



City of Winters Special Planning Commission
Teleconference Meeting
Thursday, November 17, 2022, 6:30 PM

AGENDA

*Community Development Department
Contact Phone Number (530) 794-6714
Email: kirk.skierski@cityofwinters.org*

*Chairperson: Gregory Contreras
Vice Chair: Lisa Baker
Commissioners: Ramon Altamirano,
Judith Arce
Chris Rose
Jessica Smith*

*Kathleen S. Trepka, City Manager
Senior Planner, Kirk Skierski
Ellena Branson, Deputy City Clerk*

PLEASE NOTE – The numerical order of items on this agenda is for convenience of reference. Items may be taken out of order upon request of the Planning Commission Chair, Commissioners, or City staff. Public comment is limited to 3 minutes, and speakers will be asked to state their name and address.

Meeting Information

[https://us02web.zoom.us/j/84242868261?
pwd=UUZoQm83M245L2F1NEVCdWFOL1N6dz09](https://us02web.zoom.us/j/84242868261?pwd=UUZoQm83M245L2F1NEVCdWFOL1N6dz09)

Meeting ID: 842 4286 8261

Passcode: 133656

or in person at City Hall located at 318 1st St., Winters, CA 95694.

1. Call to Order: City of Winters Planning Commission Meeting
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. PUBLIC COMMENTS

At this time, any member of the public may address the Planning Commission on matters, which are not listed on this agenda. Citizens should reserve their comments for matters listed on this agenda at the time the item is considered by the Planning Commission. An exception is made for members of the public for whom it would create a hardship to stay until their item is heard. Those individuals may address the item after the public has spoken on issues that are not listed on the agenda.

Presentations may be limited to accommodate all speakers within the time available. Public comments may also be continued to later in the meeting should the time allotted for public comment expire.

5. APPROVAL OF AGENDA

5.1 Minutes from the Regular Meeting of the Planning Commission Held October 25, 2022

[20221025 Minutes](#)

6. PUBLIC HEARINGS

6.1 Continuation of Appeal of Community Development Director's Grand Prince Odeum Legal Nonconforming Use Determination

CEQA: Exempt from the California Environmental Quality Act pursuant to Section 15301 (Existing Facilities) and Section 15601(b)(3) of the CEQA Guidelines

[Staff_Report_Continuation_Grand_Prince](#)

[Att1_PC_Resolution_2022_18](#)

[Att2_Item_Packet20220927](#)

[Att3_City_Attorney_Information20220927](#)

7. MISCELLANEOUS

8. PRESENTATIONS

9. STAFF COMMENTS/INFORMATION ITEMS

10. COMMISSION COMMENTS/REPORTS

Under Government Code Section 54952.2, may include: (1) a brief announcement; (2) a question for clarification; (3) a brief report on his or her own activities; (4) request staff to report back to the body at a subsequent meeting concerning any matter, or (5) take action to direct staff to place a matter of business (or issue) on a future agenda.

11. ADJOURNMENT

I declare under penalty of perjury that the foregoing agenda for the regular meeting of the Planning Commission was posted on the City of Winters website at www.cityofwinters.org and Commission Members were notified via e-mail of its' availability. A copy of the foregoing agenda was also posted on the outside public bulletin board at City Hall, 318 First Street , and made available to the public during normal business hours.

Ellena Branson, Deputy City Clerk

APPEALS: Any person dissatisfied with the decision of the Planning Commission may appeal this decision by filing a written Notice of Appeal with the City Clerk including payment of the

applicable Appeal fee, no later than ten (10) calendar days after the day on which the decision is made.

Pursuant to Section 65009 (b) (2), of the State Government Code "If you challenge any of the above projects in court, you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice, or in written correspondence delivered to the City Planning Commission at, or prior to, this public hearing".

MINUTES: The City does not transcribe its proceedings. Anyone who desires a verbatim record of this meeting should arrange for attendance by a court reporter or for other acceptable means of recordation. Such arrangements will be at the sole expense of the individual requesting the recordation.

PUBLIC REVIEW OF AGENDA, AGENDA REPORTS, AND MATERIALS: Prior to the Planning Commission meetings, copies of the Agenda, Agenda Reports, and other material are available during normal working hours for public review at the Community Development Department. In addition, a limited supply of copies of the Agenda will be available for the public at the meeting. Copies of Agenda, Reports and other material will be provided upon request submitted to the Community Development Department. A copy fee of 25 cents per page will be charged.

Any member of the public may submit a written request for a copy of Planning Commission Agendas to be mailed to them. Requests must be accompanied by a check in the amount of \$25.00 for a single packet and \$250.00 for a yearly subscription.

OPPORTUNITY TO SPEAK, AGENDA ITEMS: The Planning Commission will provide an opportunity for members of the public to address the Commission on items of business on the Agenda; however, comments are limited to three minutes.

REVIEW OF TAPE RECORDING OF MEETING: Planning Commission Meetings are recorded. Recordings are available for public review on the City of Winters website.

GENERAL NOTES: Meeting facilities are accessible to persons with disabilities. To arrange aid or services to modify or accommodate persons with a disability to participate in a public meeting, contact the City Clerk.



Minutes of the Regular Meeting of the Planning Commission
Held October 25, 2022, 6:30pm Via ZOOM

Chairman Gregory Contreras called the meeting to order at 6:30pm.

Roll Call

Present: Commission Members Altamirano, Arce, Rose, Smith, Vice Chair
Baker Chair Contreras

Absent: None

Staff: Senior Planner Kirk Skierski, Deputy City Clerk Ellena Branson, City
Manager Kathleen Salguero Trepá

PLEDGE OF ALLEGIANCE:

Led by Sandy Vickrey

PUBLIC COMMENTS:

None

APPROVAL OF AGENDA:

Motion to approve the agenda by Vice Chair Baker, second by Commission Member Arce.
The motion carried with the following roll call vote:

AYES: Commission Members Altamirano, Arce, Rose, Smith, Vice Chair Baker Chair
Contreras

NOES: None

ABSENT: None

ABSTAIN: None

5.1. Minutes from the Regular Meeting of the Winters Planning Commission from
September 27, 2022

Motion by to approve the Minutes from the Regular Meeting of the Winters Planning
Commission from September 27, 2022 by Vice Chair Baker, second by Commission
Member Arce. The motion carried with the following roll call vote:

AYES: Commission Members Altamirano, Arce, Rose, Smith, Vice Chair Baker
Chair Contreras

NOES: None

ABSENT: None
ABSTAIN: None

5.2. Minutes from the Special Meeting of the Winters Planning Commission from October 6, 2022

Motion by to approve the Minutes from the Special Meeting of the Winters Planning Commission from October 6, 2022 by Chair Contreras, second by Commission Member Arce. The motion carried with the following roll call vote:

AYES: Commission Members Altamirano, Arce, Rose, Smith, Vice Chair Baker
Chair Contreras

NOES: None

ABSENT: None

ABSTAIN: None

PUBLIC HEARINGS:

6.1. 305 Main Street Vacation Rental Project (STR-2022-05)

Item introduced by Senior Planner Skierski.

Commissioner Rose inquired about the number of vacation rentals in reference to the General Plan.

Applicant Sandy Vickry provided information on the item.

Public hearing opened at 6:46pm

Public hearing closed at 6:46pm

Vice Chair Baker inquired about the fire ring proposed in the application.

Senior Planner Skierski and the applicant both addressed the Vice Chairs concerns regarding the fire ring on site.

Motion by Vice Chair Baker to adopt Resolution 2022-14 Determining the project exempt from CEQA and approve the VRP to include the Fire ring information in the House Rules as a condition of approval. Second by Commissioner Rose. The motion carried with the following roll call vote:

AYES: Commission Members Altamirano, Arce, Rose, Smith, Vice Chair Baker
Chair Contreras

NOES: None

ABSENT: None

ABSTAIN: None

6.2 Neighborworks Tentative Subdivision Map Time Extension

Commission Member Arce recused from the item due to proximity to the project site.

Senior Planner Skierski provided overview of the item

Public Hearing opened at 7:00pm

Public Hearing closed at 7:00pm

Vice Chair Baker inquired if NeighborWorks has secured funding

Chair Contreras commented support for the item

Vice Chair Baker echoed support

Motion by Commissioner Rose to adopt Planning Commission Resolution 2022-15 .
Second by Vice Chair Baker. The motion carried with the following roll call vote:

AYES: Commission Members Altamirano, Rose, Smith, Vice Chair Baker Chair
Contreras

NOES: None

ABSENT: None

ABSTAIN: None

RECUSAL: Commission Member Arce

6.3 436 Russell Street Vacation Rental Project
Commissioner Arce rejoined the meeting

Senior Planner Skierski introduced the item and included census housing information as previously requested by the commission and addressing concerns in a submitted public comment published in the packet.

Applicant Patrick provided information to the commission.

Public hearing opened at 7:17pm

Public hearing closed at 7:17pm

Vice Chair Baker inquired about the Parking options offered to the Planning Commission.

Senior Planner Skierski provided follow up on the parking options.

Commissioner Smith identified that a previous vacation rental addressed the same issue and that for consistency it should be addressed in the same way.

Commissioner Arce echoed Commissioner Smith's idea and acknowledged the concerns of the public comment submitted. Additionally thanked staff for the additional information

Commissioner Rose inquired about the options offered for parking and if or how one option is chosen per the Ordinance and Code

Senior Planner Skierski provided follow up.

Chair Contreras identified the preference for approval of one on street parking spot be available for the applicant.

Motion by Commissioner Arce to adopt Planning Commission Resolution 2022-16. Second by Commissioner Altamirano. The motion carried with the following roll call vote:

AYES: Commission Members Altamirano, Arce, Rose, Smith, Vice Chair Baker
Chair Contreras
NOES: None
ABSENT: None
ABSTAIN: None

6.4 11 E. Main Street Vacation Rental Project
Item introduced by Senior Planner Skierski.

Public Hearing opened at 7:32pm

Sandy Vickrey inquired about the zoning restrictions on the property.

Senior Planner Skierski provided clarification on the zoning use and legal non-conforming use of the property

Public hearing closed at 7:35pm

Commissioner Rose inquired about if the property could request a variance or other options for property owners to allow for simultaneous commercial and residential use

Senior Planner Skierski provided follow up.

Motion by Vice Chair Baker to adopt Planning Commission Resolution 2022-17. Second by Commissioner Arce. The motion carried with the following roll call vote:

AYES: Commission Members Altamirano, Arce, Rose, Smith, Vice Chair Baker
Chair Contreras
NOES: None
ABSENT: None
ABSTAIN: None

MISCELLANEOUS

None

PRESENTATIONS

None

STAFF COMMENTS/INFORMATION ITEMS

Senior Planner Skierski identified that the Regular Meeting of November 22 will likely be canceled, and a Special Meeting will be held November 17

COMMISSION COMMENTS/ REPORTS

Vice Chair Baker identified that the Salmon festival will occur November 5th in Rotary Park

ADJOURNMENT

Meeting end time 7:40pm

Ellena Branson, Secretary



**Planning Commission
Staff Report**

To: Honorable Members of the Planning Commission
Date: November 17, 2022
From: Kirk Skierski, Acting Community Development Director
Subject: Appeal of Community Development Director's Grand Prince Odeum Legal Nonconforming Use Determination

Recommendation

That the Planning Commission conduct a public hearing on the appeals continued from September 17, 2022 and provide direction to staff as to how the Planning Commission would like to proceed with the appeals of the Community Development Director's Grand Prince Odeum Legal Nonconforming Use Determination (the "Director's Determination"). Based on the Planning Commission's deliberation during the September 27th Planning Commission meeting, staff has prepared a proposed PC Resolution 2022-18 determining the property of 201 Main Street and its religious institutional use with accessory uses to be a legal nonconforming parcel and use and making findings for CEQA for the Planning Commission's consideration.

September 27, 2022, Planning Commission Meeting

The Grand Prince Odeum Director's Determination Appeal was initially heard during the September 27, 2022, Planning Commission meeting. During the meeting, the Commission heard a presentation from staff and both appellants, and testimony from the general public. The majority of public testimony discussed various events and activities that have taken place at 201 Main Street, along with estimates of the number of community members attending those various activities and events. The Planning Commission Chair noted during the meeting that there was not a significant difference between the testimony describing the events historically held at the property and staff's recommended baseline determination of the historic levels of use. During the September 27th Planning Commission meeting, the Commission continued the public hearing and requested staff return with additional information. The Planning Commission directed staff to return with the following information:

- Municipal Code provisions that would apply to the property and to the religious institutional use of the property
- How the City would address code compliance absent a Baseline Determination
- Additional information relating to the historic levels of use

Applicable Municipal Code Provisions

During the September 27th Planning Commission meeting, the Commission requested staff to return with information relating to Municipal Code provisions that would regulate the use and operation of the property (201 Main Street). The following subsections provide a brief summary of applicable code provisions that may apply to the use and operation of 201 Main Street. It should be noted that the following is not a comprehensive list and some of the items may only be applicable depending on how the property is used in the future.

Building/Fire/ADA Codes

The property and structure located at 201 Main Street is required to comply with applicable building, fire, and ADA (Americans with Disabilities Act) when making improvements to the building and/or property.

Food and beverage service

Any future activities/events that provide food and beverage service would need to comply with applicable County and State health and safety codes, food preparation/consumer protection provisions, etc.

Noise

Winters Municipal Code Chapter 8.20 (Noise Control) regulates noise generation to protect public health, welfare, and safety. Noise impacts are determined by the receiving land use and are measured at any point on the receiver's property. The City's Noise Level Limits are identified below and included in Winters Municipal Code Section 8.20.060 as Table 7-1. The City's noise standards require that the noise level, in dBA, does not continuously exceed the Noise Level Limits during any five-minute period, or if the noise level varies above and below the limit, for more than one time interval during any five-minute period. The surrounding properties are zoned residential and commercial. The property would have a maximum noise limit of 55 dBA from 7:00am to 10:00pm due to the adjacent residential zoning district.

NOISE LEVEL LIMITS

Noise level in dBA not to be exceeded continuously during any five-minute period or, if the noise level varies above and below the limit, for more than one time interval during any five-minute period.

Type of zone	Daytime 7 a.m. to 10 p.m.	Nighttime 10 p.m. to 7 a.m.
Rural residential (R-R)/open space (O-S)	50	40
Residential (R-1, R-2, R-3, R-4)	55	50
*Parks and recreation (P-R)	60	45
Commercial (C-1, C-2, D-A, D-B, O-F, C-H)	63	45
Manufacturing/industrial (M-1, M-2, B-P)	73	70

Nuisance abatement

Winters Municipal Code Title 19 (Nuisance Abatement) provides regulations relating to the condition or use of premises or property. Winters Municipal Code Section 19.04.030 defines a nuisance as either:

- A. Detrimental to the premises or property of others;
- B. Poses an immediate or potential health, safety, or fire hazard; or
- C. Violates any provision of this code or other codes adopted by the City

In addition, Winters Municipal Code Section 19.04.030.A through 19.04.030.AA contains additional criteria of nuisances or nuisance conditions. All Winters property owners are responsible to maintain their property free of any nuisance and/or nuisance conditions at all times. The same responsibility extends to the public rights-of-way or public land, related to any vehicle, vessel, structure, machinery, container, refuse, debris, or other item found to be or having been under the charge or control of a property owner, responsible party, or last registered or documented owner. Any owner or responsible party shall be responsible for the removal or correction of any nuisance or nuisance conditions and the costs for such removal or correction (Winters Municipal Code Section 19.040.050, Property Owner Responsibilities).

New construction

Any new construction would be required to meet applicable City, County, and State provisions, which includes, but is not limited to: California Building Code/building permits, Site Plan and Design Review, ADA requirements, and Fire Code regulations.

Temporary Activity Permit

Temporary Activity Permits allow for occasional accessory uses of land or buildings that would not detrimentally impact the immediate area or otherwise create a public nuisance but would not be allowed on a full-time basis. Essentially, the temporary activity permit process allows for short-term commercial uses and events that may not meet normal development or use standards of the applicable zoning district but may otherwise be acceptable because of their temporary nature. Generally, temporary activities are limited to 60 days out of a calendar year. Examples of temporary activity permits include seasonal sales lots (e.g. pumpkin patches, Christmas trees, etc.), temporary outdoor displays, events, sales, and services, and construction and work trailers. It should be noted that that Winters Municipal Code Section 17.96.080 requires Temporary Activity Permit approval for an ABC (California Department of Alcoholic Beverage Control) day license.

Traffic and Parking

Should 201 Main Street be determined to be a legal nonconforming use, the property would not be required to meet any current Zoning Code requirements including onsite parking. This means that the use and operation of 201 Main Street could utilize onsite parking, and the adjacent public rights-of-way would be used for overflow parking, if necessary.

Code Compliance Absent a Baseline Determination

At the last meeting on this appeal, the Commissioners additionally asked for more information on how the City would address any complaints and assure compliance with the City's Municipal Code in the absence of a baseline determination. It is important to note that the following subsection includes general information relating to the City's code compliance process. This subsection is for informational purposes only and in no way insinuates or assumes that future use and operation of 201 Main Street would be in violation of the Winters Municipal Code. In addition, code compliance and the City's efforts to bring a property into compliance is unique to the situation and varies from case-to-case. Due to this, the subsections below do not contain detailed information relating to code compliance efforts or strategies.

Enforcing Legal Nonconforming Use Requirements of the Zoning Code

In establishing the baseline determination, the Acting Community Development Director intended to confirm the nature and extent of the historic use of the property, so that the City, property owner and community would have a collective understanding of the extent of uses that could be allowed to continue, and when the requirement for a new conditional use permit would be triggered.

However, even if the City did not adopt the baseline determination, 201 Main Street would still be a legal nonconforming use, and would still be prohibited from enlarging, expanding, or intensifying the legal nonconforming use in any manner (Winters Municipal Code §17.104.010(A)). The City could still require the owner of 201 Main Street to obtain a Conditional Use Permit before expanding or intensifying the legal nonconforming use of the property—the City just would not have the benefit of the baseline determination confirming the extent of the legal nonconforming use, in determining whether or not the property owner has in fact expanded or intensified the legal nonconforming use.

Therefore, in the absence of a baseline determination, this issue would be addressed as follows. If the City received a complaint that the use of the property at 201 Main Street expanded or intensified beyond its legal nonconforming use, City staff would conduct an investigation on two issues: First, City staff would have to determine the historic extent of the legal nonconforming use, to determine whether the use of the property has impermissibly expanded beyond the historic levels of use. Second, City staff would have to investigate the current uses as the property, to determine whether the property owner had expanded beyond the legal nonconforming use. In the event City staff determines that the use of the property has expanded beyond the legal nonconforming use, then City staff would proceed with the code enforcement process outlined below.

In contrast, if the City did adopt a baseline determination, City staff would not need to go through the first step outlined above—staff would only be required to determine whether the current uses of the property exceed the uses described in the baseline determination.

Essentially, the process outlined above would just defer the decision on the “baseline determination” and the City would only need to make a determination on the extent of the legal nonconforming use in response to a complaint that the use of the property had expanded beyond the legal nonconforming use. If the City had to make that

determination at a later date, City staff at that time would have the benefit of the research conducted by the Acting Community Development Director in connection with this appeal, but may decide to conduct additional research, or may interpret the requirements differently. That would occur at the discretion of City staff in place at the time of any potential complaint, subject to review by the Planning Commission and City Council.

In the event that City staff determined, based on the investigation described above, that the use of the property has expanded beyond its legal nonconforming use, City staff would proceed with the code enforcement processes generally described below.

Code Enforcement Process

While it is the City's goal to resolve any issues or code violations in a timely manner, the process of bringing a property into compliance can sometimes take a significant amount of time. It is a goal of the City's for self-compliance, in which a property owner voluntarily brings their property into compliance. If a property is found to be out of compliance, the City would work with the property owner to correct any issue or violation in a reasonable amount of time to both parties. In some cases, the City may be required to demonstrate a constant and/or repetitive nature of a violation before the City could proceed with enforcement actions.

Generally, the City's code compliance efforts begin when a complaint is received. It is the City's responsibility to verify the accuracy of the complaint—in the case of a complaint regarding an expansion of a legal nonconforming use, this would require the investigation outlined in the previous section of this report. If the complaint is not found to be valid, no further action would occur. If the complaint is found to be valid, the City would follow the provisions outlined in Winters Municipal Code Chapter 19.10 (Administrative Citations). First, the City would issue a "First Offense Warning" letter. The letter would identify the Municipal Code violation(s), options for correcting the violation(s), and a date the violation can reasonably be corrected. It should be noted that staff would work with the property owner prior to determining a date the violation should be corrected. Should a property owner continue to violate the specified violation(s) of the First Offense Warning letter, then the City has the authority to issue an administrative citation. The administrative citation would include options for correcting the violation(s) and a new date the violation is to be corrected. If a new violation occurs than a new "First Offense Warning" letter would need to be issued.

Administrative Citations and Process

The amount of fine for administrative citations are established by City Council resolution. The fine for the first violation is \$100, the fine for the second violation is \$200, and the fine for the third and subsequent violations is \$500. Any recipient of an administrative citation may appeal the administrative citation by completing a request for hearing form and returning it to the city clerk within thirty (30) days from the date of the administrative citation, together with either an advance deposit of the fine or an approved request for a deposit waiver. The administrative citation appeal request is subject to Winters Municipal Code Section 19.10.080 (Hearing Request) and Section 19.10.100 (Hearing Procedure).

Example of Code Compliance (Noise)

To further demonstrate the City's code compliance process, the following subsection provides an example of what a code compliance process may look like relating to a noise complaint. If the City receives a noise complaint, the City would need to verify the accuracy of the complaint. The City would likely take noise level measurements, depending on property owner permission, over a period of time (multiple occasions) to determine if a noise violation is occurring and to what extent. If the City determines a noise violation has occurred/is occurring, the City would contact the property owner to begin discussions about bringing the property into compliance. There would likely be discussions of options or alternatives that could resolve the nature of the complaints or multiple avenues to achieve compliance. If the violations cannot be resolved in a timely manner or if the violations continue, the City would likely proceed with the administrative citation process outlined in Winters Municipal Code Chapter 19.10.

Historic Levels of Use

As previously discussed during the September 27th Planning Commission meeting, both staff and the applicant have limited records relating to the historic levels of use. The property of 201 Main Street has been used for religious institutional uses dating back to 1911. In addition, the City has limited records (building permits and land use entitlements) of the property. City staff discussed this with the property owner, and they provided information and testimony from individuals who have personal information related to the historic operations of the church. City staff additionally searched City records for information related to the Church's historic use. Finally, this hearing has been well publicized, and both the property owner and neighbor appellants have provided additional testimony on the use of the Church. The information relating to the historic levels of use are limited to the documentation and testimony provided by the applicant team, and the testimony provided during the September 27, 2022 Planning Commission meeting. City staff does not have additional data or information to provide on the historic use of the property at this point.

Overview of Appeal Process

In accordance with Winters Municipal Code Section 17.16.070 (Appeals), any decision or action undertaken pursuant to the Zoning Code is appealable to the City of Winters Planning Commission. Appeals are processed in accordance with Winters Municipal Code Chapter 2.44 (Hearings and Appeals). At the hearing, the Planning Commission may consider any issue involving the matter being appealed, in addition to the specific grounds for appeal. The appeal body may, by resolution, affirm, affirm in part, or reverse the action, decision, or determination of the original review authority. When reviewing the appeal, the appeal body may:

- (a) Deny the permit, entitlement, or determination even though the appeal only requested relaxation or elimination of one or more of the conditions imposed on the permit or entitlement; or
- (b) Impose additional conditions that may address other issues or concerns than the original subject of the appeal.
 - o In regards to the specific appeals before the Planning Commission, the Planning Commission may add, delete, or revise the thresholds listed in the Baseline Determination

In making its decision, the Planning Commission should consider the content of this staff report and all the attachments, as well as the content of the September 27, 2022, Planning Commission meeting, which is included in Attachment #2, the testimony provided during the public hearings, and any additional documentary evidence or correspondence received on or before the Planning Commission hearing on this appeal.

Planning Commission's Role

The Planning Commission is being asked to consider the same issues that the Community Development Director addressed in the Director's Determination. This process is called a "de novo" review (Latin for "from the new"). In other words, the Planning Commission will be reviewing the questions related to the legal nonconforming use status of the Property without deference to the Community Development Director's previous action – as if the project is being heard for the first time. Accordingly, the Planning Commission will need to make a decision on the following issues:

1. Legal Nonconforming Use Determination
 - a. Whether the legal nonconforming use of the Property has been abandoned or may continue.
2. Baseline Determination
 - a. If the Planning Commission determines that the legal nonconforming use has not been abandoned, it should determine whether making a Baseline Determination of the historic use of the Property is appropriate and within the authority of the City;
 - b. If the Commission determines that a Baseline Determination is within the authority of the City and appropriate, the Commission should determine the objective thresholds of the Property's historic levels of use. The Planning Commission may add, delete, or revise the thresholds within the Baseline Determination based on the evidence and testimony received as part of this process.

After reviewing and considering all evidence, testimony and analysis provided pursuant to the appeal process, the Planning Commission should discuss the matter and provide City staff with direction on how it wishes to proceed with the appeal. Based on that direction City staff may prepare a resolution consistent with the Planning Commission's direction for consideration at a future meeting.

Staff Recommendation

Staff is first recommending the Planning Commission conduct a public hearing and provide direction to staff relating to the following determinations:

1. Legal Nonconforming Use Determination
 - a. Should the Planning Commission determine 201 Main Street and its religious institutional use with accessory uses to be a legal nonconforming parcel and use, the Commission may adopt Planning Commission Resolution 2022-18.

2. Baseline Determination
 - a. If the Commission determines that the nonconforming use status of the property has not been abandoned, whether making a Baseline Determination of the historic use of the Property is appropriate and within the authority of the City;
 - b. If the Commission determines that a Baseline Determination to outline the historic levels of use is within the authority of the City, the Commission will need to determine the objective thresholds of the property's historic levels of use. The Planning Commission may add, delete, or revise the thresholds within the Baseline Determination based on the testimony and evidence provided as part of the appeal.

Based on the Planning Commission's deliberation during the September 27th Planning Commission meeting, staff has prepared a resolution determining the property of 201 Main Street and its religious institutional use with accessory uses to be a legal nonconforming parcel and use. The proposed resolution does not include the baseline determination, and therefore the City would address the question of the extent of the historic use in the event the City receives future complaints that the actual use of the property is exceed the historic legal nonconforming use.

Alternatives

Actions that the Planning Commission may take as an alternative to the recommended action include the following:

1. Continue the public hearing to a time and date certain.
 - a. The Planning Commission may request additional information from either appellant and/or staff (if new information is presented at the next meeting, the public portion of the hearing must be reopened on the new information submitted).
2. Direct staff to return with a resolution approving a baseline determination of the historic levels of use for 201 Main Street

Attachments

1. Planning Commission Resolution 2022-18 Determining the Property of 201 Main Street and Religious Institutional Use with Accessory Uses to be a Legal Nonconforming Property and Use and Making Findings of CEQA Exemption
2. Grand Prince Odeum Director's Determination Appeal Planning Commission staff report packet dated September 27, 2022
3. Benched Communication: Information provided by City Attorney Ethan Walsh from September 27, 2022 Planning Commission Packet

Planning Commission Resolution No. 2022 – 18

A Resolution of the Planning Commission of the City of Winters Overturning the Acting Community Development Director's Grand Prince Odeum Legal Nonconforming Use Determination and Determining the Religious Institutional Use of the Property at 201 Main Street to be a Legal Nonconforming Use and Making Findings of CEQA Exemption

Whereas, on June 25, 2020, Rhonda Pope Flores contacted City staff to discuss her interest in possibly purchasing the former church located at 201 Main Street; and

Whereas, following June 25, 2020, the applicant purchased 201 Main Street and became the property owner; and

Whereas, in mid-2021, a series of meetings were held between City staff and the property owner and her representatives to discuss whether and how the property could be used as a performing arts center; and

Whereas, during these discussions, the property owner indicated a desire to instead incorporate use of the property as a spiritual center, so that it would be more in line with the historic use of the property as a church and religious institutions are conditionally allowed in the R-1 zoning district where the property is located; and

Whereas, City staff and the property owner and her representatives agreed that a conditional use permit should be obtained for the proposed spiritual center use of the property; and

Whereas, on August 12, 2021, the applicant, Rhonda Pope Flores applied for a Conditional Use Permit; and

Whereas, on March 7, 2022, during the processing of the Conditional Use Permit, City staff and the applicant's representatives met, during which meeting the applicant's representatives asserted that the property retained its legal nonconforming status as a religious institution, because the former religious institutional use had not been abandoned; and

Whereas, Winters Municipal Code Section 17.104.010.E.2 provides that a building or structure which has been occupied by a nonconforming use shall not again be used for nonconforming purposes when the use has ceased for a continuous period of twelve (12) months or more; and

Whereas, due to the COVID-19 pandemic, City staff believed it would be unreasonable to treat the religious institutional use as abandoned during the period when in-person religious assemblies were prohibited by statewide directives, and determined that the use would not be deemed abandoned for a period of twelve (12) months prior to March 2020; and

Whereas, on May 4, 2022, the property owner's representatives provided City staff with approximately 256 pages of documentation including written statements from former neighbors and affiliates of former church users and social media posts to demonstrate the property's legal nonconforming status; and

Whereas, on July 15, 2022, the City's acting Community Development Director issued a Legal Nonconforming Use Determination (the "Director's Determination") finding that the legal nonconforming religious institutional use of 201 Main Street had not been abandoned and therefore would not be subject to Conditional Use Permit approval and establishing a Baseline Determination outlining the historic levels of use; and

Whereas, pursuant to Winters Municipal Code Section 17.16.070 (Appeals), any decision or action undertaken pursuant to the Zoning Code is appealable to the City of Winters Planning Commission; and

Whereas, within ten days of the Community Development Director's Determination, two appeals were filed with the City Clerk; and

Whereas, appeals to the Planning Commission are conducted pursuant to the provisions of Municipal Code Section 17.16.070 and Municipal Code Chapter 02.44; and

Whereas, a notice of public hearing for the project was published in the *Winters Express* on September 14, 2022, in accordance with Municipal Code Section 2.44.040; and

Whereas, the City of Winters Planning Commission held a duly noticed public hearing on September 27, 2022, to consider the appeals of the Community Development Director's Determination; and

Whereas, the Planning Division presented its oral and written staff report on the appeals of the Community Development Director's Determination at a regular meeting of the Planning Commission on September 27, 2022, both appellants received the opportunity to present their appeal, and the Planning Commission held the public hearing and received public testimony; and

Whereas, the Planning Commission continued the public hearing of the appeals of the Community Development Director's Determination and requested additional information relating to Municipal Code provisions subject to the property and religious institutional use, code compliance absent a baseline determination, and additional information relating to the historic levels of use; and

Whereas, a notice of public hearing for the project was published in the *Winters Express* on November 2, 2022, in accordance with Municipal Code Section 2.44.040; and

Whereas, the City of Winters Planning Commission held a duly noticed public hearing on November 17, 2022, to consider the appeals of the Community Development Director's Determination; and

Whereas, the Planning Division again presented its oral and written staff report on the appeals of the Community Development Director's Determination at the special meeting of the Planning Commission on November 17, 2022; and

Whereas, following the presentation by the Planning Division, the Planning Commission held an additional public hearing on the appeals of the Community Development Director's Determination to receive any further oral and written testimony and written prior to reaching its decision; and

Whereas, based on the presentations and testimony received at the two public hearings, the Planning Commission desires to overturn the Director's Determination and make certain findings regarding the legal nonconforming use of the property at 201 Main Street as set forth herein.

Now, Therefore Be It Resolved that the Planning Commission makes the following determinations:

1. The Director's Determination dated July 15, 2022 is hereby overturned and is of no further force or effect, and this Resolution shall replace and supersede the Director's Determination in its entirety.
2. Winters Municipal Code Section 17.104.010.E.2 provides that a building or structure which has been occupied by a nonconforming use shall not again be used for nonconforming purposes when the use has ceased for a continuous period of twelve (12) months or more.
3. The Planning Commission finds that the cessation of use of the property at 201 Main Street for religious assemblies during state-wide restrictions on in-person assembly due to the COVID-19 pandemic, did not constitute a cessation or abandonment of the religious institutional use of that property under Winters Municipal Code Section 17.104.010.E.2.
4. Based on the documentation and testimony provided by the applicant team, and the testimony provided during the September 27, 2022 and November 17, 2022 Planning Commission meetings, the Planning Commission determines the religious institutional use of the property at 201 Main Street is a legal nonconforming use that may continue to operate subject to Chapter 17.104 of the Winters Municipal Code.

Be it Further Resolved that the Planning Commission, based on the evidence in the record and findings set forth in Exhibit A, referenced hereto and incorporated herein, finds the determination made through this Resolution to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) and Section 15601(b)(3) of the CEQA Guidelines.

It is hereby certified that the foregoing Planning Commission Resolution No. 2022-18 was duly adopted on a motion by Commissioner _____ and seconded by Commissioner _____, at a special meeting of the City of Winters Planning Commission held on the 17th day of November 2022, by the following vote:

Ayes:

Noes:

Absent:

Abstain:

Gregory Contreras, Chairperson

Attest:

Ellena Branson, Planning Commission Secretary

Planning Commission Resolution No. 2022 – 18
Exhibit “A”

Recommended Findings

California Environmental Quality Act Findings

1. Pursuant to CEQA Guidelines Section 15301, Class 1, projects involving the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of public or private structures, facilities, mechanical equipment, or topographical features involving negligible, or no expansion of use are categorically exempt from the provisions of CEQA. The Planning Commission finds the Legal Nonconforming Use Determination to be exempted from CEQA for the following reasons:
 - a) The Legal Nonconforming Determination only allows for any use lawfully existing at the time of the adoption of the City’s zoning regulations, or a subsequent amendment to the City’s Zoning Ordinance, which use is listed as a conditional use in the zone in which it is located, shall remain a nonconforming use, and in no case shall the use be enlarged, expanded or intensified in any manner until a use permit has been obtained pursuant to the provisions of the City’s Zoning Ordinance;
 - b) The Legal Nonconforming Use Determination would not allow for any enlargement, expansion, or intensification from the historic levels of use,
 - c) There is no substantial evidence demonstrating that there are unusual circumstances which would result in significant impacts that threaten the environment.
2. In addition, the Planning Commission finds that the Legal Nonconforming Determination to be exempt from CEQA pursuant to CEQA Section 15601(b)(3) because "it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment."
3. The Planning Commission has reviewed and considered the proposed project and all comments submitted and has determined that the record, as a whole, demonstrates that there is no evidence that the proposed project will have an individually or cumulatively significant effect.
4. The Planning Commission has determined that the custodian of all documents and material which constitute the record of proceedings shall rest with the City of Winters Community Development Department.



**Planning Commission
Staff Report**

To: Honorable Members of the Planning Commission
Date: September 27, 2022
From: Kirk Skierski, Acting Community Development Director
Subject: Appeal of Community Development Director's Grand Prince Odeum Legal Nonconforming Use Determination

Recommendation:

That the Planning Commission conduct a public hearing and provide direction to staff as to how the Planning Commission would like to proceed with the appeals of the Community Development Director's Grand Prince Odeum Legal Nonconforming Use Determination (the "Director's Determination").

Organization of Report

This Staff Report is organized as follows:

1. The Report first provides the background facts that led to the Director's Determination, which is the subject of this appeal.
2. The Report next provides a brief summary of the requirements in the Winters Zoning Code that apply to legal nonconforming uses.
3. The Report then provides a summary of the Director's Determination, and the basis for the conclusions in that determination.
4. The Report next summarizes each of the appeals received with regard to the Director's Determination, and the staff response to those appeals.
5. The Report lastly outlines the Planning Commission's role in considering these appeals, and the options for next steps.
6. Lastly, the Report concludes with City staff recommendation to the Planning Commission with regard to the appeals.

1. Background:

On June 25, 2020, Ms. Rhonda Pope Flores (the “Property Owner”) contacted City staff to discuss her interest in possibly purchasing the former church located at 201 Main Street (the “Property”) with the intention of converting it to a performing arts center. Although City planning staff informed the Property Owner that a performing arts center was not an allowable use in that location, the Property Owner did purchase the Property, and later contacted City staff again regarding her plans for the Property. From approximately April 2021 through August 2021, there were a series of meetings held between City staff and the Property Owner and her representatives to discuss whether and how the Property could be used as a performing arts center, given that neither “assembly hall/community services” nor “cultural facilities” (the two uses under the City’s Zoning Code that are most analogous to a performing arts center) are permitted or conditional uses within the R-1 zoning district where the Property is located. During these discussions, the Property Owner indicated a desire to instead incorporate use of the Property as a spiritual center, so that it would be more in line with the historic use of the property as a church. As the use as a spiritual center (a “religious institution”) would still be a conditional use under the zoning in the R-1 district, City staff and Property Owner and her representatives agreed that a conditional use permit should be obtained for the proposed use of the Property. Thus, the applicant submitted a conditional use permit application for the spiritual center project, also referred to as the Grand Prince Odeum, on August 12, 2021.

City staff began processing the conditional use permit application in August 2021, and new Planning staff was hired who eventually took over the processing of the conditional use permit application in early October 2021. In December 2021, staff proposed to take the Grand Prince Odeum Conditional Use Permit to the January 25, 2022 Planning Commission meeting. However in early January 2022, Thatch & Hooper, LLP was retained as new legal counsel for the Property Owner, and at that time, Mr. Ryan Hooper requested staff pause the processing of the application to give them time to become familiar with the application process.

A meeting was scheduled between the Property Owner’s legal counsel and City staff on March 7, 2022. During the March 7th meeting, the Property Owner’s legal counsel asserted that the Property retained its legal nonconforming status as a religious institution, because the former religious institutional use had not been abandoned for a period of over one year, and that the proposed Grand Prince Odeum project was proposing to host similar services, activities, and events as were conducted by the former church users of the Property, and the project should therefore be allowed to proceed without securing a conditional use permit.

Section 17.104.010.E.2 of the City’s Zoning Code provides that “[a] building or structure which has been occupied by a nonconforming use shall not again be used for nonconforming purposes when the use has ceased for a continuous period of twelve (12) months or more.” City staff had been under the impression that the Property had not been used for church purposes for more than a 12-month period, which would result in the abandonment of the legal nonconforming status of the property for “religious institution” uses. Based on this new information, City staff requested that the Property Owner’s representatives provide the City with documentation or evidence that would

allow the City to determine whether the former religious institutional use had been abandoned or not. Additionally, as discussed in greater detail below, the City's Zoning Code allows for a legal nonconforming use to continue so long as the use is not enlarged, expanded, or intensified. City staff also requested the Property Owner's representatives to provide documentation of the historic use of the Property, so that the Property Owner, City staff, and the public would understand the point at which the Property Owner would need to seek a new conditional use permit if she were to enlarge, expand or intensify the legal nonconforming use.

On May 4, 2022, the Property Owner's representatives provided City staff with approximately 256 pages of documentation including written statements from former neighbors and affiliates of former church users of the Property and social media posts as evidence of events and activities that took place at the Property (see Attachment #4 for Applicant Documentation submitted on May 4, 2022). On May 16, 2022, City staff met with Bill Biasi, who previously attended the church located at the Property, relating to his past experiences with the historic use of the Property. On June 2, 2022, the Property Owner's legal counsel and City staff participated in virtual meetings with George and Jan Elrod, Julie Campbell, and Lisa Jordan, all of whom previously attended and/or worked at churches that previously used the Property. During the June 2nd meetings, staff asked a series of questions to assist in determining the baseline of the historic use of the Property relating to the time, size, frequency and nature of events and activities that were held at the Property. City staff used the information provided to analyze the status of the legal nonconforming use.

2. Nonconforming Uses Under the Winters Zoning Code

Winters Zoning Code Chapter 17.104 specifically addresses nonconforming uses, structures, and lots. The Zoning Code defines a "nonconforming use" as "any use of land, buildings or structures which was lawful when established but which does not conform to subsequently established zoning regulations." (Winters Zoning Code sec. 17.04.140.)

Section 17.104.010(B) addresses continuing land uses that were previously allowable uses but are now conditional uses under the Zoning Code. Specifically, Section 17.104.010(B) reads as follows:

"Any use lawfully existing at the time of the adoption of these zoning regulations, or a subsequent amendment to this title, which use is listed as a conditional use in the zone in which it is located, shall remain a nonconforming use, and in no case shall the use be enlarged, expanded or intensified in any manner until a use permit has been obtained pursuant to the provisions of this title."

This means that when a continuing land use was previously allowed, but the Zoning Code is later amended to make that land use a conditional use, the property owner can continue to use the property as they have historically without obtaining a new use permit. This historic use is the "legal nonconforming use." However, if they enlarge, expand, or intensify that legal nonconforming use in any manner, the property owner must apply for and receive a new conditional use permit. In the present case, this

means that if the prior use of the Property as a church is a valid legal nonconforming use, then the Property Owner can continue with that same legal nonconforming use as a church. However, before the Property Owner can enlarge, expand, or intensify the legal nonconforming use, the Property Owner must apply for a new conditional use permit so that the City can consider and address any impacts resulting from that enlarged, expanded, or intensified use.

Chapter 17.104 also provides, however, that “[a] building or structure which has been occupied by a nonconforming use shall not again be used for nonconforming purposes when the use has ceased for a continuous period of twelve (12) months or more.” This means that even if a legal nonconforming use is valid at the time of the change to the Zoning Code that made it a “nonconforming use”, if the user ceases operations for 12 months or more, then the use loses its legal nonconforming status, and in the future the user will need to comply with the applicable requirements of the Zoning Code.

3. Community Development Director’s Determination

The Winters Zoning Code provides that “[w]here uncertainty exists regarding the interpretation of a provision of these zoning regulations or their application to a specific site, the community development director shall determine the intent of the provision.” (Winters Zoning Code Sec. 17.04.090(F).) In order to clarify the currently allowable use of the Property, the Community Development Director sought (1) to determine whether the prior legal nonconforming use of the Property as a church was abandoned for a period of greater than one year, and (2) if the legal nonconforming use was not abandoned, to determine the extent of the historic use of the Property to provide clarity as to what would constitute an expansion, enlargement or intensification of the legal nonconforming use that would trigger the need for a new use permit.

City staff requested that the Property Owner and her representatives provide evidence that the legal nonconforming use had not been abandoned, and evidence of the extent of the historic use of the Property. City staff requested this information to provide the Community Development Director with a basis for making the determinations described above.

A. Abandonment of Legal Nonconforming Use

The Community Development Director first addressed the threshold question of whether the legal nonconforming use had been abandoned. City records suggest the Property operated as a religious institutional use dating back to 1911, which was before a conditional use permit was required for religious institutional uses. As noted above, Winters Municipal Code Section 17.104.010.E.2 provides that legal nonconforming uses that cease or stop for a period of 12 months or longer lose their legal nonconforming status. As part of their submittal to City staff, the Property Owner’s representatives provided online postings for religious services and youth group meetings indicating that church related activities had continued at the Property through the end of 2019. While this did indicate that the Property was not used for religious institutional purposes for a period of greater than 12 months, City staff acknowledged that in March 2020, assembly uses, including churches, were ceased throughout the State and much of the nation, due to the COVID-19 pandemic. City staff believed that it would be unreasonable to treat the religious institutional use as abandoned during a period when that use was

prohibited by statewide directives, and as a result the Community Development Director took the position that so long as the use was not abandoned for a period of 12 months prior to March 2020, the religious institutional use should not be treated as abandoned. Therefore, given this unprecedented situation, the Community Development Director determined based on the documentation provided that the religious institutional use had not been abandoned during the pandemic.

B. Baseline Determination

Based on the determination that the legal nonconforming use could continue, the Community Development Director next turned to the question of the extent of the legal nonconforming use. The purpose of the City's nonconforming use ordinance is to allow property owners to continue with the historic use of their property notwithstanding changes in zoning requirements, provided that the owner does not expand, enlarge, or intensify the nonconforming use. This strikes a balance between allowing the property owner to continue with an existing use and ensuring that the use will not increase or intensify without coming into compliance with the City's Zoning Code. The baseline determination of the historic use of the property is intended to help the City, the Property Owner and the public understand the extent of the legal nonconforming use, so that all interested parties understand when the Property Owner must apply for a new conditional use permit if she wants to expand her use of the Property.

In the case of the use of the Property for "religious institutions", the historic use of Property will be intensified if the Property Owner increases the frequency or size of events at the property beyond historic levels. "Religious institutions" are a conditional use in the R-1 zone so the City can impose conditions that will mitigate the potential impacts that such an assembly use may have on a residential neighborhood, such as impacts to traffic, noise, and parking. An increase in the frequency or size of events at the property will intensify the use of the property and increase the potential impacts to the surrounding area beyond the historic levels associated with the former church uses. Therefore, if the use of the Property expands or intensifies beyond the historic levels of use, it would require a conditional use permit.

The City has minimal records that could help demonstrate the historic levels of use for 201 Main Street. The City only has records relating to remodeling work through building permits. There have been no other City permits or approvals for this Property. In addition, staff contacted the California Department of Alcoholic Beverage Control ("ABC") and was informed that no ABC licenses or permits to allow for the service of alcoholic beverages at the Property have been issued. The Property Owner and her representatives have not provided any documentation on the historic use of the Property dating back to the time the Zoning Code established religious institutions as a conditional use, but instead provided more recent on-line postings regarding religious services and events held at the Property, letters and emails from former members of churches that used the Property, and made available certain members of the community to provide testimony regarding the historic use of the Property.

The Community Development Director used the information provided by the Property Owner as well as the testimony provided by community members with first-hand knowledge of former church operations to make his baseline determination of the

historic use of the Property, focusing on the time, frequency, and size of events. The findings of the Baseline Determination for the previous religious institutional uses of the Property are outlined below.

i. Findings in Support of Determination

The former religious institutions regularly held prayer groups, youth nights, and other smaller activities during the week. Based on the testimony and emails provided, not more than 30 people would attend the regular activities and events that occurred during the week. Occasionally, larger activities and events would take place during the week such as seasonal celebrations, holiday-themed activities, awards ceremonies, etc. According to the testimony provided, these larger weekday activities generally ranged from 50 to not more than 100 people and occurred 1-2 times a month. Activities and events held during the week ended no later than 10:00pm. Larger events and activities occurred on the weekends. According to the individuals providing testimony, the regular religious services (at the church's peak attendance) included two services per weekend of not more than 150 people at each service. There were smaller events that would also be held on the weekends such as meetings, lectures, and smaller concerts. Occasionally, there were larger events such as larger weddings, large concerts and festivals that would attract more than 150 people but not more than 300 people. These events were less frequent, and not more often than once a month at most. The testimony provided included only a handful of examples of these large-scale events over the last decade or so.

It is important to note that the individuals providing testimony indicated that the past events and activities were targeted to youth and younger generations such as dance recitals, high school awards ceremonies, movie nights, and youth nights, or were church and community-oriented events such as seasonal celebrations, potlucks, and performances. After researching the documentation provided by the Property Owner's representatives, staff could find no evidence suggesting that any events or activities that previously took place sold or served alcohol. In addition, staff spoke with the California Department of Beverage Control, Sacramento Office, to see if there have been any ABC licenses or permits issued for 201 Main Street. No licenses or permits were found in ABC records. It may be possible that some past events and activities included alcohol, however, there is no evidence that this should be incorporated into the baseline conditions.

ii. Scope of the Determination

Based upon the documents provided by the Property Owner, the testimony provided by those parishioners and employees of some of the churches that previously used the Property, and review of applicable City records, the Community Development Director made the following determinations:

1. That the legal nonconforming use of the Property as a church has not been abandoned; and
2. That the Grand Prince Odeum is not required to obtain a conditional use permit approval for continued use as a religious institution, provided that the Grand

Prince Odeum operates in a manner consistent with the baseline determination as outlined below:

A. Weekday Events/Activities

- 1) No limit on weekday events/activities with 30 individuals or less
- 2) Up to two weekday events/activities per month with 100 individuals or less
- 3) All events/activities to end by 10:00pm

B. Weekend Events/Activities

- 1) No limit on weekend events/activities with 50 individuals or less
- 2) Two events/activities per weekend with 150 individuals or less
- 3) One additional event/activity per month with 300 individuals or less
- 4) Events/activities to end by 12:00am
- 5) Events/activities with amplified sound shall comply with the City's noise ordinance

C. No outdoor events or activities are allowed as part of the legal non-conforming use.

The sale or service of alcohol, including beer and wine is not permitted.

4. Discussion/Analysis of Appeals

Following issuance of the Director's Determination, two appeals were filed, one by the project applicant and one by a group of adjacent neighboring property owners. The following sections provide additional information relating to both appeal submittals, overview of the appeal process, and the Planning Commission's role.

A. Property Owner Appeal

Thatch & Hooper, LLP submitted an appeal on behalf of the Property Owner, asserting the following:

"The use of the property as a church has appropriately been determined to be a legal nonconforming use. A nonconforming use constitutes a vested property right that cannot be taken, diminished, or conditioned. The "baseline" proposed by the Community Development Director is clearly an effort to impose conditions on this vested right. That is not permissible. Additionally, such a "baseline" has not been imposed on any other nonconforming use in the City. To impose these conditions would violate the property owner's constitutional rights. Moreover, even assuming the City had the right to impose these conditions, which it does not, the conditions being proposed do not represent the depth or breadth of the historical use of this church."

It should be noted that the Property Owner's Appeal application includes the following contention (see Attachment #2 for Property Owner Appeal Submittal):

"On July 15, 2022, the acting Community Development Director, Kirk Skierski, made a determination that the church use at 201 Main Street, is a legal nonconforming use. We do not appeal Mr. Skierski's determination of a legal

nonconforming use and agree with that determination. However, Mr. Skierski's determination imposed numerous conditions described as a baseline. These conditions are inappropriate in the context of a legal nonconforming use. Such a determination is not a discretionary determination. As such the City lacks the authority to condition the determination. Imposing these conditions is tantamount to treating this determination as though it was a request for Conditional Use Permit, which it clearly is not. Moreover, some of the "conditions" are contrary to the historic use of the church that was identified in the evidence provided. Thus, these conditions are being arbitrarily imposed."

