

Jessica Brandt

From: Adaleen Walters <w.adaleen@gmail.com>
Sent: Tuesday, October 21, 2025 2:33 PM
To: Desmond Parrington
Cc: Jessica Brandt
Subject: Re: Apartment Building Proposed for Oak Ave

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Desmond,

Thank you for clarifying the intent and current status of the Objective Development and Design Standards. I appreciate the additional context and understand that the example site at Oak Avenue and E. Bidwell Street is not tied to any active proposal at this time.

That said, I do want to express my concern about this intersection being used as a future example site for potential redevelopment. As a Folsom resident who lives on Thorndike Way, I experience firsthand how congested this area already is, particularly during peak hours and when events occur at nearby churches.

When I am traveling eastbound on E. Bidwell to turn left onto Oak Avenue, merging traffic often backs up due to the heavy flow of vehicles making right turns from E. Bidwell onto Oak. This congestion worsens when event parking from Lakeside Church exits onto Oak Avenue. In addition, the overflow from the Muslim Community church parking lot regularly spills onto South Lexington, extending through nearby residential streets such as Duxbury Way and up to Cannington Lane; during these times, the area becomes especially congested and unsafe, with many pedestrians at the same time walking throughout the neighborhood streets to get to/from their parked vehicles.

Additionally, traffic from surrounding neighborhoods, such as those traveling from Empire Ranch via Silberhorn or from El Dorado Hills through Green Valley and Blue Ravine, often funnels through this corridor, creating a sustained level of density that already strains the area.

Given these conditions, I strongly urge the City to carefully evaluate traffic impact, access points, and parking requirements for any future high-density development in this vicinity. Solutions such as improved ingress and egress design, dedicated event traffic routes, or required structured parking for large facilities could help alleviate pressure on the surrounding neighborhoods.

I appreciate your time and transparency on this issue.

Thanks!

Adaleen

On Tue, Oct 21, 2025 at 12:07 PM Desmond Parrington <dparrington@folsom.ca.us> wrote:

Hi Adaleen:

The information posted on Folsom Chat on Facebook and on Next Door is not correct. There is no development proposal associated with the Objective Development and Design Standards. Under state law, the City can only use objective development and design standards to evaluate multi-family projects (i.e., apartments and condominiums). The examples shown in the document are just that. They are examples. At this time, there is no project located at the corner of E. Bidwell and Oak Avenue Parkway. That was just an example site in the document that showed how that site could be redeveloped in the future. We are adopting the ODDS so that we have something that we can use to evaluate multi-family projects and hopefully get better designed projects. If we don't adopt these then developers do not have to follow any design rules.

Back in August 2024, the City Council approved amendments to the City's General Plan and the Folsom Plan Area Specific Plan to increase heights and densities in certain areas of Folsom to meet the requirements of the City's Housing Element, which is another State Mandate. Under that mandate, the City has to identify sites for approximately 3,500 units of housing affordable to lower-income households. The East Bidwell Corridor, the areas around the Iron Point and Glenn stations, and the Folsom Town Center area were the areas chosen to have the increased heights and higher densities so that existing established residential neighborhoods would not be rezoned or impacted. Staff has also worked with the landowners south of Highway 50 to restrict parcels down there to accommodate almost 900 units of affordable housing. While that has not yet been built those units will eventually be built there.

These issues are being driven by changes in State law that the City has to comply with or we risk losing State funding and failure to comply would expose Folsom to potential lawsuits from the State and others. If you would like to learn more about the proposed objectives design standards you can visit:

<https://www.folsom.ca.us/government/community-development/planning-services/objective-development-and-design-standards>

If you have any other questions or concerns and would still like to voice your opposition to this, please let me know and we can include your comments along with our staff report to the City Council.

