



City Council Chambers, 311 Vernon Street

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The City of Roseville welcomes your participation.

Meeting Schedule: Regular meetings of the Planning Commission are held on the second and fourth Thursday of the month at 6:30 p.m.

Public Comment: Speakers have three (3) minutes under Public Comment to address the Chair of the meeting on issues that are not listed on the agenda and are within the City's jurisdiction. Please submit a blue speaker card to the Secretary before the item is heard if you wish to make a comment.

Brown Act: The Planning Commission cannot discuss or act on items not listed on the agenda.

Agenda Items: Speakers have five (5) minutes to address items that are listed on the agenda.

Audio/Visual Presentations: If making a presentation regarding an agenda item, audio/visual materials must be submitted to the Secretary for consideration at least 72 hours in advance.

Americans with Disabilities Act: If special assistance is required to participate in a meeting including the need of auxiliary aids or services, please notify the City Clerk at least 72 hours in advance of the meeting.

City Clerk 311 Vernon Street cityclerkroseville@roseville.ca.us 916-774-5263 TDD: 916-774-5220

Security Measures: All Roseville meeting attendees must successfully pass through a security metal detector. Any person with a prohibited item will not be allowed entry. Prohibited items include but are not limited to firearms (even with valid CCW), knives, pepper spray/mace, explosives of any kind/any weapons and/or dangerous devices of any kind, illegal drugs, and alcohol. (City Council Only)

Viewing Options: The City of Roseville provides three options for viewing meetings:

In person	Online	On TV
		
Meetings take place at the City Council Chambers, 311 Vernon Street	Watch meetings live on the City's YouTube channel or at roseville.ca.gov/watch . Past meetings are also available on the City's YouTube channel.	Watch live on government access channel (Comcast 14).



Kim Ryan Unidad, Chair
Bruce Hagler, Vice Chair
Clifford Haggengos, Jr., Commissioner
Ed Kriz, Commissioner
Einar Maisch, Commissioner
John Prior, Commissioner
Jason Probst, Commissioner
Lupe Nelson, Secretary
Lauren Hocker, Liaison

AGENDA

Planning Commission Meeting

August 27, 2026

6:30 PM

City Council Chambers, 311 Vernon Street

I. CALL TO ORDER

II. ROLL CALL

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS

V. CONSENT CALENDAR

Items appearing on the Consent Calendar are considered routine and may be approved by one motion of the Planning Commission. Any person may request an item be removed from the Consent Calendar for further discussion.

1. Minutes of August 13, 2026

VI. REQUESTS/PRESENTATIONS

1. North East Roseville Specific Plan Parcel 3 – Pet Clinic Conditional Use Permit, 1490 Eureka Rd, 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

CONTACT: Sean Morales 916-774-5282 smorales@roseville.ca.us

The Planning Commission will consider the recommendation to:

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

2. Infill Parcel 13 - Oakleaf Estates Variance, 1010 Main St, File # PL26-0369

Request: The project is a request for an Administrative Variance to reduce the required front yard setback from 20 feet to 13 feet 6 inches for Lots 16 and 17 within the Oakleaf Estates subdivision located on Atkins Court. The request also includes increasing Lot 16's lot coverage by 1.5%. This would allow for 36.5% lot coverage, whereas the Zoning Ordinance standard is 35%.

Applicant: Erika Madden, Fieldstone Communities, LLC

Property Owner: Lendco LLC

CONTACT: Eric Singer 916-774-5536 ejsinger@roseville.ca.us

The Planning Commission will consider the recommendation to:

1. Adopt the three (3) findings of fact and approve the Administrative Variance subject to two (2) conditions of approval.

VII. STAFF/COMMISSIONER REPORTS

VIII. ADJOURNMENT



Planning Commission Communication

Meeting Date: 8/27/2026

Item #: V.1

Item ID: 2026-728

Title: Minutes of August 13, 2026

Contact: Lupe Nelson 916-774-5281 lnelson@roseville.ca.us

REQUEST

Approve the Minutes of August 13, 2026.

RECOMMENDATION

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

1. Approve the Minutes of August 13, 2026

Respectfully Submitted,
Lupe Nelson, Administrative Assistant

Lauren Hocker, Planning Manager

ATTACHMENTS:

1. Draft Minutes

REVIEWERS:

Lupe Nelson, Development Services Department

Created -



Clifford Haggenjos, Jr., Chair
Bruce Hagler, Commissioner
Ed Kriz, Commissioner
Einar Maisch, Commissioner
John Prior, Commissioner
Jason Probst, Commissioner
Kim Ryan Unidad, Commissioner
Lupe Nelson, Secretary
Lauren Hocker, Liaison

DRAFT MINUTES

Planning Commission Meeting

August 13, 2026

6:30 PM

City Council Chambers, 311 Vernon Street

I. CALL TO ORDER

As Chair Haggenjos was absent excused, Chair Pro Tem Prior called the meeting to order at 6:30 p.m.

II. ROLL CALL

Present: Hagler, Kriz, Maisch, Prior, Probst, Unidad

Absent: Haggenjos

III. PLEDGE OF ALLEGIANCE

Commissioner Unidad led those in attendance in the Pledge of Allegiance.

IV. PUBLIC COMMENTS

Chair Pro Tem Prior opened the Public Comment period. Hearing none, Chair Pro Tem Prior closed the Public Comment period.

V. CONSENT CALENDAR

Items appearing on the Consent Calendar are considered routine and may be approved by one motion of the Planning Commission. Any person may request an item be removed from the Consent Calendar for further discussion.

1. Minutes of June 11, 2026

Motion by Commissioner Hagler, seconded by Commissioner Maisch, to approve the Consent Calendar.

Roll call vote:

Ayes: Kriz, Probst, Hagler, Unidad, Maisch, Prior

Noes: None

The Motion passed.

VI. REQUESTS/PRESENTATIONS

1. Sierra Vista Specific Plan Parcel JM-41 & West Roseville Specific Plan Parcel W-20 – Sierra View Shopping Center, 1875 Pleasant Grove Bl, File # PL25-0496

Request: The applicant requests approval of a Conditional Use Permit to allow a fueling station and two drive-through restaurants adjacent to a residential parcel. The application also includes a Design Review Permit to allow construction of a 14.5-acre commercial shopping center with retail and restaurant uses, along with associated access, parking, lighting, and landscape improvements. The proposed combined building area is approximately 58,000 square feet. A Tentative Subdivision Map is also requested to reconfigure parcels consistent with the site plan.

Associate Planner, Eric Singer, presented the staff report.

Commissioner Discussion with Staff

- A Commissioner asked about the City's potential liability if a CEQA lawsuit were to arise. Staff responded that the City is not at risk, as its liability is mitigated through an indemnification provision.
- A Commissioner asked whether the proposed traffic signal at Upland Drive and Pleasant Grove Boulevard would be installed. Staff responded affirmatively.
- A Commissioner asked what could be developed on the southern parcel, given that it is located within a powerline easement. Staff responded that there are limited commercial uses permitted on the parcel and clarified that it is not part of the proposed project before the Commission.

Chair Pro Tem Prior opened the Public Hearing and invited comments from the applicant and/or audience.

Applicant representative, Kris Steward, stated that she had received a copy of the staff report and was in agreement with staff's recommendations.

Commissioner discussion with Applicant

- A Commissioner raised questions regarding the sound levels of the drive-through speakers. The applicant responded that acoustic technology has improved over the years. The applicant also noted that an overhang over the intercom would help shield noise and that drive-through lanes are oriented toward the street to reduce noise impacts on surrounding neighborhoods.

- A Commissioner asked whether the project is “built to suit.” The applicant responded that no tenants have been identified at this time and that the project will be developed by a single developer.
- A Commissioner stated that residents are eager for services.

Chair Pro Tem Prior opened the public comment period.

Margarita Reinos and Mary Perez spoke in opposition to the proposed project. The speakers offered the following comments (paraphrased):

- Homeowners were not informed that a commercial project could be developed in the area at the time they purchased their homes.
- Traffic concerns were raised.
- There would be a decline in property values if the project was approved.
- There are currently many services within walking distance and this site was not needed.
- The proposed project would not benefit the community.
- The proposed Upland Drive traffic signal would increase congestion.
- The notification radius be expanded beyond 300 feet and raised concerns about the notification process.
- Residents have concerns regarding proposed low-income housing and how it would affect residents.
- Additional fueling stations and drive-through restaurants are not needed.
- They were told when they purchased their homes that no development could occur on the parcel containing the power lines.
- There has been a lack of communication provided by the Parks Department.

Chair Pro Tem Prior closed the public comment period and Public Hearing.

Applicant’s CEQA attorney, Christina Berglund, provided a rebuttal to Protect Roseville Neighborhoods’ email.

Commissioner discussion with Staff

- A Commissioner asked about the size of the project site compared to the Safeway site across the intersection. Staff responded that the project site is about 13 acres and the Safeway site is about 10 acres, and that the project site size is fairly typical of commercial projects.
- A Commissioner asked whether staff had received complaints from neighbors whose homes abut the Safeway shopping center, or similar centers. Staff responded that it had not received any such complaints about the Safeway center, but that on occasion complaints are received about activities on commercial properties. Staff noted that in the instance that noise or other violations occur, Code Enforcement enforces the conditions of approval to address the issue. Staff also stated that delivery-hour restrictions are included in the

conditions of approval, and that a Conditional Use Permit is required for the fuel station and drive-thrus specifically to enable operational conditions that avoid impacts to adjacent residential uses.

