

RESOLUTION NO. PC-2026-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING PLANNING APPLICATION PCUP-25-0014 TO CONVERT TWO EXISTING TWO-STORY OFFICE BUILDINGS INTO A CHURCH (“GRACE FELLOWSHIP CHURCH”) AT 3146 AND 3152 RED HILL AVENUE

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA FINDS AND DECLARES AS FOLLOWS:

WHEREAS, Planning Application PCUP-25-0014 was filed by Anthony Massaro, authorized agent for the property owner, Glenn Bianchi, requesting approval of a Conditional Use Permit to operate a church;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on January 26, 2026 with all persons having the opportunity to speak for and against the proposal;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15301 (Class 1, for Existing Facilities); and

WHEREAS, the CEQA categorical exemption for this project reflects the independent judgement of the City of Costa Mesa.

NOW, THEREFORE, based on the evidence in the record and the findings contained in Exhibit A, and subject to the conditions of approval contained within Exhibit B, the Planning Commission hereby **APPROVES** Planning Application PCUP-25-0014 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PCUP-25-0014 and upon applicant's compliance with each and all of the conditions in Exhibit B, and compliance of all applicable federal, state, and local laws. Any approval granted by this Resolution shall be subject to review, modification, or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the document in the record in support of this resolution, are for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

PASSED AND ADOPTED this 26th day of January, 2026.

Jeffrey Harlan, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
COUNTY OF ORANGE)ss
CITY OF COSTA MESA)

I, Carrie Tai, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-2026- was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on January 26, 2026 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Carrie Tai, Secretary
Costa Mesa Planning Commission

EXHIBIT A

FINDINGS

- A. Pursuant to Title 13, Section 13-29(g), Findings, of the CMMC, in order to approve the project, the Planning Commission must find that the evidence presented in the administrative record substantially meets the following applicable required Conditional Use Permit findings:

Finding: *The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.*

Facts in Support of Findings: The project includes the conversion of two existing buildings previously occupied by office uses to a church facility. Minor building additions totaling 195 square feet are proposed to accommodate an elevator, equipment room, and storage room. The proposed use would operate primarily indoors and is compatible with surrounding commercial and institutional uses. The project would not result in substantial noise, traffic, or other operational impacts that would be materially detrimental to nearby properties.

Finding: *Granting the conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.*

Facts in Support of Finding: Granting approval of the church would not be detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood. All business activities would be conducted primarily within the building, with the exception of the covered outdoor play area, which would be set back a minimum 150 feet from the closest neighboring business. The use would not generate noise, excessive traffic or other detrimental effects on the surroundings.

Finding: *Granting the conditional use permit will not allow a use, density or intensity which is not in accordance with the General Plan designation and any applicable specific plan for the property.*

Facts in Support of Finding: The General Plan designation is "Industrial Park," which is intended to permit a wide range of industrial and institutional uses that serve both the local and regional needs. The proposed church is located in an area that includes a variety of industrial and commercial uses, including administrative offices and medical offices. Furthermore, the proposed project is consistent with General Plan Land Use Goal LU-1 as indicated previously.

- B. **Environmental Determination.** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA

Guidelines Section 15301 (e)(2) (Class 1 – Existing Facilities), as the project involves a negligible 195-square-foot addition to each of the two existing buildings to accommodate an elevator and an equipment/storage room, with no expansion of use beyond existing developed areas. Lastly, none of the exceptions to the use of categorical exemptions set forth in CEQA Guidelines Section 15300.2 apply. Specifically, the project would not result in cumulative impacts, does not involve unusual circumstances, would not impact scenic resources, is not located on a hazardous site, and would not affect any historic resources. Lastly, none of the exceptions to the use of categorical exemptions set forth in CEQA Guidelines Section 15300.2 apply. Specifically, the project would not result in cumulative impacts, does not involve unusual circumstances, would not impact scenic resources, is not located on a hazardous site, and would not affect any historic resources.

