



DATE: September 25, 2017

File: UP 17-06

AR 17-12

TO: PLANNING COMMISSION

FROM: David Young, Senior Planner (879-6535) [david.young@chicoca.gov](mailto:david.young@chicoca.gov)

RE: Salvation Army Community Center at 567 E. 16<sup>th</sup> Street  
AP Nos. (005-217-002, -003, and -005 and 005-251-002 and -005)

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### REPORT IN BRIEF

The Salvation Army has requested a Use Permit (UP) to construct a replacement community center building at 567 E. 16<sup>th</sup> Street, between Laurel and Elm Streets. The project has been designed to allow existing services and programs to continue while alleviating some of the current operational concerns. Also included in the UP request, is a parking reduction and an 8-foot wall.

#### Recommendation:

Planning staff recommends adoption of Resolution No. 17-16 (**Attachment A**), approving Use Permit 17-16 and AR 17-12 (Salvation Army), subject to the attached conditions.

#### Proposed Motion:

I move that the Planning Commission adopt Resolution No. 17-16, approving Use Permit 17-06 and AR 17-12, subject to the conditions as set forth therein.

### BACKGROUND

The applicant proposes to construct and operate a replacement community center at 567 E. 16<sup>th</sup> Street, between Laurel and Elm Streets (see **Attachment B**, Location Map). The site is designated Low Density Residential (LDR) on the General Plan Land Use Diagram and located in the R1 zoning district. Surrounding land uses are predominantly single family residential. A community center is an allowable land use within a R1 zoning district subject to UP approval.

The existing Salvation Army community center and operations are located on APNs 005-217-002, -003, and -005. The new community center would be situated on the same three parcels and include two additional parcels, (APNs 005-251-002 and -005), which are currently developed with single family residences. The applicant has also requested a Certificate of Merger (CM). The CM would combine the five parcels into one parcel to allow for the construction of the community center. The Map Advisory Committee will act on the merger application at a future date.

There is an existing alley that transects the five parcels which is currently owned and maintained by the City. The alley is a non-directional, semi-improved, single lane facility connecting E. 16<sup>th</sup> Street and E. 18<sup>th</sup> Street. The alley surface is a combination of

pavement and gravel. The alley would be purchased by the Salvation Army and abandoned in accordance with City of Chico regulations and requirements. The existing alley location and alignment is also depicted on **Attachment B**.

The Salvation Army Chico Corps started services in 1888 and has long been recognized for its humanitarian services and programs. The Salvation Army is also a place of worship as an evangelical part of the universal Christian Church. The new community center would allow for an expansion of existing services and programs for the growing needs of families and individuals struggling to make ends meet and to prevent further homeless concerns in the City of Chico. The Chico Corp's focus is a preventative and hands-up approach for low-income and at-risk individuals. In addition to on-site services, the Salvation Army also provides Emergency Disaster Relief, most recently, during the Oroville Dam emergency and evacuation. A Program, Services and Parking Overview is included as (**Attachment C**, Program Overview).

The Salvation Army purchased the site in 1969. The existing community center is approximately 8,300 square feet with a combination of flat, sloped and high pitched roof lines and parapet design elements. The current parking area is un-striped and provides parking for up to 12 vehicles. There is an existing chain-link fence around the perimeter of the site.

### Project Design

The project site is bounded by E. 16<sup>th</sup>, Laurel, and Elm Streets. The replacement community center would be approximately 18,700 square feet and include a multi-purpose room with a stage, a gymnasium, kitchen areas, and various offices and class rooms. The community center, residences, and outbuildings on all parcels would be removed in accordance with City, Butte County, and applicable regulations and requirements.

The building's orientation at the site's northern corner would provide a prominent end cap for the block as well as separation from adjacent residences located as situated along the site's southeasterly boundary. The proposed structure incorporates many of the same design elements of the existing building to maintain a distinctive character while modernizing the center's appearance. Vehicle, pedestrian, and bicycle access to the site would be provided via three access points from E. 16<sup>th</sup>, Laurel, and Elm Streets (see **Attachment D**, Site Plan).

The center would have various pedestrian entry points with the primary entrance located near the bicycle rack, on E. 16<sup>th</sup> Street. A play area would be located near the intersection of Elm Street and E. 16<sup>th</sup> Street and fenced in for safety. The building and entrance location would provide internal queuing to meet the center's greatest program and service demands (i.e. food shelf distribution) and also lessen noise and visual impacts to adjacent residences. Additionally, the primary entrance, play area, and parking area are oriented to create a physical buffer and separation from adjacent residences. A second set of bicycle racks would be located near the play area.

A parking reduction is requested in association with the UP application. The applicant has provided a quantitative parking analysis demonstrating that the number of parking spaces would substantially meet the average and peak parking demands associated with the use and various programs and services offered.

According to the parking analysis up to 75 percent of community center patrons travel to and from the site by non-vehicular means. A total of 63 vehicle parking spaces and 14 inverted, U-Shaped bicycle racks would be provided on-site. The parking area includes designated parking for buses, in spaces number 14 and 22. Staff supports the parking reduction in this case as the site is near public transit, has bicycle racks, and incorporates design feature that encourage safe and easy pedestrian access. Additionally, the proposed parking reduction is not likely to overburden public parking supplies in the project vicinity as the number of spaces would meet anticipated peak parking demands.

In accordance with Chico Municipal Code (CMC) 19.70.060, the parking area is located 10-feet behind the front and street-side property lines. This area would include a bio-swale along E. 16th Street and Laurel Street to provide visual relief from the public right of way and on-site storm water treatment in accordance with CMC requirements. A mixture of trees, shrubs, and vines are proposed around the new building, parking area, and the site's perimeter. Parking lot shade is estimated to reach approximately 54 percent at maturity, with elm, oak, and pistache trees providing most of the shading (see **Attachment E**, Preliminary Landscape Plan). Other tree varieties include tupelo and fruitless gingko. Shrubs include McMinn manzanita, dietes, lily of the Nile, heavenly bamboo, Indian hawthorn, tri-colored society garlic and dwarf creeping fig.

A survey was conducted to identify the location of on-site trees and trees immediately adjacent to the site's southern boundary (see **Attachment F**, Tree Removal Plan). A total of 96-inches of tree diameter subject to the replacement requirements set forth in the City's Tree Preservation Regulations (CMC 16.66) would be removed. A tree protection plan is required to ensure the preservation of trees not proposed for removal. The steel fence elevation details on the site plan demonstrate the preservation strategy for protecting on- and off-site trees. Other landscaping features include creeping fig (climbing vines) on the trash/recycling enclosures and the CMU wall along the southeasterly boundary to soften views from adjacent properties and from the public right of way.

The proposed structure is a one story building with contemporary design utilizing a variety of colors, textures and material types (see **Attachment G**, Elevations). The building has a variety of heights ranging from lower roofs at 14-feet to approximately 35-feet at the highest point at the roof of the gymnasium. The new community center would incorporate flat roofs, wall articulation, and parapets consistent with the design elements of the existing building. As indicated, the new community center would include a multi-purpose room with a stage, a gymnasium, kitchen areas and various offices and class rooms (see **Attachment H**, Architectural Floor Plan).

The project would include two types of fencing. The playground area would be fenced with a six-foot, black, vinyl coated mesh chain link fence. A powder-coated black, tubular steel fence and gate system would be constructed along E. 16th Street and Laurel Street and

extending through the parking area and terminating near the trash enclosure. Included in the UP request is an eight-foot, grout-filled, split-faced CMU-privacy wall constructed along the site's southeastern boundary. This wall would include climbing vines per landscaping plans. Fence, wall, and pivoting gate details are included on the site plan and as a separate attachment (see **Attachment I**, Fencing Details)

To ensure consistency with CMC requirements, all project lighting must be architecturally integrated, energy-efficient, and shielded or recessed so that direct glare and illumination is confined within the boundaries of the site. Exterior lighting would include bollards, area luminaires, and wall luminaires. A plan has been provided demonstrating that the spill over to the neighboring residences is less than 1-foot candle.

### Site Design and Architectural Review

The Architectural Review and Historic Preservation Board (ARB) approved Architectural Review 17-12 (Salvation Army) at the September 6, 2017 and forwarded a recommendation to the Planning Commission for UP consideration. Issues discussed at the ARB meeting included tree preservation, bus parking, fencing and wall materials, trees species, and tree placement and orientation around the site's perimeter.

### Neighborhood Meeting and Outreach

In accordance with CMC 19.16.020, a neighborhood meeting was held at the project location on May 30, 2017. There were approximately 40 people in attendance, including the applicant team, City staff, and the general public. Issues identified at the neighborhood meeting included: on-site/street parking, demolition and construction, traffic flow and circulation in the area, site safety and security, trash enclosures, alley access, fencing and walls, and compatibility. Comments received at the neighborhood meeting also included support for the project, indicating that many citizens of all ages rely on the Salvation Army services, senior support, and access to food pantry program.

The Salvation Army and the applicant's agent have met with the neighbors on several occasions to address concerns and issues regarding safety and security lighting, fencing and walls, tree preservation, parking operations, and alley access and use. After the ARB meeting, the applicant conducted additional neighborhood and public outreach on **September XX** for those with particular interest in the project.

## **DISCUSSION**

### General Plan and Design Guidelines

The new building would be visible from several vantage points with lines of sight available from three different streets. Consistent with Design Guidelines (DG) DG 1.3.65, the project's façade treatments display continuity on all sides as seen from the street and adjacent properties. The building was designed with various roof pitches and structural pop-outs accomplishing consistency with DG 2.2.25 and DG 2.2.31, which seek to avoid continuous flat roofs with monotonous cornices or parapets. The project utilizes pitched

roofs that add character and style to the community center building, reinforcing its sense of place. Additionally, the project incorporates various elements identified in DGs 1.2.22, 3.2.24, DG 6.2.32 which emphasize roof design as an integral component of the architecture in order to enhance overall aesthetics and provide interest through differing material textures

### *Lighting*

The project would include a combination of pole-mounted, wall-mounted, recessed, and bollard fixtures. Parking lot lighting would be pole mounted at a maximum height of 12 feet. Low-level bollard lighting would flank pedestrian walkways and pole-mounted lights would illuminate the parking area without creating unnecessary glare (DG 4.1.44, 4.1.53, and 4.2.44). Recessed lighting in the soffits would be provided at all entrances, eaves, and porticos achieving consistency with DG 5.2.2.1. Additionally, the wall and building mounted lighting would be directed downward and away from adjacent properties and public rights-of-way to avoid spill over illumination; thereby, obtaining consistency with DG 1.3.57.

### *Screening*

The project incorporates various screening techniques to achieve consistency with DG 3.1.35, which requires the screening and buffering of trash enclosures, storage areas, expansive paving, service yards, and utility services from public view. Dwarf creeping fig would be planted on the trash enclosure and CMU privacy wall to screen walls, soften views, and dissuade vandalism (DG 5.1.43). All mechanical/HVAC units would be located on the roof will and screened from public and off-site views by the use of parapets in accordance with DG 1.3.7 (see **Attachment J**, Mechanical Screening Sections).

### *Safety and Security*

The project has various design features that are consistent with General Plan policies related to safety and security. The project fosters a sense of security by incorporating visual lines of sight for surveillance from the street and neighboring structures through the use of architectural or site design features (DG 5.1.31 and DG 5.1.12). The exterior play area would be visible from multiple vantage points and enclosed with chain link fencing for safety. The project would include clearly defined and well lighted entrances for ease of access and additional safety and security (DG 1.5.11).

## **ENVIROMENTAL REVIEW**

The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects). This exemption applies to infill projects which: are consistent with the general plan and zoning; are on sites less than five acres in size within the City limits; substantially surrounded by urban uses; have no value as habitat for endangered, rare, or threatened species; would not create any significant effects relating to traffic, noise, air quality, or water quality; and can be adequately served by all required utilities and public services.

## **FINDINGS**

Following a public hearing, the Planning Commission may approve the subject applications, with or without conditions, only if all of the following findings can be made:

### Site Design and Architectural Review Findings

- A. *The proposed development is consistent with the General Plan, any applicable specific plan, and any applicable neighborhood or area plans;*

The project is consistent with the General Plan Land Use designation and zoning district requirements which allow community center land uses within a R1 zoning district, subject to UP approval. There are no specific plans or neighborhood plans applicable to the site.

- B. *The proposed development, including the character, scale, and quality of design, are consistent with the purpose/intent of this chapter and the City's adopted design guidelines and development standards;*

The project is consistent with various policies related to site design, architecture, exterior lighting, safety and security, screening, building placement, and landscaping, as noted above. The design is pedestrian friendly, obscures views of parking areas and, and provides direct pedestrian and bicycle connections to the public way of travel.

- C. *The architectural design of structures, including all elevations, materials and colors are visually compatible with surrounding development. Design elements, including screening of equipment, exterior lighting, signs, and awnings, have been incorporated into the project to further ensure its compatibility with the character and uses of adjacent development;*

The design, materials and colors of the replacement building reflect a modern and contemporary style with a variety of roof lines, architectural pop-outs, recessed soffit lighting, and building orientation Conditions are included to ensure that the use is compatible with existing and designated uses and neighborhood character in accordance with CMC 19.24.

- D. *The location and configuration of structures are compatible with their sites and with surrounding sites and structures and do not unnecessarily block views from other structures or dominate their surroundings; and*

The proposed structure is configured to provide a physically buffered separation from the surrounding residential uses. The new community center is a larger facility than the existing center; however, it would be located further away from adjacent single-family residences than the existing structure. The height, mass and scale of the would not block views or be otherwise incompatible with existing and anticipated land uses and patterns in the immediate vicinity and surrounding area.

- E. *The general landscape design, including the color, location, size, texture, type, and coverage of plant materials, and provisions for irrigation, maintenance, and protection of landscape elements, have been considered to ensure visual relief, to complement structures, and to provide an attractive environment.*

A variety of trees, shrubs and perennials are proposed for landscaping. The species contain sufficient variation in colors, forms and texture to complement the development and provide visual relief. The proposed landscaping plan meets installation and shading requirements as set forth in CMC 19.68 Landscaping Standards.

### Use Permit Findings

- A. *The proposed use is allowed within the subject-zoning district and complies with all of the applicable provisions of Chapter 19.24 (Use Permits).*

The project site is located in a R1 zoning district. A community center is an allowable land use within a R1 zoning district subject to UP approval. Conditions are included to ensure that the use is compatible with existing and designated uses in the general vicinity in accordance with CMC 19.24.

- B. *The proposed use would not be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the proposed use.*

The proposed use would allow for the continuation of existing services and programs currently offered by the Salvation Army on the same site. The Salvation Army has worked with neighbors and concerned citizens to reduce or eliminate the project's potential off-site impacts. Thus, the construction and operation of the proposed project would not adversely affect the health, safety, and general welfare of those working or residing in the area.

- C. *The proposed use will not be detrimental and/or injurious to property and improvements in the neighborhood of the proposed use, as well as the general welfare of the City.*

Existing regulations require that any property or public improvements damaged during the course of construction be repaired or reconstructed by the applicant. The Tree Preservation Plan would ensure that the trees on adjacent properties are not damaged during construction activities. The continuation of existing services and programs at the same location would not adversely affect the general welfare of the City.

- D. *The proposed use will be consistent with the policies, standards, and land use designations established by the General Plan.*

The site is designated Low Density Residential (LDR) on the General Plan Land Use Diagram. The project is consistent with General Plan policies related to neighborhood elements in that it would provide a community gathering place, religious services and facilities, and a community center conveniently located so that it can be shared, and safely and easily accessed from adjoining neighborhoods. Additionally, the project is located and designed to encourage pedestrian, bicycle, transit, and non-vehicular modes of transportation as the facility

is bounded by three streets that are connected to adjacent neighborhoods and corridors.

