto mountains. Great mountain view.

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

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

## Photos

[Feedback](#)

Spacious walking grounds

Feedback

Feedback

Feedback

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

### Rates & Availability

Available  Unavailable

*Taxes and fees are additional*

October 2017					
S	M	T	W	T	F
S					
S					

November 2017					
S	M	T	W	T	F
S					
S					

December 2017					
S	M	T	W	T	F
S					
S					

January 2018					
S	M	T	W	T	F
S					
S					

Updated: Sep 20, 2017

Feedback

**Additional information about rental rates**

**Damage Deposit**                      \$300

**Owner's Cancellation Policy**

- 50% refund if canceled at least 7 days before arrival date.
- 100% refund if canceled at least 14 days before arrival date.

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

**You might like these similar properties**



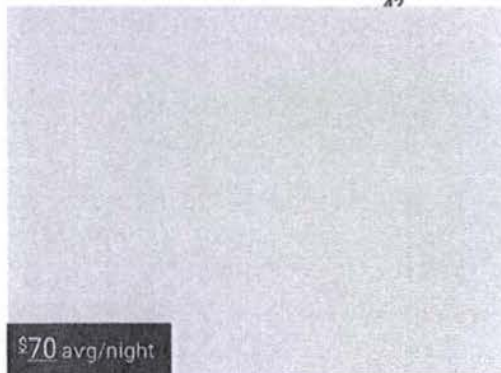
**A Private Resort Experience For Those With Ex...**

28



**LUXURY for LESS! NEW End UNIT-Mountain & P...**

42



**Chic Condo, Moments from Downtown Palm Sp...**

5

1 2

Feedback

### Special HomeAway Offers

SEARCH Car

Picking up:

Pick up date:

Drop off date:

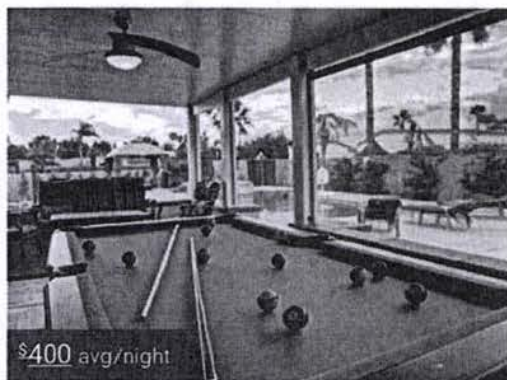
Dropping off:

10:00

10:00

Search

### You might like these similar properties



A Private Resort Experience For Those With Ex...



LUXURY for LESS! NEW End UNIT-Mountain & P...



Feedback



Chic Condo, Moments from Downtown Palm Sp...

1 2

5



Contact the Owner

Signed in as:

[Not you?](#)

Mike Wilson (michaelwilson1971@hotmail.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

- 0 +



Your dates are Available!

Act now, book this property

[Request to Book](#)

Have a question for the owner?

Feedback



Mike

Wilson

United States (+1)

Phone Number

michaelwilson1971@hotmail.com

Good afternoon,

I wanted to see if your home will be available from 10/29 to 11/06. My

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?

\$139.00 x 8 nights

\$1,112.00

Service Fee

\$114.00

**Total**

**\$1,226.00**

Refundable damage deposit - Not included in total

\$300.00

Continue booking

**Payment Schedule**

Payment due: At time of booking approval

\$1,526.00

**Owner's Cancellation Policy**

Feedback

100% refund for cancellations requested by 10/15/2017 at 11:59 AM CST, 50% refund for cancellations requested by 10/22/2017 at 11:59 AM CST.

[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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Feedback

[Back\(/traveler/th/inbox\)](#) [Details](#) [Messages](#) [Payments](#)

## Palm Springs, CA, USA

Property ID #383035

<http://www.vrbo.com/383035ha?unitId=3173447>

## 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 Judy...



### Judith Aner

Member since 2011

Usually responds within an hour

### Messages

Refresh messages

Arrive <b>Oct 29,</b> <b>2017</b>	Depart <b>Nov 6,</b> <b>2017</b>
Check-in time <b>4:00 PM</b>	Check-out time <b>11:00 AM</b>

Booking Status Pending

Property ID **#383035**  
<http://www.vrbo.com/383035ha?unitId=3173447>

Reservation ID HA-S2LD21

Guests 2 adults, 0 children

Trip total **\$1,526.00**  
[View details](#)

Feedback

**You sent a message** 4 minutes ago

"I have called a couple different numbers and they are not working. I understand that it is non smoking and no pets are allowed.

Judith I Aner

Owner of (760) 992-0108  
Age 65+  
7950 W Flamingo Rd Unit 1069 Las Vegas NV 89147-4239  
SHOW MAP  
(760) 323-3514

Landline  
(760) 992-0108

VoIP\*

**Judy sent a message** 20 minutes ago

"Hi Michael,  
Did you get my message?  
Unit is non smoking, no pets.  
Best Regards,  
Judith Aner  
I would like to talk to you before you book.  
Look up my phone number under Judith Aner Las Vegas Nevada"

**Judy sent a message** 55 minutes ago

"Please call me so we can talk before you finalize.  
Thank you,  
Judith Aner"

**Owner has sent you a payment request**

57 minutes ago

"Dear Mike Wilson,



**Booking made easy**

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- ✓ We'll back you with our Book with Confidence Guarantee™ offering comprehensive payment protection
- ✓ We're always here for you with customer service available 24/7
- ✓ We've provided a full-featured mobile app to manage your booking on the go

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[listingId=121.383035.3173447&](#)

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Feedback

Feedback





## Property Profile

### Property Data

Site Address:	Primary Owner: ANER JUDITH
675 N Los Felices Cir W # 118 Palm Springs, CA 92262	Secondary Owner: APN: 669-377-035
Mail Address:	Census Tract: 0446.05
7950 W Flamingo Rd Unit 1069 Las Vegas, NV 89147	Housing Tract Number: 17377
	LOT:329 CITY:PALM SPRINGS SUBD:PALM Legal SPRINGS VILLAS II TR#:17377 UNIT 329 CM
	Description: 037/104 INT IN COMMON IN LOTS 3 & 4 TR 17377 MB 121/003
	Subdivision: PALM SPRINGS VILLAS II
	Property County: Riverside County

### Property Characteristics

Bedrooms: 1	Year Built: 1982	Square Feet: 589
Bathrooms: 1	Use Code: Condominium (Residential)	Lot Size: 436 Sqft
Total Rooms:	Number of Units: 1	Garage: Carport (1 car)
Zoning: R3	Amenities:	
Number of Stories: 1	Building Style:	Coords: 33.861266,-116.557537

### Sale & Loan Information

Transfer Date: 06/05/2009	Seller: PROVIDENT SAVINGS BANK FSB,	Document: 2009-0286770
Transfer Value: \$54,000.00	Cost/Sq Feet: 91	Title Company: Stewart Title Of California
First Loan Amt: \$0.00	Lender:	

### Assessed & Tax Information

Assessed Value: \$59,907.00	Percent Improvement: 0.7501	Homeowner Exemption:
Land Value: \$14,973.00	Tax Amount: \$1,001.08	Tax Rate Area: 11-005
Improvement Value: \$44,934.00	Tax Status: Current	

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