- A Commissioner had concerns regarding the left-hand turning movement on northbound Fiddymment Road into the proposed center and had a discussion with City Engineering staff. City Engineering staff explained that a speed survey and sight distance analysis were performed and found that drivers would be able to make the turn safely. The freeflow speed average is 44 mph where the turning movement would take place, rather than the posted speed of 50 mph. The Commissioner asked when the next survey would be completed at this location. City staff explained that a typical speed survey is completed farther from the intersection, at a point where traffic has reached full speed, so future surveys will include Fiddymment but would not be taken at this specific location. Staff also described other left turn movements from arterial roadways that are closer to the intersection than the proposed project turning movement. These include westbound Douglas Boulevard turning into the Rocky Ridge Town Center, westbound Roseville Parkway turning left into Palisades Plaza, and eastbound Pleasant Grove turning left onto Galilee. The Commissioner was concerned that if you are turning left into a center the driver slows down entering the driveway and that this places them at risk. Engineering staff indicated that during improvement plan review staff would examine whether the drainage could be managed to remove the gutter pan and reduce the likelihood of vehicles slowing down to enter the site.
- A Commissioner confirmed that project notification was sent to the 300-foot radius list, posted on the RCONA website, and that an open house was held.
- A Commissioner stated that the parcel has been zoned for commercial use for a long time and that it is not unreasonable for the landowner to proceed with development.
- A Commissioner stated he was pleased to see staff's response to the Protect Roseville Neighborhood letter.
- A Commissioner stated that the applicant's CEQA attorney's response was impressive.
- A Commissioner confirmed that the City does not have a risk of liability.

Motion by Commissioner Maisch, seconded by Commissioner Unidad to:

1. Consider the Addendum to the Sierra Vista Specific Plan Environmental Impact Report;
2. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to four (4) conditions of approval;
3. Adopt the four (4) findings of fact and approve the Design Review Permit subject to ninety (90) conditions of approval with the modification to coa #48; and
4. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to forty-four (44) conditions of approval.

Modified condition of approval #48

Pursuant to the SVSP Development Agreements, prior to issuance of the first building permit, the developer of SVSP Parcel JM-41 shall pay a pro-rata share of the reimbursement owed to the

developer of the adjoining West Roseville Specific Plan for past construction of oversized utilities (water, sewer, and recycled water) and roadways (including pavement, curb, gutter, sidewalk and landscape improvements) benefitting parcel JM-41 per exhibits “HH” and “GG” of the Mourier/Computer Deductions DA. Said pro-rata fees shall apply to all remaining large lot parcels in the SVSP and shall be paid to City for disbursement to the WRSP developer. Said fees applicable to high density residential and commercial parcels shall be paid prior to issuance of the first building permit. Said fees applicable to low and medium density residential parcels shall be paid prior to recordation of the Final Map. (Engineering, Planning)

Roll call vote:

Ayes: Maisch, Hagler, Probst, Kriz, Unidad, Prior

Noes: None

The Motion passed.

VII. STAFF/COMMISSIONER REPORTS

1. Election of the Planning Commission Chair

Chair Pro Tem Prior opened the public comment period. Hearing none, Chair Pro Tem Prior closed the public comment period.

Motion by Commissioner Hagler, seconded by Commissioner Kriz, to elect Commissioner Unidad as Chair.

Roll call vote:

Ayes: Hagler, Unidad, Maisch, Probst, Kriz, Prior

Noes: None

The Motion passed.

2. Election of the Planning Commission Vice Chair

Chair Pro Tem Prior opened the public comment period. Hearing none, Chair Pro Tem Prior closed the public comment period.

Motion by Commissioner Unidad, seconded by Chair Pro Tem Prior, to elect Commissioner Hagler as Vice Chair.

Roll call vote:

Ayes: Probst, Maisch, Kriz, Unidad, Hagler, Prior

Noes: None

The Motion passed.

3. Election of the Design Committee Chair

Chair Pro Tem Prior opened the public comment period. Hearing none, Chair Pro Tem Prior closed the public comment period.

Motion by Commissioner Unidad, seconded by Commissioner Maish, to elect Commissioner Kriz as Chair.

Roll call vote:

Ayes: Maisch, Kriz, Unidad, Halger, Probst, Prior

Noes: None

The Motion passed.

4. Election of Design Committee Alternate

Chair Pro Tem Prior opened the public comment period. Hearing none, Chair Pro Tem Prior closed the public comment period.

Motion by Commissioner Kriz, seconded by Commissioner Unidad, to elect Commissioner Halger as Alternate.

Roll call vote:

Ayes: Unidad, Hagler, Probst, Kriz, Maish, Prior

Noes: None

Staff Reports

- Planning Commission meetings are scheduled for August 27, 2026, and September 10, 2026.

Commissioner Reports

- Commissioner Unidad expressed his appreciation for being entrusted with serving as Planning Chair.

VIII. ADJOURNMENT

Motion by Commissioner Hagler, seconded by Commissioner Unidad, to adjourn the meeting. The Motion passed unanimously at 7:28 p.m. with a voice vote.



Planning Commission Communication

Meeting Date: 8/27/2026

Item #: VI.1

Item ID: 2026-730

Title: North East Roseville Specific Plan Parcel 3 – Pet Clinic Conditional Use Permit, 1490 Eureka Rd, File # PL26-0317
Contact: Sean Morales 916-774-5282 smorales@roseville.ca.us

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

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.

Respectfully Submitted,
Sean Morales, Senior Planner

Lauren Hocker, Planning Manager

ATTACHMENTS:

1. Staff Report
2. Exhibit A Operations Plan
3. Exhibit B Parking Study

REVIEWERS:

Lupe Nelson, Development Services Department

Created -

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.



Animal Dermatology Group, Inc.

2424 SE Bristol St, Suite 250

Newport Beach, CA 92660

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

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.

Parking Study
1490 Eureka Rd, Suite 100, Roseville, CA
Animal Dermatology Clinic

Number of Open Parking Spaces in Lot

	Time		
Date	9:00am	12:00pm	4:00pm
6/22/2026, Mon	125	86	90
6/24/2026, Wed	136	62	80
6/26/2026, Fri	104	59	98
6/30/2026, Tues	130	56	99
7/2/2026, Thurs	135	66	124

Photos:

6/22/26 9am		
6/22/26 12pm		

Exhibit B

6/22/26 4pm		
6/24/26 9am		
6/24/26 12pm		
6/24/26 4pm		

Exhibit B

6/26/26 9am		
6/26/26 12pm		
6/26/26 4 pm		
6/30/26 9 am		
6/30/26 12pm		

Exhibit B

6/30/26 4pm		
7/2/26 9am		
7/2/26 12pm		
7/2/26 4 pm		



Planning Commission Communication

Meeting Date: 8/27/2026

Item #: VI.2

Item ID: 2026-729

Title: Infill Parcel 13 - Oakleaf Estates Variance, 1010 Main St, File # PL26-0369

Contact: Eric Singer 916-774-5536 ejsinger@roseville.ca.us

REQUEST

The project is a request for an Administrative Variance to reduce the required front yard setback from 20 feet to 13 feet 6 inches for Lots 16 and 17 within the Oakleaf Estates subdivision located on Atkins Court. The request also includes increasing Lot 16's lot coverage by 1.5%. This would allow for 36.5% lot coverage, whereas the Zoning Ordinance standard is 35%.

Applicant: Erika Madden, Fieldstone Communities, LLC

Property Owner: Lendco LLC

RECOMMENDATION

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

1. Adopt the three (3) findings of fact and approve the Administrative Variance subject to two (2) conditions of approval.

Respectfully Submitted,
Eric Singer, Associate Planner

Lauren Hocker, Planning Manager

ATTACHMENTS:

1. Staff Report
2. Staff Report
3. Attachment 1 Hearing Request
4. Attachment 2 Hearing Request
5. Attachment 3 Public Comment
6. Attachment 4 Public Comment
7. Exhibit A Site Plan

REVIEWERS:

Lupe Nelson, Development Services Department

Created -

ITEM 6.2: **Administrative Variance – 1010 Main Street – INFILL PCL 13 - Oakleaf Estates Variance– File #PL26-0369**

REQUEST

The project is a request for an Administrative Variance to reduce the required front yard setback from 20 feet to 13 feet 6 inches for Lots 16 and 17 within the Oakleaf Estates subdivision located on Atkins Court. The request also includes increasing Lot 16's lot coverage by 1.5%. This would allow for 36.5% lot coverage, whereas the Zoning Ordinance standard is 35%.

Applicant – Erika Madden, Fieldstone Communities, LLC
Property Owner – Lendco LLC

SUMMARY RECOMMENDATION

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

1. Adopt the three (3) findings of fact and approve the Administrative Variance subject to two (2) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

Administrative Variances are typically approved at staff level by the Planning Manager unless a written request for a public hearing is received during the 10-day public noticing period for the project. This is a public notice that is mailed to property owners and residents within a 300-foot radius of the project site. In response to the public notice for the project, a written request for a public hearing was received by two neighboring property owners: Ryan Yokom and Asia Almirol. Both homeowners reside in the neighboring subdivision of Porter & Main, which is located west of the new Oakleaf Subdivision. Their primary concern is the existing stormwater runoff and drainage issues that the Porter & Main homes experience. The residents have not identified any issue with the variance request itself. Additional comments were received during the public notice period, but no other commenters requested a hearing. The public comments received are further expanded on in the Public Comment section of this report below.

