

MAYOR
Valerie Amezcua
MAYOR PRO TEM
Thai Viet Phan
COUNCILMEMBERS
Phil Bacerra
Johnathan Ryan Hernandez
Jessie Lopez
David Penaloza
Benjamin Vazquez



CITY MANAGER
Alvaro Nuñez
CITY ATTORNEY
Sonia R. Carvalho
CITY CLERK
Jennifer L. Hall

CITY OF SANTA ANA
PLANNING AND BUILDING AGENCY
20 Civic Center Plaza • P.O. Box 1988
Santa Ana, California 92702
www.santa-ana.org

November 7, 2024

Bertilio Henriquez
Money for Cans
619 W. Bay Street
Costa Mesa, CA 92627

**RE: NOTICE OF PROPOSED REVOCATION OF LAND USE CERTIFICATE -
2610 W. EDINGER AVENUE, SANTA ANA, CA 92704**

Dear Mr. Henriquez:

As the land use certificate holder for the business Money for Cans located at **2610 W. Edinger Avenue, Santa Ana, CA 92704 and identified with Assessor Parcel Number (APN) 408-041-04 (the "Property")** you are hereby notified that, the undersigned, pursuant to Santa Ana Municipal Code ("SAMC") Section 41-676, following this notice and an opportunity to respond and be heard, is proposing to revoke Land Use Certificate No. 2003-03-RCY ("Land Use Certificate"), attached hereto as Exhibit A, that exists for said premises based on the following:

UNDERLYING HISTORY AND FACTS

The Property is designated by the City's adopted Zoning Map as Community Commercial ("C1").

On April 10, 2003, said Land Use Certificate was issued to the Property for the operation of a small collection facility to purchase aluminum, glass, and plastic recyclables (CRV only). The standards for small collection facilities operating within the City are clearly outlined in SAMC Sec. 41-1253.

On May 16, 2024, an inspection of the subject property was conducted and the business, "Money for Cans" ("Facility"), was observed operating a small recycling collection facility in the parking lot. The following violations were observed and documented in a Compliance Inspection, attached hereto as Exhibit B:

1. Recycling operation exceeding the allowable 500 square feet in violation of SAMC Sec. 41-1253(2).

SANTA ANA CITY COUNCIL

Valerie Amezcua
Mayor
vamezcua@santa-ana.org

Thai Viet Phan
Mayor Pro Tem, Ward 1
tphan@santa-ana.org

Benjamin Vazquez
Ward 2
bvazquez@santa-ana.org

Jessie Lopez
Ward 3
jessielopez@santa-ana.org

Phil Bacerra
Ward 4
pbacerra@santa-ana.org

Johnathan Ryan Hernandez
Ward 5
jrvanhernandez@santa-ana.org

David Penaloza
Ward 6
dpenaloza@santa-ana.org

- a. The recycling business is using the East side yard of the property for storage of trash bins and is also using an electrical wire that crosses from the neighboring residence to the recycling facility, therefore exceeding the allowable 500 square feet.
2. Facility located within 50 feet of the terminus of Stanford and King streets in violation of SAMC Sec. 41-1253(3).
3. Trash bins located along the East side of the property that were uncovered and unattended in violation of SAMC Sec. 41-1253(6)&(7).
4. Unmaintained and unsanitary asphalt/parking lot surface in violation of SAMC Sec. 41-1304(i); SAMC Sec. 41-1253(8); and International Property and Maintenance Code (IPMC) 302.1 & 302.3 adopted by reference in SAMC Sec. 8-2000.
 - a. The surrounding asphalt surface is covered with sticky stains, markings, cracks and splatter.
5. The recycling operation abutting a residential property & neighborhood within five feet (5') in violation of SAMC Sec. 41-1253(11).
6. Signage portraying hours of operation beginning at 8AM, which is outside the scope of standards in violation of SAMC Sec. 41-1253(11).
 - a. Recycling facilities are only allowed to operate from the hours of 9AM-7PM.
7. Lack of clear display of notice stating that no materials shall be left outside the recycling enclosure/container in violation of SAMC Sec. 41-1253(12).
8. Use of an extension cord as permanent wiring in violation of IPMC 605.1 & 605.4 adopted by reference in SAMC Sec. 8-2000.
 - a. There is an electrical wire that is attached to a pole in the neighboring residential property. That wire drapes over the wall and into the recycling facility, powering equipment. This type of wiring is not approved and poses a danger to anyone who might trip or get caught in it.

On October 1, 2024, a follow up inspection of the subject property was conducted and the Facility was observed operating a small recycling collection facility in the parking lot. The same following violations were observed and documented in a Compliance Inspection, attached hereto as Exhibit C:

1. Recycling operation exceeding the allowable 500 square feet in violation of SAMC Sec. 41-1253(2).
 - a. The recycling business is using the East side yard of the property for storage of trash bins and is also using an electrical wire that crosses from the

neighboring residence to the recycling facility, therefore exceeding the allowable 500 square feet.

2. Facility located within 50 feet of the terminus of Stanford and King streets in violation of SAMC Sec. 41-1253(3).
3. Trash bins located along the East side of the property that were uncovered and unattended in violation of SAMC Sec. 41-1253(6)&(7).
4. Unmaintained and unsanitary asphalt/parking lot surface in violation of SAMC Sec. 41-1304(i); SAMC Sec. 41-1253(8); and IPMC 302.1 & 302.3 adopted by reference in SAMC Sec. 8-2000.
 - a. The surrounding asphalt surface is covered with sticky stains, markings, cracks and splatter.
5. The recycling operation abutting a residential property & neighborhood within five feet (5') in violation of SAMC Sec. 41-1253(11).
6. Signage portraying hours of operation beginning at 8AM, which is outside the scope of standards in violation of SAMC Sec. 41-1253(11).
 - a. Recycling facilities are only allowed to operate from the hours of 9AM-7PM.
7. Lack of clear display of notice stating that no materials shall be left outside the recycling enclosure/container in violation of SAMC Sec. 41-1253(12).
8. Use of an extension cord as permanent wiring in violation of IPMC 605.1 & 605.4 adopted by reference in SAMC Sec. 8-2000.
 - a. There is an electrical wire that is attached to a pole in the neighboring residential property. That wire drapes over the wall and into the recycling facility, powering equipment. This type of wiring is not approved and poses a danger to anyone who might trip or get caught in it.

On October 9, 2024, a follow up inspection of the subject property was conducted and the Facility was observed operating a small recycling collection facility in the parking lot. The same violations as above were observed and documented in a Compliance Inspection, attached hereto as Exhibit D.

PROPOSED FINDINGS

A. THE FACILITY IS NOT OPERATING IN ACCORDANCE WITH THE STANDARDS FOR SMALL COLLECTION FACILITIES

The City finds the Facility is not operating in accordance with the standards for small collection facilities outlined in SAMC Sec. 41-1253 of Chapter 41 of the City's Zoning Code. SAMC Sec. 41-1253, states the following, in pertinent part:

Only one (1) small collection facility may occupy a convenience zone at any time; and, each small collection facility:

1. Shall be established in conjunction with an existing commercial use which is in a convenience zone and not host to another operating small collection facility and is in compliance with all applicable zoning, building and fire code requirements. SAMC Sec. 41-1253(1).
 - a. *You must comply with all cited code violations.*
2. Shall be no larger than five hundred (500) square feet. SAMC Sec. 41-1253(2).
 - a. *The recycling business is using the East side yard of the property for storage of trash bins and is also using an electrical wire that crosses from the neighboring residence to the recycling facility, therefore exceeding the allowable 500 square feet.*
3. Shall be set back at least fifty (50) feet from any street line and shall not obstruct pedestrian or vehicular circulation. SAMC Sec. 41-1253(3).
 - a. *The recycling business is located within 50 feet of the terminus of Stanford and King Streets*
4. Shall use containers that are constructed and maintained with durable waterproof and rustproof material, covered when site is not attended, secured from unauthorized entry or removal of material and shall be of a capacity sufficient to accommodate materials collected and collection schedule. SAMC Sec. 41-1253(6).
 - a. *The trash bins located along the East side of the property must be covered when attendant is not present.*
5. Shall store all recyclable material in containers or in the mobile unit vehicle, and shall not leave materials outside of containers where attendant is not present. SAMC Sec. 41-1253(7).
 - a. *The trash bins located along the East side of the property must be covered when attendant is not present.*
6. Shall be maintained free of litter and any other undesirable materials, and mobile facilities, at which truck or containers are removed at the end of each collection day, shall be swept at the end of each collection day. SAMC Sec. 41-1253(8)

- a. *Exterior property, parking areas and premises shall be maintained in a clean, safe and sanitary condition. Pressure wash and clean the exterior premises where needed.*
- 7. Recycling facilities may not locate within one hundred (100) feet of a property zoned or occupied for residential use and shall operate only during the hours between 9:00 a.m. and 7:00 p.m. SAMC Sec. 41-1253(11).
 - a. *The recycling operation abuts a residential property & neighborhood within 5ft. Signage portraying hours of operation beginning at 8AM, which is outside the scope of standards. Recycling facilities are only allowed to operate from the hours of 9AM-7PM.*
- 8. Containers shall be clearly marked to identify the type of material which may be deposited; the facility shall be clearly marked to identify the name and telephone number of the facility operator and the hours of operation and display a notice stating that no material shall be left outside the recycling enclosure or containers. SAMC Sec. 41-1253(12).
 - a. *The observed signs/markings are located on the inside of the container door. When the doors are closed, the signs are not visible. The recycling facility does not have any signage/markings stating that no materials shall be left outside the recycling enclosure or containers.*

