



CITY OF ROCKLIN
Community Development Director Hearing
City Hall – Council Chambers
3970 Rocklin Road, Rocklin, CA 95677
Website: www.rocklin.ca.us

January 27, 2026
9:00 AM

Pursuant to Chapter 17.59.050 of the Rocklin Municipal Code, the Community Development Director has the authority to approve Conditional Use Permits for projects located within the Business Attraction, Retention, and Revitalization Overlay (BARRO) Zone, following a noticed public hearing. The Project is located within the BARRO Zone, so the Director shall hear and determine the applicant's request for a Conditional Use Permit at this public hearing.

1. CALL TO ORDER

2. PUBLIC HEARINGS

2.A Animal Eye Center / Conditional Use Permit, BZ2025-0001 and Environmental, ENV2025-0015

Recommendation: Staff recommends the Community Development Director approve the following:

- A. Administrative Determination of the Community Development Director of the City of Rocklin Approving a Notice of Exemption (Animal Eye Center / ENV2025-0015)
- B. Administrative Determination of the Community Development Director of the City of Rocklin Approving a BARRO Zone Entitlement for a Conditional Use Permit (Animal Eye Center / BZ2025-0001)

3. ADJOURNMENT



Community Development Director Staff Report

Subject: **Animal Eye Center**
Conditional Use Permit / BZ2025-0001
Environmental / ENV2025-0015

Date: January 27, 2026

Submitted By: Bennett Smithhart, Senior Planner

Department: Community Development

Recommendation

Staff recommends the Community Development Director of the City of Rocklin approve the following:

- A. Administrative Determination of the Community Development Director of the City of Rocklin Approving a Notice of Exemption (Animal Eye Center / ENV2025-0015)
- B. Administrative Determination of the Community Development Director of the City of Rocklin Approving a BARRO Zone Conditional Use Permit (Animal Eye Center / BZ2025-0001)

Application Request / Project Description

The Animal Eye Center project is a conversion of an existing commercial automotive building into a Veterinary Clinic pursuant to the Business Attraction, Retention, and Revitalization (BARRO) Overlay Zone. The project proposes converting most of an existing 6,049-square-foot commercial automotive building into a Veterinary Clinic, while retaining an approximate 1,600 square foot portion of the original automotive use. The project includes the addition of eight (8) new parking spaces and modifications to the front façade (west elevation). The Animal Eye Center will typically operate from 8:00 a.m. to 5:00 p.m. on weekdays and may provide occasional after-hours emergency care. The facility will be staffed by up to six (6) employees at a time and is expected to serve up to fifteen (15) clients per day. No overnight care will be provided.

Project Location

The project site is a $0.83\pm$ 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.

Figure 1. Project Location



Background

The project site is located within the Pacific Center Business Center (U-2004-13 and DR-2004-09), which was approved by the Planning Commission on February 15, 2005, and is situated at the northerly corner of Pacific Street and Sunset Boulevard. The Pacific Center Business Center encompasses approximately 3.75 acres, consists of six parcels, and includes reciprocal parking and access agreements. The development comprises five buildings totaling approximately 32,372 square feet of floor area. At the time of the original approvals, 162 parking spaces were required, and 176 parking spaces were approved for the development.

Figure 2. Project Site Plan



The center was approved with a condition of approval (No. 12) to ensure long-term visual cohesion and an attractive appearance among the project's structures. This condition requires that any changes to exterior colors and/or materials be subject to Planning Commission approval. The proposed project will utilize colors and materials consistent with those used throughout the business center, therefore staff believes that a Planning Commission approval is not required with this project proposal.

The project site is located within the Retail Business (C-2) zone within BARRO zone. Pursuant to Rocklin Municipal Code (RMC) Section 17.46.020, a Conditional Use Permit (CUP) is required for the operation of a Veterinary Clinic in the Retail Business (C-2) zone. Per RMC Section 17.59.050, the Community Development Director serves as the approving authority for CUPs within the BARRO zone, following a noticed public hearing.

Analysis

The proposed Veterinary Clinic use at this location aligns with the goals, policies, and land use designations outlined in the General Plan, as well as all applicable zoning standards, regulations, and restrictions, subject to the approval of Conditional Use Permit entitlement. The General Plan designates the site as Retail Commercial (RC). According to Table 4-2 of the City of Rocklin General Plan Land Use Element, one of the purposes of the RC designation is to provide appropriately located areas for retail stores, professional offices, supportive commercial uses, and amusement uses in a concentrated area for the convenience of the public and in mutually beneficial relationships to each other.

