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## PUBLIC HEARING NOTICE

**NOTICE IS HEREBY GIVEN** that the **COMMUNITY DEVELOPMENT DIRECTOR** of the City of Rocklin will hold a public hearing in the **COUNCIL CHAMBERS** at **Rocklin City Hall**, 3970 Rocklin Road, beginning at **9:00 a.m. on TUESDAY, JANUARY 27, 2026**, to consider the following:

**RE: ANIMAL EYE CENTER – PACIFIC STREET  
CONDITIONAL USE PERMIT AND DESIGN REVIEW/BARRO ZONE, BZ2025-0001  
ENVIRONMENTAL, ENV2025-0015**

The application is a request for a Design Review and Conditional Use Permit to convert an existing automotive building into a Veterinary Facility project pursuant to the Business Attraction, Retention, and Revitalization (BARRO) Overlay Zone.

The proposed project involves converting an existing 6,049-square-foot commercial automotive building into an Veterinary Facility. The project includes the addition of eight new parking spaces and modifications to the front façade (west elevation). The Animal Eye Center will operate from 8:00 a.m. to 5:00 p.m. on weekdays and will provide after-hours emergency care. The facility will be staffed by up to six employees at a time and is expected to serve up to 15 clients per day. No overnight care will be provided.

The project site is a 0.83±acre commercial property located at 5880 Pacific Street, which is northwest of the intersection of Sunset Boulevard and Pacific Street. The Assessor's Parcel Number (APN) is 010-191-064.

The property is designated Retail commercial (RC) in the Rocklin General Plan. The property is zoned Retail Business (C-2) within the Business Attraction, Retention, and Revitalization Overlay (BARRO) zone.

A review of this project pursuant to the California Environmental Quality Act (CEQA) Section 15301 Existing Facilities has been conducted and has identified a Categorical Exemption as the appropriate level of environmental review for this project.

The property owner is Sydney Edwards. The applicant is Wells Construction Inc. c/o Katherine Orloff.

Any person interested in any agenda item may contact the Planning Staff prior to the meeting date, during regular business hours, Monday through Friday between 8:00 a.m. and 4:00 p.m., or by phoning (916) 625-5100 for further information. Agenda information including staff reports, resolutions, and exhibits are typically available the Wednesday prior to the public hearing date on the City website (<http://www.rocklin.ca.us/agendas-and-minutes>).

Any member of the public is welcome to comment on the application. Members of the public may also provide comments on the project via email at [meetingcomments@rocklin.ca.us](mailto:meetingcomments@rocklin.ca.us). E-mailed comments must be received by 3:00 p.m. the day of the hearing. The public may listen to audio or view the meeting via live stream at <https://rocklin.ca.us/agendas-minutes>.

Court challenges to any public hearing items may be limited to only those issues which are raised at the public hearing described in the notice or in written correspondence delivered to the City at or prior to the public hearing. (Government Code §65009) The City of Rocklin and the State of California does not discriminate in housing or employment on the basis of race, religion, sex, age, national origin, or handicap. The location of the public meeting is fully accessible to mobility impaired individuals.

In compliance with the Americans with Disabilities Act, the City of Rocklin encourages those with disabilities to participate fully in the public hearing process. If you have special needs in order to allow you to attend or participate in this public hearing process, please contact our office at 625-5100 or by email at [meetingcomments@rocklin.ca.us](mailto:meetingcomments@rocklin.ca.us) so that we may make every reasonable effort to accommodate you.