

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

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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

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