- E. *The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity.*

As indicated, the proposed community center would allow the Salvation Army to continue existing services and programs at the same general location. The building's architecture and design incorporate many elements and features found on the existing building. Additionally, the design, location, size and operating characteristics of the proposed community center and land use is compatible and consistent with General Plan policies, DG and CMC R1 zoning regulations.

## **PUBLIC CONTACT**

A 10-day public hearing notice was mailed to all landowners and residents within 500 feet of the site, and a legal notice was published in the Chico Enterprise Record. For all public comments received as of the date of this report (see **Attachment K**, Correspondence)

## **DISTRIBUTION**

PC Distribution

File UP 17-06

Russell Gallaway and Associates, 115 Meyers Street, Suite 110, Chico CA 95926

[matt@rgachico.com](mailto:matt@rgachico.com)

Salvation Army, P.O. Box 809, Chico CA 95926

Leo DePaola, Community Development Director

Brendan Vieg, Deputy Director – Community Development Department

## **ATTACHMENTS**

- A. Resolution 17-16
  - Exhibit I – Conditions of Approval
- B. Location Map
- C. Program Overview
- D. Site Plan to Accompany UP 17-06
- E. Preliminary Landscape Plan
- F. Tree Removal Plan
- G. Elevations
- H. Architectural Floor Plans
- I. Fencing Details
- J. Mechanical Screening Sections
- K. Correspondence



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**RESOLUTION NO. 17-16**  
**RESOLUTION OF THE CITY OF CHICO PLANNING COMMISSION**  
**APPROVING USE PERMIT 17-06 AND**  
**SITE PLAN AND ARCHITECTURAL REVIEW 17-12**  
**(Salvation Army)**

WHEREAS, the Salvation Army has submitted applications for a use permit and site design and architectural review to construct a replacement community center, authorize a parking reduction, and for an 8-foot wall located at 567 E. 16<sup>th</sup> Street, further identified as Assessor's Parcel Nos. 005-217-002, -003, -005 and 005-251-002, and -005 (the "Project"); and

WHEREAS, the Planning Commission considered the Project, staff report, and comments submitted at a noticed public hearing held on October 5, 2017; and

WHEREAS, the Project has been determined to be exempt pursuant to California Environmental Quality Act Guidelines (Section 15332 Infill Development Projects).

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Chico as follows:

1. With regard to the site design and architectural review and use permit the Planning Commission finds that:
  - A. The Project complies with all of the applicable provisions of Chapter 19.18 (Site Design and Architectural Review and 19.24 (Use Permits). Pursuant to Chico Municipal Code (CMC) Section 19.42.020 community centers may be allowed in the R1 (Low Density Residential) zoning district, subject to use permit approval. The Project has been processed in accordance with CMC 19.18, 19.24, and 19.42.020; and
  - B. The Project is a request to construct a new community center and place of worship at the same location of the existing center. The project would not conflict with the established character or functioning of the surrounding community, as it has been part of the established neighborhood since the Salvation Army began offering services and programs at the site. The new community center and all other project components would be constructed to Chico Municipal Code Standards (e.g. access, lighting and landscaping

1 requirements), which are intended to promote the health, safety, and general welfare of the  
2 public; and

3 C. Existing regulations require that any private property or public improvements damaged  
4 during the course of construction be repaired or reconstructed by the applicant. The Tree  
5 Preservation Plan would ensure that no impacts to property or improvements outside of the  
6 project site would occur; and

7 D. The proposed expansion is consistent with the LDR designation and zoning requirements  
8 for the site in that a community center is an allowable use, subject to Use Permit approval.  
9 The project is consistent with General Plan Land Use policies related to neighborhood  
10 elements as it provides a community gathering place, religious services and facilities, and  
11 a community center conveniently located so that it can be shared, and safely and easily  
12 accessed from adjoining neighborhoods. Additionally, the project is located and designed  
13 to encourage pedestrian, bicycle, transit, and non-vehicular modes of transportation as the  
14 facility is bounded by three streets that are connected to adjacent neighborhoods and  
15 corridors; and

16 E. The proposed Project also is compatible with General Plan and zoning requirements and  
17 City Design Guidelines related to fencing, lighting, pedestrian access, and safety and  
18 security.

19 2. Based on all of the above, the Planning Commission hereby approves the Project subject to the  
20 conditions set forth in Exhibit I attached hereto.

21 3. The Planning Commission hereby specifies that the materials and documents which  
22 constitute the record of proceedings upon which its decision is based are located at and  
23 under the custody of the City of Chico Community Development Department.

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1 THE FOREGOING RESOLUTION WAS ADOPTED by the Planning Commission at its  
meeting held on October 5, 2017, by the following vote:

2 AYES:

3 NOES:

4 ABSENT:

5 ABSTAINED:

6 DISQUALIFIED:

7 ATTEST:

APPROVED AS TO FORM:

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9  
10 \_\_\_\_\_  
Brendan Vieg  
Planning Commission Secretary

\_\_\_\_\_

Andrew L. Jared, Assistant City Attorney\*

\*Pursuant to the Charter of the City of  
Chico, Section 906(E)

**EXHIBIT "I"**  
**CONDITIONS OF APPROVAL**  
**Salvation Army**  
**(UP 17-06)**

1. Use Permit 17-06 authorizes the construction and operation of a community center at 567 E. 16<sup>th</sup> Street, in substantial accord with the "Site Plan to Accompany Use Permit 17-06 (Salvation Army)" and in compliance with all other conditions of approval.
2. The permittee shall comply with all other State and local Code provisions, including those of the Building Division, Public Works Department, Fire Department, and Butte County Environmental Health. The permittee is responsible for contacting these offices to verify the need for permits.
3. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 17-12 (Salvation Army).
4. All wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and similar equipment, shall be screened by appropriate materials and colors. Adequate screening shall be verified by City Planning staff prior to issuance of a certificate of occupancy.
5. The final landscape plans shall indicate creeping vines on the trash enclosure stucco walls.
6. The fence and gate proposed for site security shall be constructed of tubular steel and powder coated black and comply with CMC 19.60.060.
7. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
8. Tubular steel fence shall include automatic/motorized gates with NOX switches for emergency access.
9. As required by CMC 16.66, trees removed shall be replaced as follows: On-site. For every six inches in DBH removed, a new 15 gallon tree shall be planted on-site. Replacement trees shall be of similar species, unless otherwise approved by the urban forest manager, and shall be placed in areas dedicated for tree plantings. New plantings' survival shall be ensured for three years after the date of planting and shall be verified by the applicant upon request by the director. If any replacement trees die or fail within the first three years of their planting, then the applicant shall pay an in-lieu fee as established by a fee schedule adopted by the City Council.
10. Replacement trees shall not receive credit as satisfying shade or street tree requirements otherwise mandated by the municipal code.

**Attachment A**  
**Exhibit I**

11. Tree removal shall be subject to the in-lieu fee payment requirements set forth by Chico Municipal Code (CMC) 16.66 and fee schedule adopted by the City Council.
12. All trees not approved for removal shall be preserved on and adjacent to the project site. A tree preservation plan, including fencing around drip lines and methods for excavation within the drip lines of protected trees to be preserved shall be prepared by the project developer pursuant to CMC 16.66.110 and 19.68.060 for review and approval by planning staff prior to any ground-disturbing activities.
13. The Salvation Army shall post and maintain current Point of Contact information to resolve any issues that may occur during operational and off-operational hours. The information shall be posted in a convenient location so that it is easily visible for patrons, citizens, neighbors and City Staff. The information shall be updated quarterly or as the contact information changes.



AR 17-12, UP 17-14 and CM 17-02 (Salvation Army)

567 E 16th Street

APNs 005-217-(002, 003, 005)-000 and 005-(251-002, 021)-000

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CITY OF CHICO  
PLANNING SERVICES



The Salvation Army of Chico  
Church Community Center & Family Service Office

### Current Hours of Operation *(Daily Overview)*

- Monday: 9:00 am - 8:00 pm
- Tuesday: 9:00 am - 8:00 pm
- Wednesday: 9:00 am - 5:00 pm
- Thursday: 9:00 am - 6:30 pm
- Friday: 9:00 am - 8:30 pm
- Saturday: (As of now) Only Open for Special Events
- Sunday: 8:30 am - 1:30 pm & 4:30-6:30 pm

### Current Program Dates & Times

#### Monday:

- 9:00 am-3:00 pm: Family Service Office Hours (Case Work Assistance)
- 11:00 am- 1:00 pm: Creative Arts Class
- 1:00 pm - 3:00 pm: Program/Staff/Community Meetings (Depends on Program Calendar)
- 7:00 pm - 8:00 pm: STAG Meeting (Men's 12 Step Recovery Group)

#### Tuesday:

- 1:00 pm - 3:00 pm: Family Service Office Hours (Case Work Assistance)
- 5:00 pm -8:00 pm: Adult Bible Study & Dinner

#### Wednesday:

- 9:00 am - 3:00 pm: Family Service Office Hours (Case Work Assistance)
- 1:00 pm - 3:00 pm: Educational Opportunity (Depends on Program Calendar)

#### Thursday:

- 9:00 am – 3:00 pm: Family Service Office Hours (Case Work Assistance)
- 10:00 am -11:30 am: Women's Educational Fellowship
- 11:45 am - 12:30 pm: Outreach Choir Practice
- 1:00 pm - 3:00 pm: Food Shelf Distribution
- 5:00 pm - 7:00 pm: Family Youth Night (With Music Education Classes)
- 6:00 pm – 7:00 pm: Alumni 12 Step Meeting "Least of These"

**Friday:**

- Family Service Office Closed (Appointments Only)
- 10:00 am- 12:00 pm: Bible Study (Depends on Program Calendar)
- 5:30 pm – 8:30 pm: Teen Group or Young Adult Group (depending on the Activity)

**Saturday:**

- Family Service Office & Church Community Center Closed (Open only for special program events) – i.e. Fundraisers, Community Events, Church Events, etc.

**Sunday:**

- 9:15 am – 9:30 am: Youth Breakfast (for kids who come to the church service)
- 9:30 am 10:45 am: Adult & Youth Sunday School Classes
- 10:45 am – 12:00 pm: Sunday Worship Service
- 12:00 pm - 2:00 pm: After Service Fellowship/ Church Leadership Meetings
- 4:30 pm - 6:30 pm: Community Meal - “Meal Ministry” (Every Sunday, Except the first Sunday of the Month)

**Program Descriptions** (*Family Services & Church Community Center*)**Case Work:**

- Financial Assistance: Note: all financial programs require: 1) Proof of hardship, 2) Current Bank Statement, 3) Current ID, and 4) Proof of address
  - REACH (PG & E): Clients who are unable to pay their PG&E can apply to have their entire bill paid once a year.
  - Rental: Clients can apply once every 2 years
  - Emergency: Clients who have explained a financial hardship during a crisis can apply for assistance. (i.e. Car broke down and you just lost your job, family is in the hospital and they are unable to pay their bills etc.)
  - Emergency Disaster: Clients who have experienced displacement due to an emergency disaster can apply for financial assistance. (i.e. Housing, bedding, food, clothing etc.)
  - Alumni Fund: Clients who have graduated from our 6-month residential Adult Rehabilitation Program can apply for funding to help them in sustaining their recovery. (i.e. School, transportation, rent, child care etc.)
- Clothing Vouchers: Clients can apply for a voucher to our East St. Thrift Store
- Food Distribution: (One Day a Week)
  - Weekly Fresh Produce
  - Every 3 months (Non-perishable groceries for a week)



- **Adult & Family Education Opportunities (Weekly - depending on season):**
  - Depending on our Program calendar we offer various education opportunities weekly: Men & Women Empowerment Classes, Healthy Cooking Classes, Child Safety, Art Classes, etc.
  
- **Youth Out-Reach Opportunities:**
  - Vacation Bible School & Youth Events (During Spring Break & Summer Seasons)
  
  - Summer Camp: The Salvation Army owns a Camp outside Grass Valley called Camp Del Oro. Parents can apply for summer camp scholarships. We provide transportation to and from camp all summer long. Kids choose from Music Camps, Sport Camps, Creative Arts Camps, etc.
  
  - Back to School Support: Parents who cannot afford new clothes, school supplies and/or winter clothes can apply for assistance. We also have a “Shopping Event” sponsored by Chico Rotary clubs, which focus on low income families.
  
- **Teen & Young Adult Opportunities:**
  - Community Service Projects (i.e. community cleanups, food & toy drives, Homeless Outreach, care home visitations, and other special community projects joined in the community)
  
  - Educational Field Trips (i.e. Youth Leadership Conferences and Local Community Events)
  
  - Family Youth Nights
    - Scouts Program: The Salvation Army has its own version of a scouts program for ages 7-16 called “Troops”.
    - Music Education: Beginning Brass Band & Music Theory
    - Creative Arts: Depending on the Program Calendar, Youth Drama/Plays, Choir and dance
  
- **Church Programs:**
  - Weekly Bible Study classes (All Ages – Free meal provided)
  
  - Sunday Morning Worship Service & Fellowship
  
  - Men’s & Women’s Fellowship (Alternating Fridays & Saturdays, Depending on Event)
  
  - Teen & Adult Leadership Training
  
  - Youth Exploration Trips (Theme parks, farms, museums, factories, etc.)

- Family Focused Events (i.e. BBQ gatherings, Planned Outdoor activities, movie nights, and board game nights).

### **Addiction Recovery Meetings:**

- STAG Meeting: This is a 12 Step men's group. Men from our Adult Rehabilitation Program are brought over to meet with members who are out in the community in recovery.
- "Least of These" 12 Step Meeting & Service Group): This group meets on Thursdays and is lead by alumni that have graduate from our rehabilitation program. They do a 12 step meeting that incorporates a service element to their group. Men and Women are invited.

### **Other Building Uses:**

- Pastoral Counseling Meetings
- Salvation Army Community/Neighborhood Meetings & Board Meetings
- Multipurpose Room & Chapel Rented by Community Partners
- Seasonal Events: i.e.: Adopt a Family & Angel Tree (December), & other worship services (i.e.: Good Friday, World Day of Prayer, Easter).
- Seasonal Youth Programs: Spring Break Day Camp & Summer Youth Day Camp/ Field Trips

### **Projected New Programs**

(Including partnership with other community organizations)

*Note: We have been talking to the Boys & Girls Club & C.A.R.D. Our goal is not to compete but rather be complementary.*

### **Youth Enrichment Classes:**

- Reading & Computer Lab
- Nutrition & Organized Exercise Classes for all ages (i.e. Zumba, Dance, Aerobics, Martial Arts, etc.)
- Performance Arts Workshops (Music, Dance, Drama, Theater)

### **Gym Activities :**

- Affordable Sports leagues (Scholarships will be available)
- Open Supervised Gym hours for the community
- Organized Community Events (i.e. Dodge Ball Night, Senior exercise group, Movie Night). Available Space for public.