-Desmond



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Desmond Parrington, AICP
Planning Manager

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dparrington@folsom.ca.us
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ATTENTION: Starting October 20, 2025, all **NEW permits will be reviewed through eTRAKiT and not through ProjectDox.**

From: Adaleen Walters <w.adaleen@gmail.com>
Sent: Tuesday, October 21, 2025 11:57 AM
To: Desmond Parrington <dparrington@folsom.ca.us>; Jessica Brandt <jbrandt@folsom.ca.us>
Subject: Apartment Building Proposed for Oak Ave

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Hello,

I grabbed both of your emails from a Facebook Folsom Chat post about the high-density apartment building initiative. I live on Thorndike Way with my husband and five-year-old daughter. I have some concerns with the idea of building an apartment complex on the corner of Oak and E. Bidwell. What is the best way for me to communicate my concerns for a project like this? I have anxiety issues, so unfortunately, I do not typically attend in-person commission meetings. Is there another preferred way other than in-person for me to send you feedback? Do you have a feedback form of some kind, a direct email for this, or is an email to both of you the best way to go?

Thanks,

Jessica Brandt

From: Desmond Parrington
Sent: Tuesday, October 21, 2025 2:58 PM
To: Jessica Brandt
Subject: FW: Proposed housing development



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From: Desmond Parrington
Sent: Tuesday, October 21, 2025 8:40 AM
To: 'Amy Dreher' <amydreher916@gmail.com>
Subject: RE: Proposed housing development

Hi Mr. and Mrs. Dreher:

The information posted on Next Door is incorrect. There is no development proposal associated with the Objective Development and Design Standards. Under state law, the City can only use objective development and design standards to evaluate multi-family projects (i.e., apartments and condominiums). The examples shown in the document are just that. They are examples. At this time, there is no project located at the corner of E. Bidwell and Oak Avenue Parkway. That was just an example site in the document that showed how that site could be redeveloped in the future. We are adopting the ODDS so that we have something that we can use to evaluate multi-family projects and hopefully get better designed projects. If we don't adopt these then developers do not have to follow any design rules.

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<https://www.folsom.ca.us/government/community-development/planning-services/objective-development-and-design-standards>

If you have any other questions or concerns, please let me know.

-Desmond



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ATTENTION: Starting October 20, 2025, all NEW permits will be reviewed through eTRAKiT and not through ProjectDox.

From: Amy Dreher <amydreher916@gmail.com>
Sent: Tuesday, October 21, 2025 8:27 AM
To: Desmond Parrington <dparrington@folsom.ca.us>
Subject: Proposed housing development

You don't often get email from amydreher916@gmail.com. [Learn why this is important](#)

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I am writing as an extremely concerned resident to formally object to the proposed housing development **Site 4. East Bidwell and Oak Ave Pkwy (T4N.L)** currently under review. This project raises significant concerns regarding infrastructure, congestion, **and the overall quality of life for current and future residents.**

Our city is already experiencing substantial strain on its existing infrastructure. Roads are increasingly congested, particularly during peak hours, and the proposed development would only intensify traffic without any clear plan for road widening, new access points, or improved public transportation. The area's current roadways are simply not equipped to handle the additional volume that this development would generate.

Furthermore, our local schools are already operating at or near capacity. Folsom Middle School has almost **2,000** students and not enough staff members. It is complete and total chaos at that school. Neighboring Oak Chan Elementary where my Son is a 5th grader has almost 30 kids in each class already! Adding hundreds of new residents without a comprehensive plan to expand educational

facilities will only exacerbate overcrowding and diminish the quality of education for our children. Essential public services such as emergency response, and recreational spaces are also stretched thin.

Responsible development should balance housing needs with the capacity of public systems to support new residents safely and effectively. I will be attending the town hall meeting to urge the Planning Commission to **reject** or postpone approval of this project!

Thank you for listening to my concerns. I appreciate your attention to maintaining the **livability, safety, and character of our city.**

Sincerely,

Amy and Jeff Dreher

Jessica Brandt

From: Stephanie Trumm <nurssteff@yahoo.com>
Sent: Monday, October 20, 2025 6:04 PM
To: Desmond Parrington
Cc: Jessica Brandt
Subject: Re: Proposed Building

[You don't often get email from nurssteff@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Thank you for your information!