Staff informed all commenters that the project was only pertaining to lot coverage and front yard setback variance for two lots, and that the drainage issues on the neighboring subdivision are not a part of the required findings for the project. The homeowners understood but did not want to withdraw their hearing request. The required findings are listed in the Evaluation section of this staff report along with staff's evaluation of the project in relation to each finding.

BACKGROUND

The subject property is located at 1010 Main Street, on Parcel 13 of the City's Infill area, as shown in Figure 1 below. On September 12, 2024, the Planning Commission approved the Tentative Subdivision Map and Tree Permit (File #PL23-0198) to subdivide 17 residential lots and remove one-hundred ten (110) native oak trees.

The 4.25-acre project site has a General Plan land use designation of Low Density Residential (LDR-4) and a zoning designation of Single-Family Residential (R1). Surrounding uses include single-family

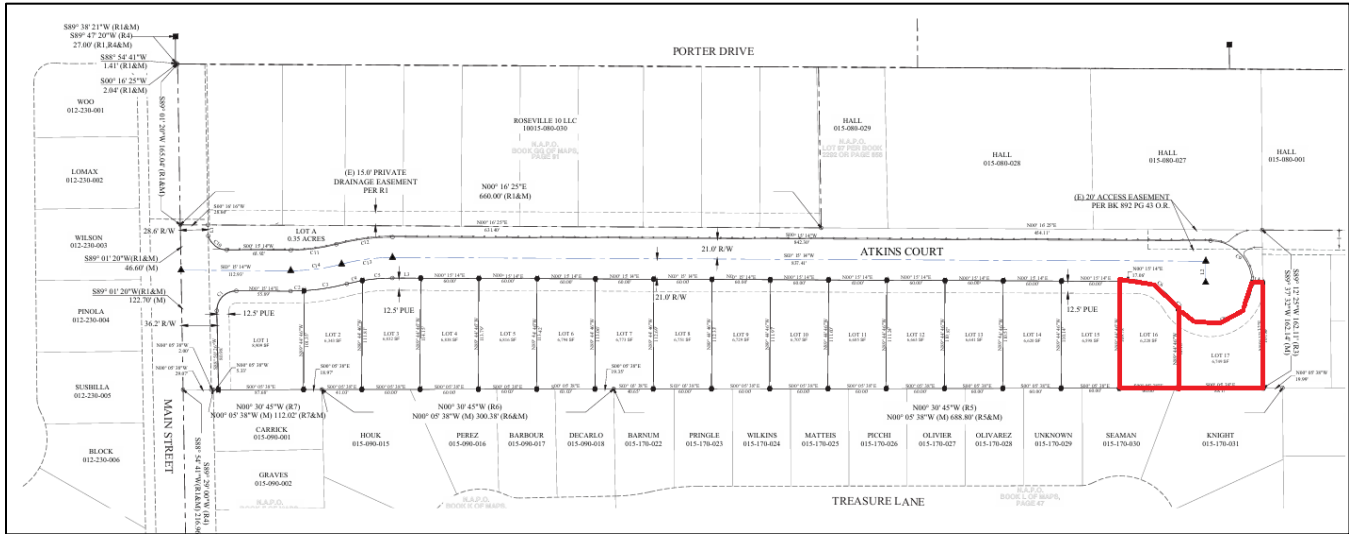
dwelling units to the north, west, and east, and single-family dwelling units to the south across Main Street.

The two subject lots are at the end of the cul-de-sac on the future Atkins Road, as shown in Figure 2, bordered in red. The applicant requests an Administrative Variance to reduce the required front yard setback from 20 feet to 13 feet 6 inches for Lots 16 and 17 within the Oakleaf Estates. The request also includes increasing Lot 16's lot coverage by 1.5%. This would allow for 36.5% lot coverage, whereas the Zoning Ordinance standard is 35%.

Figure 1: Project Location



Figure 2: Impacted Lots



Per Section 19.74.020(B) of the Zoning Ordinance, approval of an Administrative Variance is required to allow deviations from setbacks up to 35 percent of the development standard. The lot coverage variance for Lot 16 would result in an 1.5% increase from the permitted 35% lot coverage. The proposed front yard setback for the two lots is 13 feet 6 inches. Since construction of the new single-family dwelling unit would encroach a maximum of 6 feet 6 inches into the required setback, resulting in a 35% encroachment, approval of an Administrative Variance is necessary for both of these actions. The proposed single-family residences would comply with all other development standards as indicated in Table 1 below.

Table 1: Applicable R1 Development Standards

Criteria	R1 Zoning Standard	Lot 16	Lot 17
Front Yard Setback	20'	13'-6"	13'-6"
Interior Side Setback	5'	5'	5'
Rear Yard Setback	20% of lot depth; need not exceed 20 ft; 10 ft minimum'	19'-6"	17'
Lot Coverage	35% for 2 story; 45% for 1 story%	36.5%	35%

EVALUATION – ADMINISTRATIVE VARIANCE

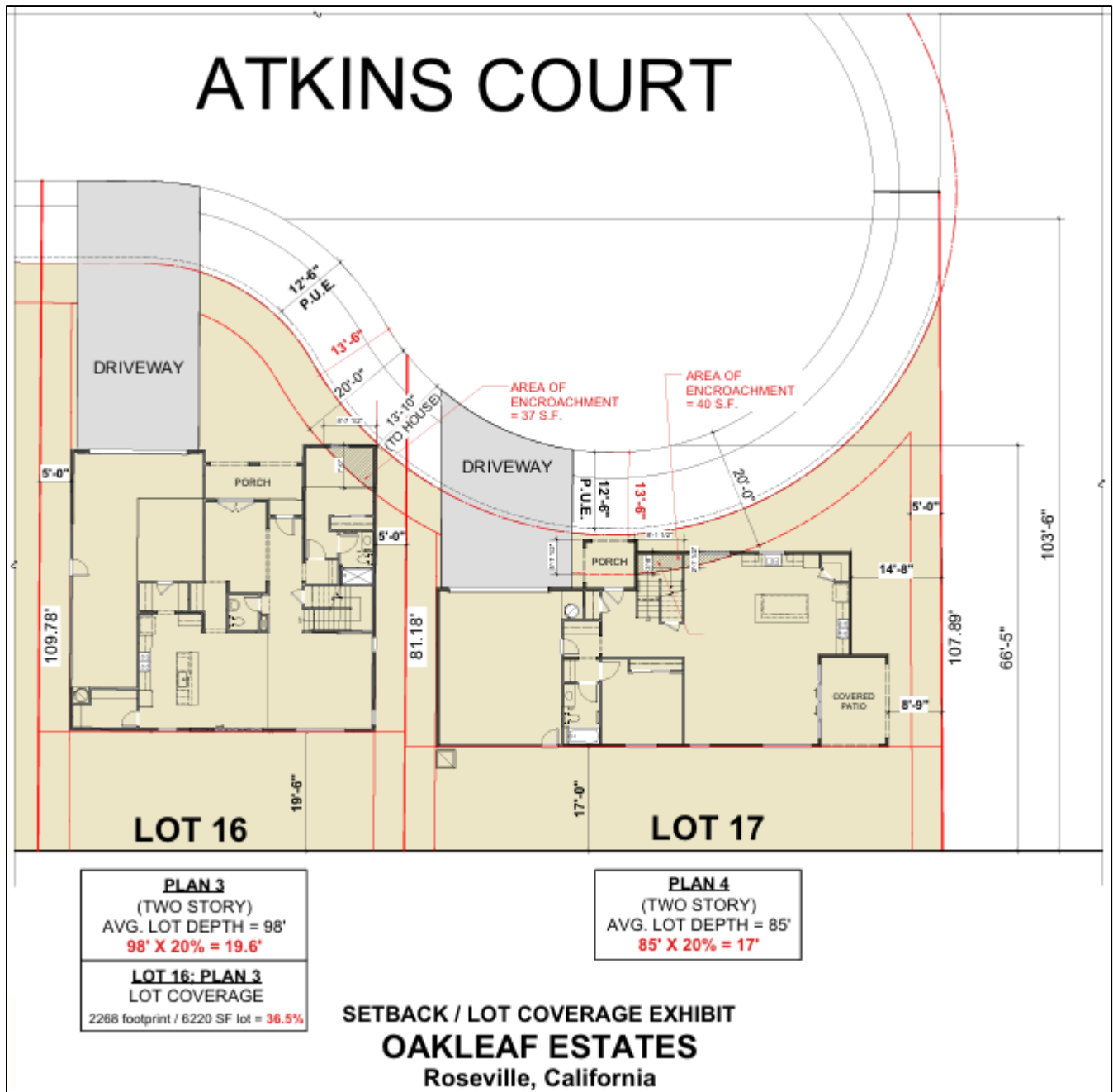
Section 19.78.060.G of the City's Zoning Ordinance provides the procedure for approval of an Administrative Variance. The applicable criteria are listed below in ***bold italics*** and are followed by an evaluation.

- There are special circumstances applicable to the property, including size, shape, topography, location or surroundings, such that the strict application of the provisions of this Zoning Ordinance deprives the property of privileges enjoyed by other property in the vicinity and under identical land use district classification.***

The subject lots are located in an approved subdivision with a zoning designation of R1. The required front yard setback for the R1 zone is 20 feet. As mentioned above, the applicant is requesting the front setback variance to allow a setback of 13 feet 6 inches instead of the standard 20-feet.

