



New Project Information

The City of Rocklin is processing the below referenced application(s) for project approval. The request is now being reviewed for compliance with the requirements and regulations of relevant City, State, and Federal agencies, and Utility providers. Once any issues have been resolved a hearing date will be set and public notice provided to alert neighbors and interested parties of the hearing date, availability of project information, the opportunity to comment on the project.

Application Received: October 21, 2025

Project Name and Requested Approvals:

Rocklin Animal Eye Center

BARRO Zone (BZ2025-0001)

- Design Review
- Use Permit

Staff Description of Project:

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

The proposed project involves converting a 6,049-square-foot commercial automotive building into an animal care 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.

Location:

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 010-470-024-000.

Land Use Designation(s)/Zoning:

The property is designated Retail Commercial (RC) in the Rocklin General Plan. The property is zoned C-2 and is located within the BARRO Overlay Zone.

This project does / XX does not require modification or change of the land use designations and regulations currently applicable to the project site.

Compliance with the California Environmental Quality Act:

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

Applicant & Property Owner:

The applicant is Katherine Orloff with Wells Construction and the property owner is Sydney Edwards.

Attached Information:

For additional detail, please visit the following link: <https://www.rocklin.ca.us/post/>



Rocklin Planning Commission
3970 Rocklin Rd.
Rocklin, CA 95677

Project Address: 5880 Pacific Street, Rocklin, CA 95677

Planning Commission:

We are pleased to announce that Animal Eye Center, an animal care facility specializing in ophthalmology, has outgrown our current facility and looking to expand our client base by relocating to a larger, state-of-the-art facility in Rocklin, CA. This move will allow us to better serve the community and surrounding areas, providing advanced medical eye care for dogs and cats.

Our new hospital will operate Monday through Friday, from 8:00 AM to 5:00 PM, and will remain closed on Saturdays and Sundays, but will come in occasionally for an emergency appointment. The facility will be staffed by a dedicated team of 3-6 people at any given time, including 1-2 doctors, 2-3 nurses, 2-3 technicians, and 2-3 front desk staff members. Together, we will provide exceptional medical and customer care to our patients and their families.

The hospital will feature the following:

- Reception area
- Exam rooms
- Onsite pharmacy
- Restrooms
- Wet and dry treatment stations
- Breakroom
- Laundry/utility room
- Cages
- Two surgery suites
- Offices

We anticipate treating approximately 15 clients per day, which equates to about 1.5 patients per hour. Please note that we will not offer overnight boarding; patients requiring overnight care will be either taken home with their owners or transferred to an emergency care facility. A designated outdoor area, located away from neighboring businesses and the public, will be used for patient walks. At all times, patients will be accompanied by staff and will never be allowed to roam freely or off-leash.



WELLS CONSTRUCTION
INCORPORATED

To maintain a clean and odor-free environment, we will implement immediate cleanup protocols for animal messes, ensuring proper disposal. In addition, the facility will have a multi-zone HVAC system and exhaust fans in key areas to further help control odors.

The hospital will not include outdoor kennels or off-leash areas. Renovation of the interior will include standard noise insulation, ensuring that patients remain under medical supervision. Hospital-induced anxiety will be treated, and no significant noise will be generated, minimizing any disturbance to the surrounding area.

We believe this new facility will be a valuable asset to the local community by providing convenient access to high-quality veterinary care. With the growing demand for animal services, our expanded capacity will reduce wait times and ensure pets receive prompt, effective treatment to prevent further health issues.

Approving this conditional use permit will ensure that the local pet population receives compassionate and professional care from our experienced team of doctors. We are committed to providing the best possible care for our patients, and we are excited about the opportunity to continue serving your community.

Thank you for considering our application. We look forward to the possibility of moving forward with our plans and continuing to serve the Rocklin area.