The site is located within the BARRO Zone, which, under RMC 17.59.030(C), the streamlined entitlement review and approval process, and a reduced fee structure, provides for the improved appearance and economic vitality of small and/or older commercial structures and developments and thereby contributes to the overall improvement of older commercial areas.

Staff Recommendation

Staff recommends approval of the Animal Eye Center BARRO Zone Conditional Use Permit, subject to the findings and conditions of approval in the Administrative Determination resolutions, attached to this staff report.

ADMINISTRATIVE DETERMINATION
AD-2026-000X

ADMINISTRATIVE DETERMINATION OF THE COMMUNITY DEVELOPMENT DIRECTOR
OF THE CITY OF ROCKLIN APPROVING A NOTICE OF EXEMPTION
(ANIMAL EYE CENTER / ENV2025-0015)

WHEREAS, the City of Rocklin's Environmental Coordinator has reviewed the Animal Eye Center, a BARRO Zone Design Review (BZ2026-0001), BARRO Zone Conditional Use Permit (BZ2025-0001), and Notice of Exemption (ENV2025-0015) ("Project") and determined that it is exempt from review under the California Environmental Quality Act pursuant to California Code of Regulations Section 15301 – Existing Facilities; and

WHEREAS, a Notice of Exemption has been prepared for the Project.

NOW, THEREFORE, BE IT RESOLVED by the Community Development Director of the City of Rocklin as follows:

Section 1. Based on the review and determination of the Environmental Coordinator, and for the reasons stated in the Notice of Exemption, attached hereto and incorporated by reference herein as Exhibit 1, the Community Development Director of the City of Rocklin finds that the Project is exempt from review under the California Environmental Quality Act.

Section 2. A Notice of Exemption is approved for the Project.

Section 3. Upon approval of the Project by the Community Development Director of the City of Rocklin, the Environmental Coordinator may file the Notice of Exemption with the County Clerk of Placer County and with the State Office of Planning and Research, pursuant to the provisions of Section 21152(b) of the Public Resources Code and the State CEQA Guidelines adopted pursuant thereto.

PASSED AND ADOPTED this 27TH day of January, 2026, by the Community Development Director of the City of Rocklin, as authorized by Rocklin Municipal Code Section 17.59.

David Mohlenbrok
Community Development Director

NOTICE OF EXEMPTION

TO: County Clerk, County of Placer
2954 Richardson Blvd.
Auburn, CA 95604-5228

FROM: City of Rocklin, Planning Division
3970 Rocklin Road
Rocklin, CA 95677

Project Title: Animal Eye Center – Pacific Street (BZ2025-0001, BZ2026-001, ENV2025-0015)

Project Location - Specific: The property is an approximately 0.83-acre site bounded by Pacific Street to the east, and Sunset Boulevard to the south. The site consists of Assessor Parcel Number 010-191-064.

Project Location - City: Rocklin, CA; County: Placer

Description of Nature, Purpose and Beneficiaries of Project: An application to approve a conversion of a 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 site is located within the City's Business Attraction Retention and Revitalization Overlay (BARRO) zone.

Name of Public Agency Approving Project: City of Rocklin

Name of Person or Agency Carrying Out Project: The applicant is Wells Construction, Attn: Katherine Orloff, 10648 Industrial Ave., Roseville, CA, 95678, (916) 788-4480. korloff@wellsconstruction.com

Exempt Status (Check one):

Categorical Exemption (California Code of Regulations Sec. 15300 et seq.): Section 15301 – Existing Facilities

Reasons why the project is exempt:

The project involves the establishment and operation of a Veterinary Facility in an existing building. Minor modifications to the building and site are proposed. There will be interior tenant improvements but no grading or tree removal, and there will be no expansion of the current facility. Class 1 exemptions consist of the operation of existing public or private structures, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Examples include but are not limited to: (a) interior or exterior alterations involving such things as interior partitions, plumbing and electrical conveyances.

The project as proposed is consistent with the exemption class description noted above and is exempt pursuant to Class 1 of the CEQA Guidelines.