> On Oct 20, 2025, at 5:39 PM, Desmond Parrington <dparrington@folsom.ca.us> wrote:

>

> Hi Stephanie:

>

> The information posted on Next Door is incorrect. There is no development proposal associated with the Objective Development and Design Standards. Under state law, the City can only use objective development and design standards to evaluate multi-family projects (i.e., apartments and condominiums). The examples shown in the document are just that. They are examples. At this time, there is no project located at the corner of E. Bidwell and Oak Avenue Parkway. That was just an example site in the document that showed how that site could be redeveloped in the future. We are adopting the ODDS so that we have something that we can use to evaluate multi-family projects and hopefully get better designed projects. If we don't adopt these then developers do not have to follow any design rules.

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>

> These issues are being driven by changes in State law that the City has to comply with or we risk losing State funding and failure to comply would expose Folsom to potential lawsuits from the State and others.

>

> If you have any other questions or concerns, please let me know.

>

> -Desmond

>

> Desmond Parrington, AICP

> Planning Manager

> City of Folsom

> 50 Natoma Street, Folsom, CA 95630

> dparrington@folsom.ca.us

> o:916-461-6233 c:916-216-2813

>

<https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.folsom.ca.us%2F&data=05%7C02%7Cjbrandt%40folsom.ca.us%7C8056175b296e4b41954d08de103dcc76%7C1cfb4b4a254c47b48448af71335fd6c0%7C0%7C0%7C638966054773760849%7CUnknown%7CTWFPbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIslIAiOiJXaW4zMilslkFOljoiTWFpbClldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=cR76yaJ0zad0jW5%2FYDHM2DvwO3Tt0q1dz0u35FhTsQw%3D&reserved=0>

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> ATTENTION: Starting October 20, 2025, all NEW permits will be reviewed through eTRAKiT and not through ProjectDox.

>

> -----Original Message-----

> From: Stephanie Trumm <nurssteff@yahoo.com>

> Sent: Monday, October 20, 2025 5:06 PM

> To: Desmond Parrington <dparrington@folsom.ca.us>

> Cc: Jessica Brandt <jbrandt@folsom.ca.us>

> Subject: Re: Proposed Building

>

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>

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>

> Thank you for your response. I suggest that you consider building these apartments on the south side of Highway 50 so that we can have a fully integrated community.

>

> Respectfully,

> Stephanie

>

>> On Oct 20, 2025, at 4:43 PM, Desmond Parrington <dparrington@folsom.ca.us> wrote:

>>

>> Thank you for letting me know, Ms. Trumm. The reason staff is recommending adoption of these is because under new State laws if the City of Folsom does not adopt objective design standards when new multi-family projects like apartments come in for review then the City will not be able to require design changes. Under State law, City staff can no longer use design guidelines or any other subjective criteria to review these types of projects.

>>

>> -Desmond

>>

>> Desmond Parrington, AICP

>> Planning Manager

>> City of Folsom

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>>
>> https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.folsom.ca.us%2F&data=05%7C02%7Cjbrandt%40folsom.ca.us%7C8056175b296e4b41954d08de103dcc76%7C1cfb4b4a254c47b48448af71335fd6c0%7C0%7C0%7C638966054773780679%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIsIlAiOiJXaW4zMilskFoljoiTWFpbCIsIldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=Y2udl2xKQChilyUYCrspgSEsf5X3JLquvGrSoPAKlxc%3D&reserved=0
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>> ATTENTION: Starting October 20, 2025, all NEW permits will be reviewed through eTRAKiT and not through ProjectDox.
>>
>> -----Original Message-----
>> From: Stephanie Trumm <nurssteff@yahoo.com>
>> Sent: Monday, October 20, 2025 3:36 PM
>> To: Desmond Parrington <dparrington@folsom.ca.us>
>> Subject: Proposed Building
>>
>> [You don't often get email from nurssteff@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]
>>
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>>
>>
>> Hello,
>>
>> My name is Stephanie Trumm, and I live on Diamond Peak Drive here in Folsom.
>>
>> I am opposed to adopting Objective Development and Design building north of highway 50 here in Folsom.
>>
>> Respectfully,
>>
>> Stephanie Trumm
>> 103 Diamond Peak Drive
>> Folsom, CA 95630
>

Jessica Brandt

From: Romo, Celeste W <celeste.w.romo@intel.com>
Sent: Tuesday, October 21, 2025 8:40 AM
To: Desmond Parrington
Cc: Jessica Brandt
Subject: RE: Strong Opposition to Proposed High-Density Development at Oak Avenue and East Bidwell

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Oh awesome thank you!