B. THE FACILITY IS OPERATING AS A PUBLIC NUISANCE

The City finds the Facility is operating in violation of the following Code sections:

- 1. International Property Maintenance Code, Section 605.1 & 605.4, adopted by reference in SAMC Sec. 8-2000, state the following, in pertinent part:
 - a. Electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
 - i. *The electrical wire that is attached to the pole in the neighboring residential property is not approved. That wire drapes over the wall and into the recycling facility. This type of wiring is unapproved and poses a danger to anyone who might trip or get caught in it*
 - b. Flexible cords shall not be used for permanent wiring, or for running through doors, windows, or cabinets, or concealed within walls, floors, or ceilings.
 - i. *Extension cords/flexible cords shall not be used for permanent wiring. Remove the extension cord that goes from the neighboring residence, to the recycling facility.*

2. International Property Maintenance Code, Section 302.1 & 302.3, adopted by reference in SAMC Sec. 8-2000, state the following, in pertinent part:
 - a. Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.
 - i. *The surrounding asphalt surface is covered with sticky stains, markings, cracks and splatter. Pressure wash and clean the exterior premises where needed. Premises must be clean at all times.*
 - b. Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
 - i. *The unmaintained, stained and cracked asphalt must be repaired and the unsanitary aspect poses a hazardous condition.*
3. SAMC Sec. 41-1304(i) states the following, in pertinent part:
 - a. All parking areas required by this chapter are to be maintained in a safe, clean and repaired state with no potholes, solid paving, and legible striping.
 - i. *Exterior property/parking areas and premises shall be maintained in a clean, safe and sanitary condition.*
 - ii. *Pressure wash and clean the exterior premises where needed. Premises must be clean at all times.*
4. SAMC Sec. 41-190(a) states the following, in pertinent part:
 - a. No building shall be erected, reconstructed or structurally altered except in conformance to the provisions contained herein; nor shall any building or land be used for any purpose other than that which is permitted in the district or modified district in which such building or land is located.
 - i. Using your property for anything other than its intended/permitted use is not allowed without Planning & Building Agency review and/or approvals first.

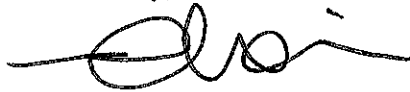
Pursuant to SAMC Sec. 41-676, you have a right to be heard on the foregoing. A hearing before the Director of Planning and Building will be held on Thursday, December 12, 2024 at 10:30 AM at 20 Civic Center Plaza, Santa Ana 92702 to consider this matter. You have the right to attend this hearing and present your case. If you wish to participate, please contact Nuvia Ocampo with the City of Santa Ana Planning and Building Agency at (714)667-2732 or Nocampo@Santa-Ana.org to provide your name and contact information.

Bertilio Henriquez
November 7, 2024
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If you require a Spanish translator for the above hearing, please request such a translator from the Santa Ana Planning and Building Agency at the contact information provided above. If such a request is made, a qualified Spanish translator will be provided to you at no cost.

Si usted requiere un traductor en español para la junta propuesta arriba, favor de solicitar un traductor por medio de la agencia de Planning and Building de la ciudad de Santa Ana. Si esta solicitud es hecha, un traductor calificado será proporcionado sin ningún costo.

Sincerely,

A handwritten signature in black ink, appearing to read 'Minh Thai', with a stylized, flowing script.

Minh Thai, Executive Director
Planning & Building Agency

MT/

cc: Alvaro Nunez, City Manager, *via e-mail only*
Ali Pezeshkpour, AICP, Planning Manager, Planning & Building Agency, *via e-mail only*
Brandon Salvatierra, Deputy City Attorney, *via e-mail only*

EXHIBIT A



Planning and Building Agency
Planning Division
20 Civic Center Plaza
P.O. Box 1988 (M-20)
Santa Ana, CA 92702
(714) 647-5804
www.santa-ana.org

APPLICATION FOR LAND USE CERTIFICATE

Business Name: MONEY FOR CASH
Business Address: 1610 W. EDINGER SANTA ANA Zone: C1
Applicant's Name (Print): BERTILLO HENRIQUEZ Phone No.: 949/650-4209
Mailing Address: 619 W. BAY ST. COSTA MESA CA Fax: _____
Present Use of Property: COMMERCIAL STORES / GROCERY SHOPS
Type of Project/Event: PURCHASING ALUMINUM / GLASS / PLASTIC RECYCLES
Responsible Party On-Site: BERTILLO HENRIQUEZ (CRV ONLY)
Date of Event: 7 DAYS
Hours of Operation: 9:00 AM - 5:00 PM
Live Music (Describe): _____
ABC License: _____
Video Games/Game Booths: _____
Additional Information: # of trucks or bins at site, including employee vehicles
(# of parking stalls utilized)

TEN (10) BUSINESS DAYS ARE REQUIRED FOR PROCESSING A LAND USE CERTIFICATE.
SEE REVERSE SIDE FOR SUBMITTAL REQUIREMENTS.

Understanding and Affidavit

I understand and agree that my application can be processed for final approvals only when the following steps are completed:

1. My plans have been reviewed by the appropriate City agencies and comments received; and,
2. Comments and conditions placed upon the project have been incorporated into the design and agreed to by both staff and myself.

I CERTIFY under penalty of perjury that the foregoing statements and answers herein contained and any other information herewith submitted as part of this application are in all respects true and correct to the best of my knowledge and belief.

Legal Owner's Name: MORSE - SANTA ANA BY: LAWRENCE MORSE Phone No.: 310-967-6220
Mailing Address: 292 S. LA CENEGA BLA 400A Fax: 310-967-6233
Signature: [Signature] Title: MANAGER Date: 1-2-03

Note: An agent may sign for the property owner if a notarized power of attorney is filed with this application.

Contact Person:
Bertilto Henriquez

LAND USE CERTIFICATE NO. LUC-2003-3-PCY
Master 10F-2003-45652

☒ APPROVE ☐ DENY

SUBMITTAL REQUIREMENTS

Three (3) sets of plans with the following information:

Site Plan: Fully dimensioned site plan with parking spaces indicated; landscaped areas; setbacks; entries and exits; north arrow; streets; driveways; building structures; and game/ride locations.

Floor Plan: Exact dimensions of the proposed area; the area devoted to alcohol sales, storage, and display; kitchen area; entries and exits; and electronic and/or video games.

Surrounding land uses of properties immediately adjacent to the project site (land uses within 300 feet for alcoholic beverage control licenses).

CITY APPROVALS (if applicable)

Fire Department: _____

Name

Phone No.

Conditions/Comments: _____

☐ APPROVE ☐ DENY Date: _____ Signature: _____

Police Department: _____

Name

Phone No.

Conditions/Comments: _____

POLICE STAMP REQUIRED

☐ APPROVE ☐ DENY Date: _____ Signature: _____

Electrical Permit Required? ☐ Yes * ☐ No

Planning Division: B. B. B. B. B. 667-2780

Name

Phone No.

Conditions/Comments: Site to remain at existing site

☒ APPROVE ☐ DENY Date: 4/10/03 Signature: B. B. B. B. B.

* An electrical permit will not be issued without verification that a City Business License and Certificate of Occupancy have been obtained.

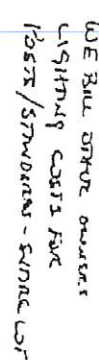
Code Enforcement: B. Aldecoa

667-2789

I would like facility relocated to the east side of the Stater Bros. Building, at the N/E corner of structure. This would move it about 100' from the two residential structures that abut the area. Water would need to be provided at new location.

foreman
notes
H. B. B. B. B.