- C. The project is not subject to a traffic impact fee, pursuant to Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT B

CONDITIONS OF APPROVAL

- Plng. 1. Approval of Planning Application PCUP-25-0014 is valid for two (2) years from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by one of the following actions: 1) a building permit has been issued and construction has commenced, and a valid building permit has been maintained by making satisfactory progress as determined by the Building Official; 2) a certificate of occupancy has been issued. A time extension can be requested no less than thirty (30) days or more than sixty (60) days before the expiration date of the permit and submitted with the appropriate fee for review to the Planning Division. The Director of Development Services may extend the time for an approved permit or approval to be exercised up to 180 days subject to specific findings listed in Title 13, Section 13-29 (k) (6). Only one request for an extension of 180 days may be approved by the Director. Any subsequent extension requests shall be considered by the original approval authority.
2. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, legal action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of, or which are in any way related to, the applicant's project, or any approval granted by City related to the applicant's project. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section. City shall have the right to choose its own legal counsel to represent the City's interests, and applicant shall indemnify City for all such costs incurred by City.
3. The conditions of approval for PCUP-25-0014 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
4. No day care services, or schools shall be provided at the site without City approval.
5. Outdoor activity areas are only permitted when the activity area does not encroach into required street setback, parking and circulation, or interior landscaped areas.
6. The use shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The applicant and/or operator shall institute whatever security and operational measures are necessary to comply with this requirement.
7. Any change in the operational characteristics of the use shall be subject to Planning Division review and may require an amendment to the Conditional Use

Permit. Modifications are subject to the final review authority determined by the Economic and Development Services Director or his/her designee.

8. The project shall be limited to the type of operation/building as described in this staff report and in the attached plans. Any change in the use, size, or design shall require review by the Planning Division and may require an amendment to the Conditional Use Permit.
9. If any section, division, sentence, clause, phrase or portion of this approval is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.
10. No signage shall be installed until a sign permit is issued by the City's Development Services Department.
11. A copy of the conditions of approval for the conditional use permit must be kept on premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.

CODE REQUIREMENTS

The following list of federal, State and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- Plng.
1. Permits shall be obtained for all signs and window signs according to the provisions of the Costa Mesa Sign Ordinance.
 2. The maximum occupancy, as determined by provisions of the Uniform Building Code or other applicable codes, shall be posted in public view within the premises, and it shall be the responsibility of management to ensure that this limit is not exceeded at any time.
 3. All noise-generating construction activities shall be limited to 7 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 6 p.m. Saturday. Noise-generating construction activities shall be prohibited on Sunday and the following Federal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
 4. Street addresses shall be visible from the public street and may be displayed either on the front door, on the fascia adjacent to the main entrance, or on another prominent location. When the property has alley access, address numerals shall be displayed in a prominent location visible from the alley. Numerals shall be a minimum six (6) inches in height with not less than one-half-inch stroke and shall contrast sharply with the background.
 5. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.

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| Bldg. | <ol style="list-style-type: none">6. Comply with the requirements of the most recent adopted, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards, California Energy Code, California Existing Building Code, and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa at the time of plan submittal or permit issuance. Requirements for accessibility to sites, facilities, buildings and elements by individuals with disability shall comply with Chapter 11B of the California Building Code. A change of occupancy shall require compliance with the Disabled access requirements of Chapter 11B of the California Building Code.7. Plans shall be prepared under the supervision of a registered California Architect or Engineer. Plan shall be stamped and signed by the registered California Architect or Engineer.8. Change of Use from an office use (B occupancy) to assembly use (A-3) required the structure to be evaluate the existing floor for the changes to the increase live loads to comply with the Existing Building Code.9. The change of use of the building require the existing main lateral resistance elements to be evaluated by an engineer.10. Buildings whose primary occupancy is public assembly with an occupant load greater than 300 shall be assigned a risk category III in accordance with Table 1604.5. [CBC 1604.5]11. Maximum allowable area shall be determined in accordance with the applicable provisions of California Building Code sec. 506.2.12. Maximum area of exterior wall openings shall be determined in accordance with the applicable provisions of California Building Code 705.8.13. Facilities shall maintain a sanitary environment to avoid sources and transmission of infection. This is to include the proper routine of disposal of waste materials. [CBC 1251.4.1]14. The temperature and ventilation of the facility shall be maintained so as to assure the comfort. [CBC 1251.4.3]15. An approved automatic sprinkler system shall be installed. [CBC 441.2]16. If required, provide a plan to the County of Orange Health Dept. for review and approval. |
| Fire | <ol style="list-style-type: none">17. Comply with the requirements of the 2022 California Fire Code, including the reference standards, as adopted and amended by Costa Mesa Fire & Rescue. |
| Bus.
Lic. | <ol style="list-style-type: none">18. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained. |

19. Business license shall be obtained prior to the initiation of the business.