



***Planning Division Staff Report
Planning Commission Meeting***

August 27, 2026

Prepared by: Sean Morales, Senior Planner

**ITEM 6.1: **CONDITIONAL USE PERMIT – 1490 EUREKA ROAD – NERSP PCL 13 – PET CLINIC
CUP – FILE #PL26-0317#****

REQUEST

The applicant requests a Conditional Use Permit to allow a veterinary dermatology clinic use in the Regional Commercial/ Special Area Northeast (RC/SA-NE) zone district.

Applicant – Thomas J. Wilson, Thomas Wilson Architect, Inc.

Owner – Ethan Conrad Properties

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

1. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to three (3) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request. The applicant has reviewed and agrees with the recommended conditions of approval.

BACKGROUND

The project is located within the Eureka Ridge Plaza (formerly Rocky Ridge Pavilion), between Rocky Ridge Drive and Eureka Road within the City's Northeast Roseville Specific Plan (NERSP) area, as shown on Figure 1. The site has a General Plan land use designation of Community Commercial (CC) and a zoning designation of Regional Commercial/Special Area-Northeast (CC/SA-NE). The project site is located adjacent to commercial uses to the north, Rocky Ridge Drive with Business Professional uses beyond to the south, Eureka Road with the Rocky Ridge Drive Electric Substation to the east, and commercial automotive lot to the west.

Eureka Ridge Plaza was originally approved with a Design Review Permit by the Design Committee on June 20, 2002 (file #DRP 01-54). This entitlement allowed the construction of a 28,550 square foot retail center, 8,595 square foot restaurant, and associated site improvements including 218 parking stalls. On March 24, 2005, the Planning Commission approved an Administrative Permit to allow a 27-space parking reduction for shared parking to accommodate the restaurant tenants in the plaza (file #AP 04-71). Subsequently, a second Administrative Permit for a parking reduction was approved on August 9, 2012 (file #2012PL-054). This allowed an additional 12-space reduction for a yoga studio to occupy 2,262 square feet within the Eureka Ridge Plaza.

The current request is for a Conditional Use Permit to allow a veterinary dermatology clinic at Suite 100 of 1490 Eureka Road. Approval of the CUP would allow the veterinary dermatology clinic use within the Community Commercial (CC) zone district.

Figure 1 – Project Location



SITE INFORMATION

Location: 1490 Eureka Road

Total Size: 4.25 acres

Topography and Setting: The project site is a developed commercial property located in an urbanized setting. The site includes frontage on Eureka Road and Rocky Ridge Drive, which includes an attached sidewalk. The proposed project would be located within Suite 100.

CONDITIONAL USE PERMIT EVALUATION

The evaluation of the Conditional Use Permit (CUP) will focus on the compatibility of the veterinary dermatology clinic use with the surrounding land uses. As part of the compatibility evaluation Staff evaluated consistency with the findings listed in the Zoning Ordinance. The CUP allows the City to place operational conditions on the use which may be modified by the Planning Commission. Section 19.78.60 of the City of Roseville Zoning Ordinance requires that three findings be made in order to approve a CUP. The three findings are listed below in ***bold, italicized*** text and are followed by an evaluation of the proposal in relation to each finding.

- 1. The proposed use or development is consistent with the City of Roseville General Plan and any applicable Specific Plan.***

The land use designation for the subject property is Community Commercial (CC). The purpose of the Community Commercial land use category is to provide a broad range of goods and services to a large service area. Primary Uses within the Community Commercial land use category include “retail stores and businesses selling a full range of goods and services including auto sales and repair, and commercial child care facilities.”. Secondary uses include “Professional offices uses, including medical offices and

clinics.”. The proposed veterinary clinic use is listed in the secondary use description in the General Plan text and is therefore consistent with the General Plan.

The property is located within the Northeast Roseville Specific Plan (NERSP) area. The NERSP guidelines provide architectural and site planning guidelines but rely on the General Plan for land use implementation. Based upon the General Plan definition for Community Commercial land use and the NERSP, the proposed project is consistent with the land use designation with approval of the required Conditional Use Permit.

2. The proposed use or development conforms with all applicable standards and requirements of the Zoning Ordinance.

The zoning designation on the subject property is Regional Commercial/Special Area-Northeast Roseville. The NERSP special area zoning overlay does not include a permitted uses table and therefore, would rely on the Zoning Ordinance.

The proposed use would occupy a tenant space within an existing building, therefore the Zoning Ordinance standards related to building height and setbacks are not applicable. However, the use will be subject to the Zoning Ordinance parking standards. Veterinary clinics require 1 space per 150 square feet. The proposed use would operate in an approximate 3,100 square-foot suite, which would require the Animal Dermatology Group, Inc to have 21 parking spaces. The prior use at this address was a Lasik Eye Medical Facility, which has the same parking requirements as a veterinary clinic. Therefore, no additional parking would be required than what was previously existing.