Contact Person: David Mohlenbrok, Director of Community Development

Date received for Filing: _____

Signature: David Mohlenbrok, Director of Community Development

ADMINISTRATIVE DETERMINATION
AD-2026-000X

ADMINISTRATIVE DETERMINATION
OF THE COMMUNITY DEVELOPMENT DIRECTOR
OF THE CITY OF ROCKLIN APPROVING A BARRO ZONE CONDITIONAL
USE PERMIT
(ANIMAL EYE CENTER / BZ2025-0001)

The Community Development Director of the City of Rocklin does resolve as follows:

Section 1. The Community Development Director of the City of Rocklin finds and determines that:

A. This Conditional Use Permit allows for construction and operation of a Veterinary Clinic, pending approval of a Design Review. The project is located within the Pacific Center Business Center (U-2004-13 and DR-2004-09).

B. Section 17.59.050 (B) of the Rocklin Municipal Code (RMC) authorizes the Community Development Director of the City of Rocklin to approve applications for Conditional Use Permit entitlements within the Business Attraction, Retention, and Revitalization Overlay (BARRO) Zone.

C. A Notice of Exemption has been approved for this project by the Community Development Director of the City of Rocklin (ENV2025-0015).

D. The operation of the use will not, under the circumstances of this particular case, be detrimental or injurious to the health, safety or general welfare of persons residing or working within the area of the proposed use, to property and improvements in the vicinity, or to the general welfare of the City. The project would allow for the construction and operation of a Veterinary Clinic, pending approval of a Design Review.

E. The construction and operation of the use in this location is consistent with the goals, policies, and land use designations in the General Plan and with all zoning standards, regulations, and restrictions applicable to the property subject to the approval of a Conditional Use Permit and Design Review (DR) entitlements. The General Plan Land Use designation is Retail Commercial (RC). Pursuant to Table 4-2 of the City of Rocklin General Plan Land Use Element, one of the purposes of the RC designation is to provide appropriately located areas for retail stores, professional offices, supportive commercial uses and amusement uses in a concentrated area for the convenience of the public and in mutually beneficial relationships to each other.

Section 2. The BARRO Zone Conditional Use Permit Entitlement for the Animal Eye Center/ BZ2025-0001 as depicted in Exhibit A, attached hereto and by this reference incorporated herein, is hereby approved subject to the conditions listed below.

The approved Exhibit A shall govern the design of the project, pending approval of the subsequent project Design Review. Any condition directly addressing an element incorporated into Exhibit A shall be controlling and shall modify Exhibit A. Unless expressly stated otherwise, the applicant is solely responsible for satisfying each condition throughout occupancy of the structure.

A. Notice to Applicant of Fees & Exaction Appeal Period

The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code §66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations, and other exactions.

The applicant is hereby notified that the 90-day protest period, commencing from the date of approval of the project, has begun. If the applicant fails to file a protest regarding any of the fees, dedication requirements, reservation requirements or other exaction contained in this notice, complying with all the requirements of Government Code §66020, the applicant will be legally barred from later challenging such exactions.

B. Conditions

1. Animals.
 - a. All animals treated in the veterinary facility shall be limited to household pets (e.g., dogs, cats, birds, hamsters, etc.). (PLANNING)
2. Treatment.
 - a. The treatment of all animals shall be conducted only within the building. (PLANNING)
3. Waste Disposal.

The applicant shall implement the following waste disposal measures at the facility, where applicable. The Community Development Director may authorize changes or modifications to the below, if required by State or County regulations. (PLANNING)

- a. All deceased animals are to be quick frozen and stored in a special freezer until such time as they are picked up for disposal or burial. (PLANNING)
- b. Miscellaneous biological waste (not including excrement) is to be frozen and picked up by a special unit from a qualified waste management company. (PLANNING)
- c. Medical waste (needles, syringes, old medicine containers, operation discards, etc.) is to be picked up by a special unit from a qualified waste management company. (PLANNING)
- d. Animal excrement shall be collected and disposed of through the regular sewage plumbing / waste system. (PLANNING)
- e. Any animal waste in outside public areas outside in the immediate vicinity of the facility, including but not limited to the parking lot, walkways, and landscaped areas shall be promptly picked up by an employee of the clinic and properly discarded. (PLANNING)
- f. At all times that the clinic is open for business, biodegradable waste disposal bags and a garbage receptacle shall be placed outside, near the entrance to the clinic, to facilitate pet owners and clinic employee's ability to clean up after their pets and properly dispose of any waste. (PLANNING)