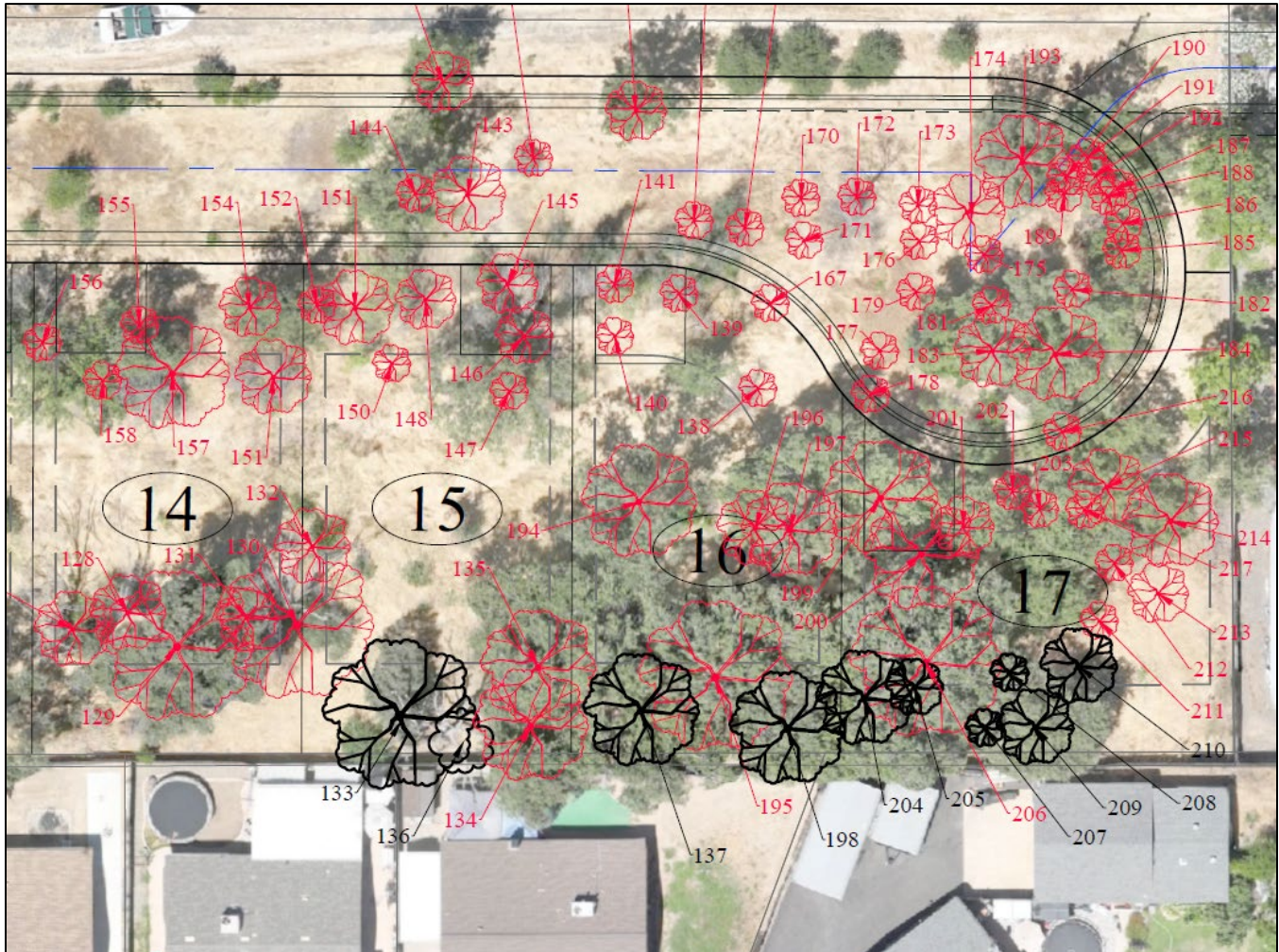
As shown in Figure 3 below, the applicant has provided the proposed layout of the two new single-family residences that would be developed on their respective lots. Lots 16 and 17 are located adjacent to the cul-de-sac bulb, resulting in an unusually shallow lot depth compared to other lots within the subdivision. This reduced lot depth significantly limits the available building envelope when the required 20-foot front yard setback is applied.

Figure 3: Variance Exhibit



Additionally, the applicant's intent is to preserve many of the native oak trees that are located within the rear of the lot. If the applicant is unable to obtain the front yard variance, many of the oak trees located within the rear of the lot would need to be removed. The oak trees provide privacy screening for the neighboring residents on Treasure Lane (see Figure 4).

Figure 4: Oak Trees



The Administrative Variance also requests an additional 1.5% allowable lot coverage for Lot 16. This 1.5% increase in lot coverage would allow the developer to construct one of their planned production homes instead of building a custom home for Lot 16.

Based on the orientation and shallow depth of the lot, and the intent to preserve the oak trees within the rear of the lot, staff has concluded that a reduction in the front yard setback and slight increase of lot coverage is warranted and there are special circumstances applicable to the property that allow this finding to be met.

2. The granting of the variance will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements in such vicinity and land use district in which the property is located.

As shown in Figure 3, the lots as designed will provide a large usable backyard that would preserve the existing oak trees on the lot. The encroachment on the front yard setback will not negatively impact the enjoyment or use of the property by the owners or neighbors. Staff has not identified any detrimental effects of this project upon the public health, safety, and welfare; or upon property or improvements in the vicinity of the project site. The variation in lot coverage and front yard setback is located outside of the clear vision

triangle and outside of any utility easements. Approval of the variance would not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements.

- 3. *The granting of the variance does not allow a use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel and will not constitute a grant of special privilege inconsistent with the limitations upon other property in the vicinity and under identical zoning classification.***

The proposed variance will consist of encroaching on the front yard setback and slight increase of lot coverage for a planned single-family residence within an approved subdivision, which is a permitted use in the R1 zoning district. Dwelling units that deviate from the applicable development standards are permitted with approval of an Administrative Variance. As such, the proposed variance does not allow a use that is not otherwise authorized by the regulations of the Zoning Ordinance. Based on the evaluation noted above, approval of the Administrative Variance will not grant any special privilege to the property not enjoyed by other properties in the vicinity that have identical zoning classifications.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. Early notification of the project was posted on the Roseville Coalition of Neighborhood Associations (RCONA)'s website.

A notice of the proposed project was distributed to property owners within 300 feet of the project site and published on the RCONA website. The last day to request a hearing was July 10, 2026. A request for a public hearing was received from Ryan Yokom on July 4, 2026. An additional request from Asia Almirol was received on July 10, 2026. Both of their concerns were regarding existing drainage issues that they are experiencing on their lots within the Porter & Main subdivision, which was also developed by Fieldstone Communities. An additional comment was received regarding drainage concerns from Angelina Mikityuk, but a hearing was not requested.

A separate comment was received regarding oak tree removal at the Oakleaf Subdivision from Kathy DeCarlo, who resides on Treasure Lane, which is located east of the Oakleaf Subdivision. Her concern was regarding a removed tree located behind her residence that she was under the impression was to remain. Staff has since visited the site and confirmed that all trees to remain are protected in place.

A notice of the public hearing was published in the Roseville Press Tribune on August 20, 2026, and a notice of the hearing was also distributed to all property owners within 300 feet of the site and posted on the RCONA website.

A summary of the actions and discussions with the commenters is below.

Porter & Main Drainage:

As mentioned above, City staff received a total of three public comments regarding the existing drainage concerns within the neighboring subdivision of Porter & Main. On July 15, 2026, three homeowners (Ryan Yokom, Angelina Mikityuk, and Brandon Harris) from Porter & Main met with City staff to discuss the hearing request and their drainage concerns. The concerns include rear yard pooling on their properties due to the adjacent intermittent wetland features.

Staff explained that with the infrastructure improvements already included in the approved Oakleaf Subdivision development, runoff from the approved Oakleaf Subdivision that currently flows through the drainage easement behind the homeowner's properties will be effectively captured within a channel and basin, piped, and will then outfall across Main Street. Staff explained that these infrastructure improvements included in the Oakleaf Subdivision development will significantly improve the total amount

of runoff impacting the homeowner's properties and the Main & Porter development overall. Furthermore, staff discussed the drainage issues with the Fieldstone Communities staff during a site visit with them on July 17, 2026 at the project site.

Both Fieldstone and City Staff are confident that between the remediation efforts that Fieldstone Communities conducted for the existing Porter & Main subdivision, and the improvements as part of the approved Oakleaf Subdivision, the drainage concerns of the residents on Porter & Main will be significantly improved.

Staff also tried to schedule a time to call or meet with Asia Almirol to discuss her concerns, but staff did not receive a response. However, from the email correspondence, Ms. Almirol confirmed that her concern was regarding the drainage on Porter & Main and not about the variance request.

Oak Trees:

On July 8, 2026, City staff was contacted by Kathy DeCarlo, who is located on Treasure Lane about an oak tree that she believes was removed behind her residence. After staff received Ms. DeCarlo's message, staff conducted two separate site visits to investigate, and both times we were accompanied by Fieldstone Communities staff and the certified arborist that was onsite during the tree removal for the project. The tree in question is known as Tree #74 within the Oakleaf Subdivision Arborist Report and on the map that was provided to the Planning Commission for review. Tree #74 is a multi-stemmed oak tree, with the stems varying between 2 inches to 3 inches in size. Tree #74 was tagged and identified to be preserved, and staff were able to confirm that the tree was still there.