Essentially, the Property Owner Appeal is arguing that the Baseline Determination constitutes conditions on a legal nonconforming use and City does not have the authority to condition a legal nonconforming use. It is the Property Owner's opinion that by imposing the "conditions" of the Baseline Determination, the City is treating the Determination as if it was a Conditional Use Permit. The Property Owner representative has provided a follow up letter that provides additional detail on their position, which is attached to this staff report.

B. Staff Response to Property Owner Appeal

The Community Development Director included the Baseline Determination as part of the Director's Determination so that the Property Owner and public would be aware of the historic levels of use and any enlargement, expansion, or intensification beyond the Baseline Determination would require approval of a conditional use permit. It is the Community Development Director's opinion that the Baseline Determination provides a service and benefit to the Property Owner and public by providing a clear understanding of the nature of the legal nonconforming use, and the point at which the Property Owner would need to seek a conditional use permit, rather than remaining silent and addressing any future issue through the City's Code Enforcement process. By outlining the baseline as part of the Director's Determination, the Property Owner will be aware of how the Property may operate to avoid enforcement issues that may result from expansion, enlargement, or intensification of the historic use.

It is the Community Development Director's opinion that the Baseline Determination represents the historic levels of use and does not impose any "conditions", but instead outlines the objective thresholds of the historic levels of use of the property based on the evidence and testimony provided to the Community Development Director. The Baseline Determination does not restrict the use of the property at all—it simply makes a finding as to the historic use of the property, so as to inform the Property Owner of the point at which she would need to obtain a new conditional use permit to expand or intensify her use of the Property. If the Property Owner would like to expand the religious institutional use of the Property beyond historic levels, she can secure a conditional use permit, in the same manner as any other religious institution that seeks to operate in an R-1 zone. Finally, there has been no evidence, documentation, testimony, or justification provided demonstrating that the Baseline Determination is inconsistent with the historic levels of use of the property. The Property Owner Appeal asserts that "the conditions being proposed do not represent the depth or breadth of the historical use of this church", however, no additional evidence, documentation,

testimony, or justification has been provided to indicate what areas of the Baseline Determination do not represent the depth or breadth of historical use.

The Property Owner Appeal also argues that the City has not issued a Baseline Determination on any other legal nonconforming use in the City and suggests that the Property Owner is not receiving equal treatment as other nonconforming uses in the City. City staff is not aware of other instances where the Community Development Director has issued a determination on the historic extent of a legal nonconforming use, but that is because, to our knowledge, the City has never dealt with this unique set of circumstances. As discussed previously in this staff report, the Property Owner originally indicated that she wanted to operate a performing arts center at the Property. She then applied for a conditional use permit for her planned spiritual center use. While the conditional use permit application was pending, she asserted through her legal counsel that she should be able to continue using the Property as a legal nonconforming use. Given this evolution in the Property Owner's approach, the Community Development Director determined that it was appropriate to provide clear guidance both on whether the Property could continue to be used as a legal nonconforming use, and on the extent of that legal nonconforming use. The Baseline Determination is intended to serve that purpose.

C. Neighbors Appeal

Denise Cottrell and Ed Scianna submitted an appeal on behalf of 15 neighboring property owners (see Attachment #3 for Neighbors Appeal Submittal). The Neighbors Appeal is requesting the Planning Commission amend the Baseline Determination as follows:

A. Weekday Events/Activities

- 1) No limit on weekday events/activities with 30 individuals or less
- 2) Up to two weekday events/activities per month with 100 individuals or less
- 3) All events/activities to end by 10:00pm

B. Weekend Events/Activities

- 1) No limit on weekend events/activities with 50 individuals or less
- 2) Two events/activities per ~~weekend~~ month with 150 individuals or less
- 3) ~~One additional event/activity per month~~ Four additional events/activities per year with 300 individuals or less
- 4) Events/activities to end by ~~12:00am~~ 10:00pm
- 5) Events/activities with amplified sound shall comply with the City's noise ordinance

The Neighbors Appeal states that the hours of operation outlined in the Baseline Determination far exceed those of any church that existed within the 3-block area of 201 Main Street. The neighbors who have lived within the residential neighborhood of the past three churches have historical knowledge and have experienced the impacts of church events on the neighborhood regarding traffic, noise, and parking. The Neighbors Appeal further asserts that there were rarely events that went beyond 10:00pm. Although the church was a presence in the neighborhood, the former congregations did not hold monthly events with 300 people until 12:00am. There were occasional large

weddings or funeral services, however, these did not occur monthly and until 12:00am. The most extensive use of the property was on Sunday mornings.

Following the submittal of the Neighbors Appeal application, an additional eight letters detailing personal experiences and recollections from property owners in proximity to 201 Main Street. The individuals who submitted letters have lived in the area for a significant time but ranging from seven years to over 50 years. Generally, the letters assert that the former religious institutions at 201 Main Street were most active in the 1980s-1990s, and since then, use of 201 Main Street has drastically declined comparatively. During this time, the property was mainly in use Wednesday evenings for smaller activities and services and held two services on Sunday (morning and afternoon). The letters generally state that the mid-week activities and services on Wednesday were typically well under 100 individuals and appeared to average 30 individuals. The two services on Sundays typically averaged 100 individuals. In addition, there were only a few larger activities, events, services, etc. that occurred during a year with over 200 individuals. These larger events/activities included weddings, funerals, seasonal and holiday celebrations, but did not occur more than once a month according to individuals providing testimony. Lastly, the individuals stated that most weekday activities/events ended around 9:00pm-10:00pm, and it was rare for weekend events/activities to go beyond 10:00pm.

D. Staff Response to Neighbors Appeal

The group of adjacent property owners are contesting that as neighbors of the Property who have resided there for the past three religious institutional uses, they have first-hand knowledge and experience as to how the Property has functioned in the past. As noted above, the Property Owner provided no documentary evidence of the historic use of the Property prior to the past few years. As a result, the Community Development Director relied on the testimony and letters from former church employees and parishioners to determine the historic use of the Property. The Planning Commission may also consider the testimony of others with first-hand knowledge of the use of the Property, including neighbors living adjacent to the Property. It appears the Neighbors Appeal is contesting that the former religious institutions located at the Property had the highest intensity of use on Sundays and only occasionally throughout a year held larger events or activities. In addition, the Neighbors Appeal is contesting that the historic attendance at 201 Main Street is significantly less than what was presented to staff and has averaged only 100 individuals per Sunday service during its peak time of usage back in the 1980s and 1990s. Furthermore, the Neighbors Appeal argues that larger events/activities only occurred once a month and was no larger than 200 individuals. Based on their experiences living in proximity to the Property, the Neighbors Appeal requests that the Baseline Determination be amended to allow for no more than four events/activities per year with 300 individuals or less.

5. Overview of Appeal Process

In accordance with Winters Municipal Code Section 17.16.070 (Appeals), any decision or action undertaken pursuant to the Zoning Code is appealable to the City of Winters Planning Commission. Appeals are processed in accordance with Winters Municipal Chapter 2.44 (Hearings and Appeals). At the hearing, the Planning Commission may consider any issue involving the matter being appealed, in addition to the specific

grounds for appeal. The appeal body may, by resolution, affirm, affirm in part, or reverse the action, decision, or determination of the original review authority. When reviewing the appeal, the appeal body may:

- (a) Deny the permit, entitlement, or determination even though the appeal only requested relaxation or elimination of one or more of the conditions imposed on the permit or entitlement; or
- (b) Impose additional conditions that may address other issues or concerns than the original subject of the appeal.
 - o In regards to the specific appeals before the Planning Commission, the Planning Commission may add, delete, or revise the thresholds listed in the Baseline Determination

A. Information to be considered by the Planning Commission in Deciding the Appeal

In addition to both appellants' appeals submittals, the Planning Commission staff report includes the following:

- o A copy of the Director's Determination Letter dated July 15, 2022;
- o The 256 pages of documentation provided by the Applicant Team on May 4, 2022;
- o Supporting letter submitted by the Property Owner Appellant dated September 20, 2022; and
- o Supporting letters submitted by the Neighbor Appellants on September 21, 2022.

In making its decision, the Planning Commission should consider the content of this staff report and all the attachments, as well as the presentations that will be made by City staff and each appellant at the Planning Commission meeting, the testimony provided during the public hearing, and any additional documentary evidence or correspondence received on or before the Planning Commission hearing on this appeal.

B. Planning Commission's Role

The Planning Commission is being asked to consider the same issues that the Community Development Director addressed in the Director's Determination. This process is called a "de novo" review (Latin for "from the new"). In other words, the Planning Commission will be reviewing the questions related to the legal nonconforming use status of the Property without deference to the Community Development Director's previous action – as if the project is being heard for the first time. Accordingly, the Planning Commission will need to make a decision on the following issues:

1. Legal Nonconforming Use Determination
 - a. Whether the legal nonconforming use of the Property has been abandoned or may continue.

2. Baseline Determination

- a. If the Planning Commission determines that the legal nonconforming use has not been abandoned, it should determine whether making a Baseline Determination of the historic use of the Property is appropriate and within the authority of the City;
- b. If the Commission determines that a Baseline Determination is within the authority of the City and appropriate, the Commission should determine the objective thresholds of the Property's historic levels of use. The Planning Commission may add, delete, or revise the thresholds within the Baseline Determination based on the evidence and testimony received as part of this process.

After reviewing and considering all evidence, testimony and analysis provided pursuant to the appeal process, the Planning Commission should discuss the matter and provide City staff with direction on how it wishes to proceed with the appeal. Based on that direction City staff will prepare a resolution consistent with the Planning Commission's direction for consideration at a future meeting.

6. Staff Recommendation

Staff is recommending the Planning Commission conduct a public hearing and provide direction to staff relating to the following determinations:

1. Legal Nonconforming Use Determination
 - a. Whether the legal nonconforming use status of the Property has been abandoned or may continue.
2. Baseline Determination
 - a. If the Commission determines that the nonconforming use status of the Property has not been abandoned, whether making a Baseline Determination of the historic use of the Property is appropriate and within the authority of the City;
 - b. If the Commission determines that a Baseline Determination is within the authority of the City, the Commission will need to determine the objective thresholds of the Property's historic levels of use. The Planning Commission may add, delete, or revise the thresholds within the Baseline Determination based on the testimony and evidence provided as part of the appeal.

Staff will return at a future Planning Commission meeting with a resolution based on the direction provided by the Commission.

7 Alternatives

Actions that the Planning Commission may take as an alternative to the recommended action include the following:

1. Continue the public hearing to a time and date certain.
 - a. The Planning Commission may request additional information from either appellant and/or staff (if new information is presented at the next meeting,

the public portion of the hearing must be reopened on the new information submitted).

Attachments

1. Grand Prince Odeum Community Development Director's Determination Letter dated July 15, 2022
2. Property Owner Appeal Submittal
3. Neighbors Appeal Submittal
4. Applicant Documentation submitted May 4, 2022
5. Letter submitted by Property Owner in support of appeal
6. Letter submitted by Neighbors in support of appeal



July 15, 2022

Grand Prince Odeum
Attention: Rhonda Pope Flores
201 Main Street
Winters, CA 95694

Re: Grand Prince Odeum Community Development Director’s Determination Letter

Dear Ms. Pope Flores,

This letter serves as the City of Winters Community Development Director’s determination regarding the legal nonconforming use status for the property located at 201 Main Street (the “Property”). The Property has historically been used as a church. Although “religious institutions” are currently a conditional use within the R-1 zoning district where the Property is located, the use of the Property as a church predates the City’s current zoning code, and therefore constitutes a legal nonconforming use of the Property, as explained in further detail below. However, while the zoning code allows legal nonconforming uses that would otherwise require a use permit in order to continue, “in no case shall the use be *enlarged, expanded or intensified* in any manner until a use permit has been obtained pursuant to the provisions of this title.” (Winters Municipal Code §17.104.010(B) (emphasis added).) Section 17.04.090(F) of the Winters Municipal Code provides that “where uncertainty exists regarding the interpretation of a provision of these zoning regulations or their application to a specific site, the community development director shall determine the intent of the provision.” The purpose of this letter is to inform you, pursuant to the authority delegated to the community development director pursuant to WMC Section 17.04.090(F) of my determination of the “baseline use” of the Property that is allowed as a legal nonconforming use of the Property without obtaining a use permit, based on the historic use of the Property.

Below is the following: (1) Background facts and information related to the process that has led to this determination; (2) a description of the historic use of the Property based on information that your representatives provided, interviews with community members with historic experience working at or attending the prior church, and staff’s review of the historic record related to this Property; (3) a determination of the baseline legal nonconforming use of the property that may continue without securing a new conditional use permit; (4) a discussion of

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Cathy Mathews

the steps that would need to be taken in the event that you later wish to intensify, expand or enlarge the historic “religious institutions” use of this Property; and (5) information regarding any potential appeal of this determination.

Background

On June 25, 2020, you contacted City staff to discuss your interest in possibly purchasing the former church located at 201 Main Street with the initial intention of converting it to a performing arts center. From approximately April 2021 through August 2021, there were a series of meetings held between City staff and you and your representatives to discuss whether and how the Property could be used as a performing arts center, given that neither “assembly hall/community services” nor “cultural facilities” (the two uses under the City’s zoning code that are most analogous to a performing arts center) are permitted or conditional uses within the R-1 zoning district where the Property is located. During these discussions, you indicated a desire to adjust the intended use of the Property to include a spiritual center, so that it would be more in line with the historic use of the Property as a church. As the use as a spiritual center (a “religious institution”) would still be a conditional use under the zoning in the R-1 district, City staff and your team agreed that you would apply for a conditional use permit for your proposed use of the Property. Thus, you submitted a conditional use permit application for the spiritual center project, also referred to as the Grand Prince Odeum, on August 12, 2021.

City staff began processing the Conditional Use Permit in August, and new Planning staff was hired who eventually took over the processing of your Conditional Use Permit in early October 2021. In December 2021, staff proposed to take your Conditional Use Permit to the January 25, 2022 Planning Commission meeting. However in early January 2022, Thatch & Hooper, LLP was retained as legal counsel for the project, and at that time, Mr. Ryan Hooper requested staff pause the processing of the application to give them time to become familiar with the project.

A meeting was scheduled between your legal counsel and City staff on March 7, 2022. During the March 7th meeting, your legal counsel asserted that the legal nonconforming status of the former religious institutional use had not been abandoned and that the proposed Grand Prince Odeum project was proposing to host similar services, activities, and events as were conducted by the former church users of the Property. City staff had been under the impression that the legal nonconforming use of the former church had ceased for more than a 12-month period, which would result in the abandonment of the legal nonconforming status of the property as outlined by Winters Municipal Code Section 17.104.010.E.2. However, if the prior use had not been abandoned for a 12-month period, the Grand Prince Odeum would not need to obtain a new conditional use permit so long as the Grand Prince Odeum did not intensify, expand, or enlarge the historic legal nonconforming use of the Property. At the conclusion of the March 7th meeting, staff informed your representatives that the City would need to review any documentation or evidence to verify whether the former religious institutional use had been abandoned or not, and if it is continuing, the extent of the legal nonconforming use.

On May 4, 2022, the applicant team provided City staff with approximately 256 pages of documentation including written statements from former neighbors and affiliates of the former

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church and social media posts demonstrating events and activities that took place at the former church. On May 16, 2022, City staff meet with Bill Biasi, who previously attended the church located at the Property, relating to his past experiences with the former uses. On June 2, 2022, the applicant team’s legal counsel and city staff participated in a virtual meeting with George and Jan Elrod, Julie Campbell, and Lisa Jordan, all of whom previously attended and/or worked at churches that previously used the Property. During the June 2nd meeting, staff asked a series of questions to assist in determining the baseline of the historic use of the Property relating to events and activities.

Historic Use of the Property

In ongoing discussions between your representatives and staff, staff acknowledged that due to the ongoing COVID pandemic, in-person meetings, services, and similar assemblies ceased State-wide around March 2020, and still have not fully returned to normal. Given this unprecedented situation, staff felt it is reasonable to treat the legal nonconforming status of the property at 201 Main Street for religious services that were continuing through at least March 2019 as continuing legal nonconforming uses, and not treat those uses as being abandoned during the pandemic. The documentation provided by your representatives demonstrated that religious services regularly occurred at 201 Main Street up to June 2019. Based on that documentation, I have determined that the legal nonconforming “religious institutions” use of the Property has not been abandoned on the Property. It is therefore necessary to determine the extent of the historic nonconforming use of the Property, in order to verify a “baseline” of the use that may continue without securing a new conditional use permit based on expansion, enlargement or intensification of the use.

Based on the information provided and the interviews with members of the community conducted by City staff, the Property has historically been used for traditional religious services and smaller group meetings associated with the prior churches’ religious activities, but the prior users also hosted a variety of other community events and activities on the Property, both to engage with the local community and as an extension of their role as a religious institution. The information provided indicated that smaller group meetings occurred fairly regularly during the weekday evenings, with larger religious services held on Sundays. In addition, there were other periodic or one-time events and activities that took place during the week and on the weekends. The types of past events and activities included, but were not limited to, weddings, funerals, seasonal festivals, movie nights, concerts, school and sports ceremonies, youth nights, women’s night, dance recitals, potlucks, and various youth activities.

One former church member, Julie Campbell, indicated that at its peak, attendance at the church was near 300 people, broken up between two separate services. Former church members also indicated that there were occasional large events such as weddings, funerals, festivals and concerts would draw up to 300 people. Based on the examples given, these large-scale events were not frequent, occurring no more than one per month. There were more regular meetings of smaller groups, such as youth groups, dance classes and prayer meetings. While the community members providing testimony to the City for the most part did not specify the number of people at these events, they did say the events were small, with the one

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firm estimate being 30 people attending dance classes on the Property. The Gen Life Winters Youth Group, which appeared to hold regular meetings through early 2019, had 15 members on its Facebook page. There were occasional events on weekday evenings that attracted more people, such as movie nights, fall festivals, and ceremonies (e.g., sports banquets). However, none of the examples given included more than 100 people, and based on the testimony, these larger events were occasional, and not more frequent than two times per month.

Baseline Determination

The purpose of the City’s nonconforming use ordinance is to allow property owners to continue with the historic use of their property notwithstanding changes in zoning requirements, provided that the owner does not expand, enlarge, or intensify the nonconforming use. This strikes a balance between allowing the property owner to continue with an existing use and ensuring that the use will not increase or intensify without coming into compliance with the City’s zoning code. In the case of the use of the Property for “religious institutions” use, the historic use of property will be intensified if you increase the frequency or size of events at the property beyond historic levels. “Religious institutions” are a conditional use in the R-1 zone so the City can impose conditions that will mitigate the potential impacts that such an assembly use may have on a residential neighborhood, such as impacts to traffic, noise, and parking. An increase in the frequency or size of events at the Property will intensify the use of the Property, and increase the potential impacts to the surrounding area beyond the historic levels associated with the former church uses. Therefore, if your use intensifies beyond the historic levels of use, it would require a conditional use permit. This letter confirms those historic levels of use, so that you may be aware of what level of use may continue as a legal nonconforming use without securing a new conditional use permit.

Based on the documentation provided by your representatives and the testimony provided by affiliates of the former church users of the Property, the Community Development Director makes the following findings relating to the baseline determination of the previous religious institutional uses located at 201 Main Street. The former religious institutions regularly held prayer groups, youth nights, and other smaller activities during the week. Based on the testimony and emails provided, not more than 30 people would attend the regular activities and events that occurred during the week. Occasionally, larger activities and events would take place during the week such as seasonal celebrations, holiday-themed activities, awards ceremonies, etc. These larger weekday activities generally ranged from 50 to not more than 100 people and occurred 1-2 times a month. Activities and events held during the week ended no later than 10:00pm. Larger events and activities occurred on the weekends. The regular religious services (at the church’s peak attendance) included two services per weekend of not more than 150 people at each service. There were smaller events that would also be held on the weekends such as meetings, lectures, and smaller concerts. Occasionally there were larger events such as larger weddings, large concerts and festivals that would attract more than 150 people but not more than 300 people. These events were less frequent, and not more often than once a month at most. The testimony provided included only a handful of examples of these large-scale events over the last decade or so.

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It is important to note that the past events and activities were targeted to youth and younger generations such as dance recitals, high school awards ceremonies, movie nights, and youth nights, or were church and community-oriented events such as seasonal celebrations, potlucks, and performances. After researching the documentation provided by your representatives, staff could find no evidence suggesting that any events or activities that previously took place sold or served alcohol. In addition, staff spoke with the California Department of Beverage Control, Sacramento Office, to see if there have been any ABC licenses or permits issued for 201 Main Street. However, no license or permit were found in ABC records. It may be possible that some past events and activities included alcohol, however, there is insufficient evidence to rise to a level to be incorporated into baseline conditions.

Based upon the documents provided by the applicant team, testimony provided by affiliates of the former uses, and the justification provided within this letter, the Community Development Director hereby makes the following determinations:

1. Determines that the legal nonconforming status has not been abandoned based on the documentation provided by the applicant team;
2. Determines that the Grand Prince Odeum is not required to obtain Conditional Use Permit approval provided that the Grand Prince Odeum operates in a manner consistent with the baseline determination as outlined below:

Extent of Legal Nonconforming Use

Below provides the quantified baseline determination for the legal nonconforming use of the Property located at 201 Main Street.

A. Weekday Events/Activities

- 1) No limit on weekday events/activities with 30 individuals or less
- 2) Up to two weekday events/activities per month with 100 individuals or less
- 3) All events/activities to end by 10:00pm

B. Weekend Events/Activities

- 1) No limit on weekend events/activities with 50 individuals or less
- 2) Two events/activities per weekend with 150 individuals or less
- 3) One additional event/activity per month with 300 individuals or less
- 4) Events/activities to end by 12:00am
- 5) Events/activities with amplified sound shall comply with the City’s noise ordinance

C. No outdoor events or activities are approved with this determination.

D. The sale or service of alcohol, including beer and wine is not permitted.

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Intensification of Use

Winters Municipal Code Section 17.104.010.B (Continuing Conditional Uses) identifies that any legal nonconforming use that now requires Conditional Use Permit approval may continue to operate, but in no case shall the use be enlarged, expanded, or intensified in any manner until a Conditional Use Permit has been obtained. Due to the Grand Prince Odeum being determined as a continuing legal nonconforming religious institutional use, Conditional Use Permit approval would be required should the Grand Prince Odeum wish to enlarge, expand, or intensify beyond the requirements of the "Extent of Legal Nonconforming Use" section above. Please be advised that a Conditional Use Permit request would require the property and use to be brought into conformity and meet the zoning requirements in place at that time (e.g. parking, landscaping, etc.).

Appeal Information

Pursuant to Winters Municipal Code Section 17.16.070 (Appeals), any decision or action undertaken pursuant to the Zoning Code is appealable to the City of Winters Planning Commission. Any appeal to the Planning Commission shall be conducted pursuant to the provisions of Municipal Code Section 17.16.070 and Chapter 02.44.

The appellant shall file a notice of appeal with the City Clerk within ten days after the decision. A non-refundable filing fee, to be set by resolution, shall accompany such notice of appeal. The appeal period for this Community Development Director's Determination and decision ends at **5:00pm on July 25, 2022.**

If you have any questions regarding this letter, please feel free to contact me at (530) 794-6718 or kirk.skierski@cityofwinters.org.

Sincerely,

Kirk Skierski
Acting Community Development Director

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Cathy Mathews

Date: July 21, 2022

Name of Appellant: Rhonda Pope Flores (Grand Prince Odeum)

Mailing Address: 201 Main Street

Phone Number: 916-396-3272

Property Location: 201 Main Street

Present Zoning: R-1

Requested Action: Modify legal nonconforming use determination to reverse conditions found in the Community Development Director's Determination.

Date of Action: July 15, 2022

Type of Appeal (Check One):

_____ Appeal of Planning Commission Action

X _____ Staff/Administration Interpretation

Reason For Appeal (Additional information may be attached.):

See attached.

In order for a Notice of Appeal to be considered, it must be received by the City Clerk's office within ten (10) calendar days of the Date of Action with the \$250.00 non-refundable fee. Any Notices of Appeal received after the ten (10) calendar day deadline will not be considered.

I hereby certify that the facts and information contained in this Notice of Appeal are true and correct to the best of my knowledge.

[Handwritten Signature]
Property Owner/Official Representative
Gregory D. Thatch

THIS SECTION FOR CITY USE ONLY:

Date Received (Stamp):

Date scheduled to be heard by City Council: _____

Date City Council heard: _____



_____ Appeal Approved _____ Appeal Denied

 **received**
7/21/22 EA

On July 15, 2022, the acting Community Development Director, Kirk Skierski, made a determination that the church use at 201 Main Street, is a legal nonconforming use. We do not appeal Mr. Skierski's determination of a legal nonconforming use and agree with that determination. However, Mr. Skierski's determination imposed numerous conditions described as a baseline. These conditions are inappropriate in the context of a legal nonconforming use. Such a determination is not a discretionary determination. As such the City lacks the authority to condition the determination. Imposing these conditions is tantamount to treating this determination as though it was a request for a Conditional Use Permit, which it clearly is not. Moreover, some of the "conditions" are contrary to the historic use of the church that was identified in the evidence provided. Thus, these conditions are being arbitrarily imposed.

Date: July 24/2022

Name of Appellant: Denise Cottrell & Ed Scianna

Mailing Address: Cottrell/ 210 main St, Winters Scianna/310 2nd St, Winters

Phone Number: [REDACTED]

Property Location: 201 Main Street

Present Zoning: R-1

Requested Action: Amend. Extent of legal non-conforming use baseline determination for 201 Main St.

Date of Action: 7/15/2022

Type of Appeal (Check One):

Appeal of Planning Commission Action

Staff/Administration Interpretation

Reason For Appeal (Additional information may be attached.):

please see attached

In order for a Notice of Appeal to be considered, it must be received by the City Clerk's office within ten (10) calendar days of the Date of Action with the \$336.00 non-refundable fee. Any Notices of Appeal received after the ten (10) calendar day deadline will not be considered. *Fees are subject to change annually. Please check the City's Planning fee schedule for current fees.

I hereby certify that the facts and information contained in this Notice of Appeal are true and correct to the best of my knowledge.
Denise Cottrell Ed Scianna
Property Owner/Official Representative

THIS SECTION FOR CITY USE ONLY:

Date Received (Stamp):



Date scheduled to be heard by City Council: _____

Date City Council heard: _____

Appeal Approved Appeal Denied

City of Winters
318 1st Street Winters, CA. 95694

July 25, 2022 Monday 2:32 pm	Register #: FIN	Receipt #: 74107
By: Dianna	Terminal ID: T1	

I.D. Number	Amount Paid
42104 PLAN APPLICATION FEE Cmt: GRAND PRINCE APPEAL ALBERT VALLECILLO	336.00

<u>Check #</u>	<u>Check Amount</u>	<u>Cash</u>	<u>Amt Tendered</u>	<u>Total Paid</u>	<u>Change</u>
001669	336.00	.00	336.00	336.00	.00

Paid By.:

July 24, 2022

Appeal: The City of Winters Director's Determination of the baseline legal nonconforming use of the property located at 201 Main Street, Winters dated July 19, 2022.

As residents of Winters who live within 300 feet or a city block of the Prince Odeum located at 201 Main Street, Winters, we respectfully appeal the Acting Community Development Manager's Determination of the baseline legal nonconforming use.

Background:

The City of Winters staff report dated July 19, 2022, written by Kirk Skierski, Acting Community Development Manager stated the following regarding Grand Prince Odeum located at 201 Main Street:

- The project is proposing to host similar services, activities, and events as the former church
- The project is a religious institutional use
- The nonconforming use has not been abandoned
- Prince Odeum does not need to obtain a Conditional Use Permit approval so long as the owner does not expand, enlarge, or intensify the use compared to baseline conditions of former uses

As religious institutions are a conditional use in the R-1 zone and the City can mitigate potential impacts the use may have on a residential neighborhood such as impacts to traffic noise, and parking, the author of the declaration made no attempt to discuss with neighbors of the Prince Odeum what impact the declared conditional use may have on the neighborhood or request historical data from neighbors. In addition, we do not agree with the staff report regarding the findings of Grand Prince Odeum which states that similar services, activities, and events are like the former church.

Appeal

Our appeal seeks redress of three of the conditions of the Extent of Legal Nonconforming Use under the item B. Weekend Events/Activities. We request amendments to the following:

- Two events/activities with 150 individuals or less
- One additional event/activity per month with 300 individuals or less
- Events/activities to end by 12:00 a.m.

Background

As neighbors of the Prince Odeum, we support the continued use of the building and welcome the effort and expense that was extended to upgrade the Prince Odeum. However, the hours of operation far exceed those of any church that existed within the 3-block area of 201 Main Street.

Historically there were 3 churches all within one block of each other, which includes the Prince Odeum at 201 Main. The 3 churches were St. Anthony's (now relocated to 511 Main Street), the Pioneer Presbyterian Church, and the Foursquare Church located at 201 Main Street (now Prince Odeum). As neighbors who have lived within the neighborhood of the 3 churches (now 2), we

have historical knowledge and have experience of the impact of church events on the neighborhood regarding traffic, noise, and parking. Events were not held every weekend until 12:00 a.m. as permitted by the Extent of Non-Conforming Use. In fact, there were rarely events that went beyond 10:00 p.m. In addition, although the church was a presence in the neighborhood, the congregation did not hold monthly events with 300 people until 12:00 a.m. There was the occasional large wedding or funeral, however they were not held monthly until midnight. The most extensive use of the facilities was on Sunday mornings. Therefore, if the owner of Prince Odeum, as a spiritual center or religious institution requires use every weekend night till midnight, this is a change of use and not continued use and thus invalidates the non-conforming use.

Regarding the determination of the Community Development Director in the document dated July 19, 2022, the document states “that conditional use is provided given the research baseline determination”, however this research and baseline determination does not consider impacts on residents nor was there a sampling of residents of the neighborhood. The Community Development Director’s document states that the applicant for the conditional use permit “provided City staff with approximately 256 pages of documentation including written statements from former neighbors...” There is no mention of the names of the residents, where they lived, or how long they lived in proximity to Prince Odeum. Current residents should have been consulted regarding the impact of the hours and times of operation before making the determination of the Extent of Legal Nonconforming Use.

In addition, the declaration also states that the Prince Odeum will hold events, services, and activities similar to the former church. The former church did not operate as a cultural center or performing arts center even at the height of its operation. Yet, the owner of Prince Odeum states on social media “*The Grand Prince Odeum is a performing arts, cultural and spiritual center supporting art, theatre, music, and special events. A beautiful, timeless part of history with an art deco flare and sophisticated experience.*” (<https://www.facebook.com/GrandPrinceOdeum> 7.24.22). These activities did not occur at the former church. It was solely a religious institution and was not a cultural center or performing arts center, thus the permitted hours of the baseline determination far exceed what should occur in a R-1 Zone and impacts residents.

Modification of permit

We request modification of the baseline determination under the heading Weekend Events/Activities.

Requested Modifications

- Amend item 2 from two events per weekend with 150 individuals or less to the following: ***Two weekend events monthly with 150 individuals or less***
- Amend item 4 from Events activities to end by 12:00 a.m. to the following: ***All evening events end no later than 10:00 p.m.***
- Amend item 3 from one additional event/activity per month with 300 individuals or less to the following: ***Four additional events/activities per year (no more than one per month) with 300 individuals or less.***

The first step in the process of...
 is to identify the key components...
 of the system. This involves...
 understanding the underlying...
 principles and how they...
 interact with each other.

Once the components are identified...
 the next step is to analyze...
 their relationships. This...
 can be done through...
 various methods, including...
 mathematical modeling and...
 simulation.

The final step is to...
 implement the solution...
 based on the findings...
 of the analysis. This...
 requires careful...
 planning and...
 execution.

In conclusion, the...
 process of...
 involves...
 identifying...
 analyzing...
 and...

These proposed modifications of baseline determination for legal nonconforming use will better represent the historical use of 201 Main and provide less of an impact on the residential neighborhood from cars, traffic, and noise. We hope that through the appeal process amendments and modifications to the current determination can be reached that will allow the community to benefit from the use of the Prince Odeum and not impact the residents who live within the neighborhood.

Respectfully submitted,

Name	Address
Ed Sciana	310 2nd St
Carl Sciana	310 2nd St
Denise Cottrell	210 Main St.
Robbals	210 Main St.
Carl M Stone	204 Abbey St
Eleanor Yeatman	209 Abbey St.
Richard Kleeby	209 Abbey St.
Ronald Lague	311 2ND ST.
Man Singh	204 Main St.
Bill Hinds	201 Abbey St.
Mike & Julie Kern	265 Abbey St.
Joseph P. Komuta	208 Main St.
Christina Cogdell	206 main St.



AP

[Redacted text]

Denise Cottrell

DC

[Redacted text]



Today, 9:51 AM

Al Pederson

AP

Mary Lou Linvill and Al Pederson at 129 Russell Street support the Odium appeal, but are out of town this week and cannot sign the letter.



Got it and thanks! Enjoy that sea air and overcast!

APPEAL SIGNERS

<u>NAME</u>	<u>ADDRESS</u>	<u>CITY</u>
Ed Scianna	310 2 nd St.	Winters
Carol Scianna	310 2 nd St.	Winters
Denise Cottrell	210 Main St.	Winters
Albert Vallecillo	210 Main St.	Winters
Carol Stone	204 Abbey St.	Winters
Eleanor Yeatman	209 Abbey St.	Winters
Richard Kleeberg	209 Abbey St.	Winters
Ronald Lanzano	311 2ndSt.	Winters
Marcia Gibbs	204 Main St.	Winters
Bill Hinds	201 Abbey St.	Winters
Mike & Rita Kovach	205 Abbey St.	Winters
Joseph A. Tramontana	208 Main St.	Winters
Christina Cogdell	206 Main St.	Winters
Al Pederson	209 Russell St.	Winters
Mary Lou Linvill	209 Russell St.	Winters

PRINCE ODEUM POTENTIAL MONTHLY SCHEDULE (based on July 19, determination schedule of operation)

	MON	TUES	WED	THURS	FRI	SAT	SUN
WEEK 1	30 or <: 10pm	30 or <: 10pm	30 or <: 10pm 100 or <: 10pm	30 or <: 10pm	50 or <: 12 Mid	50 or <: 12 Mid 150 or <: 12 Mid	50 or <: 12 Mid 150 or <: 12 Mid
WEEK 2	30 or <: 10pm	30 or <: 10pm	30 or <: 10pm	30 or <: 10pm	50 or <: 12 Mid	50 or <: 12 Mid 150 or <: 12 Mid 300 or <: 12 Mid	50 or <: 12 Mid 150 or <: 12 Mid
WEEK 3	30 or <: 10pm	30 or <: 10pm	30 or <: 10pm 100 or <: 10pm	30 or <: 10pm	50 or <: 12 Mid	50 or <: 12 Mid 150 or <: 12 Mid	50 or <: 12 Mid 150 or <: 12 Mid
WEEK 4	30 or <: 10pm	30 or <: 10pm	30 or <: 10pm	30 or <: 10pm	50 or <: 12 Mid	50 or <: 12 Mid 150 or <: 12 Mid	50 or <: 12 Mid 150 or <: 12 Mid
WEEK 5	30 or <: 10pm	30 or <: 10pm	30 or <: 10pm	30 or <: 10pm	50 or <: 12 Mid	50 or <: 12 Mid 150 or <: 12 Mid	50 or <: 12 Mid 150 or <: 12 Mid



20+



The Life Center Winters

@lifecenterwinters · 4.5 (24 reviews) · Church

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Hi! Please let us know how we can help.

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201 Main St Winters, CA 95694

General

- 303 people like this
- 303 people follow this
- 738 people checked in here
- Church · Religious Center

Hours

Closed now
10:00 AM - 11:30 AM

Additional contact info

<http://lifecenter.church/>



20+



■ pastorjoe@lifecenter.church

■ Typically replies within a day

[Send message](#)

More info

■ **Additional information**

The Life Center Core Values, Leadership, Integrity, Fellowship and Excellence.





11



Gen Life Winters Youth Group

Public group · 15 members

Join group

About

Discussion

Topics

People

Events

Media



Stormi Nicole Norfolk

January 2, 2019 ·



See y'all tonight! ❤️❤️👯👯👯





11



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Gen Life Winters Youth Group

Public group · 15 members

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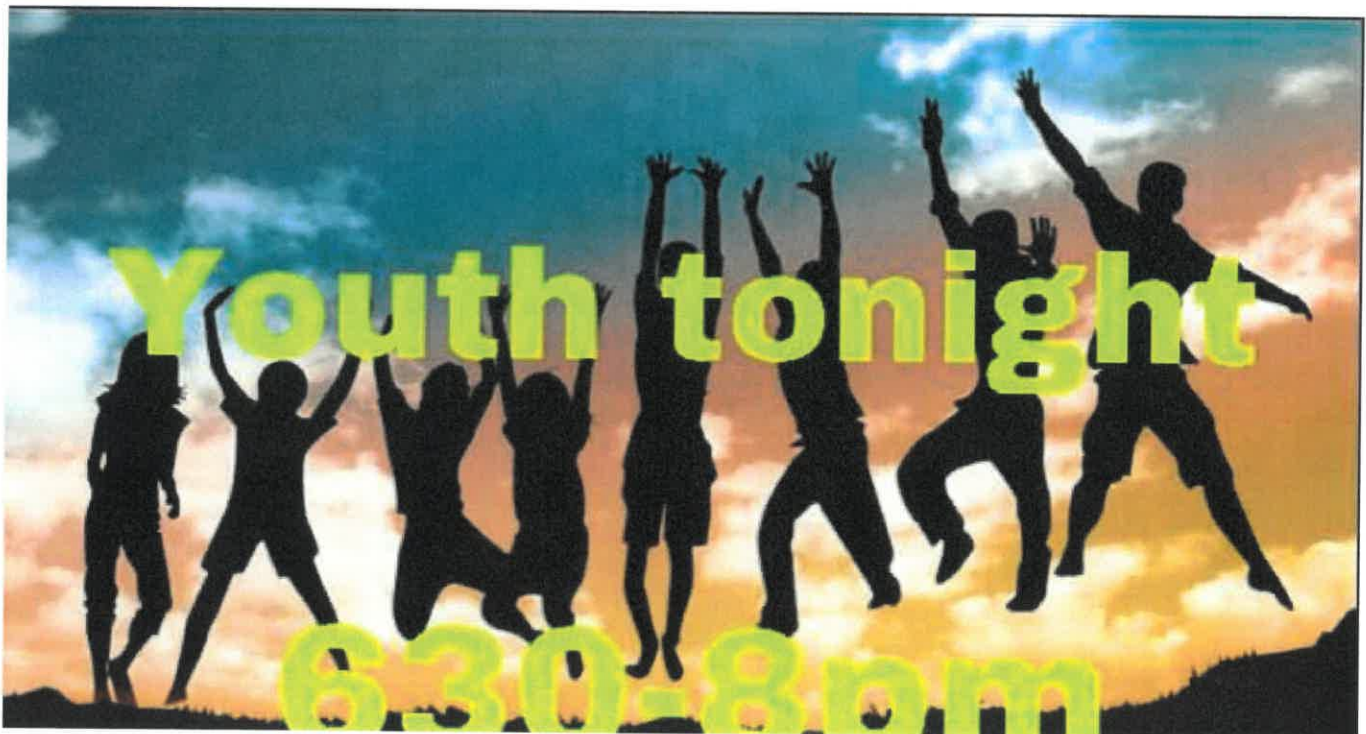
Events

Media



Stormi Nicole Norfolk

January 9, 2019 · 🌐





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Gen Life Winters Youth Group

Public group · 15 members

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About

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Topics

People

Events

Media



Sherry Caskey

January 30, 2019 · 🌐



Come to youth tonight!! Daniel is bringing the word tonight and we have some yummy food being made and some surprises! Be there❤️❤️



11



2

1 Comment Seen by 3

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Submit your first comment...



Sherry Caskey [Author](#)

630pm-8pm!!!

Like Reply Share 3y



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Gen Life Winters Youth Group

Public group · 15 members

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Media



Stormi Nicole Norfolk

January 31, 2019 ·



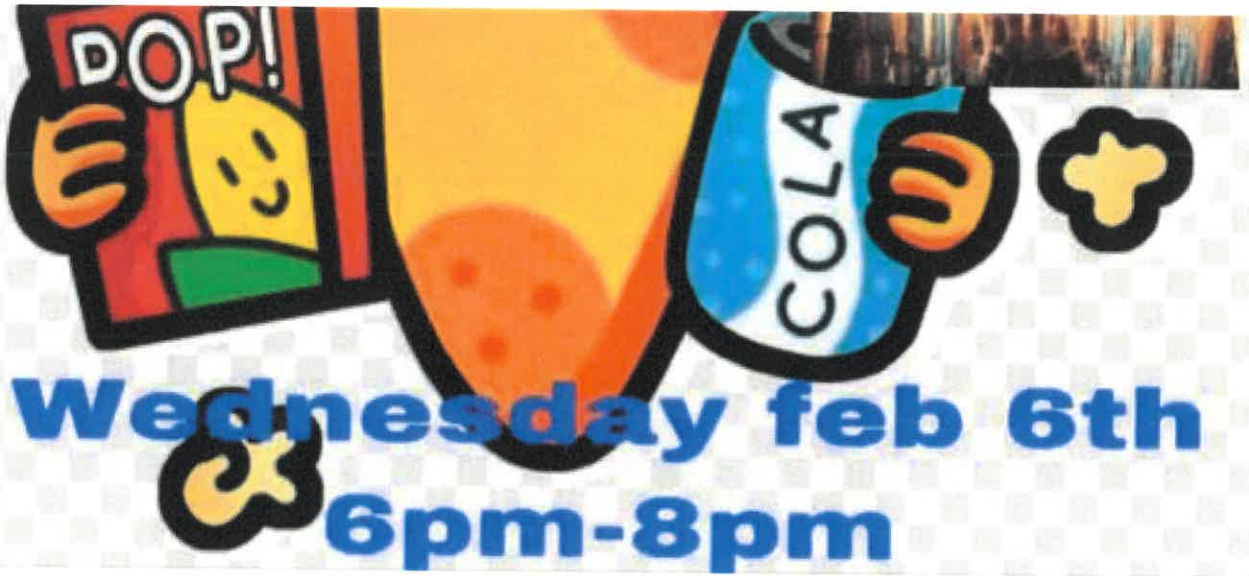
Starting earlier 6pm -8pm wear jammies bring blankets pillows! Be comfy!!! Next Wednesday 2/6/19

Pizza and movie night





11



3

2 Comments Seen by 7

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Sherry Caskey
Alexis Angela Biasi Joshua Tepley Eli Moore bring friends for a fun hang out night, free movie and pizza!!

Like Reply Share 3y



Sherry Caskey
Funtimes!!

Like Reply Share 3y



11



Gen Life Winters Youth Group

Public group · 15 members

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Stormi Nicole Norfolk

February 27, 2019 · 🌐



Youth tonight 630pm sherry and I are back!
See you later! ❤️



11



1

Seen by 5

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Gen Life Winters Youth Group

Public group · 15 members

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Topics

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Stormi Nicole Norfolk

March 27, 2019 ·



Celebrating Joshua Tepley 's birthday tonight at youth! 630-8pm





11



1

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Topics

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Events

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Sherry Caskey

April 17, 2019 · 🌐



Celebrating Skylers birthday at youth 630-8pm



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Gen Life Winters Youth Group

Public group · 15 members

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Sherry Caskey

June 5, 2019 · 🌐



See you all at youth tonight!! 630-8pm



11



3

1 Comment Seen by 6

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Eli Moore

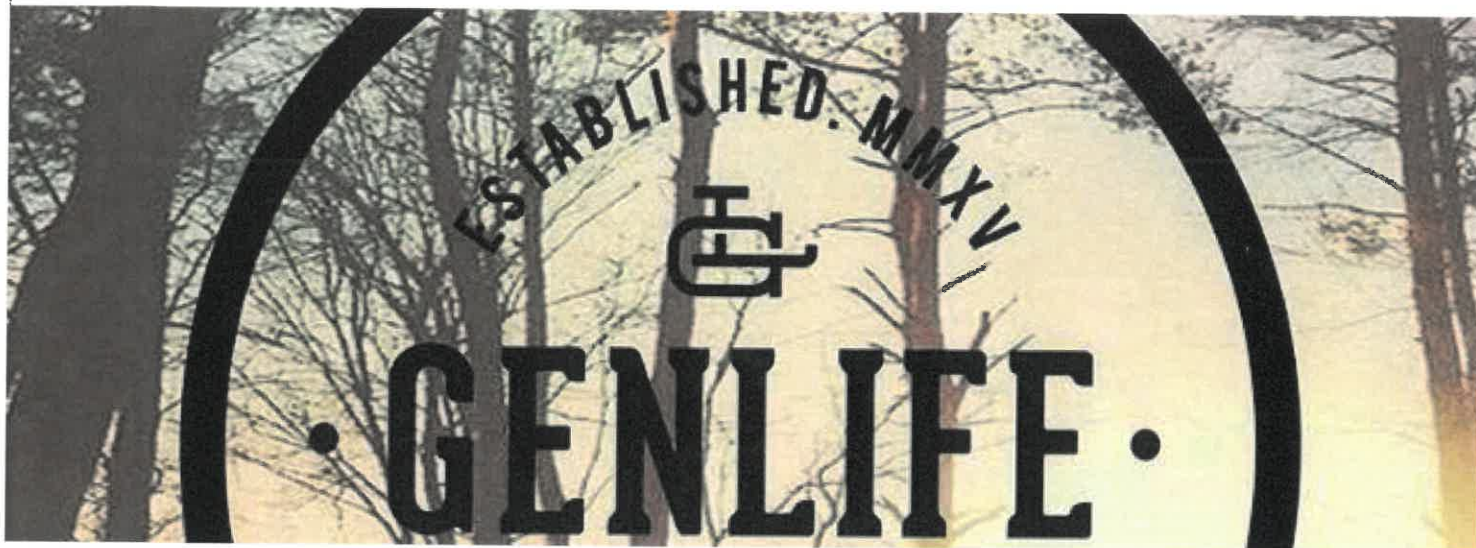
Have fun guys !! Wish I could be there

Like Reply Share 2y





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Gen Life Winters Youth Group

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Topics

People

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Stormi Nicole Norfolk

June 10, 2019 · 🌐



Wednesday night!

SLIP N' SLIDE and HOT DOGS!! Excited and cant wait to see y'all! Bring a friend! Please wear appropriate swimming suits. Starting @4:30PM

We will celebrate Katie's birthday that day too ❤️❤️





11



2

Seen by 7

Like

Comment

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Submit your first comment...



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Email or phone

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Forgot account?

LJC The Life Center Winters
June 14, 2019 ·

Hey everyone! I'll be coming this weekend to share this Sunday's message and worship with you! Looking forward to having great day with you

2

4 Comments

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Most relevant



Tinia Nelson Oops sorry I thought it was posting from my page!!!! Tinia Nelson from Orangevale Life Center Campus! I'm on staff as one of the directors! Pastor Joe has asked me to come with with our Winters campus this week.

2y · Edited



Tammy Caldwell Ruiz I would like more info please

2y



Tinia Nelson Tammy Ruiz how can I help? Tinia Nelson

2y



Tom Patterson Who are you!

2y

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Specialty Grocery Store



Yolo County Wines
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Chiropractor



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LIC The Life Center Winters is feeling optimistic at The Foursquare Church.
June 28, 2019 · Los Angeles ·

It's gonna be a great day at church this Sunday! Don't miss it! God is up to BIG things at The Life Center!

#VerticalPrayer

#MeetMeAtTheLifeCenter #OneChurch4Locations

Service Times:

Winters Campus:

10:00 am

Raul Caneles, speaking

Orangevale Campus

9&11 am

Pastor Don Roberts, speaking

Tonga Campus:

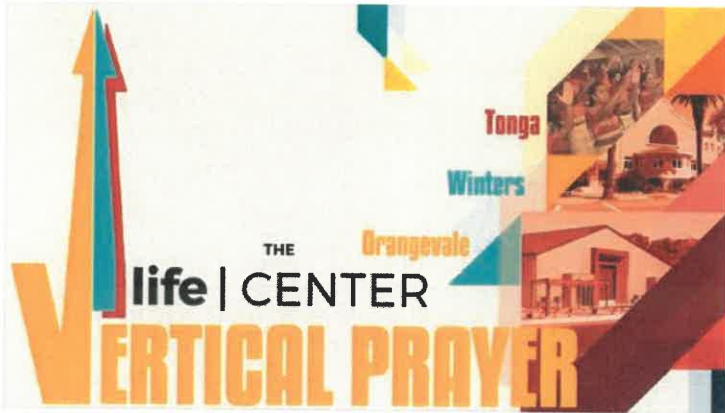
6:00 pm

Pastor Illispeta Tuitupou, speaking

Online Campus:

9&11 am

www.lifecenterlive.com



5

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Organization



Smithography Wedding Photogr...
Photographer



Peridot Face and Body
Day Spa



Kate Frizzie, Financial Advisor - ...
Financial Service



End Stitch
Social Media Agency



Dr. Jon Ogao Chiropractor
Chiropractor



PetSmart (Pinole, CA)
Pet Service

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Gen Life Winters Youth Group | See y'all at youth tonight · 15 members

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Sherry Caskey

July 24, 2019 · 🌐

See y'all at youth tonight! 630-8pm

👍 1

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Other Posts



Joe Patterson shared a live video.

