

Jamaar M. Boyd-Weatherby, Hearing Officer
JONES MAYER
3777 N. Harbor Blvd
Fullerton, CA 92835
Telephone: (714) 446-1400

**BEFORE THE ADMINISTRATIVE HEARING OFFICER
FOR THE CITY OF HEMET**

IN RE:

DIAMOND INN,
2700 W. FLORIDA AVENUE,

SUBJECT PROPERTY,

APPEAL OF ORDER TO REVOKE THE
DIAMOND INN'S BUSINESS LICENSE
PURSUANT TO HEMET MUNICIPAL
CODE SECTION 18-50.

FINDINGS OF FACT AND STATEMENT OF
DECISION OF THE ADMINISTRATIVE
HEARING OFFICER

Hearing Officer: Jamaar M. Boyd-Weatherby
Date: August 13, 2025
Time: 10:30 a.m.

1. This matter involves a revocation of the business license that was issued to the Diamond Inn located at 2700 W. Florida Avenue ("Subject Property") in the City of Hemet under Section 18-50 of the Hemet Municipal Code. Jamaar M. Boyd-Weatherby ("Hearing Officer"), sitting as the Hearing Officer, heard this matter on August 13, 2025 at 10:30 a.m. (the "Hearing"). The Hearing Officer is a licensed attorney in the State of California and serves as Hearing Officer under contract with the City of Hemet. Pursuant to Hemet Municipal Code, the Hearing Officer shall uphold or deny the revocation of the business license.

2. City is a municipal corporation existing under the laws of the State of California. The City was represented at the Hearing by Officer Alex Reynoso, Code Enforcement Officer Rod Fuller, Building Official Eric Smith.

3. Michael Shih appeared on behalf of the Property Owner. However, the property owner did not object to the revocation of the business license. There was no appearance from the real party in interest, the business owner of the Diamond Inn.

4. There were no verbal and written submissions for public comment from members of the public in support or in opposition of the Application.

5. The Hearing Officer considered the testimony of all witnesses at the hearing and all documents made part of the administrative record. The mere fact that a witness's testimony or document may not be specifically referred to below does not and shall not be construed to mean that said testimony or document was not considered.

6. Pursuant to the Administrative Procedures and practices for the City of Hemet, the hearing was digitally recorded.

7. The documents presented to the Hearing Officer during the hearing are the administrative record of the hearing.

ISSUES

8. Pursuant to Section 18-50 of the Hemet Municipal Code, the issue to be determined by the Hearing Officer is whether to revoke the business license for the Diamond Inn located at 2700 East Florida Avenue pursuant to the June 5, 2025 Notice of Revocation.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

9. This matter is before the Hearing Officer consistent with Section 18-50 of the Hemet Municipal Code.

10. Pursuant to Hemet Municipal Code (HMC) § 18-49(i), the Police Chief suspended the Diamond Inn's business license on June 5, 2025. On June 10, 2025, the Hemet City Council reviewed the revocation of the business license by the Chief of Police. The City Council Ordered the matter to be reviewed by the Hearing Officer.

11. The City Representative, Officer Alex Reynoso testified on behalf of the City. He indicated that on June 3rd that he made contact with someone who was attempting to bypass the water lock at the Property. The lock had been placed on the property due to failure to pay the water bill. Officer Reynoso testified that there was no running water at the property. After speaking with the person, who identified themselves as the property manager, the property manager explained that there was an ongoing issue with homeless breaking into the rooms and causing damage to the property. When Officer Reynoso requested a current registry of guests be provided, the manager provided an inaccurate and seemingly outdated registry of guests. The manager also allowed for the police to inspect the property. Officer Reynoso indicated that it was difficult to determine who was staying at the motel. During the inspection, they discovered that the motel was in a horrible state of disrepair. There were doors that had been kicked in. There were also a number of people who lived in extreme hoarding conditions. There were a number of rooms that had modified electrical wiring, which resulted in fire hazard. Based on the observed violations, the Building was "red tagged" due to the safety concerns. Officer Reynoso indicated that some of the people were long term tenants. He also testified that the Diamond Motel was one of the five problem motels in the City. It had the fifth highest calls for service for a motel in the City.