After discussing with the certified arborist, staff's understanding is that the tree was adjacent to a variety of non-protected trees (fruit trees specifically), and those fruit trees provided a larger canopy and coverage than what protected Tree #74 provided. These non-protected trees were removed, and in addition, Tree #74 was pruned, which the developer is permitted to do. From staff's perspective, the developer fulfilled the tree preservation requirements that were approved by the Planning Commission, and the oak tree was accurately depicted on the plans and was preserved.

ENVIRONMENTAL DETERMINATION

As required by the California Environmental Quality Act (CEQA), the City of Roseville, acting as Lead Agency, prepared an Initial Study Mitigated Negative Declaration (IS/MND) to evaluate the environmental effects of the original tentative subdivision map (File #PL23-0198). The document was released for a 30-day public comment period, which began on May 30, 2024 and ended June 30, 2024. The State Clearinghouse (SCH) Number was 2024051183. This project is required to adhere to all findings, conclusions and mitigation measures listed in the Mitigated Negative Declaration. No new impacts would occur as part of the proposed variance that wasn't previously identified and disclosed within the original IS/MND.

RECOMMENDATION

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

1. Adopt the three (3) findings of fact and approve the **ADMINISTRATIVE VARIANCE – 1010 MAIN STREET – INFILL PCL 13 – OAKLEAF ESTATES VARIANCE – FILE #PL26-0369** subject to two (2) conditions of approval.

CONDITIONS OF APPROVAL FOR THE ADMINISTRATIVE VARIANCE – FILE #PL26-0173

1. The project is approved as shown in Exhibit A, and as conditioned below. (Planning)

2. This Administrative Variance 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)

ATTACHMENT

1. Request for hearing (Ryan Yokom)
2. Request for hearing (Asia Almirol)
3. Public comment letter (Angelina Mikityuk)
4. Public comment letter (Kathy DeCarlo)

EXHIBIT

- A. Plans

Note to Applicant and/or Developer: Please contact 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.

ITEM 6.2: **Administrative Variance – 1010 Main Street – INFILL PCL 13 - Oakleaf Estates Variance– File #PL26-0369**

REQUEST

The project is a request for an Administrative Variance to reduce the required front yard setback from 20 feet to 13 feet 6 inches for Lots 16 and 17 within the Oakleaf Estates subdivision located on Atkins Court. The request also includes increasing Lot 16's lot coverage by 1.5%. This would allow for 36.5% lot coverage, whereas the Zoning Ordinance standard is 35%.

Applicant – Erika Madden, Fieldstone Communities, LLC
Property Owner – Lendco LLC

SUMMARY RECOMMENDATION

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

1. Adopt the three (3) findings of fact and approve the Administrative Variance subject to two (2) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

Administrative Variances are typically approved at staff level by the Planning Manager unless a written request for a public hearing is received during the 10-day public noticing period for the project. This is a public notice that is mailed to property owners and residents within a 300-foot radius of the project site. In response to the public notice for the project, a written request for a public hearing was received by two neighboring property owners: Ryan Yokom and Asia Almirol. Both homeowners reside in the neighboring subdivision of Porter & Main, which is located west of the new Oakleaf Subdivision. Their primary concern is the existing stormwater runoff and drainage issues that the Porter & Main homes experience. The residents have not identified any issue with the variance request itself. Additional comments were received during the public notice period, but no other commenters requested a hearing. The public comments received are further expanded on in the Public Comment section of this report below.

Staff informed all commenters that the project was only pertaining to lot coverage and front yard setback variance for two lots, and that the drainage issues on the neighboring subdivision are not a part of the required findings for the project. The homeowners understood but did not want to withdraw their hearing request. The required findings are listed in the Evaluation section of this staff report along with staff's evaluation of the project in relation to each finding.

BACKGROUND

The subject property is located at 1010 Main Street, on Parcel 13 of the City's Infill area, as shown in Figure 1 below. On September 12, 2024, the Planning Commission approved the Tentative Subdivision Map and Tree Permit (File #PL23-0198) to subdivide 17 residential lots and remove one-hundred ten (110) native oak trees.

The 4.25-acre project site has a General Plan land use designation of Low Density Residential (LDR-4) and a zoning designation of Single-Family Residential (R1). Surrounding uses include single-family

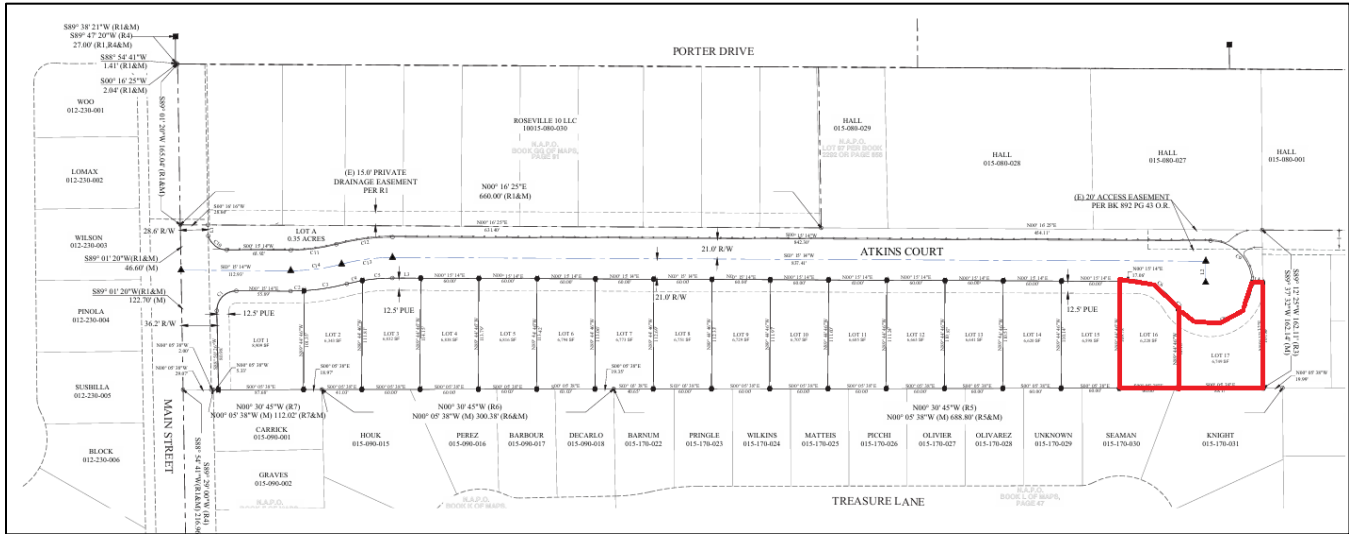
dwelling units to the north, west, and east, and single-family dwelling units to the south across Main Street.

The two subject lots are at the end of the cul-de-sac on the future Atkins Road, as shown in Figure 2, bordered in red. The applicant requests an Administrative Variance to reduce the required front yard setback from 20 feet to 13 feet 6 inches for Lots 16 and 17 within the Oakleaf Estates. The request also includes increasing Lot 16's lot coverage by 1.5%. This would allow for 36.5% lot coverage, whereas the Zoning Ordinance standard is 35%.

Figure 1: Project Location



Figure 2: Impacted Lots



Per Section 19.74.020(B) of the Zoning Ordinance, approval of an Administrative Variance is required to allow deviations from setbacks up to 35 percent of the development standard. The lot coverage variance for Lot 16 would result in an 1.5% increase from the permitted 35% lot coverage. The proposed front yard setback for the two lots is 13 feet 6 inches. Since construction of the new single-family dwelling unit would encroach a maximum of 6 feet 6 inches into the required setback, resulting in a 35% encroachment, approval of an Administrative Variance is necessary for both of these actions. The proposed single-family residences would comply with all other development standards as indicated in Table 1 below.

Table 1: Applicable R1 Development Standards

Criteria	R1 Zoning Standard	Lot 16	Lot 17
Front Yard Setback	20'	13'-6"	13'-6"
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Rear Yard Setback	20% of lot depth; need not exceed 20 ft; 10 ft minimum'	19'-6"	17'
Lot Coverage	35% for 2 story; 45% for 1 story%	36.5%	35%