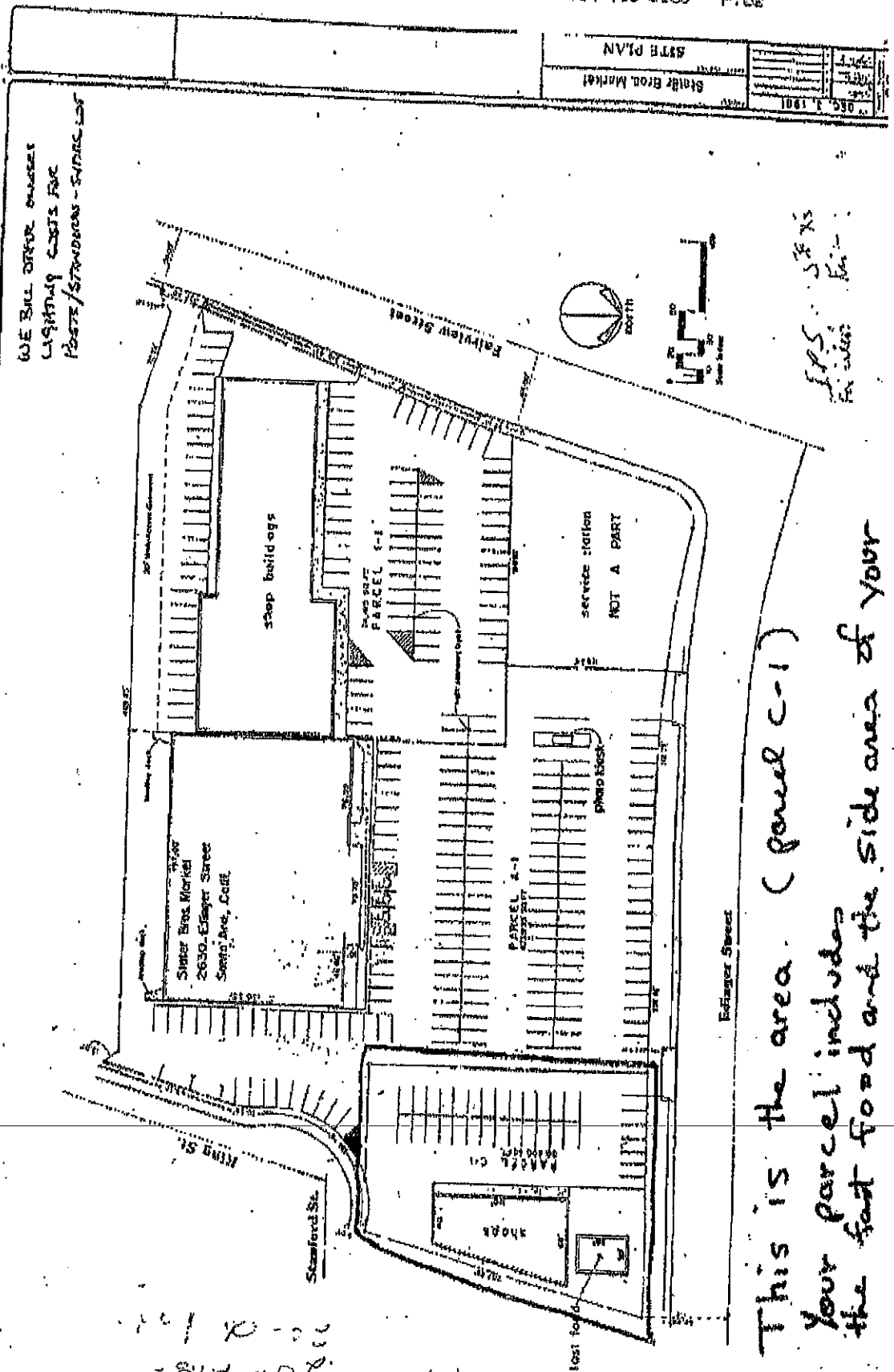
Current Site
King St.



MASTER ID: 2003-45652

19-06-1961 08:58 51878 B206, ADVERTISING PLANNING 714 783 5955 7-22





WE BUL OTHER CHANGES
 LIGHTING COSTS FOR
 POSTE/STANDARDS - SITES LOT

50' x 50' x 50' x 50'

This is the area. (parcel C-1)
 Your parcel includes
 the fast food and the side area of your

20-118-08

MITAL P.02

US

Biking

10 PARKING

Fire-Hydrant

16 PARKING

Sidewalk of 10 feet

5 PARKING

15 PARKING

5 feet of alley pavement

HOUSE

Alley-pavement of 5 feet

Brick fence

50 Feet	Laqueria Refran
45 Feet	Pao Cuang
45 Feet	Vicnamise
45 Feet	Chinese
45 Feet	Restaurant
45 Feet	Papa
45 Feet	Luis
45 Feet	Spa-Hill
45 Feet	210-B
45 Feet	Beer-wine
45 Feet	Maccong
45 Feet	Orignal Pool
45 Feet	Center 210-C
45 Feet	My-Lc
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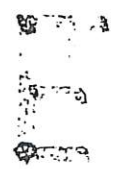
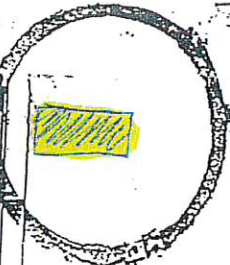


EXHIBIT B



COMPLIANCE INSPECTION

Address/Location: 2610 W. Edinger Ave. Santa Ana, CA, Zip 92704.

An inspection of the above premises revealed the following code violations:

As of 5/16/2024 about 2:20 PM

Standards for small collection facilities. SAMC 41-1253

- Shall be established in conjunction with an existing commercial use which is in a convenience zone and not host to another operating small collection facility and is in compliance with all applicable zoning, building and fire code requirements.
** You must comply with all cited code violations.*
- Shall be no larger than five hundred (500) square feet.
** The recycling facility is currently using the east side yard of the of the property for storage of trash bins and the use of an electrical wire that crosses the property, exceeding the allowable 500 sq. ft.*
- Shall be set back at least fifty (50) feet from any street line and shall not obstruct pedestrian or vehicular circulation.
** Facility located within 50 feet of the terminus of Stanford and King streets.*
- Shall use containers that are constructed and maintained with durable waterproof and rustproof material, covered when site is not attended, secured from unauthorized entry or removal of material and shall be of a capacity sufficient to accommodate materials collected and collection schedule.
**The trash bins located along the East side of the property must be covered when attendant is not present.*
- Shall store all recyclable material in containers or in the mobile unit vehicle, and shall not leave materials outside of containers where attendant is not present.
**The trash bins located along the East side of the property must be covered when attendant is not present.*
- Shall be maintained free of litter and any other undesirable materials, and mobile facilities, at which truck or containers are removed at the end of each collection day, shall be swept at the end of each collection day.
- Recycling facilities may not locate within one hundred (100) feet of a property zoned or occupied for residential use and shall operate only during the hours between 9:00 a.m. and 7:00 p.m.
**The recycling operation abuts a residential property & neighborhood within 5ft. Signage portraying hours of operation beginning at 8AM, which is outside the scope of standards. Recycling facilities are only allowed to operate from the hours of 9AM-7PM.*
- Containers shall be clearly marked to identify the type of material which may be deposited; the facility shall be clearly marked to identify the name and telephone number of the facility operator and the hours of operation and display a notice stating that no material shall be left outside the recycling enclosure or containers.
**The observed signs/markings are located on the inside of the container door. When the doors are closed, the signs are not visible.*
** The recycling facility does not have any signage/markings stating that no materials shall be left outside the recycling enclosure or containers.*

See Attached Photo Log



City of Santa Ana
Planning & Building Agency
Code Enforcement Division
20 Civic Center Plaza M19
Santa Ana, CA 92701

Page 2 of 3

COMPLIANCE INSPECTION

Address/Location: 2610 W. Edinger Ave. Santa Ana, CA, Zip 92704.

An inspection of the above premises revealed the following code violations:

As of 5/16/2024 about 2:20 PM

Use of extension cords/temporary electrical wiring. SAMC 8-2000/IPMC 605

- Extension cords/flexible cords shall not be used for permanent wiring.
- Remove the extension cord that goes from the neighboring residence, to the recycling facility.
- Remove all extension cords that are being used for permanent wiring.

Maintenance of exterior property and parking areas. SAMC 41-1304; SAMC 8-2000/IPMC 302.1; SAMC 8-2000/IPMC 302.3

- Exterior property and premises shall be maintained in a clean, safe and sanitary condition.
- All parking areas required to be maintained in a safe, clean and repaired state.
- Pressure wash and clean the exterior premises where needed. Premises must be clean at all times.

Prohibition against use of required parking area for other purpose. SAMC 41-1302(a); SAMC 41-190(a)

- Using your parking lot for anything other than its intended use is not permitted without Planning & Building Agency review and/or approvals.

Revocation of Land Use Certificates. SAMC 41-676

- The director of planning and development services may revoke a land use certificate, after notice and opportunity to be heard by the grantee, upon his determination that the land use certificate is being exercised in a manner contrary to the regulations of this chapter which are applicable to the use or activity permitted by the land use certificate.
- Please be advised that operating in violation of the SAMC, Operational Standards for a Small Collection Recycling Facility may result in revocation of the approved land use certificate (LUC-2003-3-RCY).

See Attached Photo Log

CODE ENFORCEMENT OFFICER: **DAVID GARCIA #50** PHONE #: (714) 667-2772 Monday through Friday



City of Santa Ana
Planning & Building Agency
Code Enforcement Division
20 Civic Center Plaza M19
Santa Ana, CA 92701

Page 3 of 3

COMPLIANCE INSPECTION

Address/Location: 2610 W. Edinger Ave. Santa Ana, CA, Zip 92704.

An inspection of the above premises revealed the following code violations:

As of 5/16/2024 about 2:20 PM

Suspension and/or Revocation of Land Use Entitlement. SAMC 41-650.5 and 41-651

Article V of Chapter 41 of the of the SAMC, the Executive Director of the City's Planning and Building Agency ("Executive Director") may immediately suspend a conditional use permit, variance, minor exception, or other land use entitlement on any one (1) or more of the following grounds:

- (a) Failure to comply with conditions of approval, if granted subject to conditions.
- (b) Evidence available at the time of review that was not available when the permit was granted that could not have been obtained with reasonable diligence prior to the hearing, resulting in the findings made pursuant to Section 41-638(a) (1) no longer being valid.
- (c) Violations of this Code or conditions of approval observed by a City official that are not corrected and abated to the satisfaction of the Executive Director of the Planning and Building Agency within (10) days of written notice by mail to the recorded owner of the property and to the tenant of said property if any.
- (d) The holder of the conditional use permit, variance, minor exception, or other land use entitlement is exercising the entitlement in a manner that is inconsistent with the original approval and its scope.