February 27 · 🌐





The Life Center was live.

February 27 · 🌐

9am Service

We exist to equip you for real life! The Life Center is based in Orangevale, CA in the Sacramento area!

To support and give to the house and reach our people all over the world, click here:

<https://lifecenter.church/giving/>

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The Life Center Winters

@lifecenterwinters · 4.5 (24 reviews) · Church

Send message

Hi! Please let us know how we can help.

LJC The Life Center Winters
February 7, 2018 · 🌐

Home

At

Hey everyone- I hope you'll join me this Sunday for service! We are looking forward to an amazing time of worship with our very own Jon Quezon! I personally can't wait to share with you from the Word about our heart to reach the city of Winters! "The BEST is certainly yet to come!"

See you all at 10am

Donuts & coffee will be served prior to service so get there early!!!

Pastor Joe

[#InviteFriendsAndFamily](#)

The Life Center Winters





27

2 Comments 5 Shares

Like

Comment

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Most relevant



Write a comment...



Author

The Life Center Winters

Hey **Belinda Fletcher**- I hope you will join us on Sunday!

Let me know if you have any questions! **Pastor Joe**

Patterson

Like Reply 4y



Mari Silva DToledo

Praise God!!!!❤️

Like Reply 4y

Other posts



The Life Center Winters is 😊 feeling optimistic at **The Foursquare Church**.

June 28, 2019 · Los Angeles · 🌐

It's gonna be a great day at church this Sunday! Don't miss it! God is up to BIG things at The Life Center!

[#VerticalPrayer](#)

[#MeetMeAtTheLifeCenter](#) [#OneChurch4Locations](#)

Service Times:... [See more](#)





11



The Life Center Winters

@lifecenterwinters · 4.5 (24 reviews) · Church

Send message

Hi! Please let us know how we can help.

The Life Center Winters
February 11, 2018 · 🌐



Home

At

What a day in the House of the Lord at TLCWinters! WOW!! Canting the days down till next Sunday! Can't wait! Love you all!
Pastor [Joe Patterson](#)



Sherry Caskey is at **The Life Center Winters**.

February 11, 2018 · Winters · 🌐

Awesome service today! Great message given through Pastor [Joe Patterson](#)! Thank you to all the youth that were there today! Fun hanging out with y'all and the pizza was good too!!
[#goodtimes](#)[#GodIsGood](#)[#THEBESTISYETTOCOME](#) ❤️❤️

← the life center winters



- 1
- POSTS
- RECENT POSTS
- POSTS YOU'VE SEEN
- CC

LIC The Life Center Winters



Feb 11, 2018 · 🌐

It was a great day today at The Life Center in Winters! Amazing to see the sanctuary so full & 7 people raised their hands to receive the Lord into their hearts! Super proud of all of our Life Center family and your partnership! We are definitely [#BetterTogether!](#) [#TheBestIsYetToCome.](#) Can't wait till next week! [#BeABringer](#) [#SpreadTheWord](#) [#MovingForward](#)
 Love you all!
 Pastor [Joe Patterson](#) — 😁 feeling energized.



[social share icons] 71



← Sherry's post



Sherry Caskey - The Life Center Winters

Feb 13, 2018 · [location]

Youth Group starts again tomorrow, Wednesday
6:30-8:00pm at The Life Center Winters!! Bring a friend,
get a Prize!! Get there! We miss your Face! 🙏❤️❤️ -
with **Stormi Nicole Norfolk**.



👍❤️ 2

👍 2



↪️ 2



No comments yet
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6



The Life Center Winters

@lifecenterwinters · 4.5 (24 reviews) · Church

Send message

Hi! Please let us know how we can help.

The Life Center Winters is 🥰 feeling fantastic with Chris Collins and 9 others.

February 16, 2018 · 🌐

Home

At

Join us this Sunday at The Life Center in Winters, Ca. BIG things are happening! Last Sunday, we were packed and 7 people gave their hearts to Christ during the Altar Call! Join us at 10am on Sunday! We have FREE Breakfast Burritos, Coffee, Donuts & O.J. I Can't wait to be with all of you!

Pastor Joe

#BeABringer #TheBestIsYetToCome #InviteFriendsAndFamily #MeetMeAtTheLifeCenter #SuccessBeginsOnSunday





SUN, FEB 18, 2018

The Life Center Winters

Winters

2 people interested

Interested



4

1 Share

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Write a comment...



Other posts



The Life Center Winters is 😊 feeling optimistic at **The Foursquare Church.**



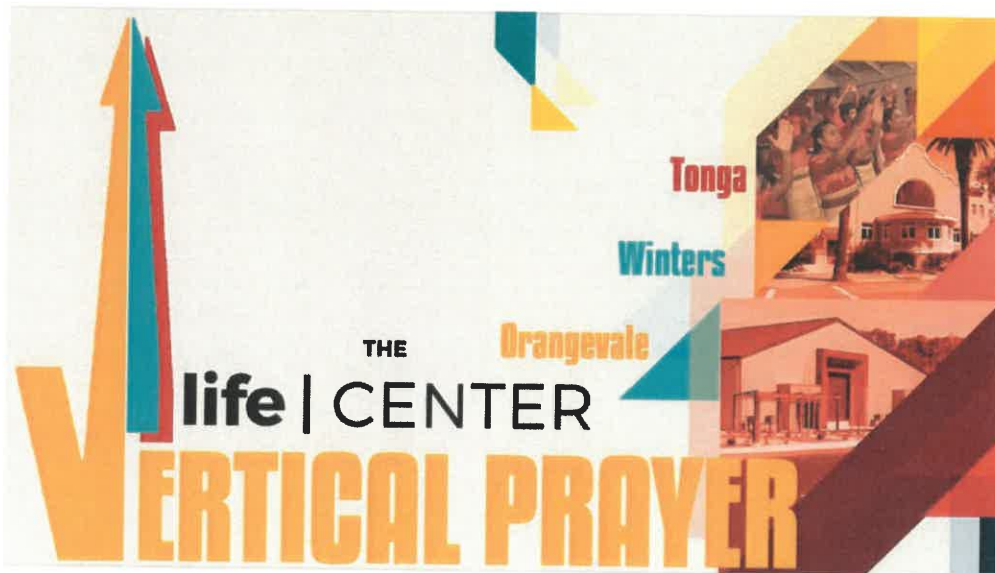
June 28, 2019 · Los Angeles · 🌐

It's gonna be a great day at church this Sunday! Don't miss it! God is up to BIG things at The Life Center!

[#VerticalPrayer](#)

[#MeetMeAtTheLifeCenter](#) [#OneChurch4Locations](#)

Service Times:... [See more](#)



5

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The Life Center Winters

@lifecenterwinters · 4.5 (24 reviews) · Church

Send message

Hi! Please let us know how we can help.



The Life Center Winters

February 23, 2018 · 🌐



Home

At

This Sunday, our Lead Pastor, Don Roberts will be speaking!

You won't want to miss out on this opportunity to meet and hear an encouraging word from our leader.

Invite your friends and family that maybe haven't been to the church in awhile, and enjoy free coffee and donuts.

See you Sunday at 10am!





11



The Life Center Winters

@lifecenterwinters · 4.5 (24 reviews) · Church

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Hi! Please let us know how we can help.

LIC The Life Center Winters
March 10, 2018 · 🌐

Home

At

Don't forget - tonight we spring forward! Most smart devices do this automatically for you, but for those that use a wall clock, set it an hour ahead. See you tomorrow for service at 10am with pastries and coffee!





6

Events

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Thursday at 9 PM – 2 AM

GRAND OPENING - Tangerine
Thursday's inside The Bungalow

Today at 7 PM – 10 PM

Pelicans vs. Kings

Thursday at 5 PM – 8 PM

Classic Cars & Food Truck Mania

Categories

Classics

Comedy

Crafts

Dance

Drinks



SUNDAY, APRIL 1, 2018 AT 10 AM

The Life Center Winters

The Life Center Winters

Details

4 people responded

Event by The Life Center Winters

The Life Center Winters

Public · Anyone on or off Facebook

We are excited to celebrate Easter with all of you! Join us on Sunday at 10am for an incredible Easter Service with free coffee and pastries, and an Easter Egg Hunt for kids! Invi... See more



The Life Center Winters

@lifecenterwinters · 4.5 (24 reviews) · Church

Send message

Hi! Please let us know how we can help.

LIC The Life Center Winters
May 26, 2018 · 🌐

Home

At





11



Joe Patterson is 😊 feeling blessed with George Jan Elrod and 20 others at The Life Center Winters.

May 26, 2018 · Winters · 🌐

Join us tomorrow for another amazing service filled with great worship and the Word! FREE Breakfast sandwiches & coffee! Kids Club is offered for all children! #BringAFriend #MeetMeAtTheLifeCenter
Pastor Joe & Carole

👍 2

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Other posts



The Life Center Winters is 😊 feeling optimistic at The Foursquare Church.



June 28, 2019 · Los Angeles · 🌐

It's gonna be a great day at church this Sunday! Don't miss it! God is up to BIG things at The Life Center!

#VerticalPrayer

#MeetMeAtTheLifeCenter #OneChurch4Locations

Service Times:... See more



nhc yougevity zoi health mental health lect...
 3
 Send message Like

Corey Michael
 Sherry Caskey Stormi Nicole Norfolk Joe Patterson
 help get the word out!
 Like Reply 3y · Edited

LIC The Life Center Winters
 June 2, 2018
 Come on out this Sunday at 10am! We will be having a Graduation Celebration for youth afterwards.



Corey Michael
 June 2, 2018
 Looking forward to bringing the Word with our Life Center Winters campus family tomorrow at 10am! Would love for you to
 verbiage tvt.pdf lvr demo sheet.pdf Secu



10



Gen Life Winters Youth Group

Public group · 15 members

Join group

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People

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Stormi Nicole Norfolk

June 2, 2018 ·



generationlifeyouth_winters





10

Church at 10 bbq immediately following



generationlifeyouth_winters Don't forget! Let this be a priority to celebrate our graduates!

1

Seen by 3

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11



Gen Life Winters Youth Group

Public group · 15 members



Stormi Nicole Norfolk is with Sherry Caskey.

July 10, 2018 · 🌐



Tomorrow night! See you there 6:30pm



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Topics

People

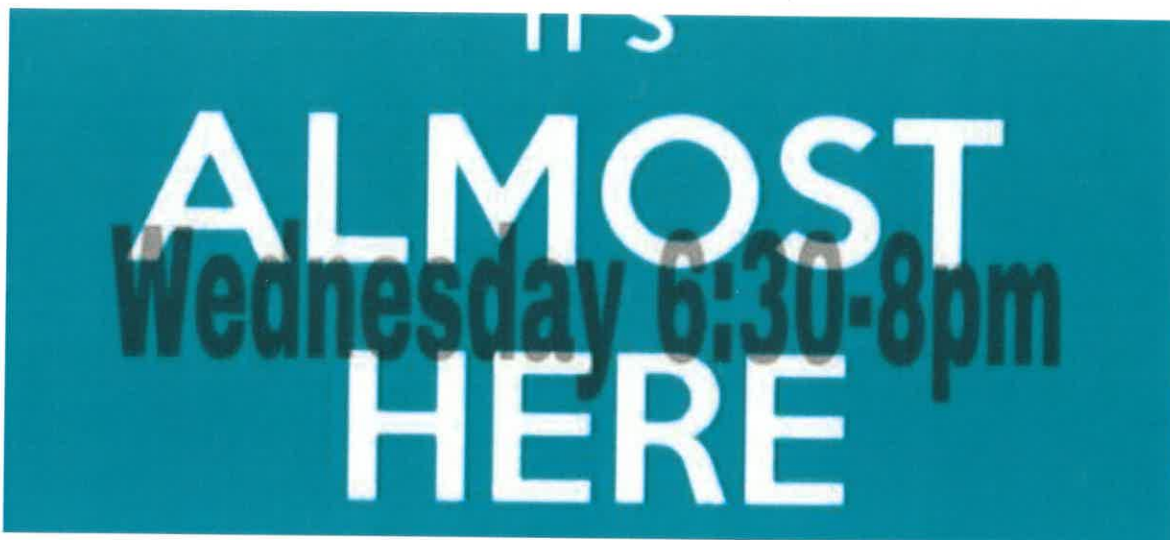
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1 Comment Seen by 3

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Joe Patterson

I love it!!! Gonna be a great night!!!

Like Reply Share 3y

2



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Thursday at 9 PM – 2 AM

GRAND OPENING - Tangerine
Thursday's inside The Bungalow

Today at 7 PM – 10 PM

Pelicans vs. Kings

Thursday at 5 PM – 8 PM

Classic Cars & Food Truck Mania

Categories

Classics

Comedy

Crafts

Dance

Drinks



15

JOIN US IN THE

SUNDAY, JULY 15, 2018 AT 10 AM

The Life Center Winters

The Life Center Winters

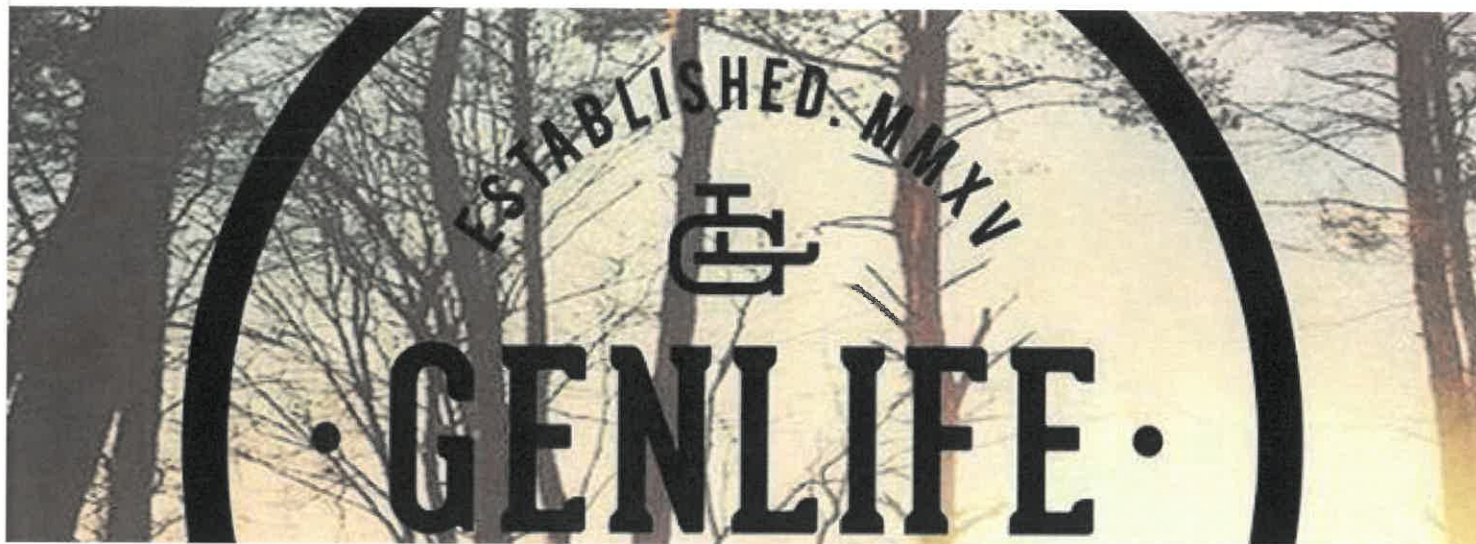
Details

- 1 person responded
- Event by The Life Center Winters
- The Life Center Winters
- Public · Anyone on or off Facebook

Join us this morning at The Life Center in Winters. Great worship & the Word starts at 10am. This morning we have breakfast burritos, cold fruit, muffins, coffee & mango water! ... [See more](#)



11



Gen Life Winters Youth Group

Public group · 15 members



Stormi Nicole Norfolk

July 17, 2018 · 🌐



Tomorrow night Wednesday July 18th

6:30pm 🙏🥰❤️❤️❤️😊😊😊

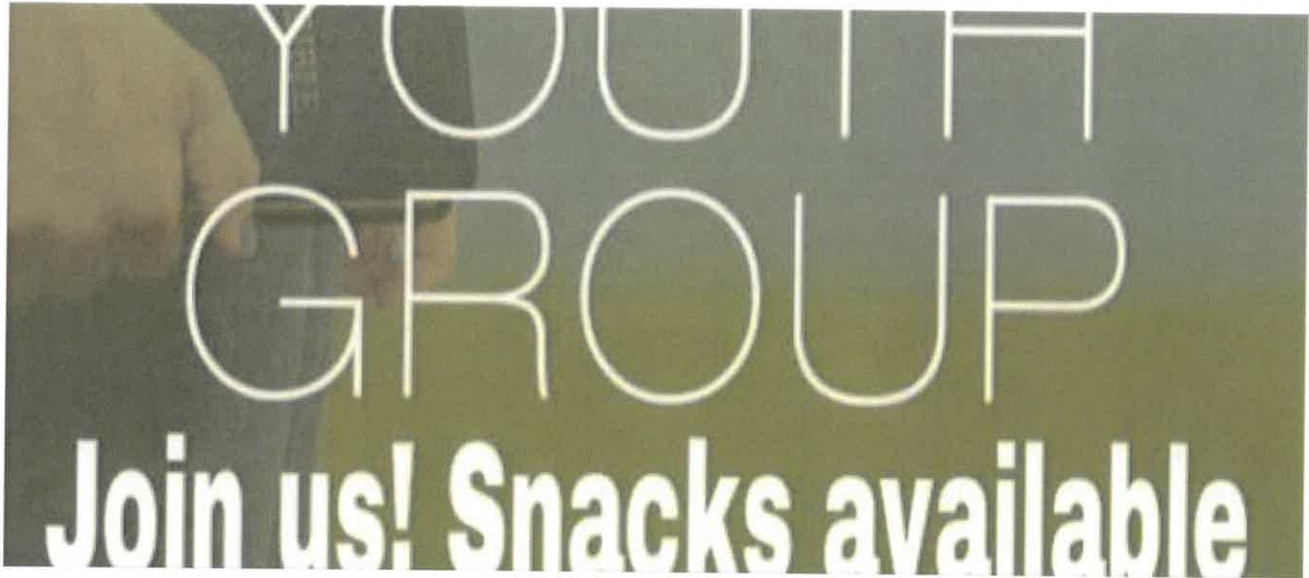
Going upstairs to join the

About Discussion Topics People Events Media

"MAKE IT YOUR CHURCH" CLASS 6:30pm



11



Seen by 1

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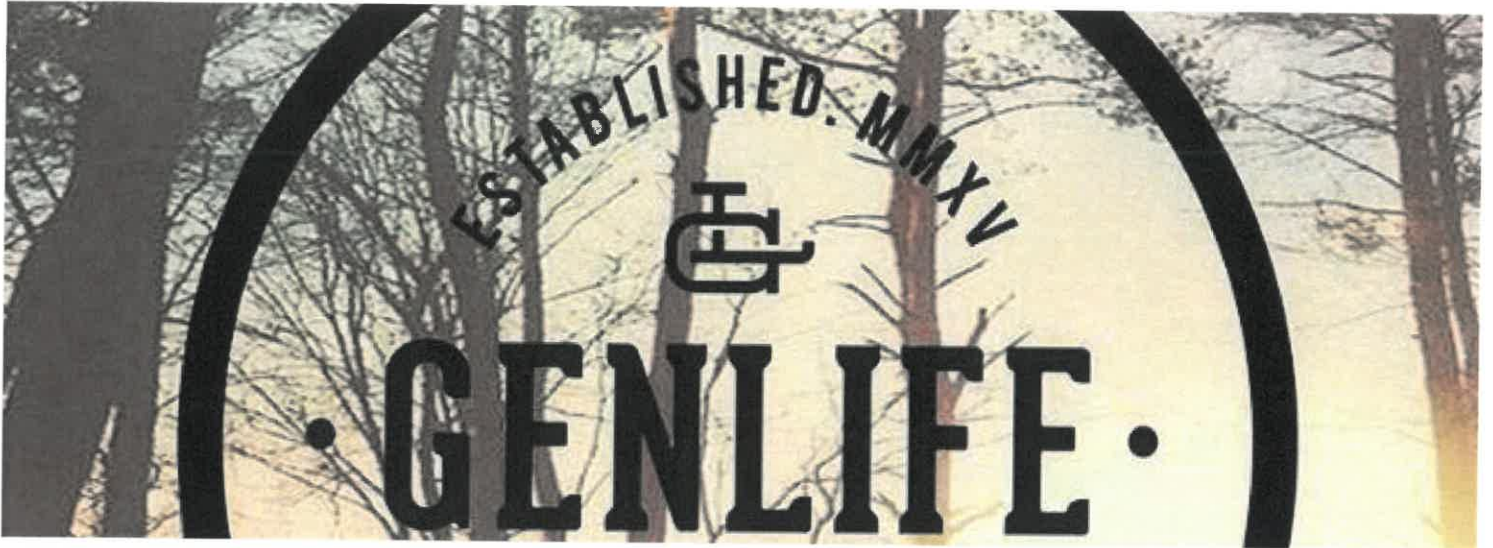


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Gen Life Winters Youth Group

Public group · 15 members



Stormi Nicole Norfolk is with Sherry Caskey.

July 25, 2018 · 🌐



See ya there

About

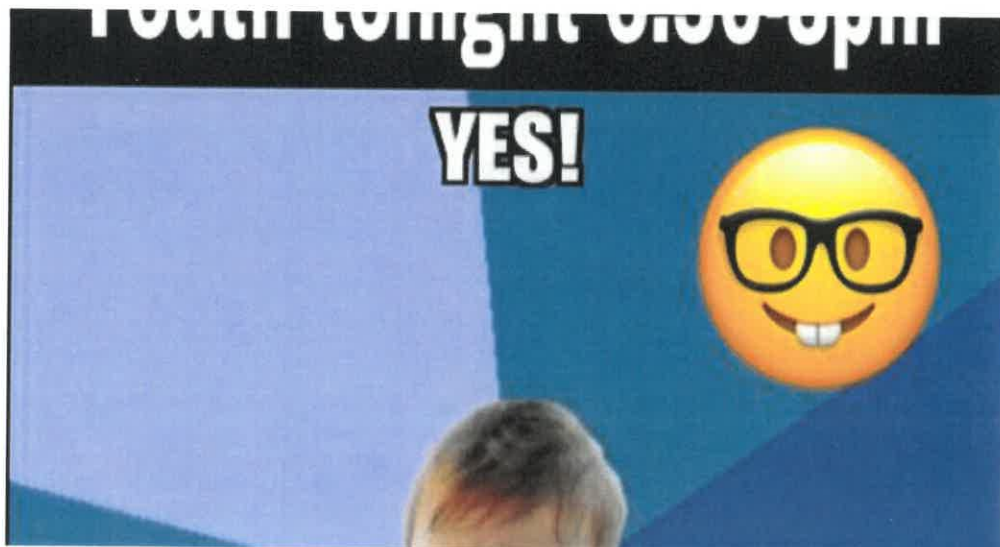
Discussion

Topics

People

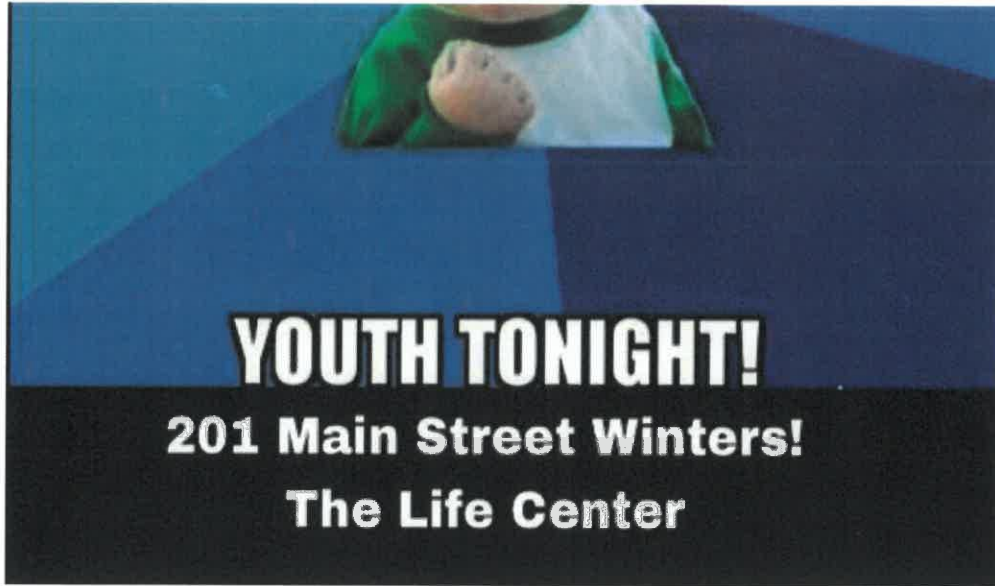
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Media





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2 Comments Seen by 3

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Stormi Nicole Norfolk Author

Eli Moore Joshua Tepley Jasmine Bagwell Jasmine Moore Jorgeluis Fernandez
Angela Biasi

Like Reply Share 3y Edited

Stormi Nicole Norfolk replied · 1 Reply



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Gen Life Winters Youth Group

Public group · 15 members



Sherry Caskey

August 1, 2018 · 🌐



Don't forget to wear your crazy hat to youth group Wednesday August 1st!! There will be a prize for the wackiest hat! Bring your friends!! You won't want to miss the fun!!



About

Discussion

Topics

People

Events

Media





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Submit your first comment...



Sherry Caskey Author

Eli Moore, Joshua Tepley, Jasmine Bagwell, Jasmine Moore, Angela Biasi Alexis Biasi Stormi Nicole Norfolk

Like Reply Share 3y Edited



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Gen Life Winters Youth Group

Public group · 15 members

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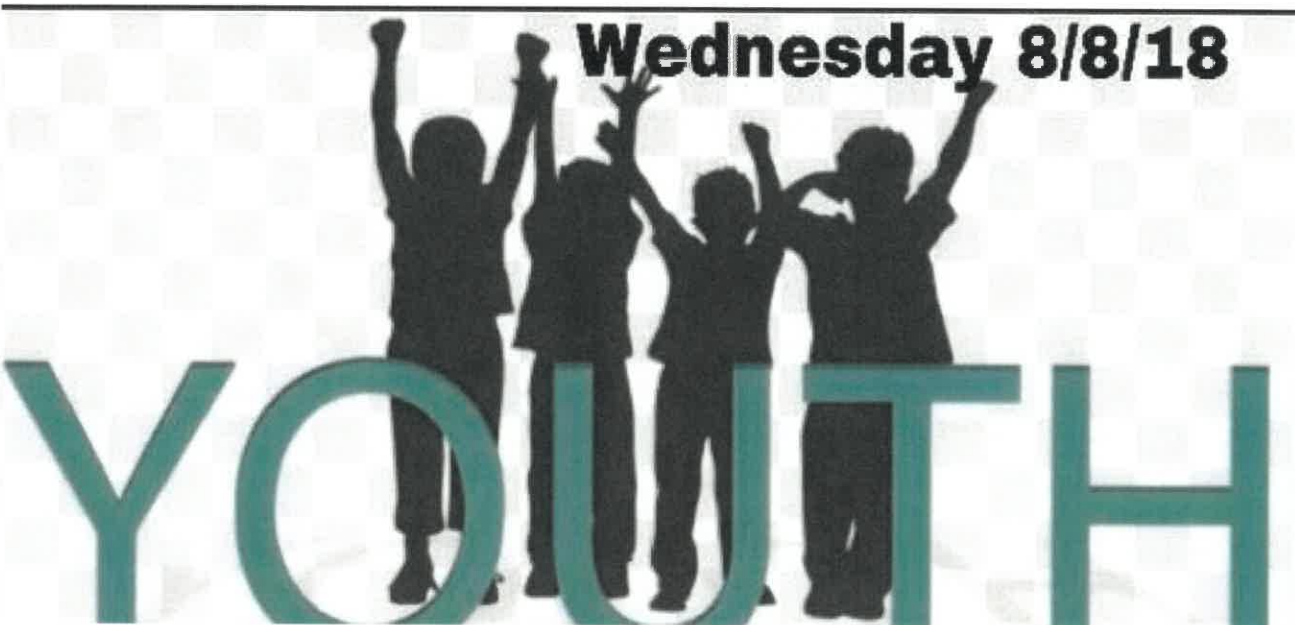


Stormi Nicole Norfolk is with Sherry Caskey.

August 7, 2018 · 🌐

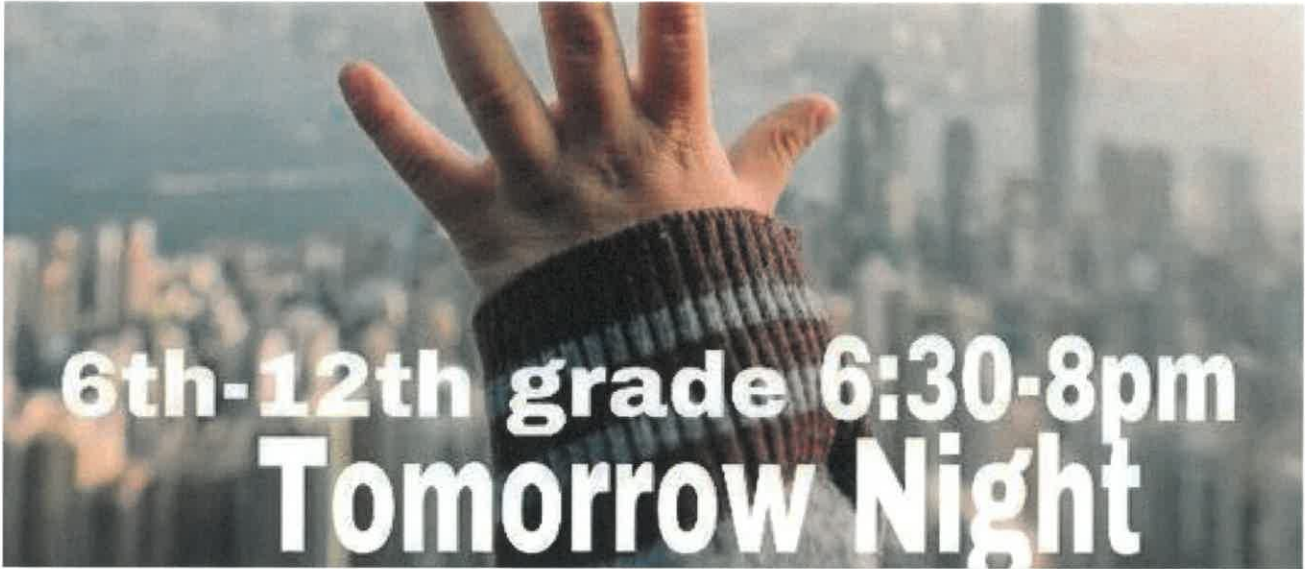


Come out to The Life Center for youth tomorrow night! Be there or be [] ❤️😄👏🎉🙌🙏🙇🙈🙉🙊🙋🙌🙍🙎🙏🙐🙑🙒🙓🙔🙕🙖🙗🙘🙙🙚🙛🙜🙝🙞🙟🙠🙡🙢🙣🙤🙥🙦🙧🙨🙩🙪🙫🙬🙭🙮🙯🙰🙱🙲🙳🙴🙵🙶🙷🙸🙹🙺🙻🙼🙽🙾🙿🚶🚷🚸🚹🚺🚻🚼🚽🚾🚿🛀🛁🛂🛃🛄🛅🛆🛇🛈🛉🛊🛋🛌🛍🛎🛏🛐🛑🛒🛓🛔🛕🛖🛗🛘🛙🛚🛛🛜🛝🛞🛟🛠🛡🛢🛣🛤🛥🛦🛧🛨🛩🛪🛫🛬🛭🛮🛯🛰🛱🛲🛳🛴🛵🛶🛷🛸🛹🛺🛻🛼🛽🛾🛿🚲🚴🚵🚶🚷🚸🚹🚺🚻🚼🚽🚾🚿🛀🛁🛂🛃🛄🛅🛆🛇🛈🛉🛊🛋🛌🛍🛎🛏🛐🛑🛒🛓🛔🛕🛖🛗🛘🛙🛚🛛🛜🛝🛞🛟🛠🛡🛢🛣🛤🛥🛦🛧🛨🛩🛪🛫🛬🛭🛮🛯🛰🛱🛲🛳🛴🛵🛶🛷🛸🛹🛺🛻🛼🛽🛾🛿





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About

Discussion

Topics

People

Events

Media

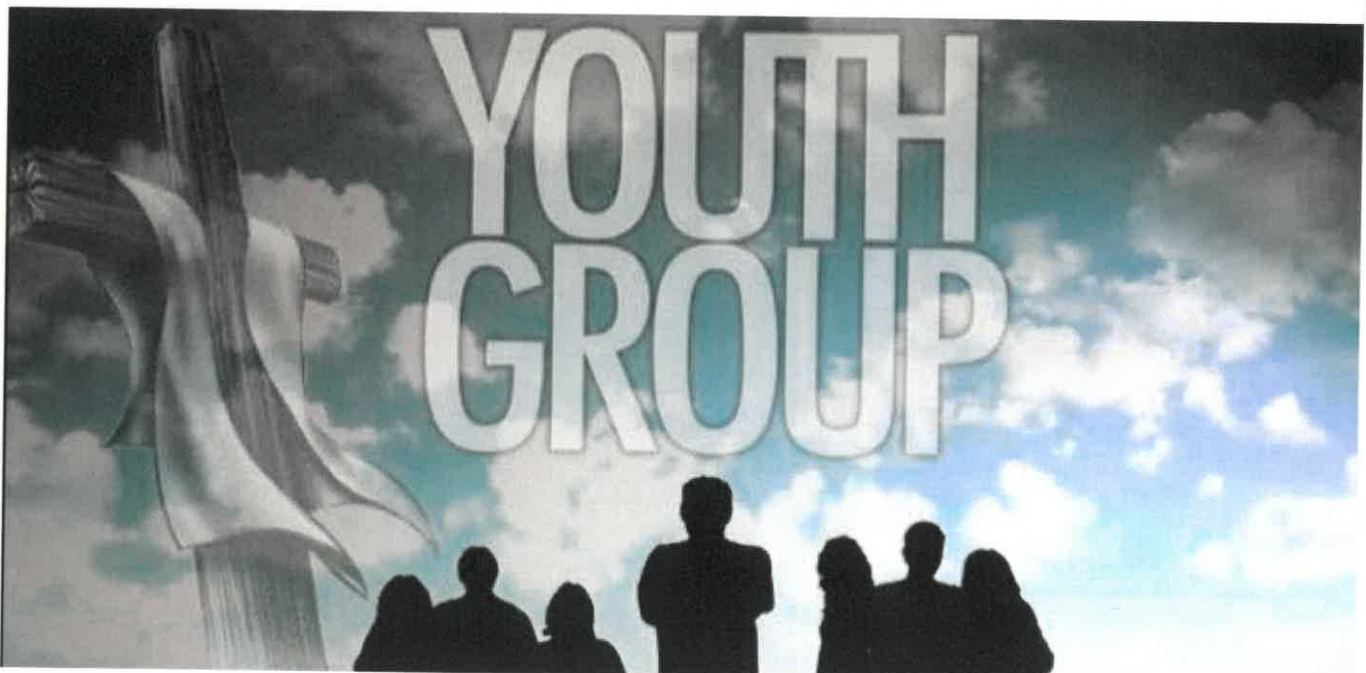


Stormi Nicole Norfolk is with Sherry Caskey.

August 14, 2018 · 🌐



The Life Center 201 Main Street youth group 6:30-8pm TOMORROW 8/15





11



2

11 Comments Seen by 8

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Submit your first comment...



Angela Biasi

Alexis has Volleyball practice till 7 or 7:30 this evening

Like Reply Share 3y

Angela Biasi replied · 2 Replies



Sherry Caskey

Eli Moore, Jasmine Bagwell, Jasmine Moore, Alexis Biasi/Angela Biasi, Jorgeluis Fernandez, Jasmine Jimenez, Joshua Tepley, Joanne Joann Van Horn, Jaina Van Horn, Skylar Goforth, Daniel Zendejas, Sarahi Mendez and Serafin / Mary Ramirez Bring a friend t... See more

Like Reply Share 3y Edited 2

Joann Van Horn replied · 5 Replies



Sherry Caskey

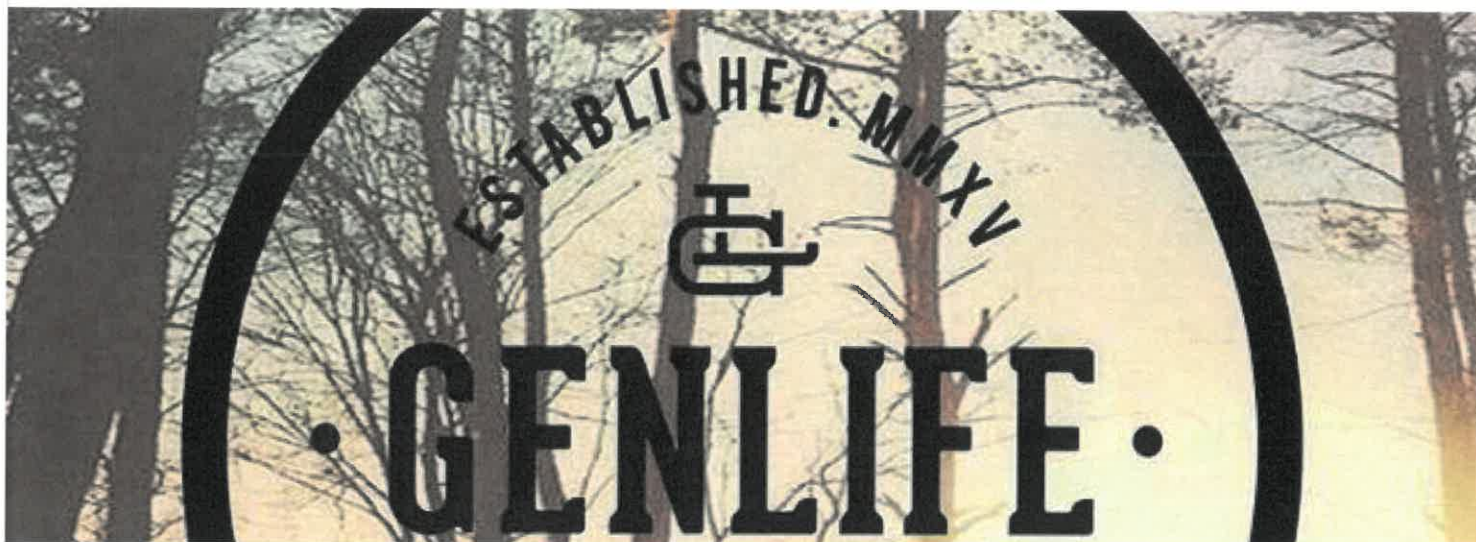
Hanna M Vernon, you need to come surprise visit us at youth sometime soon! We miss u and love you too

Like Reply Share 3y

Stormi Nicole Norfolk replied · 1 Reply



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Gen Life Winters Youth Group

Public group · 15 members

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Discussion

Topics

People

Events

Media



Stormi Nicole Norfolk is with Sherry Caskey.

August 21, 2018 ·





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About

Discussion

Topics

People

Events

Media

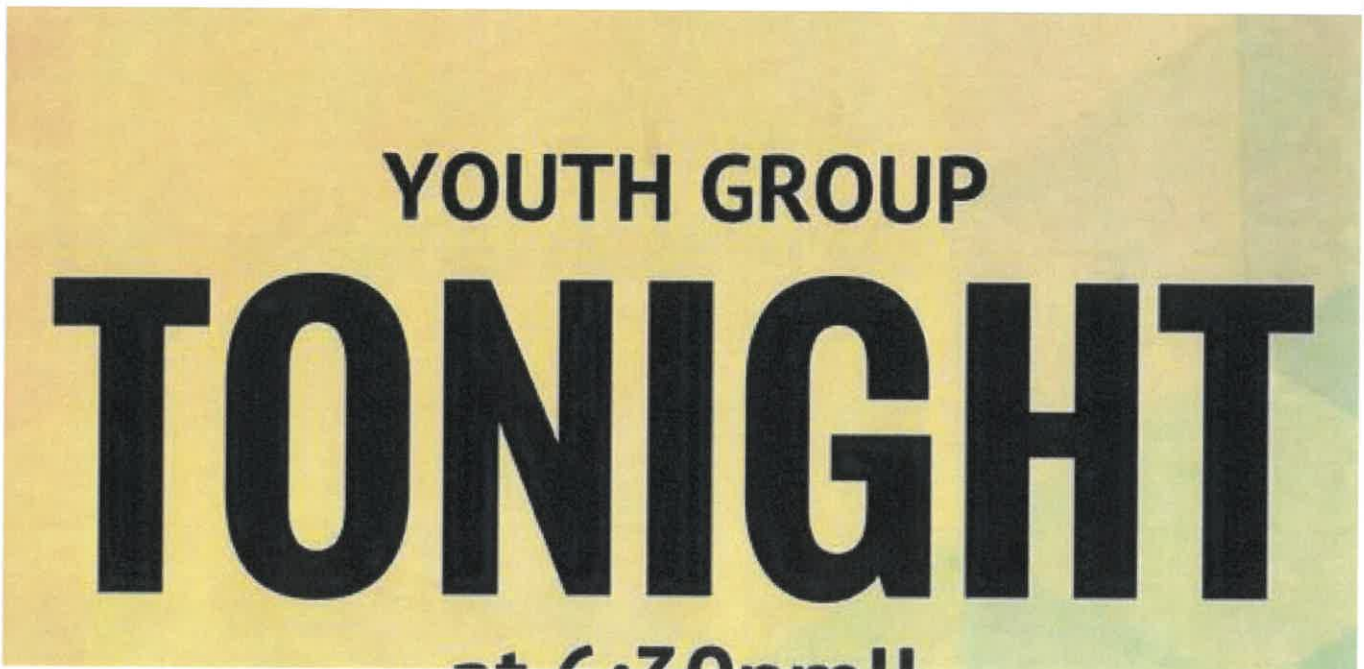


Stormi Nicole Norfolk

August 29, 2018 · 🌐



Almost time! Come out to youth group tonight!! 201 Main Street! Hope to see y'all there! 🙏





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Gen Life Winters Youth Group

Public group · 15 members

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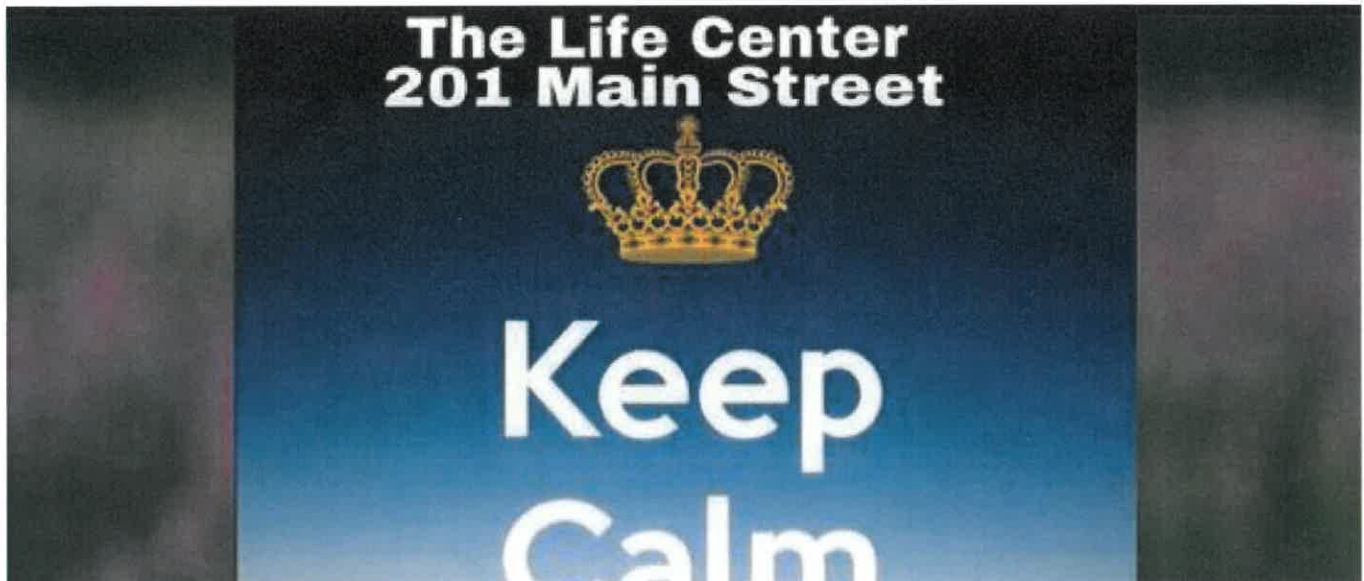
Stormi Nicole Norfolk

September 5, 2018 ·



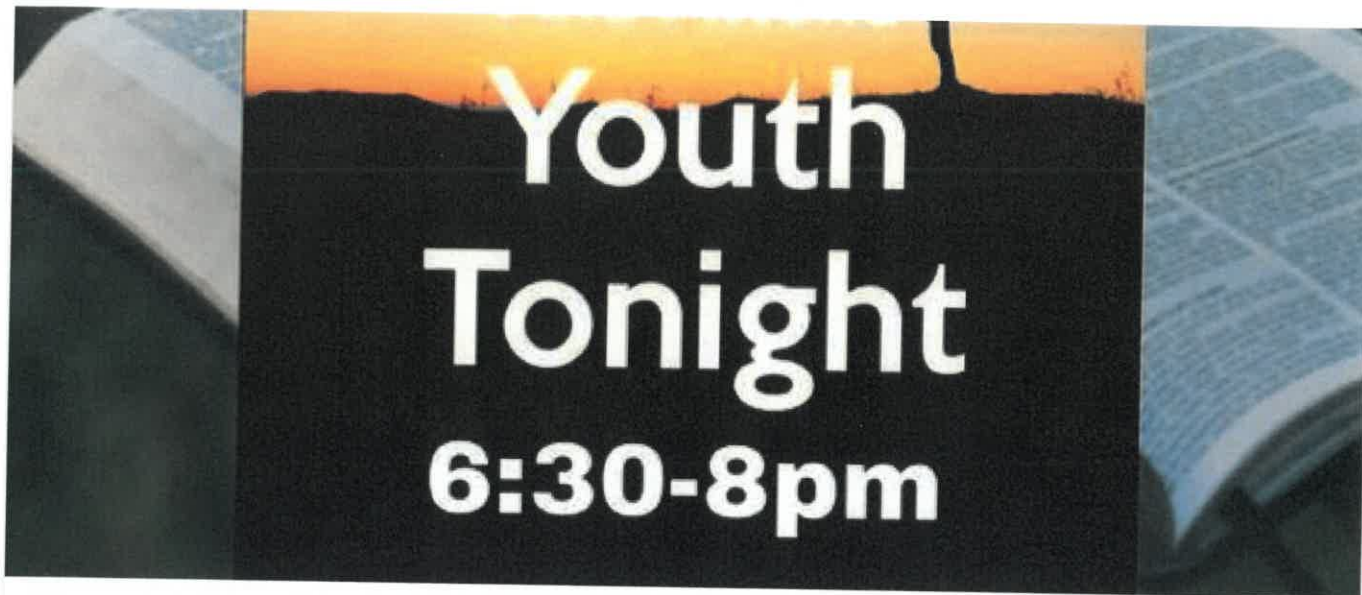
Tonight!! Wednesday 9/5

We look forward to seeing y'all there! Let's make learning about God and fellowshiping a priority in our busy schedules! He deserves it 🙏👯🧐❤️🌸





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The Life Center Winters

July 20, 2018 · 🌐



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Stormi Nicole Norfolk

September 12, 2018 ·





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Stormi Nicole Norfolk

September 19, 2018 ·



Youth group tonight! Hang out night snacks and drinks, music, pool table! Priscilla will Be opening the door 6 or sooner!



Gen Life Winters Youth Group

Public group · 15 members

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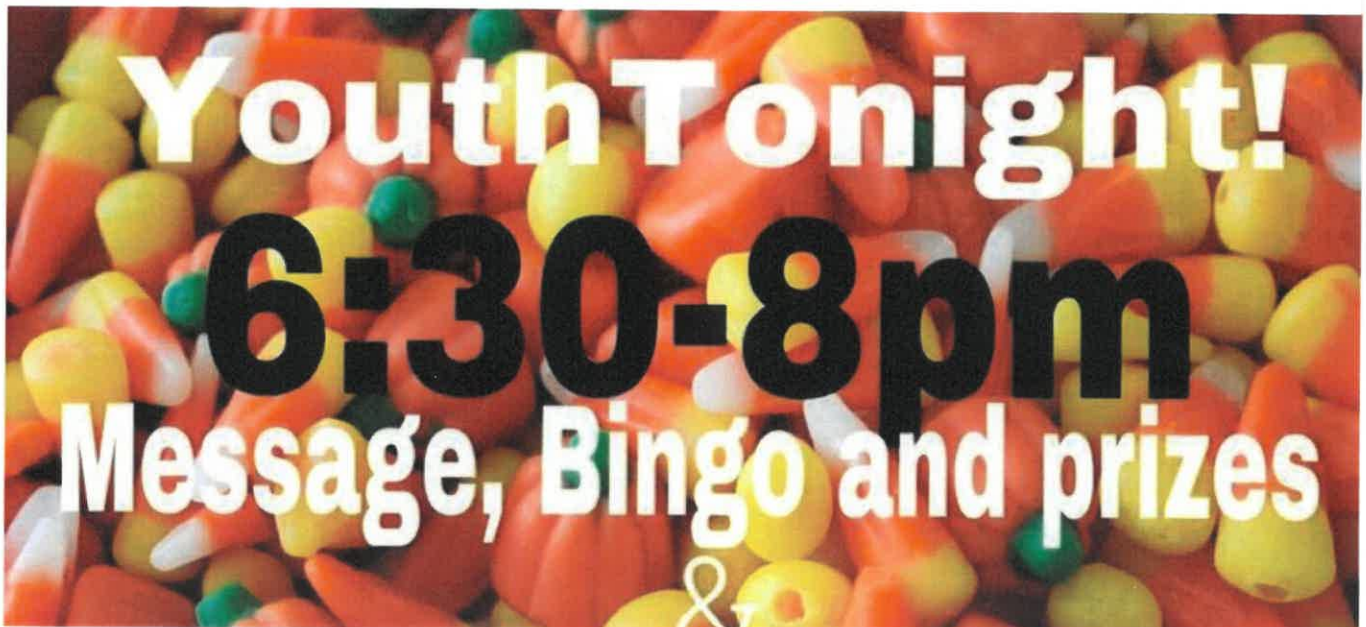


Stormi Nicole Norfolk is with Jasmine Bagwell and 6 others.