### **Family Empowerment:**

- Parenting & Counseling Classes (including transportation, meal & childcare)

- Al-Anon: Program for people who have been impacted by family members that struggle with addiction

**Senior Socialization Opportunities:**

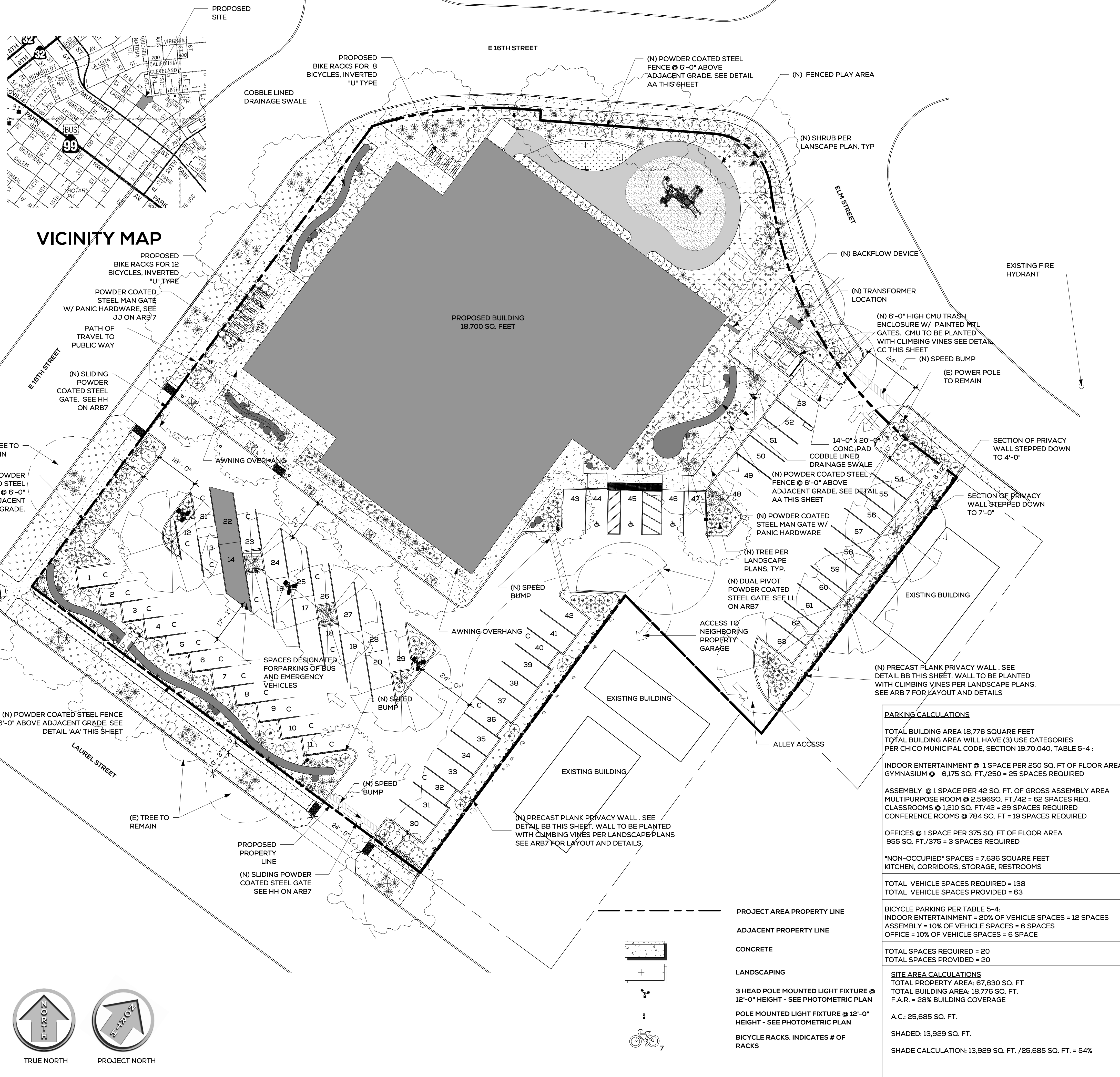
- Exercise Classes (Organized Aerobics)
- General Education Workshops i.e. “How to use a computer or cell phone?”
- Organized Social Events & Services: Free Haircuts, crafts, reading, a place to socialize, etc.
- Art Classes
- Senior Music Education: Choir, Brass – Woodwind – String instruments, Music Theory

**Parking Overview (Daily Traffic & Parked Throughout Day)**

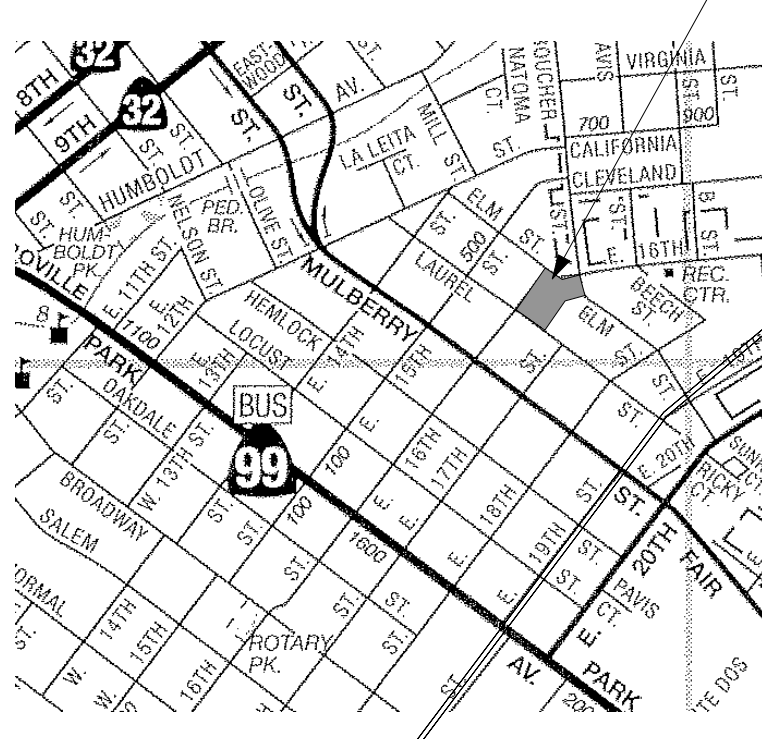
<b>Day</b>	<b>Total Approximate Vehicles</b>
Monday	8-10
Tuesday	8-10
Wednesday	10-12
Thursday	40-50
Friday	8-10
Saturday	2-3
Sunday	20-30

## Special & Seasonal Event Parking Overview (On The Day Of)

Event	Total Approximate Vehicles
<b>Special Holidays/Sundays</b> (Thanksgiving, Christmas, Easter, Vacation Bible School Celebration, & Youth Rally's)	<b>40-50</b>
<b>Special Events/Meetings</b> ("Kettle Kick-Off", Graduations, Craft Fair & BBQ, & United Church Gatherings)	<b>70-80</b>
<b>Sunday Night "Meal Ministry"</b>	<b>12-15</b>
<b>Special Fall &amp; Winter Occasions</b> (Christmas Assistance Sign-ups, Adopt- A-Family Pick-ups, & Bell-ringing Operation,	<b>30-40 (Throughout the Day, not at                      once)</b>
<b>Thanksgiving Day Meal</b>	<b>40-60 (Throughout the day, not at                      once)</b>



**VICINITY MAP**



**PARKING CALCULATIONS**

TOTAL BUILDING AREA 18,776 SQUARE FEET  
 TOTAL BUILDING AREA WILL HAVE (3) USE CATEGORIES PER CHICO MUNICIPAL CODE, SECTION 19.70.040, TABLE 5-4 :

INDOOR ENTERTAINMENT @ 1 SPACE PER 250 SQ. FT OF FLOOR AREA:  
 GYMNASIUM @ 6,175 SQ. FT./250 = 25 SPACES REQUIRED

ASSEMBLY @ 1 SPACE PER 42 SQ. FT. OF GROSS ASSEMBLY AREA  
 MULTIPURPOSE ROOM @ 2,596 SQ. FT./42 = 62 SPACES REQ.  
 CLASSROOMS @ 1,210 SQ. FT./42 = 29 SPACES REQUIRED  
 CONFERENCE ROOMS @ 784 SQ. FT. = 19 SPACES REQUIRED

OFFICES @ 1 SPACE PER 375 SQ. FT OF FLOOR AREA  
 955 SQ. FT./375 = 3 SPACES REQUIRED

\*NON-OCCUPIED\* SPACES = 7,636 SQUARE FEET  
 KITCHEN, CORRIDORS, STORAGE, RESTROOMS

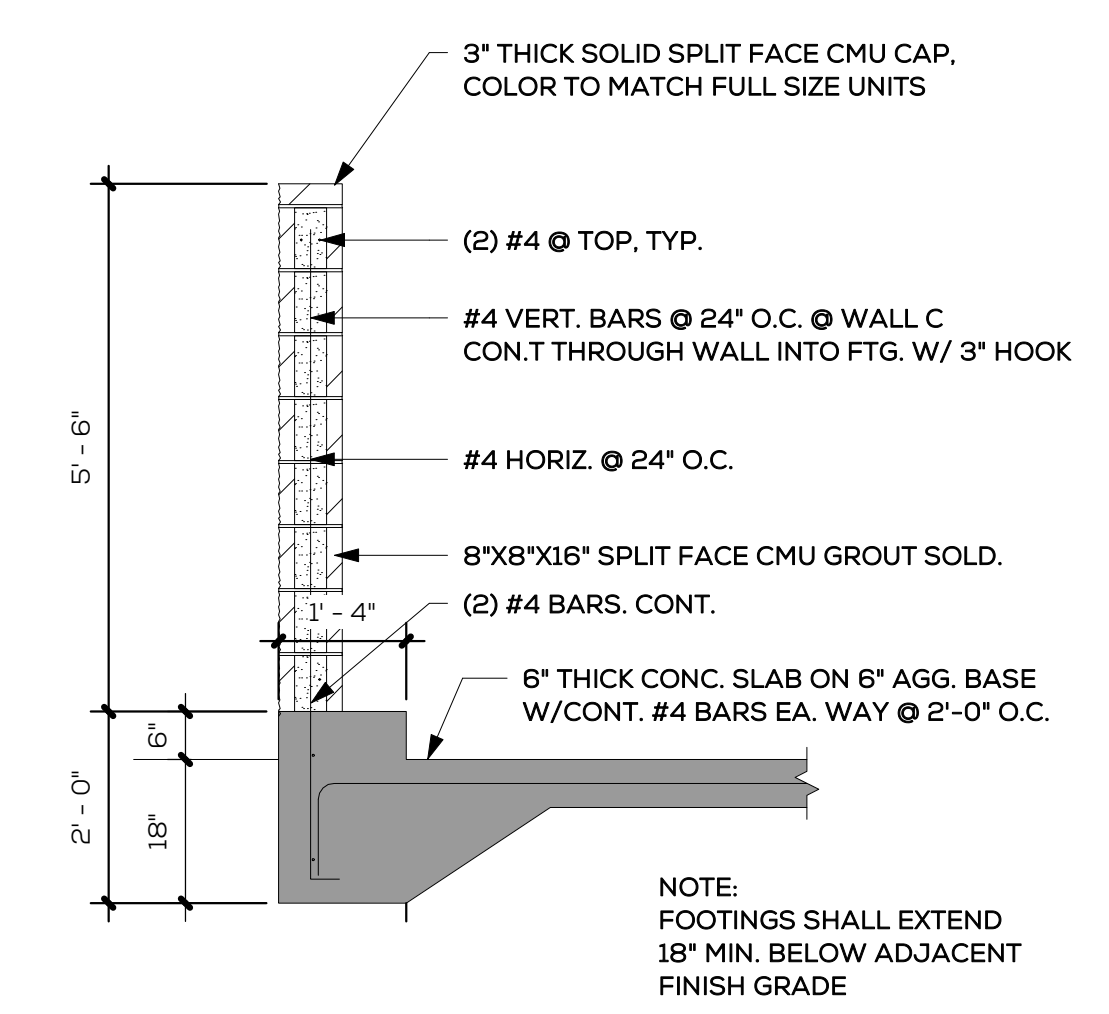
TOTAL VEHICLE SPACES REQUIRED = 138  
 TOTAL VEHICLE SPACES PROVIDED = 63

BICYCLE PARKING PER TABLE 5-4:  
 INDOOR ENTERTAINMENT = 20% OF VEHICLE SPACES = 12 SPACES  
 ASSEMBLY = 10% OF VEHICLE SPACES = 6 SPACES  
 OFFICE = 10% OF VEHICLE SPACES = 6 SPACES

TOTAL SPACES REQUIRED = 20  
 TOTAL SPACES PROVIDED = 20

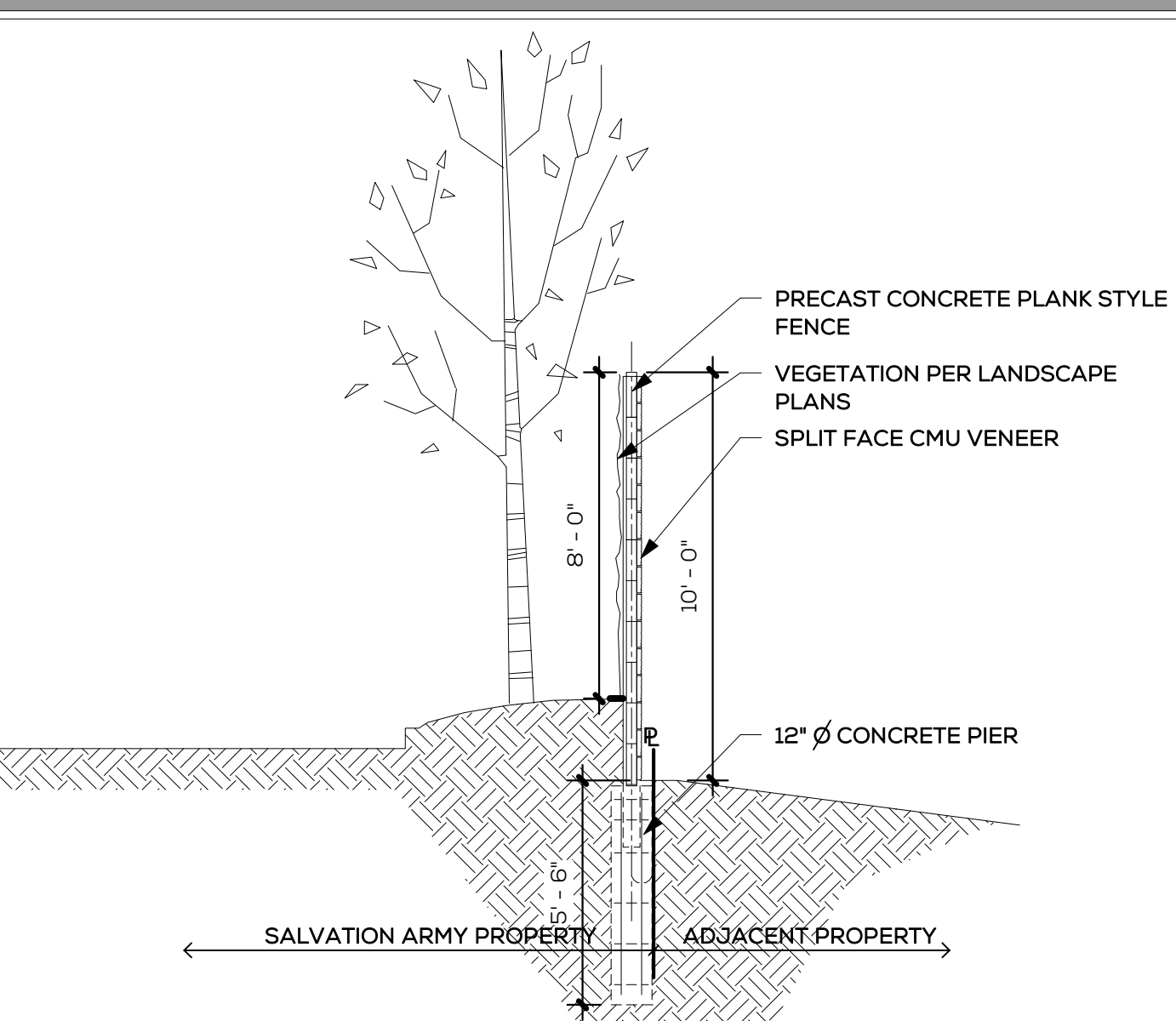
**SITE AREA CALCULATIONS**  
 TOTAL PROPERTY AREA: 67,830 SQ. FT.  
 TOTAL BUILDING AREA: 18,776 SQ. FT.  
 F.A.R. = 28% BUILDING COVERAGE

