



# CITY OF PALM DESERT

73-5 TO FRED WARING DRIVE  
PALM DESERT, CALIFORNIA 92260-2578  
TEL: 760 346-0611  
info@cityofpalmdesert.org

November 27, 2024

## VIA US Mail & Hand Delivery

Ms. Haiwei Xia Donkersgoed  
Massage 111  
45120 San Pablo Avenue, Suite 2A  
Palm Desert, CA 92260

Re: Notice of Revocation - Business License # 13701926  
Massage 111 – 45120 San Pablo Avenue, Suite 2A, Palm Desert

Dear Ms. Donkersgoed:

Pursuant to Palm Desert Municipal Code ("PDMC") § 5.04.070 and § 5.87.130, the **massage establishment business license (license # 13705141) for the Massage 111 located at 45120 San Pablo Avenue, Suite 2A, Palm Desert is hereby REVOKED immediately, and you must cease ALL operations.** The revocation is necessary to preserve the peace, health, safety or general welfare of the City.

Furthermore, pursuant to PDMC § 5.04.080 (A), you have fifteen (15) calendar days to file a Written Notice of Appeal. If you decide to file an appeal, a public hearing will be scheduled with the City Council.

The grounds for revocation include:

1. That the licensee has violated any provision of the California Business and Professions Code, Palm Desert Municipal Code, or any emergency order issued by the city manager or city council (PDMC 5.04.070(A)(4).)
2. That the licensee has been held liable or convicted of any offense involving the maintenance of a nuisance resulting from any act performed in the exercise of any rights permitted by the issuance of the subject license (PDMC 5.04.070(A)(6).)
3. That the licensee has violated any rule or regulation adopted by any governmental agency relating to the licensee's business (PDMC 5.04.070(A)(7).)
4. That the licensee has conducted the licensed business in a manner contrary to the peace, health, safety, and the general welfare of the public (PDMC 5.04.070(A)(8).)

5. The massage establishment business license holder has been arrested or filing of charges of a crime that would have caused denial of the massage establishment business license (PDMC 5.87.120(A)(1).)
6. The massage establishment business license holder has engaged in conduct or operated the certified massage establishment or as a massage practitioner in a manner which violates any of the provisions of this chapter, any conditions of the permit, or any of the laws which would have been grounds for denial of the permit. A massage therapist or massage practitioner employed by the massage establishment has been arrested for violating the provisions of Section 647(a) and (b) of the California Penal Code, or any other state law involving a crime of moral turpitude, or the premises for which the business license was issued is being operated in an illegal or disorderly manner. (PDMC 25.87.120(A)(3).)
7. Violations of this chapter or of the California Business and Professions Code Section 4600 et seq., have occurred on the establishment premises. (PDMC 5.87.120(A)(5).)
8. There is an urgency of immediate action to protect the public from injury or harm (PDMC 5.87.120(A)(8).)
9. Conducting a (massage) business as a nuisance (PDMC 5.87.240).

Should you have any questions, please contact Development Services Director Richard Cannone at [rcannone@palmesert.gov](mailto:rcannone@palmesert.gov) or (760) 776-6438.

Sincerely,

A handwritten signature in black ink, appearing to read "Todd Hileman", followed by a horizontal line extending to the right.

Todd Hileman  
City Manager

cc: Isra Shah, City Attorney  
Richard Cannone, Development Services Director  
Michael Braun, RSP Plaza II, LLC, Property Owner, 201 N. Palm Canyon Drive, Suite 200, Palm Springs, CA 92262



City of Palm Desert  
73-510 Fred Waring Drive  
Palm Desert, CA 92260

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USPS CERTIFIED MAIL



9214 8901 5671 6000 0160 48

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RSP PLAZA II  
STE 200  
201 N PALM CANYON DR  
PALM SPRINGS CA 92262-5559

Username: Paul Villanueva (pvillanueva@palmdesert.gov)