Additionally, the applicant provided a parking study as part of their application, as shown in Exhibit B. The proposed business would operate Monday through Friday, therefore the parking study was conducted over a two-week period, monitoring parking availability on Monday, Wednesday, and Friday in the first week, and then Tuesday and Thursday the second week. The parking count was conducted three times a day, first being at 9:00 a.m., the second at 12:00 p.m., and the last being at 4:00 p.m. There is a total of 214 parking spaces within the Eureka Ridge Plaza. The parking study breakdown of the number of available parking spaces by date and time can be found in Table 1.

Table 1 – Number of Open Parking Spaces in Lot (% Open Spaces)

	Time		
Date	9:00 a.m.	12:00 p.m.	4:00 p.m.
6/22/2026, Monday	125 (58%)	86 (40%)	90 (42%)
6/24/2026, Wednesday	136 (64%)	62 (29%)	80 (37%)
6/26/2026, Friday	104 (49%)	59 (28%)	98 (46%)
6/30/2026, Tuesday	130 (61%)	56 (26%)	99 (46%)
7/02/2026, Thursday	135 (63%)	66 (31%)	124 (58%)

As shown from the parking study, there is adequate parking availability within the center during the proposed hours of operation, and implementation of the proposed use would not create a deficit of

parking. With approval of the CUP, the use would conform to the applicable standards and requirements of the Zoning Ordinance.

3. The location, size, design, and operating characteristics of the use or development is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.

The proposed project would occupy an approximately 3,100 square-foot suite within the existing 37,145-square-foot building. Based on the operations plan provided by the Animal Dermatology Group, Inc., the space would be divided into five exam rooms, one specialized treatment area, one procedure room, a private doctor's office, and a reception/waiting room area. The applicant anticipates having approximately 11 employees, including board-certified veterinary dermatologists, licensed veterinary technicians, and administrative support. The facility would have no boarding, grooming, or overnight hospitalization. The hours of operation would be Monday through Friday, 8:00 a.m. to 5:00 p.m. by appointment only, and would not offer any emergency after-hour or weekend services. The applicant anticipates serving approximately 20 to 25 clients per day.

Due to the proposed hours of operation and the fact that the facility would be by appointment only, staff are not anticipating any traffic impact on the businesses within the vicinity. Additionally, staff reached out to the property owner to verify if there have been any parking complaints from the existing tenants due to the existing parking reductions. The property owner confirmed that there have not been complaints from the tenants, additionally, because the Animal Dermatology Group, Inc. would close at 5:00 p.m., the owner was confident that parking for the facility would not be impacted as the heaviest parking times are around dinner due to the various restaurants within the center.

Given that the proposed use is within an enclosed building and would not create noise or smells inconsistent with the surrounding uses, and due to the proposed offset hours of operation from the rest of the businesses within the center, the proposed use would not conflict or adversely impact the surrounding uses.

Based on the information presented above and with the conditions of approval, staff has not identified any potential adverse effects of this project upon the public health, safety and welfare, or upon property or improvements in the vicinity of the project site and therefore supports approval of the request.

CONCLUSION

As demonstrated by the analyses in the foregoing sections, the proposed project is consistent with the objectives and overall intent of the General Plan, Zoning Ordinance, and Northeast Roseville Specific Plan guidelines. The required findings can be made for each requested entitlement, and staff recommends that the Planning Commission take the actions listed in the Recommendation section of this report.

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Early notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. A public notice of the Planning Commission hearing was published on August 14, 2026, and was distributed to all property owners and residents within 300 feet of the project site. No concerns were reported by the time of staff report publication.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) and Section 305 of the City of Roseville CEQA Implementing Procedures. Consistent with this exemption classification the project does not include any exterior modifications or increase to the existing square footage or footprint of the building.

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

1. Adopt the three (3) findings of fact as listed in the staff report and approve the **Conditional Use Permit – 1490 Eureka Road. – NERSP PCL13– Pet Clinic CUP – PL26-0317** subject to three (3) conditions of approval;

CONDITIONS OF APPROVAL FOR A CONDITIONAL USE PERMIT, FILE #26-0317

1. The project is approved as shown in **Exhibit A and Exhibit B** and as conditioned or modified below. (Planning)
2. This Conditional Use Permit approval shall be effectuated within a period of two (2) years from **August 27, 2026**, and if not effectuated shall expire on **August 27, 2028**. Prior to said expiration date, the applicant may apply for an extension of time. (Planning)
3. The Conditional Use Permit shall be effectuated upon occupancy of the tenant space. (Planning)

Exhibits

- A. Operations Description
- B. Parking Study

Note to Applicant and/or Developer: Please contact the Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.