4. Noise and Odor Attenuation.

- a. Prior to issuance of a building permit and a certificate of occupancy, the applicant shall demonstrate that the tenant improvements include physical soundproofing of the kennel, treatment, and exam areas to ensure that animal vocalizations are not heard in the adjacent units. Additionally, a medical-grade filtration system shall be installed to prevent the spread of noxious odors. (BUILDING, PLANNING)

5. Control of Animals.

- a. The applicant shall provide notice to customers that all animals being brought in to or taken out of the facility shall be leashed or caged and under the control of the pet owners or clinic personnel. (PLANNING)

6. Operation

- a. Prior to issuance of any improvement plans or building permits for the project, a Design Review shall be approved. The site design and architecture shall be substantially consistent with Exhibit A, to the satisfaction of the Community Development Director. (PLANNING, ENGINEERING)

7. Indemnification and Duty to Defend

As a condition for project approval, Owner or an agent of Owner acceptable to City shall defend, indemnify, and hold harmless the City and its agents, officers, and employees from any claim, action, or proceeding, against the City or its agents, officers, and employees; including all costs, attorneys' fees, expenses, and liabilities incurred in the defense of such claim, action, or proceeding to attack, set aside, void or annul an approval by the City and its agents, officers, and employees, or other City advisory agency, appeal board, or legislative body concerning this project approval. City shall promptly notify owner of any such claim, action, or proceeding and shall cooperate fully in the defense of said claim, action, or proceeding. (CITY ATTORNEY)

8. Validity

- a. Consistent with the requirements of Section 17.70.070, this Conditional Use Permit shall expire two years after the effective date of this approval, unless the rights conferred by this permit have been exercised within that period. (PLANNING)

PASSED AND ADOPTED this 27th day of January, 2026, by the Community Development Director of the City of Rocklin, as authorized by Rocklin Municipal Code Section 17.59.