A.C.: 25,685 SQ. FT.  
 SHADED: 13,929 SQ. FT.  
 SHADE CALCULATION: 13,929 SQ. FT./25,685 SQ. FT. = 54%



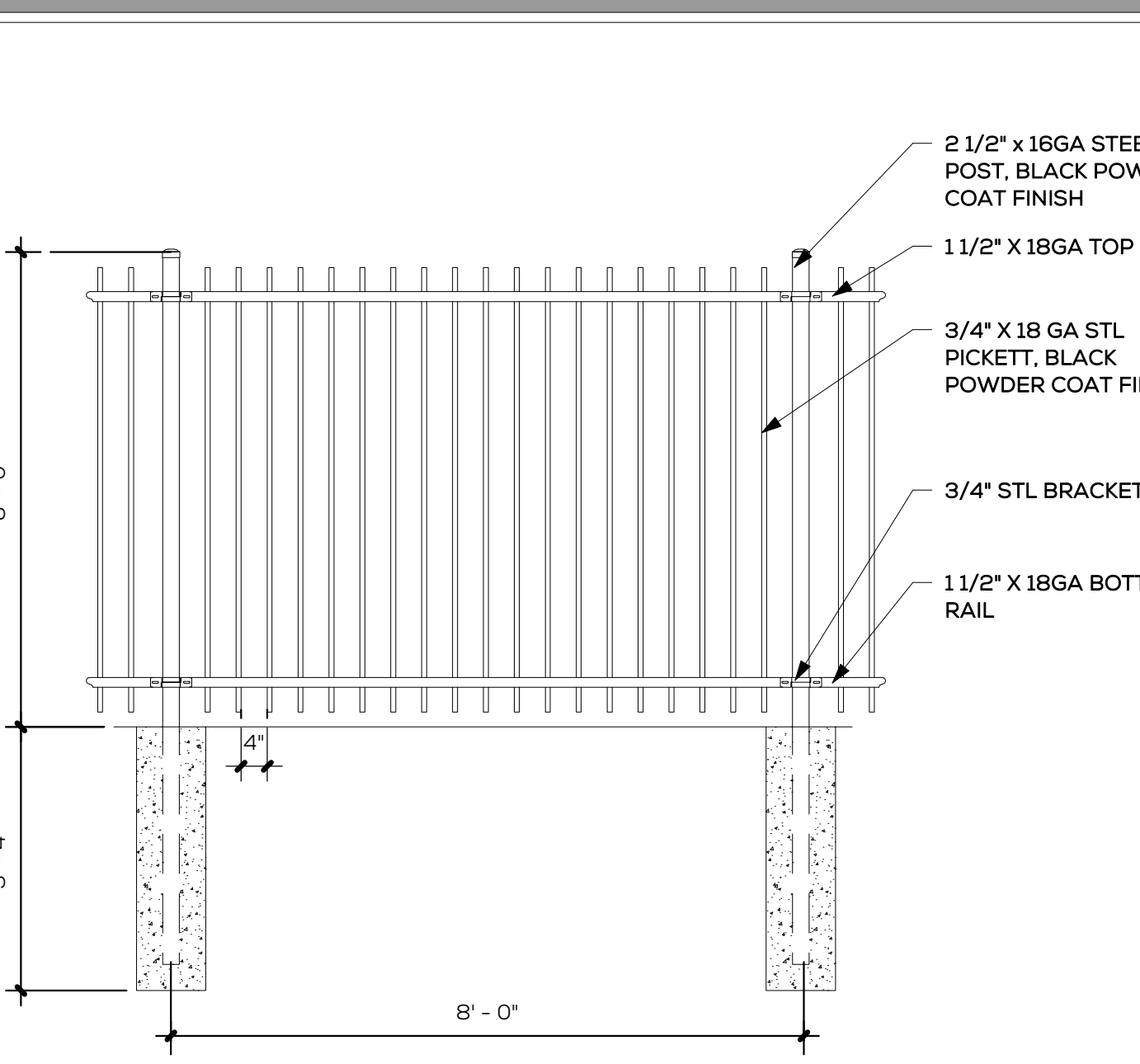
**CC - TRASH ENCLOSURE**

SCALE: 1/2" = 1'-0"



**BB-FENCE SECTION**

SCALE: 1/4" = 1'-0"



**GG - PROPOSED SITE PLAN -**  
SCALE: 1" = 20'-0"

**AA - STEEL FENCE ELEVATION**  
SCALE: 1/2" = 1'-0"

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REVISION DATE	

**SITE PLAN**  
Attachment D

**ARB1**



### TREE LIST (MEDIUM WATER USE)

SYMBOL	LATIN NAME/ COMMON NAME	SPREAD	CONTAINER SIZE
	ULMUS PARVIFOLIA EVERGREEN ELM	40'	15 GAL
	NYSSA SYLVATICA TUPELO	30'	15 GAL
	QUERCUS LOBATA VALLEY OAK	40'	15 GAL
	GINGKO BILOBA 'SARATOGA' FRUITLESS GINGKO	30'	15 GAL
	QUERCUS COCCINEA SCARLET OAK	40'	15 GAL

### SHRUB LIST (MEDIUM WATER USE)

SYMBOL	LATIN NAME/ COMMON NAME	SPREAD	CONTAINER SIZE
<b>SHRUBS</b>			
	ARCTOSTAPHYLOS 'HOWARD MCMINN' MCMINN MANZANITA	8'	5 GAL
	DIETES DIETES	4'	5 GAL
	ROSA NOATRUM CARPET ROSE	3'	1 GAL
	AGAPANTHUS AFRICANUS LILY OF THE NILE	3'	1 GAL
	NANDINA DOMESTICA HEAVENLY BAMBOO	4'	1 GAL
	RHAPHIOLEPIS INDICA INDIAN HAWTHORN	5'	5 GAL
	TULBAGHIA VIOLACEA 'TRICOLOR' TRI-COLOR SOCIETY GARLIC	2'	1 GAL
<b>VINES</b>			
	FICUS PUMILA MINIMA DWARF CREEPING FIG	-	1 GAL

SEE PAGES 1,3, & 4 FOR ADDITIONAL INFORMATION

# SALVATION ARMY (PAGE 2 OF 4) PRELIMINARY LANDSCAPE PLAN

Prepared for:

RUSSELL, GALLAWAY ASSOCIATES, INC.  
11 MEYERS STREET, SUITE 110  
CHICO, CALIFORNIA 95928



SOLAR INFLUENCE



BAR SCALE



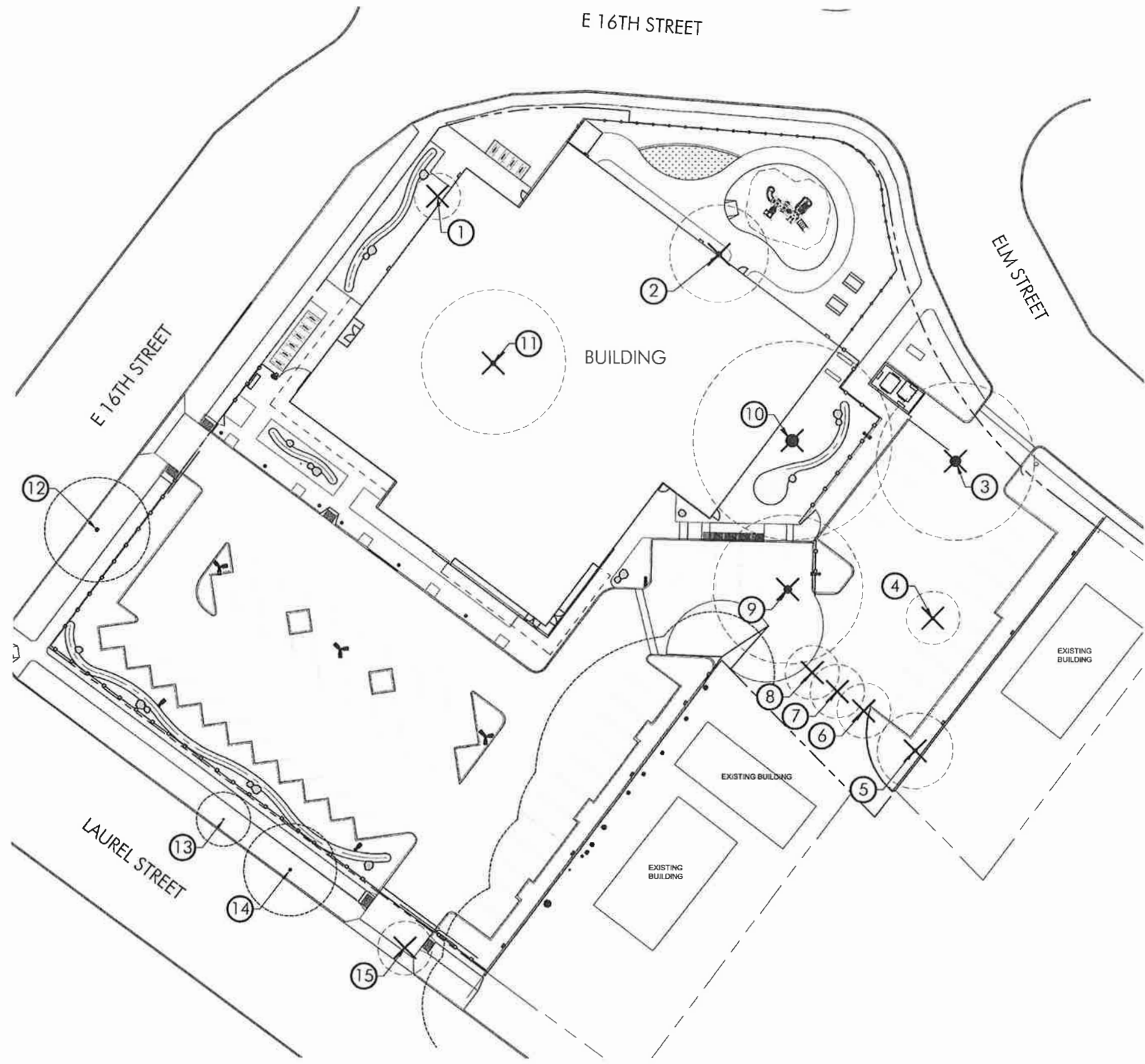
SCALE: 1" = 20'-0"

## Attachment E

DATE: 9.13.17  
PROJECT NUMBER: 1927  
DRAWN: JBB

Prepared by:

BRIAN FIRTH LANDSCAPE ARCHITECT, INC.  
627 BROADWAY, SUITE 220, CHICO, CALIFORNIA 9592  
PHONE: (530) 899-1130/ FAX: (530) 899-1920  
www.BFLAdesign.com www.facebook.com/BFLAdesign



### TREE SURVEY

TREE ID NUMBER	TREE SPECIES	DIAMETER (DBH)	REMOVE/RETAIN	MITIGATION REQUIREMENT	REMARKS
1	PALM TREE	30"	REMOVE	YES	NA-
2	BLACK LOCUST	7", 7", 7", 8"	REMOVE	NA-	NON-QUALIFYING TREE- SPECIES
3	VALLEY OAK	24"	REMOVE	YES	NA-
4	CHINESE TALLOW	9"	REMOVE	NA-	NON-QUALIFYING TREE- SPECIES
5	CELTIS SINENSIS	10"	REMOVE	NA-	NON-QUALIFYING TREE- SPECIES
6	BLACK BIRCH	8"	REMOVE	NA-	NON-QUALIFYING- UNDER 18" DBH
7	BLACK BIRCH	6"	REMOVE	NA-	NON-QUALIFYING- UNDER 18" DBH
8	BLACK BIRCH	8"	REMOVE	NA-	NON-QUALIFYING- UNDER 18" DBH
9	VALLEY OAK	18"	REMOVE	YES	NA-
10	VALLEY OAK	24"	REMOVE	YES	NA-
11	ALBEZIA JULIBRISSEN	11"	REMOVE	NO	NON-QUALIFYING- UNDER 18" DBH
12	SILVER MAPLE	36"	RETAIN	NA-	NA-
13	RED OAK	7"	RETAIN	NA-	NA-
14	SILVER MAPLE	18"	RETAIN	NA-	NA-
15	RED OAK	8"	REMOVE	NO	NON-QUALIFYING- UNDER 18" DBH. THIS IS A CITY STREET TREE. 14 NEW CITY STREET TREES ARE BEING PROPOSED AS A PART OF THIS PROJECT.
TOTAL DBH OF QUALIFYING TREES TO BE REMOVED		96"			16 MITIGATION TREES ARE REQUIRED.

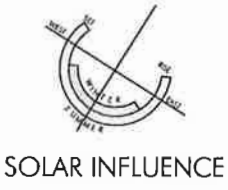
GRAYSCALE SHADING INDICATES TREES TO BE REMOVED THAT REQUIRE MITIGATION

# SALVATION ARMY (PAGE 4 OF 4)

## TREE REMOVAL PLAN

Prepared for:  
**RUSSELL, GALLAWAY ASSOCIATES, INC.**  
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 CHICO, CALIFORNIA 95928

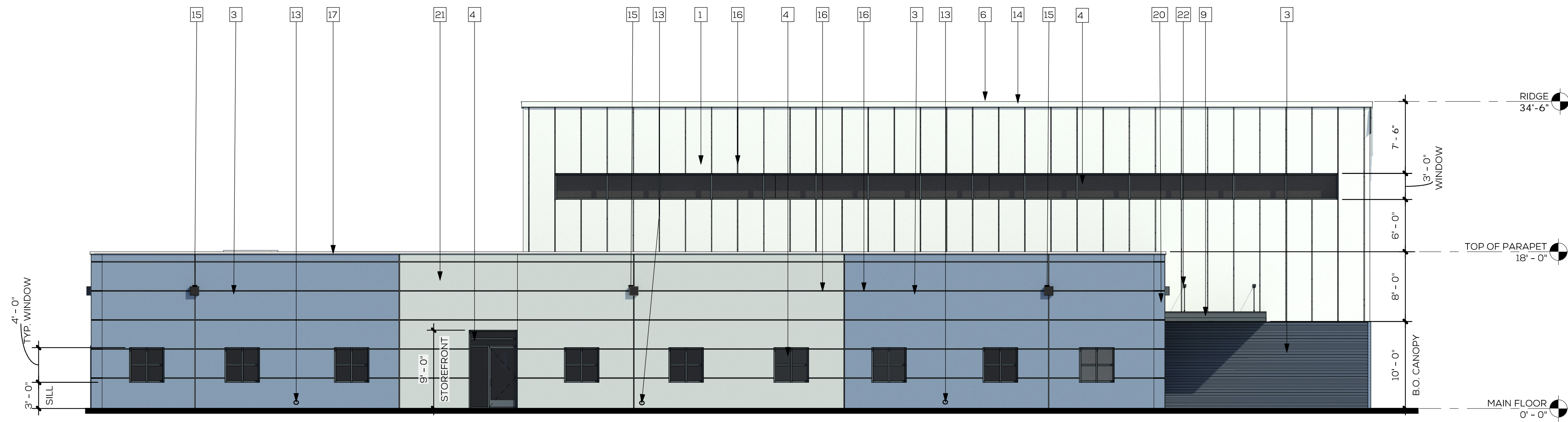
### Attachment F



SCALE: 1" = 20'-0"

Prepared by:  
**BRIAN FIRTH LANDSCAPE ARCHITECT, INC.**  
 627 BROADWAY, SUITE 220, CHICO, CALIFORNIA 9592  
 PHONE: (530) 899-1130/ FAX: (530) 899-1920  
 www.BFLAdesian.com www.facebook.com/BFLAdesian

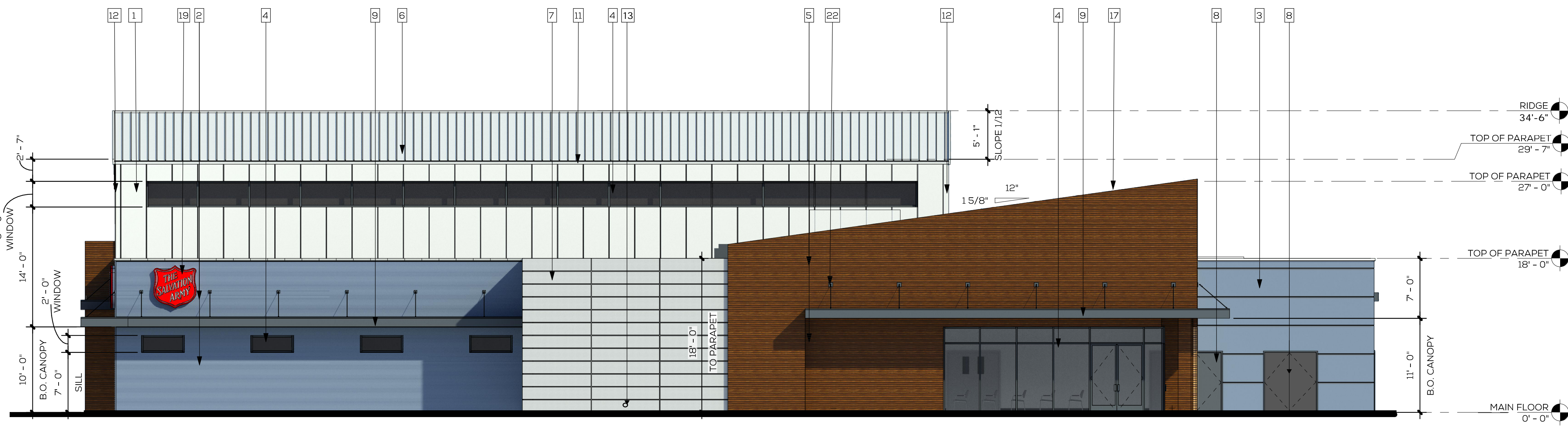
DATE: 9-13-17  
 PROJECT NUMBER: 1927  
 PLO 04/04/17 100



NOTE:  
SEE MATERIALS BOARD FOR MOST ACCURATE DEPECTION OF COLORS AND MATERIALS.