October 10, 2018 · 🌐



Come early to help with wonkalicious crafts. We will be at the church at 5pm! Come any time! Also bingo will be fun with some fun lil prizes! ❤️ it'll be a great night!!





11



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Stormi Nicole Norfolk **Author**
Jasmine Moore

Like Reply Share 3y



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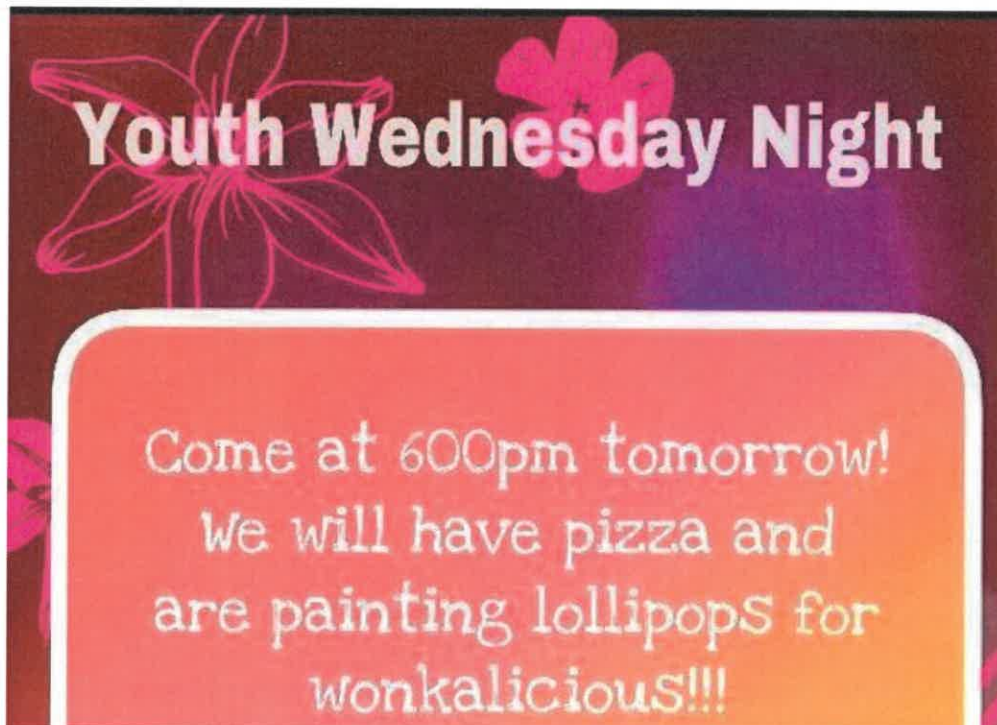
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Stormi Nicole Norfolk is with Sherry Caskey.

October 16, 2018 · 🌐





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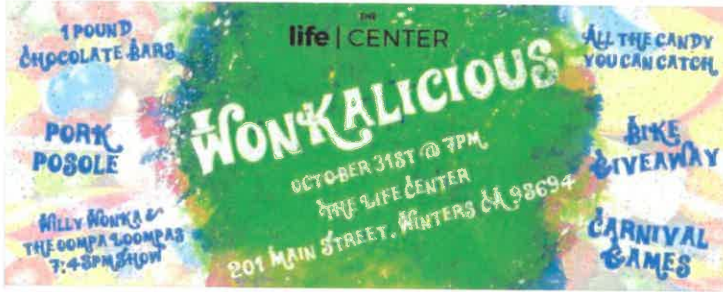
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LIC The Life Center Winters
WINTERS · October 19, 2018 ·

Looking for something to do with your kids on Halloween? Join us at The Life Center for a fun, safe environment with our Wonkalicious event! Your kids will get to play games, interact with Willy Wonka, win 1 pound chocolate bars, AND get entered into a drawing for a bike giveaway! It all starts at 7:00 PM, with a fun Willy Wonka & Oompa Loompa show at 7:45! Hope to see you here 😊















1

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Public group · 15 members

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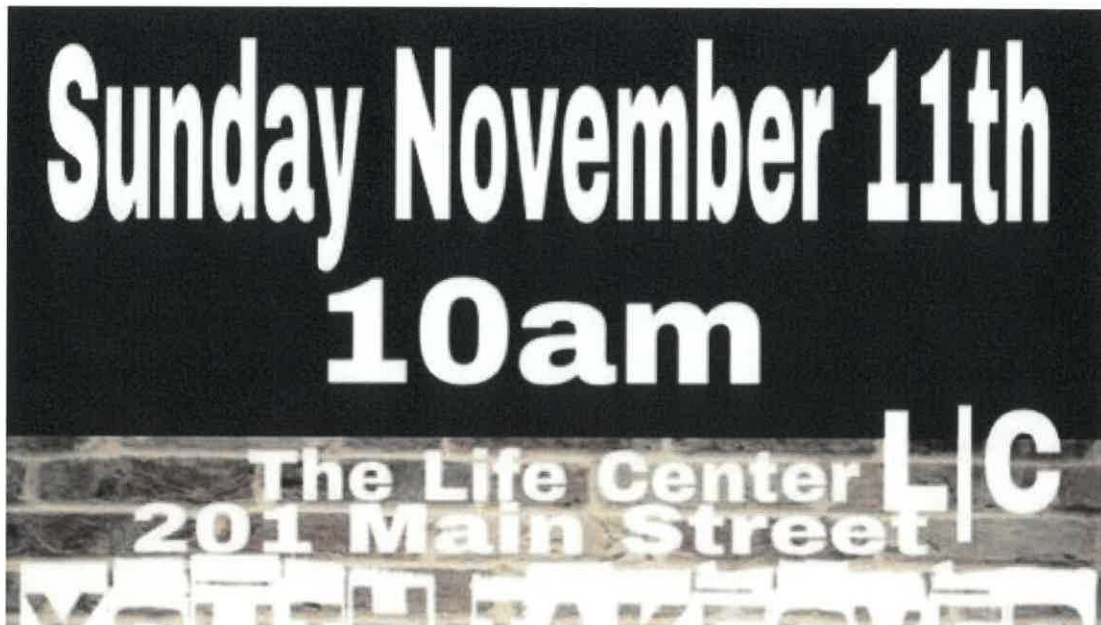


Stormi Nicole Norfolk

November 1, 2018 · 🌐

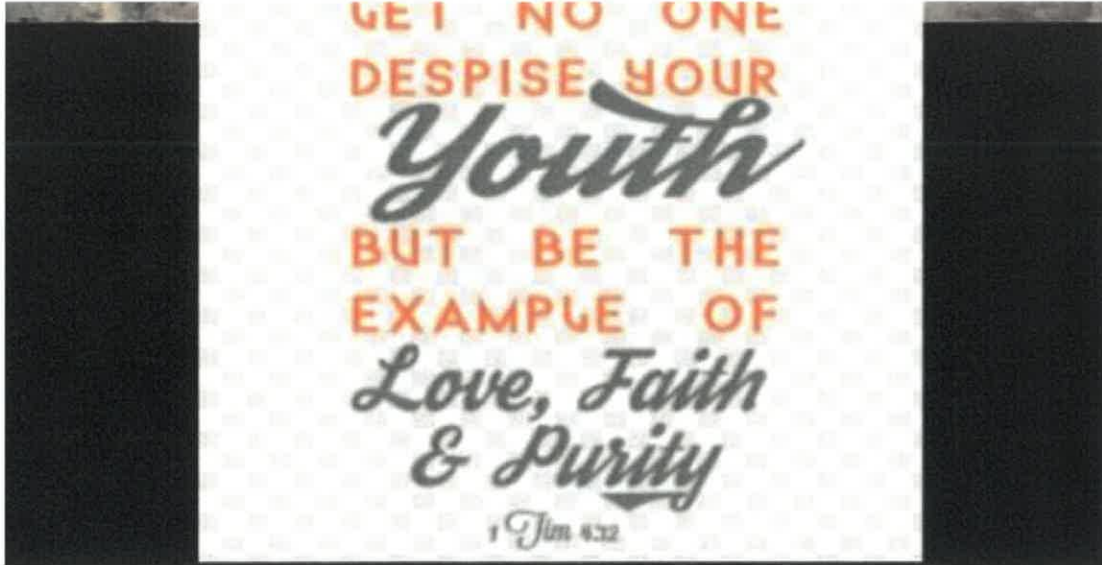


Sunday service on November 11th is going to be taken over by our youth! With a message by Sherry! 10am everyone is invited. Invite friends and family!





11



2

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Stormi Nicole Norfolk [Author](#)

Eli Moore Joshua Tepley Cameron Richardson Jasmine Bagwell Angela Biasi Sherry Caskey Joann Van Horn Jaina Van Horn

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The Life Center Winters

@lifecenterwinters · 4.5 (24 reviews) · Church

Send message

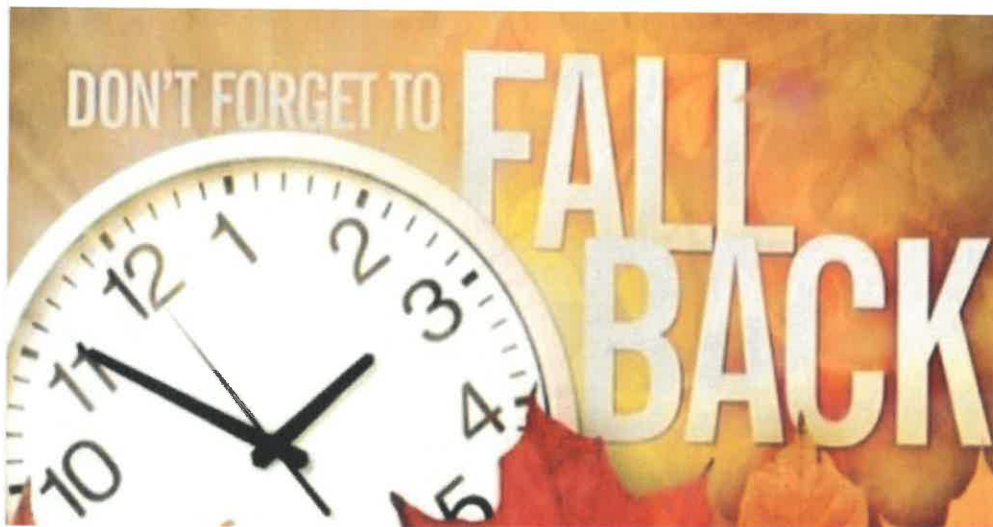
Hi! Please let us know how we can help.

L|C The Life Center Winters
November 3, 2018 · 🌐

Home

At

Don't forget to set your clocks back an hour for an extra hour of sleep!
We will see you in the morning for our 10am service.





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The Life Center Winters is 😊 feeling optimistic at The Foursquare Church.



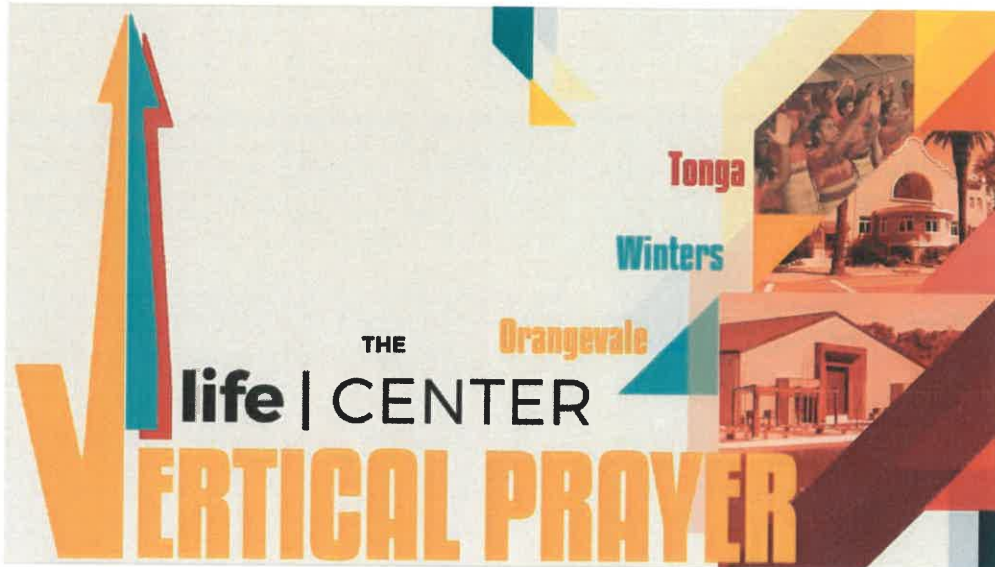
June 28, 2019 · Los Angeles · 🌐

It's gonna be a great day at church this Sunday! Don't miss it! God is up to BIG things at The Life Center!

#VerticalPrayer

#MeetMeAtTheLifeCenter #OneChurch4Locations

Service Times:... See more



5

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The Life Center Winters



June 14, 2019 · 🌐

Hey everyone! I'll be coming this weekend to share this Sunday's



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Stormi Nicole Norfolk

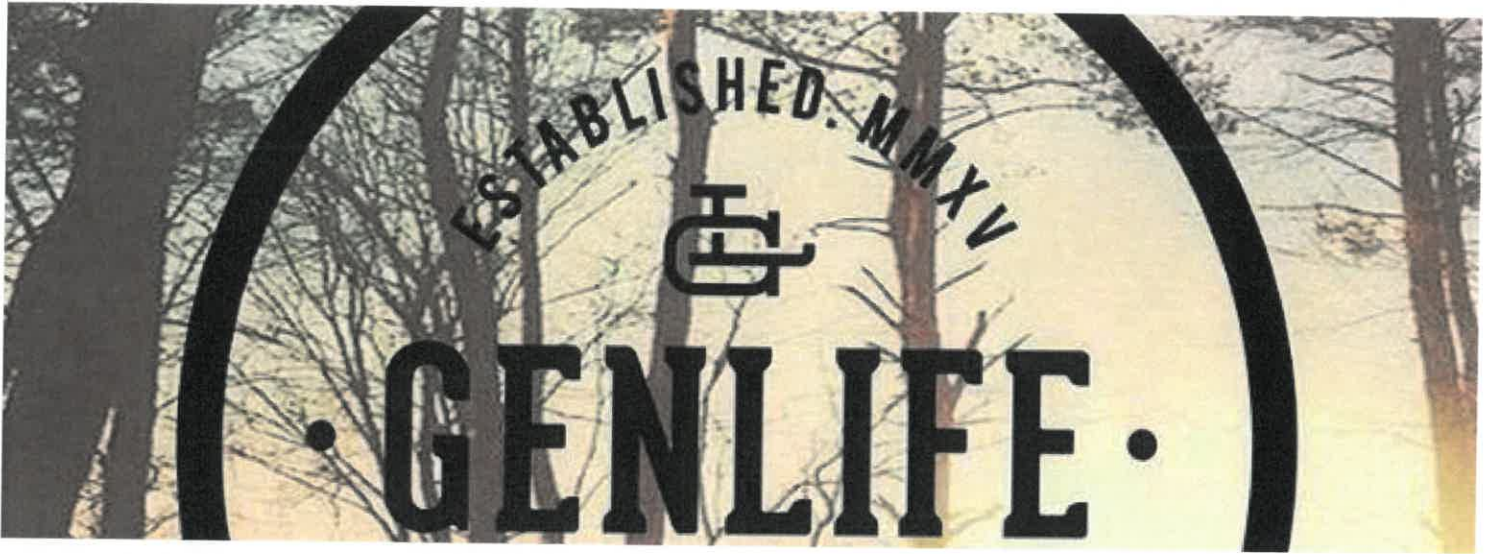
November 7, 2018 · 🌐



Youth at 6:30pm!!



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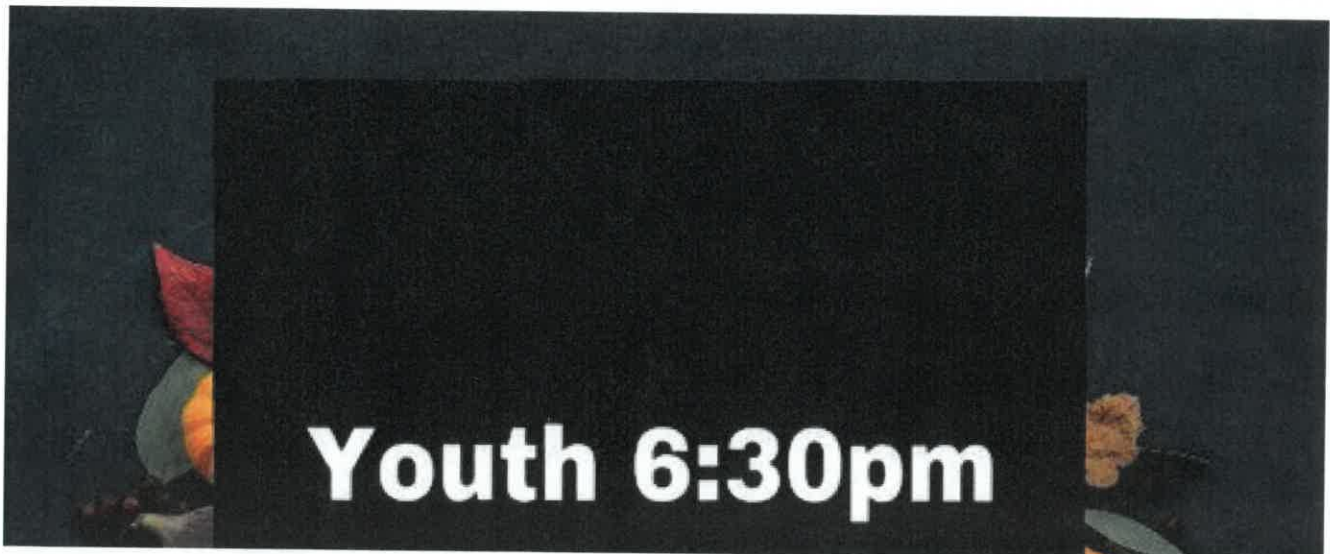


Stormi Nicole Norfolk

November 20, 2018 · 🌐

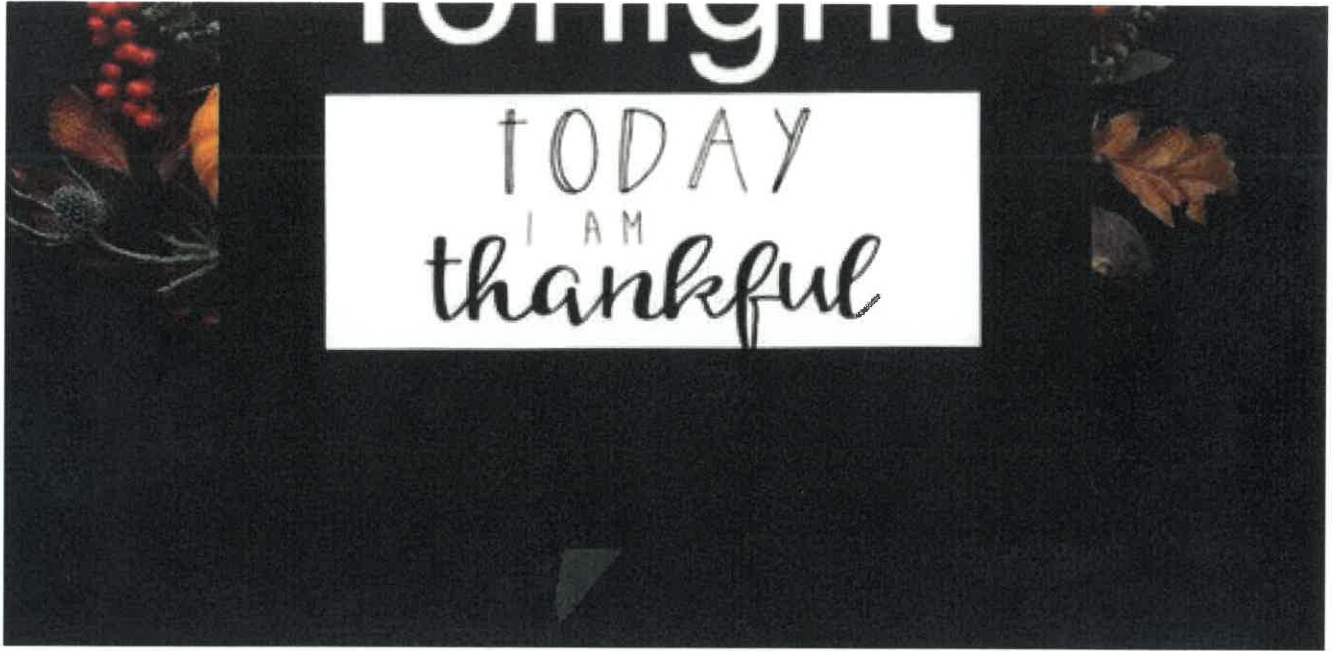


Posting this at midnight! Y'all tonight!! Wednesday nov 21st youth!! Yay Pricilla and I will be there and we will be talking about thankfulness! Sherry is down due to her surgery and not feeling well! Prayers for her! Come and Let's have fun!! 201 Main Street In Winters Ca. 🤔🤔 at The Life Center!





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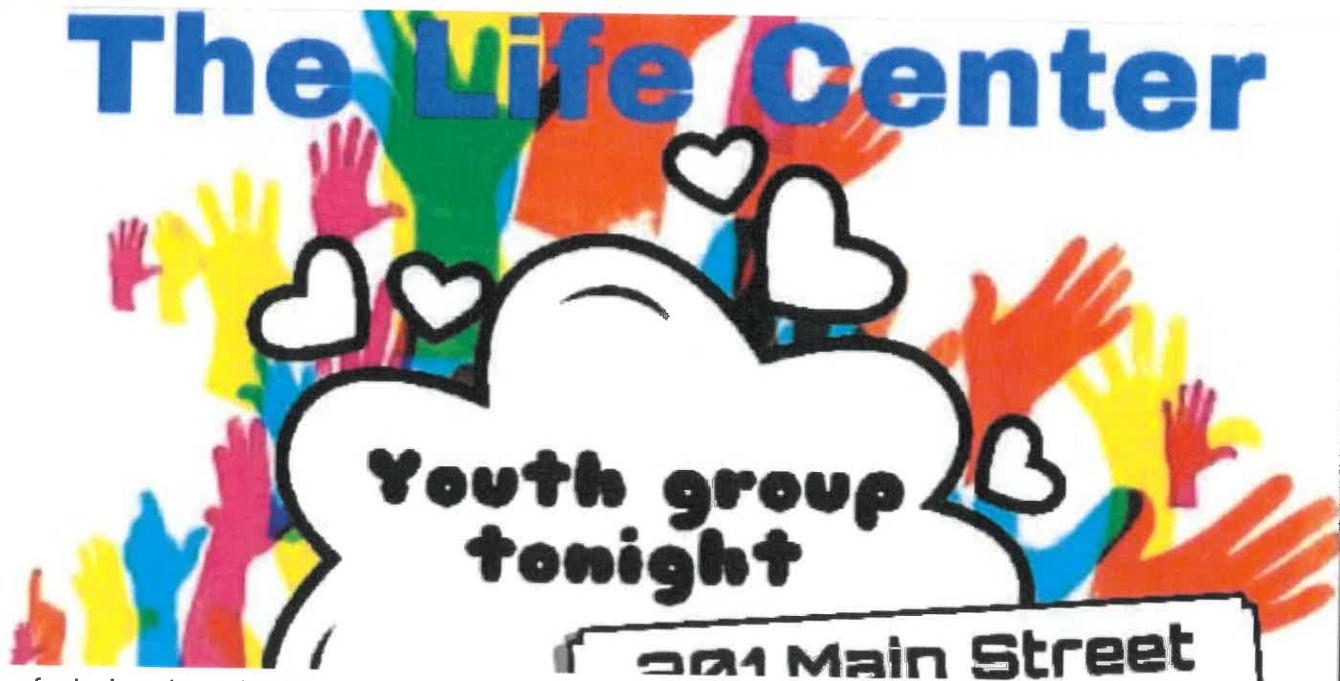
Stormi Nicole Norfolk

November 28, 2018 · 🌐



See y'all tonight! Wear your jammies or bring a blanket!!!

The Life Center





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Gen Life Winters Youth Group

Public group · 15 members



Stormi Nicole Norfolk

December 12, 2018 · 🌐



630-8pm



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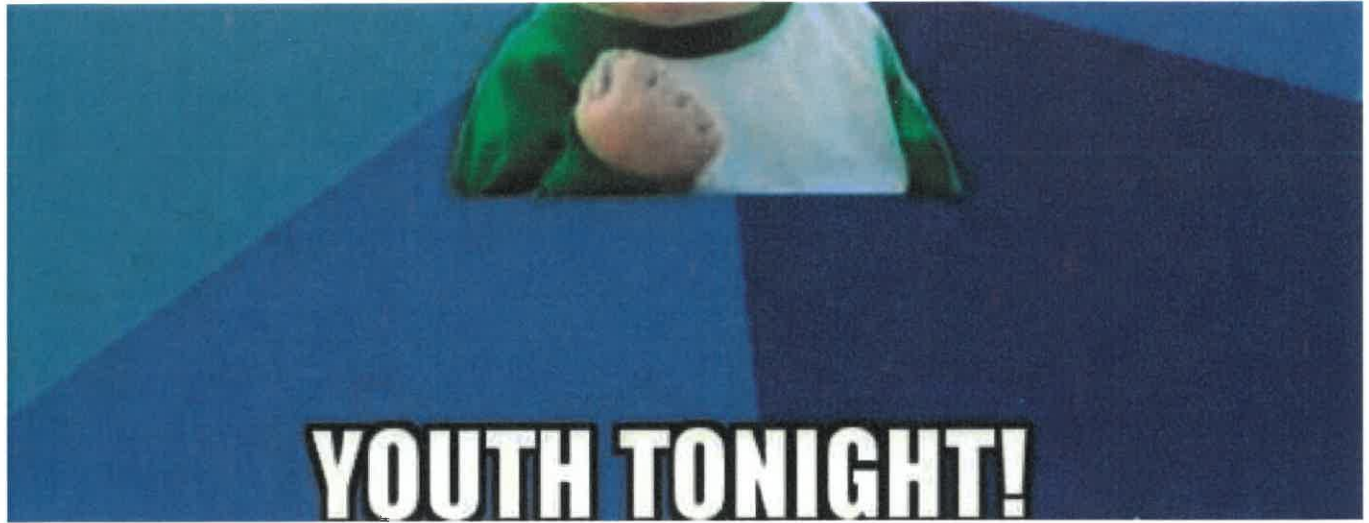
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The Life Center Winters

@lifecenterwinters · 4.5 (24 reviews) · Church

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Hi! Please let us know how we can help.

L|C The Life Center Winters
December 22, 2018 · 🌐



Home

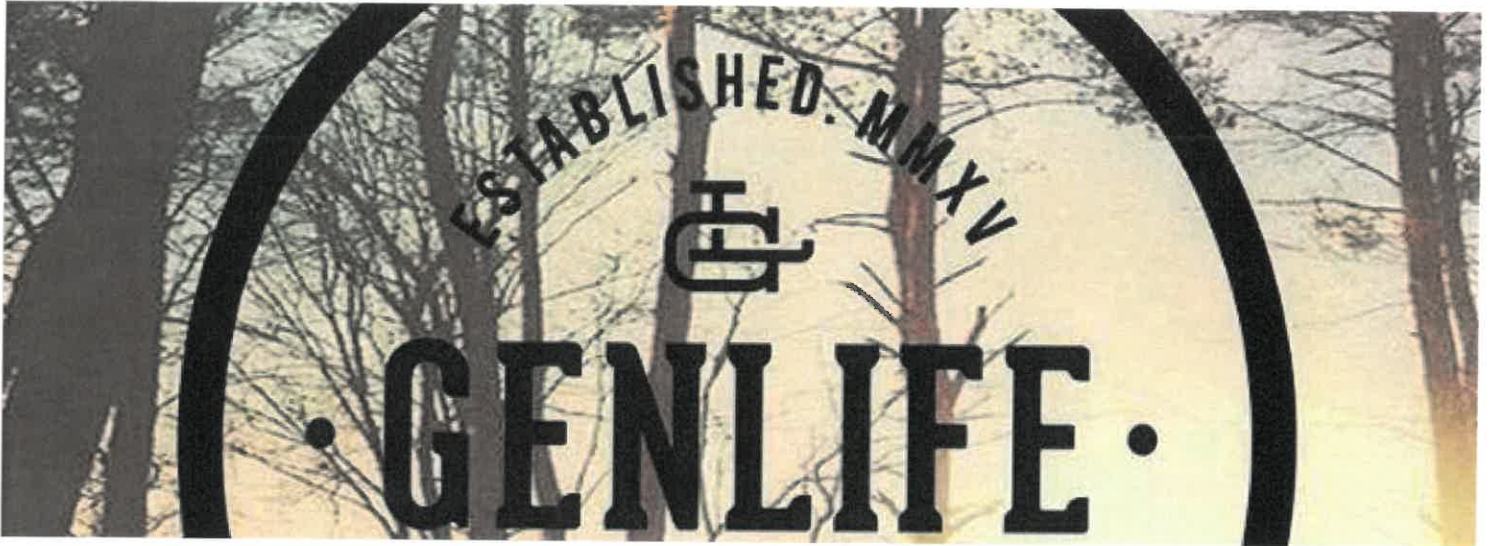
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<https://www.facebook.com/317482038301173/posts/1976805002368860/>





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Gen Life Winters Youth Group

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Stormi Nicole Norfolk

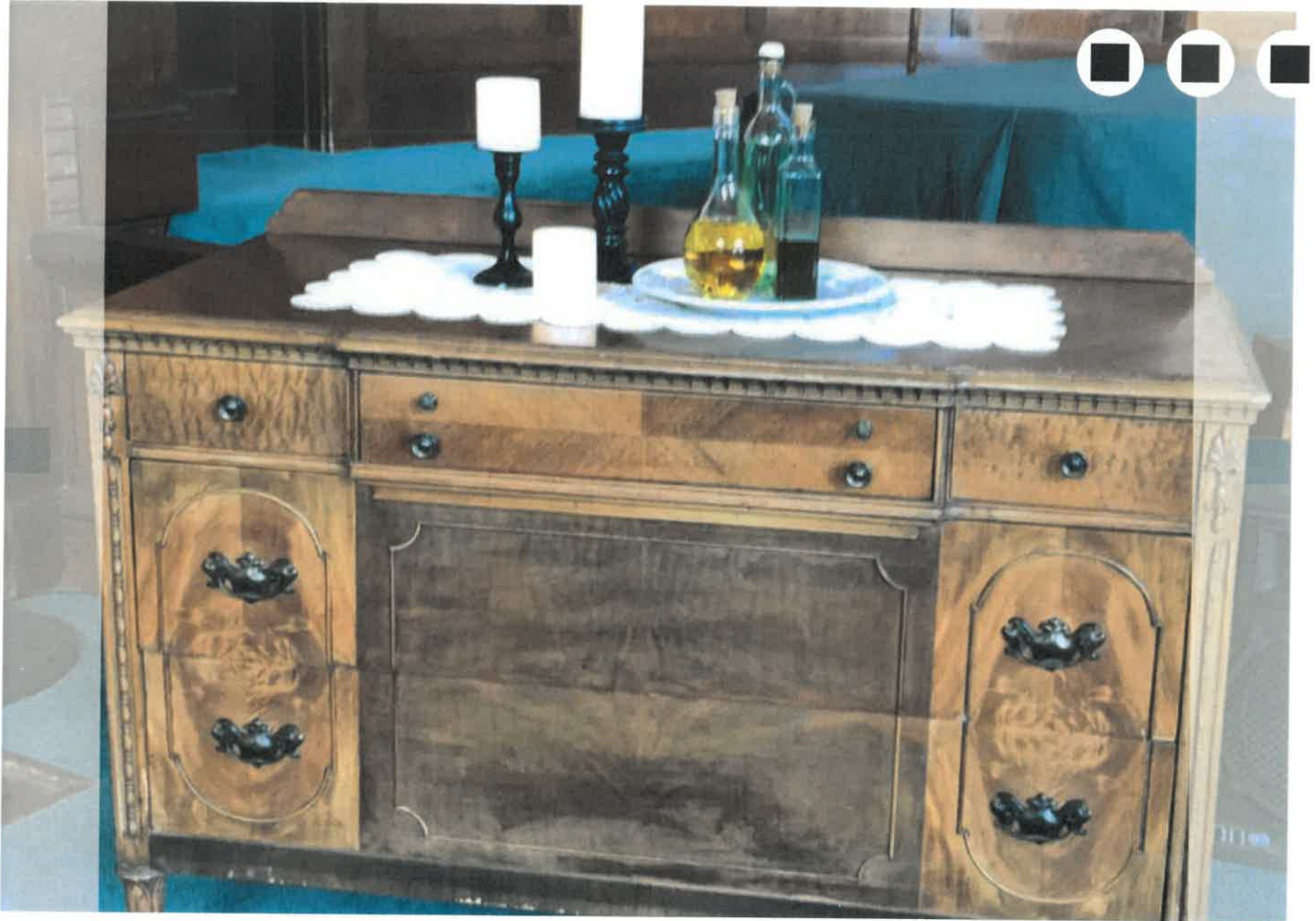
December 26, 2018 · 🌐



We are open for youth tonight! 12/26 at 630pm hope to see y'all there!! 🎄🎁😊❤️
201 main street @the_lifecenter



11



The Life Center Winters

May 11, 2017 · 🌐



We are here to pray for you!! Services Sundays @10am



1



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6



verizon LTE 7:57 PM 87%

[Back](#) Zootopia Flyer.docx

The Life Center Church



Presents

Zootopia



The show will start at 7:30pm on Sunday May 28th, 2017 outside the Life Center church located at 201 Main Street. Please bring your blankets and chairs.
We'll have Watermelon pawicles!!!!



The Life Center Winters

May 22, 2017 ·



Come join us!!!

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The Life Center Winters

@lifecenterwinters · 4.5 (24 reviews) · Church

Send message

Hi! Please let us know how we can help.

LIC The Life Center Winters
June 1, 2017 · Folsom · 🌐

Home

At

Come one, come all!!! This Saturday, June 3rd, 8:00 to noon!! CHURCH WORK DAY! We have lots and lots to get taken care of, all hands on deck!! Let's make God's house beautiful 😊

👍 3

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Other posts

Corey Michael
The Life Center Winters
Glenda Simmons

LIC The Life Center Winters is 😊 feeling optimistic at The Foursquare Church.



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The Life Center Winters

@lifecenterwinters · 4.5 (24 reviews) · Church

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Hi! Please let us know how we can help.

L|C The Life Center Winters
June 8, 2017 · Folsom · 🌐

Home At **Bible Study tonight at 7pm. Don't miss it!**

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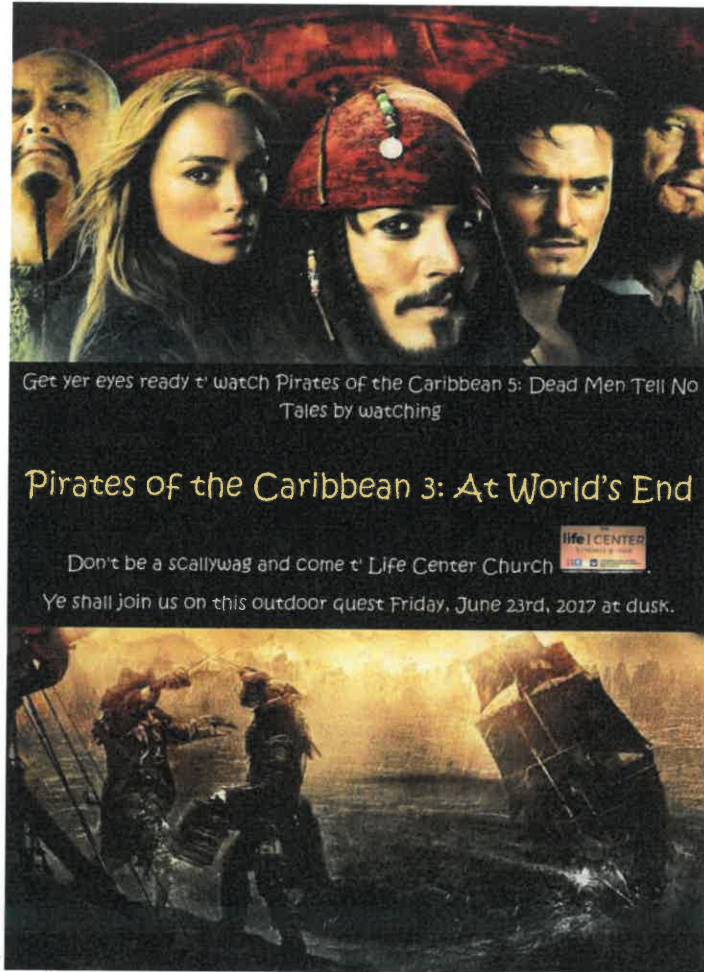


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Other posts

L|C The Life Center Winters is 😊 feeling optimistic at **The Foursquare Church.**
June 28, 2019 · Los Angeles · 🌐

It's gonna be a great day at church this Sunday! Don't miss it! God is up to BIG things at The Life Center!



LIC The Life Center Winters
VOICENTER June 21, 2017 · 🌐

Come join us!

👍❤️ 2

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The Life Center Winters

June 25, 2017 · 🌐



We are here to pray for you this morning! 10:00, 201 Main Street, or leave us a message. All things are possible with God!

👍❤️ 6

1 Comment

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John Higgins

May God bless the ministry He has placed you over! Miss you guys!

Like Reply 4y



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The Life Center Winters

@lifecenterwinters · 4.5 (24 reviews) · Church

Send message

Hi! Please let us know how we can help.

L|C The Life Center Winters
June 30, 2017 · Folsom · 🌐

Home

At

Heading into a holiday weekend!! Everyone be safe out there and we will see you Sunday at 10:00!! 🌟

👍 3

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L|C The Life Center Winters is 😊 feeling optimistic at **The Foursquare Church**.

June 28, 2019 · Los Angeles · 🌐



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@lifecenterwinters · 4.5 (24 reviews) · Church

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The Life Center Winters
 July 13, 2017 · Folsom · 🌐

This Saturday!!! 8:00 to noon!!! WORK DAY!! The purging is over, every single room, closet, cabinet and nook has been cleaned out!! Next-demo!!!! T- bar ceilings are coming down, old booths, and a wall or so!! Painting will be going on in one of the prayer towers and that room will be put together and dedicated to the Lord ❤️! Soooo many exciting things going on here!!! Come be apart!! We have something for everyone to help with!!! It's our joy and honor to restore the Lord's house!!

2

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The Life Center Winters

@lifecenterwinters · 4.5 (24 reviews) · Church

Send message

Hi! Please let us know how we can help.

The Life Center Winters
July 21, 2017 · Sacramento · 🌐

Home

At

Saturday prayer starts tomorrow at 6pm!
Come join us!

👍 1

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The Life Center Winters is 😊 feeling optimistic at **The Foursquare Church**.



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The Life Center Winters

August 11, 2017 · Sacramento · 🌐



Join us Saturday from 9am to 11am for graffiti removal around our beautiful city! Meet at the church!

👍 1

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Other posts



The Life Center Winters is 😊 feeling optimistic at The Foursquare Church.

June 28, 2019 · Los Angeles · 🌐



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LIC The Life Center Winters

August 12, 2017 · Sacramento ·

Graffiti removal this morning and youth BBQ this afternoon!! Life Center you are killing it!! Keep loving on people and changing a community!! We get to end the day with Saturday Night Prayer, see you there at 6:00 pm!!















+10

4

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@lifecenterwinters · 4.5 (24 reviews) · Church

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Hi! Please let us know how we can help.

The Life Center Winters
August 13, 2017 · Sacramento · 🌐

Home

At

6AM prayer each morning this week! (8/14 to 8/20).
Join us before work or school.

👍 5

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The Life Center Winters is 😊 feeling optimistic at **The**



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@lifecenterwinters · 4.5 (24 reviews) · Church

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Hi! Please let us know how we can help.

LIC The Life Center Winters
August 26, 2017 · Sacramento · 🌐

Home

At

See you at prayer tonight (Saturday), 6PM! God is moving!! Come Expecting!!

👍 1

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Author

The Life Center Winters

What an evening last night! God is restoring, healing and filling people up with His love, Grace and Mercy!!





The Life Center Winters

@lifecenterwinters · 4.5 (24 reviews) · Church

Send message

Hi! Please let us know how we can help.



The Life Center Winters

August 27, 2017 · Sacramento · 🌐



Home

At

See you for this mornings Sunday service at 10! Come expecting great things from God! Bring your broken pieces for He is a loving, caring Father who will make you new! Whole, healed, delivered and restored!!



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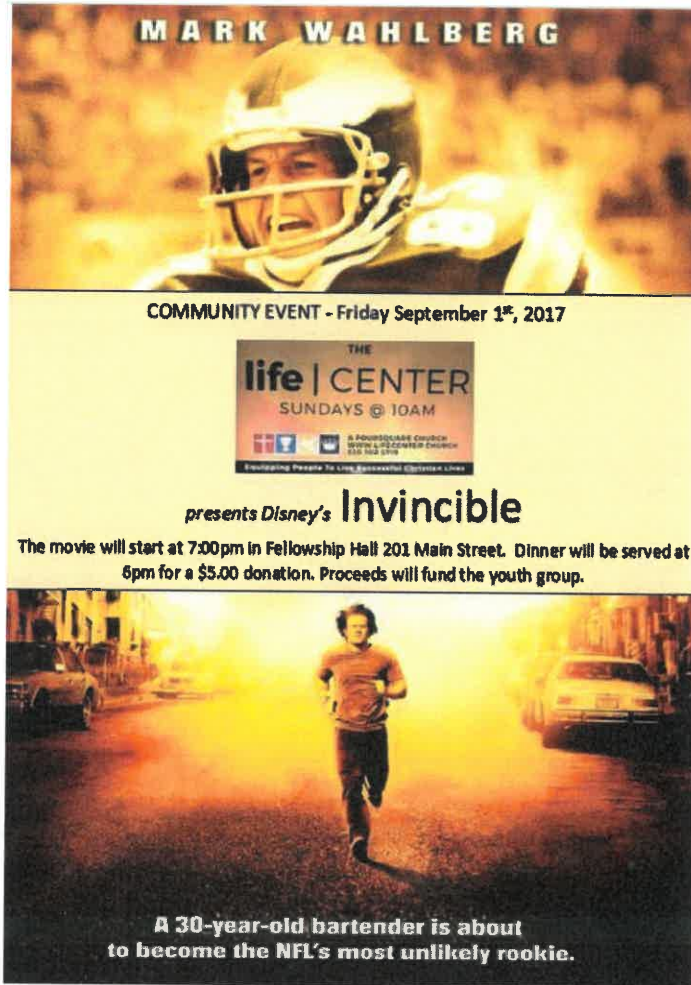


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The Life Center Winters is 😊 feeling optimistic at The Foursquare Church.





LIC The Life Center Winters
WINTER August 21, 2017 · 🌐



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The Life Center Winters

@lifecenterwinters · 4.5 (24 reviews) · Church

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Hi! Please let us know how we can help.

LJC The Life Center Winters

September 2, 2017 · Sacramento · 🌐



Home

At

What a great weekend has already started at The Life Center Winters!! Started nice and early with lawns and yard work, then graffiti removal down at the creek, onto refurbishing at the church for our new Kids Club area, then this evening Worship Practice, and ending it today at 6:00 pm with Saturday Night Prayer! Tomorrow Sunday at 9:30 am Prayer and our Sunday Morning Service at 10:00! What an honor and privilege it is to serve the One True God!! ❤️😊

👍 7

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Today at 7 PM – 10 PM

Pelicans vs. Kings

Today at 6 PM – 7 PM

The Bad Flick Show - Live Stream Event!

Today at 6 PM – 8 PM

District 3 Candidate Forum

Categories

- Classics
- Comedy
- Crafts
- Dance
- Drinks



FRIDAY, SEPTEMBER 8, 2017 AT 6:30 PM

Ladies Dessert Night

The Life Center Winters

Details

- 3 people responded
- Event by **The Life Center Winters**
- The Life Center Winters**
- Public · Anyone on or off Facebook

Come join us in Winters as we join together with ladies from our Orangevale Life Center campus! Tinia Nelson will be sharing and we will have a lovey night of fellowship!



6



The Life Center Winters

@lifecenterwinters · 4.5 (24 reviews) · Church

Send message

Hi! Please let us know how we can help.

L|C The Life Center Winters updated their status.
September 15, 2017 · Sacramento · 🌐

Home

At

Another weekend upon us and so many great opportunities at The Life Center Winters! Tomorrow bright and early, 7:00 am the church lawn will be mowed and weeds pulled, at 9:00 am meeting at the gazebo for Putah Creek Clean Up Day!! Then 6:00 pm Saturday night prayer! Sunday 9:30 am Pre-service prayer and 10:00 am service! Come be apart!! With so many working really hard this week, we have made many beautiful improvements to the sanctuary!! We can't wait for you to see all that's going on!

👍❤️ 6

1 Share

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LIC The Life Center Winters

September 30, 2017 · Sacramento ·

See you at 9:00 this morning- meet at the church- graffiti removal today!! We will be going to the last places we haven't reached yet, touching up a few areas that have been retagged, then we have covered all of Winters!! The Life Center you are some incredible people with devoted hearts and a huge love for community!!

4

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LIC The Life Center Winters ...
THE LIFE CENTER Oct 18, 2017 · Sacramento, California · 🌐

What an incredible opportunity The Life Center Winters had to be apart of this monumental project!! The New Winters Wood Playground!!! It turned out fabulous and what a pleasure it was to work hand and hand with the thousands of volunteers who turned out!! This is community!!❤️



👍❤️ 10

2 comments

👍 Like

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The Life Center Winters

@lifecenterwinters · 4.5 (24 reviews) · Church

Send message

Hi! Please let us know how we can help.



The Life Center Winters

October 19, 2017 · Sacramento · 🌐



Home

At

We are starting a new Thursday Night Bible Study series tonight! BODY, SOUL, SPIRIT!! So much to learn and put in action!! We invite you to come be apart of it with us as we learn what it is to live victorious, thriving Christian lives that make a positive influence in our culture!

👍 1

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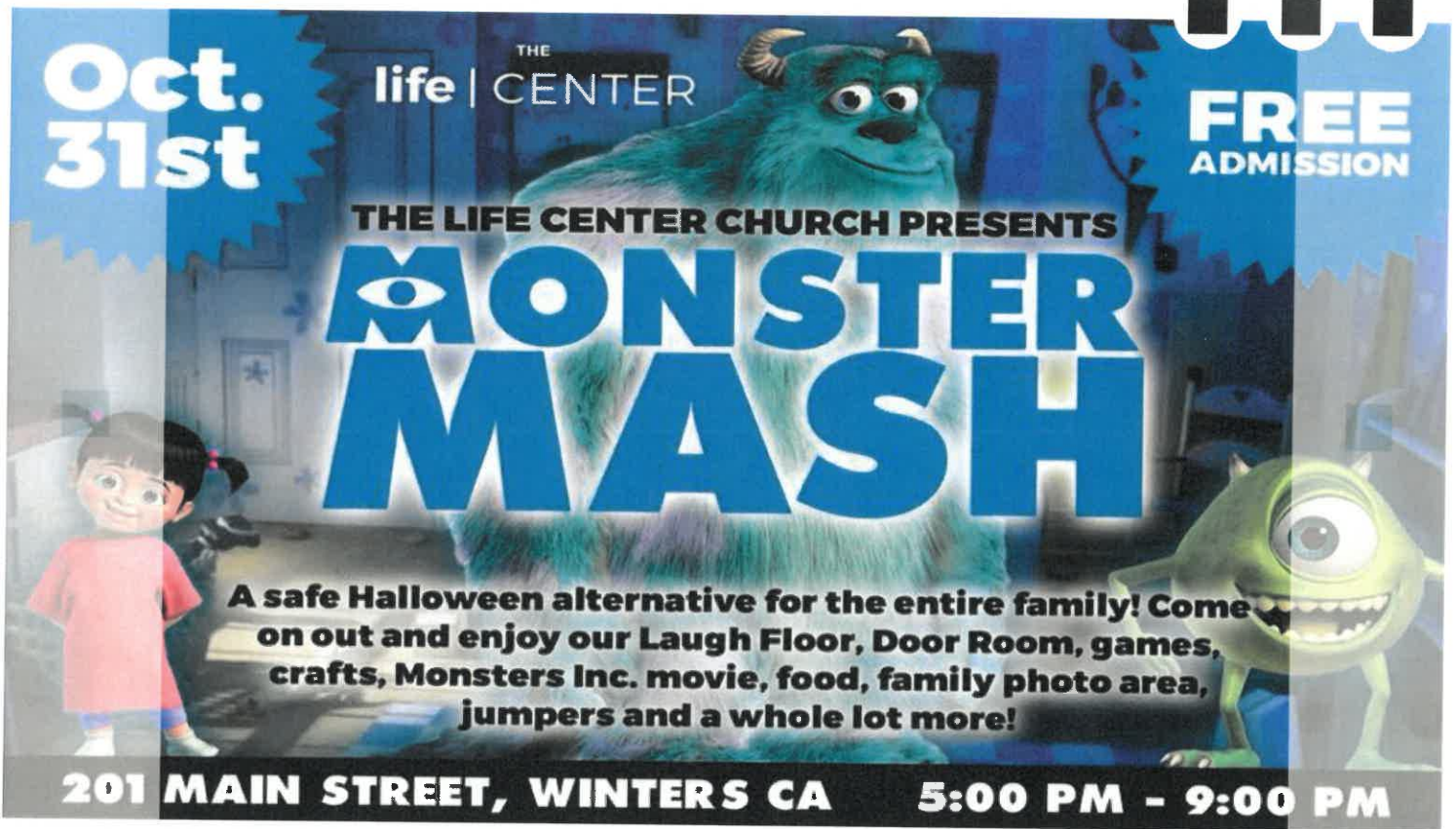
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LIC The Life Center Winters
WINTERS September 29, 2017 · 🌐

See you there!!! #TLCBash2017

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The Life Center Winters

@lifecenterwinters · 4.5 (24 reviews) · Church

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Hi! Please let us know how we can help.