From: Desmond Parrington <dparrington@folsom.ca.us>
Sent: Tuesday, October 21, 2025 8:38 AM
To: Romo, Celeste W <celeste.w.romo@intel.com>
Cc: Jessica Brandt <jbrandt@folsom.ca.us>
Subject: RE: Strong Opposition to Proposed High-Density Development at Oak Avenue and East Bidwell

That is correct. The City has not received any development plans for that site.

-Desmond



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From: Romo, Celeste W <celeste.w.romo@intel.com>
Sent: Monday, October 20, 2025 9:06 PM
To: Desmond Parrington <dparrington@folsom.ca.us>
Cc: Jessica Brandt <jbrandt@folsom.ca.us>
Subject: Re: Strong Opposition to Proposed High-Density Development at Oak Avenue and East Bidwell

You don't often get email from celeste.w.romo@intel.com. [Learn why this is important](#)

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Thank you for your response.

So am I reading correctly that no development plans are currently being evaluated for that lot?
Celeste

From: Desmond Parrington <dparrington@folsom.ca.us>

Sent: Monday, October 20, 2025 5:39:01 PM

To: Romo, Celeste W <celeste.w.romo@intel.com>

Cc: Jessica Brandt <jbrandt@folsom.ca.us>

Subject: RE: Strong Opposition to Proposed High-Density Development at Oak Avenue and East Bidwell

Hi Celeste:

The information posted on Next Door is incorrect. There is no development proposal associated with the Objective Development and Design Standards. Under state law, the City can only use objective development and design standards to evaluate multi-family projects (i.e., apartments and condominiums). The examples shown in the document are just that. They are examples. At this time, there is no project located at the corner of E. Bidwell and Oak Avenue Parkway. That was just an example site in the document that showed how that site could be redeveloped in the future. We are adopting the ODDS so that we have something that we can use to evaluate multi-family projects and hopefully get better designed projects. If we don't adopt these then developers do not have to follow any design rules.

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These issues are being driven by changes in State law that the City has to comply with or we risk losing State funding and failure to comply would expose Folsom to potential lawsuits from the State and others.

If you have any other questions or concerns, please let me know.

-Desmond



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From: Romo, Celeste W <celeste.w.romo@intel.com>

Sent: Monday, October 20, 2025 5:00 PM

To: Desmond Parrington <dparrington@folsom.ca.us>; Jessica Brandt <jbrandt@folsom.ca.us>

Subject: Strong Opposition to Proposed High-Density Development at Oak Avenue and East Bidwell

Some people who received this message don't often get email from celeste.w.romo@intel.com. [Learn why this is important](#)

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Dear Mr. Parrington, Ms. Brandt and Folsom City Council Members,

I am writing to express my strong opposition to the proposed high-density apartment project at Oak Avenue Parkway and East Bidwell Street. While I understand the need for growth, this particular development raises serious concerns about traffic congestion and school capacity that cannot be ignored.

Traffic along East Bidwell and Oak Avenue Pkwy is already at a breaking point during peak hours. Adding hundreds of residents and vehicles from a 248-unit complex will only worsen congestion and safety risks for nearby neighborhoods, pedestrians, and cyclists.

Equally pressing is the issue of school capacity. Our local schools are already full and this level of new housing will add even more strain without any clear plan to expand facilities or resources. It's simply not sustainable to continue approving large developments without addressing this impact head-on.

I urge the Council to pause or reconsider this project until a comprehensive infrastructure and school capacity plan is in place. Folsom's growth should be balanced and thoughtful — not at the expense of the quality of life for current residents.

Thank you for your attention to this important matter.