**II - ARB EAST ELEVATION**

SCALE: NONE



NOTE:  
SEE MATERIALS BOARD FOR MOST ACCURATE DEPECTION OF COLORS AND MATERIALS.

**GG - ARB WEST ELEVATION**

SCALE: NONE

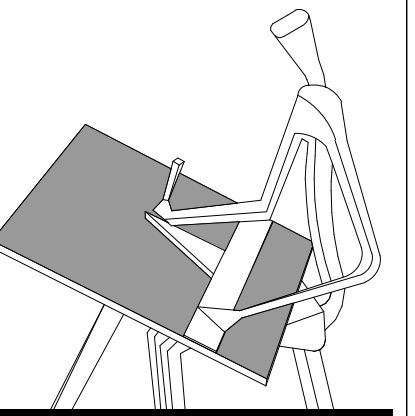
- 1 AWIP FL40 FLAT ARCHITECTURAL 4" INSULATED PANEL. COLOR- REGAL WHITE
- 2 NICHHA-FIBER CEMENT RIBBED PANEL IN GUNSMOKE. PANEL SIZES 17 7/8" HIGH X 119 5/8" IN LENGTH.
- 3 AWIP- ST40 INSULATED 26 GA. METAL PANEL IN ROYAL BLUE. 40" PANEL WIDTHS. LENGTHS VARY.
- 4 ALUMINUM STOREFRONT, KAWNEER-ATLANTIC GRAY PERMACOAT w/ 1" INSULATED GLAZING. GLAZING TO BE PPG SOLARBAN 70XL OPTIGRAY LOW E #2.
- 5 LONGBOARD-6" V GROOVE ALUMINUM PANEL w/ DARK CHERRY WOOD GRAIN FINISH, 24" PANEL LENGTHS TYP.
- 6 AWIP ROOF PANELS- HR5 5" INSULATED IN REGAL WHITE. 40" PANEL WIDTHS TYP. LENGTHS UP TO 50'.
- 7 NICHHA-FIBER CEMENT INDUSTRIAL BLOCK, CONCRETE. 17 1/2" HIGH X 7'-10" WIDE PANELS TYP.
- 8 HOLLOW METAL DOOR w/ TIMELY FRAME - PREFINISHED IN CHARCOAL.
- 9 12" THICK METAL CLAD CANOPY - MATTE BLACK 24 GA. FLAT STOCK BY AEP SPAN.
- 10 NOT USED
- 11 PREFINISHED ALUMINUM 6" BOX GUTTERS COLOR: REGAL WHITE.
- 12 ALUMINUM DOWNSPOUT TO MATCH ADJACENT PANEL
- 13 ROOF DRAIN OUTLET
- 14 PREFINISHED ALUMINUM EAVE TRIM IN REGAL WHITE.
- 15 WALL MOUNTED LED DOWN LIT LIGHT FIXTURE BY LITHONIA IN DARK BRONZE. MODEL NUMBER KAXW. THIS IS A DARKSKY COMPLIANT FIXTURE.
- 16 PANEL JOINT LINE
- 17 METAL PARAPET CAP FLASHING. COLOR TO MATCH ADJACENT PANELS.
- 18 WALL RECESS. SEE FLOOR PLAN
- 19 SALVATION ARMY SIGNAGE UNDER SEPARATE ARHPB SIGNAGE APPLICATION
- 20 AWIP 26 GA. METAL TRIM IN ROYAL BLUE.
- 21 AWIP MESA DM40 INSULATED 26 GA. METAL WALL PANEL IN PEARL GRAY. 40" PANEL WIDTHS TYP. LENGTHS VARY.
- 22 PREFINISHED STEEL TIE ROD - COLOR TO MATCH AEP SPAN 'MATTE BLACK'

EXTERIOR ELEVATION GENERAL NOTES:

ALL ROOF VENT STACKS AND ROOF PENETRATIONS SHALL BE PAINTED TO MATCH ADJACENT ROOF SURFACES.

SEE FLOOR PLAN FOR HORIZONTAL BUILDING DIMENSIONS.

CONTROL JOINT LAYOUT AS INDICATED ON THESE DRAWINGS. JOINTS TO OCCUR IN LINE WITH ARCHITECTURAL ELEMENTS UNLESS INDICATED OTHERWISE WITH NOTE OR DIMENSION.



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PLAN CHECK #	ARHPB
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CHECKED	TV
STATUS DATE	08.11.2017

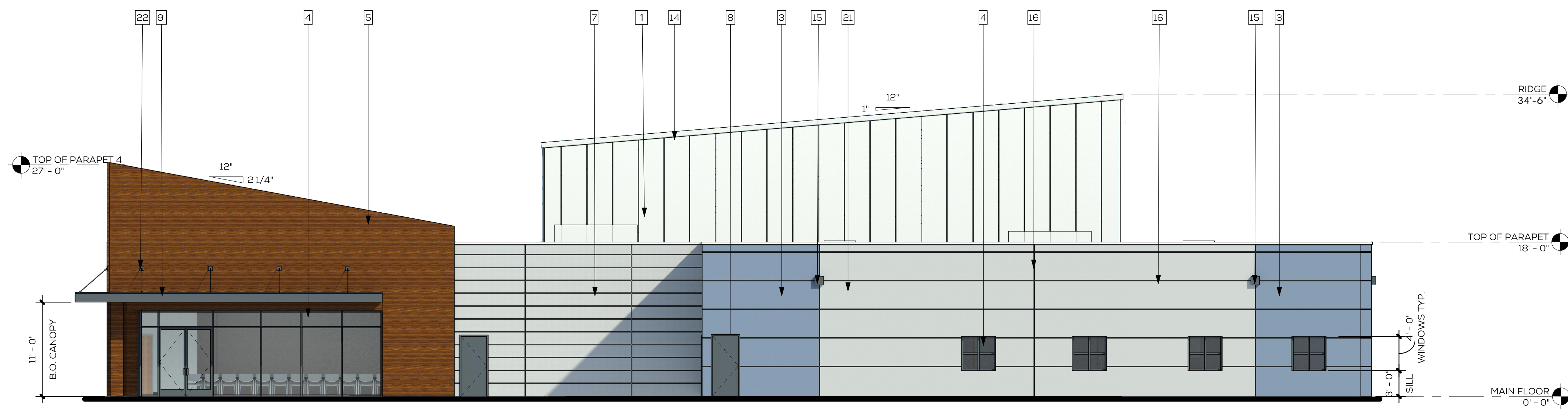
**EXTERIOR  
ELEVATIONS**  
Attachment G

**ARB3**

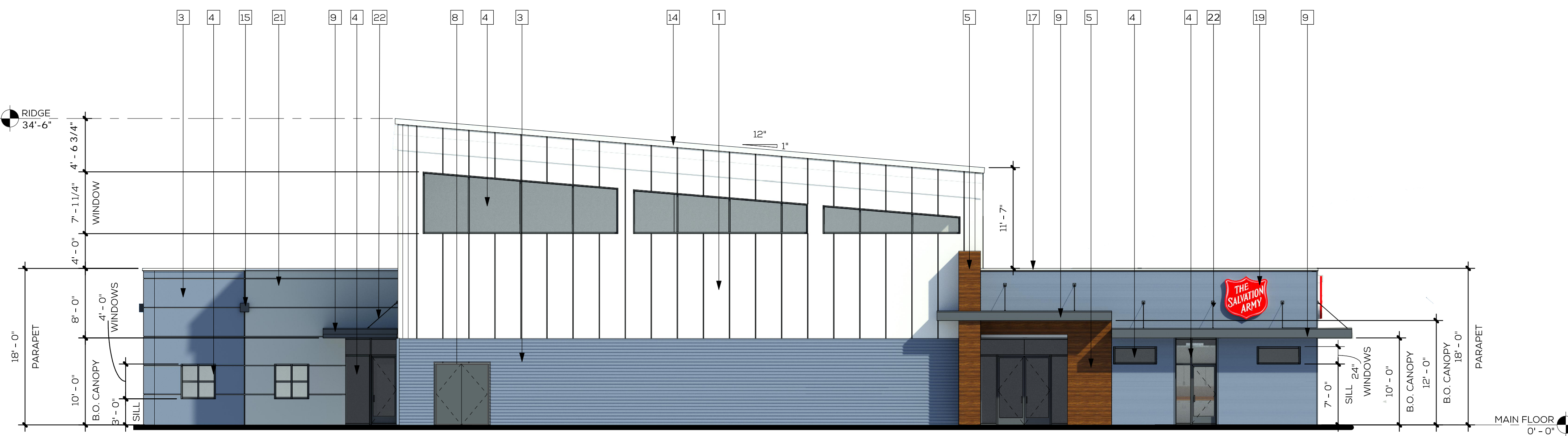
**AA - ARB KEYNOTES**

SCALE: NONE





**II - ARB SOUTH ELEVATION**  
SCALE: NONE



**GG - ARB NORTH ELEVATION**  
SCALE: NONE

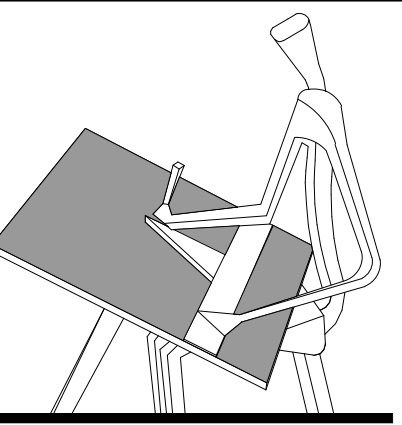
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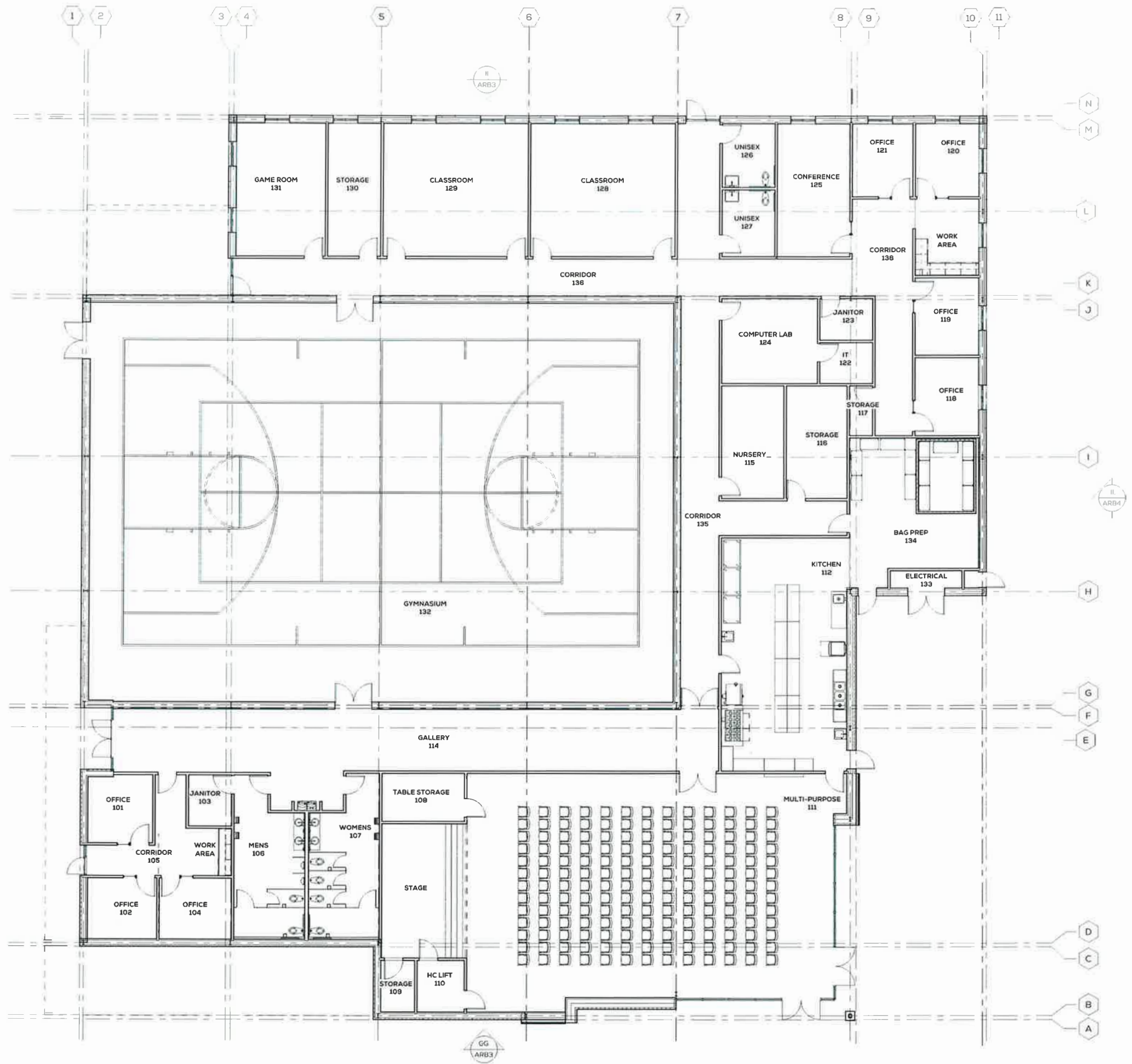


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**EXTERIOR  
ELEVATIONS  
Attachment G**

**ARB4**

**AA - ARB KEYNOTES**  
SCALE: NONE



GG - FLOOR PLAN  
SCALE 1/8" = 1'-0"



