



Animal Dermatology Group, Inc.

2424 SE Bristol St, Suite 250

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Phone: (949) 936-0066

www.animaldermatology.com

DATE: May 8, 2026

City of Roseville Planning Division

311 Vernon Street

Roseville, CA 95678

RE: Conditional Use Permit (CUP) Project Description – 1490 Eureka Rd, Suite 100

To the City of Roseville Planning Division,

Animal Dermatology Group, Inc. is requesting approval of a Conditional Use Permit at 1490 Eureka Rd, Suite 100. Our intent is to establish a specialized outpatient veterinary medical clinic dedicated exclusively to dermatology and allergy care.

Scope of Work and Renovations:

We are proposing an interior renovation of the existing suite to create a modern clinical environment. The fit-out will include five (5) exam rooms, one (1) specialized treatment area, one (1) procedure room, a private doctor's office, and supportive reception/waiting areas. All construction will be internal, preserving the existing architectural integrity of the Eureka Road professional corridor.

Operational Overview:

- **Strictly Outpatient:** This facility is a veterinary dermatology specialty office. There will be no boarding, grooming, or overnight hospitalization. We do not offer emergency after-hours or weekend services. Please refer to the attached Addendum for a detailed background on Animal Dermatology Group and the specialized nature of our medical services.
- **Hours:** Monday through Friday, 8:00 AM – 5:00 PM
- **Staffing:** The clinic will be staffed by approximately 11 employees, including board-certified veterinary dermatologists, licensed veterinary technicians, and administrative support.
- **Client Volume:** We anticipate seeing approximately 20 to 25 clients per day. Because our practice is strictly appointment-only, client arrivals and departures are staggered throughout the day, ensuring a quiet, orderly flow of traffic. Given the specialty nature to our business, our caseload is much lower than a standard veterinary clinic

Exhibit A

The proposed use is a professional medical service that aligns with the commercial character of the Eureka Road area and its surrounding businesses. By providing specialized care without the noise or traffic that could be associated with boarding or high-volume veterinary hospitals, we believe ADG will be a quiet and valuable addition to the Roseville business community. As a professional medical tenant, our facilities operate with the clinical professionalism of a human medical suite. We have included a tentative detailed floor plan with our application to illustrate the proposed layout and a copy of the existing floor plan. We look forward to working with the City of Roseville on this project. Please feel free to contact us with any questions or concerns.

Sincerely,



Brian Palmeiro, VMD, Diplomate ACVD
Animal Dermatology Group, Inc.

ABOUT ANIMAL DERMATOLOGY GROUP, INC.

Animal Dermatology Group, Inc. (ADG), is the largest unified group of veterinary dermatology specialists worldwide engaged in the diagnosis and treatment of acute and chronic skin conditions in pets. Operating our clinical practices under the name “Animal Dermatology Clinic”, we are recognized as a national and international leader in innovative veterinary dermatology, providing unsurpassed care to patients and valuable peace of mind for pet owners.

Founded by Dr. Craig Griffin in 1980 with the mission to make state-of-the-art veterinary dermatology care available to pet owners everywhere, ADG’s pet healthcare reach now includes over 60 primary and satellite locations in the United States, as well as facilities in Australia and New Zealand, bringing unique, specialized dermatology care to pets.

ADG has the distinction of being the first non-academic organization approved by the American College of Veterinary Dermatology (ACVD) to provide a Residency Training Program, and currently, we are the largest qualified ACVD Residency Program preparing the next generation of board-certified dermatologists. ADG is very proud of this important responsibility to help shape the future thought leaders of our field.

Today, ADG has over 100 veterinary specialists actively involved in clinical care, research and academic training to advance the field of veterinary dermatology and working every day to develop and refine the cutting-edge diagnostic testing and treatment techniques used in our specialty practices.

Our clinics are equipped with state-of-the-art technology designed specifically for the diagnosis and management of dermatological conditions in animals. We feature specialized examination rooms, advanced laboratory equipment for skin testing and cytology, and comfortable spaces

Exhibit A

tailored for both cats and dogs. Our facilities allow us to perform allergy testing, skin biopsies, CO2 laser surgery, video otoscopic ear exams, and many other procedures with precision and care. We maintain strict cleanliness standards and provide a calming atmosphere to help reduce stress for our patients.