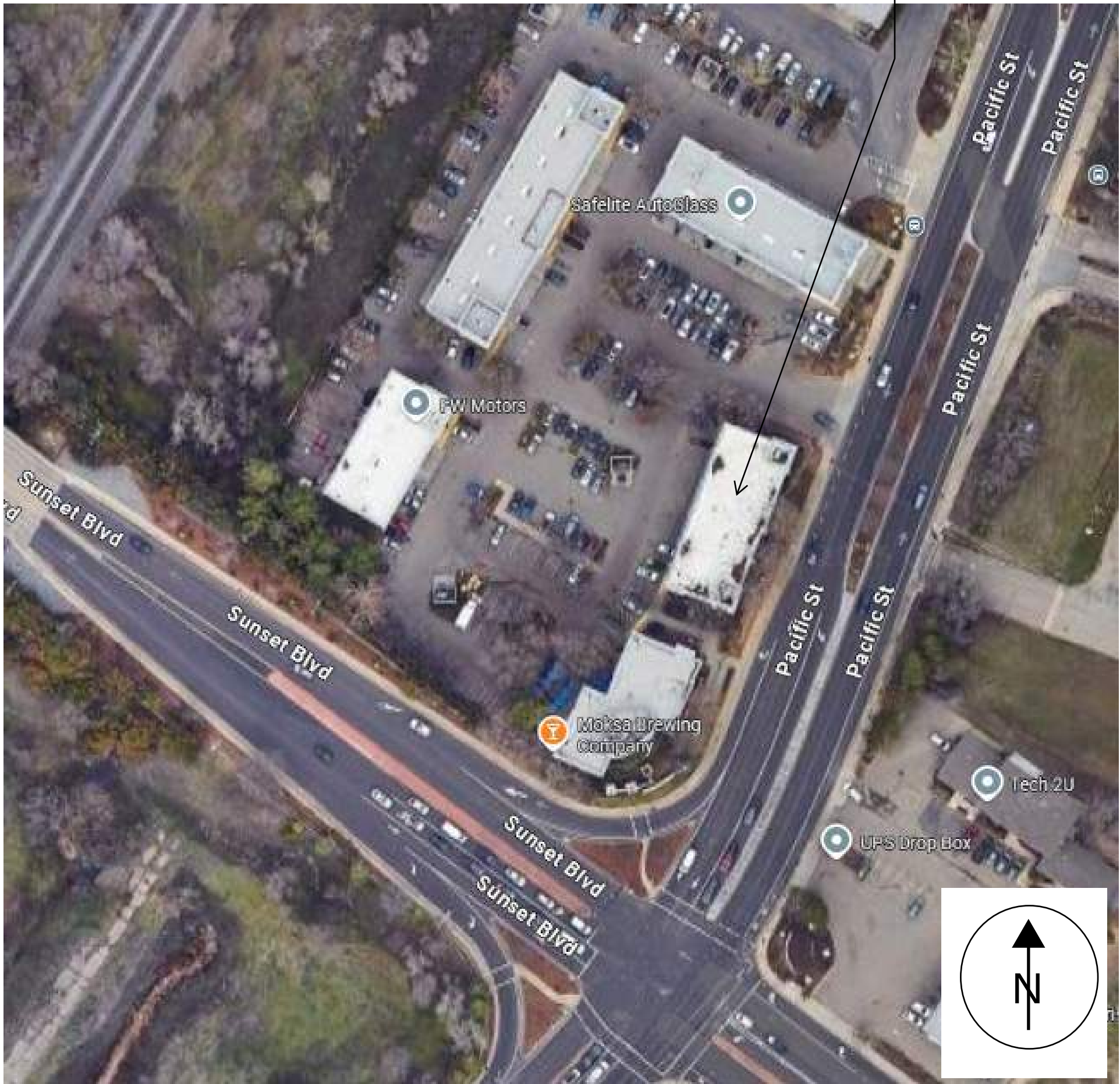
Sincerely,

Dr. Sydney Edwards

Animal Eye Center



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

Owner:

Animal Eye Center
5880 Pacific St.
Rocklin, CA 95677

T1

Date:
10-01-2025

Scale:

Owner:

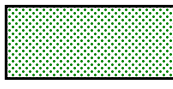
Animal Eye Center
5880 Pacific St.
Rocklin, CA 95677

A1

Date:
9-02-2025

Revision 1
10/01/2025

Scale:
1" = 20'

 Landscape Areas

Sunset Blvd

5840 Pacific St

5820 Pacific St

5800
Pacific St.

5860 Pacific St

Project Location
5880 Pacific St.

Pacific St

Owner:

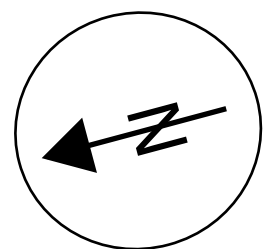
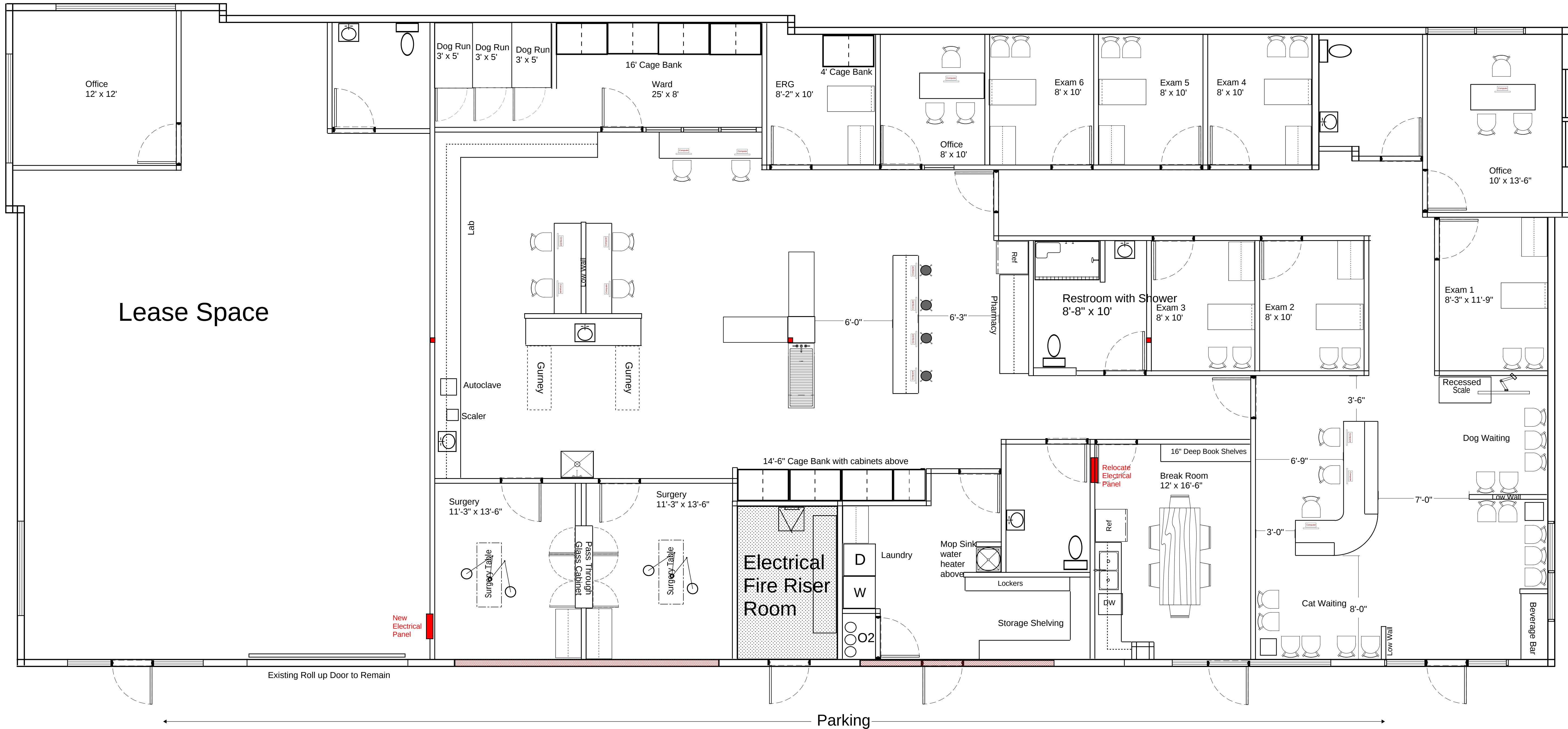
Animal Eye Center
5880 Pacific St.
Rocklin, CA 95677

A2

Date:
9-16-2025

Revision 1
9/19/2025

Scale:
1/4" = 1'



Owner:

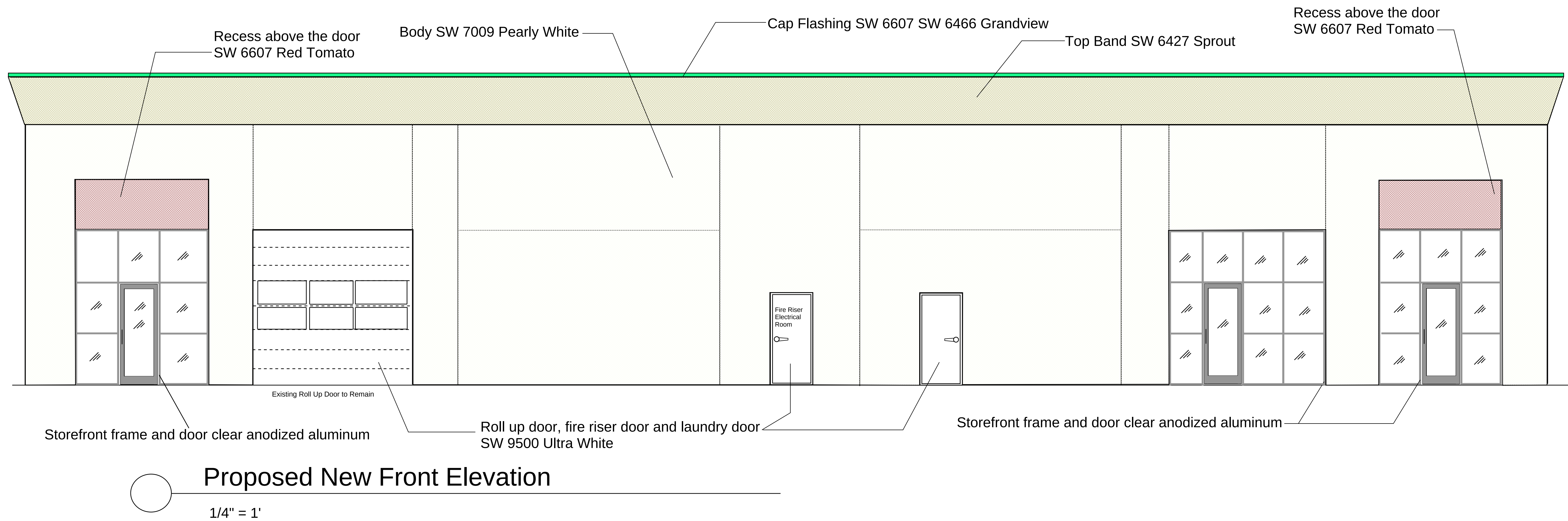
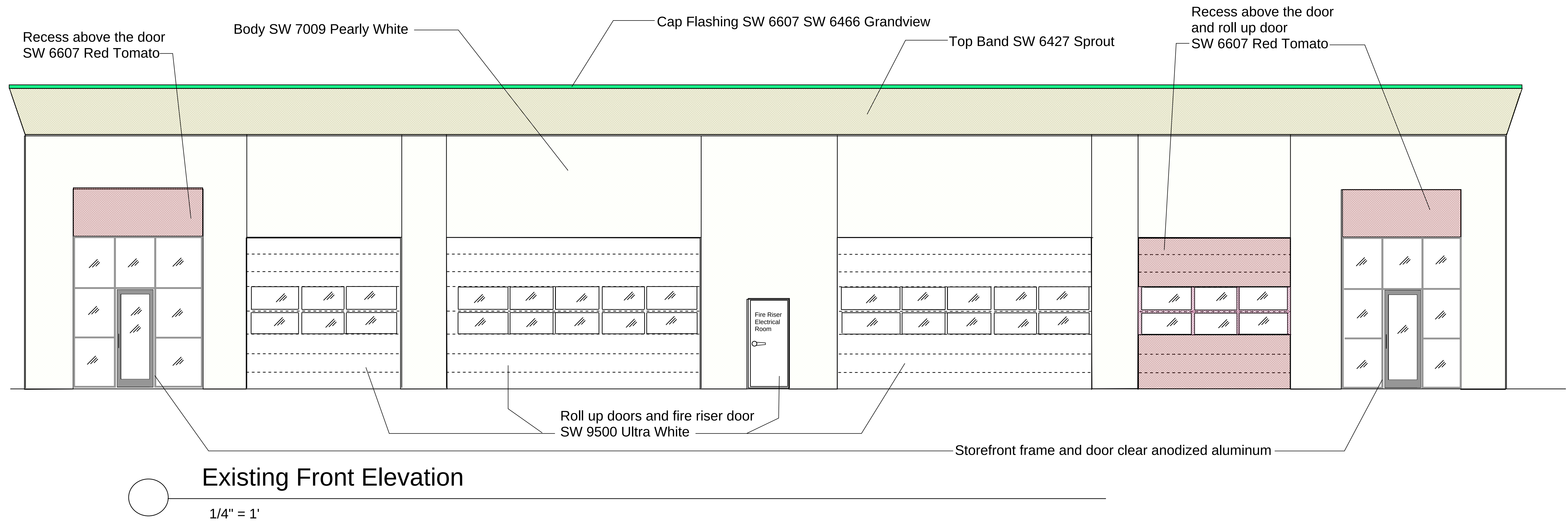
Animal Eye Center
5880 Pacific St.
Rocklin, CA 95677

A3

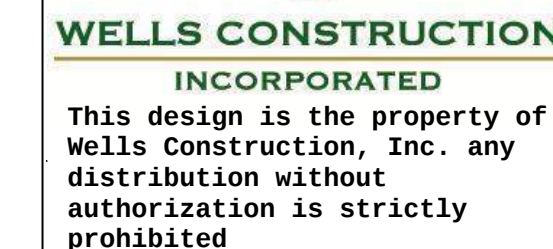
Date:
9-02-2025

Revision 1
9/19/2025

Scale:
1/4" = 1'



Exterior paint to match existing no changes.
Paint colors are Sherwin - Williams Paint



Date:
10-01-2025

Scale:
1" = 20'

Animal Eye Center
5880 Pacific St.
Rocklin, CA 95677

A4