Sincerely,

Celeste Romo

Folsom Resident

Jessica Brandt

From: Desmond Parrington
Sent: Monday, October 20, 2025 9:40 AM
To: judyqt@sbcglobal.net
Cc: Jessica Brandt
Subject: RE: The City of Folsom is considering the adoption of Objective Development and Design Standards for areas north of Highway 50. — Nextdoor

Hi Judy:

The information posted on Next Door is incorrect. There is no development proposal associated with the Objective Development and Design Standards. Under state law, the City can only use objective development and design standards to evaluate multi-family projects (i.e., apartments and condominiums). The examples shown in the document are just that. They are examples. At this time, there is no project located at the corner of E. Bidwell and Oak Avenue Parkway. That was just an example site in the document that showed how that site could be redeveloped in the future. We are adopting the ODDS so that we have something that we can use to evaluate multi-family projects and hopefully get better designed projects. If we don't adopt these then developers do not have to follow any design rules.

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-Desmond



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Planning Manager

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From: Judy Otis <judyqt@sbcglobal.net>

Sent: Monday, October 20, 2025 8:55 AM

To: Jessica Brandt <jbrandt@folsom.ca.us>

Subject: Fwd: The City of Folsom is considering the adoption of Objective Development and Design Standards for areas north of Highway 50. — Nextdoor

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From: Judy Otis <judyqt@sbcglobal.net>

Date: October 20, 2025 at 8:53:42 AM PDT

To: jbrandt@folsom.ca.gov

Subject: The City of Folsom is considering the adoption of Objective Development and Design Standards for areas north of Highway 50. — Nextdoor

More housing stuffed into Folsom? You've got to be kidding. South of 50 has the space so build it there. Why doesn't the City get the traffic situation resolved before even considering building more apartments/condos?

Check out this post on Nextdoor: https://nextdoor.com/p/mczsB7-mFN2L?utm_source=share&extras=MTYwNTcyNjQ%3D&ne_link_preview_links=&utm_campaign=1760975326077

Sent from my iPad

Jessica Brandt

From: Crystal Gorton <write2me@msn.com>
Sent: Monday, October 20, 2025 3:17 PM
To: Desmond Parrington
Cc: Jessica Brandt; Bryan Whitemyer
Subject: Re: Urban Planning Updates

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Seriously?

"...successful *cities have congestion and dying ones do not.*"

Being in the thick of it all, I'm not sure I agree with that statement, Desmond, but it did put smile on my face and raise an eyebrow. Congestion forces the taxpayer to buy from Amazon.

Still didn't get an answer to my question though. How many of the 900 units will be like Mercy House or Bidwell Studios?

From: Desmond Parrington <dparrington@folsom.ca.us>
Sent: Monday, October 20, 2025 2:22:57 PM
To: Crystal Gorton <write2me@msn.com>
Cc: Jessica Brandt <jbrandt@folsom.ca.us>; Bryan Whitemyer <bwhitemyer@folsom.ca.us>
Subject: RE: Urban Planning Updates

Hi Crystal:

The 900 units south of highway 50 in the Folsom Plan Area would be deed-restricted affordable housing units affordable to household with incomes below 80% of area median income, which is currently about \$100,000 for a family of four. These would be folks with jobs that work in the area but cannot afford the current market-rate rent levels. There is already one project like that in the Folsom Plan Area. It's called Mangini Place Apartments and it has approximately 150 deed-restricted affordable units. There would be 900 additional units over the life of the plan south of Highway 50.

By law, we now have to put higher density housing near transit, which is why those locations were chosen. East Bidwell was selected because it has transit service, jobs and services nearby. Staff wanted to avoid a situation where we had to rezone land near existing single-family neighborhoods, which is what happened when the City lost a lawsuit filed by Legal Services of Northern California around 2000.

Staff is well aware of the traffic challenges on East Bidwell and our Public Works Department has been trying to secure funding from Caltrans so that we can complete the Empire Ranch Interchange and fund the Oak Avenue Overcrossing. Those along with the extension of Alder Creek Parkway to Prairie City Road should help improve the situation on East Bidwell especially near US 50 and Iron Point Road. Unfortunately, successful cities have congestion and dying ones do not. While staff would prefer that the funding for major infrastructure projects came

first, typically development happens first and then larger infrastructure projects follow once funding is secured from development and state and federal sources.