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DRAWN	TV
CHECKED	MG
STATUS DATE	08 11 2017
REVISION DATE	

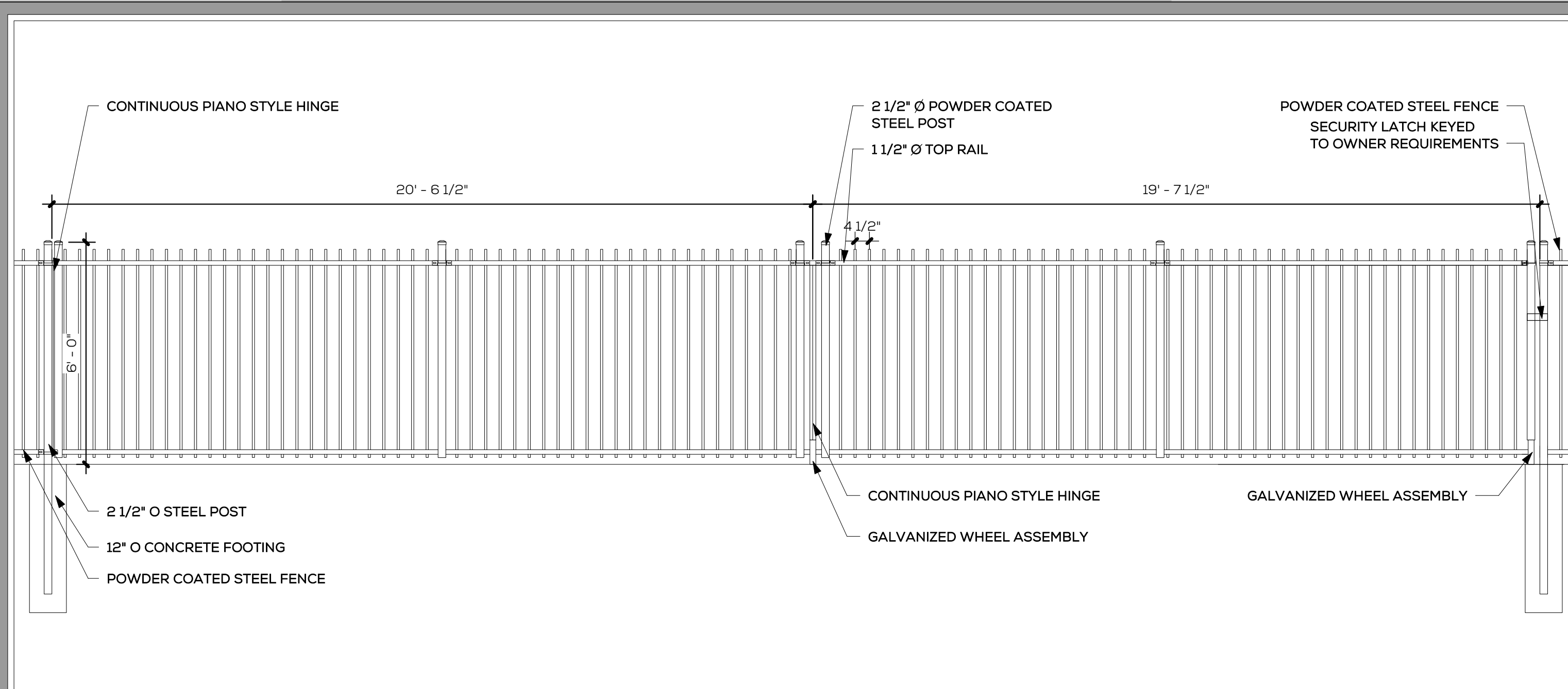
**ARCHITECTURAL  
FLOOR PLAN  
Attachment H  
ARB2**



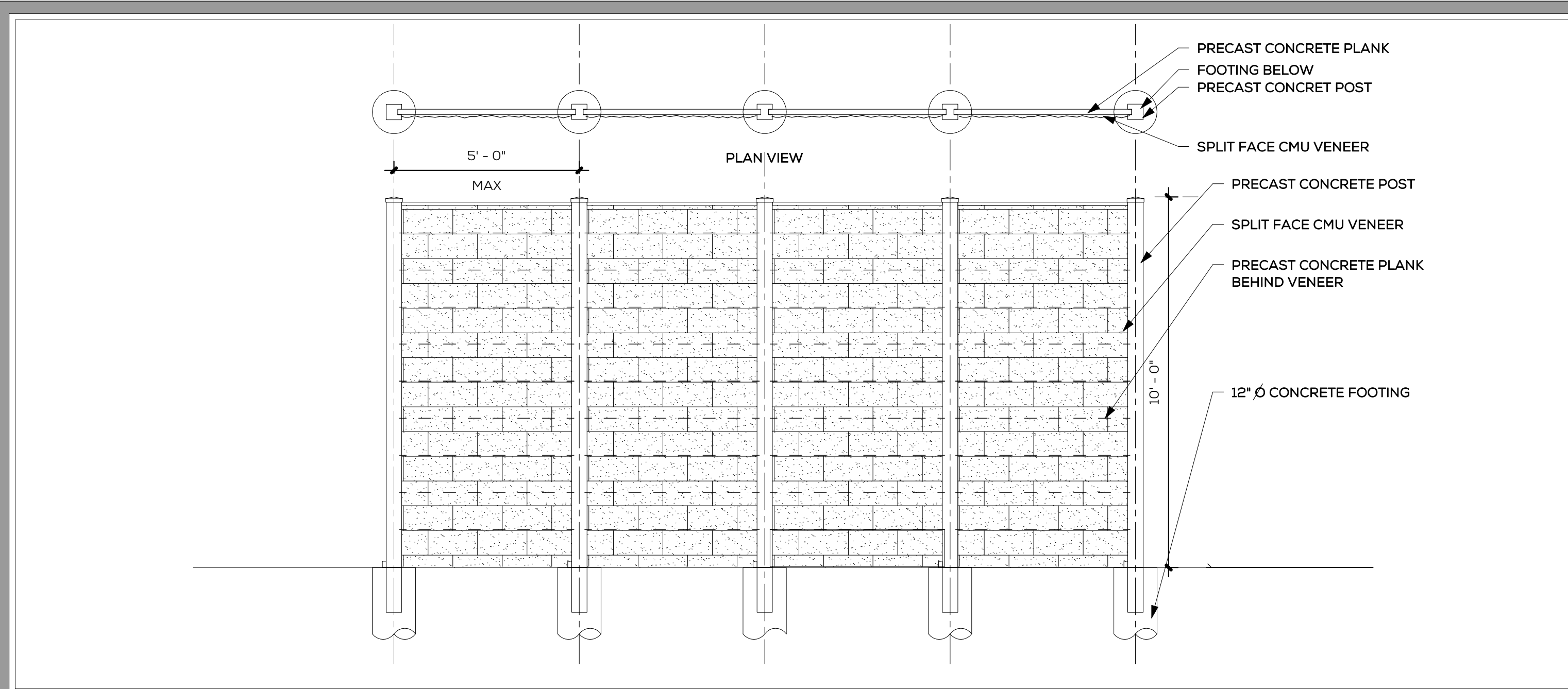
TRUE NORTH



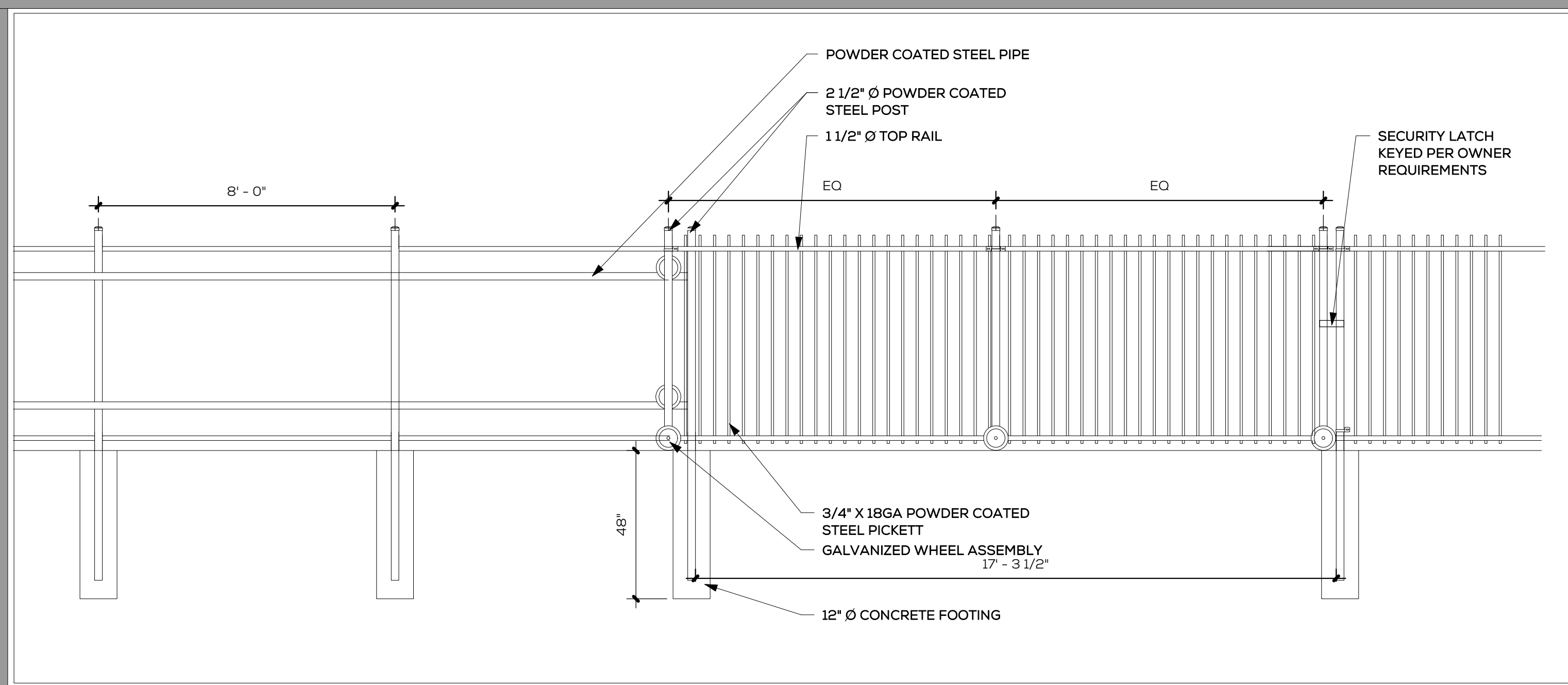
PROJECT NORTH



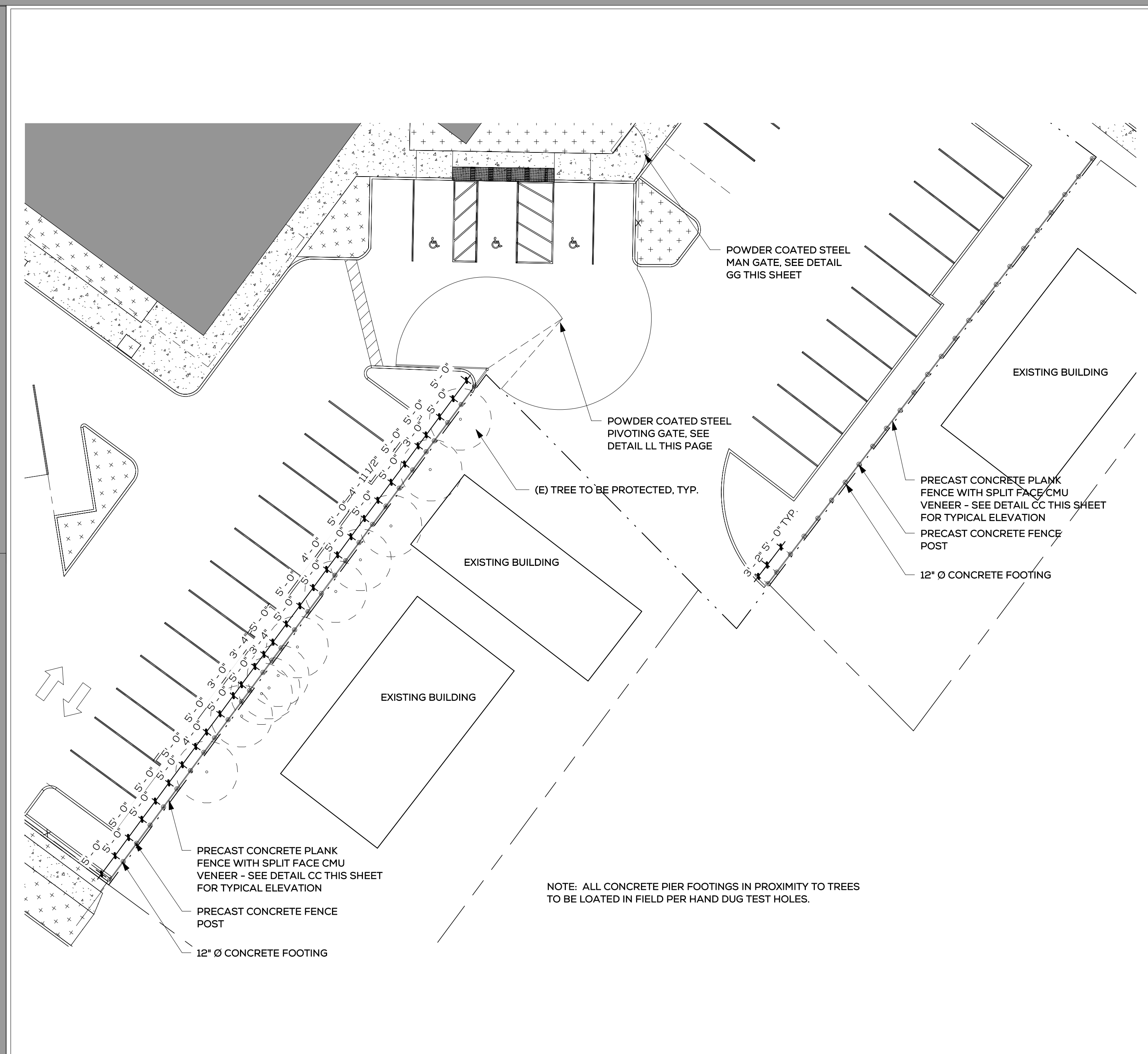
**LL - PIVOTING GATE**  
SCALE: 3/8" = 1'-0"



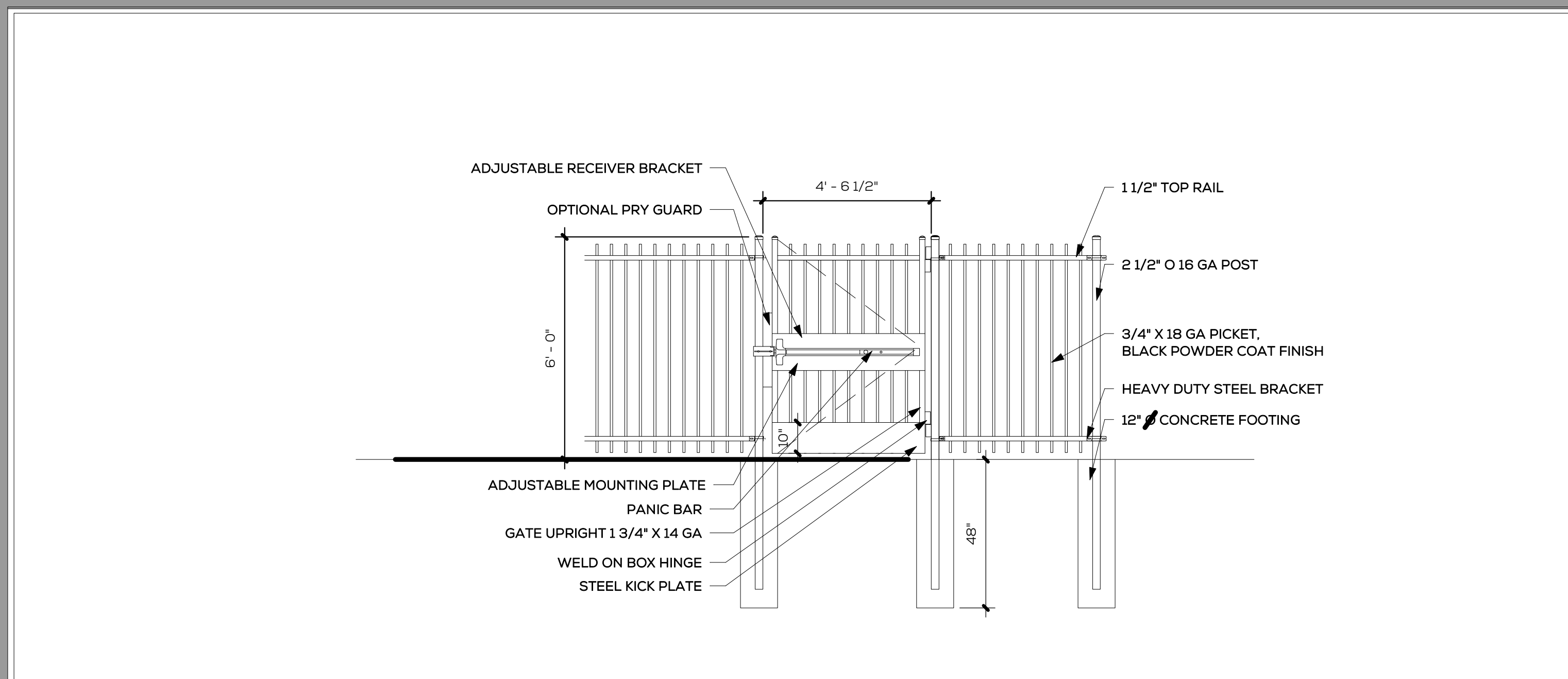
**CC - TYPICAL FENCE ELEVATION**  
SCALE: 3/8" = 1'-0"