See Attached Photo Log

CODE ENFORCEMENT OFFICER: **DAVID GARCIA #50** PHONE #: **(714) 667-2772** Monday through Friday

PHOTOLOG

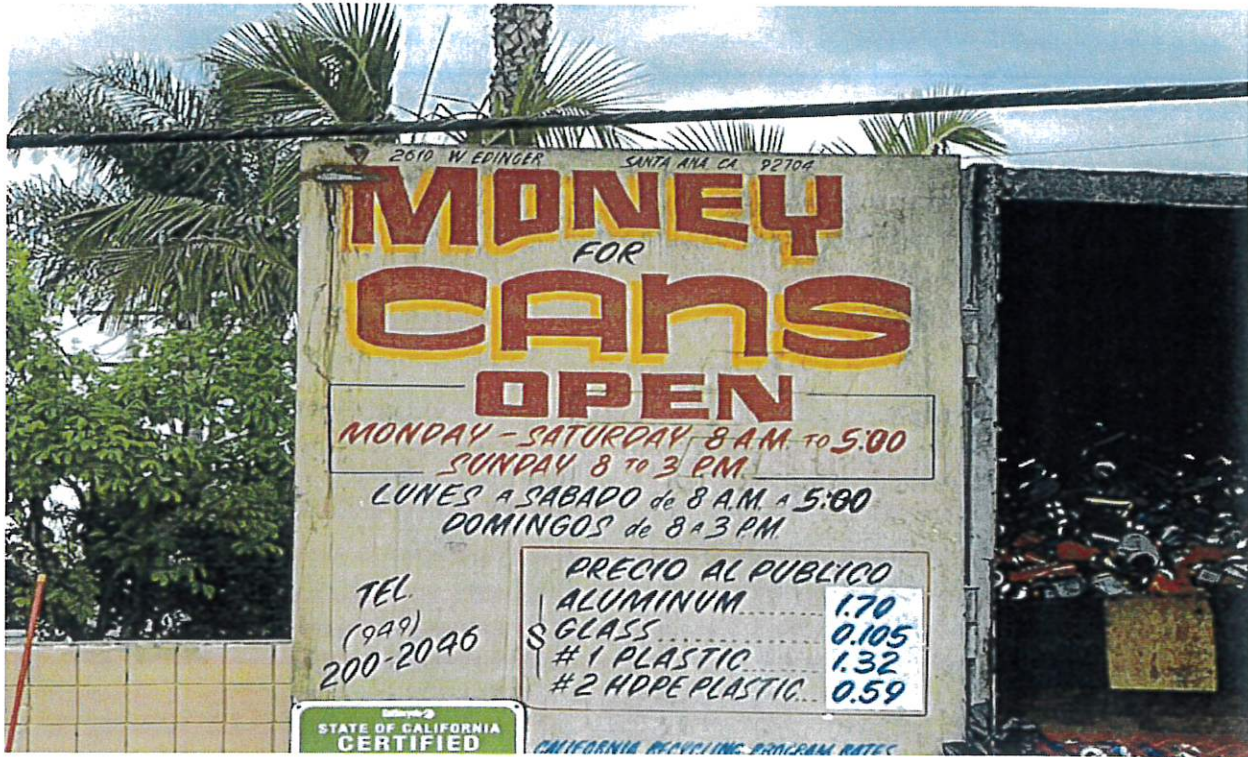


Exhibit 1



Exhibit 2

Date: 5-16-2024

Location: 2610 W. Edinger Ave.

Code Enforcement Officer: D. Garcia #50

PHOTOLOG



Exhibit 3

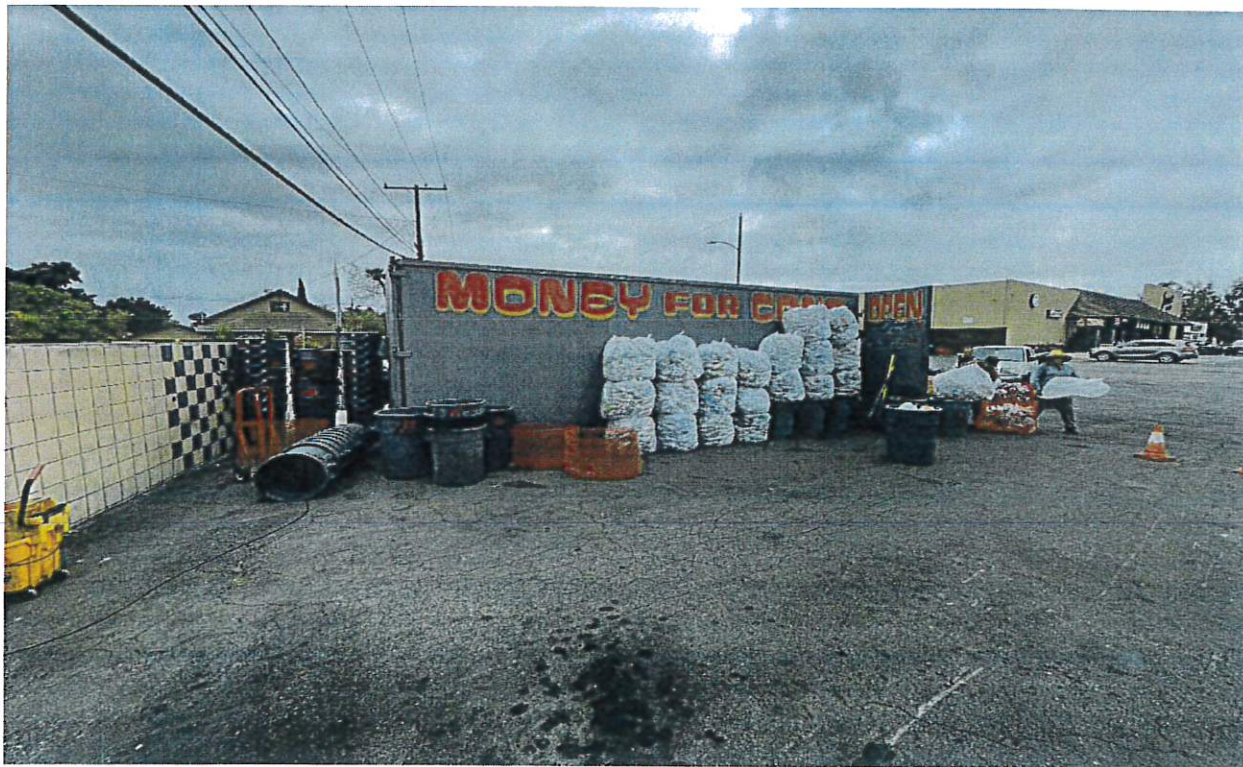


Exhibit 4

Date: 5-16-2024

Location: 2610 W. Edinger Ave.

Code Enforcement Officer: D. Garcia #50

PHOTOLOG



Exhibit 5



Exhibit 6

Date: 5-16-2024

Location: 2610 W. Edinger Ave.

Code Enforcement Officer: D. Garcia #50

PHOTOLOG



Exhibit 7

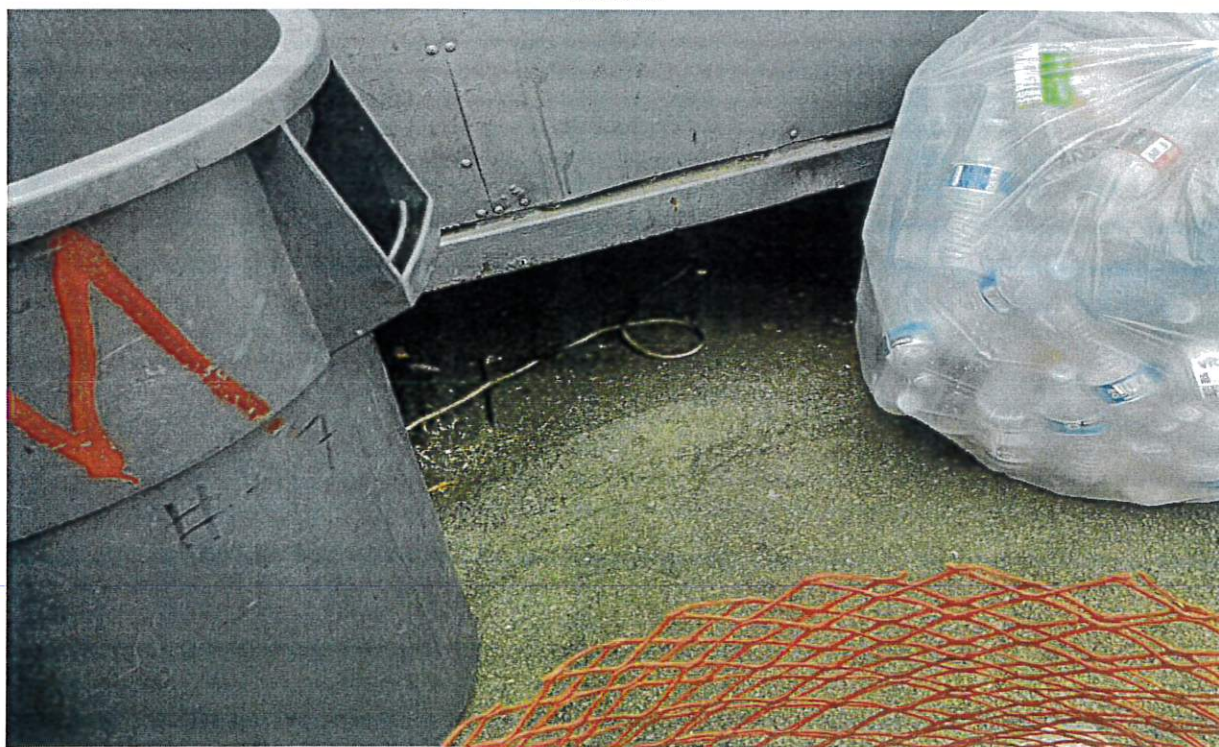


Exhibit 8

Date: 5-16-2024

Location: 2610 W. Edinger Ave.