-Desmond



Desmond Parrington, AICP
Planning Manager
City of Folsom
50 Natoma Street, Folsom, CA 95630
dparrington@folsom.ca.us
o:916-461-6233 c:916-216-2813
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ATTENTION: Starting October 20, 2025, all NEW permits will be reviewed through eTRAKiT and not through ProjectDox.

From: Crystal Gorton <write2me@msn.com>
Sent: Monday, October 20, 2025 1:55 PM
To: Bryan Whitemyer <bwhitemyer@folsom.ca.us>; Desmond Parrington <dparrington@folsom.ca.us>
Cc: Jessica Brandt <jbrandt@folsom.ca.us>
Subject: Re: Urban Planning Updates

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This may not directly relate to the Objective Development and Design Standards (ODDS), but I do have a broader question: Of the 900 units being discussed, how many are what I would call subsidized housing—such as Section 8, Mercy Housing-style units, or Bidwell Studios-type developments?

When I look at the South of 50 plan, I don't see any of that type of housing planned there. Meanwhile, nearly all of it appears concentrated in the Central District. That kind of imbalance is a major reason the crime rate is higher in that area.

The frustration many residents feel—especially those who push back—comes from having lived with this for so long. It's not just about affordable housing; it's about how it's been clustered in one part of the city. Over time, that concentration has had real, visible consequences. A big part of the problem seems to stem from former city staff who have since moved into the housing development industry and are now profiting from state-funded projects, with the help of Council friends and insider knowledge. That's my opinion—but it's based on what I see happening on the ground.

If you receive pushback from the community, it's not aimed at you or city staff. It reflects long-standing frustration over bias toward certain groups who have had complete control over city government for decades and a lack of power by the community to influence decisions that impact real lives. Simply put: The community is frustrated. Plain and simple.

From: Crystal Gorton <write2me@msn.com>
Sent: Monday, October 20, 2025 1:10 PM
To: Bryan Whitemyer <bwhitemyer@folsom.ca.us>; Desmond Parrington <dparrington@folsom.ca.us>
Cc: Jessica Brandt <jbrandt@folsom.ca.us>
Subject: Re: Urban Planning Updates

Let me clarify something, Desmond—I'm not your enemy. I'm not a city planner, and I don't claim to be. But what I do know is that this city has, over time, taken advantage of certain areas in Folsom, and that authority has felt misused and abused.

I can't say whether that responsibility falls on the City Council or staff, but the signs are clearly visible. Just take a walk down East Bidwell—it speaks for itself. This pattern of neglect and questionable decision-making has been happening for over 15 years. Naturally, people are wary.

There's a deep lack of trust in the city's motives, and that trust doesn't rebuild easily—especially when the head of the Planning Commission is a lobbyist for the Association of Realtors. When someone in that role appears to be using South of 50 as a revenue stream for her industry ties, it's hard not to be skeptical.

Folsom is our home—not a business opportunity for every realtor looking to exploit the market.

From: Crystal Gorton <write2me@msn.com>
Sent: Monday, October 20, 2025 12:35:21 PM
To: Bryan Whitemyer <bwhitemyer@folsom.ca.us>; Desmond Parrington <dparrington@folsom.ca.us>
Cc: Jessica Brandt <jbrandt@folsom.ca.us>
Subject: Re: Urban Planning Updates

Then that means a developer can take that property and put a four-story apartment there if they choose to.

Choose another location for your proposal, Desmond. East Bidwell and Oak Avenue can't handle any more traffic, apartment buildings or Section 8. We're running out of land mass over here.

I meant what I said about your talent. I've seen your work. Which is why I'm struggling to understand your motives for turning north of 50, Lexington in particular, into the dumping ground for every Section 8, low-barrier housing project, or Mercy House-type building. It's exclusionary zoning and discriminatory, opening the City to disparate impact claims. South of 50 is wide open. Use it. Plenty of room over there.

From: Bryan Whitemyer <bwhitemyer@folsom.ca.us>
Sent: Monday, October 20, 2025 11:53:45 AM

To: Desmond Parrington <dparrington@folsom.ca.us>
Cc: Crystal Gorton <write2me@msn.com>; Jessica Brandt <jbrandt@folsom.ca.us>
Subject: Re: Urban Planning Updates

Thanks for the info Desmond.