David Mohlenbrok
Community Development Director

EXHIBIT A
Animal Eye Center Building Plans

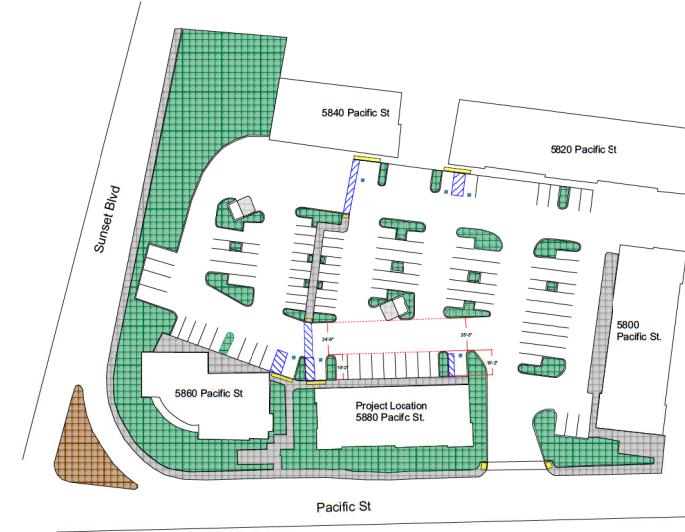
Animal Eye Center



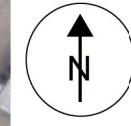
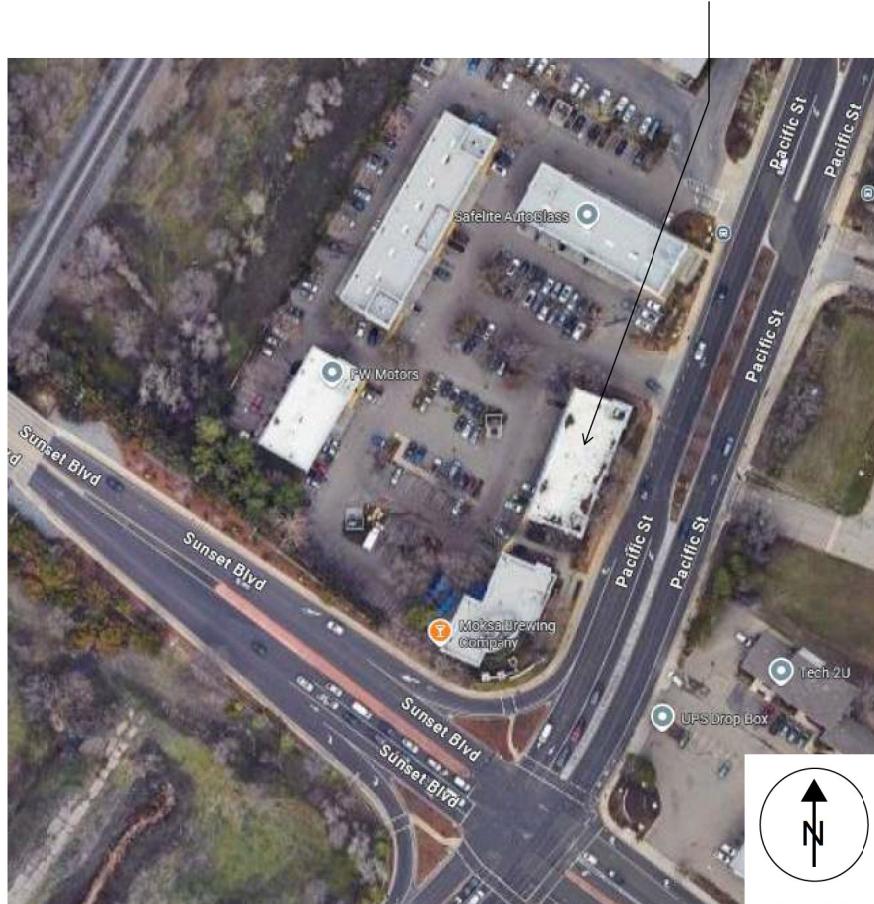
WELLS CONSTRUCTION
INCORPORATED

This design is the property of
Wells Construction, Inc. any
distribution without
authorization is strictly
prohibited

Owner:



Project
Location



Parking

Total Existing	52	
ADA	2	Located at the front of the project location
Proposed New Parking	8	Located at the front of the project location

Project Description

Animal Eye Center is requesting to change the use for the property located at 5880 Pacific Road to Medical Service Veterinary Clinic

Exterior improvements to include:

Remove exterior roll-up doors, some openings to have storefront installed and the others to be framed closed and stucco finish to match the existing finish.

Stripe between the planters at the front of the building for additional parking

Interior improvements to include:

Full build out to include Walls, Wall finishes, HVAC, Electrical, Plumbing, Flooring, Finishes, Etc.

Project Data

Property Owner:	Sydney Edwards
APN:	010-191-064-000
Lot Size:	35,501 SF
Existing Use:	Auto Sales / Repair
Zoning:	Commercial
Type of Construction:	III-B - Masonry Exterior Walls
Existing Building:	6,049 SF
Fire Sprinklers:	Yes

Sheet Index

T1	Title Sheet
A1	Site Plan
A2	Proposed Floor Plan
A3	Elevations
A4	Site Plan Turning Radius

3

Exterior Signage to be on a
separate submittal

Animal Eye Center
5880 Pacific St.
Rocklin, CA 95677

T1

Date:
12-18-2025
Rev 3
12/18/2025
Scale:



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Owner:

Animal Eye Center
5880 Pacific St.
Rocklin, CA 95677

A1

Landscape Areas

Sunset Blvd

5840 Pacific St

5820 Pacific St

5800
Pacific St.

5860 Pacific St

Project Location
5880 Pacific St.