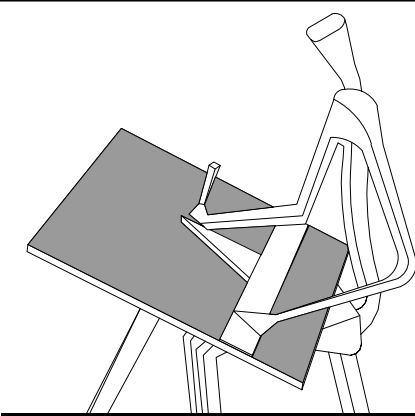
**HH - TYPICAL SLIDING GATE**  
SCALE: 3/8" = 1'-0"



**AA - PLANK FENCE LAYOUT**  
SCALE: 1/16" = 1'-0"



**JJ - MAN GATE**  
SCALE: 3/8" = 1'-0"



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**FENCE DETAILS**

Attachment I

**ARB7**



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CHICO, CA  
95927**

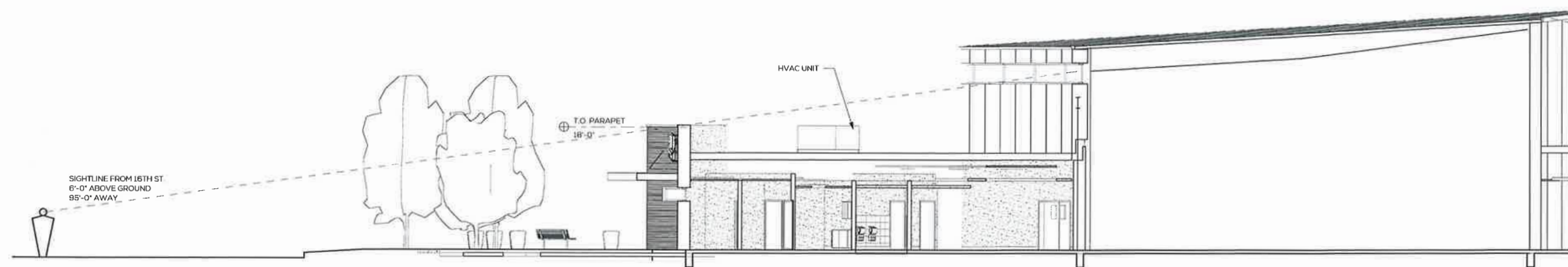
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NUMBER  
**005-217-002**



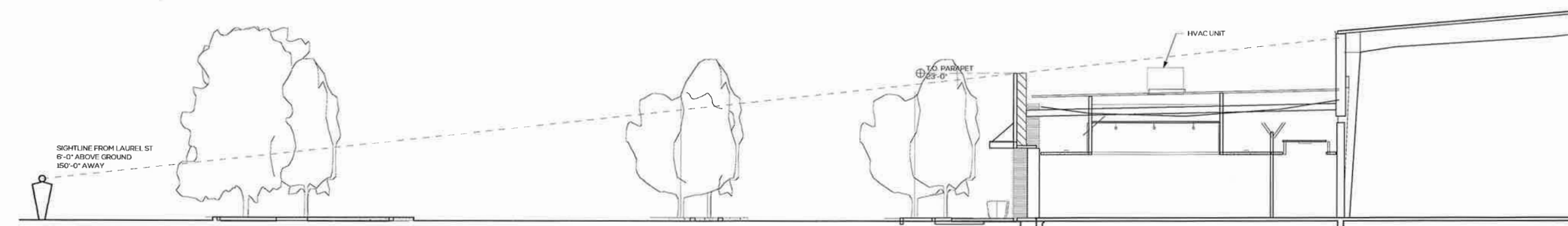
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PLAN CHECK #	17-12
DRAWN	TV
CHECKED	MG
STATUS DATE	08.11.2017
REVISION DATE	

**MECHANICAL  
SCREENING  
SECTIONS**

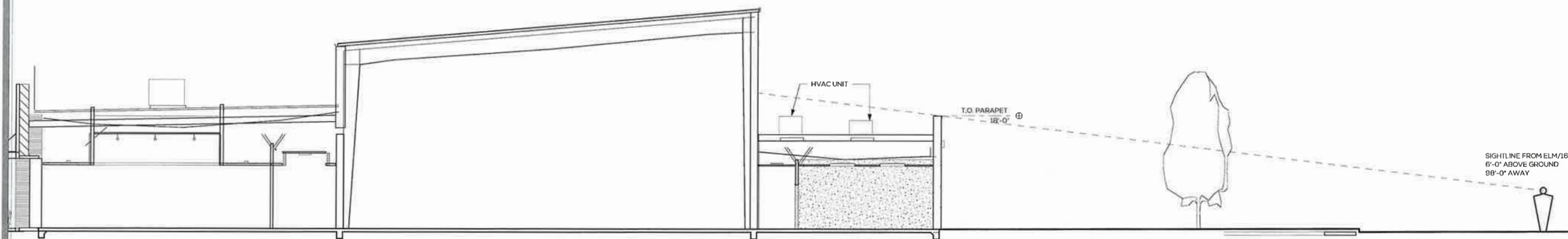
**ARB5**  
Attachment J



**II - MECHANICAL SCREENING SECTION FROM 16TH STREET WEST**  
SCALE: 1/8" = 1'-0"



**HH - MECHANICAL SCREENING SECTION FROM LAUREL ST.**  
SCALE: 1/8" = 1'-0"



**GG - MECHANICAL SCREENING SECTION FROM ELM/16TH**  
SCALE: 1/8" = 1'-0"



**r · g · a**  
architecte + engineering

**RUSSELL,  
GALLAWAY  
ASSOCIATES inc.**

115 MEYERS STREET  
SUITE 110  
CHICO, CA 95928  
530 342 0302

[www.rgachico.com](http://www.rgachico.com)

PROJECT  
**CHICO  
COMMUNITY  
CENTER**  
OWNER  
**SALVATION  
ARMY**

PROJECT ADDRESS  
**567 E 16TH  
STREET  
CHICO, CA  
95927**

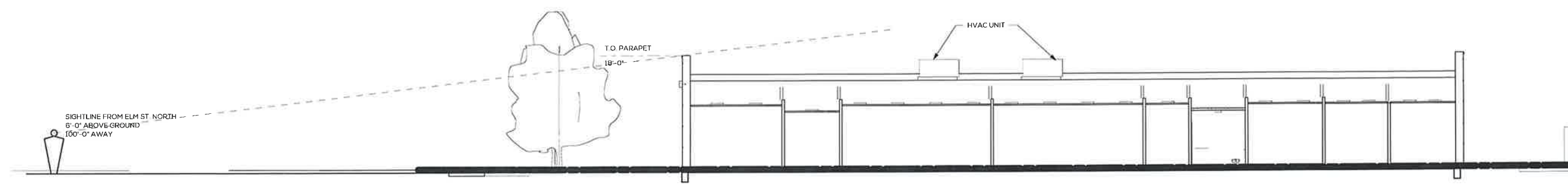
ASSESSORS PARCEL  
NUMBER  
**005-217-002**



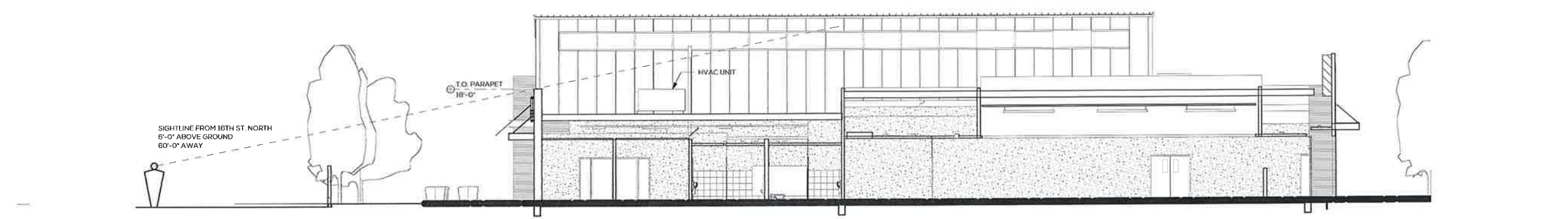
RGACHICO PROJECT #	15-464
PLAN CHECK #	17-12
DRAWN	TV
CHECKED	MG
STATUS DATE	08.11.2017
REVISION DATE	

**MECHANICAL  
SCREENING  
SECTIONS**

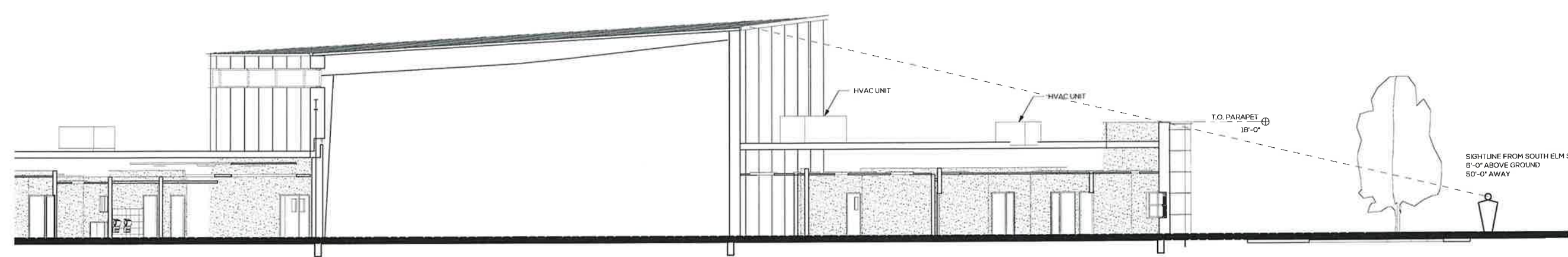
**ARB6  
Attachment J**



**II - MECHANICAL SCREENING SECTION FROM ELM ST. NORTH**  
SCALE: 1/8" = 1'-0"



**HH - MECHANICAL SCREENING SECTION FROM 16TH STREET NORTH**  
SCALE: 1/8" = 1'-0"



SIGHTLINE FROM SOUTH ELM ST.  
6'-0" ABOVE GROUND  
50'-0" AWAY



COMMUNITY DEVELOPMENT  
DEPARTMENT

411 Main Street - 2nd Floor (530) 879-6800  
P.O. Box 3420 Fax (530) 895-4726  
Chico, CA 95927 <http://www.ci.chico.ca.us>

June 26, 2017

**Sent Via E-mail**

Tom and Dorie Zwinger  
367 Sunrise Terrace  
Arroyo Grande, CA 93420

Re: Salvation Army Project (567 E. 16<sup>th</sup> Street)

Dear Mr. and Mrs. Zwinger:

Thank you for your letter dated June 15, 2017 regarding existing and proposed activities at the Salvation Army project located at 567 E. 16<sup>th</sup> Street.

Your son, Curtis Zwinger, previously contacted our office to share similar concerns outlined in your letter. In response, City Code Enforcement coordinated with Salvation Army staff to address a number of issues, including relocating the trash dumpster. Please see attached photo taken last week showing the property in a clean and orderly fashion and with the dumpster relocated and shielded.

With regard to the three applications submitted by the Salvation Army to the City's Planning Division for a use permit, parcel merger, and architectural review, I will have you added to the interested parties list so that you receive all public notices for upcoming meetings. In addition, your letter will be included in the record and will be considered by the Planning Commission and Architectural Review and Historic Preservation Board as part of their deliberations. I would invite you to attend those meetings to ensure your concerns are being addressed.

If you have any questions or would like to further discuss your concerns, please free to contact me at [brendan.vieg@chicoca.gov](mailto:brendan.vieg@chicoca.gov) or at (530) 879-6806.

Sincerely,

Brendan Vieg  
Principal Planner

cc: **File (UP 17-06, AR 17-12, CPM 17-02)**  
City Council  
City Manager  
Leo DePaola, Interim CDD

**Attachment K**





Attachment K

# Michael & Kathie Kohut

530-893-4003

1644 Laurel Street  
Chico, California 95928 (USA)

mikeko@pinpal.com

8/30/2017

Community Development Director  
City of Chico Community Development Department  
PO Box 3420, 411 Main Street  
Chico, CA 95927  
530-879-6800

RECEIVED

SEP 01 2017

CITY OF CHICO  
PLANNING SERVICES

Reference:

Architectural Review 17-12 (Salvation Army)  
567 E. 16<sup>th</sup> Street  
APNs: 005-217-220, -003 -005 -005-251-021 and 005-251-002.

Response to a Public Notice posted on Salvation Army property referenced above:

My wife and I are home owners and have lived diagonally across from the Salvation Army Church for over 15 years. We have experienced and endured situations involving drugs, alcohol, lawn trash, profane language, overnight parking, speeding cars and sometimes we couldn't even park in front of our home.

The present managers responsible for Salvation Army activities on Laurel Street, Lieutenants Craig and Arwyn Rodriguera have responded to the above cited complaints by hosting neighborhood meetings and simply listening to our complaints and suggestions. Through their efforts, living on Laurel Street has significantly improved. However, since Salvation Army Lieutenants are transferred every few years, the management style and effectiveness may be short lived. Therefore, the proposed Community Center must have > **CONSISTENT & EFFECTIVE MANAGEMENT WITH COMMUNITY OVERSIGHT** to be successful.

We strongly recommend that the > **PROPOSED COMMUNITY CENTER BE FENCED** for added security and to prevent vehicles from using the facility for overnight parking and other after hour activities that may degrade our quality of life. We suggest that all vehicular entrances to the facility be fenced with break-away gates to allow fire truck access. Additionally, a low perimeter fence should be erected to designate Community Center property and to discourage walk-on activities such as homeless overnight camping.

We live on the corner of Laurel and E. 17<sup>th</sup> Streets and constantly experience speeding cars due to no Stop Signs. During high traffic periods on Mulberry Street, traffic speeds from E. 17<sup>th</sup> Street on to Laurel Street without stopping or slowing in an attempt to avoid the back up at Mulberry and E. 16<sup>th</sup> Street. Also, speeding vehicles are seen multiple times daily as they speed down Laurel Street for no apparent reason. These



## ***Michael & Kathie Kohut***

530-893-4003

1644 Laurel Street  
Chico, California 95928 (USA)

mikeko@pinpal.com

speeding activities will only become magnified with the Community Center and we suggest that > **3-Way Stop Signs** be placed on the corners of Laurel and E. 17<sup>th</sup> Streets to improve the safety of our neighborhood and to prevent injury of Community Center visitors.