The Life Center Winters

November 6, 2017 · Sacramento · 🌐

Home

At

We will be having a prayer vigil Thursday, November 9th at 7:00 pm for the families of the victims involved in the Sutherland Springs shooting in Texas. Please join us in supporting our brothers and sister in Christ and the community.



1

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The Life Center Winters is 😊 feeling optimistic at The



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Thursday at 9 PM – 2 AM

GRAND OPENING - Tangerine
Thursday's inside The Bungalow

Today at 7 PM – 10 PM

Pelicans vs. Kings

Thursday at 5 PM – 8 PM

Classic Cars & Food Truck Mania

Categories

- Classics
- Comedy
- Crafts
- Dance
- Drinks



THURSDAY, NOVEMBER 9, 2017 AT 7 PM

Prayer Vigil

The Life Center Winters

Details

- 2 people responded
- Event by **The Life Center Winters**
- The Life Center Winters**
- Public · Anyone on or off Facebook

Please join us as we pray for the victims and their families of the Sutherland Springs TX shooting. Please help get the word out to the community.

← ×

- 1 POSTS
- RECENT POSTS
- POSTS YOU'VE SEEN
- CC

 **The Life Center Winters** ⋮
 Nov 19, 2017 · Sacramento, California · 

The Life Center Winters will be blessing the Winters First Responders Thanksgiving morning with a delicious meal!! We appreciate all they do for the community and all they and their families sacrifice to keep us safe!! Thank you!!! Happy Thanksgiving!! We are very thankful for you and pray God's safety over you! Please join us and reach out this week to them and show them your appreciation! ❤️

  6

5 comments

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The Life Center Winters

@lifecenterwinters · 4.5 (24 reviews) · Church

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Hi! Please let us know how we can help.



The Life Center Winters

December 2, 2017 · Sacramento · 🌐



What a great weekend ahead!! All the Christmas festivities today in Winters with Santa at the Community Center, then the Tractor Parade and Tree Lighting!! What an incredible community we get to serve!! THEN we get to end the weekend tomorrow at 10:00 am in church worshipping our Lord and Savior Jesus Christ!! See you there!! ❤️ ✨ 🎅





7

3 Comments

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Author

The Life Center Winters

Got to help make beeswax candles in Santa's work shop today at the community center! So much fun, the kids were so cute!! If you missed it, make sure next year you don't! 🎅



Like Reply 4y



Author

The Life Center Winters

This tractor with the triangle tires was cool!!



6



The Life Center Winters

@lifecenterwinters · 4.5 (24 reviews) · Church

Send message

Hi! Please let us know how we can help.

L|C The Life Center Winters
December 23, 2017 · 🌐



Home

At

Can't wait for service tomorrow 10:00 am!! See you here!! Then tomorrow evening 5:30 pm Candlelight Service!! Merry Christmas!!
[#TheBestIsYetToCome](#)





6



3

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Belinda Fletcher

Cool 😊



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The Life Center Winters is 😊 feeling optimistic at The Foursquare Church.

June 28, 2019 · Los Angeles · 🌐

It's gonna be a great day at church this Sunday! Don't miss it! God is up to BIG things at The Life Center!

#VerticalPrayer

#MeetMeAtTheLifeCenter #OneChurch4Locations

Service Times:... See more



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Home About Events Photos More

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LJC The Life Center Winters is at The Life Center Winters. December 30, 2017 · Winters ·

What a great way to close out 2017, spending it at church worshipping the One True Savior!! See you here at 10:00 am tomorrow!! We love you Jesus ❤️! #endingitright



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Hi! Please let us know how we can help.

LJC The Life Center Winters
January 2, 2016 · 🌐

Home

At

As we step into the New Year, let's begin by going to the house of the Lord ... bringing our gifts of praise and our commitment of surrendering our will to His

Message Title: Make It Count !

Look forward to seeing our Life Center Family and Friends @ 10 AM --
201 Main Street

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The Life Center Winters
 January 9, 2016 ·

Don't Be A Worry Warrior - Philippians 4:6-7
 Sunday January 10, 2016 @ 10 AM

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The Life Center Winters is feeling optimistic at **The Foursquare Church**.
 June 28, 2019 · Los Angeles ·



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Hi! Please let us know how we can help.

The Life Center Winters updated their status. January 23, 2016 ·

Home

At

Dr Joyce Hightower will be our guest tomorrow morning at 10 AM ... Come and hear what God is doing in the Continent of Africa and especially the progress of the Dixon Hightower Foundation work being done in the Congo...You will be blessed, inspired and challenged in your walk with God as Dr Hightower shares how God has taught and lead her in TRUSTING Him!

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Hi! Please let us know how we can help.

LIC The Life Center Winters updated their status. February 5, 2016 · 🌐



Home

At

THE CALIFORNIA MELODY BOYS will be Ministry Musical guests .. This Sunday February 7th 10 AM @ Main Street Church 201 Main Street Winters California ... invite your friends and enjoyed being uplifted and encouraged in your Faith!



4 Shares

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LIC The Life Center Winters is 😊 feeling optimistic at The





Julie Skaggs-Campbell



Feb 7, 2016 · Winters, California ·

It was great fun to see [Dave Crandall](#) with the California Melody Boys today at Main Street Church. Their blend was awesome and the music was beyond great! I knew Dave way back in the day when he sang with his brothers in The Crandall Brothers Quartet and they came to our little church about once a year. Thanks... See more



12

4 comments

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Hi! Please let us know how we can help.

L|C The Life Center Winters
April 2, 2016 · Folsom · 🌐

Home

At

THE LIFE THAT PLEASES GOD - Colossians 1:9-14
Join us Sunday, April 3, 2016 @ 10 AM
It's not about trying harder, it's about drawing closer

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L|C The Life Center Winters is 😊 feeling optimistic at The
Foursquare Church.

June 28, 2019 · Los Angeles · 🌐



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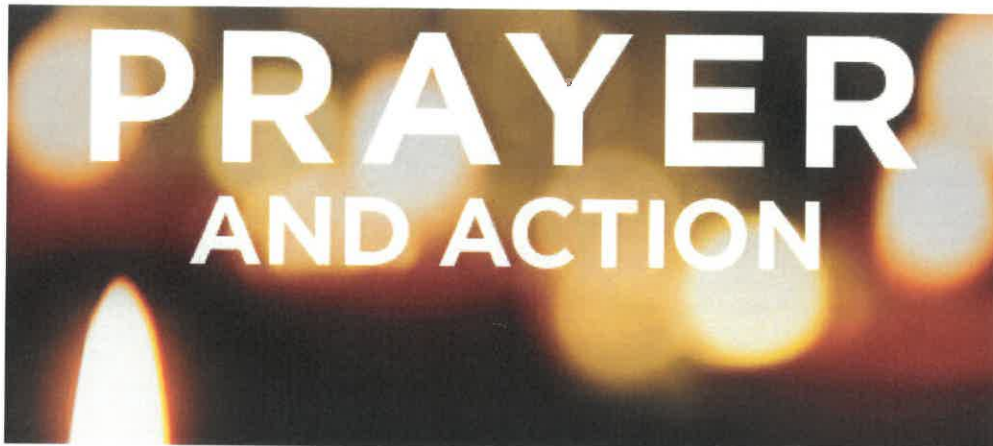
Hi! Please let us know how we can help.

L|C The Life Center Winters
July 9, 2016 · Winters · 🌐

Home

At

In light of recent shootings and tragedies across the U.S., President Glenn Burris Jr. is asking all Foursquare churches to join him for a Call to Prayer & Action, this Sunday, July 10. If you want injustice everywhere to end, read on and share: 4sq.ca/prayeraction16.





459,144

Call to Prayer and Action | Central Office Updates | The Foursquare Church

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June 28, 2019 · Los Angeles · 🌐

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#VerticalPrayer

#MeetMeAtTheLifeCenter #OneChurch4Locations

Service Times:... See more



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The Life Center Winters



June 14, 2019 · 🌐

Hev everyone! I'll be comina this weekend to share this Sunday's



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LIC The Life Center Winters
January 3, 2015 · 🌐

Home

At

Tomorrow morning we gather once again to declare Jesus as Lord over all, in word and in song Message: Where Will You Build An Altar? 10 AM Join us as we share Holy Communion and a challenge for the New Year, an Open Door!

👍 2

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LIC The Life Center Winters
 January 10, 2015 · 🌐



WHAT ARE YOU WAITING FOR? Joshua 18:1-4 ... Have you forgotten the Promises of God are for NOW. God is calling us to Possess the Promises and Inheritance that is ours in Christ Jesus
 Join us Sunday Morning @ 10 AM and be Blessed, Encouraged and Challenged to live up to all God has called you to

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LIC The Life Center Winters
January 17, 2015 · 🌐

"You Aren't There Yet, So Don't Stop Now" -- Philippians 3:13-14
Join us tomorrow as we gather to lift up the Name of Jesus and Proclaim Him Savior and Lord God has Purposed Plans for your life ... We would love to encourage you on your journey and mission to Glorify God !!! Morning Worship begins @ 10 AM -- 201 Main Street Winters California

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LIC The Life Center Winters
January 24, 2015 · 🌐

Home

At

"THE COST OF A CHRIST-CENTERED LIFE" ... Come Worship and Be Challenged and Blessed with us at The Life Center - 10 AM 201 Main St. Winters Ca Worth Everything to Follow Jesus

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LIC The Life Center Winters is 😊 feeling optimistic at The Foursquare Church.
June 28, 2019 · Los Angeles · 🌐



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Hi! Please let us know how we can help.

The Life Center Winters
March 22, 2015 · 🌐

Home

At

LIVING LAST SUPPER drama presentation based on Leonardo Da Vinci's famous painting which depicts the reaction of the disciples as Jesus informs them that one of them will betray him ... Come and see Sunday March 29th @ 7 pm and again on Friday April 3rd @ 7 pm Admission is FREE ... 201 Main Street Winters Ca

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LIC The Life Center Winters
April 4, 2015 · 🌐

Join us this Sunday as we celebrate the Resurrection of our Lord @ 10:00 AM - Worship, Special music and a message entitled, The Power of The Cross

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The Life Center Winters
April 25, 2015 · 🌐

Home

At

The Life Center - Tomorrow @ 10 AM -- DETERMINED TO WIN

Determination is acting in faith when we temporarily lose sight of where we are going

Proverbs 4:23-27 "Keep your heart with all diligence, for out of it springs the issues of life. Put away from you a deceitful mouth, and put perverse lips far from you. Let your eyes look straight ahead, and your eyelids look right before you. Ponder the path of your feet, and let all your ways be established. Do not turn to the right or the left; remove your foot from evil" ---

Come Worship Together with us ... You will be welcomed and loved

👍 2

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LJC The Life Center Winters
 May 2, 2015 ·

The Life Center - May 3rd 10 AM --- POSSESS THE LAND
 Deuteronomy 12:1-14 ... The Cross, the Grave and the Resurrection of
 Jesus removed the obstacle of Judgement that now allows us to
 "Possess the Land" ... Don't look at God's promises from across the
 River, Come into the Land of PROMISE Worship with us

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LIC The Life Center Winters
May 4, 2015 · 🌐

We will have the Sanctuary open at The Life Center from Noon - 5:00 pm this Thursday National Day of Prayer Pray for God to Heal and Restore America to Righteousness as we Cry out to God and Repent of our wicked ways

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The Life Center Winters
 June 6, 2015 · 🌐

Looking forward to an amazing day at The Life Center in Winters tomorrow...Cyndie Facciolla and friends will be sharing about their upcoming Missions Trip to Uganda and we will be honoring our High School Graduates, Briar Anderson and Stormee Norfolk & our Middle School Graduates Lydia Anderson and Colby Shaw --- message tomorrow Our Mission, The Great Commission Matthew 28:19-20 ... It all begins with worship and prayer @ 10 AM SEE YOU ALL THEN

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Hi! Please let us know how we can help.

The Life Center Winters
July 16, 2015 · 🌐

Home

At

BIBLE Study tonight @ 6:30 pm for Dinner and 7:00 pm for Study
Join us !! We are studying the Book of Revelation and we are currently
in the 13th Chapter!

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June 28, 2019 · Los Angeles · 🌐



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The Life Center Winters
 August 22, 2015 · 🌐

Join us Sunday @ 10 AM as we take a look at BLESSED ARE THE DESPERATE ... The Life Center - 205 Main Street Winters Ca 95694

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 June 28, 2019 · Los Angeles · 🌐

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The Life Center Winters
August 29, 2015 · 🌐

Sunday August 30 @ 10 AM --- BLESSED ARE THE HUNGRY ... Only Jesus can satisfy your soul Join us in praise, worship & God's transforming Word!

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June 28, 2019 · Los Angeles · 🌐



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The Life Center Winters
September 13, 2015 · 🌐



Come discover Seven Simple Life Changing Words -- Join us this morning at 10:00 AM The Life Center - 201 Main Street Winters, Ca

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June 28, 2019 · Los Angeles · 🌐

It's gonna be a great day at church this Sunday! Don't miss it! God is



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LIC The Life Center Winters
September 16, 2015 · 🌐



ALL CHURCH PRAYER TONIGHT 7:00-8:00 PM ... Join us as we bring our offerings of Praise to the God of this universe and as we bring our petitions for healing, restoration, deliverance, return of prodigals, wisdom and blessing to those who lead our homes, cities, state and nation Here Our Prayers LORD!

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The Life Center Winters

@lifecenterwinters · 4.5 (24 reviews) · Church

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At

The Life Center Winters
September 19, 2015 · 🌐

Since God Knows Everything, Why should We Pray? Come and hear what God has to say about this important and often troubling topic
10 AM 201 Main Street

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The Life Center Winters is 😊 feeling optimistic at **The Foursquare Church**.

June 28, 2019 · Los Angeles · 🌐



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@lifecenterwinters · 4.5 (24 reviews) · Church

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Hi! Please let us know how we can help.

LIC The Life Center Winters
September 24, 2015 · 🌐

Home

At

Bible Study Tonight starting with Dinner @ 6:30 pm and Bible Study @ 7:00 pm ... Revelation Chapter 22 final chapter ...
Dinner tonight is Spaghetti, Salad, homemade bread sticks, Pumpkin bread and Peanut butter cheesecake bars for dessert

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At

The Life Center Winters
September 26, 2015 · 🌐

Revival preacher Leonard Ravenhill wrote, "There was a time when people came to church to meet with God. Now they come to sing songs about Him" ... Meet God with us at The Life Center each Sunday morning at 10:00 AM ... we do sing songs about Him, to Him ... Hope to see you tomorrow

👍 1

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At

LIC The Life Center Winters
October 3, 2015 · 🌐

Join us tomorrow as we take a look BEHIND THE CURTAIN of what happens when we PRAY Prayer isn't preparation for the Battle Prayer IS the Battle Worship begins at 10 am

👍 1

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L|C The Life Center Winters
life | CENTER October 24, 2015 · 🌐

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At

Exciting service this Sunday as we get a report from those who recently returned from Uganda Hope to see you all at 10 AM

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June 28, 2019 · Los Angeles · 🌐

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LIC The Life Center Winters
December 8, 2015 · 🌐

Home

At

December 13th: Still The Greatest Story Ever Told, musical presentation join us @ 10 AM this coming Sunday!

December 20th: Youth Drama Presentation of the Nativity ... bring your family and friends as we celebrate together the Story of Christmas ... 10 AM

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The Life Center Winters

December 27, 2015 · Winters · 🌐

Home

At

Sunday December 27th @ 10 AM we will be taking a quick look back over 2015 and take somethings with us into 2016 and leave most of them behind Join us as we look at New Year New Focus ...

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June 28, 2019 · Los Angeles · 🌐



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LIC The Life Center Winters January 8, 2014

Fundamentals of Faith resumes tomorrow night at 6:30 pm for dinner and 7:00 pm for Bible Study Join us if you can

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June 28, 2019 · Los Angeles

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The Life Center Winters
February 23, 2014 · 🌐

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At

Eager To Hear the Word of God ... Sunday Morning February 23, 2014
10 AM ... Acts 17:11

Come worship together with us ...

👍 1

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The Life Center Winters
 March 8, 2014 · 🌐



Church begins at 10 am (9 am old time) with Great Praise & Worship, followed by an update from Dr Joyce Hightower on the progress of the Orphanage in the Congo.

Pastors message will be BELIEVE IT OR NOT ... God's Word gives life ... Deuteronomy 8:3 & Matthew 4:4
 Come join us as we make His Name GLORIOUS !!

3

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LIC The Life Center Winters
March 15, 2014 · 🌐

Home

At

This Sunday we are blessed to have Rod & Jenni Carlson as our Special Ministry Guests as they show us the power of committing to memory the life changing Word of God...join us @ 10 AM -- 201 Main Street Winters Ca

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June 28, 2019 · Los Angeles · 🌐



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The Life Center Winters
March 22, 2014 · 🌐

Home

At

This Sunday, "That Your People May Rejoice In You" 2 Chronicles 7:13,14 & Psalm 85 Be a vital part in ushering in a Great Revival in your own life, church, community and Nation 10 AM 201 Main Street Winters Ca

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LIC The Life Center Winters
April 6, 2014 · 🌐

Home

At

Sunday 10 AM - The Power of the CROSS 1 Corinthians 1:18, The Cross of Jesus Christ still has the power to change lives TODAY !!! I Believe In A Hill Called Mount Calvary Worship with us and let the love of Christ fill your heart and soul

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The Life Center Winters
April 6, 2014 · 🌐

Home

At

the LIVING LAST SUPPER will be presented again on two special nights this year ... Saturday April 12th @ 7:00 pm and Good Friday April 18th @ 7:00 pm ... this is fast becoming an annual celebration in Winters and performed by Christian believers from several local churches at The Life Center 201 Main Street There is NO CHARGE so bring your family and friends and be blessed

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At

LIC The Life Center Winters
May 3, 2014 · 🌐

Sunday 10 AM ... THE GOSPEL IS ... Acts 2:22-41
Everything God is you will find in the Gospel
Worship & Celebrate with us Tomorrow !!!

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June 28, 2019 · Los Angeles · 🌐



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The Life Center Winters
May 4, 2014 · 🌐

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Prayer For Revival Sunday Night @ 6:00 pm - 7:30 pm The Life Center - 201 Main Street Come pray with us for the City of Winters to be Won for Christ ...

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June 28, 2019 · Los Angeles · 🌐



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The Life Center Winters
May 10, 2014 · 🌐

Home

At

Join us Mothers Day as we celebrate "A Pure and Genuine Faith" 2 Timothy 1:5 ... We have a gift for all moms are n attendance See you all 10 AM 201 Main Street Winters Ca

👍 2

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LIC The Life Center Winters
May 25, 2014

Will Hausler, Youth Pastor will be sharing a powerful message of Hope at The Life Center, Winters CA - 10am

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June 28, 2019 · Los Angeles



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At

LIC The Life Center Winters
June 15, 2014 · 🌐

Come on out WINTERS ... Exciting, explosive, extraordinary move of God under the Tent tonight !!!!! 6:00 PM

👍 2

1 Comment

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Casey Orndorf
An old fashioned tent revival! Yay!

Like 7y



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LIC The Life Center Winters
June 21, 2014 · 🌐

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Sundays message: The Gospel According to You ... 10 AM 201 Main Street Winters Ca ... Be our guest



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1 Comment

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Jacqueline Gail Mcleod
I want to hear that one

Like 7y



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LIC The Life Center Winters
July 19, 2014 · 🌐

Home

At

Message Sunday July 20, 2014 10 AM IT'S IMPORTANT TO REMEMBER AND BE REMINDED 2 PETER 1:12-13

Join us this Sunday ... be blessed, challenged, reminded and refreshed in God

👍 3

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July 22, 2014 ·



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If you would like to take a break from your routine and take a few minutes or an hour to just worship Jesus ... that's exactly what we do at The Life Center in Winters on Tuesdays from 11:30 am - 12:30 pm Come Worship with Us for 10 minutes, 30 minutes or the entire hour Make His Name Glorious !!!!!

1

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Hi! Please let us know how we can help.

The Life Center Winters
August 31, 2014 · 🌐

Home

At

Does it matter what we bring to the Lord, and does it matter HOW we bring it Tomorrow: Attitude of the Sacrifice ... Join us at 10 AM 201 Main Street corners of 2nd & Main Streets ...

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The Life Center Winters is 😊 feeling optimistic at **The Foursquare Church.**



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The Life Center Winters

September 20, 2014 · 🌐

Tonight at 7 pm we will be showing the movie "God's Not Dead". Bring a snack to share and come enjoy this film.

<https://www.youtube.com/watch?v=qouME5ikprU>



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LIC The Life Center Winters
September 20, 2014 · 🌐

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Sunday at The Life Center --- Since God is For us, He certainly is not against us sounds really good for us !!! Join us at 10 AM ... 201 Main Street Winters Ca

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LJC The Life Center Winters
September 28, 2014 · 🌐

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Remembering All His Benefits Psalm 103
Join us Sunday @ 10 AM 201 Main Street Winters California

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Foursquare Church.

June 28, 2019 · Los Angeles · 🌐

It's gonna be a great day at church this Sunday! Don't miss it! God is



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The Life Center Winters
October 4, 2014 · 🌐

Will Hausler is sharing a message from God's Word this Sunday and Briar Anderson will be leading Worship starting @ 10 AM ... Hope to see you all at The Life Center 201 Main Street Winters Ca.

👍 2

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The Life Center Winters is 😊 feeling optimistic at **The Foursquare Church.**



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The Life Center Winters

October 12, 2014 ·



Will You Be Ready When Jesus Returns for His Church? ... He is coming for those who LOVE and LOOK for His appearing ...

Join us Sunday morning @ 10 AM 201 Main Street Winters Ca

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The Life Center Winters is feeling optimistic at The Foursquare Church.





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Hi! Please let us know how we can help.

The Life Center Winters
October 26, 2014 · 🌐

Home

At

God's Presence changes our Common Ground to Holy Ground ...
Exodus 3 Worship together with us at The Life Center Sunday @ 10
AM Sunday October 26th ...

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June 28, 2019 · Los Angeles · 🌐



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The Life Center Winters
November 22, 2014 · 🌐

Join us Sunday November 23rd as we share together the many things we are thankful and grateful for ... Briar Anderson will be leading worship ... See you all @ 10 AM at The Life Center

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The Life Center Winters is 😊 feeling optimistic at **The Foursquare Church**.



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Hi! Please let us know how we can help.

L|C The Life Center Winters
December 5, 2014 · 🌐

Home

At

The Life Center is Celebrating Christmas every week of December with SPECIAL musical presentations and words of Hope, Joy, Peace and Life Special Music Dec. 7 th by Larry Rutledge, Stormi Norfolk and Kara Dedeaux will be signing to the beautiful song, Mary Did You Know We begin each Sunday @ 10 am ... 201 Main Street Winters Ca 95684 .. We would love to have you join us !

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Home

At

The Life Center Winters
January 6, 2013 · 🌐

Repair the Breach, Restore the Walls ... Ephesians 4:22-32 Nehemiah 4:1-7 join us Sunday January 6, 2013 at 10 AM for a message that exposes the Breaches that seek to destroy our walk with Christ and Testimony to a lost and dying world

3

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LIC The Life Center Winters
Life Center January 13, 2013 · 🌐



Sunday January 13, 2013 10 AM ... continuing message on Repair the Breach, Restore the Wall Join us this morning

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Life Center Foursquare Church.



June 28, 2019 · Los Angeles · 🌐



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Hi! Please let us know how we can help.

The Life Center Winters
February 7, 2013 · 🌐

Home

At

SPECIAL GUEST: Dr Joyce Hightower will be ministering Sunday, Feb. 10 @ 10 AM ... Dr Hightower works with World Health Organization in the Continent of Africa and has established an orphanage in the Congo which educates children and mothers so they can be productive and no longer dependent on others ... Dr Hightower is a gifted speaker, singer/songwriter and Dramatic Story Teller you will be challenged and blessed by her ministry

👍 2

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Hi! Please let us know how we can help.

LIC The Life Center Winters
February 18, 2013 · 🌐

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At

Memorial Service for Juanita Skaggs, tomorrow, Tuesday 2-19-2013 @ 11:00 am ... come help us celebrate this extraordinary woman's life

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June 28, 2019 · Los Angeles · 🌐



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Hi! Please let us know how we can help.

LIC The Life Center Winters
March 17, 2013 · 🌐

Home

At

Coming Palm Sunday, March 24th at 6:00 pm and Good Friday, March 29th at 7:00 pm - the dramatic presentation of Leonardo Da Vinci's The Last Supper will be performed for the general public at Main Street Church 201 Main Street Winters Ca

👍 1

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 **The Life Center Winters**
 March 19, 2013 · 🌐

MAIN STREET CHURCH PRESENTS, The Living Last Supper, this coming Sunday, March 24th at 6:00 PM and again on Good Friday, March 29th at 7:00 pm ... Leonardo Da Vinci's famous painting will come to life before your very eyes as each disciple is stunned by Jesus words, "one of you will betray me" ... you will be blessed and challenged in your faith by this powerful presentation ... Main Street Church is located at 201 Main Street Winters Ca (corners of 2nd & Main Streets)

1

2 Shares

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Hi! Please let us know how we can help.

LIC The Life Center Winters
April 27, 2013 · 🌐

Home

At

Tomorrow morning, April 28th, the congregation, family and friends will honor Pastor Steve & Cheryl Rutledge for their love and ministry to the Church family at Main Street Church and the town of Winters Ca and surrounding areas.
Celebration will begin at 10 AM and everyone is invited

👍 10

3 Comments

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LIC The Life Center Winters
10 Years at Main Street

Like 8y



Rod Carlson
Wish Jenni and I could be there. We hold Main Street



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The Life Center Winters
June 9, 2013 · 🌐

Today was amazing @ Main Street Church with Mario Murillo bringing the Word and lives touched and changed ... Come tonight @ 6 PM to see the Miracle power of God Heal, Deliver and Set Free ...

4

2 Comments

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Barbara Lawrence

I wanted to come 😊 MEANT to ..GOD BLESS ❤️

Like 8y



The Life Center Winters
Come tonight at 6 pm

Like 8y



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The Life Center Winters
June 23, 2013 · 🌐

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At

Main Street Church 201 Main Street Winters Ca ... Service @ 10 AM ...
Come see, come hear what the Lord had done and is doing

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The Life Center Winters is 😊 feeling optimistic at **The Foursquare Church**.

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LIC The Life Center Winters
August 17, 2013 · 🌐

Home

At

Come with Knowing Expectation, Worship with Abandon, Go out with Winning the Lost as your Commission ... @ 10 AM Sunday Main Street Church, Winters Ca, corner of 2nd & Main Street

👍 25

6 Comments 2 Shares

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Barbara Lawrence
your church believes in winning the lost???

Like 8y



The Life Center Winters
Absolutely, that's what all Christians are called to so

Like 8y





6



Barbara Lawrence
I know. Just surprised.

Like 8y



The Life Center Winters
Not sure why you would be surprised. Winning the lost is the ultimate call and purpose to ALL who have been born again

Like 8y



Brenda Jewell Yarborough
His last commandment, our greatest commission is winning the lost ❤️

Like 8y



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Other posts



The Life Center Winters is 😊 feeling optimistic at **The Foursquare Church.**



June 28, 2019 · Los Angeles · 🌐

It's gonna be a great day at church this Sunday! Don't miss it! God is up to BIG things at The Life Center!

[#VerticalPrayer](#)

[#MeetMeAtTheLifeCenter](#) [#OneChurch4Locations](#)

Service Times:... [See more](#)



👍❤️ 5



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life | CENTER October 19, 2013 · 🌐



Join us this Sunday October 20 th @ 10 AM as we come together to Rebuild The Altar of the Lord

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The Life Center Winters
November 10, 2013 · 🌐



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At

Outstanding day at Main Street Church under the ministry of Evangelist Jeff Rostocil ...



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LIC The Life Center Winters November 17, 2013 · 🌐

Home

At

Looking forward to a powerful time of Worship, Word & Waiting on God to rain down His Righteousness, Love & Power this morning as we build an Altar to His Greatness & Goodness ... Join us @ 10 AM ... Thanksgiving Dinner following our time at the Masters table

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LIC The Life Center Winters
January 7, 2012 · 🌐

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At

Sunday January 8th at 10 AM OVERCOMING THE OVERWHELMING ...

👍 1

1 Comment

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The Life Center Winters
Message to be completed in 2 weeks January 22nd

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The Life Center Winters

January 14, 2012 · 🌐



Sunday January 15th at 10 AM Pastor Ron will be bringing a word for the Lord ... gonna be AWESOME ... join us and be challenged and blessed

3

1 Comment

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The Life Center Winters

I meant a word from the Lord but then again he is bringing for the Lord as well 😊

Like 10y



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Hi! Please let us know how we can help.

LIC The Life Center Winters
January 16, 2012 · 🌐

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WORSHIP IN THE AFTERNOON ... TUESDAY
11:30 AM TO 1:00 PM ... JOIN US

👍 2

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At

The Life Center Winters
January 18, 2012 · 🌐

Sunday January 22nd 10 AM conclusion of message Overcoming the Overwhelming ...We need to remember that what God has promised to do, He will do !!! 201 Main Street Winters Ca ... see you there

3

1 Comment

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Cory Henigan Jones

TONIGHT...Thursday, January 19th BIBLE STUDY. Our wonderful Orv Adair is going to teach on...THE MIRACLES OF JESUS. Can't get any better than that!! Come on & we'll see YOU there!!

Like 10y



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The Life Center Winters
January 29, 2012

Sunday January 29, 2012 at 10 AM "the Power of an Invitation" ... join us

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The Life Center Winters is feeling optimistic at The Foursquare Church.

June 28, 2019 · Los Angeles

It's gonna be a great day at church this Sunday! Don't miss it! God is



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The Life Center Winters
February 11, 2012

SPECIAL day tomorrow at Main Street Church ... Youth Pastor Will Hausler will be speaking to the folks for the first time ... Come support our YOUTH !!! you will be surely blessed 10 AM corner of 2nd & Main

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The Life Center Winters is feeling optimistic at **The Foursquare Church**.



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LIC The Life Center Winters
February 16, 2012 · 🌐

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At

SUNDAY FEBRUARY 19TH 10 AM Special Guests: Rod & Jenny Carlson with Living Logos Ministries ... come hear the Bible come to life as they deliver whole books of the Bible from memory in Biblical character ...

👍 2

1 Comment

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Kris Cox Criswell

I was reading quickly and thought this said, "living LEGO's". I thought, "hmm, there's something I haven't seen done in church". 😊

Like 10y



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The Life Center Winters
February 25, 2012 · 🌐

Sunday 10 AM February 26th Pastor Steve will be preaching on Revival: The Gospel ... of First Importance 1 Corinthians 15:1-4 Please be our guest and worship with us

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The Life Center Winters

March 2, 2012 · 🌐



MARIO MURILLO MINISTRIES - Sunday March 25th 10 AM and 5:15 PM - Powerful day of Worship, Message from God's Word, Time of ministry in the Power of the Holy Spirit ... Invite everyone to come be apart of this powerful time in the Presence of God - 201 Main Street Winters, Ca (corners of 2nd & Main Streets)

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LIC The Life Center Winters
March 3, 2012 · 🌐

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Sunday March 4th - 10 AM Message: REVIVAL - Preventing Leanness of Soul ... would love to have you join us this Sunday for a glorious time of worship and ministry from God's Word

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June 28, 2019 · Los Angeles · 🌐



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The Life Center Winters

March 30, 2012 · 🌐

Come worship with us this Palm Sunday ... Worship King Jesus ... Hosanna, Hosanna, Hosanna in the highest !!! we meet at 10 am

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LIC The Life Center Winters
April 6, 2012 · 🌐



SUNDAY APRIL 8, 2012 AT 10 AM ... "I AM the Resurrection and the Life, Do you believe it?" ... join us as we celebrate the Resurrection of our Lord ... Hallelujah, JESUS is alive !!!

👍 1

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At

The Life Center Winters

April 28, 2012 · 🌐

Sunday April 29, 2012 10 AM ... Come Worship with us and be challenged and changed by the Word of God --- 201 Main Street Winters Ca (corner of 2nd & Main Street)

👍 3

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The Life Center Winters
April 28, 2012 · 🌐

POTLUCK DINNER following the service tomorrow's service ... We begin at 10 AM ... bring your hungry spirit and your hungry belly 😊

👍 1

2 Comments

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The Life Center Winters
Oh, and bring something good to eat 😊

Like 9y



Steve Hausler

And any loose change you separate with...(o:

Like 9y



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At

LIC The Life Center Winters
April 30, 2012 · 🌐

SEAN SMITH / Pointblank Ministries will be with us this Sunday May 6, 2012 at 10 AM ... Powerful ministry and man of God ... join us this Sunday and witness the power of God in the house and in your life --- Pastor Steve

👍 2

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LJC The Life Center Winters
Life Center May 31, 2012 · 🌐

Sunday June 3rd we continue our message on the Holy Spirit and what He was sent to do in the life of the believer ... with regards to the Baptism of the Holy Spirit, The Gift of Tongues in the church and our Devotional prayer language ... join us at 10 am 201 Main Street Winters Ca

👍 1

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Hi! Please let us know how we can help.

LIC The Life Center Winters
June 22, 2012 · 🌐

Home

At

Join us for the powerful movie presentation of, OCTOBER BABY ... This Saturday night, June 23, 2012 at 8 pm ... 201 Main Street Winters Ca ... "Everylife is Beautiful" ... bring a family member and a friend to this event ... refreshment and fellowship to follow

2 Shares

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LJC The Life Center Winters
 September 21, 2012 · 🌐



Don't miss this Sunday, 10am, as the Youth and Pastor Will will be in charge of the service. A potluck and cake auction (youth fund raiser) will follow.

👍 2

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LIC The Life Center Winters
December 6, 2012 ·

DECEMBER 9TH 10 AM ... Christmas Musical Presentation, "It's Still The Greatest Story Ever Heard" ... great songs of Christmas with Ensemble, Trio, solos, and dancers ... Celebrate the season with us this Sunday !

2

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Grace Unplugged

See more of The Life Center Winters on Facebook

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The Life Center Winters

December 30, 2012 · 🌐



FINAL SERVICE of 2012 ... What Are You Looking For John 12:12-22 ... Come to see JESUS !!!! and worship Him with us !!! December 30, 2012 10 AM

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LIC The Life Center Winters
January 30, 2011 · 🌐

Sunday February 6, 2011 will be the final Sunday for Pastor Steve and Cheryl as Pastors of Main Street Church in Winters California ... they consider themselves to be richly blessed to serve for nearly 8 years the wonderful people who make up this great church and are believing God to continue to bless Main Street in the years to come as Winters is reached for the Christ ...

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The Life Center Winters
 February 19, 2011 · 🌐



Join Us tomorrow at Main Street Church ... Pastor Steve is sharing a message from Acts 1:1-8 entitled Keeping The Main Thing The Main Thing service begins at 10 AM ... 201 Main Street Winters Ca corner of 2nd & Main Street

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The Life Center Winters
February 26, 2011 · 🌐

Sunday February 27th 10 AM ... The Most Important Question of All
Acts 16:22-34 ... JOIN US ...

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June 28, 2019 · Los Angeles · 🌐

It's gonna be a great day at church this Sunday! Don't miss it! God is



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Events

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LIC The Life Center Winters
March 4, 2011 · 🌐



Sunday March 6, 2011 10 AM ... Some Things Just Can't Be Denied
Acts 4:13-20 ... Worship with us this Sunday and bring your friends ...

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LIC The Life Center Winters is 😊 feeling optimistic at The
Foursquare Church.



June 28, 2019 · Los Angeles · 🌐

It's gonna be a great day at church this Sunday! Don't miss it! God is



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L|C The Life Center Winters
life | CENTER April 11, 2011 · 🌐

Home

At

Main Street Church will be presenting the LIVING LAST SUPPER next Saturday and Sunday at 6pm and again on Good Friday at 7 pm ... this presentation is based on the famous Last Supper painting and will give a power portrayal of the lives of Jesus' disciples and their impact on the world when they gave their lives to follow Jesus. Invite Your friends, family, neighbors and co-workers. Child Care will be provided.

MAINSTREET-CHURCH.ORG
The Living Last Supper

👍 2

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LIC The Life Center Winters
May 4, 2011 · 🌐



BIBLE STUDY RESUMES THIS THURSDAY MAY 5TH AT 7:00 PM ... Feast of Trumpets in the series of God's 7 prescribed feasts ... join us

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The Life Center Winters
May 6, 2011 · 🌐

Home

At

Remember to go with your Mother to church this Sunday and every Sunday after that ... HAPPY MOTHER'S DAY to our wonderful moms ... Service starts at 10 AM 201 Main Street Winters Ca ... special gift to our moms

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LIC The Life Center Winters
MAY 14, 2011 · 🌐

Join us this Sunday as Pastor Steve speaks on The Foolish and Powerful Message of the Cross 1 Corinthians 1:18-23 ... Service Starts at 10 AM

👍 1

1 Comment

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Tom Rome
10 ISH , HAHAAHAHA

Like 10y



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ife | CENTE May 27, 2011 · 🌐



Home

At

A Memorial Service to Celebrate the Life of Mary Anderson will be Wednesday June 1, 2011 at 1:00 PM at The Life Center 201 Main Street Winters California ... We rejoice in Mary's homegoing and we sorrow with those who are left behind ... Friends and Family of Mary Anderson are welcome to join us for this very special memorial ...



👍 1

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The Life Center Winters



May 28, 2011 · 🌐

Sunday May 29th at 10:00 AM former Pastor Chuck Randolph will be speaking at The Life Center ... come and be blessed as we also REMEMBER "all who have given some and some who have given all" --- Memorial Day

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The Life Center Winters June 12, 2011

Sunday Mornings Message: REVIVAL ... join us !!! 10 am 2nd & Main Street Winters Ca

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The Life Center Winters is feeling optimistic at The Foursquare Church.

June 28, 2019 · Los Angeles

We were having a great day at church this Sunday. Don't miss it! God is



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The Life Center Winters
June 24, 2011 · 🌐



REVIVAL : It's Personal !!! "A new beginning of obedience to God" ... join us Sunday June 26, 2011 at 10 AM ... Come let us worship and bow down - together

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Events

Photos

More

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LIC The Life Center Winters
July 2, 2011 · 🌐

Sunday July 3, 2011 at 10 AM we will be Celebrating our Freedoms from Sin and Tyranny ... come join us as we are reminded of God's blessings and we take time to bow before HIM and Call on God to FORGIVE us as a people and a Nation that desperately needs God to HEAL our Land ... 2 Chronicles 7:14 -- Hope to see you !

👍 1

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LIC The Life Center Winters
 July 30, 2011 · 🌐



This One Thing I DO ... Philippians 3:13 Sunday July 31 2011 10 AM ...
 join us as we continue to seek God for REVIVAL ... potluck following
 the service to welcome our new members: Mary Rutledge, Mary Ellen
 Besso, Aaron & Jenifer Engelage, Larry & Cory Jones

1 Comment

Like

Comment

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Ellen L Parkhurst
 Yeah! About time you all;)

Like 10y



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Hi! Please let us know how we can help.

The Life Center Winters
August 6, 2011 · 🌐

Home

At

We would love to have you join us tomorrow morning at 10 am ... We are experiencing a move of God that is growing and gaining momentum in the Spirit ... Come hungry for God to fill you, Come expecting God to pour out His precious Holy Spirit in your life and Come worship together with God's people ... you will surely be blessed and amazed at what God is doing and desires to do in you ...

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Hi! Please let us know how we can help.

L|C The Life Center Winters
August 19, 2011 · 🌐

Home

At

Jeff Rosticil with Sole Quest International will be our special guest this coming Sunday August 21, 2011 at 10 AM ... Jeff and his wife have a power ministry to the body of Christ in the areas of Revival and Deliverance ... come be blessed and changed for eternity by the Power of the Holy Spirit ...

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The Life Center Winters
September 10, 2011

Dr Joyce Hightower with the World Health Organization will be our guest tomorrow morning September 11, 2011 at 10 AM ... She has a remarkable testimony of what God is doing in Africa that will bless you ... JOIN US !

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June 28, 2019 · Los Angeles



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Hi! Please let us know how we can help.

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At

The Life Center Winters

September 17, 2011 · 🌐

COME ON BACK TO CHURCH ... SUNDAY SEPTEMBER 18TH AT 10 AM ... LET'S GET TOGETHER ... BBQ to follow the service so we can all get better acquainted and/or reacquainted ... see you there --- Pastor

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June 28, 2019 · Los Angeles · 🌐



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The Life Center Winters
September 24, 2011 · 🌐



Ron & Denise Elrod will be bringing a powerful word to us in the 10 AM service ... join us and see what God has for you ... 201 Main Street Winters California

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About

Events

Photos

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The Life Center Winters

October 12, 2011 · 🌐



EDDIE RENTZ will be our GUEST this Sunday, October 16th at 10:00 AM at 201 Main Street in Winters Ca ... Come hear this anointed man of God bring a fresh word from God ... bring a friend and especially those who need to hear a message about the Power of God and what Jesus can do in their lives TODAY ...

👍 1

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The Life Center Winters
October 15, 2011 ·

If you are ready to be apart of a powerful move of God ... join us at Main Street Church when the Glory of God FALLS on us ... 10 am Sunday Guest Speaker: Eddie Rentz ...

2

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The Life Center Winters is feeling optimistic at **The Foursquare Church.**



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The Life Center Winters
October 18, 2011 · 🌐



Beginning Tomorrow, TUESDAY October 18, 2011 from 11:30 am - 1:00 pm there will be continuous worship at Main Street Church for those who would like to come on their lunch hour or any portion of it to enter into a time of worship ... Join us and let God bless you with HIS Amazing and Marvelous Presence ...

1 Comment

Like

Comment

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The Life Center Winters

That will be Every Tuesday from 11:30 am - 1:00 pm

Like 10y



Write a comment...





The Life Center Winters

@lifecenterwinters · 4.5 (24 reviews) · Church

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Hi! Please let us know how we can help.

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Eve

The Life Center Winters
October 22, 2011 · 🌐

Every TUESDAY afternoon from 11:30 am - 1:00 pm continual worship ... join us for a refreshing lunch break ... spend it in the presence of Jesus

Like

2

2 Comments

Like

Comment

Share



Linda Lea Alsbury
I didn't know you were doing this! Awesome!

Like 10y



The Life Center Winters
Yep ... it is something I have wanted to do for a long time ... first one was really wonderful

Like 10y



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Other posts

Insert an emoji



The Life Center Winters is 😊 feeling optimistic at **The Foursquare Church.**

June 28, 2019 · Los Angeles · 🌐

It's gonna be a great day at church this Sunday! Don't miss it! God is up to BIG things at The Life Center!

#VerticalPrayer



11



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Like ...

The Life Center Winters
 October 29, 2011 · 🌐

Sunday October 30th 10:00 AM Pastor Ron will be sharing a powerful word that will change your life ... join us and stay after for a Fall potluck serving soup, stew and chili, bread, coffee, tea and great fellowship ... see you at 10 😊

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The Life Center Winters is 😊 feeling optimistic at **The Foursquare Church**.

line 28 2019 · Los Angeles · 🌐



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Hi! Please let us know how we can help.

Home About

L|C The Life Center Winters
November 26, 2011 · 🌐

Event SPECIAL GUESTS: Kevin and Jennifer Stebvings, Missionaries to China will be with us at 10 AM tomorrow November 27th ... Come hear what GOD is doing in China ...

Like

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Other posts

Comment with a Sticker

L|C The Life Center Winters is 😊 feeling optimistic at **The Foursquare Church.**

June 28, 2019 · Los Angeles · 🌐

It's gonna be a great day at church this Sunday! Don't miss it! God is up to BIG things at The Life Center!

#VerticalPrayer
#MeetMeAtTheLifeCenter #OneChurch4Locations

Service Times:... See more





The Life Center Winters

@lifecenterwinters · 4.5 (24 reviews) · Church

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Hi! Please let us know how we can help.

LJC The Life Center Winters
December 1, 2011 · 🌐

Home

At

OPEN HOUSE at Main Street Church, SATURDAY December 3rd from 6-8 pm ... Chance to see the new Stained Glass window, Caroling, see the beautiful Christmas Decorations inside the church, hot chocolate, coffee, cider ... come join us for a nice pre Christmas evening ...

👍 2

4 Comments 1 Share

Like

Comment

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Marianne Washabaugh

Will you repost this Saturday morning...I guarantee I will forget before then!

Like 10y



The Life Center Winters

hahaha ... ok ... oh by the way it is in this weeks Winters



Danielle Moss

I wish we could be there but I bet it will be great:)

Like 10y



Cory Henigan Jones

I, most definitely will be there!! Can't wait!!

Like 10y



Write a comment...



Other posts



The Life Center Winters is 😊 feeling optimistic at **The Foursquare Church.**

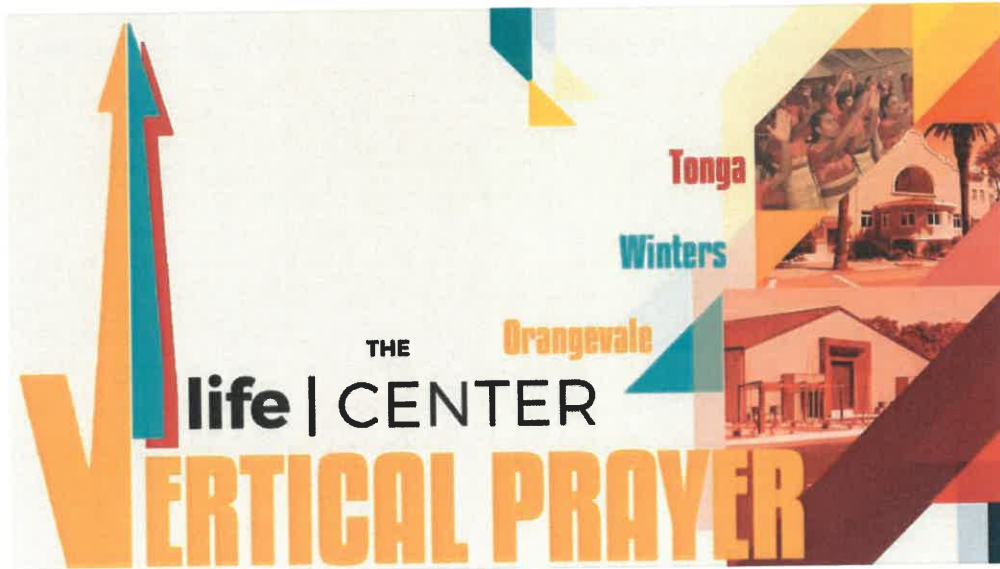
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Service Times:... [See more](#)



👍❤️ 5

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The Life Center Winters

June 14, 2019 · 🌐





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@lifecenterwinters · 4.5 (24 reviews) · Church

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Hi! Please let us know how we can help.

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The Life Center Winters
December 12, 2011 · 🌐

Sunday December 18th at 10 AM and 6 PM Main Street Church presents THIS IS CHRISTMAS...WHEN LOVE WAS BORN ... Plan now to attend and bring a friend ... let's CELEBRATE JESUS together ... 201 Main Street Winters Ca

3

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The Life Center Winters is 😊 feeling optimistic at **The**



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LIC The Life Center Winters
December 16, 2011 · 🌐

THIS IS CHRISTMAS ... WHEN LOVE WAS BORN ... Christmas musical presentation this Sunday December 18th at 10 am and again at 6 pm ... make plans to join us for this wonderful Christmas Celebration ... 201 Main Street Winters California

2

3 Shares

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Hi! Please let us know how we can help.

The Life Center Winters
December 22, 2011 · 🌐

Home

At

Christmas Day Communion Service 10 AM .. songs of Christmas .. O Holy Night sung by Larry Rutledge .. Join us for an hour to Celebrate Jesus Birthday with your family ... O come let us adore HIM, for He alone is worthy !

👍 1

2 Comments

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Kris Cox Criswell
SING IT LARRY!!! 😊 LOVE that song!

Like 10y



Cory Henigan Jones
We'll be there..."Happy Birthday, Jesus!"

Like 10y



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@lifecenterwinters · 4.5 (24 reviews) · Church

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Hi! Please let us know how we can help.

The Life Center Winters
April 17, 2010 · 🌐

Home

At

Join us Sunday, April 18, 2010, 10 AM. Pastor Steve will continue his series on "Faith Is The Victory", with "Overcoming Discontentment" 1 John 5:4-5 ...