Code Enforcement Officer: D. Garcia #50

PHOTOLOG



Exhibit 9



Exhibit 10

Date: 5-16-2024

Location: 2610 W. Edinger Ave.

Code Enforcement Officer: D. Garcia #50

EXHIBIT C



COMPLIANCE INSPECTION

Address/Location: 2610 W. Edinger Ave. Santa Ana, CA, Zip 92704.

An inspection of the above premises revealed the following code violations:

As of 10/1/2024 about 2:30 PM

Standards for small collection facilities. SAMC 41-1253

- Shall be established in conjunction with an existing commercial use which is in a convenience zone and not host to another operating small collection facility and is in compliance with all applicable zoning, building and fire code requirements.
 - * *You must comply with all cited code violations.*
- Shall be no larger than five hundred (500) square feet.
 - * *The recycling facility is currently using the east side yard of the of the property for storage of trash bins and the use of an electrical wire that crosses the property, exceeding the allowable 500 sq. ft.*
- Shall be set back at least fifty (50) feet from any street line and shall not obstruct pedestrian or vehicular circulation.
 - * *Facility located within 50 feet of the terminus of Stanford and King streets.*
- Shall use containers that are constructed and maintained with durable waterproof and rustproof material, covered when site is not attended, secured from unauthorized entry or removal of material and shall be of a capacity sufficient to accommodate materials collected and collection schedule.
 - * *The trash bins located along the East side of the property must be covered when attendant is not present.*
- Shall store all recyclable material in containers or in the mobile unit vehicle, and shall not leave materials outside of containers where attendant is not present.
 - * *The trash bins located along the East side of the property must be covered when attendant is not present.*
- Shall be maintained free of litter and any other undesirable materials, and mobile facilities, at which truck or containers are removed at the end of each collection day, shall be swept at the end of each collection day.
- Recycling facilities may not locate within one hundred (100) feet of a property zoned or occupied for residential use and shall operate only during the hours between 9:00 a.m. and 7:00 p.m.
 - * *The recycling operation abuts a residential property & neighborhood within 5ft. Signage portraying hours of operation beginning at 8AM, which is outside the scope of standards. Recycling facilities are only allowed to operate from the hours of 9AM-7PM.*
- Containers shall be clearly marked to identify the type of material which may be deposited; the facility shall be clearly marked to identify the name and telephone number of the facility operator and the hours of operation and display a notice stating that no material shall be left outside the recycling enclosure or containers.
 - * *The observed signs/markings are located on the inside of the container door. When the doors are closed, the signs are not visible.*
 - * *The recycling facility does not have any signage/markings stating that no materials shall be left outside the recycling enclosure or containers.*

See Attached Photo Log



COMPLIANCE INSPECTION

Address/Location: 2610 W. Edinger Ave. Santa Ana, CA, Zip 92704.

An inspection of the above premises revealed the following code violations:

As of 10/1/2024 about 2:30 PM

Use of extension cords/temporary electrical wiring. SAMC 8-2000/IPMC 605

- Extension cords/flexible cords shall not be used for permanent wiring.
- Remove the extension cord that goes from the neighboring residence, to the recycling facility.
- Remove all extension cords that are being used for permanent wiring.

Maintenance of exterior property and parking areas. SAMC 41-1304; SAMC 8-2000/IPMC 302.1; SAMC 8-2000/IPMC 302.3

- Exterior property and premises shall be maintained in a clean, safe and sanitary condition.
- All parking areas required to be maintained in a safe, clean and repaired state.
- Pressure wash and clean the exterior premises where needed. Premises must be clean at all times.

Prohibition against use of required parking area for other purpose. SAMC 41-1302(a); SAMC 41-190(a)

- Using your parking lot for anything other than its intended use is not permitted without Planning & Building Agency review and/or approvals.

Revocation of Land Use Certificates. SAMC 41-676

- The director of planning and development services may revoke a land use certificate, after notice and opportunity to be heard by the grantee, upon his determination that the land use certificate is being exercised in a manner contrary to the regulations of this chapter which are applicable to the use or activity permitted by the land use certificate.
- Please be advised that operating in violation of the SAMC, Operational Standards for a Small Collection Recycling Facility may result in revocation of the approved land use certificate (LUC-2003-3-RCY).

See Attached Photo Log



City of Santa Ana
Planning & Building Agency
Code Enforcement Division
20 Civic Center Plaza M19
Santa Ana, CA 92701

Page 3 of 3

COMPLIANCE INSPECTION

Address/Location: 2610 W. Edinger Ave. Santa Ana, CA, Zip 92704.

An inspection of the above premises revealed the following code violations:

As of 10/1/2024 about 2:30 PM

Suspension and/or Revocation of Land Use Entitlement. SAMC 41-650.5 and 41-651

Article V of Chapter 41 of the of the SAMC, the Executive Director of the City's Planning and Building Agency ("Executive Director") may immediately suspend a conditional use permit, variance, minor exception, or other land use entitlement on any one (1) or more of the following grounds:

- (a) Failure to comply with conditions of approval, if granted subject to conditions.
- (b) Evidence available at the time of review that was not available when the permit was granted that could not have been obtained with reasonable diligence prior to the hearing, resulting in the findings made pursuant to Section 41-638(a) (1) no longer being valid.
- (c) Violations of this Code or conditions of approval observed by a City official that are not corrected and abated to the satisfaction of the Executive Director of the Planning and Building Agency within (10) days of written notice by mail to the recorded owner of the property and to the tenant of said property if any.
- (d) The holder of the conditional use permit, variance, minor exception, or other land use entitlement is exercising the entitlement in a manner that is inconsistent with the original approval and its scope.

See Attached Photo Log

CODE ENFORCEMENT OFFICER: **DAVID GARCIA #50** PHONE #: (714) 667-2772 **Monday through Friday**

PHOTOLOG



Exhibit 1

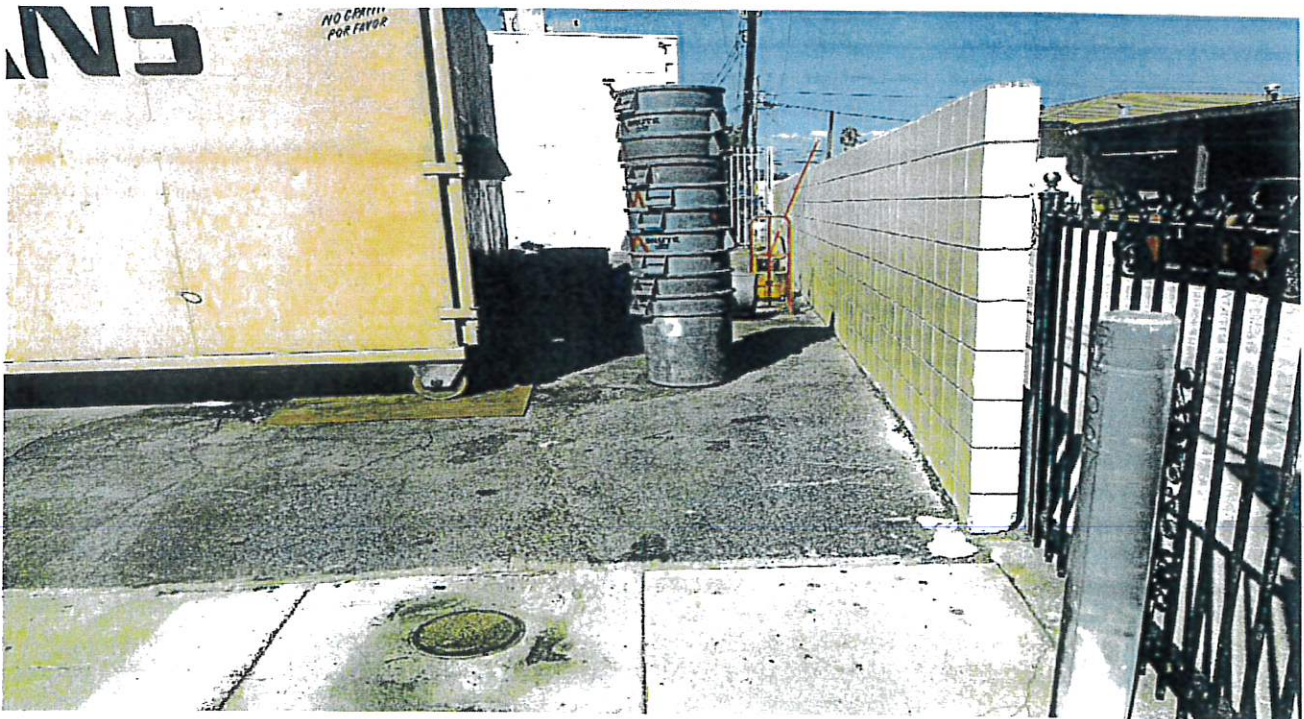


Exhibit 2

Date: 10-1-2024

Location: 2610 W. Edinger Ave.

