

**PUBLIC HEARING NOTICE AND
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

Notice is hereby given that on **April 25, 2013** at 7:00 p.m., or as soon thereafter as the matter may be heard, the **Planning Commission** of the City of Roseville will hold a Public Hearing at **the City Council Chambers located at 311 Vernon Street, Roseville, CA** for the purpose of considering a **CONDITIONAL USE PERMIT AND DESIGN REVIEW PERMIT – MERRYHILL SCHOOL OF ORLANDO AV. – 1115 ORLANDO AV. – FILE #2013PL-007; PROJECT #CUP-000081 & DRP-000479.**

Request: The applicant requests approval of a Conditional Use Permit and Design Review Permit to operate a private school serving Pre-Kindergarten through eighth grades. The project includes renovation of the existing 19,160 square foot office building and adding outdoor play areas.

Project Title/Name: Merryhill School of Orlando Av.

Project Address: 1115 Orlando Av

Applicant: Neil Garawitz, Nobel Learning Communities Inc.

Owner: Dan Hrdy, Valley Oak Investments LP.

Current Zoning: Community Commercial (CC) & General Commercial (GC)

Project Planner: Derek Ogden, Associate Planner

Environmental Determination: An Initial Study was prepared for the project to evaluate the project's potential environmental effects per CEQA. The Planning Commission will consider this Initial Study and proposed Mitigated Negative Declaration before taking action on the proposed project. **The public review period for the proposed Mitigated Negative Declaration will occur from April 5, 2013 to April 25, 2013.**

Following the Public Hearing, the **Planning Commission** may take such action on the project as it deems appropriate. Interested persons are invited to submit written comments prior to and may testify at the Public Hearing. **Written comments may be submitted to the Project Planner, Roseville Planning Department, 311 Vernon Street, Roseville, CA 95678.** If the matter is continued for any reason, written comments and public testimony will be accepted until the close of the final Public Hearing. All comments will be considered by the Approving Authority.

The **Planning Commission's** action on the project may be appealed by any interested person to the City Council by filing a written appeal and the applicable fee with the City Clerk within 10 days following the **Planning Commission's** final action on the project. If the City Council is the final Approving Authority, or if the project is appealed to the Council, the Council's action is final.

If you challenge the action of the **Planning Commission** on this matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Department at, or prior to the Public Hearing.

PAUL RICHARDSON
Planning Director

Dated: April 1, 2013

Publish: April 5, 2013