3 Comments

Like

Comment

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Glenda Simmons

I love this quote: "Contentment makes a poor man rich, discontentment makes a rich man poor."

Like 11y



Trinity Eads

Ya sure anytime now.

Like 11y



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Hi! Please let us know how we can help.

LIC The Life Center Winters
April 19, 2010 · 🌐

Home

At

Screening of the Award Winning Film ... No Greater Love ... Saturday Night, May 8, 2010 at 7 pm refreshments to follow ... Admission FREE ... bring a friend, you will be blessed. See the trailer at

NOGREATERLOVETHEMOVIE.COM

No Greater Love

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The Life Center Winters
April 24, 2010 · 🌐

Join us Sunday, April 25, 2010, 10 AM. Pastor Steve will continue his series on "Faith Is The Victory", with "Overcoming Grief " 1 John 5:4-5

...

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The Life Center Winters
May 1, 2010

Join us Sunday, May 2, 2010, 10 AM. Pastor Steve will continue his series on "Faith Is The Victory", with "Overcoming Loneliness " 1 John 5:4-5 ...

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LIC The Life Center Winters
May 8, 2010 · 🌐

Join us Sunday, Mothers Day, May 9 , 2010, 10 AM. Pastor Steve's message will be "SHE DID ALL SHE COULD DO" Mark 14:1-9

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The Life Center Winters

May 22, 2010 · 🌐



Home

At

Join us Sunday, May 23 , 2010, 10 AM. Pastor Steve's message will be "THE POWER of PENTECOST".



2 Comments

Like

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Kris Cox Criswell
ooh, that sounds like a good one. 😊

Like 11y



The Life Center Winters
Acts 2

Like 11y



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At

LIC The Life Center Winters
May 28, 2010 · 🌐

SUNDAY MAY 30TH ... MARY RUTLEDGE will be our Guest Speaker for the AM service ... I have enjoyed hearing my mother share her Faith and Testimony of God's Faithfulness over many years and it just gets better and better ... Come be blessed ! You will be !!!

👍 1

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The Life Center Winters
June 12, 2010 · 🌐

Home

At

Join us Sunday, June 13 , 2010, 10 AM. Pastor Steve's message will be "The Prison of HIS Perserverance" Jonah 1:1-17

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The Life Center Winters
June 19, 2010 · 🌐

Home

At

A FATHER'S LEGACY ... Sunday June 20, 2010 10:00 AM ... come join us as we celebrate Father God and our wonderful dads who love their children and families ...

2 Comments

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The Life Center Winters

we have a nice gift for our dad's too 😊

Like 11y



Terri Piazza

Happy Father's Day Steve! We had a great weekend with Jamie & do Father's Day things...

Like 11y



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Hi! Please let us know how we can help.

The Life Center Winters
June 26, 2010 · 🌐

Message tomorrow morning: The Three Tests of Authentic Christianity
1 John 5:1-5 come take the test !!!

👍 1

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Hi! Please let us know how we can help.

LIC The Life Center Winters
July 3, 2010 · 🌐

Home

At

You are all invited to come worship with the Body of believers at Main Street Church as we celebrate the Freedom we have been given by Almighty God and humble ourselves and ask God to forgive us and to restore this Nation as we honor Him with Righteous living and Holy obedience

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Hi! Please let us know how we can help.

The Life Center Winters
July 12, 2010 · 🌐

Home

At

Invite your friends and join us Sunday July 18th at 10 AM ... we are on the corner of 2nd & Main Streets in Winters California

3 Comments

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The Life Center Winters

Our guest will be Dr Joyce Hightower ... the Director for Patient Health throughout the entire Continent of Africa ... she is a dynamic spirit filled Christian woman lifting up the name of Jesus everywhere she goes

Like 11y



The Life Center Winters

click on Main Street Church facebook page and see some



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The Life Center Winters
July 23, 2010 · 🌐



Join us the Sunday Morning at 10 AM for the conclusion of Prayer that Shakes the Church ... hope to see you there

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June 28, 2019 · Los Angeles · 🌐

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The Life Center Winters
August 21, 2010 ·

Join us Sunday, August 22, 2010 as Pastor Steve brings us the message "THE AWESOME POWER OF GOD'S WORD" ... ISAIAH 55:10-11

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Hi! Please let us know how we can help.

The Life Center Winters
September 17, 2010 · 🌐

Home

At

This Sunday we are dressing up HAWAIIAN ... wear your flowered shirts and moo moos, sandals, flip flops, cut offs ... Summer is coming to and end ... and of course we will be worshipping Our Great God and Savior Jesus Christ with hearts full of thanksgiving and lips filled with PRAISE !!!! COME WORSHIP WITH US !!!

👍 1

5 Comments

Like

Comment

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Julie Skaggs-Campbell

What a great idea! Have fun with it. There's an old hymn, He's Coming Soon, that is the same music as Aloha Oy (or something like that)!

Like 11y



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The Life Center Winters
 November 6, 2010 · 🌐



Join us Sunday, November 7, 2010 as Pastor Steve begins a series called "SEED THROWERS AND WATERBOYS" ... Luke 8:4-15

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The Life Center Winters
November 13, 2010 · 🌐

Home

At

Join us Sunday, November 14, 2010 as Pastor Steve continues the series titled "SEED THROWERS AND WATERBOYS" ... Luke 8:4-15

👍 1

1 Comment

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The Life Center Winters
part 2 ... Sowing and Reaping ...

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At

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WINTERS' ARCHITECTURAL HERITAGE

A GUIDE TO THE HISTORIC ARCHITECTURE
OF
WINTERS, CALIFORNIA

Prepared by
Historic Environment Consultants

1983

This publication was partially funded under the National Historic Preservation Act of 1966 through the California Office of Historic Preservation.

The Winters Historical Landmark Advisory Committee hopes to continue documenting the history of the greater Winters area. Members of the committee are anxious to correct errors that may appear in this booklet and would welcome further donations to the City's growing historical collection. The Advisory Committee's long range goal is to encourage the preservation of records, photographs, structures and other objects that reflect the community's cultural and architectural heritage.

This publication includes only a representative sampling of the architectural resources of Winters. Material for the publication is derived from a comprehensive Historical and Architectural Inventory of city resources completed in June 1983, on file with the City of Winters.

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City of Winters
318 First Street
Winters, California 95694

TABLE OF CONTENTS

Acknowledgements.....	7
Foreword.....	9
Historic Overview.....	11
Regional Historic Resources.....	13
DeVilbiss Hotel.....	15
Bank of Winters Building.....	17
Morrison Building.....	19
Citizens Bank/First Northern Bank of Dixon.....	21
First Christian Church.....	23
Winters City Hall.....	24
Yolo-Solano Bridge.....	25
Southern Pacific Railroad Bridge.....	27
Bell/Young House.....	29
Brock House.....	31
Craner/Carrick House.....	32
Prescott/Waggoner House.....	33
Wilson/Barb House.....	34
R. E. Baker/The Stone House.....	35

(cont'd)

TABLE OF CONTENTS (cont'd)

Morris/Kidder House.....	37
Fassett/Snodgrass House.....	39
Edwards-Henderson/Cook House.....	41
D. O. Judy House.....	43
Wilson House.....	45
Wyatt/Golson House.....	47
C. E. Wyatt House.....	48
Cole/Griffin House.....	49
Baker/Quintana House.....	51
Morrison House.....	52
E. H. Edwards/Meyer House.....	53
Judge Ball House.....	54

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The Winters Tree Committee

FOREWORD

In 1975, at the request of the Yolo County Board of Supervisors, the Winters City Council appointed an ad hoc Winters Historical Landmark Advisory Committee. This committee, chaired by Katherine Alexander, aroused local interest in historic Winters during a citywide centennial celebration in the spring of 1975. Featured were photographic displays, a brochure of historic homes, and the publication of a special centennial edition of the Winters Express.

Renewed interest in preserving the historical and architectural resources of the City of Winters occurred in February 1979 when a group of citizens asked the City Council to reactivate the Historical Landmark Advisory Committee. A public meeting was held, with the endorsement of the Council, and the advisory committee was reactivated. Monthly meetings were held, the recollections of longtime residents were tape-recorded and a review of photographic and historical collections was undertaken.

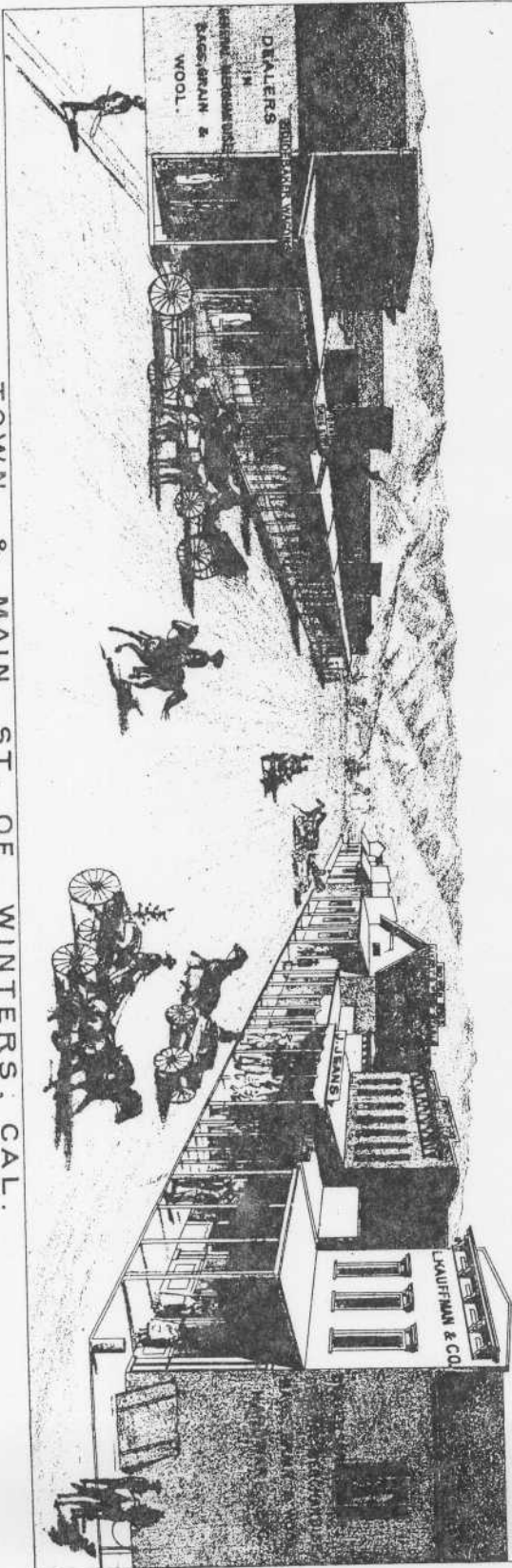
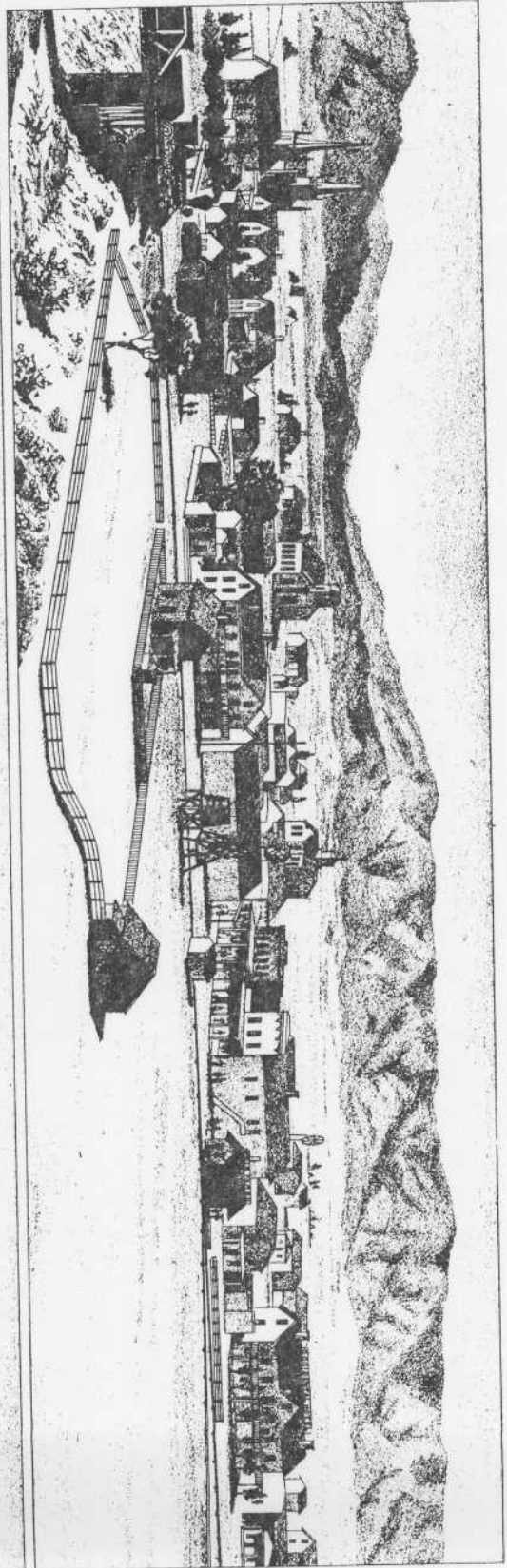
An annual report was made to the City Council on July 15, 1980. Receiving further encouragement from the Council at that time, the historical advisory committee prepared a preliminary list of historical resources in the City of Winters. Public meetings were held and donations were made to a historical fund. Local interest in insuring the preservation of "identified cultural and architectural resources that are unique and irreplaceable assets to the city and its neighborhoods" demonstrated the need for a comprehensive survey of these resources.

Consequently, in October 1981, acting with the support of the Winters City Council and the Winters Planning Commission, the Historical Landmark Advisory Committee prepared a grant application for funding from the State Office of Historic Preservation. A grant of \$9,000 was approved in April 1982, on the condition that the City of Winters would match that amount in in-kind contributions of volunteer services. Historic Environment Consultants of Sacramento were hired to conduct the survey of historic resources, assisted by community volunteers who contributed over 1,200 hours of research to the project. The illustrated report, completed in June of 1983, is intended to be used as a planning guide by the City of Winters.

Conclusions and recommendations made in the survey report are currently being considered by the General Plan Review Committee.

November 1983

Winters Historical Landmark Advisory Committee



TOWN & MAIN ST. OF WINTERS: CAL.

DE PUE & COMPANY.
1879

HISTORIC OVERVIEW

Settlement of the Winters area began in 1842 when John R. Wolfskill occupied Rancho Rio de los Potos, a Mexican land grant of 17,754 acres of lands along Putah Creek, where he commenced stock-raising and planted vegetables, fruit trees and grape vines.

In the 1850s John Wolfskill was joined by three brothers, Milton, Mathus and Sarchel, and others who settled on lands beyond the rancho's boundaries. Sub-division and sale of tracts within the rancho after 1858 brought in additional settlers, among whom were D.P.Edwards and Theodore Winters, a noted race horse breeder and entrepreneur who purchased the Mathus Wolfskill holdings in 1865 and established a racetrack southeast of the Winters bridge over Putah Creek.

The area's first town was developed at Buckeye, formerly located northeast of Winters, where a post office was established in 1855. The growth of this fledgeling rural settlement was brought to an end, however, in 1875, when the Vaca Valley Railroad extended its line into Yolo County. Having received financial assistance from area landowners and prospective businessmen for construction of a bridge over Putah Creek and the commitment of land from Theodore Winters and D.P.Edwards, the railroad made plans for a new depot and townsite. Thus, Buckeye was bypassed by two miles and a new town, named Winters after one of its founders, was established, inhabited partly by relocated Buckeye residents and their buildings.

As the northern terminus of the Vaca Valley Railroad, this new settlement grew quickly. By 1876 Winters had become a busy agricultural and commercial center, with three trains daily, new business and residential development and an assessed valuation of \$160,000. Produce of the area included apricots, peaches, almonds, plums, pears, cherries, figs, oranges, olives, barley, wheat and vegetables. Although some commercial activity, particularly in the tonnage of grains shipped by rail, shifted to the new town of Madison when the line was extended to that point in 1877, this era was one of growth, activity and promise for Winters.

Agriculture was then and remains today the primary source of commercial activity, while auxiliary activities helped the town grow slowly. There were banks, hotels, traveling businessmen and visitors, as well as the merchants and ranchers that provided the town's base. The Winters Advocate served as the

town's first newspaper from 1875 to 1879. It was succeeded by the Winters Express, a weekly publication founded in 1884 that continues to serve the best interests of the community.

In April 1892, a major earthquake heavily damaged many business buildings and residences in Winters. Some buildings were repaired and some rebuilt anew. The building activity led to other new construction and the establishment of Winters High School in 1892. Other growth activities of the 1890s included the organization of the Winters Dried Fruit Company in 1897 and the incorporation of the City of Winters in 1898.

Between 1900 and 1920, a new era of civic pride and self-awareness exhibited itself in a number of civic improvements: the installation of new water, sewer and lighting systems, street amenities such as concrete sidewalks, a horse watering trough, a public drinking fountain and the construction of two new bridges for rail and highway traffic. Service organizations concerned with the quality of citizen life were formed. The area's thriving agricultural industry prompted construction of new fruit sheds, warehouses and a cannery, and both the present city hall and a new high school were built.

Although the growth of Winters slowed during the years from 1920 to 1940, the strong agricultural base of the region sustained the town, its banks and its industry through the lean depression years. Rather than building new houses in ever more outlying areas, town residents enlarged and remodeled their existing family homes, predating the current trend for recycling by many years.

More recent years have seen some gradual changes in the composition and character of the population and in the cultivation of different crops. The predominant production of fresh fruits has gradually been replaced by the nut industry, coupled with a revival of the 1920s practice of selling fruit directly to the public at the production/ranch site. A recent report notes that "Winters is home to a growing number of people who commute to jobs in nearby cities while enjoying the friendly atmosphere of living in a small city." The town's predominant social character is one of considerable continuity as reflected by the presence of many descendants of early Winters families.

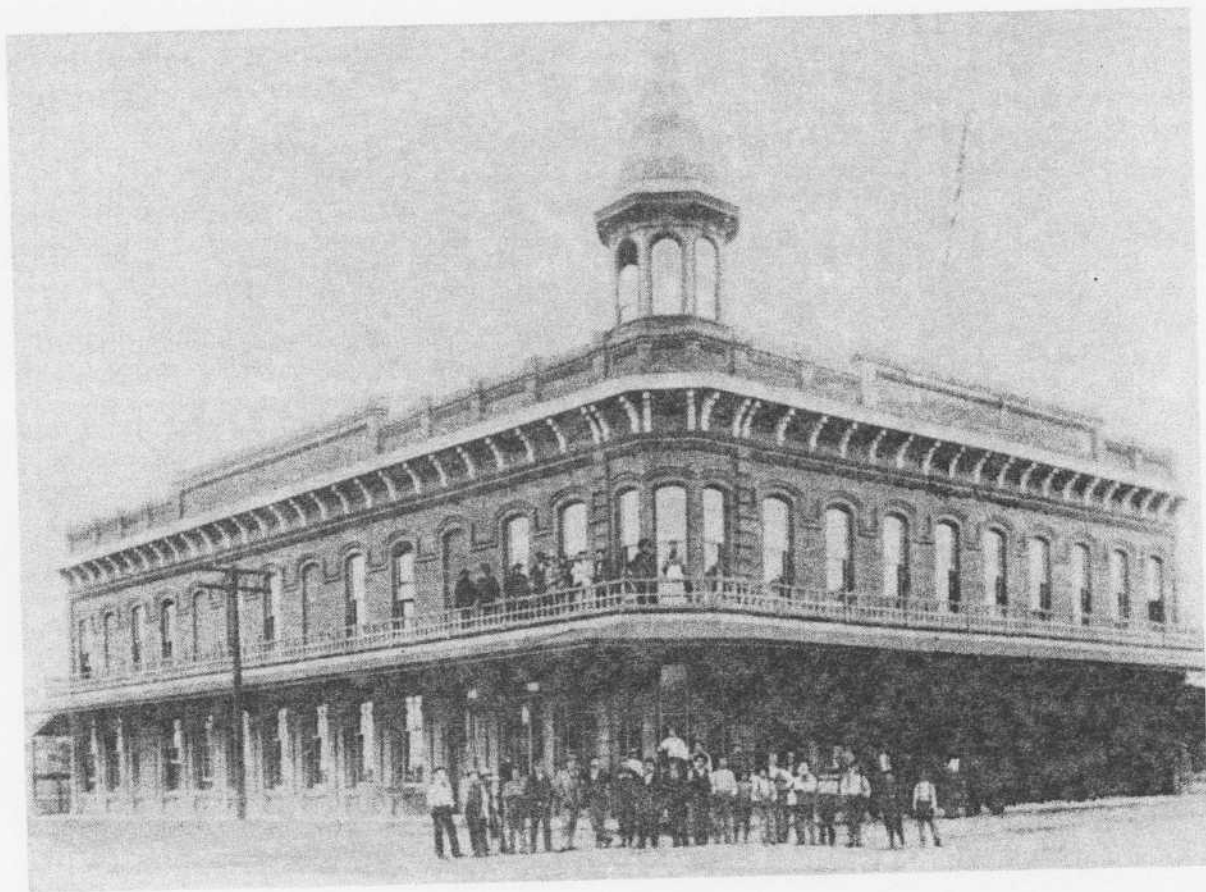
Today, Winters remains a stable, rather small city, located in the heart of a rich agricultural area and possessing a strong sense of community. Projected growth is slow and even, unless affected by major agri-business industry changes or development of a new planned community in adjacent Solano County.

Current planning for the future includes a revision of the Winters General Plan. The inclusion of a Historic Preservation Element in this revision, as recommended in a recent survey report, will recognize the importance of historic and architectural resources of the City and assist the master planning process. Plans for further development of Winters may then include a coordinated approach to growth that addresses both past and future concerns.

REGIONAL HISTORIC RESOURCES

Located outside the Winters city limits and within the confines of boundaries outlined by Rancho Rio de Los Potos, local school districts and postal routes are a number of sites and structures that have significant historical relationships to the Winters community. A partial listing of these cultural resources includes:

Wolfskill Homesite; U.C. Experiment Station. Putah Creek Road
Ansel Pleasants Ranch and Home; Putah Creek Road
Tucker's Crossing; Putah Creek Bridge, Pleasants Valley Road
Seaman-Sackett Ranch; Putah Canyon, west of Pleasants Valley Road
Monticello Dam; SH 128 at Devil's Gate
Hyatt-North Cemetery; west of SH 128 near North's Corner
Carpenter Cottage; R.A.Hunter Ranch
William Brink Residence; CR 87
Milton and Emer Dexter Residences; CR 90A, Moody Slough
Chapman-Briggs Residence; CR 29
Union School; CR 29
Joseph Griffin Residence; CR 30 and 90A
Frank Robinson Residence; northeast of North East St., Winters
Stevenson Bridge; 4 miles east of Winters
H.R. Bowman Residence; Bowman Road, Solano County

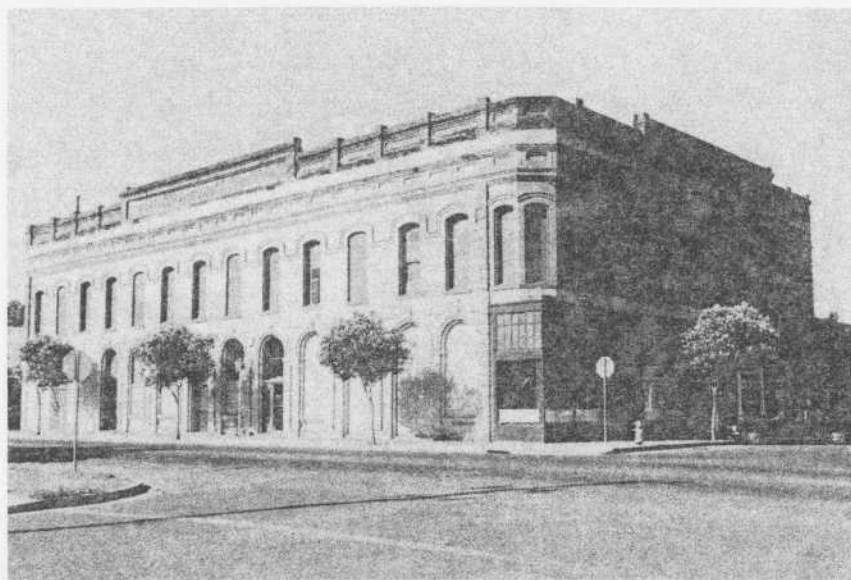


2-10 MAIN STREET

DE VILBISS HOTEL c. 1890

2-10 MAIN STREET

DE VILBISS HOTEL/
BUCKHORN BAR AND CAFE



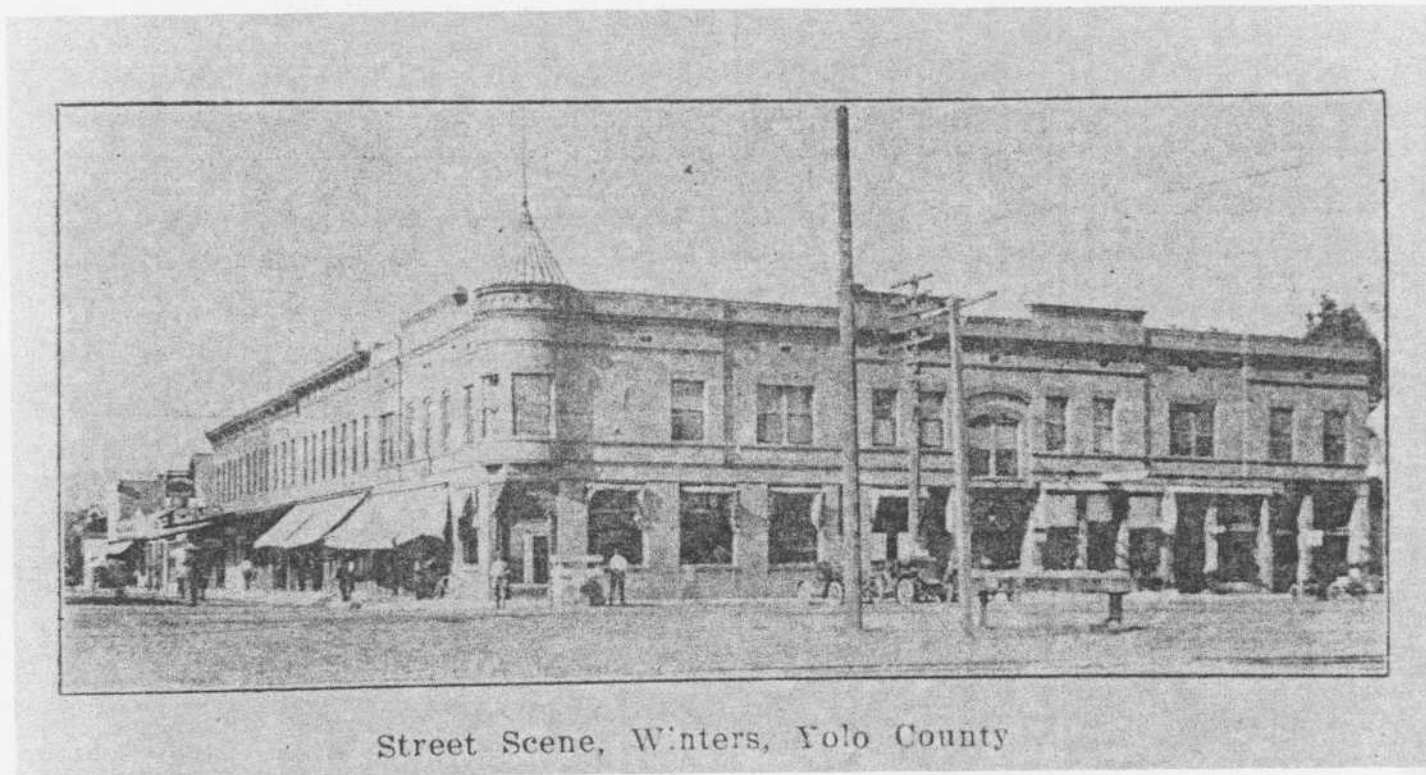
The DeVilbiss Hotel was the finest and most prominent commercial building in Winters at the time of its construction in 1889. Its elegance, size, and distinction testify to the prosperity of the Valley's agricultural community and the concomitant growth of ancillary businesses.

Its builder, John DeVilbiss, was a pioneer in fruit raising and shipping and built his hotel as a commitment to the continued expansion of the region.

DeVilbiss chose a regionally prominent architect, Allen Aaron Cook, importing him from Sacramento to design this major addition to Winters. A. A. Cook designed a number of important commercial buildings in Sacramento, including the downtown Clunie Block and many residences, and also the imposing State Prison at Folsom. He also designed 318 1st Street and the Ranch House for the pioneer Pleasants family in nearby Pleasant Valley.

An unusual feature of this large, Italianate building is the combination of shallow and round arched openings, the former emphasized by a projecting brick molding. The tall, ground floor arches reflect the architect's efforts to create a "grand hotel"--an image it held for years.

The building, which retains its 19th century flavor both inside and out, currently houses the renowned Buckhorn Bar and Cafe.



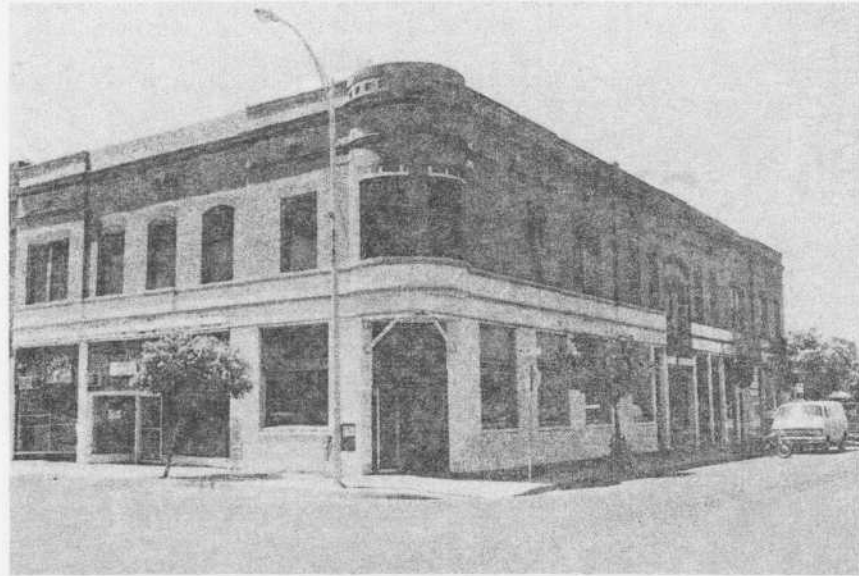
Street Scene, Winters, Yolo County

3-5-7 MAIN STREET

BANK OF WINTERS BUILDING c. 1914

3-5-7 MAIN STREET

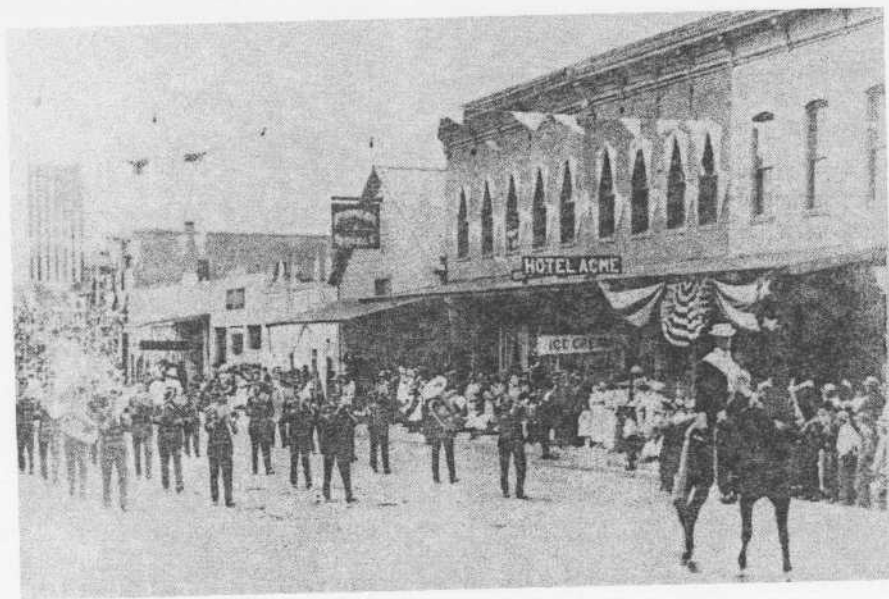
BANK BUILDING



Hailed as a "commodious and modern structure, the pride of Winters," when constructed in 1904, the Bank of Winters Business Block added a conspicuous aura of style and substance to downtown Winters. The Queen Anne towered structure complemented the Hotel DeVilbiss on the opposite side of Main Street, anchoring the Winters business district to the west and the important fruit shipping and processing facilities east of the railroad tracks. In addition to the bank with its corner entrance, other businesses in the building included W.H. Gregory's real estate office, Henry Craner's general merchandise and grocery store, and W.A. Young's shop of bicycles, cutlery, and general furnishings. The second floor held professional offices, club rooms, and a large meeting hall with connecting doors into the adjacent Opera House for large entertainments. The Women's Improvement Club rented five rooms in the new building, using two for a community library, one for the convenience of women visitors and travelers, and two for a custodian's apartment. Both the City Board of Trustees and the Winters Band were subsequent tenants. Architecturally the building combines Queen Anne styling with classical details. Its corner tower with the original conical roof in place lent a special flair to the prominent building.

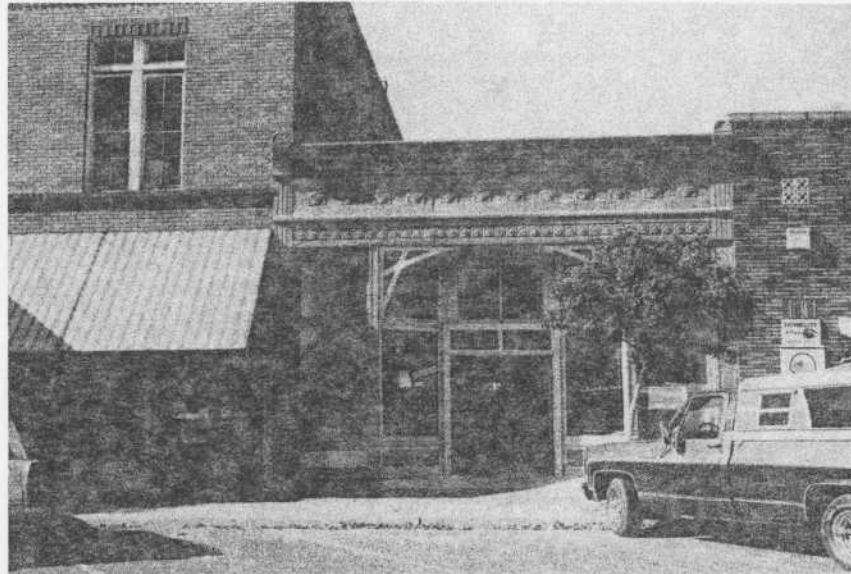


Main Street, Winters, looking west
from Railroad Avenue, c.1910



North side of Main Street, between
Railroad Avenue and First Street,
May 23, 1912

37 MAIN STREET
MORRISON/KIMES BUILDING

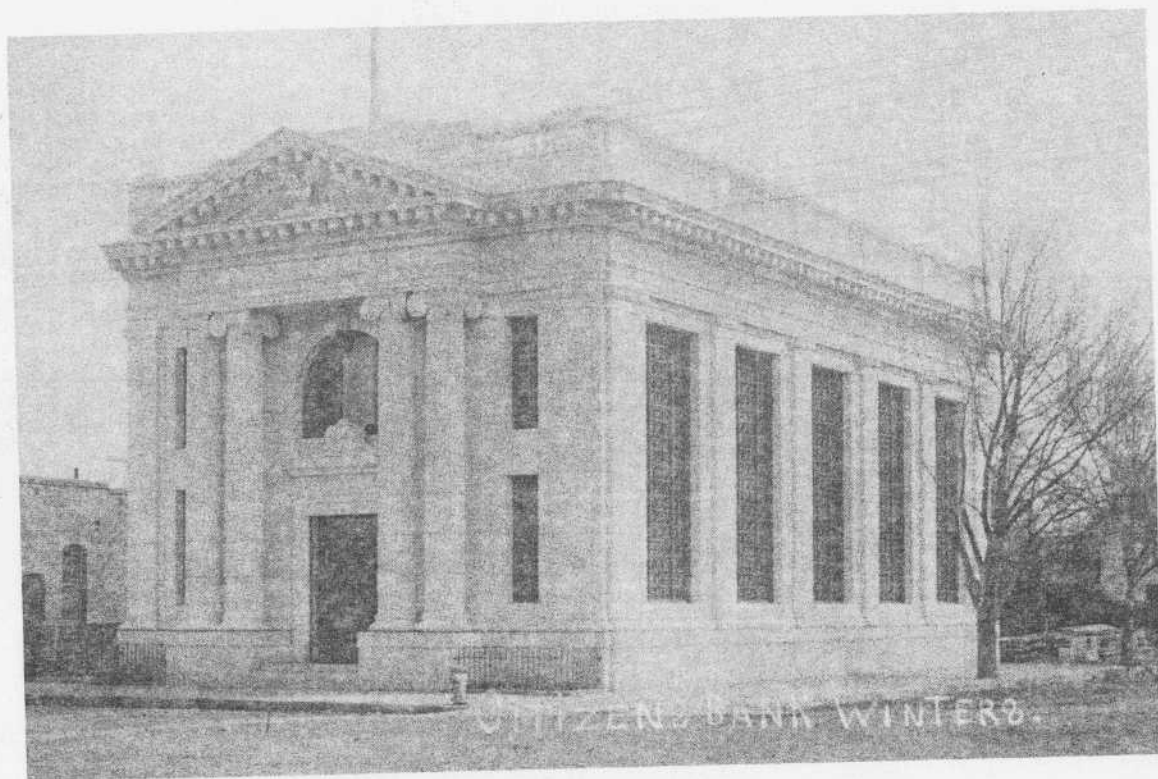


The charm of this small, 19th century store evokes a strong sense of nostalgia, and, upon entering, you almost expect to be greeted from behind the wood and glass counter by a store clerk suited in 100-year-old garb. The store appears today much as it did when it was built for Robert Morrison in 1892, as an expansion for his thriving hardware business next door.

Early-day Winters merchants wasted nothing, including buildings, and Morrison's Main Street business operation included a structure moved in 1876 from the bypassed town of Buckeye.

The hardware business was sold in 1906, and the Morrison property was then occupied by a succession of hardware, general merchandise, and other concerns. The property is currently leased to another business that bears the name of yet another Winters pioneer--Griffin.

Present owners Mike and Janet Kimes restored the original wooden facade and doorway in 1980. This well-preserved example of late 19th century commercial architecture eclectically combines elements of Stick, Eastlake, Italianate, and classical design, serving as a key visual element of downtown Winters.

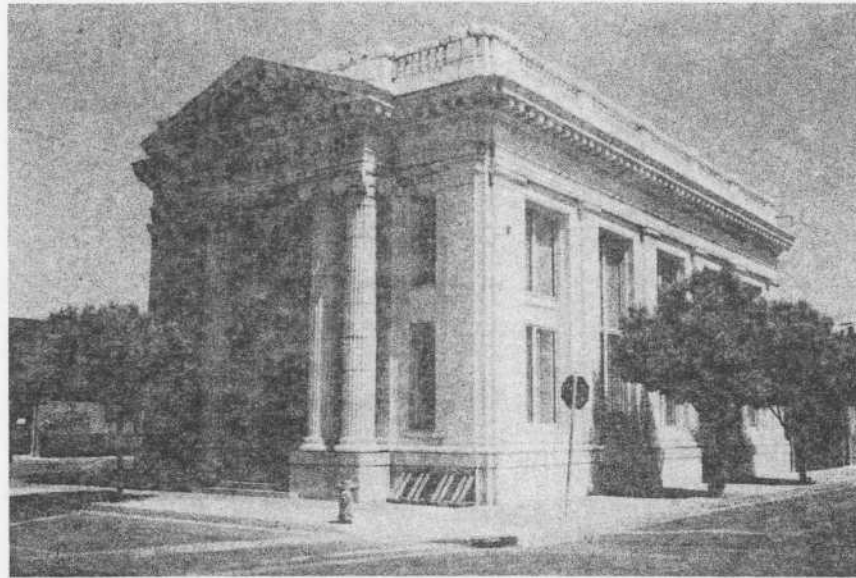


48 MAIN

CITIZENS BANK c. 1912

48 MAIN STREET

CITIZENS BANK/
FIRST NORTHERN BANK
OF DIXON

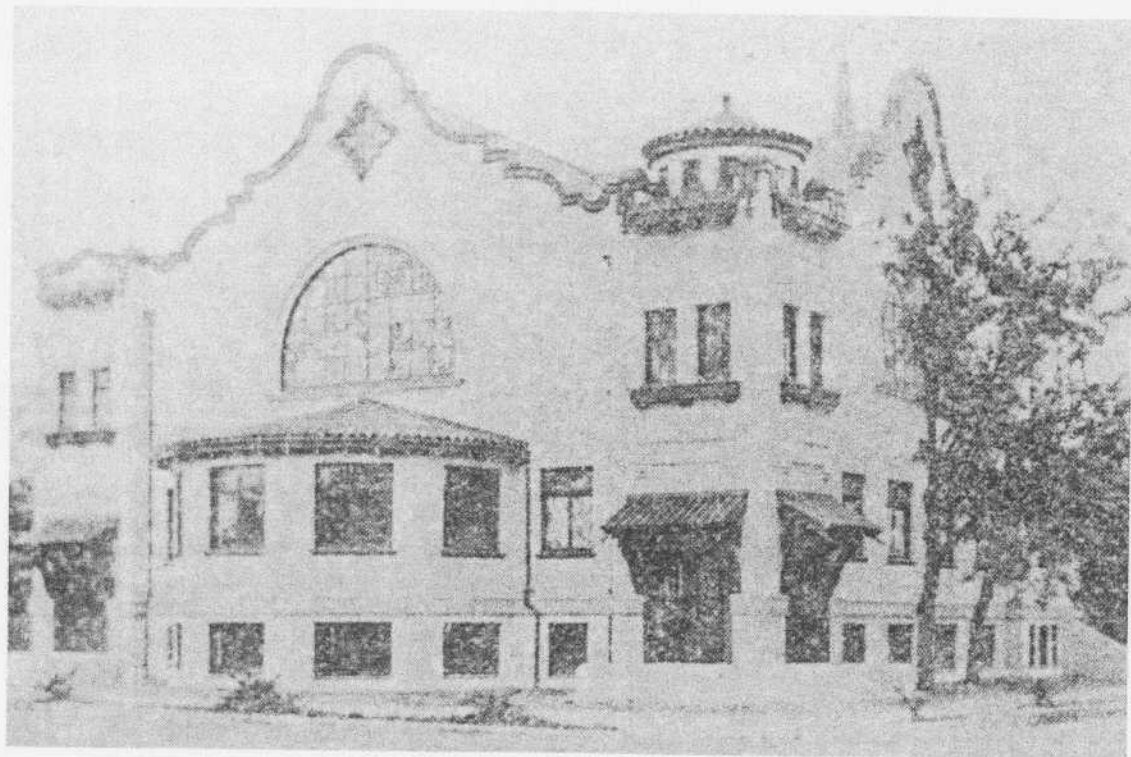


The formal dignity of this striking Classical Revival structure reflects the stability and sobriety of its institutional function. Huge fluted, Ionic columns support the pedimented entry of this massive structure, designed in 1912 by Kenyon and constructed by contractors Brady and Fisher for the Citizens Bank of Winters.

The Citizens Bank was unusual for its time, advertising in 1914 that 30 of its 130 stockholders--including its largest principals--were women.

The bank underwent a series of ownership changes starting in 1928 and was owned by the Bank of Italy, the Bank of America, and its current occupant, the First Northern Bank of Dixon.

Except for iron grillwork removed from the windows, the structure remains unchanged from its original days, including the impressive mahogany woodwork and marble counters and floors on the interior. Interesting exterior details include the balustraded parapet on the perimeter of the building, overscaled dentils bracketing the eaves, cornucopias with fruit and a cartouche above the entranceway, and a large, arched window with keystone above the entrance.



201 MAIN

FIRST CHRISTIAN CHURCH c. 1913

201 MAIN STREET

FIRST CHRISTIAN CHURCH/
CHURCH OF JESUS CHRIST OF
LATTER DAY SAINTS

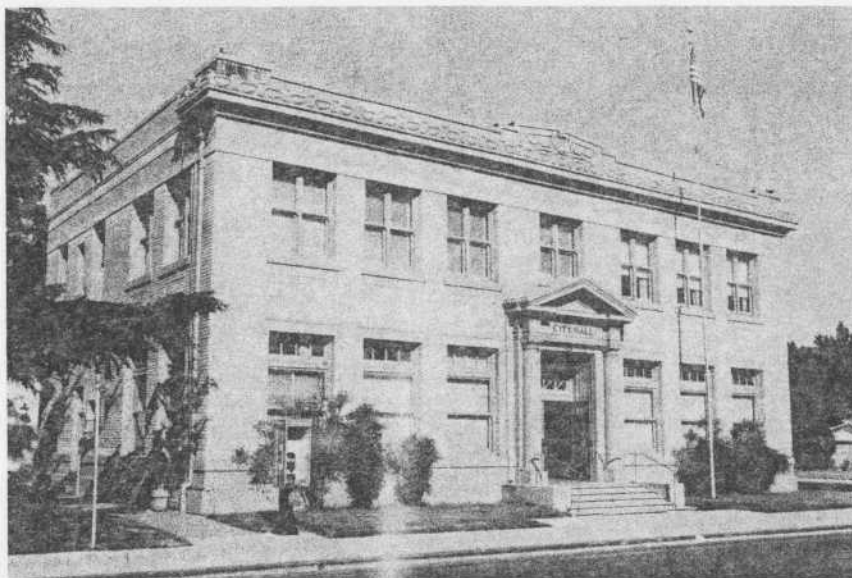


This fine, all but flamboyant, example of the Mission Revival style popular in California during the early 20th century was built in 1913 for the First Christian Church, then an important hub of Winters' religious and social life.

It was designed by prominent architect William H. Weeks (designer of the Winters City Hall), who favored the Mission Revival style and utilized the style in a number of his works. The structure contains a large central area with galleries above on three sides. Beneath these balcony/galleries are meeting rooms, separated by sliding doors from the main room. This configuration is a variation of the Akron Plan, an interior church arrangement, developed in America during the 19th century, that reflects this country's democratic attitudes towards religions.

The building is almost square in form. The scrolled parapets, punctuated with modified quatrefoil designs, project above the roof on all sides and are separated by circular corner towers above short bracketed and tiled roof sections. Other features include: large arched windows with stained glass, stucco and wood construction, and tiled roofs, as well as the imposing palm trees lining the sidewalk in front of the building.

The Church of Jesus Christ of Latter Day Saints has recently purchased the property and plans to rehabilitate and use the building.



318 FIRST STREET
WINTERS CITY HALL

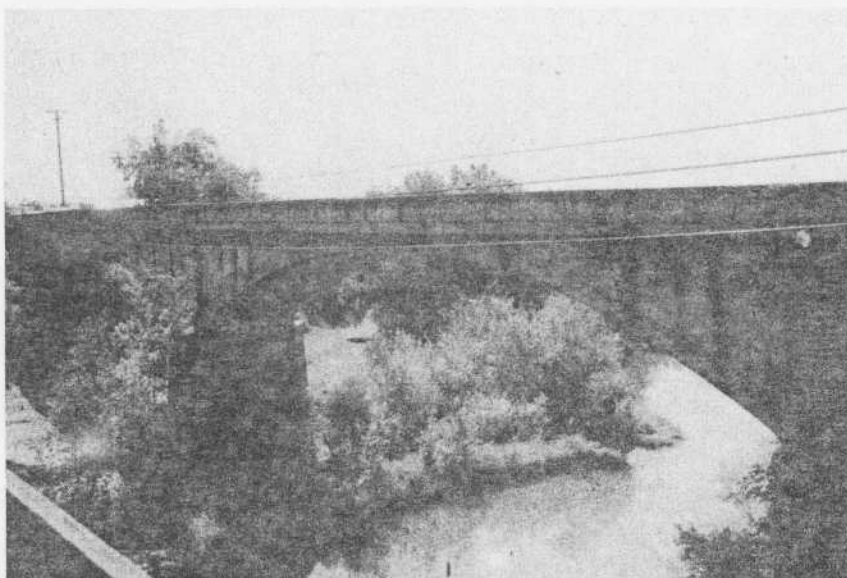
In 1903, conditions at the county jail at Winters were so deplorable that a decision was made to build a new structure, and a plot of land was purchased to house both jail and public offices. Due to fund shortages, however, building efforts languished, and it was not until 1916 that the City Hall was constructed. One of the most versatile and prolific California architects of the early 20th century, William H. Weeks, known for his public buildings, was commissioned to draw the plans. (He also designed the First Christian Church.)

Weeks designed the building, which included a jail, the fire department, city hall, court rooms, city attorney's office, jury room, the library, and the town clerk's office. The structure, as visualized, was so large that the city decided to purchase two adjoining lots from wealthy townsman Alex Ritchie.

The court room has been used as a community space by the Winters Band, American Legion, and the Fortnightly Club, which still meets there and has refurbished the kitchen.

The Winters City Hall is an imposing but functional example of Classical Revival architecture, characterized by its symmetry, decorative detailing, pilasters, and pedimented entry.