Bryan

Bryan Whitemyer
City Manager
City of Folsom
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On Oct 20, 2025, at 11:46 AM, Desmond Parrington <dparrington@folsom.ca.us> wrote:

No. The General Plan mixed-use overlay designation gives property owners the option to do housing or mixed-use development there, but they can always do development under the base land use designation. In the case of the corner of Oak Avenue and E. Bidwell that base land use designation is Professional Office so an office building or similar commercial use is still allowed.

-Desmond

<image001.png> [<image002.png>](#) **Desmond Parrington, AICP**
[<image003.png>](#) *Planning Manager*
City of Folsom
50 Natoma Street, Folsom, CA 95630
[<image004.png>](#) dparrington@folsom.ca.us
o:916-461-6233 c:916-216-2813
[<image005.png>](#) www.folsom.ca.us

ATTENTION: Starting October 20, 2025, all NEW permits will be reviewed through eTRAKiT and not through ProjectDox.

From: Crystal Gorton <write2me@msn.com>
Sent: Monday, October 20, 2025 9:49 AM
To: Desmond Parrington <dparrington@folsom.ca.us>
Cc: Jessica Brandt <jbrandt@folsom.ca.us>; Bryan Whitemyer <bwhitemyer@folsom.ca.us>
Subject: Re: Urban Planning Updates

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If the City adopts this proposal, does that mean the land on the corner of East Bidwell and Oak would be zoned only for four-story apartments to be built at that location?

From: Desmond Parrington <dparrington@folsom.ca.us>
Sent: Monday, October 20, 2025 9:36:25 AM
To: Crystal Gorton <write2me@msn.com>
Cc: Jessica Brandt <jbrandt@folsom.ca.us>; Bryan Whitemyer <bwhitemyer@folsom.ca.us>
Subject: RE: Urban Planning Updates

Hi Crystal:

There is no development proposal associated with the Objective Development and Design Standards. Under state law, the City can only use objective development and design standards to evaluate multi-family projects (i.e., apartments and condominiums). The examples shown in the document are just that. They are examples. At this time, there is no project located at the corner of E. Bidwell and Oak Avenue Parkway. That was just an example site in the document that showed how that site could be redeveloped in the future. We are adopting the ODDS so that we have something that we can use to evaluate multi-family projects and hopefully get better designed projects. If we don't adopt these then developers do not have to follow any design rules.

Back in August 2024, the City Council approved amendments to the City's General Plan and the Folsom Plan Area Specific Plan to increase heights and densities in certain areas of Folsom to meet the requirements of the City's Housing Element, which is another State Mandate. Under that mandate, the City has to identify sites for approximately 3,500 units of housing affordable to lower-income households. The East Bidwell Corridor, the areas around the Iron Point and Glenn stations, and the Folsom Town Center area were the areas chosen to have the increased heights and higher densities so that existing established residential neighborhoods would not be rezoned or impacted. Staff has also worked with the landowners south of Highway 50 to restricted parcels down there to accommodate almost 900 units of affordable housing. While that has not yet been built those units will eventually be built there.

These issues are being driven by changes in State law that the City has to comply with or we risk losing State funding and failure to comply would expose Folsom to potential lawsuits from the State and others.

-Desmond

<image001.png> [<image002.png>](#) **Desmond Parrington, AICP**
[<image003.png>](#) *Planning Manager*
City of Folsom
50 Natoma Street, Folsom, CA 95630
[<image004.png>](#) dparrington@folsom.ca.us
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[<image005.png>](#) www.folsom.ca.us

ATTENTION: Starting October 20, 2025, all NEW permits will be reviewed through eTRAKiT and not through ProjectDox.

From: Crystal Gorton <write2me@msn.com>
Sent: Monday, October 20, 2025 6:11 AM
To: Desmond Parrington <dparrington@folsom.ca.us>

Cc: Jessica Brandt <jbrandt@folsom.ca.us>; Bryan Whitemyer <bwhitemyer@folsom.ca.us>

Subject: Re: Urban Planning Updates

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Desmond, why is **EVERYTHING** north of 50? Why are you planning this city so badly? You have such talent. I'm struggling to understand why your planning of Folsom is so bad. North of 50 is so crowded. There's barely enough room to drive down the road. South of 50, on the other hand, **is wide open**.