In Review, we suggest the following be added to the Proposed Community Center for safety and our quality of life while living across from the Salvation Army Community Center:

- Mandatory Community Center Management with Oversight.
- A Gated Community Center to Prevent After-Hour Disorderly Activities.
- Erect 3-Way Stop Signs on the Corners of Laurel & E. 17<sup>th</sup> Streets to improve neighborhood and Community Center visitor safety.

Respectively,

Handwritten signatures of Michael and Kathie Kohut. The signature on the left is 'Michael Kohut' and the signature on the right is 'Kathie Kohut'. Both are written in black ink.

Mike and Kathie Kohut

RECEIVED

JUN 22 2017

June 15, 2017

CITY OF CHICO  
PLANNING SERVICES

RE: Salvation Army project at 567 E. 16<sup>th</sup> St Chico. Ca

To Whom it may concern,

We are Tom & Dorie Zwinger, owners of 1544 Elm St A & B Chico, Ca 95928. We are writing to put our concerns regarding the application of a \$6,000,000 building for the Salvation Army for you to read. We have owned this property, only, since 6/13/2016 and it was bought as an investment for our Trust.

Our son & manager, Curtis Zwinger, has been upgrading the property for our renters to enjoy. He recently painted both houses and had double pane windows put in to improve our investment.

Curtis recently took pictures in front of unit A on Elm St on a Thursday. We have been told that the Salvation Army presently is only open on Monday, Wednesday & Friday. There was not a parking spot anywhere because the Salvation Army was giving away free phones.

We are a R1 Residential neighborhood with small children. Traffic & parking is a concern. Since we have owned the property there has been problems when the Salvation Army is having give-a- ways and men arrive early and are found urinating & or sleeping in the alley where some of these children live & play because there homes face the alley.

Their three yard commercial trash dumpster is an eye soar, in our R1 neighborhood and sits on City property. Because of this commercial trash dumpster's location, people have dropped off a number of things including couches. These couches had people sleeping on them before they were removed. We have discussed this problem with very limited results which causes us to have concerns with a larger facility bringing more problems and need to be assured we have some recourse.

The Salvation Army acquired four (4) properties. We are told they were donated, before applying for this project. This was a very nice donation and this project will impact the neighborhood. Laurel & 16th are in need of paving where there is just gravel.

**\* Our recommendation to the city is if they are approved they should be required to pave Laurel and 16th to give back to the neighborhood!**

We are sure having a brand new building would be beautiful but how & what their programs are run is what we need to know that they would enhance and not create any new problems in this neighborhood. We do not want just a new, bigger, building but assurance things will get better not worse.

**Attachment K**


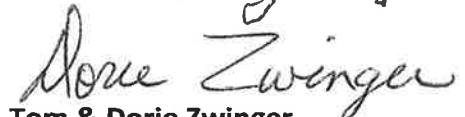
Also the concern is that these building already exist in very close proximity but they are using  
1Community Center & gymnasium terms because they are liked by the city.

This project is being called the Chico Community Center site plan. Will this Chico Community Center be able to be rented by the community or only used for the Salvation Army functions? Additionally there already is a gymnasium 3,000 feet away from this new proposed one? Is there a need for two? With this project we would like the city to require certain limits, access for public beyond the Salvation Army since it is being sold as a Chico Community Center and requirements on their programs with a list of the new programs

At the next meeting we would like to see a list of the programs for the Use Permit they are requesting, along with their hours of operation.

**This is not down town Chico but a neighborhood and zoned R1. When people arrive for their functions they need to be immediately allowed into the Chico (Salvation Army) Community Center with supervision. Supervision should be a requirement for both the children and adults attending these programs and or Salvation Army's events, to make it neighborhood friendly in this R1 neighborhood!**

Sincerely,

  
  
Tom & Dorie Zwinger

367 Sunrise Ter

Arroyo Grande, Ca 93420

805.474.4125

June 15, 2017

RE: Salvation Army project at 567 E. 16<sup>th</sup> St Chico. Ca

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DATE 6/22/17 AGENDA \_\_\_\_\_ COUN ✓  
ADD INFO \_\_\_\_\_ CM ✓ ACM ✓ CA \_\_\_\_\_  
ASD \_\_\_\_\_ CC ✓ CDD ✓ COP \_\_\_\_\_ FC \_\_\_\_\_  
PWD \_\_\_\_\_ RM \_\_\_\_\_ OTHER B.Vicg

**Attachment K**

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Sincerely,

*Tom Zwinger*  
*Dorie Zwinger*

**Tom & Dorie Zwinger**

**367 Sunrise Ter**

**Arroyo Grande, Ca 93420**

**805.474.4125**



THE ZWINGER PLACE  
TOM & DORIE  
"ON THE FIRST HOLE"  
AT SUNRISE TERRACE

367 Sunrise Terrace  
Arroyo Grande, CA 93420

805.474.4125

Zwinger@juno.com

**Rick & Pam Garnett**  
**1643 Laurel Street, Chico, CA 95928**

---

***Salvation Army Community Center Blue Prints still are not available to neighbors as promised on 16 November, 2016.***

1. With respect to the existing Use Permit, we cannot examine the purpose of the Community Center. The purposed use is "Social Services" which is too vague.
2. Past history tells us that the Salvation Army will do as they please once they have their facility.
3. We do not want our neighborhood disrupted on a daily basis due to the following:
  - a. High vehicular traffic with the noise of parking cars, radios, alarms and car doors slamming.
  - b. We have no idea of the hours of operation or the number of days of the week.
  - c. We do not want PAC Programs of Correctional Services.
  - d. We do not want Rehabilitation Programs from Cohasset in our neighborhood as stated in the Enterprise Record Newspaper.
4. Community Center Programs need to be managed with consideration of the impact on our neighborhood.
  - a. The current lack of security during and after services has not been addressed appropriately by management.
    - i. Professional security is needed after hours to protect us all.
    - ii. There should be a policy in place to prevent dogs being allowed on premises, in cars or tied to trees.
    - iii. After all programs, including food service and distribution, loitering should be prohibited in our neighborhood.

**Community Center Use Permit to Prohibit the Following:**

1. Bussing clients to the facility.
2. Sending flyers to the general public to promote Farmers Market for free food distribution.
3. No Court Ordered Programs.
4. Rehabilitation Programs participation must stay in the Cohasset facility.
5. Limited hours of operation to coincide with our residential neighborhood.
6. Professional Security after hours is a must!
7. Parking lot used only for parking. No recreational special events, sales, etc. should occur in the parking lot.
8. No animals allowed on parking lot, in cars, on premises or in neighbor's yards.
9. Background checks of any youth program supervisors.
10. No amplified sound or music outside facility.
11. Limited food programs.
12. Carts and bikes should be located at one designated area within the facility.
13. The Community Center is not to be rented or leased to other agencies.

**Low Density R1 Zoning is Not Congruent for Any of the Above.**

**Christina Stewart & John Berry**

**1620 LAUREL ST. CHICO, CA 95928**

May 30th, 2017

Dear Salvation Army Leaders and City of Chico Planning Department,

As we are faced with the project the Salvation Army intends to complete on Laurel and 16th St., Chico, CA; we have some input we would like to share, in hopes that this project will be completed with an attitude of helpfulness and respect to the neighborhood and its members.

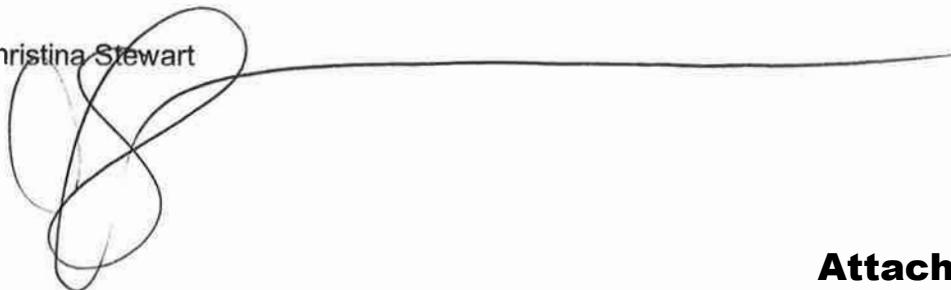
Input items:

- 1) Currently, the issue of having individuals camp out on the Salvation Army grounds is a concern for the neighborhood. This is already an issue, specifically individuals sleeping on the ground by the gates or parking their cars/RV's curbside in front of the facility. We ask you please place a gate surrounding the new parking lot that will be built. We ask you please go to great extends to make this happen, no matter what regulations may come into play. Please understand this basic and important need.
- 2) It is our understanding that we are not permitted to manage the landscaping between our sidewalks and the street. We would appreciate being granted from the city the ability to manage this small piece of landscape. As traffic may increase with this project, we would appreciate the ability of planting bushes or other plants of our choosing to keep privacy at our property that we treasure so greatly.
- 3) We ask the personnel managing the Salvation Army projects and building to join us in living in this neighborhood. Specifically, we would appreciate having personnel/ management living on the Salvation Army property so they may help keep the grounds safe and pleasing to live on.
- 4) We have concerns regarding the de-contruction process as well as the re-construction of the entire property. We are concerned about the length of time it will take (including working M-SA and starting at 7a), the potential contaminants it will introduce to the proximity (asbestos, dust, noise, etc), and the professionalism of the crew working the site. This is a neighborhood and we value our solitude, respect for eachother, and respect for eachothers property.
- 5) We have concerns about the re-routing of the sewer line that is currently routed thru the alleyway. What is the impact it will have on the Laurel St residents as far as breaking ground on Laurel St itself?
- 6) Things we have been hearing...We are concerned that you will attempt to re-zone the property. This would be a huge breach of trust. We are concerned that you will try to house the homeless despite assuring us that you will not. This would also be a huge breach of trust.
- 7) Lastly, please discontinue the parolee check-ins on this property and please do not bring parolees into our neighborhood.

We thank you for listening to our concerns and we look forward to working together as neighbors.

Respectfully,

John Berry and Christina Stewart

A large, stylized handwritten signature in black ink, consisting of several overlapping loops and a long horizontal line extending to the right.

**Attachment K**

ANALIA MARTINEZ & DILLON CREASY

1606 LAUREL ST. CHICO, CA 95928

May 30th, 2017

Dear Salvation Army Leaders and City of Chico Planning Department,

As we are faced with the project the Salvation Army intends to complete on Laurel and 16th St., Chico, CA; we have some input we would like to share, in hopes that this project will be completed with an attitude of helpfulness and respect to the neighborhood and its members.

Input items:

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- 3) We ask the personnel managing the Salvation Army projects and building to join us in living in this neighborhood. Specifically, we would appreciate having personnel/ management living on the Salvation Army property so they may help keep the grounds safe and pleasing to live on.
- 4) Asbestos and Lead are of concern to us in the demolition of the current building. Before beginning the demolition process, please present us with your written, official plans of what this process will be like and how exactly Asbestos, Lead and other Hazardous Materials will be worked with and dealt with as you protect our health.

We thank you for listening to our concerns and we look forward to working together as neighbors.

Respectfully,

Dillon Creasy and Analia Martinez



# Salvation Army Community Center Pre-Application Meeting May 30<sup>th</sup>, 2017

*Mike & Kathie Kohut*  
5/30/2017

**Mike & Kathie Kohut**  
1644 Laurel Street, Chico, CA 95928

*Kathie D Kohut*  
5/30/17

## Recent History:

Residents in the high impact zone: Laurel, Elm and E. 16<sup>th</sup> Street have all been impacted with a sharp rise – from almost nonexistent to multiple infractions of: Graffiti, Theft and Damage to, Invasion of and Defecation/Urination on our personal property. There has also been a sharp rise in loitering, sleeping on the sidewalks and rude behavior by those under the influence of alcohol and/or drugs. As a result, we no longer felt safe in our own yards.

These infractions seem to coincide with the Salvation Army site on E. 16<sup>th</sup> Street moving away from a place of worship and a Sunday evening meal for those in need, to a site for Social Services and Food Distribution on an almost to daily basis. We were disturbed and outraged to find out that this site was also hosting monthly Parolee Rehabilitation Meetings without neighborhood knowledge. Nor were we made aware of the Social Services and Food Distribution programs which were very poorly managed.

Neighbors in the high impact zone requested a meeting with the Salvation Army in the spring of 2016 to voice our concerns about their programs and lack of effective management. As a result, several welcomed changes were made. For example, the parolee meetings were moved, the food distribution dates were diminished and client parking and loitering was better controlled. However, since these fixes took time to instigate, the mindset of their clients is still firmly entrenched so our neighborhood is still suffering from that impact.

We are concerned that history has a way of repeating itself under the cloak of time if steps are not taken to prevent negative impact on our neighborhood as previously endured. For these reasons, we are skeptical of the proposed open ended User Permit and especially for the programs planed for Drug Rehabilitation Classes. Our neighborhood has gone through enough and we do not want a Community Center that will place our neighborhood at a high level of risk once again.

## Use Permit as Stated on Meeting Notification Dated May 20<sup>th</sup>, 2017

Approval of the Parcel Merger & Use Permit Request would allow for the removal of five (5) existing buildings and the construction of a multi-use Community Center with the following:

- A Gymnasium for Youth Athletics
- Classrooms for Youth Programs
- An Outdoor Play Area
- New Offices
- A Commercial Kitchen
- A Multi-Purpose Room

# **Salvation Army Community Center Pre-Application Meeting**

## **May 30<sup>th</sup>, 2017**

---

### **Our Changes and Concerns Regarding the Proposed Salvation Army Community Center**

- 1) **USE PERMIT:** We feel that the Use Permit referenced on the Pre-Application Notice is too vague and could permit use of the proposed Community Center in ways that would adversely impact and/or alter the ambiance and safety of our neighborhood. Therefore, we propose the following changes, modifications, and limitations to the Use Permit as stated on the Meeting Document:
  - a) The Use Permit must state that the Community Center will not host meetings or classes for Parolees, Sex Offenders or Substance Abusers due to safety issues impacting neighborhood families, children and adolescents.
  - b) The Use Permit must restrict overnight use of the facility for any purpose whatsoever. However, in the cases of an emergency such as fire, flood or storms, exceptions for emergency personnel are understandable and acceptable.
  - c) The Use Permit should state the normal hours of Community Center operation.
  - d) The Use Permit must include a Comprehensive Security Plan other than relying on neighbors to call 911 after a security breach or event.
  
- 2) **OUR PRIMARY CONCERNS: Safety, Security & Property Values**
  - a) Early evening use of the campus is expected by local families and their children, but we have concerns regarding overnight parking, homeless camping, drug deals, discarded used syringes and other activities that will negatively affect our neighborhood and lower property values.
  - b) With only on-campus night lights for security, we have concerns of vandals breaking into offices and classrooms putting our neighborhood at additional risk.
  - c) The proposed Community Center will increase both vehicular and pedestrian traffic as the facility reaches full use. A 3-way stop at Laurel and E. 17<sup>th</sup> Street will help improve safety.
  - d) Insure that the parking lot is laid out and designed to prevent vehicular "Dough Nuts" which occur on a regular basis at E. 16<sup>th</sup> & Elm, E. 16<sup>th</sup> & "B" and at times on the grounds of the Dorothy Johnson Community Center.
  - e) We feel that the proposed Community Center is a philosophical shift for the Chico Salvation Army in the realization that a pound of prevention is worth a ton of rehabilitation. However, the Use Permit and Management of this Community Center must focus and facilitate an environment of Prevention and Not Rehabilitation.
  - f) The Community Center should have a "Quality Manual" that defines Operating Procedures and Management Responsibilities in the day-to-day operations. The Chico Salvation Army Executive Committee and neighborhood should oversee the Quality Manual and approve all subsequent changes. This will provide continuity throughout site management personnel changes.