



## REPORT TO PLANNING COMMISSION

**To:** Honorable Chairman and Members of the Planning Commission

**From:** Justin Kirk, Assistant Community Development Director

**Prepared by:** Damaris Abraham, Senior Planner

**Date:** April 16, 2019

**Subject:** Planning Application No. 2016-112 (Kassab Travel Center) – A new travel center that includes an 8,360 sq. ft. convenience store with three quick-serve restaurants, two covered gas-dispensing areas, a 2,543 sq. ft. fast food restaurant with a drive-through and other related improvements.

**Applicant:** Joseph Karaki, Karaki Western States Engineering, Inc.

### Recommendation

Continue consideration of the proposed project off-calendar.

### Discussion

A Draft Initial Study/Mitigated Negative Declaration (IS/MND) was prepared to analyze the potential impacts of the proposed Project. The IS/MND (SCH# 2019029048) was made available for public review and comment from February 8, 2019 to March 11, 2019. The Notice of Public Hearing and Notice of Availability and Intent to Adopt a Mitigated Negative Declaration that was circulated with the IS/MND stated that the Planning Commission would consider the IS/MND at its April 2, 2019 meeting.

At the April 2, 2019 Planning Commission meeting, staff requested the project to be continued to the April 16, 2019 in order to have additional time to address all the comments received. Due to the scope of comments received and the revisions needed to address those comments, it has been determined that the City will recirculate a revised environmental document. For this reason, staff is recommending that this matter be continued off-calendar. The recirculated environmental document will identify a future Planning Commission meeting when this matter will be considered.