Postage: \$8.1600



City of Palm Desert  
73-510 Fred Waring Drive  
Palm Desert, CA 92260

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USPS CERTIFIED MAIL



9214 8901 5671 6000 0160 55

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HAIWEI XIA DONKERSGOED  
STE 2A  
45120 SAN PABLO AVE  
PALM DESERT CA 92260-4359

Username: Paul Villanueva (pvillanueva@palmdesert.gov)



# NOTICE OF PUBLIC NUISANCE

**Case# 24-5896**

**45120 San Pablo Ave. #2A**

# Property Detail Report

For Property Located At :  
**73520 EL PASEO, PALM DESERT, CA 92260-4338**



Bldg Card: 000 of 002

**Owner Information**

Owner Name: **RSP PLAZA II LLC**  
 Mailing Address: **201 N PALM CANYON DR STE 200, PALM SPRINGS CA 92262-5559 C004**  
 Vesting Codes: **// CO**

**Location Information**

Legal Description: **1.36 ACRES IN PAR 2 PM 042/024 PM 9123**  
 County: **RIVERSIDE, CA** APN: **627-211-024**  
 Census Tract / Block: **451.17 / 3** Alternate APN: **627-211-024**  
 Township-Range-Sect: Subdivision:  
 Legal Book/Page: Map Reference: **/**  
 Legal Lot: **2** Tract #:  
 Legal Block: School District: **DESERT SANDS INDIO**  
 Market Area: **323** School District Name: **DESERT SANDS INDIO**  
 Neighbor Code: Munic/Township: **CITY OF PALM DESERT**

**Owner Transfer Information**

Recording/Sale Date: **04/05/2024 / 03/29/2024** Deed Type: **GRANT DEED**  
 Sale Price: 1st Mtg Document #: **100162**  
 Document #: **100161**

**Last Market Sale Information**

Recording/Sale Date: **02/10/2003 / 10/23/2002** 1st Mtg Amount/Type: **\$2,700,000 / CONV**  
 Sale Price: **\$2,970,000** 1st Mtg Int. Rate/Type: **/ FIXED**  
 Sale Type: **FULL** 1st Mtg Document #: **96056**  
 Document #: **96055** 2nd Mtg Amount/Type: **/**  
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #: Price Per SqFt:  
 New Construction: Multi/Split Sale:  
 Title Company: **FIRST AMERICAN TITLE**  
 Lender: **PFF BK&TR**  
 Seller Name: **WOLFF ROBERT E**

**Prior Sale Information**

Prior Rec/Sale Date: **01/17/2001 / 01/10/2001** Prior Lender: **\* OTHER INSTITUTIONAL LENDERS**  
 Prior Sale Price: **\$2,828,000** Prior 1st Mtg Amt/Type: **/ CONV**  
 Prior Doc Number: **19533** Prior 1st Mtg Rate/Type: **/**  
 Prior Deed Type: **GRANT DEED**

**Property Characteristics**

Year Built / Eff: **1980 / 1980** Total Rooms/Offices  
 Gross Area: Total Restrooms:  
 Building Area: Roof Type:  
 Tot Adj Area: Roof Material: **SLATE** Garage Area:  
 Above Grade: Construction: Air Cond: **CENTRAL**  
 # of Stories: **2** Foundation: Pool:  
 Other Improvements: Exterior wall: Quality:  
 Basement Area: Condition:

**Site Information**

Zoning: Acres: **1.36** County Use: **NEIGHBORHOOD SHOPPING CENTER (AW1)**  
 Lot Area: **59,242** Lot Width/Depth: **x** State Use: **C02**  
 Land Use: **SHOPPING CENTER Res/Comm Units** / Water Type:  
 Site Influence: Sewer Type:

**Tax Information**

Total Value: **\$10,389,635** Assessed Year: **2024** Property Tax: **\$127,404.96**  
 Land Value: **\$1,640,468** Improved %: **84%** Tax Area: **018031**  
 Improvement Value: **\$8,749,167** Tax Year: **2024** Tax Exemption:  
 Total Taxable Value: **\$10,389,635**