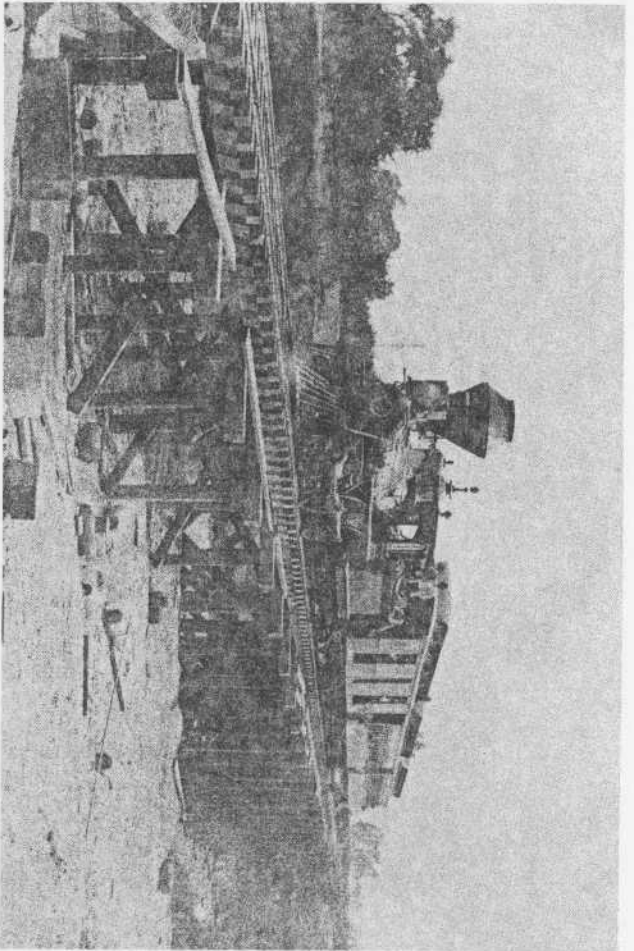
YOLO-SOLANO BRIDGE



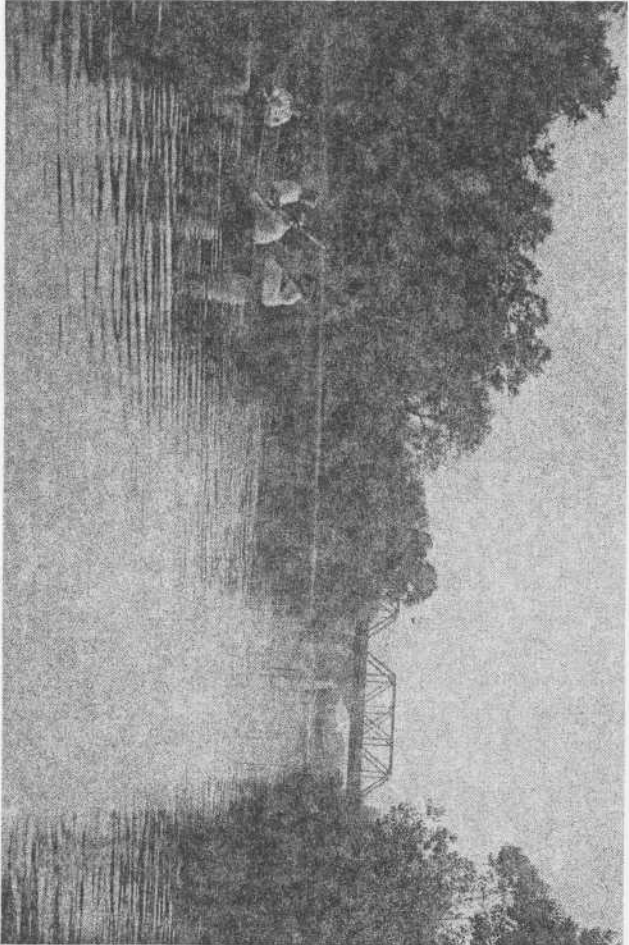
At the time of its construction in 1908, this bridge was hailed as the longest bridge of its kind west of the Mississippi, as well as one of the finest bridges in California. Built by W.N. Concannon of 4,500 yards of concrete and reinforced by 70 tons of iron, the bridge is 461 feet long and 22 feet wide.

Yolo and Solano Counties shared the \$50,000 expense of building the bridge, which spans Putah Creek and still serves as a principal travel and communications access route from the center of Winters to Vacaville.

On April 1, 1908, a shared dedication for this and the railroad bridge was held at the baseball field at East Main and Elliott Streets. Over 3,000 people attended the fete, which featured musical programs, numerous speeches, two baseball games, a barbeque, and a gala dance at the Opera House.



Vaca Valley Railroad Bridge, 1875



Winters Lake below the
Southern Pacific Railroad Bridge,
looking west
c. 1911

SOUTHERN PACIFIC
RAILROAD BRIDGE



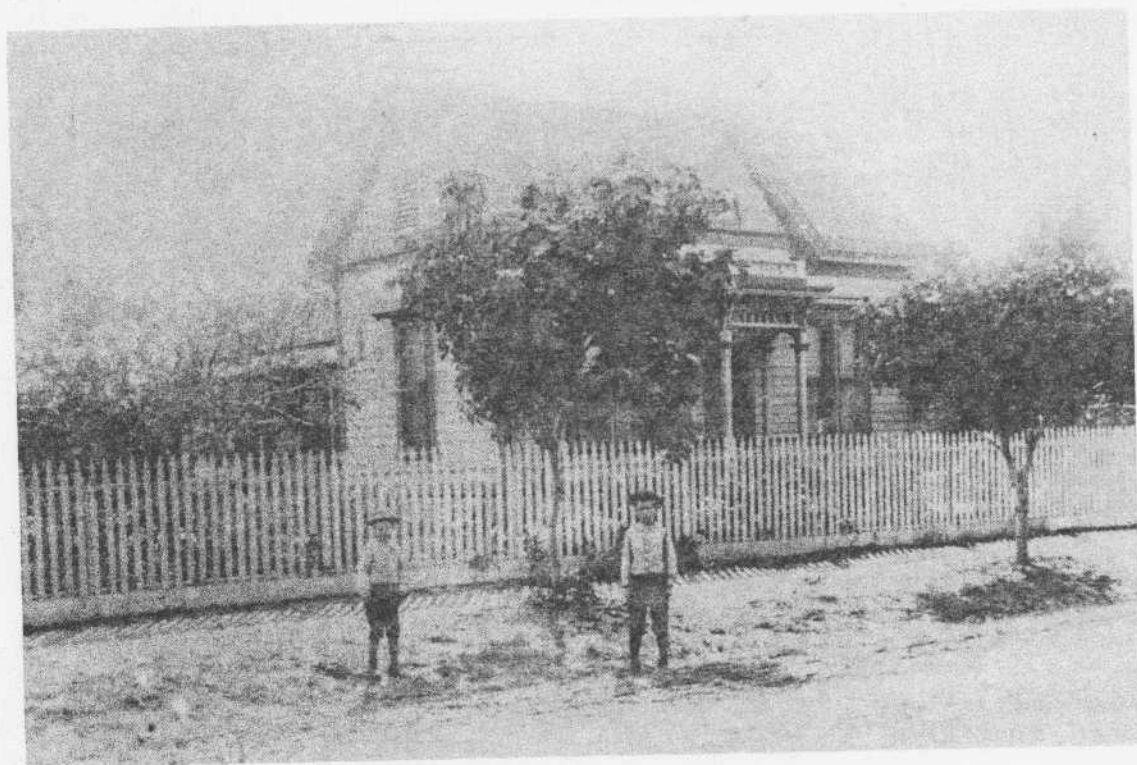
Although not an uncommon type, this steel Pratt Truss Railroad bridge serves as a reminder of the enormous impact that bridging Putah Creek had upon the birth and development of Winters. Built in 1906 by the Southern Pacific Railroad Company, it was the fourth attempt at bridging this unwieldy, uncooperative creek.

The first railroad bridge, built on the site of the Old Wolfskill Ford, was engineered by Joseph G. Young, and the first train, sent by the Vaca Valley Railroad, crossed the creek into Winters on August 26, 1875. The arrival of rail service stimulated town growth from \$1,000 of assessed valuation to \$160,000--in just one year.

This bridge, as well as the second, was washed out by storms in 1877. The third, a combination wagon and rail bridge, served until 1906, when the present steel truss bridge was constructed.

With the decline and eventual cessation of rail service, the tracks were removed in the 1970s, and the Southern Pacific property was sold to the City of Winters for a community center. Subsequently, former Winters resident and Southern Pacific president Alan Furth presented the bridge to the town for use as a bike path.

The bridge is currently closed to traffic.



202 RUSSELL STREET
BELL/YOUNG HOUSE

202 RUSSELL STREET
BELL/YOUNG HOUSE

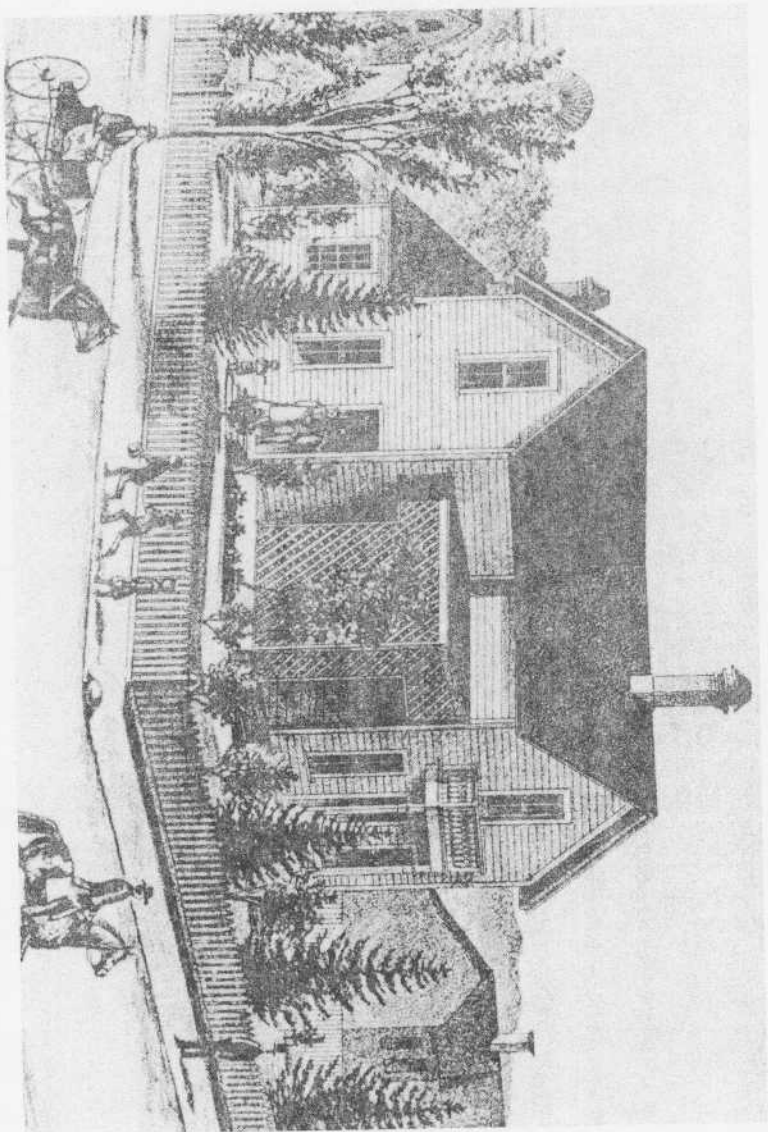


This delightful home is the most authentic example of Gothic Revival styling in Winters, with its intersecting gabled roofs, brackets, patterned banding, pendants under the window casings, and overall proportions.

The front porch, however, suggests Italianate styling: flat-roofed, bracketed, with columns and an ornamental balustrade. And indeed, its first owner, Dr. W.T. Bell added the front portion of the house in order to receive his patients.

Bell, a native of Virginia and one of the sixteen founders of Winters, built the house in 1878 for his wife and two children, who were among the first to traverse the continent via the transcontinental railway in 1869. A third son was born in the house the year it was built.

The Bells moved to Oakland in 1884, selling the house to Joseph C. Young, builder of the first railroad bridge over Putah Creek. Young and his wife Nellie raised two sons in the home. Since 1937, the home has been owned by a grandson, Robert, and his wife Lavinia Young, who raised a family of four children in this unique structure.



101 RUSSELL STREET
BROCK HOUSE C. 1879

1

101 RUSSELL STREET
BROCK/SULLIVAN HOUSE



This historic house has experienced a variety of owners--and their "refinements" to its original design.

Originally part of the Wolfskill Mexican land grant, this property was sold to J.M. Pritchett and T.H. Brock in 1876. Brock acquired sole ownership of the land in 1877, along with the house, which was apparently built that year.

Brock was a resident of Winters before the town was even built. He was the area's pioneer blacksmith and a pillar of the Methodist Church.

By 1892, the Magill family owned the house, and they made many improvements and additions to the structure. The house was also occupied by such notable Winters families as the Cadwalladers, Claytons, Edwards, and Cultons. Oscar Holmes, City Engineer for nearly ten years, lived in the house from 1934 to 1970. The current owners, William and Barbara Sullivan, are restoring the home.

The existing house reflects its early construction date in form and character, despite some additions to the facades. It is an important historic and architectural remnant of Winters' earliest days.



120 RUSSELL STREET

CRANER/CARRICK HOUSE

This simple house, Greek revival in design, was constructed between 1875 and 1877 by T.J. Mize, a town attorney. Mize sold it to J. B. McArthur in 1877. McArthur kept the property for just one year, selling it to T.H. Hyatt in 1879.

Two more owners, Wurth and DeVilbiss (the town's hotel magnate), held title to the property before it was sold in 1890 to Henry Craner, who operated a general merchandise store on Main Street and made the house his home. Over the years, others owned it, including Leon and Helen Mermod (early 1920s until 1945), William and Dorothy Pugh (both school teachers and active in community affairs), Adoracion Munoz, and the present owner, Doris Carrick who purchased the property in 1970.

One time resident Clara Sager wrote: "An early very distinguished feature was the installation of a marble wash-bowl and running water in the south pantry, said to be the first inside bowl in the early town of Winters."

Despite modifications, the house retains much of its original styling, most notably the hipped porch roof supported by chamfered columns and the characteristic Stick Style balustrade, a rare detail in Winters.

This modest, vernacular home was lived in and loved by many of the Winters' earliest citizens, and its very simplicity suggests a certain elegance, reflective of the commonfolk who formed the backbone of this pioneer community. As such, it is a key component of the city's architectural heritage.

411 ABBEY STREET

PRESCOTT-WAGGONER/GODDEN HOUSE



This eclectic building stands as a remnant of an early Winters ranch complex that once marked the edge of town. Stylistically representative of both its initial construction date and later period alterations, it contrasts visually with the newer buildings that now surround it.

Although John Ormsby owned the property when the home was built in 1883, it was probably occupied by his daughter Mary Jane and her husband, A.A. Prescott. The Prescotts gained title of the house in 1884 and operated a fruit ranch to the north and west of this block.

E. F. Haven acquired the house and ranch around 1912 and sold a portion of the farming property to the Mt. Diablo Development Company, creating the Haven Addition. Haven was prominent locally as a member of the Christian Church Board and as chair of its building committee.

The next owner was Mamie L. Waggoner who, with her husband, W.J., operated the fruit farm. Waggoner School, which now stands on what was the farming property, bears their name.

The house was later sold to Silas and Marguerite Godden, who came to Winters to open a jewelry store. Mrs. Godden remained in the house after her husband's death and lives there today.



451 MAIN STREET

WILSON/BARB HOUSE

Now distinctive in the "new" neighborhood grown up around it, the Wilson house is the sole remnant of an early Winters ranch. The present structure, probably replacing an earlier residence, was built in 1883. During its construction by contractor Thomas D. Ball, it was described as "a fine residence in the suburbs of town...". The structure was a typical design for its era, with its Stick-Eastlake style trim and form.

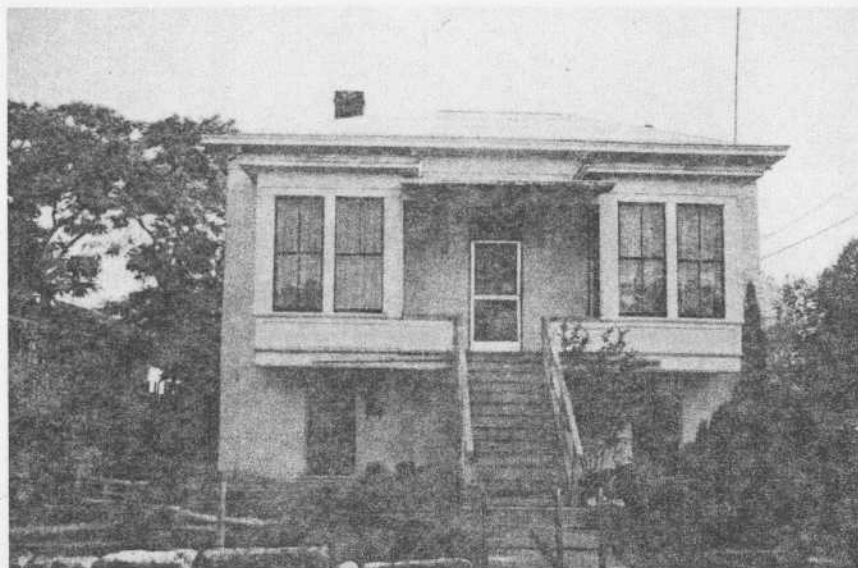
The owner was settler James Wilson of Ohio, who traveled three times across the plains to California before establishing this homesite for his wife and five children. Mrs. Wilson, a well-educated woman of great intellect, always took a lively interest in the affairs of the home, school, church, and community.

After Mr. Wilson's death, son Fred and his family returned to Winters and renovated and lived in this family home.

Though somewhat modernized, the house gains importance as a reminder of the ranching and agricultural activity so important to Winters' founding and development.

116 MAIN STREET

R.E. BAKER/THE STONE HOUSE



Built in 1884, this unusual building, Winters' only stone residence, was built on a prominent corner site on Main Street by Bernoit Bertholet, local master stone mason. Its design is unique and combines Italianate themes with vernacular stone construction techniques.

The house is symmetrical, with a shallow, hip roof, twin square wooden bays, and a bracketed roof--all characteristic of the Italianate style. Alterations to the house have added a canopy over the entrance, a front stairway, and an addition in back.

Little is known about D.K. Roberts, the house's original owner. For a time it was a boarding house operated by Mrs. E.J.Clark. In 1902, the house was purchased by R.E. Baker, who owned half interest in a grocery store on Main Street. Baker lived in the house until his death in 1943. The current owner is Mrs. Minnie Lopez.



25 E. BAKER STREET
MORRIS HOUSE c. 1916

25 E. BAKER STREET
MORRIS/KIDDER HOUSE



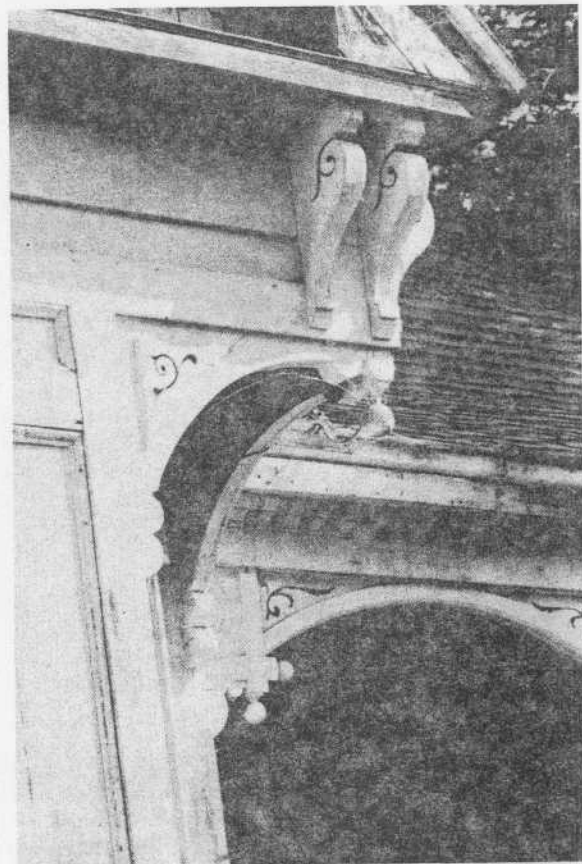
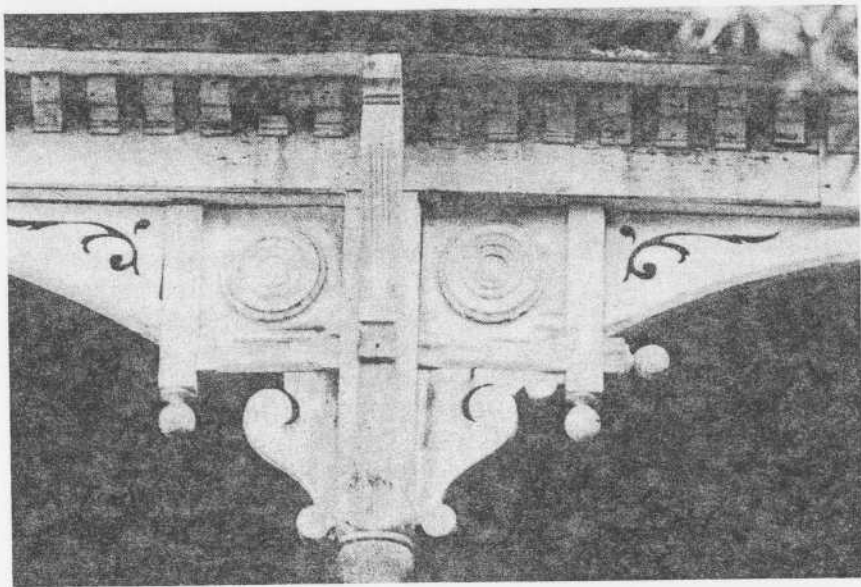
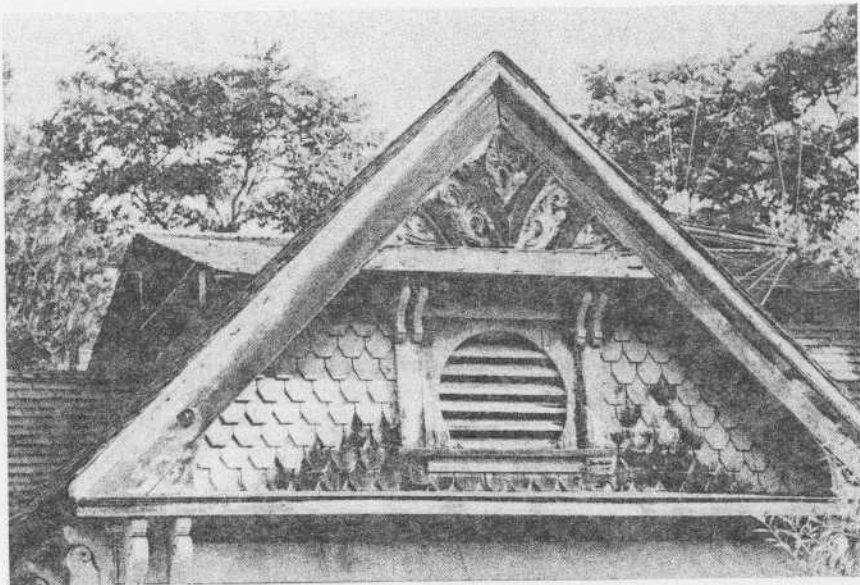
This house has both architectural and historical prominence, being the grandest Italianate residence in Winters and also the dwelling of Venable Morris, one of the sixteen founders of Winters, who made great impact upon the town's economy and religion.

Morris came to the area in 1869 from West Virginia, returning there in 1971 to bring his wife, Nannie, and his son and daughter to Winters. In 1888, he commissioned Charles Hall to build this fine house.

Morris served as a lay minister, a notary public, and long-time manager of the Buckeye Grangers. After his death in 1893, his widow took in roomers, including such prominent citizens as Bertha Young and Mr. McQuiddy, both teachers, and a dentist, Dr. Anderson.

This imposing two-story house is rectangular in form. Perhaps its most interesting feature is the twin slanted bays that project from the front of the house and flank the decorative columned porch. Other characteristic Italianate details include bracketing under the eaves, a central columned portico, and a shallow, hip roof topped with decorative iron cresting.

The original cresting of the bays and porch were particularly fine, and unique to Winters. Over the years, some changes occurred, perhaps the most marked being the joining of the bays and the removal of the cresting.



129 RUSSELL STREET
FASSETT/SNODGRASS HOUSE

129 RUSSELL STREET
FASSETT/SNODGRASS HOUSE



This small house is a fine example of Queen Anne design and a tribute to the prolific and gifted talents of Alex Ritchie, who built the structure in 1890 for James S. and William P. Fassett, sons of one of Winters' founding fathers, O.P. Fassett. The Fassett brothers operated a local hardware store, and William was the Winters city clerk in 1898.

Ritchie not only constructed the asymmetrical house, with its slanted bay window and intersecting roof gables, but crafted much of the ornamental woodwork as well. This includes brackets and corner pendants above the bay, richly decorated columns and ornamental arches, and patterned shingles. Old outbuildings, including garages, pens, and an outhouse remain, although they, as well as the main structure, are seriously deteriorated.

The house has been owned by the Walter Snodgrass family since 1917. Prior to that, it was the home of Gertrude Smith, who purchased it in 1907 from the Fassetts and lived there with her mother and father, a retired Danish sea captain. Gertrude Smith Brinck was active in the formation of the Winters Cemetery District and various local clubs.



127 WESTWOOD COURT
EDWARDS/HENDERSON
HOUSE

The Henderson home, built nearly a century ago, is shown above in its original location in the Overhouse orchard, prior to being

moved to a new location in the Creekside Subdivision. The house is being restored and has been put up for sale. (1975)

127 WESTWOOD COURT

EDWARDS-HENDERSON/COOK HOUSE

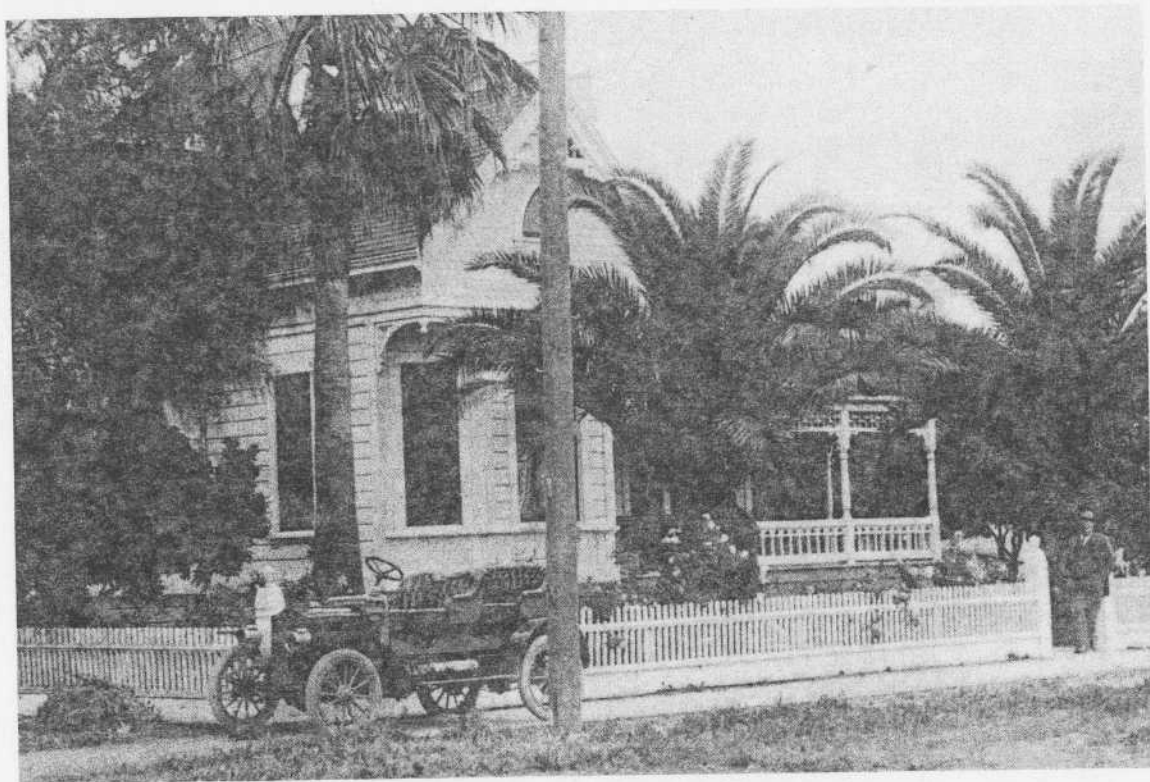


Well-preserved and recently renovated, this vernacular Eastlake-style home was constructed in 1888 by local builder Alexander Craig. The one and one-half story house features a gabled roof and an imposing front porch with decorative balustrade, characteristic of Eastlake-inspired details. The sawn wood ornamentation and bracketed arch over the porch lend the house a chalet-like appearance.

The original owner of the house, D.P. Edwards, was a large landholder who provided the land for westward expansion of the Winters townsite. Edwards subsequently moved to Colusa, leaving the house in the hands of his two sisters, Louisa Edwards and Lydia Henderson, and Lydia's husband, J.A. Henderson, a haberdasher.

Located south of the city limits until recent years, this house was a well known place where people gathered and children came to play. In 1896, the nucleus of the town's library was located in this house, and for many years, ladies of the Presbyterian Church met at the house to make candy and cookies for the Sunday school Christmas party.

Mrs. Henderson lived in the house until 1940, when it and the surrounding orchard property were sold to W.D. Overhouse. In 1974, the deteriorated house and orchard were sold to subdivision developers. Desiring to save the home from demolition, John Brinley had the structure relocated on the property and renovated it for resale. A fireplace has been added on the south side, and a two-car garage and breezeway addition adorn the rear.



11 E. MAIN STREET

D.O. JUDY HOUSE c. 1910

11 E. MAIN STREET
D.O. JUDY/YUNKER HOUSE

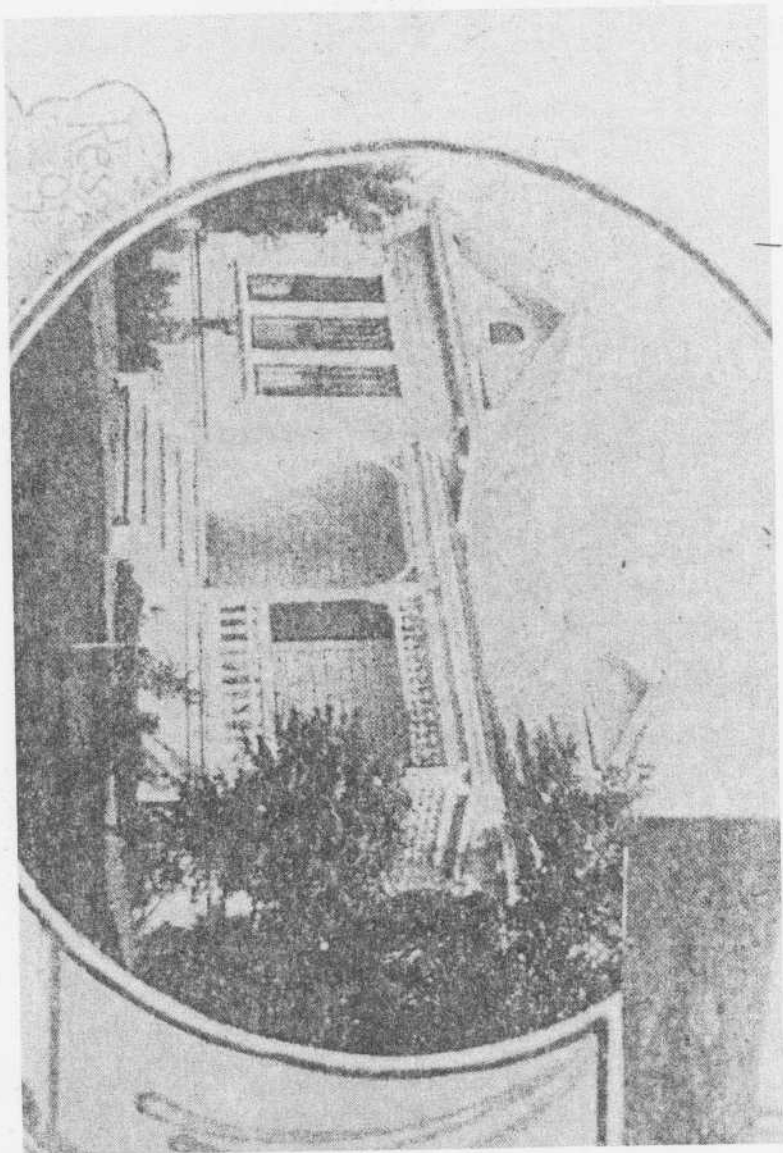


This attractive picture book house has the gabled roof, fish-scale shingles, angled bay, and decorative woodwork--"gingerbread"--that typifies it as a Queen Anne cottage.

The house was built in 1895 by D.O. Judy, a prominent early Winters businessman and community figure. Judy was proprietor of the Pioneer Livery stables. Using timely business sense, he converted the livery into a taxi service when the automobile came into use. He was also interested in local politics and civic affairs, serving 18 years on the town board.

A subsequent owner of the house was Ben Stephens, another Yolo County pioneer family descendant and a retired farmer.

Current owner, C.W. Yunker, has faithfully restored the residence to its original state.



210 RUSSELL STREET
WILSON HOUSE C. 1890

210 RUSSELL STREET

WILSON HOUSE/SYLVESTRI APARTMENTS



A garden setting enhances the attractive, graceful house. Different historic and architectural eras have each added their trademark to the building's physical evolution.

The original vernacular structure was first given a Queen Anne facelift with fishscale shingles and projecting angled bay. In 1899, Colonial Revival alterations contributed another addition that included a porch with paired columns.

The house was constructed for J.W. Wilgus in 1882, with major remodeling by the F.W. Wilson family in 1899. Wilson was a fruit grower and a recognized area horticultural expert. He was instrumental in organizing the Winters Dried Fruit Company and was manager for 18 years. He also served as organizer and director of the Winters Canning Company. Active in local civics, he directed the Winters Chamber of Commerce and served as high school trustee for 15 years.

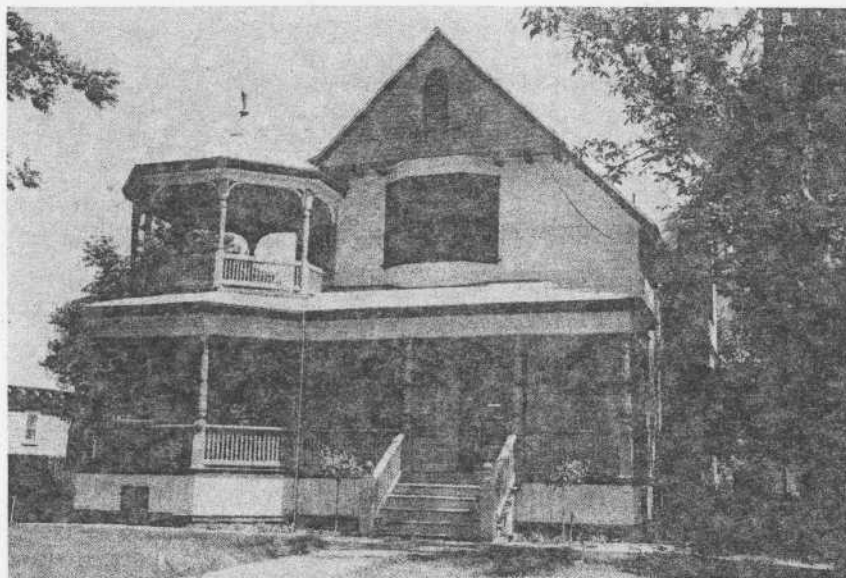
The cumulative nature of the attractive house reflects its long time use and adaptation to family needs and life styles through the years.



20 E. MAIN STREET

M.O. WYATT HOUSE c. 1913

20 E. MAIN STREET
WYATT/COLSON HOUSE



The unique Colonial Revival house, festooned with an elaborate Queen Anne two-story porch illustrates the transition between the two styles that occurred at the turn of the century when this house was built. The house was designed by Sacramento architect Frank Schardin, who was once a partner with Nathaniel Goodell (designer of the Governor's mansion in Sacramento). Local contractor Alex Ritchie built the house for Dr.M.O. Wyatt in 1901.

Wyatt, eldest of eight children of J.N.B. and Sarah Wyatt, had lived in the Winters area since 1890 and was the town's dentist. He served as treasurer of Winters in 1898 and, along with brothers Frank and Clarence, was a prominent businessman and landholder. He was president of the Bank of Winters and Western Yolo Creamery and Ice Company, treasurer of the Winters Canning Association, and membr of the Masons, W.O.W. Club, Unity and Buckeye Lodge. He is listed in Who's Who on the Pacific Coast (1913) and the D.A.R. Pioneer Records of 1950.

This well-maintained house, currently owned by Kim and Steve Colson, is perhaps the finest example of country residential architecture in Winters. The building is formed by intersecting gabled rectangles, and it features a slanted bay window in front, decorative bracketing, and turned posts and balustrades. The fanciful porch is six-sided, with a peaked roof topped by a finial. A curved window is mounted in the porch on the first floor.



13 E. MAIN STREET

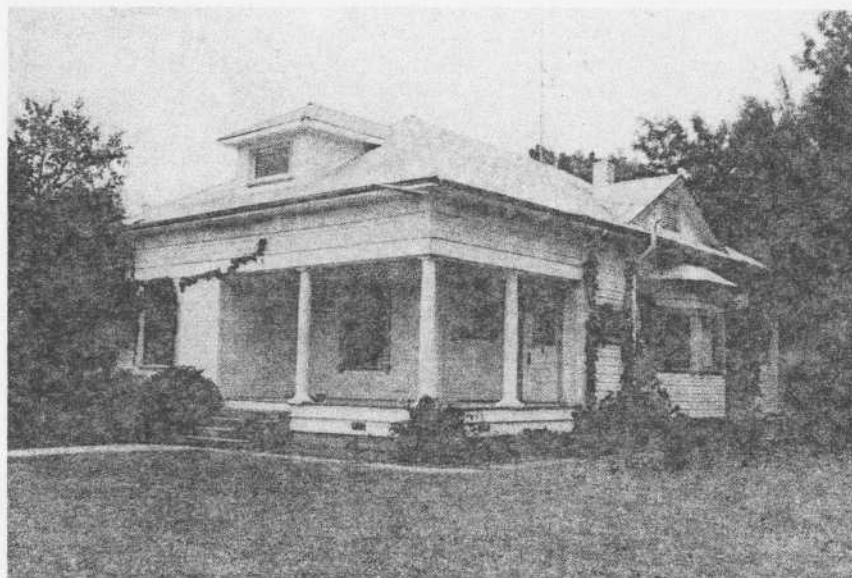
C.E. WYATT/RAMOS HOUSE

This house, constructed for \$3,000 in 1906 by H.C. Settle and C.M. Hall, was the domain of Clarence Wyatt, prominent in Winters civic, social, fraternal, and business circles. In 1893, he opened a jewelry store; subsequently he served as manager of the Winters area Pacific Gas and Electric Company. He was a founder of the Winters Service Club, predecessor of the Winters Chamber of Commerce. Wyatt frequently prepared dinners for the club and became renowned as a chef. He was also interested in real estate and banking, and he reputedly brought the first load of automobiles to Winters.

Wyatt and his wife, Priscilla, lived in the home until their deaths, when it was sold to Richard Ramos.

The house is one of the best examples of Colonial Revival architecture in Winters, with its formal, proportioned facade, gabled peak, and projecting pedimented porch gable. Other features include a semicircular vent in the pediment, decorative shingles, and turned porch columns.

101 E. GRANT AVENUE
COLE/GRIFFIN HOUSE

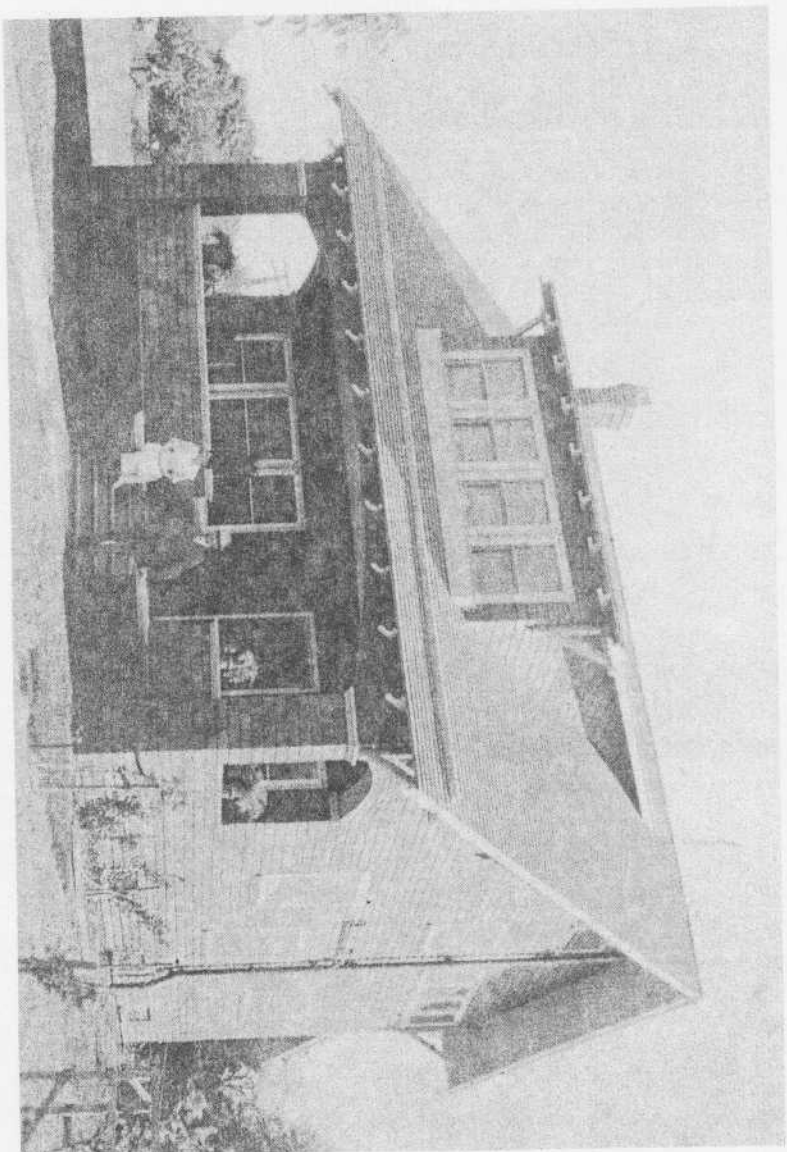


Dignified and rather formal, this house, set amidst lush trees and lawn, is reminiscent of its colonial ancestors, with its East Coast Colonial Revival architectural themes. A formal aspect and details, such as turned columns and pediments grace this early twentieth century residence.

The house was constructed in 1907 during a prosperous period in Winters' history. Its builder, Charles Cole, worked his way up from farm hand and teamster to owner of the Winters' Dray Line. His wife, Bertha was a daughter of the pioneer Humphrey family.

When the Coles left Winters, they sold the house to G.W. Griffin, also a member of a longtime Winters area family, who had served as Yolo County Sheriff in the early 1900s. His father, Joseph Griffin, was an early resident of Buckeye, the nearby town that predated Winters and disappeared with the establishment of this city.

The house is still occupied by descendants of Joseph Griffin.



300 MAIN STREET
BAKER HOUSE c. 1915

300 MAIN STREET
BAKER/QUINTANA HOUSE



This one and one-half story brown shingled house is typical of the Craftsman shingle style, with its large, gabled roof, projecting shed-roofed dormer, and use of rustic natural materials. Other characteristic Craftsman features include the arched openings in the porch supported by shingled posts, the small panes on the upper portions of the double hung windows, and the projecting cut beam ends. The house has a beautiful camellia garden on the east side and a profusion of flowers in the back.

The house was constructed in 1914 for W.I. "Pete" Baker, a native of Winters and son of Dr. and Mrs. S.K. Baker, who purchased the Solano County portion of the Theodore Winters ranch in 1876. Baker was involved in the hardware and insurance businesses, raised sheep, and was a partner in the Baker Company. He served as president of the Board of Trustees for Winters High School and secretary of the Buckeye Masonic Lodge for twenty-four years. His first wife, Mary, served for twenty years as the first president of the Winters Red Cross.

After Baker's death, his son Shirley sold the house to Victor and Millie Quintana, who live there with their three children.



112 MAIN STREET
MORRISON/NEIL HOUSE

This small, single story frame house, unusually rustic for the town of Winters, is designed in the Bay Area Craftsman style, with its characteristic gabled roof, board and batten siding, and exposed rafter ends. A recessed front porch, formed by the eave overhang and supported by square posts, shelters the entry. Other features include a projecting square bay and a vented dormer in the attic. The house is almost obscured by rampant foliage, a typical Bay Area landscape treatment.

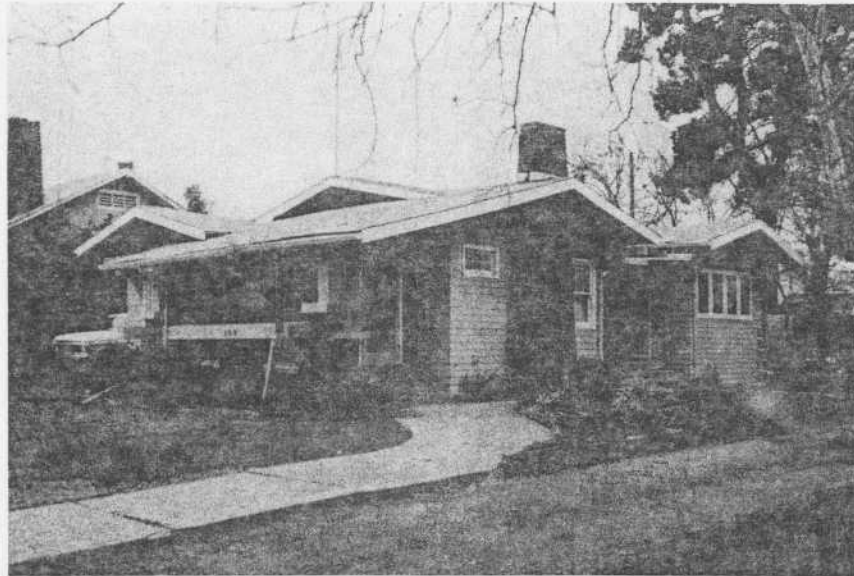
The house is particularly reminiscent of the early works of Bernard Maybeck and Julia Morgan, and its surface treatment is unique to this era of Winters history.

This house is one of several Winters rentals owned by Robert Morrison, who had it constructed in 1909 by Alex Ritchie. One of the early renters was Dr. Frances Joyce, who maintained both office and residence.

Current owners are Louis and Anita Neil, who also maintain it as a rental unit.

305 MAIN STREET

E.H. EDWARDS/MEYER HOUSE

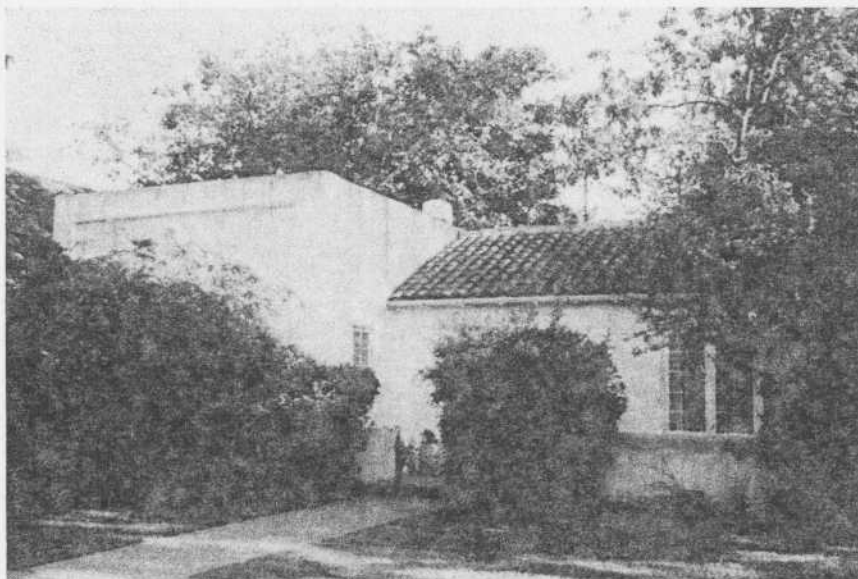


This one-story home is a fine example of the Craftsman bungalow style of architecture. Broad, shallow gables intersect to form the horizontal roof that, along with the Chicago style facade windows, reflect some Prairie school architectural influence. Other typical Craftsman characteristics include a clinker brick chimney, wide overhanging eaves, a side porch (screened in during 1949) with French doors, and square porch posts sitting on battered brick bases.

The house was built in 1913 by Alex Ritchie for E.H. Edwards. Edwards, who married Evadna Fenley (daughter of early Winters pioneer T.H. Fenley), was associated with the Winters Cannery and served as grain broker for the Fenley Mercantile Company before he started the E.H. Edwards grocery store, located in the present Buckhorn Building. His son, Martin, ran the Red and White Store, successor to the E.H. Edwards store, until World War II.

After Edwards died, Mrs. Edwards and Martin Edwards moved to Oakland, renting the house until 1944, when it was sold to Mrs. R.L. Niemann for \$6,000. Mrs. Niemann lived there with her daughter and son-in-law, Evelyn and Claude Meyer, who are the present owners.

