** Revised **

PATRICIA SCOTT, CHAIR
JOHN GAGNEPAIN, VICE-CHAIR
CORINNE AWAD, SECOND VICE-CHAIR
TAURUS JONES, COMMISSIONER
MICHELLE PETERSON, COMMISSIONER

REGULAR MEETING AGENDA
PLANNING COMMISSION OF THE CITY OF SAN JACINTO
TUESDAY, OCTOBER 27, 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].

The Planning Commission meeting may be observed virtually by accessing https://horizon.agendalink.app/engage-v2/sanjacintoca/agendas and selecting the “Watch” button next to the corresponding agenda for the meeting date, or in person at the San Jacinto Community Center.

Public Comments will only be accepted in person during the meeting or in writing to the Community Development Clerk no later than 3:00 PM on the day of the meeting. Participants viewing the Livestream will not have a comment option.

Watch the Meeting (Official Livestream)
The official way to watch and listen to the Planning Commission meeting is through the City's AgendaLink Livestream by selecting the **"Watch"** option for the applicable meeting on the City's website.

Provide Live Public Comment by Telephone
Members of the public wishing to provide live public comment may participate by telephone using the Microsoft Teams dial-in information below. The telephone line is intended **only** for individuals who wish to address the Planning Commission during the designated Public Comment period.

Dial in by phone:
+1 (951) 465-7684
Conference ID: 706 805 861#

Public Comment Workflow

When the Chair opens the Public Comment portion of the meeting, the process will be as follows:

- Members of the public will call the Teams dial-in number and wait in the Teams lobby.
- Callers should remain in the Teams lobby until the applicable Public Comment period opens. They should not be admitted before the Chair opens Public Comment.
- The Clerk will admit one caller at a time from the lobby as they are ready to speak. If multiple callers are waiting, they should remain in the lobby until it is their turn.
- Once admitted, callers should be able to speak. If necessary, the Clerk can unmute the caller.
- The Chair will recognize the caller, and the caller should first state their name for the record before providing their public comment.
- Each caller will have up to three (3) minutes to speak.
- After completing their comments, callers may either hang up, or the Clerk may remove them from the meeting before admitting the next speaker.

Written public comments ***may only be submitted via email*** to comments@sanjacintoca.gov or by hard copy to the Office of the Community Development Clerk at 595 S. San Jacinto Ave., San Jacinto, CA 92583, no later than 3:00 PM on the day of the meeting. Comments via text and social media (Facebook, Twitter, etc.) will not be accepted. Please identify the agenda item number and "PUBLIC COMMENT" in the subject line of the email or hard copy document. All written correspondence received by the 3:00 PM deadline will be distributed to the legislative body prior to the meeting and retained with the official meeting record. All email comments shall be subject to the same rules as would otherwise govern in-person speaker comments at the Planning Commission meeting.

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 Chair 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

1.1 Roll Call

1.2 Pledge of Allegiance

2. PUBLIC COMMENTS

3. MINUTES

3.1 Minutes of the Regular Planning Commission Meeting of September 22, 2026
RECOMMENDATION:
Staff recommends that the Planning Commission APPROVE the minutes of the Regular Planning Commission Meeting of September 22, 2026.

4. PUBLIC HEARINGS

4.1 Bradley Gardens Expansion Project
A Conditional Use Permit and Site Plan and Design Review to expand the existing Bradley Gardens Care Facility from 44 beds to 103 beds on a 2.98-acre parcel. The project includes an approximately 17,100-square-foot, building addition (43 beds) and the conversion of an existing 2,596-square-foot office building into a care facility (16 beds).

— DETERMINE that the Project, as analyzed in the Initial Study/Mitigated Negative Declaration (IS/MND) as revised by the Errata, will not have a significant effect on the environment with the incorporation of mitigation measures, and that the Errata does not require recirculation pursuant to CEQA Guidelines §15073.5; and ADOPT the IS/MND, as revised, and the associated Mitigation Monitoring and Reporting Program (MMRP), pursuant to the California Environmental Quality Act (CEQA); and

— APPROVE a Conditional Use Permit, which includes a Nonconforming Adjustment to expand the Bradley Gardens facility from 44 beds to 103 beds, which and covert an existing 2,596 square foot vacant office building to a 16-bed Care Facility.

— APPROVE a Site Plan and Design Review (USE26-0126) for construction of a 17,100 square foot single-story addition to the existing facility.

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 October 23, 2026 as requested by law.

Lori Matley, Community Development Clerk

Date Posted: October 23, 2026