EVALUATION – ADMINISTRATIVE VARIANCE

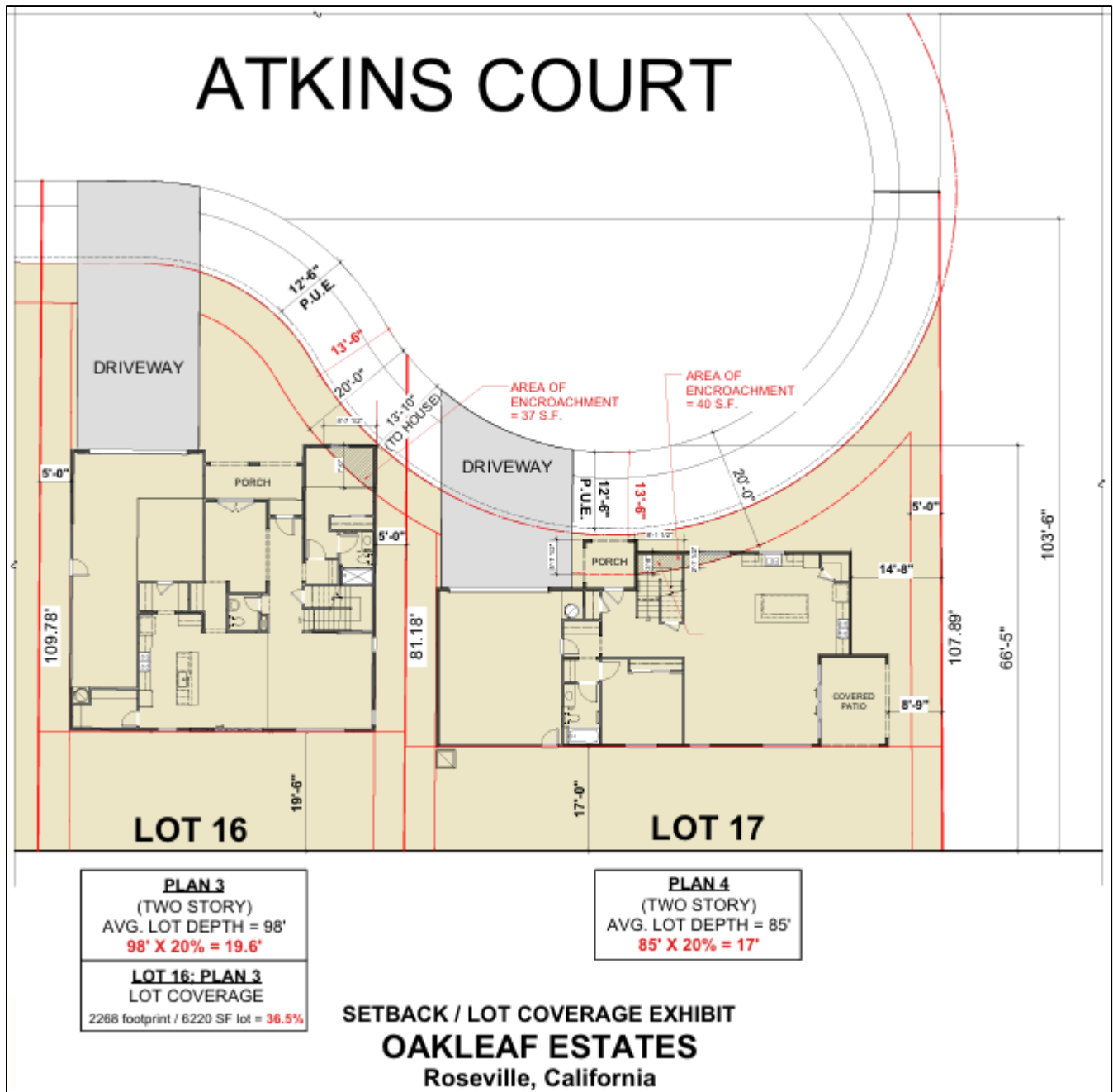
Section 19.78.060.G of the City's Zoning Ordinance provides the procedure for approval of an Administrative Variance. The applicable criteria are listed below in ***bold italics*** and are followed by an evaluation.

1. ***There are special circumstances applicable to the property, including size, shape, topography, location or surroundings, such that the strict application of the provisions of this Zoning Ordinance deprives the property of privileges enjoyed by other property in the vicinity and under identical land use district classification.***

The subject lots are located in an approved subdivision with a zoning designation of R1. The required front yard setback for the R1 zone is 20 feet. As mentioned above, the applicant is requesting the front setback variance to allow a setback of 13 feet 6 inches instead of the standard 20-feet.

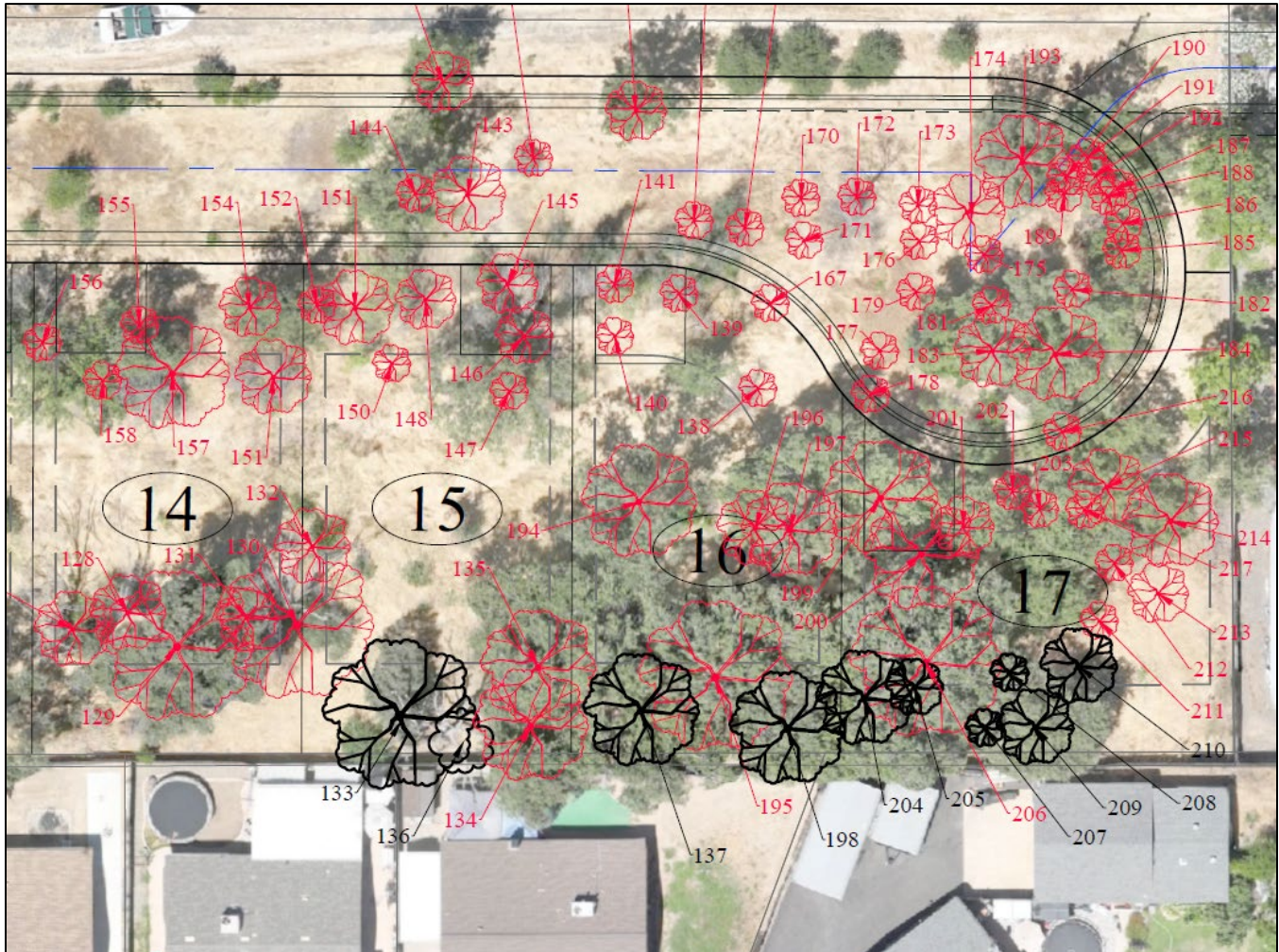
As shown in Figure 3 below, the applicant has provided the proposed layout of the two new single-family residences that would be developed on their respective lots. Lots 16 and 17 are located adjacent to the cul-de-sac bulb, resulting in an unusually shallow lot depth compared to other lots within the subdivision. This reduced lot depth significantly limits the available building envelope when the required 20-foot front yard setback is applied.

Figure 3: Variance Exhibit



Additionally, the applicant's intent is to preserve many of the native oak trees that are located within the rear of the lot. If the applicant is unable to obtain the front yard variance, many of the oak trees located within the rear of the lot would need to be removed. The oak trees provide privacy screening for the neighboring residents on Treasure Lane (see Figure 4).

Figure 4: Oak Trees



The Administrative Variance also requests an additional 1.5% allowable lot coverage for Lot 16. This 1.5% increase in lot coverage would allow the developer to construct one of their planned production homes instead of building a custom home for Lot 16.

Based on the orientation and shallow depth of the lot, and the intent to preserve the oak trees within the rear of the lot, staff has concluded that a reduction in the front yard setback and slight increase of lot coverage is warranted and there are special circumstances applicable to the property that allow this finding to be met.

2. The granting of the variance will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements in such vicinity and land use district in which the property is located.

As shown in Figure 3, the lots as designed will provide a large usable backyard that would preserve the existing oak trees on the lot. The encroachment on the front yard setback will not negatively impact the enjoyment or use of the property by the owners or neighbors. Staff has not identified any detrimental effects of this project upon the public health, safety, and welfare; or upon property or improvements in the vicinity of the project site. The variation in lot coverage and front yard setback is located outside of the clear vision

triangle and outside of any utility easements. Approval of the variance would not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements.

- 3. *The granting of the variance does not allow a use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel and will not constitute a grant of special privilege inconsistent with the limitations upon other property in the vicinity and under identical zoning classification.***

The proposed variance will consist of encroaching on the front yard setback and slight increase of lot coverage for a planned single-family residence within an approved subdivision, which is a permitted use in the R1 zoning district. Dwelling units that deviate from the applicable development standards are permitted with approval of an Administrative Variance. As such, the proposed variance does not allow a use that is not otherwise authorized by the regulations of the Zoning Ordinance. Based on the evaluation noted above, approval of the Administrative Variance will not grant any special privilege to the property not enjoyed by other properties in the vicinity that have identical zoning classifications.