Landscape areas to be refreshed

Pacific St

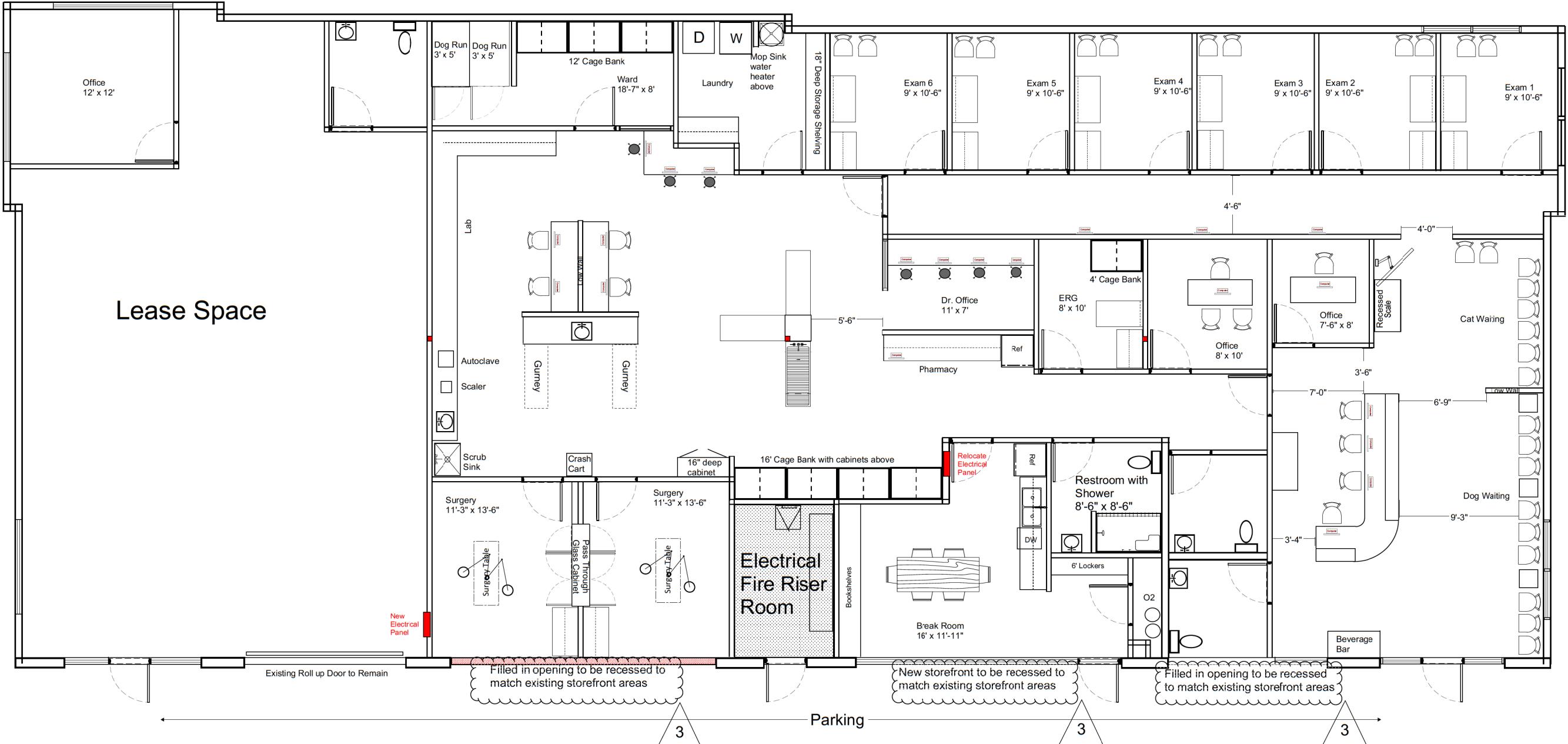
Date:
12-16-2025

Rev 3

Scale:
1" = 20'

Owner:

Animal Eye Center
5880 Pacific St.
Rocklin, CA 95677



A2

 Date:
 12/18/2025

Rev 3

 Scale:
 1/4" = 1'