12. Code Enforcement Officer Rod Fuller testified on behalf of the City. Officer Fuller testified about the violations of the municipal code at the Diamond Inn. Officer Fuller confirmed that the water had been turned off at the Diamond Inn. He also noted the property had inadequate sanitation. He also indicated that there was an infestation of bed bugs and roaches. He also indicated that there were a number of cats and dogs that were living at the property. There were only two smoke detectors in the entire building. There was pervasive junk, trash and debris throughout the property. The Motel also stopped paying the trash bill so there was an accumulation of trash. Based on the condition, the Property was red tagged. Officer Fuller also noted that the people who resided at the property paid in cash to the manager. However, they were not provided receipts for their stay. After the building that was red tagged, the people who were housed at the motel were put in contact with social workers and services to assist with their relocation.

13. Building Official Eric Smith testified on behalf of the City. He testified that the condition of the Property was the worst that he had seen during his career as a building official. He indicated that the frequent break-ins into the property had caused significant damage to the structure. Further, he indicated that he observed significant amounts of unpermitted construction. He observed that the electrical panels had been tampered with and were significant safety concerns. He also noted that many of the lights and fire alarms had been modified to charge other devices in the rooms. The modifications to the lights and the electrical system in conjunction with the storage of junk trash and debris caused Building Official Smith to believe that the building was a life safety risk. As such, Building Official Smith confirmed that the building should be “red tagged.”

14. Steven Shih appeared on behalf of the Property Owner. While the Property Owner’s name is listed as the business owner, Mr. Shih made it clear that the business owner is not the same as the Property Owner. He indicated that the Property Owner supports the revocation of the business license. He also indicated that the former tenants caused significant damage to the Property. However, he was very clear that he did not believe that it was necessary to demolish the building.

15. Credibility determinations were made in favor of the Applicant and the City.

16. Pursuant to the Hemet Municipal Code section 18-56, there is a required “certificate of compliance” for the operation of motels and hotels within the City. Section 18-45(g), the certificate of compliance requires that the operation of the business comply with the “public peace, health, safety and general welfare of the city.” There was ample evidence that the Diamond Inn did not meet this minimum threshold. Building Official Smith testified that the building had a number of building code and electrical code violations that resulted in him determining that the property should be “red tagged.” The building also did not have working water or plumbing. Further, the modifications to the electrical resulted in the building being a significant fire hazard. In addition, the business had a considerable amount of calls of service for criminal activity. In addition, the hotel did not maintain records documenting the guests that were staying at the motel. As such, the City would be unable to collect the Transient Occupancy Tax (“TOT”), as required by Hemet Municipal Code section 74-72 (“For the privilege of occupancy in any hotel, each transient is subject to, and shall pay tax in the amount of 12 percent of the rent charged by the

operator.”). Due to the lack of documentation, it is not possible to collect the 12% for the TOT from the people that were staying in the rooms. It amounts to an unlawful business practice because the Diamond Inn is either failing to collect all of the TOT or choosing to not give it to the City. Based upon the totality of the issues mentioned above, there was sufficient evidence presented to uphold the revocation of the business license.

DECISION AND ORDER

17. The City provided sufficient evidence to revoke the business license of the Diamond Inn.

18. The Hearing Officer hereby UPHOLDS the City’s request to revoke the business license for the Diamond Inn. Further, the real parties in interest did not appear. As such, the revocation would be upheld by default, as well.

19. Any person aggrieved by an administrative decision of a Hearing Officer may obtain review of the administrative decision by filing a petition for review with the Riverside County Superior Court in accordance with the timelines and provisions as set forth in California Government Code Section 53069.4. There may be other time limits which also affect the ability to seek judicial review.

Dated: August 24, 2025



Jamaar M. Boyd-Weatherby
Hearing Examiner