Code Enforcement Officer: D. Garcia #50

PHOTOLOG



Exhibit 3

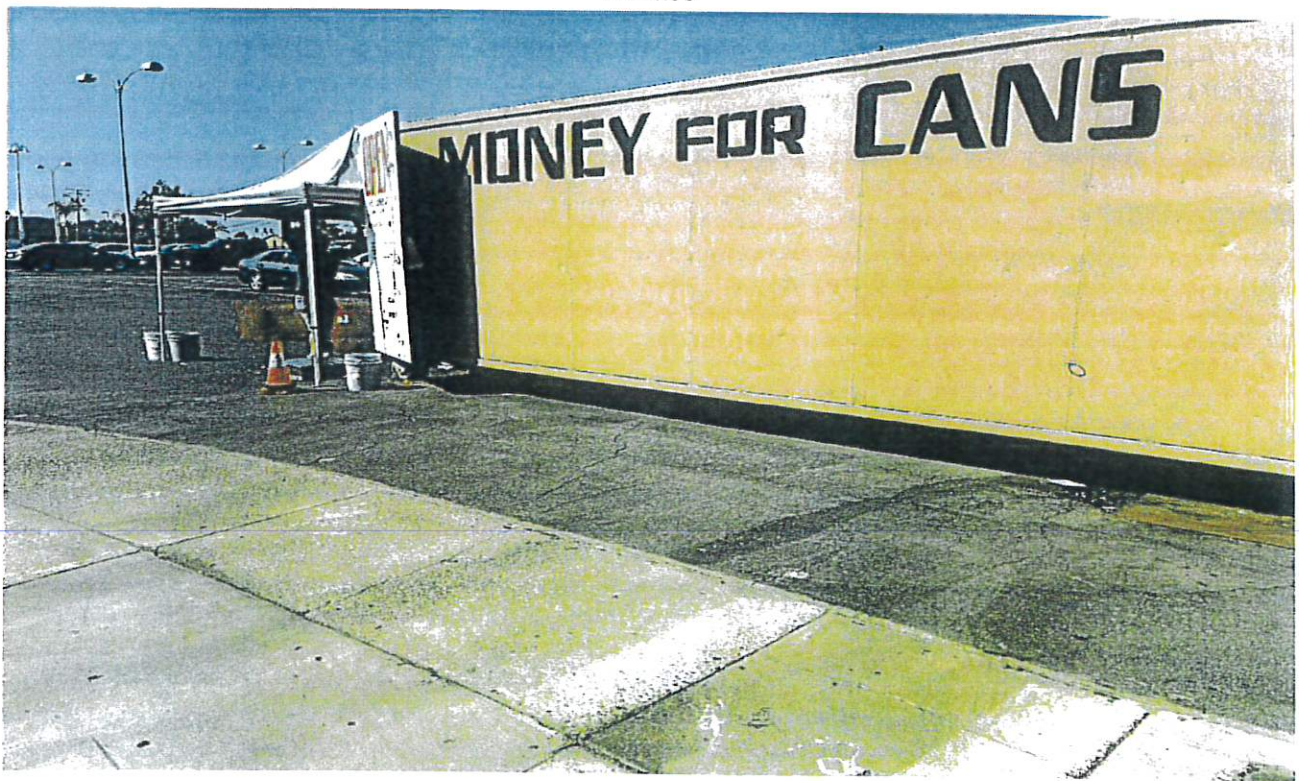


Exhibit 4

Date: 10-1-2024

Location: 2610 W. Edinger Ave.

Code Enforcement Officer: D. Garcia #50

PHOTOLOG

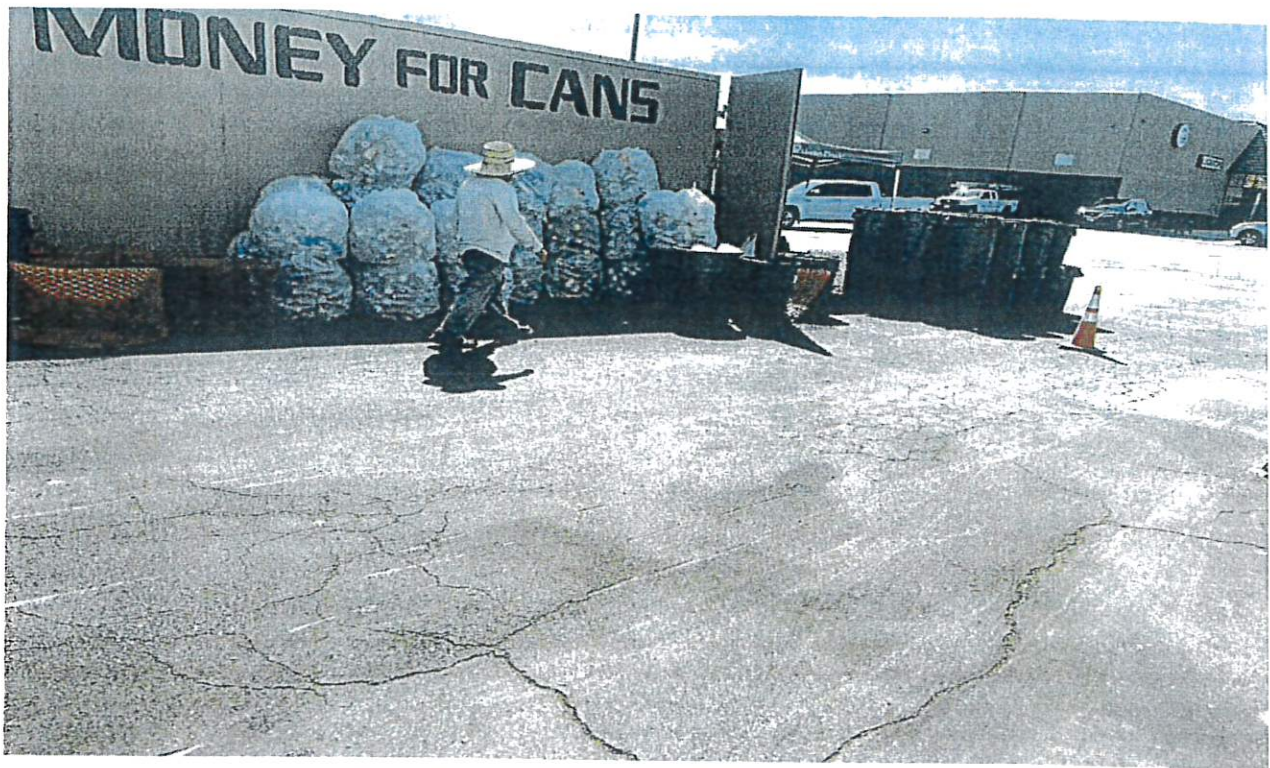


Exhibit 5



Exhibit 6

Date: 10-1-2024

Location: 2610 W. Edinger Ave.

Code Enforcement Officer: D. Garcia #50

PHOTOLOG



Exhibit 7



Exhibit 8

Date: 10-1-2024

Location: 2610 W. Edinger Ave.

Code Enforcement Officer: D. Garcia #50

EXHIBIT D



COMPLIANCE INSPECTION

Address/Location: 2610 W. Edinger Ave. Santa Ana, CA, Zip 92704.

An inspection of the above premises revealed the following code violations:

As of 10/9/2024 about 2:56 PM

Standards for small collection facilities. SAMC 41-1253

- Shall be established in conjunction with an existing commercial use which is in a convenience zone and not host to another operating small collection facility and is in compliance with all applicable zoning, building and fire code requirements.
** You must comply with all cited code violations.*
- Shall be no larger than five hundred (500) square feet.
** The recycling facility is currently using the east side yard of the of the property for storage of trash bins and the use of an electrical wire that crosses the property, exceeding the allowable 500 sq. ft.*
- Shall be set back at least fifty (50) feet from any street line and shall not obstruct pedestrian or vehicular circulation.
** Facility located within 50 feet of the terminus of Stanford and King streets.*
- Shall use containers that are constructed and maintained with durable waterproof and rustproof material, covered when site is not attended, secured from unauthorized entry or removal of material and shall be of a capacity sufficient to accommodate materials collected and collection schedule.
**The trash bins located along the East side of the property must be covered when attendant is not present.*
- Shall store all recyclable material in containers or in the mobile unit vehicle, and shall not leave materials outside of containers where attendant is not present.
**The trash bins located along the East side of the property must be covered when attendant is not present.*
- Shall be maintained free of litter and any other undesirable materials, and mobile facilities, at which truck or containers are removed at the end of each collection day, shall be swept at the end of each collection day.
- Recycling facilities may not locate within one hundred (100) feet of a property zoned or occupied for residential use and shall operate only during the hours between 9:00 a.m. and 7:00 p.m.
**The recycling operation abuts a residential property & neighborhood within 5ft. Signage portraying hours of operation beginning at 8AM, which is outside the scope of standards. Recycling facilities are only allowed to operate from the hours of 9AM-7PM.*
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**The observed signs/markings are located on the inside of the container door. When the doors are closed, the signs are not visible.*
** The recycling facility does not have any signage/markings stating that no materials shall be left outside the recycling enclosure or containers.*

See Attached Photo Log



COMPLIANCE INSPECTION

Address/Location: 2610 W. Edinger Ave. Santa Ana, CA, Zip 92704.