PUBLIC OUTREACH

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of runoff impacting the homeowner's properties and the Main & Porter development overall. Furthermore, staff discussed the drainage issues with the Fieldstone Communities staff during a site visit with them on July 17, 2026 at the project site.

Both Fieldstone and City Staff are confident that between the remediation efforts that Fieldstone Communities conducted for the existing Porter & Main subdivision, and the improvements as part of the approved Oakleaf Subdivision, the drainage concerns of the residents on Porter & Main will be significantly improved.

Staff also tried to schedule a time to call or meet with Asia Almirol to discuss her concerns, but staff did not receive a response. However, from the email correspondence, Ms. Almirol confirmed that her concern was regarding the drainage on Porter & Main and not about the variance request.

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ENVIRONMENTAL DETERMINATION

As required by the California Environmental Quality Act (CEQA), the City of Roseville, acting as Lead Agency, prepared an Initial Study Mitigated Negative Declaration (IS/MND) to evaluate the environmental effects of the original tentative subdivision map (File #PL23-0198). The document was released for a 30-day public comment period, which began on May 30, 2024 and ended June 30, 2024. The State Clearinghouse (SCH) Number was 2024051183. This project is required to adhere to all findings, conclusions and mitigation measures listed in the Mitigated Negative Declaration. No new impacts would occur as part of the proposed variance that wasn't previously identified and disclosed within the original IS/MND.

RECOMMENDATION

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

1. Adopt the three (3) findings of fact and approve the **ADMINISTRATIVE VARIANCE – 1010 MAIN STREET – INFILL PCL 13 – OAKLEAF ESTATES VARIANCE – FILE #PL26-0369** subject to two (2) conditions of approval.

CONDITIONS OF APPROVAL FOR THE ADMINISTRATIVE VARIANCE – FILE #PL26-0173

1. The project is approved as shown in Exhibit A, and as conditioned below. (Planning)

2. This Administrative Variance 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)

ATTACHMENT

1. Request for hearing (Ryan Yokom)
2. Request for hearing (Asia Almirol)
3. Public comment letter (Angelina Mikityuk)
4. Public comment letter (Kathy DeCarlo)

EXHIBIT

- A. Plans

Note to Applicant and/or Developer: Please contact 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.

From: Ryan Yokom <ryanyokom@yahoo.com>

Sent: Saturday, July 4, 2026 4:49 PM

To: Gustafson, Brianna <BGustafson@roseville.ca.us>

Subject: Comments Regarding Administrative Variance PL26-0369 – Oakleaf Estates

External: This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments, or taking further action.

This is the first time you received an email from this sender (ryanyokom@yahoo.com). Exercise caution when clicking links, opening attachments, or taking further action.

Planning Commission,

I am writing as a nearby Roseville homeowner to express my concerns regarding the proposed Administrative Variance (PL26-0369) for the Oakleaf Estates development.

While I understand this request involves reducing the front yard setback and increasing lot coverage, I am concerned about the potential impact these changes could have on the overall character of the neighborhood and on surrounding property values. Homes built closer together with increased lot coverage may affect the appearance and desirability of the area, which is an important consideration for existing homeowners.

My concern is heightened because this is the same builder responsible for developing our neighborhood. Many homeowners, including myself, continue to deal with unresolved drainage and construction-related issues that have affected our enjoyment of our homes and raised concerns about our property values. These issues have remained unresolved despite repeated efforts to work directly with the builder.

This is not an isolated concern. Numerous homeowners in our neighborhood are working together to address these ongoing issues collectively because they have experienced many of the same drainage, construction, and quality concerns. The fact that so many homeowners have encountered similar problems demonstrates that these are community-wide issues rather than individual complaints.

Given this history, I respectfully ask that the City carefully consider whether granting additional variances to this builder is in the best interest of the surrounding community. At a minimum, I believe the Planning Commission should be aware that many existing homeowners continue to experience unresolved issues associated with this builder and are concerned about the cumulative effect these decisions could have on our neighborhood, our quality of life, and our property values. We request a hearing.

Thank you for your time and consideration of these comments.

Sincerely,

Ryan Yokom

[Sent from Yahoo Mail for iPhone](#)

From: Asia K. Almirol <akalmirol1@gmail.com>
Sent: Friday, July 10, 2026 4:57 PM
To: Gustafson, Brianna <BGustafson@roseville.ca.us>
Subject: Request for public hearing

External: This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments, or taking further action.

This is the first time you received an email from this sender (akalmirol1@gmail.com). Exercise caution when clicking links, opening attachments, or taking further action.

Hi Brianna,

I would like to request for a public hearing regarding the attached letter information.

Thank you,
Asia Almirol
809-772-3862

From: Angelina M <angelinamikityuk@gmail.com>
Sent: Saturday, July 4, 2026 11:32 AM
To: Gustafson, Brianna <BGustafson@roseville.ca.us>
Subject: Oakleaf estates variance

External: This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments, or taking further action.

This is the first time you received an email from this sender (angelinamikityuk@gmail.com). Exercise caution when clicking links, opening attachments, or taking further action.

Hello Brianna Gustafson,

I received your notice about a variance request from the builder of a new development. I live in the most recent development (Porter & Main) by this builder. I have some concerns:

1. Concern that reducing the front yard set back for lot 17:

Will affect privacy of the homes near this lot. 6'6" reduction in front yard and driveway is not a minimal amount. The homes of Porter and Main have sloped and exposed yards already so a house 6'6" closer to the road behind these homes will greatly reduce privacy.

Will affect this particular house and nearby house property values.

Will possibly affect storm water runoff and drainage. You may already know this builder has admitted to us that our lots are not property graded and has not yet adequately addressed this improperly graded drainage and subsequent still water in our development.

2. Concern that increasing property coverage for lot 16:

Will affect residential density and the overall feel of the neighborhood. This in turn can negatively affect property value.

3. I would like to understand why the builder is requesting this for 2 lots. We are concerned that future home buyers of these lots will face the issues that myself and my neighbors have to come the city of Roseville to repeatedly ask for resolution.

We appreciate the city of Roseville being proactive and reaching out to us.

Thank you for your time,

Angelina Mikityuk

From: Kathy <mkdecar@gmail.com>
Sent: Wednesday, July 8, 2026 4:18 PM
To: Erika@fieldstonecommunitiesllc.com; Gustafson, Brianna
<BGustafson@roseville.ca.us>
Cc: Kathy <mkdecar@gmail.com>; Planning External <PlanningDivision@roseville.ca.gov>
Subject: Tree Removal - Oakleaf Estates

External: This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments, or taking further action.

Hi Erika,

I am writing to express my profound disappointment and frustration regarding the communication your company provided to the community compared to the actions that ultimately took place.

I attended two separate neighborhood meetings where the planned tree removals were discussed. During those meetings, the trees designated for removal were clearly identified and numbered. Based on that information, I understood that certain trees would be removed, but the Valley Oak bordering my property—an established tree that took more than 30 years to grow and provided invaluable privacy, shade, and beauty—was not identified as one of them.

When I first saw the tree removal equipment on site, I was not alarmed because I believed the Valley Oak had been preserved as represented during the public meetings. You can imagine the shock and devastation I experienced when the equipment moved toward my property and began removing that tree.

This raises serious concerns. Was this an error by the tree removal contractor, or was the information presented by the developers to the Planning Commission and the surrounding community inaccurate? Either possibility is deeply troubling.

The loss of this mature tree has had a significant impact on my property, eliminating decades of natural privacy and shade that cannot simply be replaced. Throughout the planning process, your company emphasized the importance of preserving mature trees

wherever possible. The removal of this Valley Oak appears to contradict those commitments.

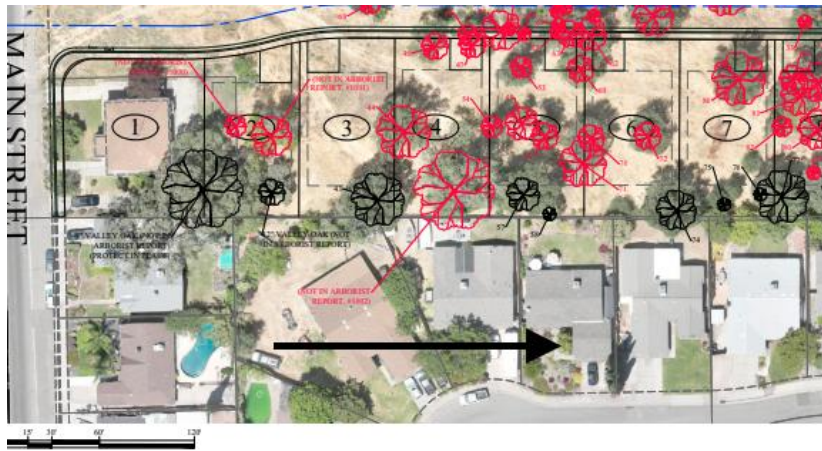
I respectfully request a clear explanation of why this tree was removed despite not being identified during the public process, and I ask that you outline the specific steps your company intends to take to restore the privacy that has been lost and to honor the commitments made regarding tree preservation.

I look forward to your prompt response and a meaningful plan to address this situation.