Send me the name of the person or persons who will be building the project located at E. Bidwell and Oak Avenue. I would rather not do a PRR when the information can be sent from you directly.

<image006.jpg>

From: Crystal Gorton <write2me@msn.com>
Sent: Thursday, October 16, 2025 9:08:49 PM
To: Desmond Parrington <dparrington@folsom.ca.us>
Cc: Jessica Brandt <jbrandt@folsom.ca.us>
Subject: Re: Urban Planning Updates

I meant to say "north of 50," not "south of 50." I've yet to master autocorrect. It's a love/hate relationship.

From: Crystal Gorton <write2me@msn.com>
Sent: Thursday, October 16, 2025 6:52:04 PM
To: Desmond Parrington <dparrington@folsom.ca.us>
Cc: Jessica Brandt <jbrandt@folsom.ca.us>
Subject: Re: Urban Planning Updates

If I'm reading this correctly, the urban planning seems to apply mostly to the density of housing, and that density is tied to SACOG money. If that's the case, why did you take the money in the first place? The City could have simply said "no thanks."

The planning updates also seem to apply to south of 50 or the Bidwell Corridor only. Why? More dense housing in an already-crowded area is going to be a traffic nightmare.

In my opinion, the majority of pushback and animosity city staff has experienced over the last decade is because of the "dumping" on south of 50. Perhaps a lobbyist for the Association of Realtors sitting at the head of the Planning Commission may not have been such a good idea after all.

You know you're going to get a lot of push back on this, right?

From: Crystal Gorton <write2me@msn.com>
Sent: Thursday, October 16, 2025 11:01:41 AM
To: Desmond Parrington <dparrington@folsom.ca.us>
Cc: Jessica Brandt <jbrandt@folsom.ca.us>
Subject: Re: Urban Planning Updates

Thank you!

From: Desmond Parrington <dparrington@folsom.ca.us>
Sent: Thursday, October 16, 2025 8:54:44 AM
To: Crystal Gorton <write2me@msn.com>
Cc: Jessica Brandt <jbrandt@folsom.ca.us>
Subject: RE: Urban Planning Updates

Hi Crystal:

Below is a link to the webpage for objective development and design standards where you can download the full document. They will be presented to the City Council for consideration on October 28th.

<https://www.folsom.ca.us/government/community-development/planning-services/objective-development-and-design-standards>

-Desmond

<image001.png> [<image002.png>](#) **Desmond Parrington, AICP**
[<image003.png>](#) *Planning Manager*
City of Folsom
[<image004.png>](#) 50 Natoma Street, Folsom, CA 95630
[<image005.png>](#) dparrington@folsom.ca.us
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From: Crystal Gorton <write2me@msn.com>
Sent: Wednesday, October 15, 2025 4:32 PM
To: Desmond Parrington <dparrington@folsom.ca.us>; Jessica Brandt <jbrandt@folsom.ca.us>
Subject: Re: Urban Planning Updates

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Why would you not send this? I would have liked to know more about it.

The article stated to contact Desmond or Jessica "...anyone looking to probe further into how these standards will impact their slice of Folsom, there are knowledgeable individuals available. Planning Manager Desmond Parrington and Principal Planner Jessica Brandt are the go-to contacts. They can be reached at dparrington@folsom.ca.us or 916-461-6233, and jbrandt@folsom.ca.us or 916-461-6207."

From: Crystal Gorton <write2me@msn.com>
Sent: Tuesday, October 14, 2025 3:40:09 PM
To: Desmond Parrington <dparrington@folsom.ca.us>; jbrandt@folsom.ca.us <jbrandt@folsom.ca.us>
Subject: Urban Planning Updates

Can you send me an easy-to-understand version of this and how it affects each area of Folsom...something that someone who knows nothing about City Planning can understand?

<https://hoodline.com/2025/10/folsom-advances-modern-urban-planning-with-upcoming-review-of-new-development-standards/>