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JOHN GAGNEPAIN, VICE-CHAIR
CORINNE AWAD, 2ND VICE-CHAIR
TAURUS JONES, COMMISSIONER
MICHELLE PETERSON, COMMISSIONER

REGULAR MEETING AGENDA
PLANNING COMMISSION OF THE CITY OF SAN JACINTO

Tuesday, May 26, 2026
6:00 PM OPEN SESSION

COMMUNITY CENTER
625 S. PICO AVENUE
SAN JACINTO, CA 92583
951-487-7330

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the office of the City Clerk at 951-487-7330 ext. 339. Notification 48 hours prior to a meeting will enable the City to make reasonable arrangements to ensure accessibility to that meeting [28 CFR 35.102.35.104 ADA Title II].

This Planning Commission meeting is being conducted in-person and will be broadcast utilizing Livestream video. The Planning Commission meeting may be observed virtually by joining the link on the City's website.

Public Comments will only be accepted in person during the meeting or in writing to the Community Development Clerk. Participants viewing the Livestream will not have a comment option.

For those wishing to email public comments for the May 26, 2026 Planning Commission meeting, please submit your comments to be read aloud at the meeting by the Community Development Clerk. Email comments to Lori Matley at comments@sanjacintoca.gov. Please put "PLANNING COMMISSION AND AGENDA ITEM NUMBER" in the email subject line. Email comments on matters not on the agenda must be received before the time the Chair calls the item for Public Comments. Email comments on the agenda items must be received before the time the Chair closes public comments on the agenda item. All email comments shall be subject to the same rules as would otherwise govern speaker comments at the Planning Commission meeting. Electronic comments on agenda items for May 26, 2026 may only be submitted via email. Comments via text and social media (Facebook, Twitter, etc.) will not be accepted.

Reading of Public Comments: The Community Development Clerk will read all email comments, provided that the reading shall not exceed three (3) minutes, or such other time as the Commission may provide, consistent with the time limit for speakers at a Planning Commission meeting. The email comments submitted shall become part of the record of the Planning Commission meeting.

1. Organization

A. Call to Order

B. Roll Call

C. Pledge

2. Public Comments

3. Minutes

3.1 Planning Commission Regular Meeting Minutes of March 24, 2026

RECOMMENDATION:

Staff recommends that the Planning Commission approve the Planning Commission Regular Meeting Minutes of March 24, 2026.

4. Public Hearings

4.1 Next Level Soccer School (PROJ25-0200)

RECOMMENDATION:

Staff recommends the Planning Commission:

1. DETERMINE that, pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt in accordance with CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) and Section 15301 (Class 1, Existing Facilities).

2. APPROVE Conditional Use Permit (USE25-0113) to establish and operate a 2,480-square-foot indoor recreational facility for small-group soccer training within Suite D of an existing multi-tenant industrial building located at 1215 South Buena Vista Street (APN 435-212-004), subject to the recommended conditions of approval.

4.2 The Magnet Shopping Center (PROJ23-0013)

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. DETERMINE that the proposed Project will not have a significant effect on the environment with the incorporation of mitigation measures based on the findings set forth in the case record and ADOPT a Mitigated Negative Declaration (MND) and associated Mitigation Monitoring and Reporting Program, pursuant to the California Environmental Quality Act (CEQA); and

2. APPROVE PROJ23-0013 to establish the Magnet Shopping Center that includes 4 Major Tenant spaces to be utilized for Retail and a Grocery Store, 3 Retail Shops/Pads, 4 Restaurants Pads with Drive-Thru Service, a Car Wash with Drive-Thru Service, a Gas Station with a Convenience Store, and a Tentative Parcel Map to create 12 commercial lots on 14.50 acres.

a. A Site Plan & Design Review (USE23-0009) for the overall site plan and the design of a 114,523 square foot shopping center.

b. Tentative Parcel Map (TPM) 38831 (SUB23-0005) to subdivide a 14.44-acre lot into 12 commercial lots.

c. A Conditional Use Permit (USE24-0052), to allow alcohol sales within a Service Station that includes a gasoline station and a 3,956 square foot convenience store.

d. A Minor Use Permit (USE23-0011) for a 3,886 square foot restaurant, with outdoor seating and a drive-thru lane. (Pad 1)

e. A Minor Use Permit (USE23-0012) for a 3,203 square foot restaurant with a drive-thru lane. (Pad 2)

f. Minor Use Permit (USE24-0038) for a 5,705 square foot retail/restaurant building with a drive-thru lane. (Pad 3)

g. A Minor Use Permit (USE23-0013) for a 3,203 square foot restaurant with a drive-thru lane. (Pad 4)

h. A Minor Use Permit (USE23-0014) for an automated car wash with three queuing lanes.

5. Community Development Update

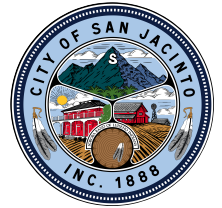
6. Commissioner Comments

7. Adjournment

DOCUMENTS RELATED TO OPEN SESSION AGENDAS (SB343) - Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection at the public counter located in the Administration Building of City Hall, 595 S. San Jacinto Avenue, San Jacinto, CA 92583.

I, Lori Matley, Community Development Clerk of the City of San Jacinto, do hereby certify that I caused to be posted the foregoing agenda this 21st day of May 2026 as requested by law.

Lori Matley, Community Development Clerk



Date Posted: May 21, 2026