An inspection of the above premises revealed the following code violations:

As of 10/9/2024 about 2:56 PM

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Revocation of Land Use Certificates. SAMC 41-676

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- Please be advised that operating in violation of the SAMC, Operational Standards for a Small Collection Recycling Facility may result in revocation of the approved land use certificate (LUC-2003-3-RCY).

See Attached Photo Log



City of Santa Ana
Planning & Building Agency
Code Enforcement Division
20 Civic Center Plaza M19
Santa Ana, CA 92701

Page 3 of 3

COMPLIANCE INSPECTION

Address/Location: 2610 W. Edinger Ave. Santa Ana, CA, Zip 92704.

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As of 10/9/2024 about 2:56 PM

Suspension and/or Revocation of Land Use Entitlement. SAMC 41-650.5 and 41-651

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- (a) Failure to comply with conditions of approval, if granted subject to conditions.
- (b) Evidence available at the time of review that was not available when the permit was granted that could not have been obtained with reasonable diligence prior to the hearing, resulting in the findings made pursuant to Section 41-638(a) (1) no longer being valid.
- (c) Violations of this Code or conditions of approval observed by a City official that are not corrected and abated to the satisfaction of the Executive Director of the Planning and Building Agency within (10) days of written notice by mail to the recorded owner of the property and to the tenant of said property if any.
- (d) The holder of the conditional use permit, variance, minor exception, or other land use entitlement is exercising the entitlement in a manner that is inconsistent with the original approval and its scope.

See Attached Photo Log

CODE ENFORCEMENT OFFICER: **DAVID GARCIA #50** PHONE #: (714) 667-2772 Monday through Friday

7-1-13/ER

PHOTOLOG



Exhibit 1



Exhibit 2

Date: 10-9-2024

Location: 2610 W. Edinger Ave.

Code Enforcement Officer: D. Garcia #50

PHOTOLOG



Exhibit 3



Exhibit 4

Date: 10-9-2024

Location: 2610 W. Edinger Ave.

Code Enforcement Officer: D. Garcia #50

PHOTOLOG

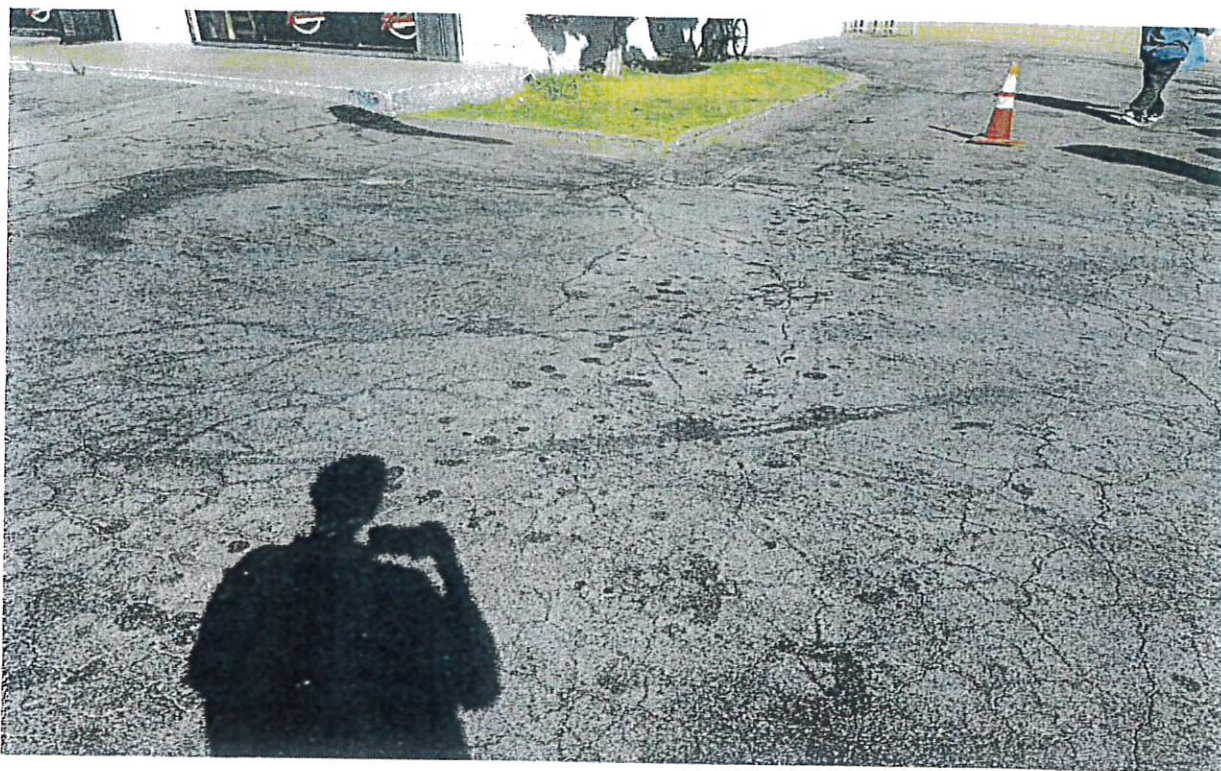


Exhibit 5



Exhibit 6

Date: 10-9-2024

Location: 2610 W. Edinger Ave.

Code Enforcement Officer: D. Garcia #50

PHOTOLOG



Exhibit 7



Exhibit 8

Date: 10-9-2024

Location: 2610 W. Edinger Ave.

Code Enforcement Officer: D. Garcia #50

PHOTOLOG



Exhibit 9



Exhibit 10

Date: 10-9-2024

Location: 2610 W. Edinger Ave.

Code Enforcement Officer: D. Garcia #50

PHOTOLOG



Exhibit 11

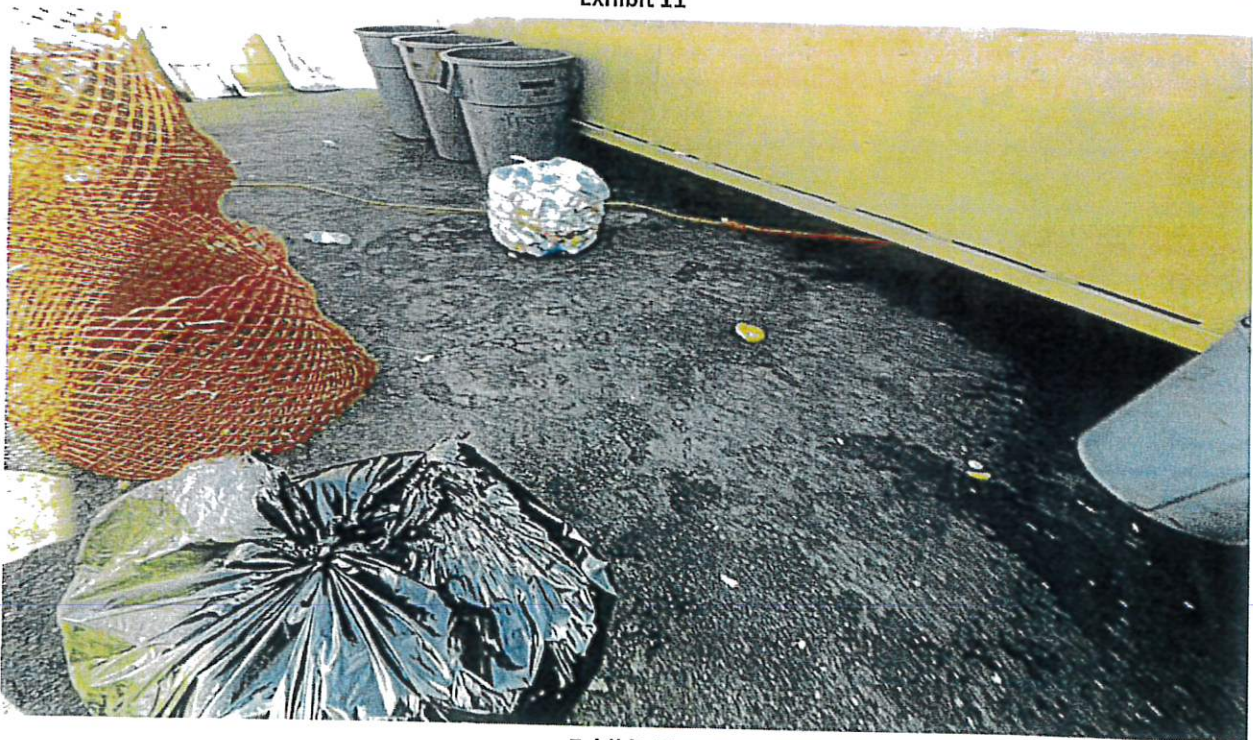


Exhibit 12

Date: 10-9-2024

Location: 2610 W. Edinger Ave.