The house sits on the route of the annual Winters Youth Day Parade, and the Meyers have a tradition of serving coffee to viewers on their front porch.



206 MAIN STREET
BALL HOUSE

This modest house is representative of the Period Revival styles of the 1920s and 30s that borrowed from a broad range of former architectural eras to produce "fantasy" images of the past. This example, one of the few in Winters, is reminiscent of Spanish Colonial styling, with its red tiled roof, small entry garden, and decorative ironwork.

Harold M. "Judge" Ball had this house built by Ray Murray and Harold Ritchie in 1928, just prior to his marriage to Johanna Graf, whose family had large ranch holdings north of Winters. Ball, Justice of the Peace in Woodland prior to moving to Winters, established a law practice here, then became City Attorney. He was a candidate for Yolo County District Attorney at the time of his death in an auto accident in 1934.

After her husband's death, Johanna Ball resumed her teaching career. She still owns the house, which she maintains as a rental.

From: Julie Campbell <juliecampbell111997@gmail.com>

Sent: Wednesday, April 20, 2022 12:11:42 AM

To: GrandPrinceOdeum@outlook.com <GrandPrinceOdeum@outlook.com>

Subject: GPO support

When the church attendance was at an all time high, it was near 300 with about 75-100 being children. At that time we had to have 2 services on Sundays to accommodate the members. We also regularly met on many other nights of the week, and some mornings, for prayer meetings, Men's and Women's fellowship meetings, Wednesday night service, and the youth group. We also hosted large pastoral luncheons for all the Four Square pastors of the region.

Besides the services, the church was used for weddings, (my daughter was married there with over 200 in attendance, funerals, both my parents funerals were there with standing room only, and holiday festivities. On Halloween a large Harvest party was held in the basement for the children of the town, and at Christmas we put on a huge Christmas Musical every year.

We held several major Christian artist concerts and the building was filled to capacity. One concert was the group Alies, with Bob Carlisle as the lead singer. He was the guy who wrote and recorded the crossover hit, Butterfly Kisses. We were able to secure these artists because we had a member that worked for Word Music and he knew the artists personally. We had much smaller concerts as well, as well as many special guest speakers. These concerts were well advertised and people came from all the local cities to attend.

These are the things I can think of at the moment. If I can think of more I'll let you know.

Sent from my iPhone

From: Jan Elrod, MH <janelrodmh@gmail.com>
Sent: Tuesday, April 26, 2022 8:48 PM
To: grandprinceodeum@outlook.com <grandprinceodeum@outlook.com>
Subject:

Hi, I understand you are looking for a list of events that took place at the building you purchased. These are some that I can recall.

Fall festival monsters Inc Oct 31 2017 about 200 ppl

Funeral for Gwens father appr 50 i think probably in 2018

wedding a 100

high school awards ceremony 75 during wrestling season 2017/ 2018 don't remember date

Dance school 30 people every week

dance recital 50 people appx at Christmas and also like may each year 2017 2018 2019 I think

It's really hard to come up with dates of specific events. Hope this helps.

Thank you,
Jan Elrod, MH
Herbal House of Health
209.356.8978
fb.me/herbalhouseofhealth
janelrodmh@gmail.com

From: George elrod <servantgeorge@msn.com>
Sent: Tuesday, April 26, 2022 9:23 PM
To: grandprinceodeum@outlook.com <grandprinceodeum@outlook.com>
Subject: Use of Building

I am not good with dates but I will give you events.

There have been events of every kind imaginable but lets start with a fun one that is also a biggie. Mayor Pro Tem Bill Biasi was married in that church. Another side note is that the elevator was installed to meet his specific needs. He grew up in that church and is well aware of the many, many special events that took place there.

My own family held a reunion of sorts there in 2009 or 2010.

I hosted an awards ceremony for the high school girls wrestling team in 2018 or 19.

A dance class met weekly and recitals happened twice a year.

There have been gospel concerts on numerous occasions.

The boy scouts and the girl scouts used the facility for their programs.

There have been multiple banquets and dinners.

Birthday parties, anniversary parties.

Dramatic presentations.

The High School choir used the facility for a concert

A community Easter Egg hunt happened almost yearly.

I hope this helps and know that you have a lot of people praying for you.

Bless you;

George

Past events held at the church

George elrod <servantgeorge@msn.com>

Mon 10/18/2021 10:40 AM

To: grandprinceodeum@outlook.com <grandprinceodeum@outlook.com>

Hey Rhonda. Here is a list of some of the events previously held at the building.

New Years eve party

Church services

Hosted birthday parties

Community Halloween event

Piano recitals

Dance recitals

Dance classes

Weddings and wedding receptions

Outdoor kids events (when the house and the church were owned by the church and we had access to the lawn area.

Sports awards ceremony for the high school

Concerts

Various events hosted for Winters schools

Dinners

Christian artist concerts

Let's get them 😊

George Elrod



Sarah Helen and 113 others >



Debi Welch Bowen

I used it several years at Christmas time for my piano recitals. Lovely place! I am so excited to see it being used again!



15w Like Reply

3



Debi Welch Bowen
2014



15w Like Reply

2



Lynne Secrist

I used it for my middle school choir concert around that time too.

15w Like Reply



Write a reply...

Rules

Write a public comment...



🙄👍🙄 Julie Skaggs-Campbell and 42 o... > 👍



Bill Biasi

Yes, this makes me sad as well. So many good memories. I was saved there! Worshiped and learn lots about Jesus there. Got married there 7 years ago today! I'm praying that God has great plans for that building and that it remains a house to worship God!

2y Like Reply

1 ❤️



Pam Balogh Bill Biasi, hi Bill. Yes it was and...



Bill Biasi Hi Pam, I knew you sold the ranch...



Pam Balogh Bill Biasi I sure will 😊



Martha Zarate

Hope someone saves it before it becomes another winery 🙄

2y Like Reply



Debra McDowell

Oh heaven forbid - not another winery. Anyone know the asking price. I know nothing of how to run a church but would love to buy it and donate it to those who do. My whole childhood is rooted here, Sunday school, baptisms, choir, church services with Rev. Reimers, Christmas plays, youth group, married there in 74-attended many a marriage and funerals there.

2y Like Reply

2 👍

Thatch & Hooper, LLP
Attorneys at Law

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LARRY C. LARSEN, of Counsel
RYAN M. HOOPER
ASHLIN Y. LUTES

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SACRAMENTO, CA 95811-3017
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Facsimile (916) 443-4632
www.thatchlaw.com

September 20, 2022

VIA FIRST CLASS MAIL & ELECTRONIC MAIL

Chair Contreras and Honorable Members of the
City of Winters Planning Commission
318 1st Street
Winters, CA 95694

Re: Appeal of the Grand Prince Odeum Community Development Director's Determination Letter

Dear Chair Contreras and Honorable Members of the
City of Winters Planning Commission:

This firm represents Rhonda Pope Flores regarding her Grand Prince Odeum facility located at 201 Main Street (the "Property"). As you are aware, Ms. Flores has filed an appeal to your Commission relative to the nonconforming use determination made by the acting Community Development Director, Kirk Skierski dated July 15, 2022. Mr. Skierski's determination confirmed that under the City's current Zoning Code "religious institutions" are a conditional use within the R-1 Zoning District, but the long-standing historic "use of the Property as a church predates the City's current zoning code and therefore constitutes a legal nonconforming use of the Property." We agree that Ms. Flores' use of the Property as a church constitutes a legal nonconforming use that has never been abandoned, and Ms. Flores is not appealing this aspect of Mr. Skierski's determination.

However, Mr. Skierski's determination also imposed numerous conditions described as a "baseline," which include restrictions on the size, frequency and duration of events and activities at the Property. As we explain, such restrictions cannot be legally imposed on the legal nonconforming use. That use constitutes a vested right. Such conditions might be permissible in the context of a Conditional Use Permit, but such a permit is not required in this case. Characterizing the restrictions as a "baseline" is merely an inappropriate way of imposing conditions on the use of the Property.

We have confirmed through two Public Records Act requests and responses from the City that the issuance of a "baseline" relative to a nonconforming use is unprecedented for the City and that, even when issuing Conditional Use Permits for religious institutions, the City has never imposed these types of restrictions on the use.

As we also explain, the church is protected by two separate constitutional rights – the "vested right" to continue with a nonconforming use and the state and federal constitutional protections against restrictions impairing the free exercise of religion that preclude treating religious uses of property differently than non-religious uses. For the reasons described in more

detail below, Ms. Flores is appealing the imposition of the “baseline determination” set forth in the “Extent of Legal Nonconforming Use” provisions of Mr. Skierski’s determination.

BACKGROUND FACTS

A church facility was originally built on the Property in 1913 for the First Christian Church. For over a century, the Property has been used by several different church congregations and denominations and has served as an important hub of Winters’ religious and social life.

Ms. Flores admired the unique, historic character of the facility and purchased the Property in December 2020, seeking to enhance and restore this community landmark so that it could continue to serve the community. Ms. Flores has spent a significant amount of time and money improving the facility. Ms. Flores intends to continue to provide religious services and church-related events at the Grand Prince Odeum consistent with the Property’s historic use as a church.

The courts tell us that for purposes of vesting or grandfathering, a nonconforming use should be measured based upon the use in existence at the time the zoning code was changed to make the use no longer permissible in the zone. Since staff could not determine the date of the City’s zoning code change, our task was to demonstrate the church use for the entirety of the building’s history. Over the course of several meetings with staff earlier this year, Ms. Flores and this office presented substantial written evidence and individual testimony confirming the long-standing historic use of the Property as a church and demonstrating that this use has not been abandoned. While acknowledging the legitimacy of the nonconforming use, Mr. Skierski then used selected information to develop a list of conditions, which, as explained below, are inappropriate and not permissible.¹

The reality is that over its rich history the facility has hosted numerous activities and events such as multiple Sunday church services, bible studies, youth group meetings, weddings, funerals, graduation celebrations, dance recitals, high school award ceremonies, movie nights, holiday festivals, concerts and plays among numerous of other church-related services and community activities that were an extension of the church’s role as a religious institution. As confirmed by Mr. Skierski, this evidence compellingly demonstrates a long-standing church use that pre-dates the City’s current Zoning Code and constitutes a nonconforming use that may be continued at the Property.

VESTED RIGHT TO CONTINUE CHURCH USES ON THE PROPERTY

More than twenty-five years ago, the California Supreme Court held that a nonconforming use is a form of “vested right” entitling a property owner to continue to use property in a manner that was permitted prior to a zoning ordinance change that caused the use to be conditionally permitted or no longer permitted in that zone. *Hansen Bros. Enters. v. Bd. of Supervisors* (1996) 12 Cal. 4th 533, 540. A “vested right” is a form of property that authorizes a property owner to use his/her property without having to comply with changes to zoning or other land use regulations.

¹ Mr. Skierski’s proposed conditions limit the use beyond the historical use of the church. That historical use was extremely broad. Even if placing conditions on this nonconforming use was allowable, which it is not, Mr. Skierski’s determination is highly arbitrary.

This right is “grounded upon the constitutional principle that property may not be taken without due process of law.” *Aries Dev. Co. v. California Coastal Zone Conserv. Comm’n* (1975) 750 48 Cal.App.3d 534, 543.

In *Hansen*, the Supreme Court also clarified that the nonconforming use permitted to continue need only be similar to the use existing at the time the zoning ordinance change becomes effective. *Id.* at 552. The Supreme Court also confirmed that the nature of activities permitted for a nonconforming use are *not* limited to just historic uses:

“In determining the use to which the land was being put at the time the use became nonconforming, the overall business operation must be considered. ‘[O]ne entitled to a nonconforming use has a right to . . . engage in uses normally incidental and auxiliary to the nonconforming use (12 Cal 4th 533, 565).

Although a nonconforming use of the property cannot be enlarged, expanded or intensified (Winters Municipal Code § 17.104.010 (A)), the Supreme Court in *Hansen* also confirmed:

“neither an increase in the number of patrons or in the volume of goods sold would be considered an enlargement or intensification of the [nonconforming] use.” (*Hansen*, 12 Cal 4th 533, 573).

As an example, the Supreme Court noted:

“a grocery store operating as a lawful, nonconforming use in an area of increasing population would not be restricted to the same number of customers and volume of business conducted when the zoning ordinance was enacted.” *Id.*

The nonconforming use of the Property as a church is not disputed. Thus, an increase in activities, parishioners or attendees at community events “normally incidental and auxiliary” to the permitted church use would not constitute an impermissible intensification of use. Accordingly, it is fully appropriate for the church to engage in a variety of activities, both indoors and outdoors, that are normal activities for a church.

Ms. Flores seeks only to continue to use the Property as a church, and that nonconforming use cannot be restricted by the City. Here, the church has operated as a church since the building was constructed over a hundred years ago and has continued to do so long after the zoning ordinance was adopted. The City has never before attempted to place limitations on the church activities, and there is simply no legal justification for doing so now.

Ms. Flores has the vested right to continue her nonconforming use of the Property and the City has no authority to condition that use, as it might if the church were seeking a use permit. *McCaslin v. Monterey Park* (1958) 163 Cal. App. 2d 339, 349. Here, the effect of Mr. Skierski’s determination is to place conditions on the nonconforming use by limiting the number of people, the number of events, and the time these events can take place. While identified as a “baseline,” these restrictions are clearly conditions designed to regulate the use of the Property. While such

conditions might be appropriate when a new use permit is being sought, they are wholly improper in circumstances where a vested right to continue a nonconforming use exists and no discretionary use permit, or other entitlement, is being sought.

THE CHURCH MUST BE TREATED THE SAME AS NON-RELIGIOUS INSTITUTIONS

The City's effort to place restrictions on the church use, when no similar restrictions have ever been placed on other nonconforming uses, also runs afoul of the state and federal constitutional protections against restrictions impairing the free exercise of religion. In this vein, "the law cannot discriminate against religious institutions; this means, in the context of the [City] zoning scheme, that they are entitled to be considered on the same basis as other community-enhancing uses and facilities when it comes to land use decisions." *Lucas Valley Homeowners Ass'n. v. County of Marin* (1991) 233 Cal.App.3d. 130, 146.

In addition, the federal Religious Land Use and Institutionalized Persons Act (RLUIPA) reinforces this conclusion and provides that "[n]o government shall impose or implement a land use regulation in a manner that treats a religious assembly or institution on less equal terms with a nonreligious assembly or institution." 42 U.S.C. §2000cc.

As confirmed by the City response to our Public Records Act requests, the City has never placed conditions on nonconforming uses on other land uses. Therefore, for this additional reason, the City cannot place limitations on the nonconforming use of the church, which would constitute impermissible, unequal treatment impairing the free exercise of religion.

NEIGHBOR APPEAL

Ms. Flores acknowledges that a separate appeal has been filed seeking to modify three of the conditions placed on her nonconforming use. Of course, that appeal cannot be granted since the City has no authority to place any conditions on the nonconforming use. Nevertheless, Ms. Flores is sensitive to the neighbors' concerns. Ms. Flores intends to operate the church as a good neighbor fully consistent with City requirements such as fire regulations, noise ordinances and occupancy requirements that are equally applicable to other nonconforming uses. The long-standing, historic use of the Property as a church speaks volumes regarding the successful interplay between a church on the Property and the neighborhood in which it is located. Simply put, Ms. Flores wants to be a good neighbor and have this facility seen as a valuable asset to the community, as it has for over 100 years.

CONCLUSION

Mr. Skierski correctly determined that the use of the Property as a church remains a legal nonconforming use, which Ms. Flores has not abandoned and has the vested right to continue. The very events and activities that Mr. Skierski seeks to limit are instead examples of the historic activities and events that the church is entitled to continue. The church has not expanded its footprint or the size of its facility. It has historically conducted a variety of events associated with the church use operated on site. There has been no suggestion that any of these events are inconsistent with the church use. Ultimately, the City cannot legally restrict the number of events

Chair Contreras and Honorable Members of the
City of Winters Planning Commission
September 20, 2022
Page 5

or people in attendance at the church, so long as church activities are conducted consistent with city requirements equally applicable to other nonconforming uses.

The continued operation of a church on the Property provides a significant community benefit consistent with the historical uses of the site. Ms. Flores has every intention of using the Property consistent with its historic use and to be a good neighbor. However, placing restrictions on Ms. Flores' vested right to such use is illegal, improper and unjustified.

Accordingly, we respectfully request that the Planning Commission grant this appeal, confirming that the nonconforming use of the Property as a church may continue, but deleting any reference to conditions or a baseline placed on that use.

Very truly yours,

THATCH & HOOPER, LLP


Gregory D. Thatch

GDT/ayl

cc (via email): Rhonda Flores
Kirk Skierski
Ethan Walsh

To: Kirk Skierski, Acting Community Development Manager

Fr: Denise Cottrell, Carol and Ed Scianna, and Albert Vallecillo

Re: Documents in support of appeal to amend Extent of Lean non-conforming us baseline determination for 201 Main Street, Winters

Documents Included:

1. Copy of Appeal dated July 24, 2022, with attached documents
2. Letter from Denise Cottrell and Albert Vallecillo
3. Letter from Carol and Ed Scianna
4. Letter from Marcia Gibbs
5. Letter from Carol McMasters-Stone
6. Letter from Mary Lou Linvill and Allen Pederson
7. Letter from Michelle Lozano
8. Letter from Nikki Chapman
9. Letter from Richard Kleeberg

September 14, 2022

Denise Cottrell
Albert Vallecillo
210 Main Street
Winters

Winters Planning Commission

When we heard someone wanted to buy the former church located at 201 Main Street. We were pleased someone wanted to restore the building and put it to use. Denise wrote to the city at least twice to ask about the permitting process for the building as we wanted to know, just how the building would be utilized. There were different rumors floating around town, but we assumed there would be a permitting process. It wasn't until we learned that Kirk Skierski, Acting Community Development Manager would present the recommended determination of use to the City Council that we learned of the determination for the building's use. Unfortunately, neighborhood residents were not consulted regarding the baseline conditions. We wrote a letter to the city council regarding the determination and were informed that our letter would not be discussed and an appeal regarding the baseline legal nonconforming use of the property must be filed for our concerns to be heard before a city body, in this case, the Planning Commission.

We believe the baseline use conditions determined by the city far exceed the historic use and do expand, enlarge, and intensify the baseline condition of former uses. In addition, given the lack of parking in downtown Winters, the building use and proposed determination will push parking and traffic further into residential areas.

We live at 210 Main Street which is located less than a city block from the Prince Odeum. We have lived at this address for almost 40 years and have experienced the impact of the activities of the church congregations that occupied and owned the building. In the past, the various churches that utilized the building had small congregations. There was never more than 100 people in attendance for Sunday services. The various congregations sometimes held services in the evening mid-week and on Sunday mornings. The attendees would park on 2nd Street and close to 2nd Street on Main Street. The church services on Sundays were completed by noon to 1:00 p.m. And the mid-week evening events were over no later than 9:00 p.m. There were no large crowds in attendance to cause parking or traffic issues along Main Street.

Except for Wednesday evening services, there was little activity at the church during the weekdays. The church held occasional special events; however, their congregations were not large, and we were not impacted by the weekday activities. Occasionally there was a special weekend activity, but these events were over by 9:00 p.m. Perhaps the largest events held at the church were weddings and funerals which

were held no more than once or twice a year. All the events at the church did not significantly impact the neighborhood given the size of the events were not large, and it was rare to have at least 100 people.

Currently, on their web site, the Grand Prince Odeum is advertised as follows:

Grand Prince Odeum LLC will not only embrace performing arts, culture, but also the spiritual nature of the historic building. Our goal is to bring theatre, culture and spirituality under one roof. Grand Prince Odeum LLC will be a jewel in the community for great memories to be made. A place to see a theatrical show, have a wedding, a holiday party, embrace culture and even still attend a church service. We look forward to working with local businesses, organizations and community members to make their planned events as memorable as possible. (<https://grandprinceodeum.net/about-us/>) September 13, 2022

In the past, the church held various events which parishioners and community members would attend; however, they did not advertise their church as a venue to be rented. In my opinion, the permitted use should be for similar hours and capacity which conforms with the historic use so as not to impact the residential neighborhood with traffic, noise, and parking issues. Churches are allowed in residential neighborhoods; event centers are not unless they have a conditional use permit.

As Winters is a small town, we have heard there are various organizations that are interested in using Prince Odeum. We are not against the building providing a gathering place for community events; however, there should be conditions, so the impact is no more than that of the former church congregations. In addition, we believe the Prince Odeum must conform to the city of Winters sound ordinance and not be allowed to serve alcohol as stated in the determination by Kirk Skierski, Acting Community Development Manager.

Our appeal requests the following amendments to the original determination:

- Amend item 2 from two events per weekend with 150 individuals or less to the following: **Two weekend events monthly with 150 individuals or less**
- Amend item 4 from Events activities to end by 12:00 a.m. to the following: **All evening events end no later than 10:00 p.m.**
- Amend item 3 from one additional event/activity per month with 300 individuals or less to the following: **Four additional events/activities per year (no more than one per month) with 300 individuals or less.**

Thank you for your consideration of our appeal,

Sincerely,
Denise Cottrell
Albert Vallecillo



September 14, 2022

Winters Planning Commission,

We have lived directly behind 201 Main Street Church for over 42 years. Over the years we have seen many different congregations using the Church as their home. They have all been a good neighbor over the years.

The Church was at its most active phase in the early 1980's. At that time there were about 100 or so attendees who met regularly on Sunday mornings and Wednesday evenings. Sunday activities went on from 9am until 1pm and Wednesday evenings were from 7- 9pm. There was the occasional wedding, funeral and holiday events that brought in many more people perhaps up to 200, but those were less than 6 per year. We don't recall any activities going past 9pm except maybe midnight services for Christmas.

Although, the neighborhood was impacted on these regular service days, it was something we expected, and we could plan accordingly. Over the years the congregations have changed several times, and attendance has dropped off considerably, with not many activities at all prior to Covid 19. When there were services and meetings they continued to be held on Sundays and Wednesdays, for the most part with less than 30 participants.

We are pleased to see the work that has gone into preservation of the building and welcome it being used once again, as a Church / Spiritual Center and community gathering space. However, we are very concerned that some of the activities that have been proposed by Ms. Pope Flores, since she purchased the building would dramatically change the neighborhood and would impact our quality of life negatively. The idea of having regular weekend evening events with up 150-300 attendees, with amplified sound, and other aspects of event center activities taking place next door, would be very disruptive for us personally and would dramatically change the character of the neighborhood.

We believe that the activities that could take place within the Letter of Determination baseline parameters are overly generous and will allow for expanded use and intensity that is not in keeping to what we have experienced historically living next to the Church. We hope that you will consider the revisions to the baseline parameters that are outlined in our appeal.

Respectfully submitted,



Carol and Ed Scianna
310 Second Street

August 29, 2022

Winters Planning Commission
318 1st Street
Winters, CA 95694

Dear Commission members:

My name is Marcia Gibbs and I live at 204 Main Street in downtown Winters. I have lived at this address for approximately 25 years. My home is directly across the street from the church facility at 201 Main Street.

Over the past 25 years, the church facility has had many different operations and activities and we have not found any of them to be disruptive to our home or our neighbors. As a church, it was used mainly for Sunday worship services (sometimes with two different services and groups using the facility on a Sunday.)

The church did sponsor activities that included:

- Yearly outdoor Halloween party with lots of action and activities in the space on the west side of the building. Maybe 50-100 people coming and going but ending by curfew at 10 pm.
- Youth group meetings and at one point a remodel of the basement of the building opened up a space for youth to come and gather, play games and music. Small groups coming and going but less than 25. Again, closed down by 10 pm curfew.
- The second church service of the day would often involve live amplified music but not loud enough to disturb residents and was always over by 10 pm. Church services both day and evening had less than 50 people attending regularly.
- Occasional wedding at the church some small with few attendees, to maybe 200 people maximum.
- Occasional events with 100 or less people for memorial services, youth activities, revival type meetings with live music, or other related church meetings.

Parking was never an issue for these events since there is plenty of street parking on 1st, 2nd, and Main Street.

These activities have never to my knowledge had any negative effects on the neighbors. Expansion of these activities could have impacts on the neighbors and the historic downtown.

As a homeowner who has watched the deterioration and now the revival of the 201 Main Street building, I am heartened by the care taken to restore and regenerate the building. It has historical and certainly important functions in our downtown.

I was disappointed that we as local residents were not included in compiling historical and functional information about the building. It clearly could have helped to clarify uses and create functional neighborhood support.

Sincerely,



Marcia Gibbs

September 13, 2022

City of Winters
318 1st Street
Winters, CA 95694

To Whom it May Concern,

I've lived on the corner of 2nd and Abbey street since 2000. This statement is my recollections of living near the Church on the corner of 1st and Main, now the Grand Prince Odeum.

From 2000 to approximately 2010, the Church had Sunday services and some events. I remember an afternoon wedding that impacted the neighborhood with parking, but I don't remember any late evening events.

After 2010(ish) the Church became much quieter, with small services on Sunday. Then there was changing of hands and different religious groups seemed to move through. No one stayed very long and services were small and quiet and infrequent. There were some Youth Group meetings, but nothing large. Parking was easily handled by street parking around the Church on 2nd and main. Noise wasn't an issue that I recall.

My concern going forward with the Grand Prince Odeum use, is that when the church was more active, Winters did not have a downtown parking issue nor did we have a hotel. I think that in addition to potential noise issues, our neighborhood will also be impacted by parking. In my experience, Church attendees are much more considerate than event attendees when it comes to parking and interactions with neighbors.

Thank you for your consideration,



Carol McMasters-Stone
204 Abbey Street
Winters, Ca 95694

Mary Lou Linvill
Allen Pederson
129 Russell Street
Winters, CA 95694

September 14, 2022

To the City of Winters Planning Commission

In support of the Cottrell, Scianna, Vallecillo Appeal of the City of Winters Director's Determination of the baseline legal nonconforming use of the property located at 201 Main Street, Winters, dated July 19, 2022:

Dear Planning Commissioners and Staff,

We have lived at our house at 129 Russell Street since 1986.

Our house, located at the corner of Second and Russell Streets, is directly across the street from the Pioneer Church (formerly Pioneer Presbyterian Church) on Russell Street, and within 300 feet of the church currently named the Royal Prince Odeum at 201 Main Street.

In the 80's and 90's both churches had fairly large, active congregations and a regular schedule of services and events, usually on Sunday mornings and a smaller meeting on Wednesday evenings. Both congregations at their peak, appeared to number at the most 50-100 people. At that time, our street would be parked full during services and related social time on Sunday mornings. We did not experience much impact from weeknight meetings. Most evening meetings seemed to end by 9 or 10 PM at the latest.

Both churches had regular schedules of adult and children's activities on weekday afternoons, such as Scouts, Bible study, women's circle, etc.. Each brought some traffic, but all were fairly low impact.

At their busiest, both churches would host weddings or funerals once or twice each month, at the most. These events would usually be larger than the weekly meetings and might host up to 150/200 people. For these events, our streets would be full of cars for several hours. We recognize these events as important community milestones, and we were/are willing to live with their relatively short term impacts.

Both churches became smaller over time and we have felt their impact on both noise and parking less and less.

In closing, we would like to say that we welcome the renovation of the beautiful building at 201 Main Street, and look forward to seeing it come back to life in our community.

Sincerely,


Mary Lou Linvill


Allen Pederson

September 14, 2023

Winters Planning Commission,

I am writing this letter in support of the appeal regarding the Prince Odeum permit.

My name is Michelle Lozano, I have now lived at 311 2ND Street for almost 7 years. My house is across from the Prince Odeum.

When this building was a full time church we have experienced parking issues, as my house does not have a driveway I rely on parking out front of my house.

I feel that if the Prince Odeum acquires a huge following of church goers and/or event goers, my parking will be limited or not available for me to park in front of my

house. I already have trouble parking in front of my house when we have other events in town, which we love but don't like having to park blocks away.

I hope you consider this appeal for nonconforming use granted.

Michelle Lozano

September 8, 2022

Winters Planning Commission

I am writing this letter in support of the appeal regarding the Prince Odeum permit. My name is Nicki Chapman, 415 First St. I've lived at this address for 11 years, one block south of the First Baptist Church. Prior to this I lived at 107 Edwards St for over 40 years which is behind the church.

As a church I found them to be considerate neighbors. About each year they had a fun night for the High School grads from the church and any of their interested friends to celebrate their achievement. This function was not loud, noisy nor disruptive and ended around 9 p.m.

During the summer they held Vacation Bible Camp for any of the children interested in attending offering games, snacks and having fun. This was from mid-morning to mid-afternoon. It too created little to no disruption for the neighborhood.

For about a year I did attend church at 201 Main St. when it was the Pioneer Presbyterian Church. I've never known it to be disruptive to the neighborhood, nor noisy into the evening. One of the benefits of living next to a building that operates only as a church.

I hope you will consider the appeal and the nonconforming use granted.

Sincerely,
Nicki Chapman

RICHARD KLEEBERG

**209 Abbey Street • Winters • CA • 95694 • (530) 302-6005
Starbase27@gmail.com • JustThePoint.com**

14 September 2022

PLANNING COMMISSION MEMBERS:

Gregory Contreras, Chair
Lisa Baker, Vice Chair
Jessica Smith, Judith Arce, Ramon Altamirano, Nancy Northrup, Chris Rose

RE: GRAND PRINCE ODEUM

I urge you to consider making at least two modifications to the terms in the current version of the Use Permit for the Grand Prince Odeum (ODEUM):

1. Reduce the evening hours closing time for events and activities from 12-Midnight to 10pm.
2. Reduce the maximum crowd size for events from 300 to 200 people.

Since Ms. Rhonda Pope Flores first announced more than two years ago her intent to remake the old church building at 201 Main Street into a Performing Arts and Events Center, I have been in favor of the concept.

During the past two years I have twice tried to assist Ms. Flores with her quest to gain approval for her Performing Arts and Events Center. I offered her advice and several pages of written recommendations designed to help her satisfy the requirements and requests from the City. But she chose not to follow any of my suggestions.

Now I must request that the Planning Commission make two significant changes in the current ODEUM Use Permit.

1. REDUCE EVENING EVENT TIME LIMIT

The current Use Permit for the ODEUM allows Ms. Flores to hold events until 12-Midnight. This is unreasonable, and according to Ms. Flores, completely unnecessary.

Ms. Flores has told us dozens of times that she never intends for an event to run to Midnight, and that she will not book events that run past 10pm. Many of us have asked her time and time again to just simply request that the City set the night time limit at 10pm, and not Midnight. But she absolutely refuses to do so! I wonder why?

I am concerned that while Ms. Flores continues to say that she won't have any events running until Midnight, just as soon as she gets final City approval for her Use Permit, she will begin to book events that do, indeed, last until Midnight. Perhaps that explains why for the past 2 years, she called her ODEUM project a Performing Arts and Events Center.

We do NOT want ODEUM concerts and events, with amplified music, running until Midnight, in the middle of a residential neighborhood. It would not be fair or appropriate for the community.

2. REDUCE ATTENDANCE MAXIMUM

The current Use Permit for the ODEUM allows Ms. Flores to have 300 people attend her events. That is far too many people for a small facility in the middle of a residential neighborhood.

Ms. Flores says that long ago a Church group using the building had 300 members, so that she should be entitled to have 300 people at any event.

First, I don't know if a prior Church group actually had 300 members, but I do know it's quite unlikely that ALL 300 MEMBERS ever attended a service or event at the SAME time!

Second, 300 people at an event places far too much pressure on the neighborhood. Ms. Flores can only offer about 10 parking places on her building property, which means that potentially 100 to 200 cars will be crammed into the adjacent residential streets, making parking for residents extremely difficult.

Please remember that Ms. Flores very recently changed the name of her proposed Performing Arts and Events Center to a Church. During the past two years her Grand Prince Odeum website said it was a Performing Arts and Events Center. Her business cards listed it as a Performing Arts and Events Center. And when talking to local residents, she consistently called it a Performing Arts and Events Center.

I still believe that Ms. Flores wants and intends to use the ODEUM as a **Performing Arts and Events Center!** Please do not allow Ms. Flores to host large, loud concerts and events with 300 attendees, amplified music, running until Midnight!

Thank you for considering my input and requests.



RICHARD KLEEBERG

Retired Professor and Attorney,
Former Executive Board Member, Winters Chamber of Commerce,
Former Planning Commission Member,
Winters Express Columnist – *Just The Point*

Memorandum

To: Winters Planning Commission
From: Ethan Walsh
Date: September 26, 2022
Re: September 27, 2022 Appeal of Community Development Director
Determination Regarding 201 Main Street Legal Nonconforming Use;
Response to Legal Issues Raised in Letter from Gregory Thatch on Behalf of
Property Owner Rhonda Pope Flores

As the Planning Commission is aware, Gregory Thatch, one of the attorneys for property owner Rhonda Pope Flores (the “Property Owner”) provided a letter on September 20, 2022 providing the basis for the Property Owner’s appeal. In that letter, Mr. Thatch argues that neither the Community Development Director nor the Planning Commission has the authority to determine the baseline level of the legal nonconforming use of the property located at 201 Main Street (the “Property”), which is the basis for this appeal. In light of the arguments made by the Property Owner, I am providing this additional memo on behalf of Acting Community Development Director Kirk Skierski to respond to the Property Owner’s legal arguments, and to reiterate the legal basis for the Community Development Director’s Determination regarding the Legal Nonconforming Use of the Property (the “Determination Letter”).

1. The Scope of the “Vested Right” to Use the Property

In his letter, Mr. Thatch asserts that the Property Owner has the “vested right” to continue to operate a church on the Property. The Community Development Director does not dispute Mr. Thatch’s claim, *provided that* the historic use cannot be enlarged, expanded or intensified without securing a new conditional use permit. (Winters Municipal Code sec. 17.104.010(B).) This limited on the “vested right to a legal nonconforming use is not only confirmed in the City’s Municipal Code, but also in the California Supreme Court case of *Hansen Brothers Enterprises, Inc. v. Board of Supervisors* (1996) 12 Cal.4th 533 (“*Hansen Brothers*”), which Mr. Thatch cites to in his letter. “When continuance of an existing use is permitted by a zoning ordinance, the continued nonconforming use must be similar to the use existing at the time the zoning ordinance became effective. Intensification or expansion of the existing nonconforming use or the moving of the operation to another location on the property is not permitted.” (*Hansen Brothers, supra*, 12 Cal.4th at 552.) Therefore, the “vested right” to use the Property must be consistent with and to the extent of the historical use of the Property, but it cannot intensify or expand that use. The Community Development Director therefore sought to determine how and to what extent the Property had been used historically, in order to confirm the extent of the Property Owner’s “vested right”, and provide guidance as to when, if the Property Owner sought to expand the historic use of the Property, a conditional use permit would be required.



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2. The Determination Letter Does Not Place “Conditions” on the Legal Nonconforming Use of the Property

In order to determine the extent of the historic use of the Property, the Community Development Director requested evidence from the Property Owner of prior church activities at the Property, focusing on the size, frequency and times of the events. Mr. Thatch provided most of the evidence used by the Community Development Director for this process.

The materials included as Attachment No. 4 in the Planning Commission Agenda materials for this hearing were accompanied by a letter from Mr. Thatch (enclosed with this memorandum) stating: “We agree that once a legal nonconforming use is established, a baseline of the use must be determined to ensure that the legal nonconforming use is not expanded or intensified.” (Thatch letter, May 4, 2022, p. 2.) To that end, Mr. Thatch provided Facebook postings from the prior church user of the Property and emails from three prior church parishioners and employees regarding the past use of the Property, focusing on the frequency and size of church services and other gatherings at the Property. He noted in his letter that Julie Campbell, a former parishioner of a church user of the Property indicated that “at the all-time high, church attendance was near 300 people and required two Sunday services to accommodate the entire congregation.” He noted that Mrs. Campbell’s daughter was married in the church with approximately 200 guests in attendance. (Id.) He also provided emails from George and Jan Elrod describing the types of events and the number of people attending those events during their years of attending and working with the Church. (Planning Commission Agenda Materials, Item 6.2, Attachment No. 4, pp. 302-308.)

The Community Development Director used this information to determine the upper limits of the historic use of the Property. The “Extent of Legal Nonconforming Use” described in the Determination Letter confirms that upper limit by describing the size, frequency and time of gatherings that can be held at the Property without constituting an expansion of the use that would trigger the need for a new conditional use permit. The Determination Letter establishes this upper limit of historical use at a level that takes into account the use of the Property at its “all time high”, and allows for all the types of gatherings that have historically occurred at the Property, including weekend services at its “all-time high.” The Determination Letter therefore reflects the historic usage of the Property, and provides guidance as to when a conditional use permit would be needed for an expansion of the historic use.

Mr. Thatch argues that the Determination Letter imposes “conditions” on the legal nonconforming use of the Property. Simply put, the extent of legal nonconforming use articulated in the Determination Letter are clearly not conditions. As the Planning Commission is aware, the City sometimes imposes “conditions of approval” as part of development entitlements such as conditional use permits or tentative subdivision maps to ensure that a developer mitigates the impacts of their development proposal. The City will consider the potential impacts of a development (such as traffic impacts, or impacts to the environment), and impose conditions to help address these impacts. The extent of the legal nonconforming use do

not condition the Property in any way, nor is that analysis intended to address any impact of the use of the Property.

The Determination Letter simply reflects the historic use of the Property based on the evidence provided to the Community Development Director. Based on the evidence provided, the Property has not historically been used at a frequency or for events of a size beyond what is reflected in the Determination Letter. Based on the evidence provided, events on the Property were not held past 10 pm on weekdays or 12 am on weekends. Based on the evidence provided, no alcohol was served at events held at the Property. The Determination Letter is a reflection of the historic use of the Property, not a list of conditions on the use of the Property. The analysis in the Determination Letter is meant to confirm the baseline historic use of the Property, and does not impose any impermissible conditions on the legal nonconforming use.

3. *Hansen Brothers* Does Not Allow for Unlimited Increases in the Size or Frequency of Events on the Property

Mr. Thatch also argues in this letter that increases in the number of activities or attendance at activities (apparently without limit) would not constitute an intensification of the use of the Property beyond its legal nonconforming use. Mr. Thatch again cites to the *Hansen Brothers* case to support this contention.

It is worth offering a little more context on the dispute at issue in the *Hansen Brothers* case to help understand how it applies here. Hansen Brothers owned a gravel mining quarry on the Bear River in the Sierra Foothills, north of Colfax and south of Grass Valley. Their gravel mining operation predated Nevada County's zoning ordinance, which made gravel mining a conditional use. Historically, Hansen Brothers' gravel mining focused on extraction from the Bear River, but with the construction of a recent dam, they had expanded to extraction of a hillside portion of their property in Nevada County. In order to comply with the Surface Mining and Reclamation Act, a state law governing mining operations, Hansen Brothers filed a permit with the County that would allow for mining of the hillside at issue. The County rejected the permit application, arguing that Hansen Brothers had abandoned their right to mine the hillside as a legal nonconforming use, and that mining the hillside would constitute an intensification and expansion of their historic use.

The California Supreme Court held that the legal nonconforming use in this case was Hansen Brothers' mining operation as a whole, and not just the right to mine the hillside at issue. The Court reasoned that they could mine new areas of land that they owned as part of their mining operations prior to the changes in the zoning ordinance, if needed in response to market demand. The Court reasoned that Nevada County's limitation on the expansion or intensification of legal nonconforming uses "does not prohibit a gradual and natural increase in a lawful nonconforming use of a property." (*Id.* At 573 [emphasis added].) As an analogy, the Court assumed "that a grocery store operating as a lawful, nonconforming use in an area of increasing population would not be restricted to the same number of customers and volume of business



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conducted when the zoning ordinance was enacted.” (Id. [emphasis added].) Therefore, *Hansen Brothers* does not suggest that a legal nonconforming use should be able to expand or intensify without any restriction, only that such a use should be able to expand gradually in response to market demand, if applicable.

The Court in *Hansen Brothers* did not find that Hansen Brothers could increase their mining operations without limit. They instead returned the case to the Superior Court, to determine where that limit should be drawn, taking into account gradual increases in mining operations in response to market demand. The Court indicated there would not be an impermissible intensification of use “[u]nless Hansen Brothers proposes immediate removal of quantities of rock which substantially exceed the amount of aggregate materials extracted in past years.” (Id. At 575.) Therefore, *Hansen Brothers* stands for the proposition that if there is increased market demand for a legal nonconforming use, that should be taken into account in determining the extent of that legal nonconforming use.

In this case, there is no evidence that there is an increased demand for use of the Property for religious purposes, and in fact, the evidence provided by the Property Owner suggests the opposite. According to Ms. Campbell, the all-time high attendance at the Property for church services was in the 1980s, and based on the information provided by Property Owner, attendance has decreased significantly since then. Nevertheless, the Community Development Director established the extent of legal nonconforming use based on the peak levels in the history of the church, based on the information provided, which provides significant room for future increases in demand over the use of the Property over the past decade.

The Facebook postings provided by the Property Owner from the past decade indicate that the Life Church regularly held a single Sunday service at 10 am until the middle of 2019. The Life Church would host some smaller groups on other days. Based on the postings, those other regular meetings ranged from one to three meeting per week, including youth group, Bible study, Tuesday drop-in worship, and Saturday evening prayer, depending on the year. The postings provided indicate that the Church would hold some other events, though the highest number of postings for extra events in any calendar year was seven (in 2017). According to testimony, there were other occasional events, such as memorials, awards ceremonies, reunions, weddings and dance recitals, though there was no indication that these events were regularly occurring or frequent. The only other regularly occurring meeting mentioned was a regular dance class, with approximately 30 participants. By establishing the extent of legal nonconforming use at the “all-time high” level for the Property, the Determination Letter confirms that the Property Owner may use the Property for all of the uses articulated in the evidence and testimony received, with substantial room for growth in demand for religious services over those provided in recent years. This more than accommodates “a gradual, natural increase” in the demand for religious uses at the Property, and is entirely consistent with the guidance provided in the *Hansen Brothers* case.



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4. The Determination Letter Does Not Impair Property Owner's Free Exercise of Religion.

Lastly, Mr. Thatch argues that the Determination Letter would impair Property Owner's free exercise of religion. There is no evidence whatsoever that the Determination Letter would impair the Property Owner's right to free exercise of religion. For one, the Determination Letter affirms that the Property can be used for religious services. Additionally, the Property is currently being used for religious services, without any interference from the City. Further, the Determination Letter accommodates religious services at a level equal to or greater than the "all-time high" of the Property's usage, which provides for substantial expansion of religious services beyond the religious services held at the Property in recent years. Property Owner's arguments that their right to free exercise of religion is not supported by any evidence whatsoever, and that argument should not be grounds for overturning the Determination Letter.

I hope this memorandum is helpful in making your determination.

Enclosure

Cc: Property Owner Appellant and Representatives
Neighbor Appellants
Kirk Skierski

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May 4, 2022

VIA U.S. MAIL & ELECTRONIC MAIL

Ethan Walsh
City Attorney of Winters
Best Best & Krieger LLP
500 Capitol Mall, Suite 1700
Sacramento, CA 95814

Re: Grand Prince Odeum / 201 Main Street

Dear Mr. Walsh:

In response to your letter of April 14, 2022, we have conducted further research into the activities and timeline for the church. This research effort has been quite enlightening. You will find attached to this letter over two hundred pages of documentation of the decades long activities at this church. The breadth of activities is vast. Clearly, this facility has been a centerpiece of the religious and social life of Winters. While it held an array of religious services under different denominations¹ over many decades, like many churches, this facility opened its doors to the community for a wide range of activities. These included holding school events, community events, musicals, plays and other performances. Weddings and funerals were also held here on a frequent basis. These events often had audiences of 300 people and perhaps more. These facts are likely well known to City leaders. Over the years many participated in these activities.

I. **Legal Nonconforming Use**

According to City of Winters Municipal Code Section 17.104.010, a legal nonconforming use may continue so long as the use is not discontinued for 12 months or more. We appreciate and agree with your determination regarding the unprecedented situation presented by the Covid Pandemic. Due to the ongoing Pandemic, in-person meetings and services ceased state-wide in March 2020. As stated in your letter, the City is willing to treat the church use as a legal nonconforming use provided that the use existed at least through March of 2019.

¹ In 1982, the City of Winters hired the Historic Environment Consultants of Sacramento to conduct a survey of the historic resources located in Winters, which was completed in 1983, see Attachment C. The report identified that the church was built in 1913 for the First Christian Church and was an important hub of Winters' religious and social life. The report further provided that the Church of Jesus Christ of Latter-Day Saints purchased the property. As you know, the church was most recently owned and operated by the Life Center Winters ("Life Center").

As noted, we have conducted research on social media and have spoken with neighbors and former parishioners. In Attachment A, we have included the Life Center's 2019 Facebook posts in chronological order, which identify youth group meetings and Sunday services that were conducted at the church beginning in January 2019. Please recognize that not all church events and services are posted on Facebook. However, based on our review of the Life Center and Life Center's Youth Group Facebook pages, we have been able to confirm that the church was used on June 16, 2019 and June 30, 2019 for Sunday worship services and on July 24, 2019 for a youth group meeting. These services have been confirmed by the pastor in our discussions. Based upon this, it is clear that the legal nonconforming use continued well beyond March 2019 and was never abandoned.

II. Baseline of Nonconforming Use

We agree that once a legal nonconforming use is established, a baseline of the use must be determined to ensure that the legal nonconforming use is not expanded or intensified. The California Supreme Court case, *Hansen Bros. Enters. v. Bd. of Supervisors*, provides that a nonconforming use must be similar to the use that was existing at the time the zoning ordinance which resulted in the use becoming nonconforming became effective. 12 Cal. 4th 533, 552 (1996). Therefore, the baseline should be based on the historical use of the church beginning from when the zoning ordinance was enacted that made the church use nonconforming. You have informed us that Kirk Skierski is researching this issue and trying to determine when the zoning ordinance was enacted. This date, if it can be determined, will be relevant in creating an appropriate baseline. Nonetheless and consistent with past discussions, we are providing a great deal of information on the historical use of the church.

Julie Campbell, a long time Winters resident and former parishioner, has provided an email, see Attachment B, that addresses some of the church uses and historical church attendance. According to Ms. Campbell, at the all-time high, the church attendance was near 300 people and required two Sunday services to accommodate the entire congregation. Along with traditional worship services, bible studies, and fellowship and prayer meetings, the church was also used for weddings and funerals. Ms. Campbell's daughter was married in the church with approximately 200 guests in attendance. Also, several major Christian concerts and smaller concerts were held at the church. According to Ms. Campbell, these concerts were well advertised, and many people attended from the surrounding communities.

In addition to Ms. Campbell's email, we have included emails, in Attachment B, from George and Jan Elrod who are also long time residents of Winters and live directly across the street. Mr. Elrod's brother was one of the former pastors of the church. Their statements further identify the different activities and events that have taken place over the years at the church. The Elrod's provided that weddings of at least 100 people were held at the church, which included the wedding of Mayor Pro Tem Bill Biasi.

Equally important to establishing a baseline, the church has been utilized by the community for a wide variety of events such as birthday and anniversary parties, banquets, high school wrestling award ceremonies, and high school choir concerts. According to Mr. and Mrs. Elrod, dance classes of approximately 30 people would also be held weekly at the church along with dance recitals twice a year. Holiday events like yearly community Easter egg hunts were held at the church and according to Mrs. Elrod, in 2017 approximately 200 people attended the fall festival.

Furthermore, based on our review of the Life Center's Facebook page and as shown on the first page of Attachment A, 303 people were shown to have clicked on the church's "like" feature and also identified themselves as followers of the Life Center on its social media page. The Life Center's Facebook page allowed followers to easily view advertisements for different church events. Attachment A also identifies that from 2010 to 2019, the Life Church held regular Sunday worship services, bible study on Thursday nights and youth group meetings on Wednesday nights. Over the years, the church was also open on Tuesdays for continuous worship and on Saturday for prayers. As previously discussed, we understand that not all events and services are posted on Facebook. However, according to Facebook, the Life Church hosted numerous spiritual and nonspiritual events for the community. There have been at least six movie screenings of both religious and nonreligious films. The church has also held at least four religious plays (The Last Supper) and at least four Christmas musicals. Additionally, memorial services, potlucks and BBQs, concerts, Halloween events, Easter events, Ladies' dessert nights and graduation celebrations have been held at the church. The church has also provided valuable services to the community by holding volunteer events to remove graffiti in and around the City of Winters. Additionally, the church fed Thanksgiving meals to first responders and contributed to the Winters Wood playground. In Attachment A you will find the Facebook postings in chronological order that identify the different religious and nonreligious events held at the Life Church from 2010 to 2019.

As we have demonstrated, the church has held numerous events and services and has historically been an integral part of the Winters community. These create the appropriate baseline that is consistent with our client's proposed uses.

III. Conclusion

Unquestionably, the church use was never abandoned. As shown, the church has been historically used for a wide variety of religious and nonreligious events. It has been very much a religious and social center of the community. Our client's plans and her significant investment are designed to continue this long tradition and allow the Grand Prince Odeum to be the next phase of this community amenity.

As you can appreciate, our client has been pursuing this matter with the City for a considerable amount of time. Services and events are ready to proceed. In order to hopefully

Ethan Walsh
City Attorney of Winters
Best Best & Krieger LLP
May 4, 2022
Page 4

advance the resolution of this matter, we suggest that upon receipt and review, we schedule a time to meet, even virtually, to discuss how best to proceed. However, please understand our client is unwilling to encounter further delays and requests that we receive a response within 10 days. She is otherwise prepared to proceed accordingly.

Very truly yours,

THATCH & HOOPER, LLP



Gregory D. Thatch

GDT/ayl
enclosures via Dropbox

Cc: Rhonda Pope Flores
Sam Jackson
Padraic McCoy
Joanna Gin