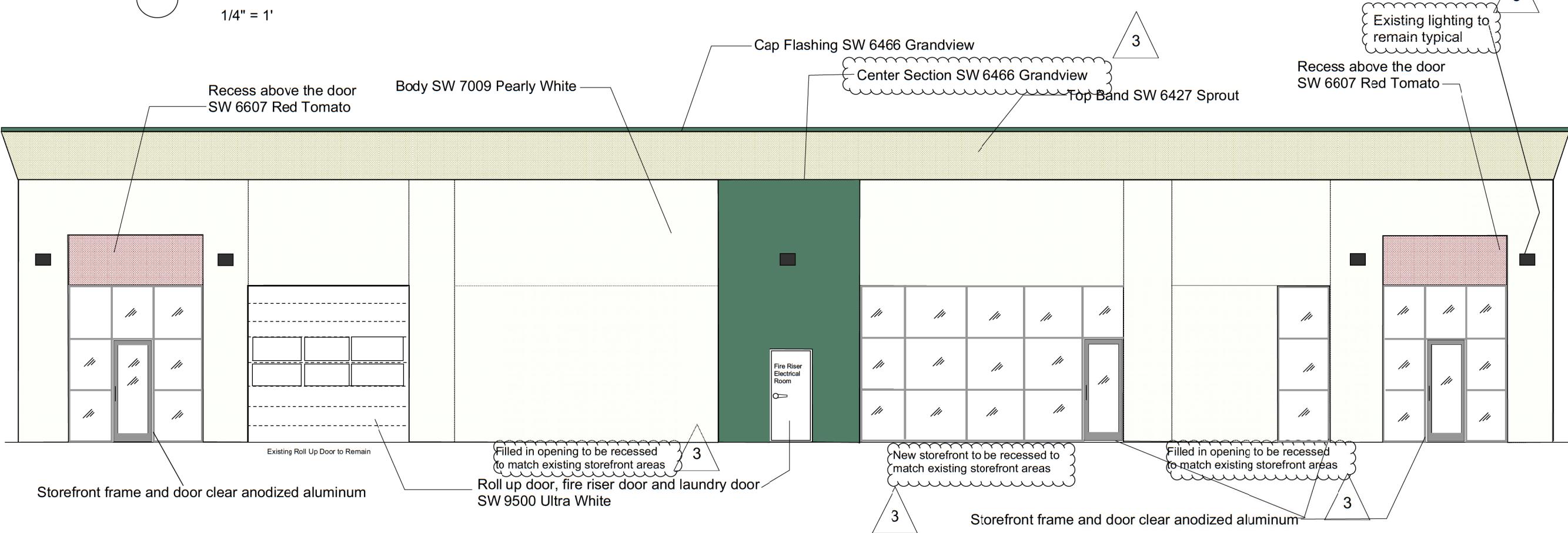
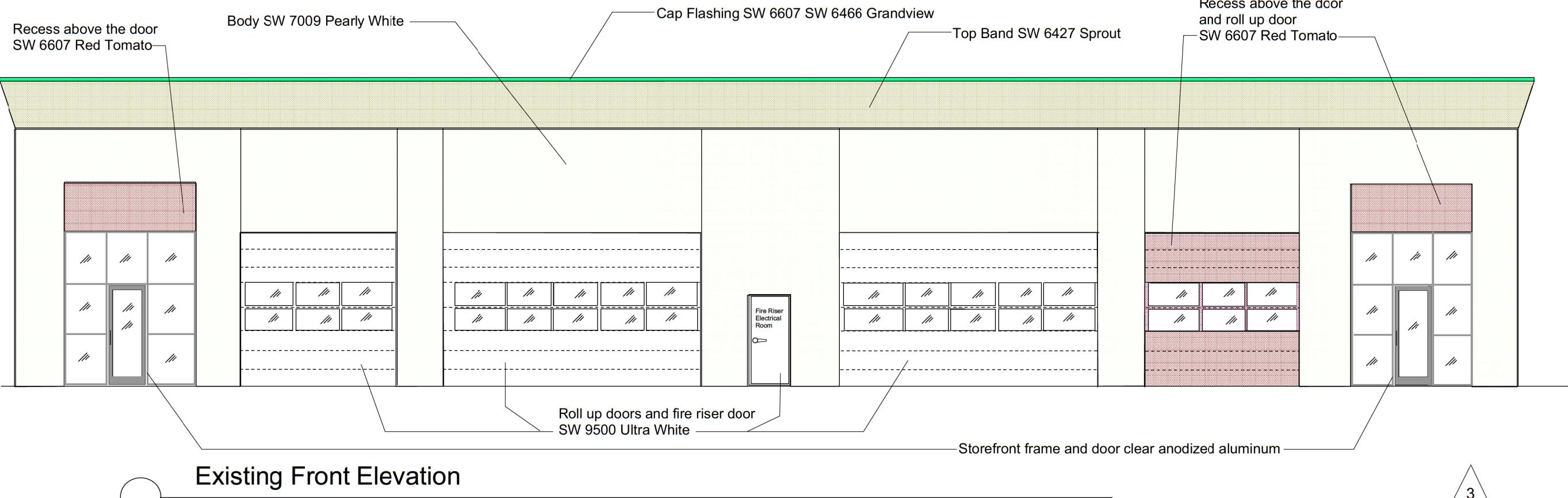
WELLS CONSTRUCTION
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prohibited

Owner:

Animal Eye Center
5880 Pacific St.
Rocklin, CA 95677

A3



Date:
12/18/2025

Rev 3

Scale:
1/4" = 1'



WELLS CONSTRUCTION
INCORPORATED

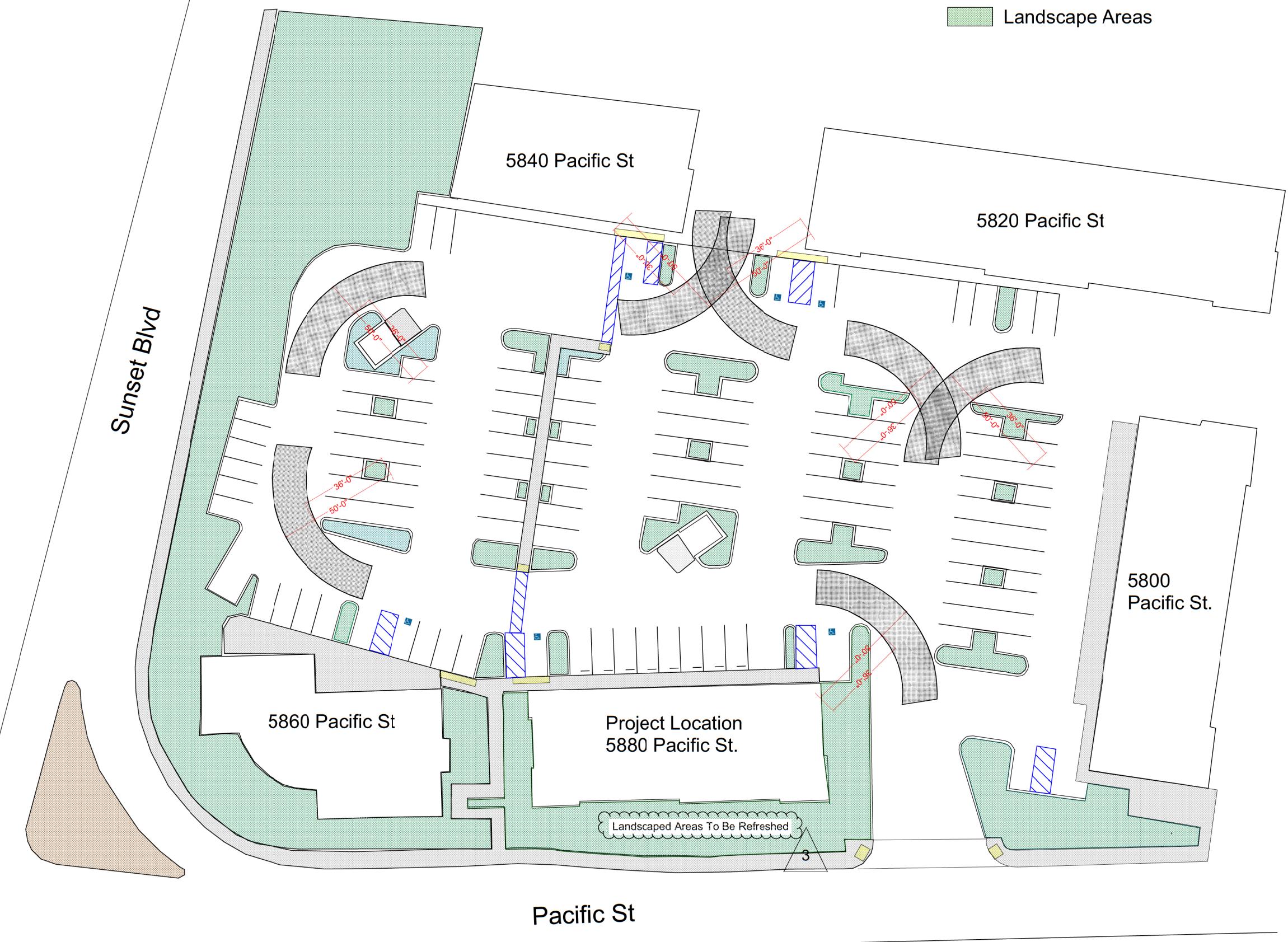
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prohibited

Owner:

Animal Eye Center
5880 Pacific St.
Rocklin, CA 95677

A4

Landscape Areas



Date:
12-18-2025

Rev 3

Scale:
1" = 20'