Code Enforcement Officer: D. Garcia #50

PHOTOLOG

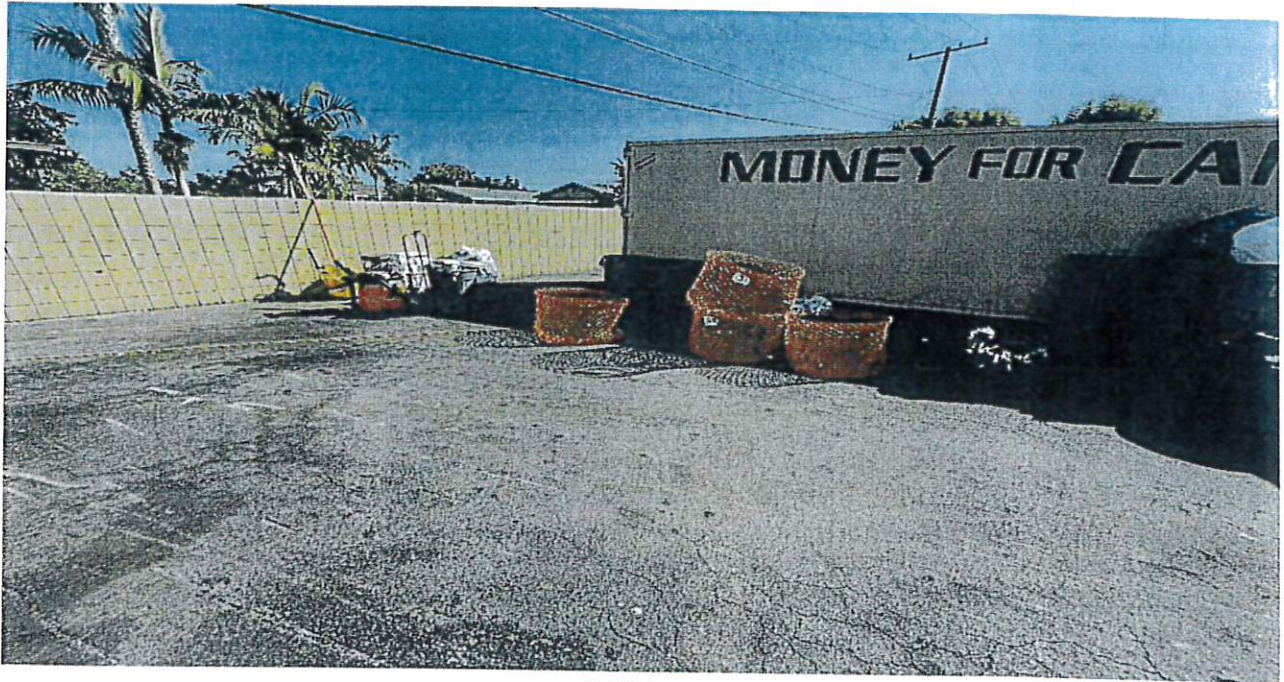


Exhibit 13



Exhibit 14

Date: 10-9-2024

Location: 2610 W. Edinger Ave.

Code Enforcement Officer: D. Garcia #50

PHOTOLOG



Exhibit 15

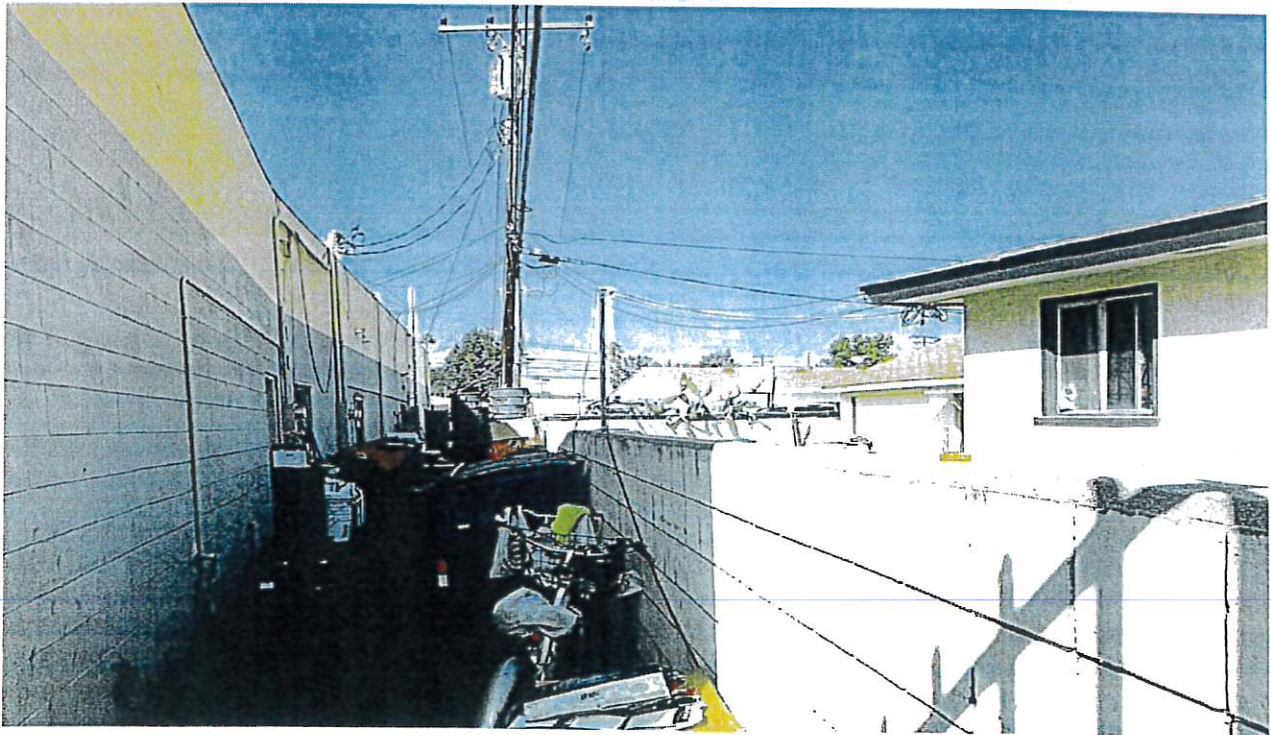


Exhibit 16

Date: 10-9-2024

Location: 2610 W. Edinger Ave.

Code Enforcement Officer: D. Garcia #50

PHOTOLOG

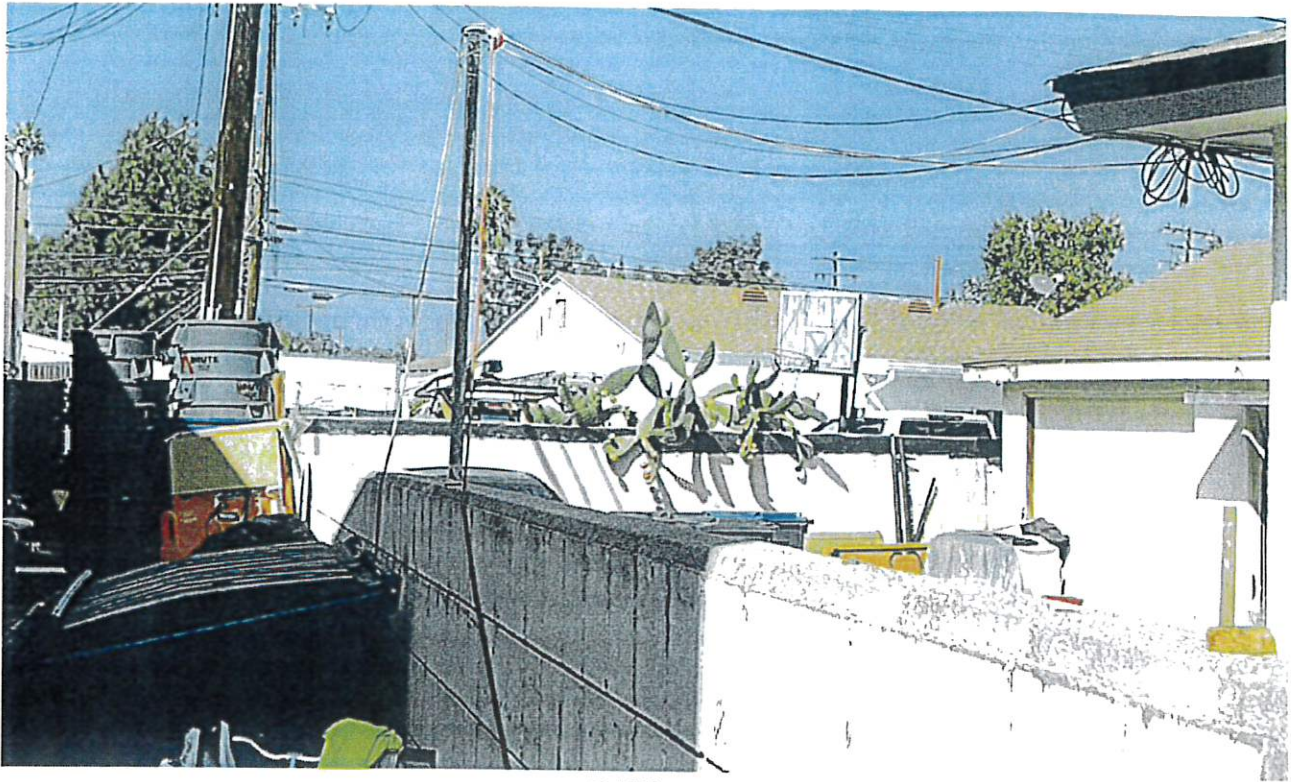


Exhibit 17

Date: 10-9-2024

Location: 2610 W. Edinger Ave.

Code Enforcement Officer: D. Garcia #50