Sincerely,

Kathy DeCarlo

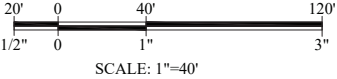
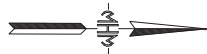
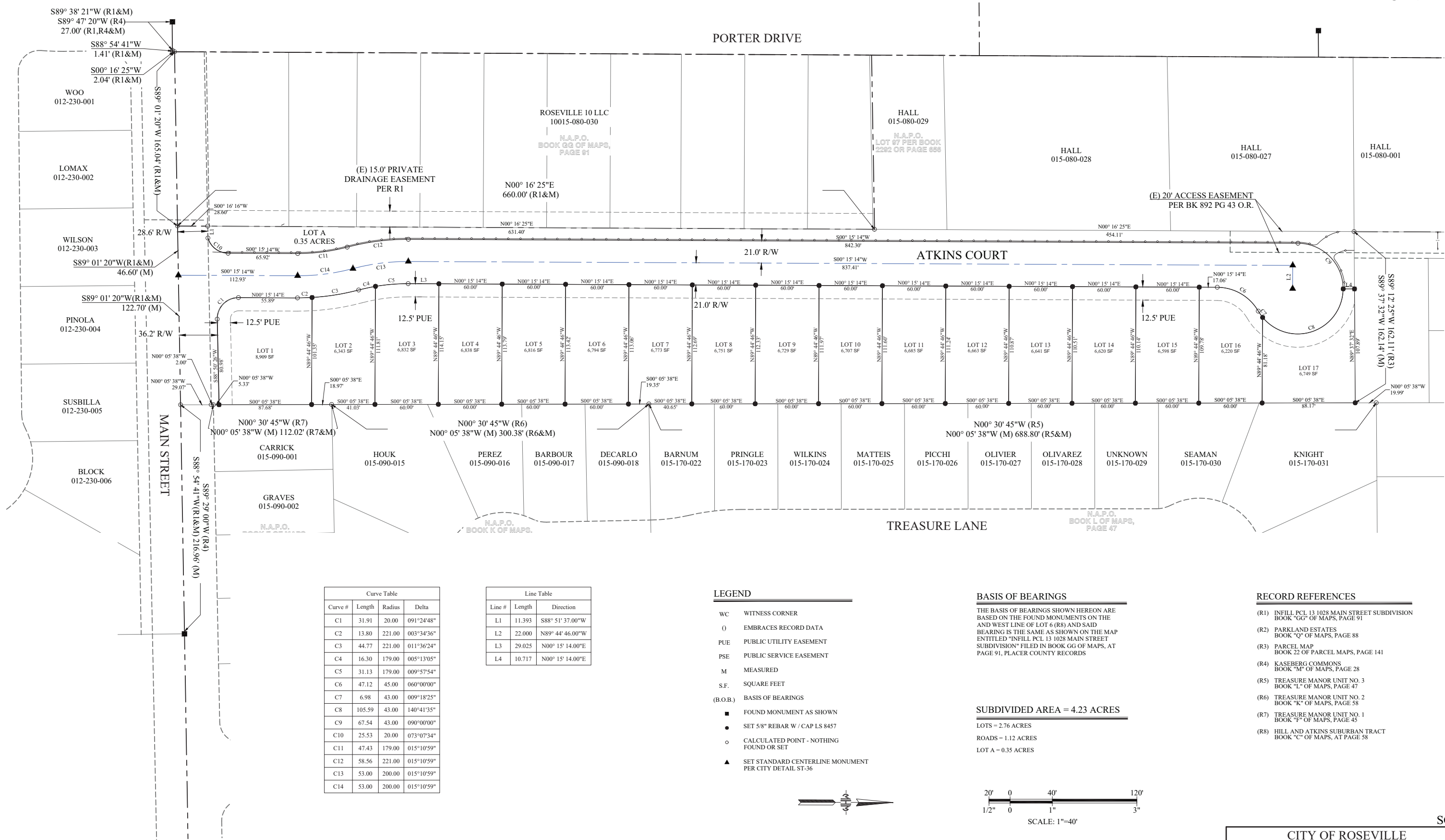




LEGEND

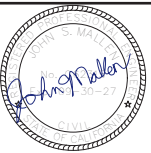
	TO REMAIN	PROPOSED REMOVAL
VALLEY OAK PER ARBORIST REPORT		
INTERIOR LIVE OAK PER ARBORIST REPORT		

LOT #	
1	NONE
2	8" NON-C
3	NONE
4	60" NON-
5	53, 54, 55,
6	70, 72
7	86
8	78, 80, 82,



Symbol	Description	Engineer Init.	Date	Approved

ROSEVILLE APPROVAL



PLAN SUBMITTAL

SC-1

CITY OF ROSEVILLE

OAKLEAF ESTATES
1010 MAIN STREET
APN 015-080-026-000
SURVEY CONTROL

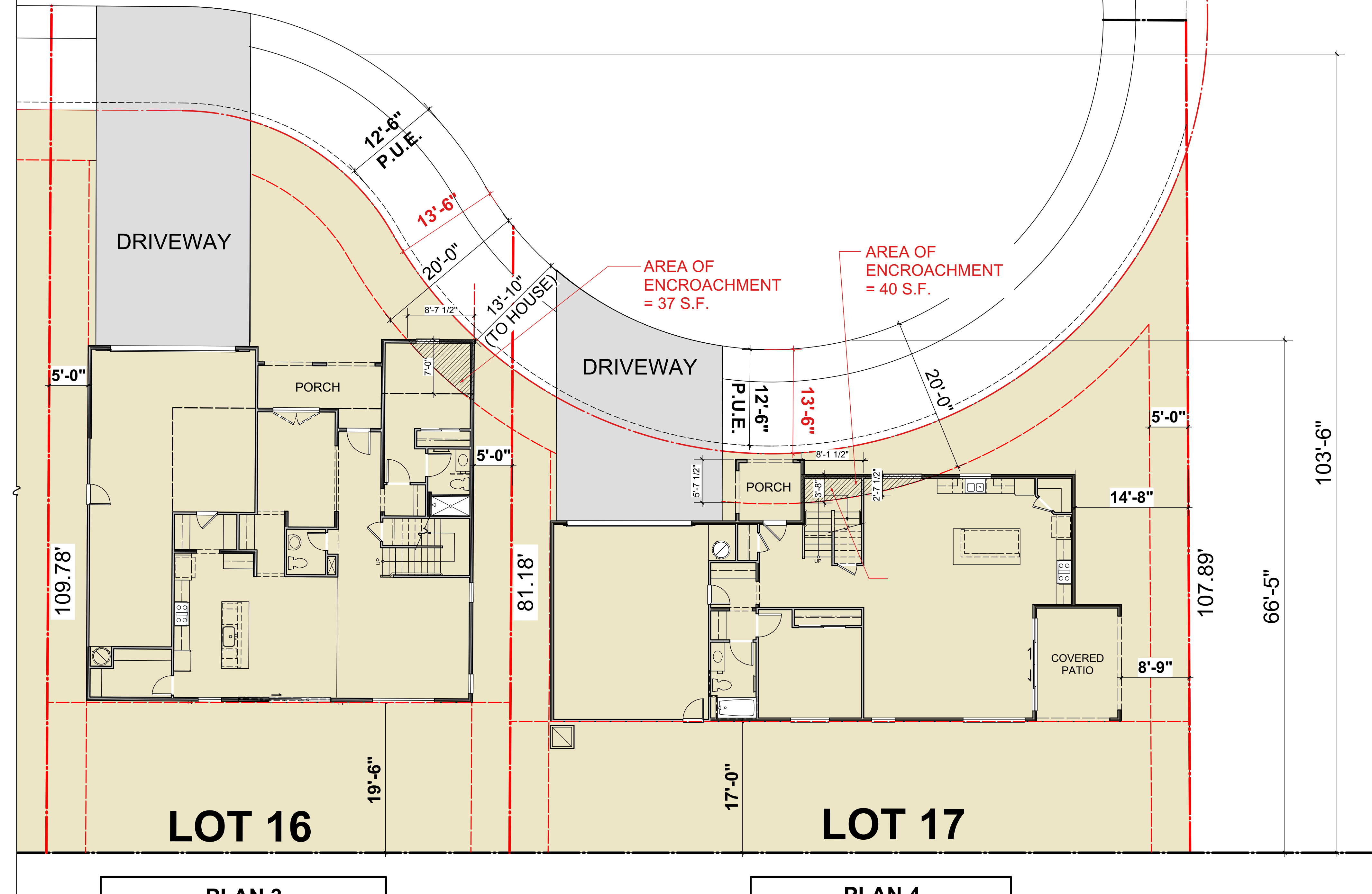
DATE OF PLANS: 05-05-2026

DESIGNED BY: S. MINARD
DRAWN BY: S. MALLEN
CHECKED BY: J. MALLEN
JOB NO.: 22201
FILE NAME: 22201mast_3D

DWG. NO.: X-D
SHT. NO.: 5 OF 13

M.H.M. 1204 E STREET
MARYSVILLE, CA 95901
(530) 742-6485

ATKINS COURT



PLAN 3
(TWO STORY)
AVG. LOT DEPTH = 98'
98' X 20% = 19.6'

LOT 16: PLAN 3
LOT COVERAGE
2268 footprint / 6220 SF lot = **36.5%**

PLAN 4
(TWO STORY)
AVG. LOT DEPTH = 85'
85' X 20% = 17'

SETBACK / LOT COVERAGE EXHIBIT OAKLEAF ESTATES Roseville, California



938 Tyler Street #101
Benicia, CA 94510
Phone: (707) 746-6586



SHEET TP-1

2612 06-01-26